



| ARCHITECTURAL SHEET LIST |                                   |
|--------------------------|-----------------------------------|
| A0.0                     | COVER SHEET                       |
| A0.1                     | GENERAL NOTES AND SPECS           |
| A1.0                     | SITE PLAN                         |
| A1.1                     | SITE CONTEXT                      |
| A2.1                     | SUB-BASEMENT PLAN                 |
| A2.2                     | BASEMENT FLOOR PLAN               |
| A2.3                     | GROUND FLOOR PLAN                 |
| A2.4                     | SECOND FLOOR PLAN                 |
| A2.5                     | THIRD FLOOR PLAN                  |
| A2.6                     | FOURTH FLOOR PLAN                 |
| A2.7                     | ROOF PLAN                         |
| A2.8                     | FIRE SAFETY PLANS                 |
| A4.0                     | ELEVATIONS (WEST/EAST-FRONT/REAR) |
| A4.1                     | ELEVATIONS (NORTH/EAST)           |
| A4.2                     | ELEVATIONS (SOUTH/WEST)           |
| A4.3                     | BUILDING PERSPECTIVE              |
| A5.0                     | BUILDING SECTIONS                 |
| A5.1                     | BUILDING SECTIONS                 |

# RUSSELL DEVELOPMENT

71 RUSSELL AVE

ISSUED FOR SPA COMMENT RESPONSE 04

2026-08-26 3:20:35 PM

ARCHITECTURAL



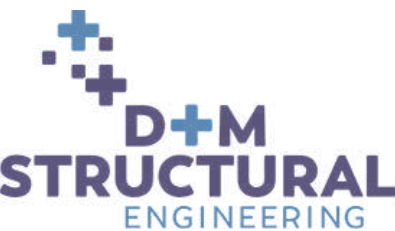
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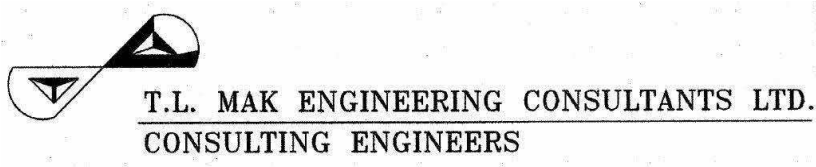
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MECHANICAL /  
ELECTRICAL



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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 PS UNO.
- REPLACE GYPSUM BOARD WITH THE BACKER IN ALL 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 FIRE CAULK. TO ENSURE A CONTINUOUS FIRE RATING. PROVIDE TESTED ASSEMBLY FOR ALL FIRE STOPPING.
- 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 ASSEMBLY 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 ALSO 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 ULCUL RATING, MATERIALS WITHIN THE ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELED WITH ULCUL IDENTIFICATION.
- ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4"-8" FROM THE ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE THE ELECTRICAL PANELS. REFER TO 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<br>ALUM<br>ARCH<br>ASBY<br>BO<br>BLDG<br>BS<br>BOS<br>C<br>CJ<br>CL<br>CLG<br>CLR<br>COL<br>CONC<br>COP<br>COT<br>CR<br>CT<br>CW<br>CZ<br>D<br>DOW<br>DWM<br>DIM<br>DO<br>DW                                                                                                                                                  | ACOUSTIC CEILING TILE<br>AFTER FINISH FLOOR<br>ACCESS PANEL<br>ARCHITECTURAL<br>ASSEMBLY<br>BOARD<br>BUILDING GRADE<br>BUILDING<br>CATCH BASIN<br>CENTER TO CENTER<br>CONTROL JOINT<br>CENTER LINE<br>CEILING<br>CLEAR<br>COLUMN<br>CONCRETE<br>CARPET<br>CERAMIC TILE<br>CERAMIC TILE<br>CURTAIN WALL<br>COMPLETE WITH<br>DIMENSION<br>HANDICAP DOOR<br>OPERATOR<br>ELEVATION<br>ELECTRICAL<br>ELEVATOR<br>EIFS                                                                                                                                                                                                                                                                                                                     |
| EP<br>EQ<br>EXP<br>EX<br>FA<br>FD<br>FEC<br>FIN<br>FINL<br>FR<br>GL<br>GB<br>GYP<br>HM<br>HWT<br>INT<br>J<br>JO<br>K<br>L<br>M<br>MECH<br>NO<br>NBC<br>NBS<br>NTS<br>OBC<br>OHC<br>OH<br>P<br>PFR<br>PVC<br>PVP<br>RD<br>REIN<br>REQ<br>RVL<br>S<br>SIM<br>SS<br>T<br>TOP<br>TYP<br>U/S<br>VINYL COMPOSITION TILE<br>VEST<br>VEST | EXPOSED<br>EXTERIOR<br>FIRE ALARM<br>FLOOR DRAIN<br>FIRE EXTINGUISHER<br>CABINET<br>FIRE HOSE CABINET<br>FINISH<br>FLOOR<br>FIRE RESISTANCE RATING<br>GLASS GLAZING<br>GYP<br>GYP MIN<br>HOLLOW METAL<br>GYP MIN<br>HOT WATER TANK<br>INTERIOR<br>JOINT<br>LIGHTING<br>MECHANICAL<br>MEDICINE CABINET<br>MINIMUM<br>NATIONAL BUILDING CODE<br>NUMBER<br>NOT TO SCALE<br>ONTARIO BUILDING CODE<br>ON CENTER<br>OVERHEAD<br>PRESSURE TREATED<br>PLASTIC LAMINATE<br>PRESSED STEEL FRAME<br>POLY VINYL CHLORIDE<br>REFLECTED CEILING PLAN<br>ROOF DRAIN<br>REINFORCED<br>REQUIRED<br>RAIN WATER LEADER<br>SHOWER<br>SIMILAR<br>STAINLESS STEEL<br>TOP OF<br>TYPICAL<br>UNDERSIDE<br>VINYL COMPOSITION TILE<br>VESTIBULE<br>WATER CLOSET |

## ANNOTATION LEGEND

|                                                                        |                                            |
|------------------------------------------------------------------------|--------------------------------------------|
| SECTION CUT                                                            | DRAWING NUMBER                             |
| ROOM TAG                                                               | ROOM NUMBER                                |
| Room name<br>XxX<br>Floor Finish                                       | ROOM NAME<br>ROOM SIZE<br>FLOOR FINISH     |
| DOOR TAG                                                               | DOOR NUMBER                                |
| WINDOW TAG                                                             | WINDOW NUMBER                              |
| (B) BASEMENT (F) FLOOR (M) MAIN FLOOR (S) SECOND FLOOR (T) THIRD FLOOR |                                            |
| CONSTRUCTION ASSEMBLY                                                  |                                            |
| (W) WALL (EW) EXTERIOR WALL (F) FLOOR (R) ROOF                         |                                            |
| POINT ELEVATION TAG                                                    | ELEVATION HEIGHT                           |
| ELEVATION TAG                                                          | ELEVATION HEIGHT<br>Name NAME OF ELEVATION |
| REVISION                                                               | REVISION LOCATION AND NUMBER               |
| GRID TAG                                                               | GRID NUMBER                                |
| CALLOUT TAG                                                            | DRAWING NUMBER<br>SHEET NUMBER             |

| TYPE | CONSTRUCTION | DESCRIPTION                                                             | FRR | REF. | R-VALUE (MIN)                            | STC | NOTES                                                                                                                                                                                                                                                                                                                                                                                                               |
|------|--------------|-------------------------------------------------------------------------|-----|------|------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F1   | INT.         | EXTERIOR FOUNDATION WALL                                                | --  | --   | --                                       | --  | FOUNDATION WALLS TO BE CHECKED AS INDICATED ON PLANS.                                                                                                                                                                                                                                                                                                                                                               |
| F2   | INT.         | EXTERIOR FOUNDATION WALL @ INTERIOR CONDITIONED SPACE                   | --  | --   | SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P) | --  | CEMENT PARING C/W WIRE MESH FOR ALL EXPOSED FDN WALL, TO 8" BELOW GRADE. PROVIDE TERMINATION BAR BETWEEN PARING & DRAINAGE MEMBRANE.<br>DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING<br>SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING<br>CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWGS FOR REINFORCING REQUIREMENTS                                                   |
| F3   | INT.         | EXTERIOR FOUNDATION WALL @ INTERIOR CONDITIONED SPACE                   | --  | --   | SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P) | --  | CEMENT PARING FOR EXPOSED FDN WALL, TO 8" BELOW GRADE. PROVIDE TERMINATION BAR BETWEEN PARING & DRAINAGE MEMBRANE.<br>DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING<br>SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING<br>CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWGS FOR REINFORCING REQUIREMENTS                                                                     |
| F2   | INT.         | EXTERIOR FOUNDATION WALL @ WINDOW WELLS WITH INTERIOR CONDITIONED SPACE | --  | --   | SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P) | --  | 1/4" FIBRE CEMENT PANEL<br>THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER<br>2" XPS RIGID INSULATION BOARD (R-10 CI)<br>CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWGS FOR REINFORCING REQUIREMENTS<br>1" AIR SPACE<br>4" STEEL STUDS @ 24" O.C. C/W MIN. R20 CLOSED CELL SPRAY FOAM INSULATION FILLING STUD CAVITY AND AIR SPACE BEYOND<br>5/8" GYPSUM BOARD (TAPED, SANDED & PAINTED) |

| TYPE    | CONSTRUCTION | DESCRIPTION                                            | FRR | REF.                              | R-VALUE (MIN)                            | STC | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------|--------------|--------------------------------------------------------|-----|-----------------------------------|------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EW1EW1* | INT.         | LOAD-BEARING EXTERIOR WALL - MASONRY VENEER            | --  | --                                | 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.<br>2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE WINDOWS/DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT.<br>3. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS.<br>4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.<br>5. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET C/W 2PLY MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG SPEC'S CW UNDERLAYMENT). REMOVE 5/8" GYP. BD. INT. FINISH. REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. |
| EW2EW2* | INT.         | LOAD-BEARING EXTERIOR WALL - MASONRY VENEER            | --  | --                                | SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P) | --  | 3-1/2" MASONRY VENEER C/W TIES (INCL. INSULATION SUPPORT) & WEEP HOLES @ 2" O.C. REFER TO ELEVATIONS FOR TYPE<br>1" AIR SPACE & MASONRY CAVITY MESH<br>2" RIGID INSULATION (R-10 CI)<br>VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED.<br>SHEATHING PER STRUCTURE<br>2x6" WOOD STUDS @ 16" O.C. C/W MIN. R-22 BATT INSULATION<br>6ML POLY VAPOUR BARRIER (LAP & SEAL ALL JOINTS)<br>5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)                                                                                                                                                                                                                                                                                                     |
| EW3EW3* | INT.         | LOAD-BEARING EXTERIOR WALL - ALUMINUM COMPOSITE PANEL  | 1HR | OBC SB-2 TABLES 2.3.4 A & 2.3.4 E | 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.<br>2. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.<br>3. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET C/W 2PLY MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG SPEC'S CW UNDERLAYMENT). REMOVE 5/8" GYP. BD. INT. FINISH. REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS.                                                                                                                                                                                                                                                                                                                                |
| EW4EW4* | INT.         | LOAD-BEARING EXTERIOR WALL - METAL SIDING (HORIZONTAL) | 1HR | OBC SB-2 TABLES 2.3.4 A & 2.3.4 E | 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.<br>2. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.<br>3. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET C/W 2PLY MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG SPEC'S CW UNDERLAYMENT). REMOVE 5/8" GYP. BD. INT. FINISH. REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS.                                                                                                                                                                                                                                                                                                                                |
| EW5     | INT.         | EXTERIOR STONE WALL (CONCRETE STRUCTURAL WALL)         | 1HR | --                                | 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.<br>2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE WINDOWS/DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| EW6     | INT.         | EXTERIOR COMPOSITE PANEL (CONCRETE STRUCTURAL WALL)    | 1HR | --                                | 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.<br>2. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.<br>3. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET C/W 2PLY MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG SPEC'S CW UNDERLAYMENT). REMOVE 5/8" GYP. BD. INT. FINISH. REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS.                                                                                                                                                                                                                                                                                                                                |
| EW7     | INT.         | LOAD-BEARING EXTERIOR WALL - METAL SIDING (HORIZONTAL) | --  | --                                | 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.<br>2. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.<br>3. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET C/W 2PLY MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG SPEC'S CW UNDERLAYMENT). REMOVE 5/8" GYP. BD. INT. FINISH. REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS.                                                                                                                                                                                                                                                                                                                                |

| TYPE | CONSTRUCTION | DESCRIPTION                     | FRR | REF.                            | R-VALUE (MIN)                            | STC | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------|--------------|---------------------------------|-----|---------------------------------|------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R1   |              | FLAT ROOF ASSEMBLY              | 1HR | NBCC APPENDIX D TABLE D.2.3.4-B | --                                       | --  | 2 PLY MOD BIT ROOFING MEMBRANE (INSTALLATION AS PER MANUFACTURER SPECS)<br>1/2" MEMBRANE UNDERLAYMENT<br>SLOPED RIGID INSULATION SLOPE MIN. 2% TO ROOF DRAINS AND/OR SCUPPERS. SEE ROOF PLAN & MECH. DWGS FOR SLOPE DIRECTION AND DRAIN LOCATIONS.<br>MIN. 2" (R10) CONTINUOUS RIGID INSULATION.<br>SELF ADHESIVE AIRWEATHER BARRIER - ALL JOINTS SEALED<br>EXTERIOR GRADE SHEATHING AS PER STRUCTURE.<br>JOISTS AS PER STRUCTURE C/W CLOSED CELL SPRAY FOAM INSULATION (R31)<br>12" RESILIENT CHANNEL @ 16" O.C. MAX.<br>5/8" TYPE X GYPSUM BOARD.<br>5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT). |
| R2   |              | FLAT ROOF ASSEMBLY (CANOPY)     | --  | --                              | --                                       | --  | 2 PLY MOD BIT ROOFING MEMBRANE (INSTALLATION AS PER MANUFACTURER SPECS)<br>1/2" MEMBRANE UNDERLAYMENT<br>SLOPED RIGID INSULATION SLOPE MIN. 2% TO ROOF DRAINS AND/OR SCUPPERS. SEE ROOF PLAN & MECH. DWGS FOR SLOPE DIRECTION AND DRAIN LOCATIONS.<br>SELF ADHESIVE AIRWEATHER BARRIER - ALL JOINTS SEALED<br>EXTERIOR GRADE SHEATHING AS PER STRUCTURE.<br>JOISTS AS PER STRUCTURE.<br>PRE-FINISHED METAL SOFFIT C/W MATCHING J-TRIMS                                                                                                                                                                   |
| R3   |              | CONCRETE ROOF ASSEMBLY (CANOPY) | --  | --                              | --                                       | --  | 2 PLY MOD BIT ROOFING MEMBRANE (INSTALLATION AS PER MANUFACTURER SPECS)<br>1/2" MEMBRANE UNDERLAYMENT<br>SLOPED RIGID INSULATION SLOPE MIN. 2% TO SCUPPERS. SEE ROOF PLAN & MECH. DWGS FOR SLOPE DIRECTION AND DRAIN LOCATIONS.<br>SELF ADHESIVE AIRWEATHER BARRIER - ALL JOINTS SEALED<br>CONCRETE SLAB AS PER STRUCTURE<br>1/2" GALVANIZED CHANNEL @ 16" O.C. MAX.<br>PRE-FINISHED METAL SOFFIT C/W MATCHING J-TRIMS                                                                                                                                                                                   |
| R4   |              | SHED ROOF ASSEMBLY (DOG HOUSE)  | --  | --                              | SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P) | --  | PRE-FINISHED METAL ROOFING - IDEAL ROOFING POCKET RIB (COLOUR TBD) OR EQUIVALENT<br>1/2" EXTERIOR GRADE PLYWOOD<br>SELF ADHESIVE AIRWEATHER BARRIER - ALL JOINTS SEALED<br>5/8" EXTERIOR GRADE SHEATHING<br>2x6" BATTERS C/W SPRAY FOAM INSULATION (R35)<br>PRE-FINISHED METAL SOFFIT C/W MATCHING J-TRIMS                                                                                                                                                                                                                                                                                               |

| TYPE | CONSTRUCTION | DESCRIPTION                        | FRR | REF.                   | R-VALUE (MIN)                            | STC | NOTES                                                                                                                                                                                                                                                                                                            |
|------|--------------|------------------------------------|-----|------------------------|------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FL1  |              | SLAB-ON-GRADE                      | --  | --                     | SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P) | --  | FLOOR FINISH (TBD BY OWNER).<br>CONCRETE SLAB ON GRADE - FOR REINFORCING DETAILS REFER TO STRUCTURAL DWGS.<br>6ML REINFORCED POLY VAPOUR BARRIER.<br>CONTINUOUS RIGID INSULATION UNDER SLAB.<br>6" COMPACTED GRANULAR FILL C/W US DRAINAGE.<br>UNDISTURBED SOIL OR COMPACTED FILL REFER TO GEO-TECHNICAL REPORT. |
| FL2  |              | RATED TYPE, SECOND AND THIRD FLOOR | 1HR | UL BXUV, L570 SYSTEM 2 | --                                       | 59  | PROVIDE CLOSED CELL SPRAY FOAM INSULATION @ PERIMETER OF FLOOR ABUTTING EXTERIOR WALL. R-VALUE TO MATCH EXTERIOR WALL ASSEMBLY.                                                                                                                                                                                  |
| FL3  |              | RATED CONCRETE FLOOR ASSEMBLY      | 1HR | --                     | --                                       | --  | FLOOR FINISH (TBD BY OWNER).<br>CONCRETE SLAB - FOR REINFORCING DETAILS REFER TO STRUCTURAL DWGS.                                                                                                                                                                                                                |

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

| TYPE     | CONSTRUCTION | DESCRIPTION                                 | FRR | REF.               | R-VALUE (MIN) | STC               | NOTES                                                                                                                                                                                        |
|----------|--------------|---------------------------------------------|-----|--------------------|---------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P1       |              | TYPE: RATED PARTITION (STRUCTURE)           | 1HR | cUL U309           | --            | --                | STUDS & GYPSUM TO EXTEND TO US OF FLOOR/TRUSS OR GYPSUM CEILING (UNO)                                                                                                                        |
| P1a      |              | TYPE: NON-RATED PARTITION (NON-LOADBEARING) | --  | --                 | --            | --                | 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT)<br>4" STEEL STUDS @ 24" O.C.<br>5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)                                                                  |
| P1b      |              | TYPE: NON-RATED PARTITION (NON-LOADBEARING) | --  | --                 | --            | --                | 5/8" GYPSUM BOARD (TAPED, SANDED, & PAINT)<br>4" STEEL STUDS @ 24" O.C.<br>5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)                                                                         |
| P1c      |              | TYPE: NON-RATED PARTITION (NON-LOADBEARING) | 1HR | cUL W488           | --            | --                | 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT)<br>6" STEEL STUDS @ 24" O.C.<br>5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)                                                                  |
| P2       |              | TYPE: RATED INSULATED PARTITION (STRUCTURE) | 1HR | cUL U309           | --            | 44-OL 18-1019     | STUDS & GYPSUM TO EXTEND TO US OF FLOOR/TRUSS OR GYPSUM CEILING (UNO)                                                                                                                        |
| P2a      |              | TYPE: NON-RATED INSULATED PARTITION         | --  | --                 | --            | --                | 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT)<br>4" STEEL STUDS @ 24" O.C. C/W FIBERGLASS BATT INSULATION<br>5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)                                   |
| P2b      |              | TYPE: NON-RATED INSULATED PARTITION         | --  | --                 | --            | --                | 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT)<br>6" STEEL STUDS @ 24" O.C. C/W FIBERGLASS BATT INSULATION<br>5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)                                   |
| P2c      |              | TYPE: RATED INSULATED PARTITION             | 1HR | cUL W488           | --            | 45- NOAL 21-962   | STUDS & GYPSUM TO EXTEND TO US OF FLOOR/TRUSS OR GYPSUM CEILING (UNO)                                                                                                                        |
| P3a      |              | NON-RATED PARTITION - PLUMBING CHASE        | --  | --                 | --            | --                | 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT)<br>6" STEEL STUDS @ 24" O.C. C/W FIBERGLASS BATT INSULATION (SPACING AS PER STRUCTURE)<br>5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT) |
| P3b      |              | NON-RATED PARTITION - PLUMBING CHASE        | --  | --                 | --            | --                | 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT)<br>6" STEEL STUDS @ 24" O.C.                                                                                                               |
| P3c      |              | NON-RATED PARTITION - PLUMBING CHASE        | --  | --                 | --            | --                | 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT)<br>6" STEEL STUDS @ 24" O.C.                                                                                                               |
| P4       |              | RATED ELEVATOR WALL                         | 2HR | cUL U301           | --            | 56 NOAL 18-0713   | STUDS & GYPSUM TO EXTEND TO US OF FLOOR/TRUSS OR GYPSUM CEILING (UNO)                                                                                                                        |
| P5       |              | RATED INTERIOR PARTITION                    | 1HR | UL U305            | --            | 53 - USG-161202   | STUDS & GYPSUM TO EXTEND TO US OF FLOOR/TRUSS OR GYPSUM CEILING (UNO)                                                                                                                        |
| P6 / P6a |              | RATED SHAFT LINER WALL                      | 1HR | ULC W446           | --            | 45 - NOAL 19-0705 | FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS<br>P6a- REPLACE 152MM CH STUD WITH 64MM                                                            |
| P7       |              | RATED SHAFT LINER WALL (IN HYDRO VAULT)     | 3HR | UL U415 G System G | --            | 40 - USG-170527   | 64MM NON-LOADBEARING C-H STEEL STUD 25 GAUGE FRAMING<br>(3) 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT)                                                                                |

## ONTARIO BUILDING CODE MATRIX

| Item | 4 STOREY MULTI-UNIT RESIDENTIAL DEVELOPMENT AT RUSSELL AVE.                                                                                                                                                                                                                                                          | OBC Reference                                                                         |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 0    | Building Code Version: O. REG. 163/24<br>Last Amendment: O. REG. 447/24                                                                                                                                                                                                                                              | N/A                                                                                   |
| 1    | Project Type:<br><input checked="" type="checkbox"/> New<br><input type="checkbox"/> Addition<br><input type="checkbox"/> Alteration<br><input type="checkbox"/> Change of Use                                                                                                                                       | Part 11<br>11.1.0 to 11.4<br>1.3.3.2. [A]                                             |
| 2    | Major Occupancy (s) Group C                                                                                                                                                                                                                                                                                          | 3.1.2.                                                                                |
| 3    | Building Area (m²) Existing - New 448 Total 448 sqm                                                                                                                                                                                                                                                                  | 1.4.1.2. [A]                                                                          |
| 4    | Gross Area (m²) Existing - New 2687 Total 2687 sqm                                                                                                                                                                                                                                                                   | 1.4.1.2. [A]                                                                          |
| 5    | Number of Stories Above Grade 4 Below Grade 2                                                                                                                                                                                                                                                                        | 1.4.1.2. [A] & 3.2.1.1.                                                               |
| 6    | Height of Building (m) +/- 14.36m                                                                                                                                                                                                                                                                                    | 1.1.1.2. [A] & 9.10.4.                                                                |
| 7    | Number of Streets/ Fire Fighter Access 1                                                                                                                                                                                                                                                                             | 3.2.2.10. & 3.2.5.                                                                    |
| 8    | Building Classification 3.2.2.51 OBC                                                                                                                                                                                                                                                                                 | 3.2.2.20. - 93                                                                        |
| 9    | Sprinkler System Proposed<br><input checked="" type="checkbox"/> Entire Building<br><input type="checkbox"/> Selected Compartments<br><input type="checkbox"/> Selected Floor Areas<br><input type="checkbox"/> Basement<br><input type="checkbox"/> No lieu of roof rating<br><input type="checkbox"/> Not Required | 3.2.1.5. & 3.2.2.18. 21., 22., 29.<br>3.2.4.1., 3.2.4.9.<br>3.2.4.15. & 3.2.5.12.-14. |
| 10   | Standpipe Required<br><input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                                         | 3.2.5.8.-11.                                                                          |
| 11   | Fire Alarm Required<br><input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                                        | 3.2.4.                                                                                |
| 12   | Water Service/ Supply is adequate<br><input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                          | 3.2.5.7.                                                                              |
| 13   | High Building<br><input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                                                                                                                                                                                                              | 3.2.6.                                                                                |
| 14   | Permitted Construction<br><input checked="" type="checkbox"/> Combustible<br><input type="checkbox"/> Non-Combustible<br><input type="checkbox"/> Encapsulated Mass Timber                                                                                                                                           | 3.2.2.20. - 93<br>3.1.5. & 3.1.4.7.                                                   |
| 15   | Actual Construction<br><input checked="" type="checkbox"/> Combustible<br><input type="checkbox"/> Non-Combustible<br><input type="checkbox"/> Encapsulated Mass Timber                                                                                                                                              | 3.1.4.6., 7., & 3.2.2.16.                                                             |
| 16   | Mezzanine(s) Area (m²) N/A<br>Occupant load based on <input type="checkbox"/> person <input checked="" type="checkbox"/> Design of building                                                                                                                                                                          | 9.10.4.1.<br>9.9.1.3.<br>3.1.1.7.1.                                                   |
| 17   | Barrier-free Design<br><input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No<br>Barrier-free Entrances X<br>Hazardous Substances <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                | 3.8.<br>3.8.1.2.<br>3.3.1.2. & 3.3.1.19                                               |
| 18   | Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) 1HR<br>Roof 1HR<br>Mezzanine NA<br>Exits                                                                                                                                                                                                     | 3.2.2.20. - 93<br>3.2.1.4.<br>3.2.2.15.<br>3.3.2.1.                                   |
| 19   | FRR of Supporting Members Listed Design No. or Description (SB-2) Floors 1HR<br>Roof 1HR<br>Mezzanine NA                                                                                                                                                                                                             | 3.2.2.20. - 93<br>3.2.1.4.<br>3.2.2.15.<br>3.3.2.1.                                   |
| 20   | Spatial Separation - Construction of Exterior Walls Wall Area of EBF (m²) L.D. (m) L/H or H/L Permitted Max % of openings FRR (Hours) Limited Description of Design Construction Comb. NonComb. Cladding Comb. NonComb.                                                                                              | 3.2.3.<br>9.10.14., 9.10.15.                                                          |
|      | North Refer to A4.1 - UPO Calcs<br>East Refer to A4.0 - UPO Calcs<br>South Refer to A4.2 - UPO Calcs<br>West Refer to A4.0 - UPO Calcs                                                                                                                                                                               | 1 HR<br>45 MIN<br>1 HR<br>-                                                           |

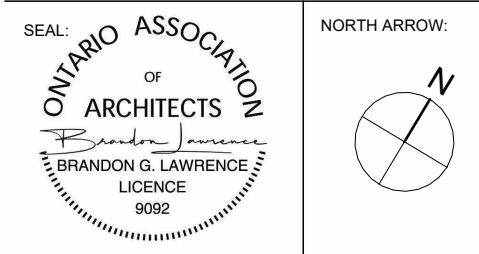
\*REFER TO ASSEMBLIES

CLIENT NAME:

## JERSEY DEVELOPMENTS INC.

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PROJECT:  
**RUSSELL DEVELOPMENT**

71 RUSSELL AVE

SHEET TITLE:  
**GENERAL NOTES AND SPECS**

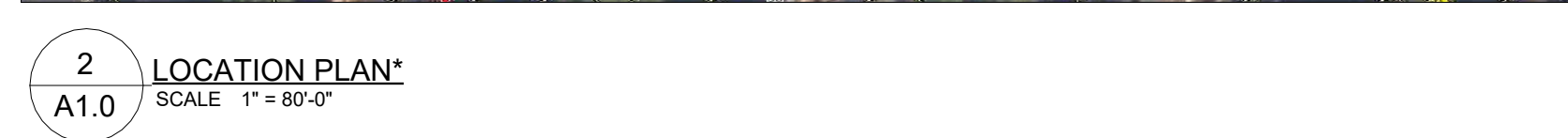
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**Y.R.**  
PLT DATE:  
**2025-08-26 3:20:37 PM**  
JOB NUMBER:  
**LA-1158-25**

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

**A0.1**

APPLICATION # D07-12-26-0014

PLAN # 19441



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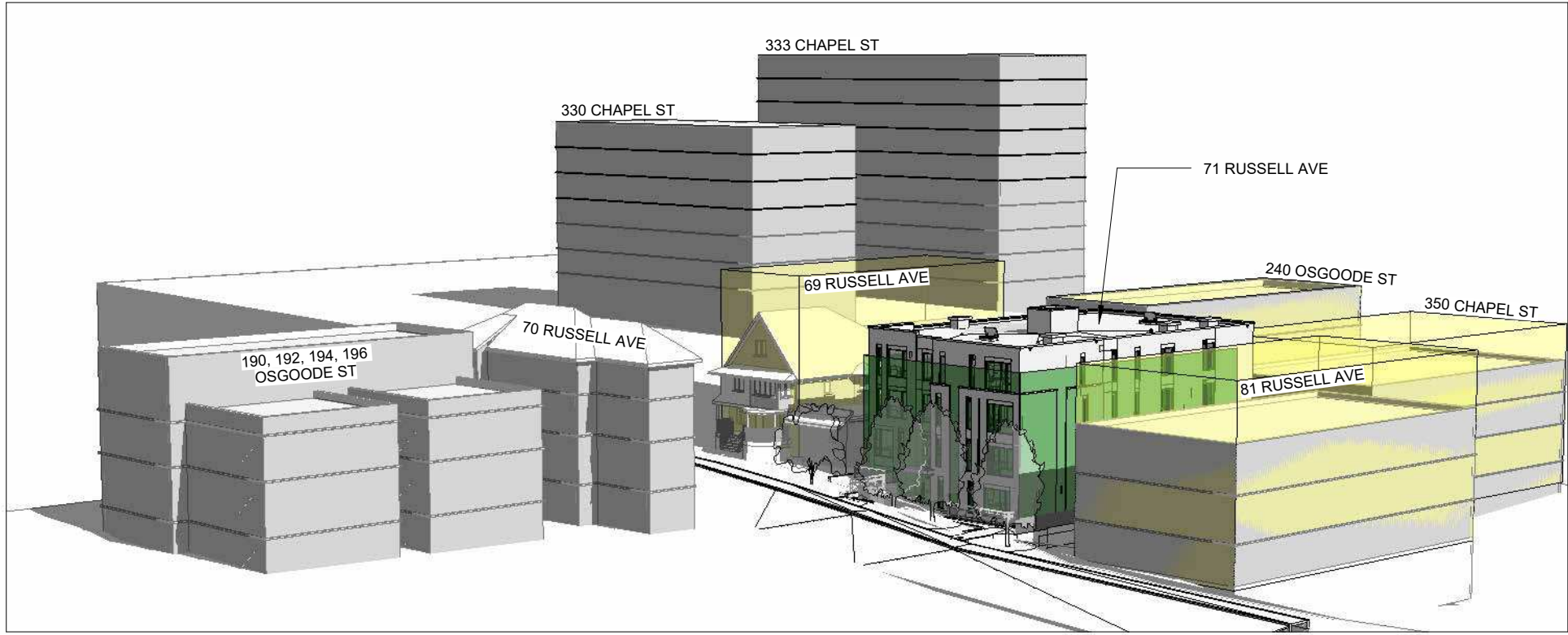
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PROJECT 2.2M INTO THE REAR YARD  
WHERE THESE ARE INTENDED TO  
PROVIDE A MEANS OF EGRESS FOR  
TRAVELLING UNITS LOCATED ON THE  
SECOND AND HIGHER STOREYS.

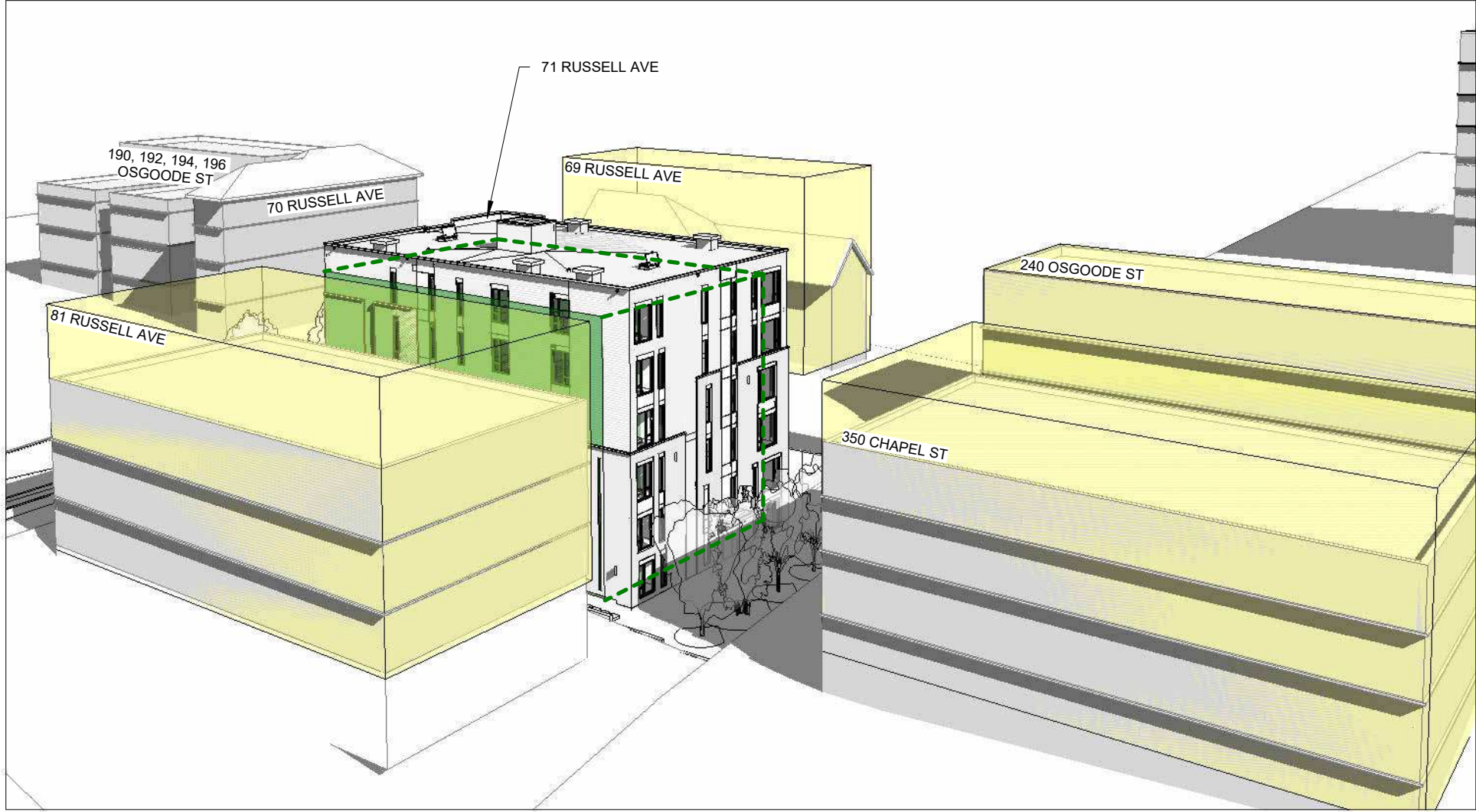
| BUILDING FLOOR STATISTICS-APARTMENT TYPES (BARRIER FREE UNITS - OBC 2024 3.8.2.1(7)) |                            |                            |             |                         |
|--------------------------------------------------------------------------------------|----------------------------|----------------------------|-------------|-------------------------|
| FLOOR LEVEL                                                                          | SUITE COUNT<br>(B.F. ONLY) | SUITE TYPES<br>ONE BEDROOM | TWO BEDROOM | TWO BED + OFFICE/PANTRY |
| SUB-BASEMENT                                                                         | 1                          | 1                          | N/A         | N/A                     |
| BASEMENT                                                                             | 1                          | 1                          | N/A         | N/A                     |
| GROUND FLOOR                                                                         | 1                          | 1                          | N/A         | N/A                     |
| SECOND FLOOR                                                                         | 2                          | N/A                        | 1           | 1                       |
| THIRD FLOOR                                                                          | 2                          | N/A                        | 1           | 1                       |
| FOURTH FLOOR                                                                         | 2                          | N/A                        | 1           | 1                       |
| TOTAL                                                                                | 9                          | 3                          | 3           | 3                       |
| SUITE MIX                                                                            | 100%                       | 33.33%                     | 33.33%      | 33.33%                  |

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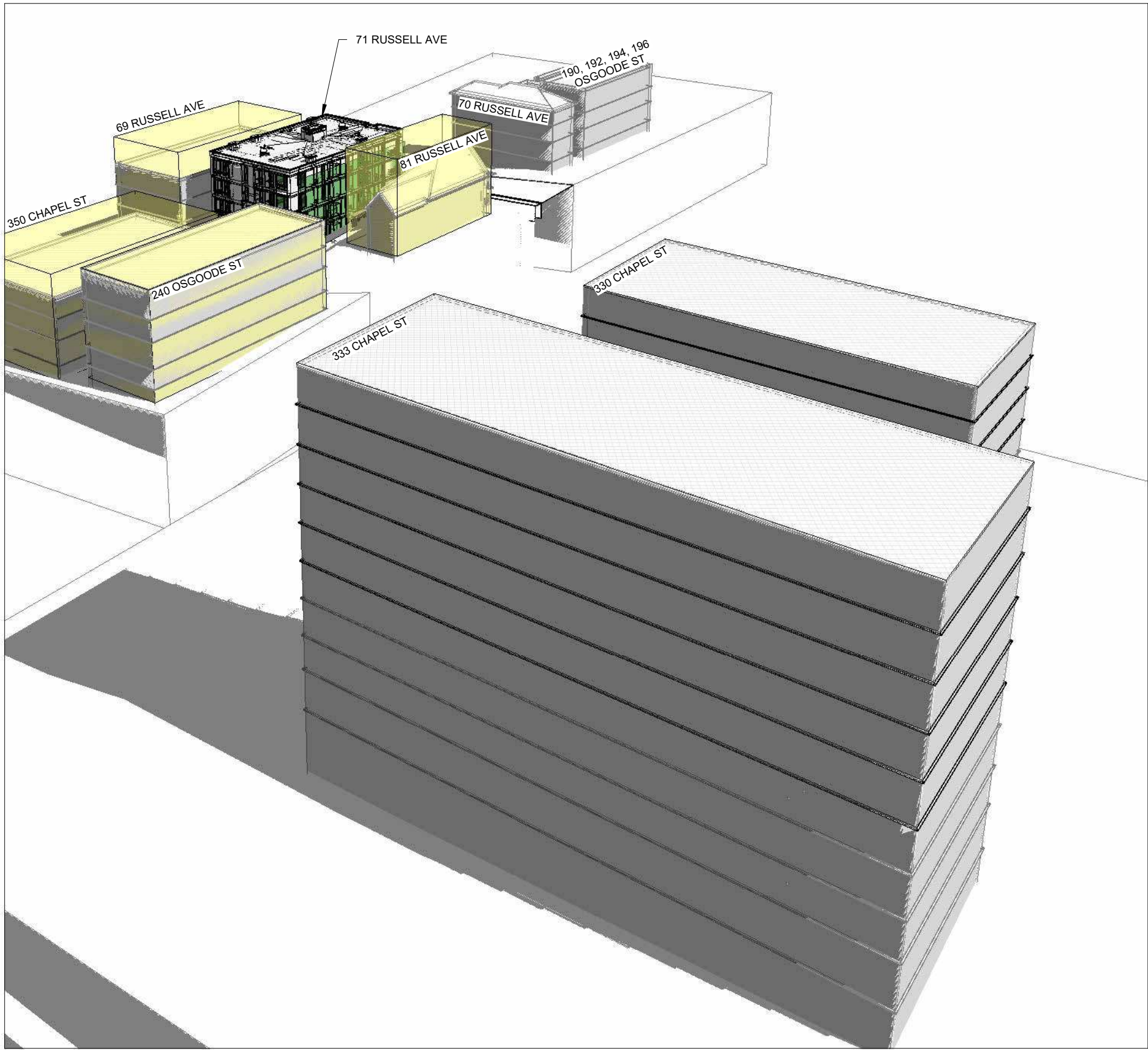
## A1.0



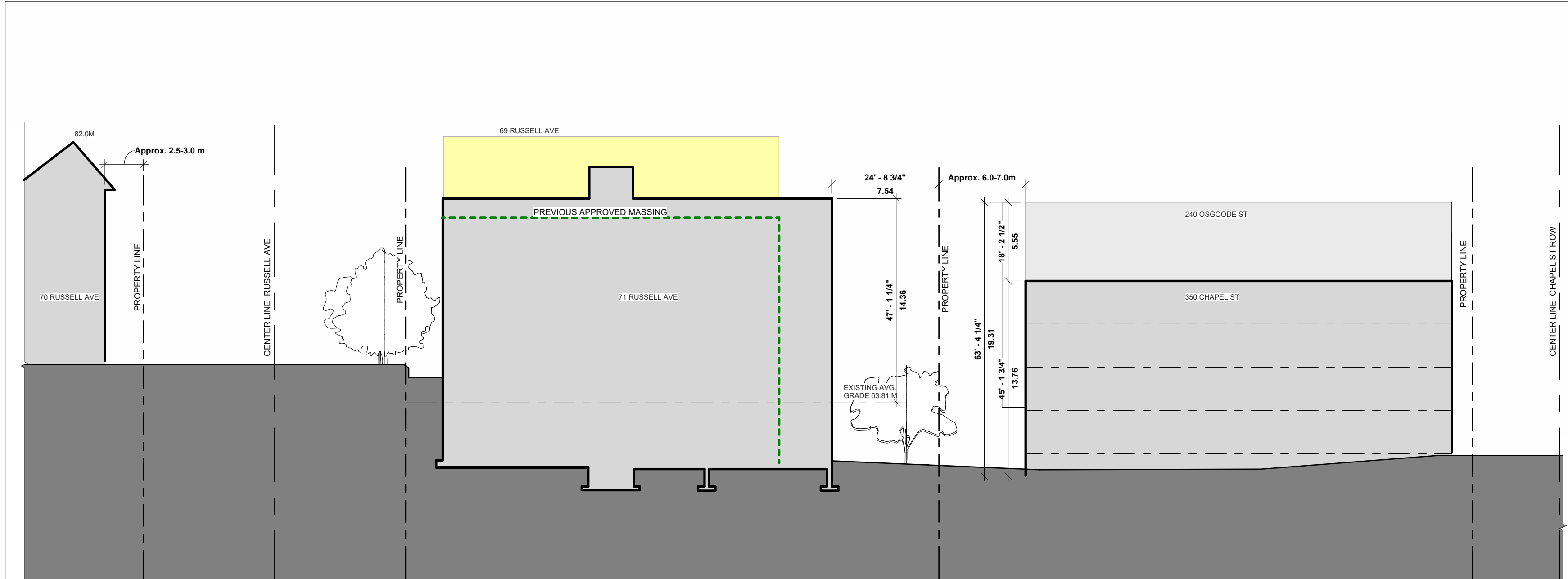
1 Context 1  
A1.1 SCALE



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.

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LEGEND

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



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PROJECT:  
**RUSSELL DEVELOPMENT**

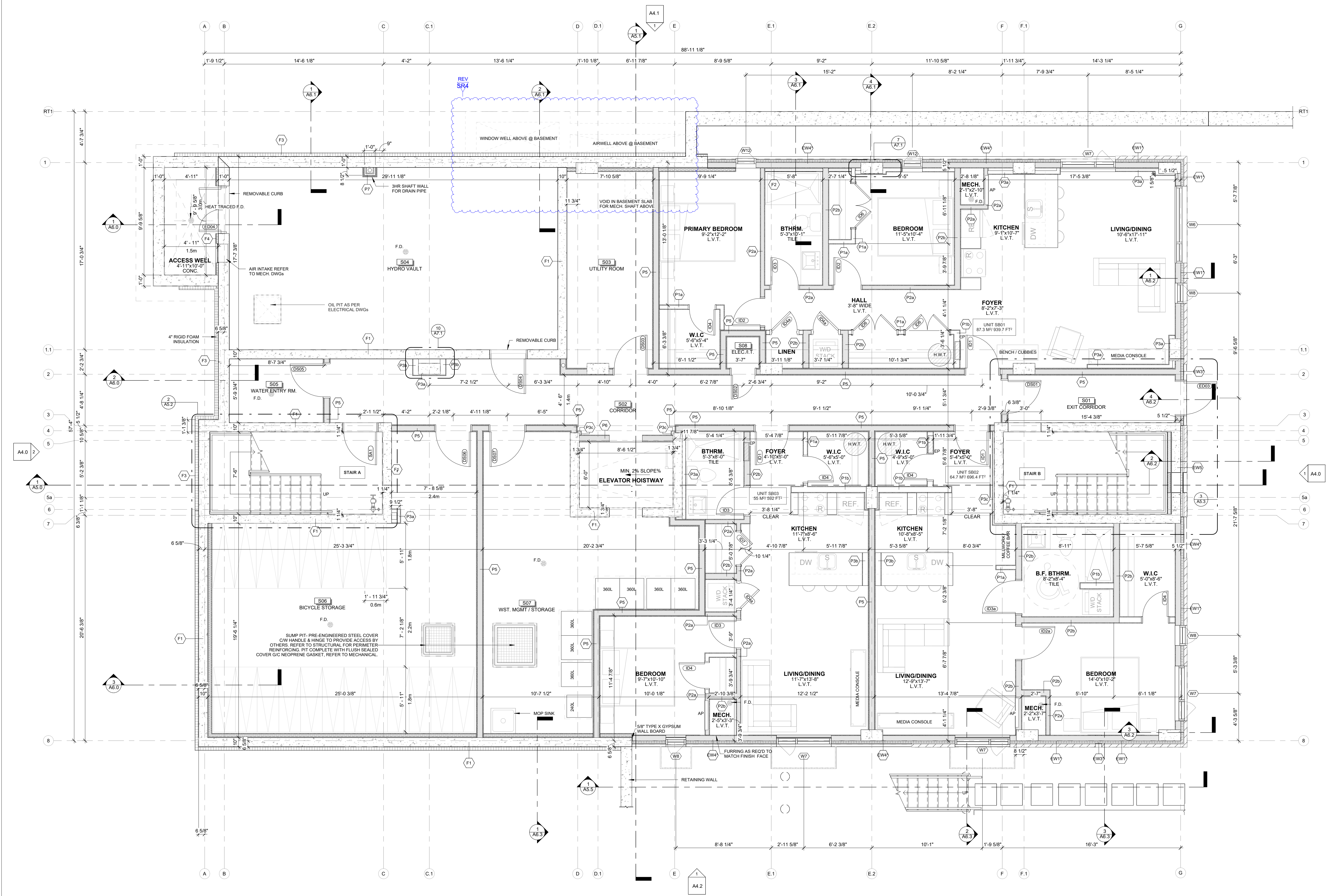
71 RUSSELL AVE

SHEET TITLE:

**SITE CONTEXT**

|                       |               |
|-----------------------|---------------|
| DRAWN BY:             | CHECKED BY:   |
| Y.R.                  | B.L.          |
| PLST DATE:            | PROJECT DATE: |
| 2026-08-26 3:20:44 PM | 24-06-2025    |
| JOB NUMBER:           | SCALE:        |
| LA-1158-25            | As indicated  |

A1.1



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

CLIENT NAME:  
**JERSEY DEVELOPMENTS INC.**

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SEAL:  
**ARCHITECTS**  
BRANDON G. LAWRENCE  
LICENSE  
9092

NORTH ARROW:  
N

|     |            |                                   |
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PROJECT:  
**RUSSELL DEVELOPMENT**

71 RUSSELL AVE  
SHEET TITLE:  
**SUB-BASEMENT PLAN**

DRAWN BY:  
**Y.R.**

CHECKED BY:  
**B.L.**

PROJECT DATE:  
**2026-08-26 3:20:45 PM**

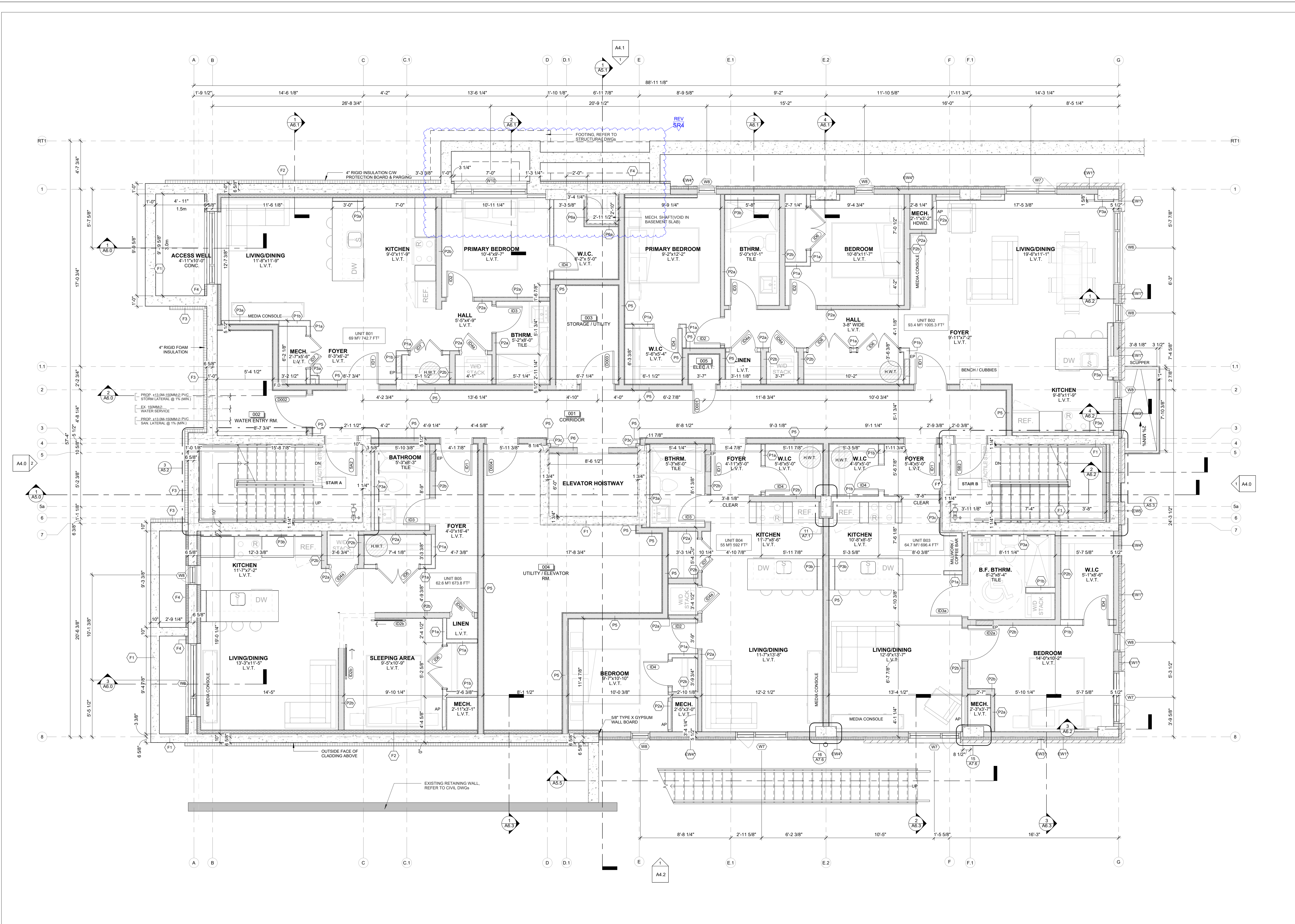
24-06-2025

JOB NUMBER:  
**LA-1158-25**

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

**A2.1**  
PLAN # 19441

APPLICATION # D07-12-26-0014



JERSEY DEVELOPMENTS INC.

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SEAL: OF ARCHITECTS

NORTH ARROW

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PROJECT:  
**RUSSELL DEVELOPMENT**

71 RUSSELL AVE

SHEET TITLE:  
**BASEMENT FLOOR PLAN**

DRAWN BY:  
**Y.R.**

CHECKED BY:  
**B.L.**

PLIST DATE:  
**2026-08-26 3:20:46 PM**

PROJECT DATE:  
**24-06-2025**

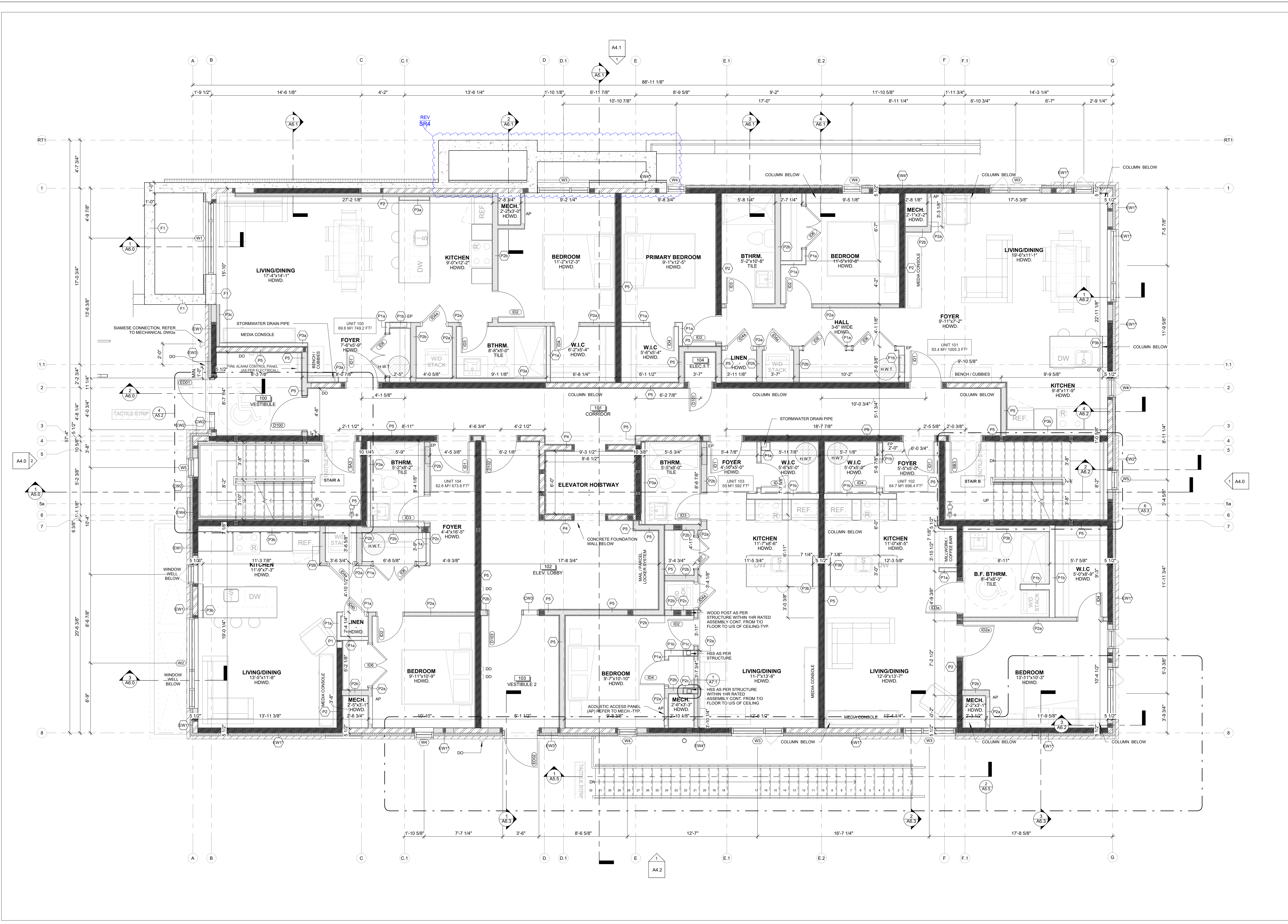
JOB NUMBER:  
**LA-1158-25**

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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3) DO NOT SCALE DRAWINGS.  
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.

**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:  
  
NORTH ARROW:

|     |            |                                   |
|-----|------------|-----------------------------------|
| 19  | 2026.08.26 | ISSUED FOR SPA RESPONSE 4 (SR4)   |
| 18  | 2026.07.17 | ISSUED FOR BP Comments Response 1 |
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| 12  | 2026.05.26 | ISSUED FOR COORDINATION           |
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| 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

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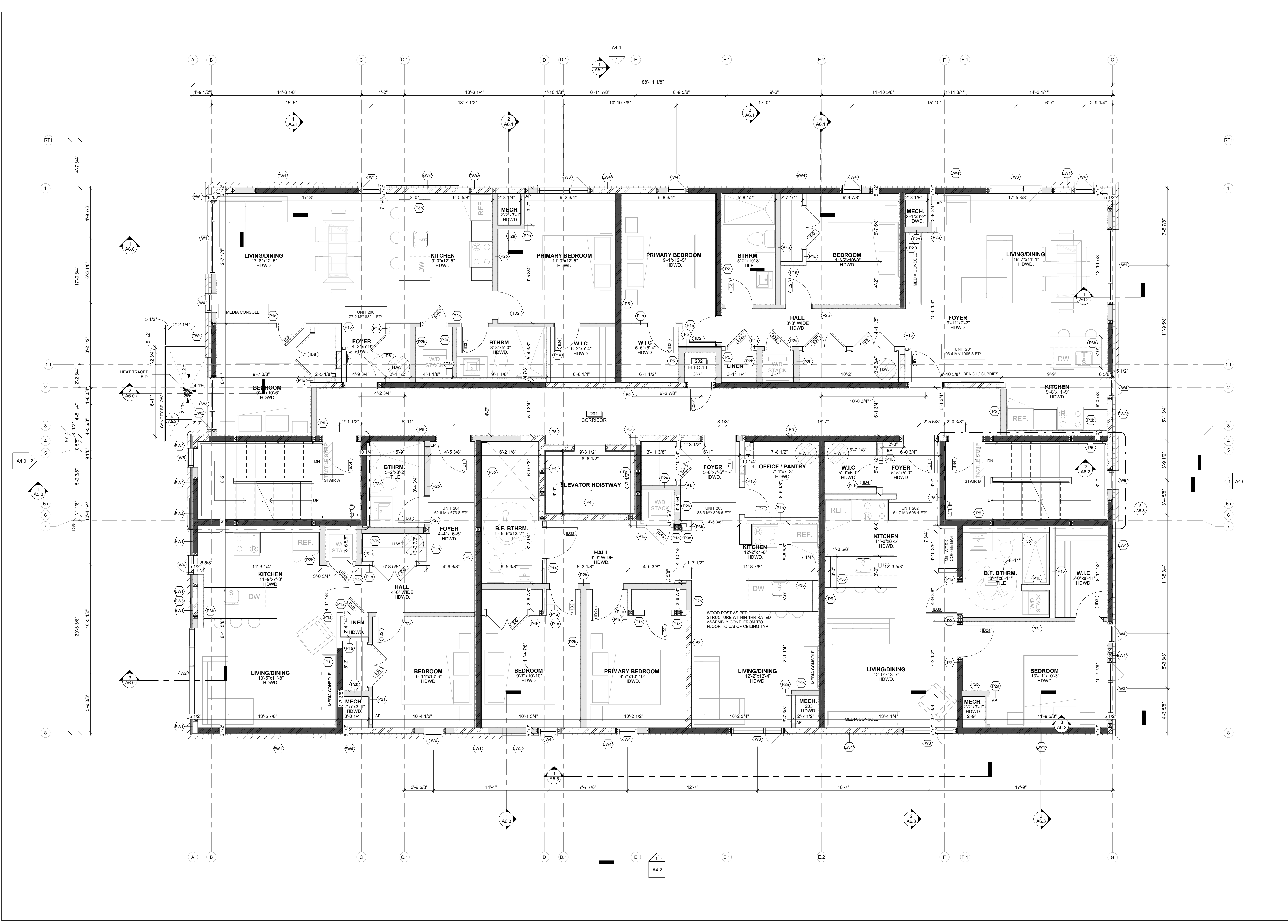
PROJECT:  
**RUSSELL DEVELOPMENT**

71 RUSSELL AVE  
SHEET TITLE:  
**GROUND FLOOR PLAN**

|                                            |                                    |
|--------------------------------------------|------------------------------------|
| DRAWN BY:<br><b>Y.R.</b>                   | CHECKED BY:<br><b>B.L.</b>         |
| PLST DATE:<br><b>2026-08-26 3:20:48 PM</b> | PROJECT DATE:<br><b>24-06-2025</b> |
| JOB NUMBER:<br><b>LA-1158-25</b>           | SCALE:<br><b>As indicated</b>      |

**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.**

NOTES:  
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- 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  
9092

NORTH ARROW:  
N

|     |            |                                   |
|-----|------------|-----------------------------------|
| 19  | 2026.08.26 | ISSUED FOR SPA RESPONSE 4 (SR4)   |
| 18  | 2026.07.17 | ISSUED FOR BP Comments Response 1 |
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| 11  | 2026.05.19 | ISSUED FOR BUILDING PERMIT        |
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| No. | DATE       | REVISION                          |

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET  
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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:  
**SECOND FLOOR PLAN**

DRAWN BY:  
**Y.R.**

CHECKED BY:  
**B.L.**

PLOT DATE:  
**2026-08-26 3:20:51 PM**

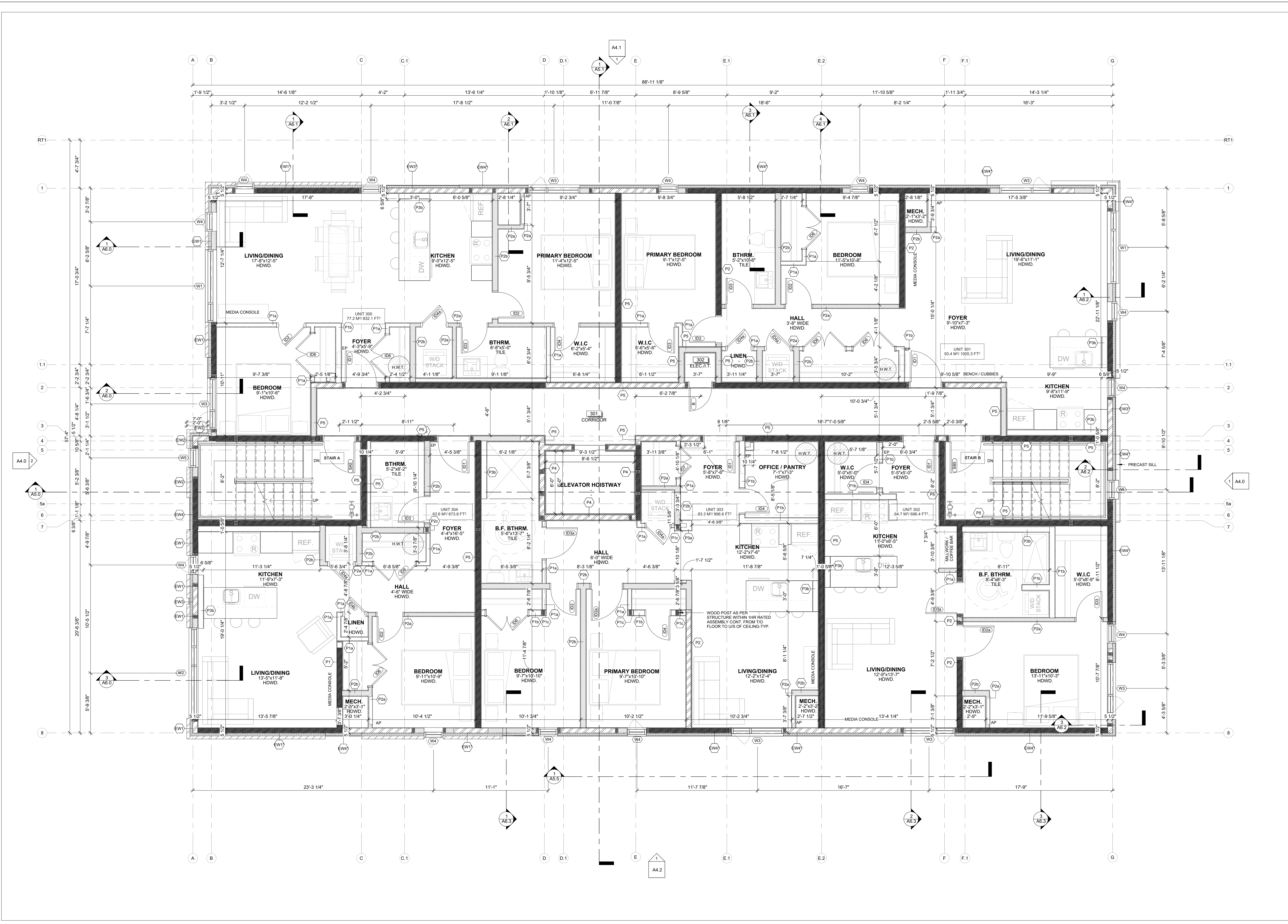
PROJECT DATE:  
**24-06-2025**

JOB NUMBER:  
**LA-1158-25**

SCALE:  
**As indicated**

**A2.4**  
PLAN # 19441

APPLICATION # D07-12-26-0014



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

JERSEY DEVELOPMENTS INC.

NOTES:  
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- 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:

|     |            |                                   |
|-----|------------|-----------------------------------|
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PROJECT:  
RUSSELL DEVELOPMENT

SHEET TITLE:  
THIRD FLOOR PLAN

DRAWN BY:  
Y.R.

CHECKED BY:  
B.L.

PLIST DATE:  
2026-08-26 3:20:53 PM

PROJECT DATE:  
24-06-2025

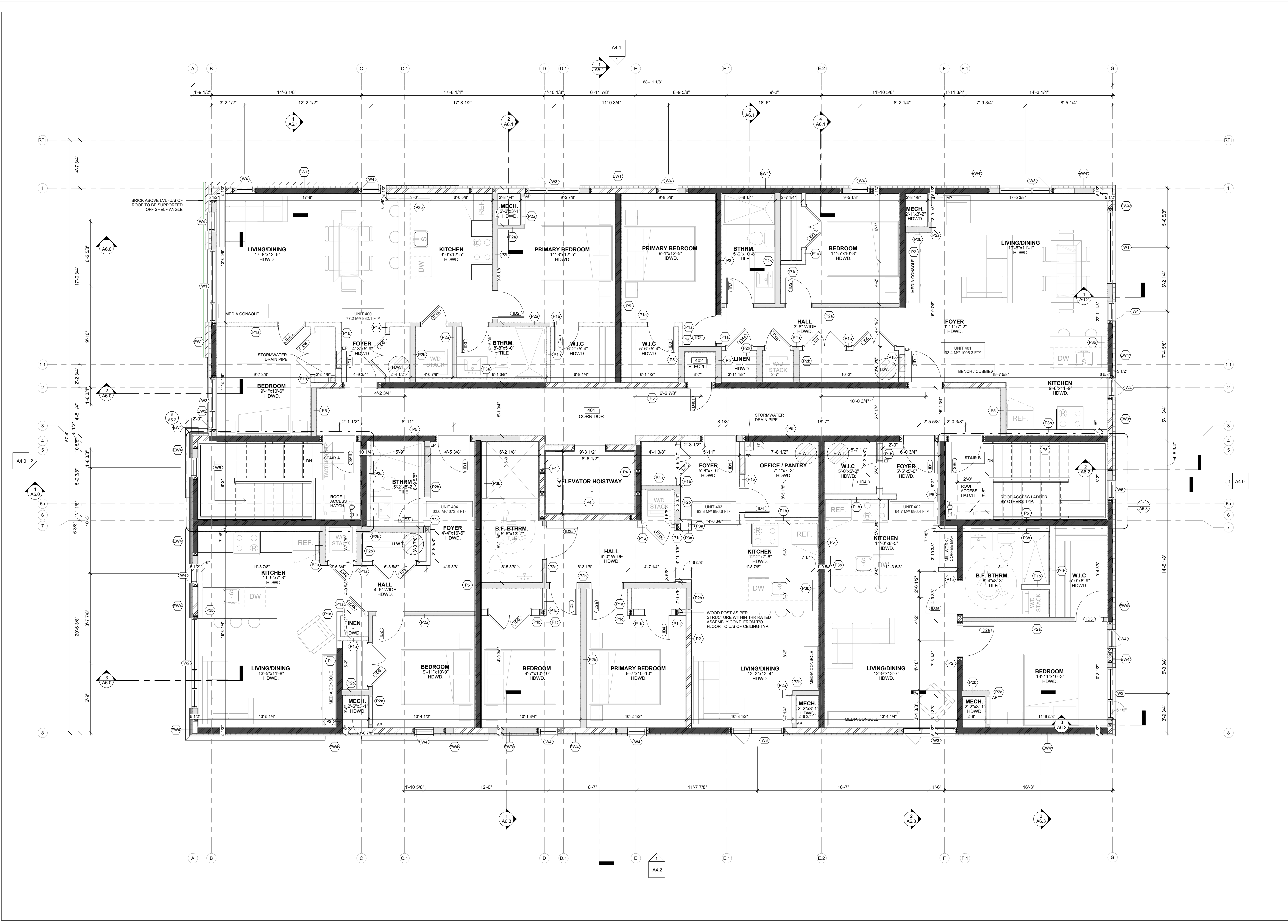
JOB NUMBER:  
LA-1158-25

SCALE:  
As indicated

A2.5

PLAN # 1941

APPLICATION # D07-12-26-0014



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

JERSEY DEVELOPMENTS INC.

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INSULATED WALL

NON-INSULATED WALL

ENGINEERED SHEAR WALL

LOADBEARING WALL

SEAL: NORTH ARROW:

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

DRAWN BY:  
Y.R.

CHECKED BY:  
B.L.

PLIST DATE:  
2026-08-26 3:20:56 PM

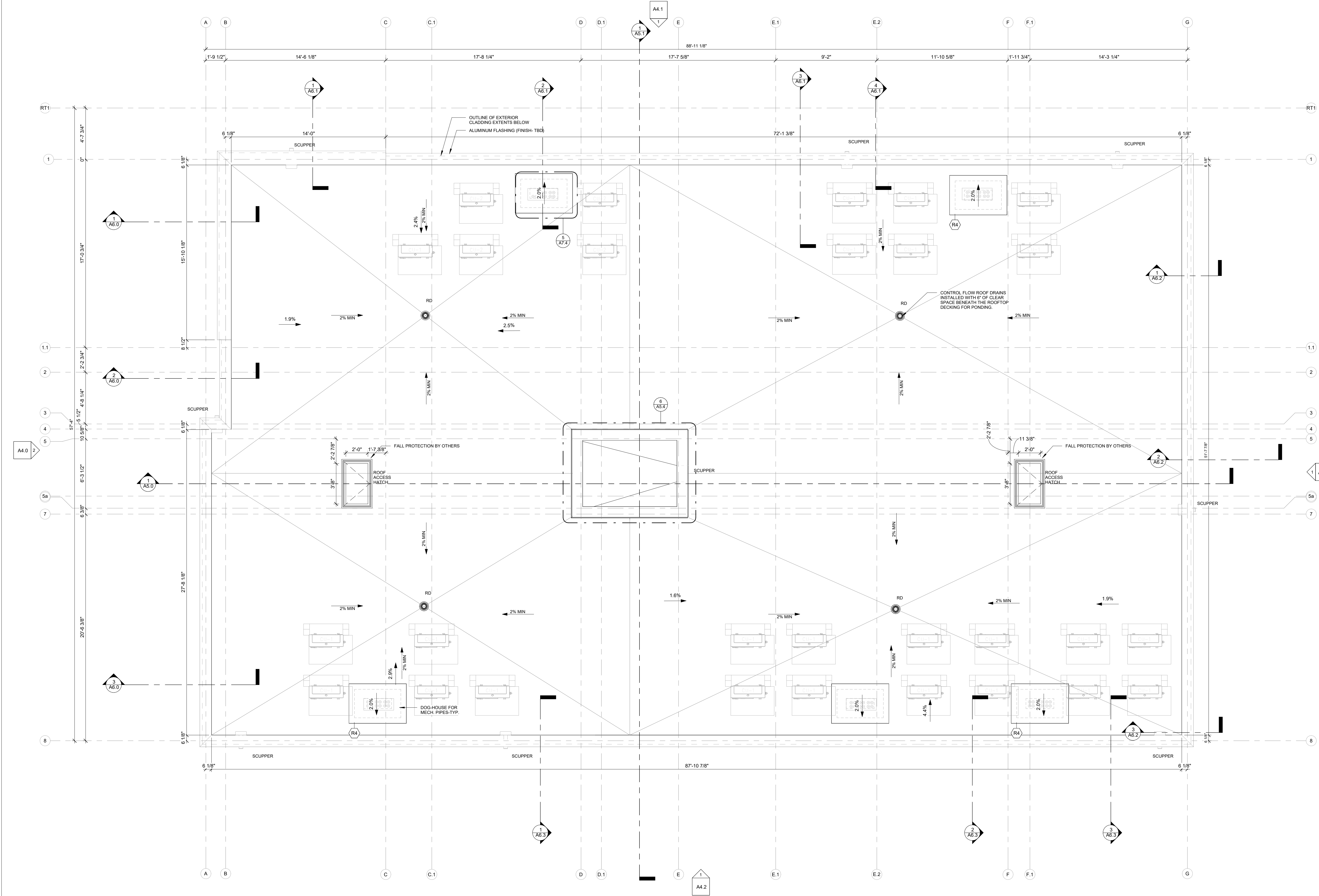
PROJECT DATE:  
24-06-2025

JOB NUMBER:  
LA-1158-25

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.

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K2E 8B7

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PROJECT:  
RUSSELL DEVELOPMENT

71 RUSSELL AVE  
SHEET TITLE:  
ROOF PLAN

|                                        |                             |
|----------------------------------------|-----------------------------|
| DRAWN BY:<br>Y.R.                      | CHECKED BY:<br>B.L.         |
| PROJECT DATE:<br>2026-08-26 3:20:56 PM | PROJECT DATE:<br>24-06-2025 |
| JOB NUMBER:<br>LA-1158-25              | SCALE:<br>1/4" = 1'-0"      |

A2.7

APPLICATION # D07-12-26-0014

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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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.



NORTH ARROW



|     |            |                                   |
|-----|------------|-----------------------------------|
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PROJECT:  
**RUSSELL DEVELOPMENT**

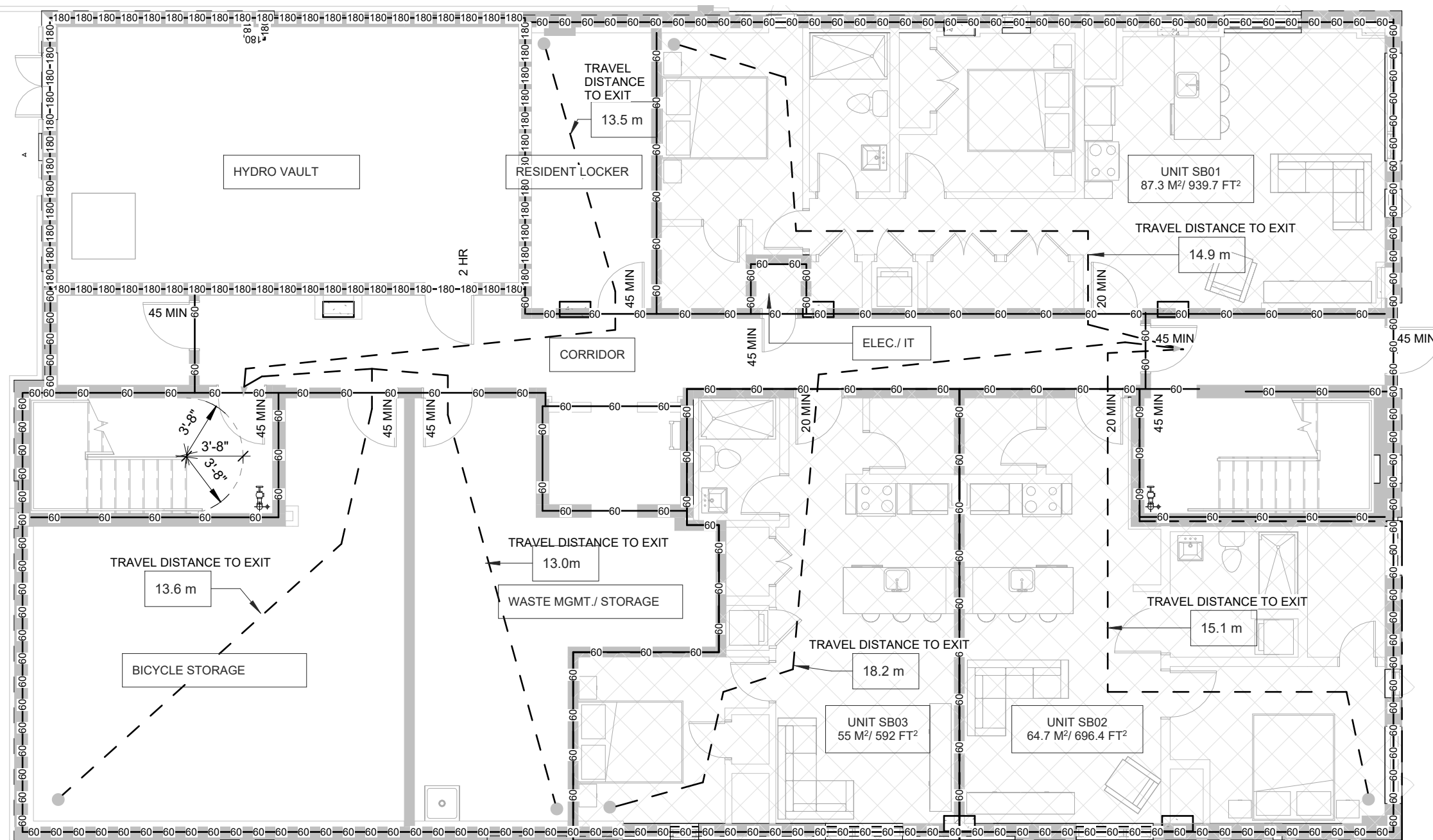
71 RUSSELL AVE

SHEET TITLE:  
**FIRE SAFETY PLANS**

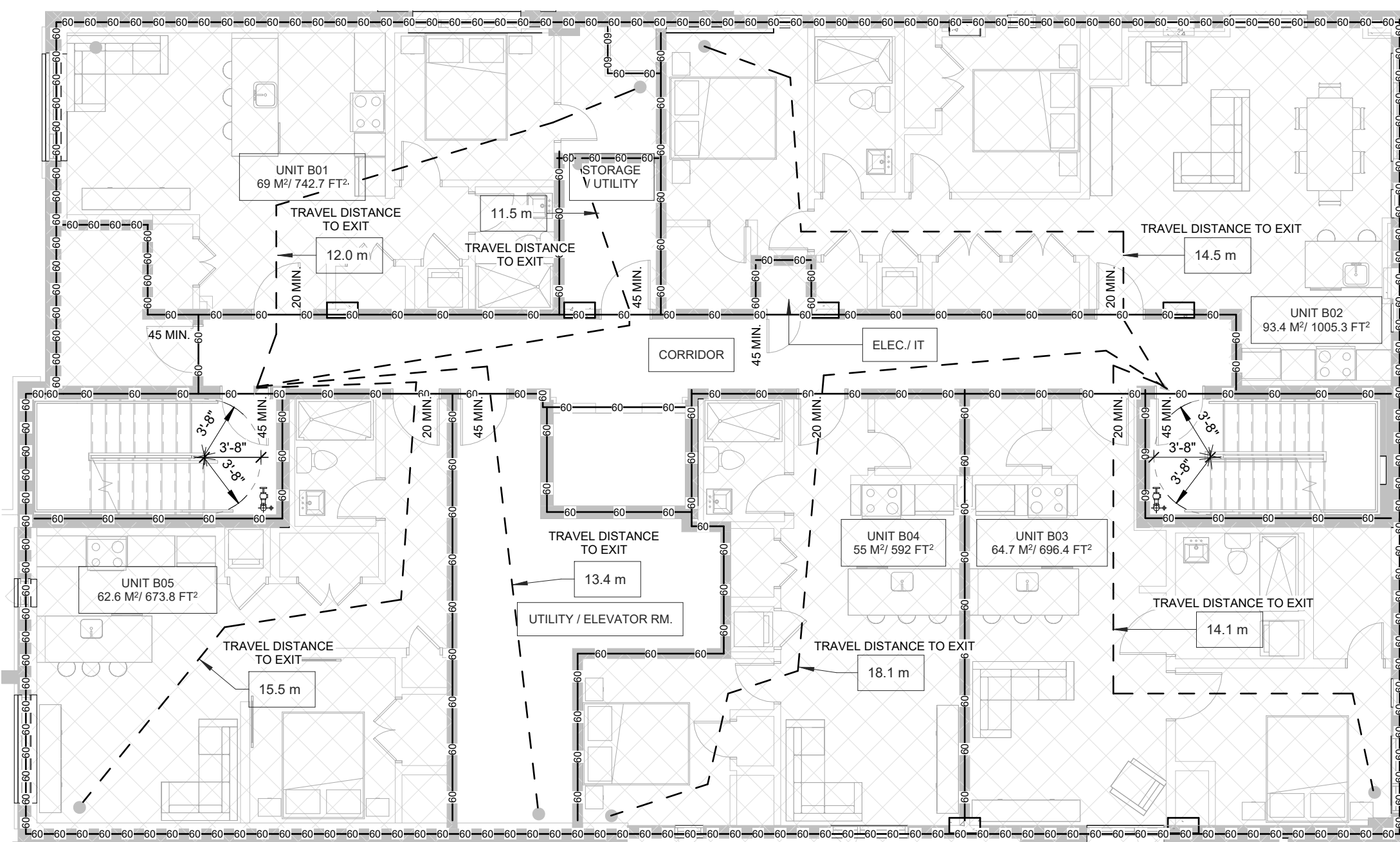
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|--------------------------------------------|------------------------------------|
| DRAWN BY:<br><b>Y.R.</b>                   | CHECKED BY:<br><b>B.L.</b>         |
| PLST DATE:<br><b>2026-08-26 3:20:59 PM</b> | PROJECT DATE:<br><b>24-06-2025</b> |
| JOB NUMBER:<br><b>LA-1158-25</b>           | SCALE:<br><b>As indicated</b>      |

**A2.8**

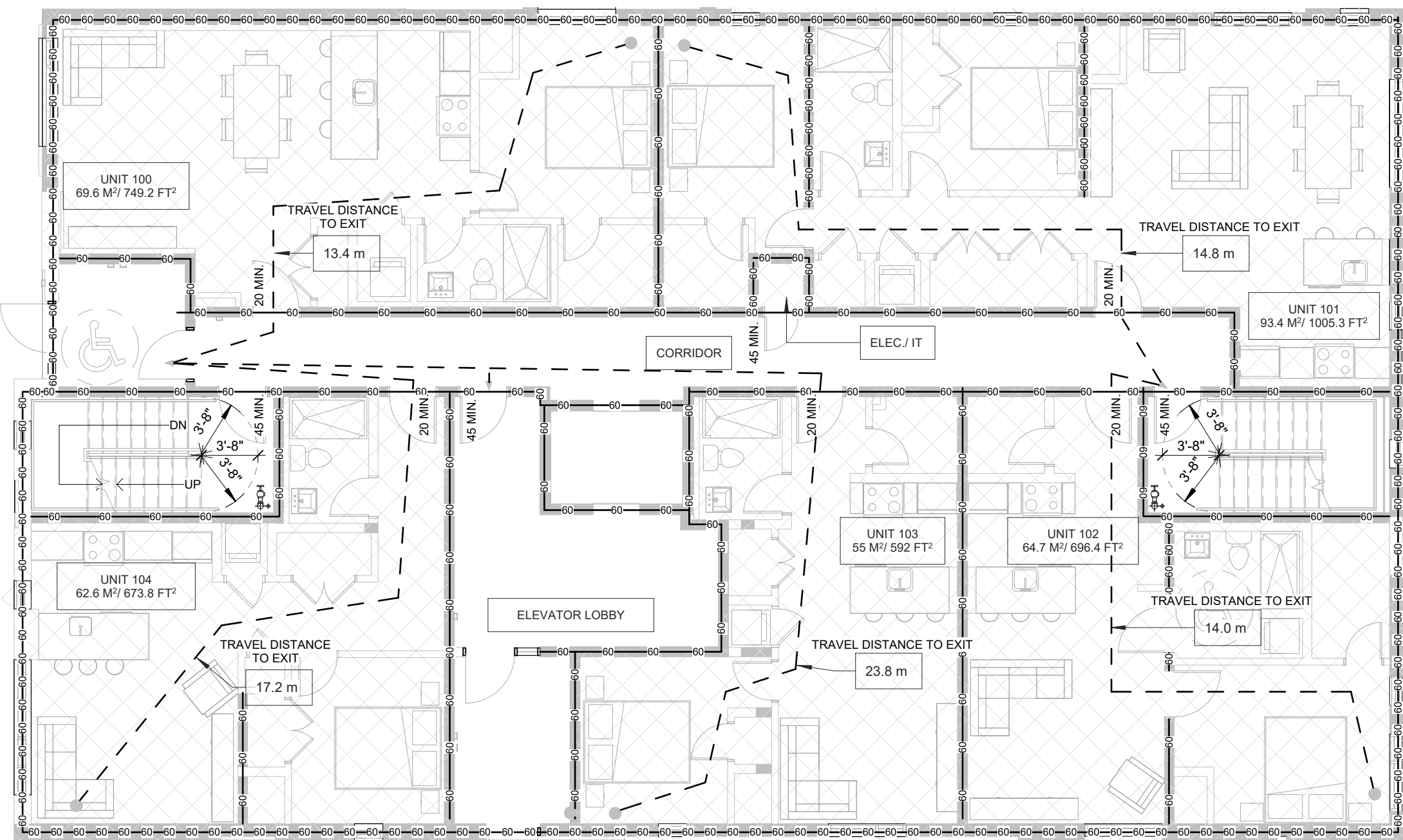
APPLICATION # D07-12-26-0014



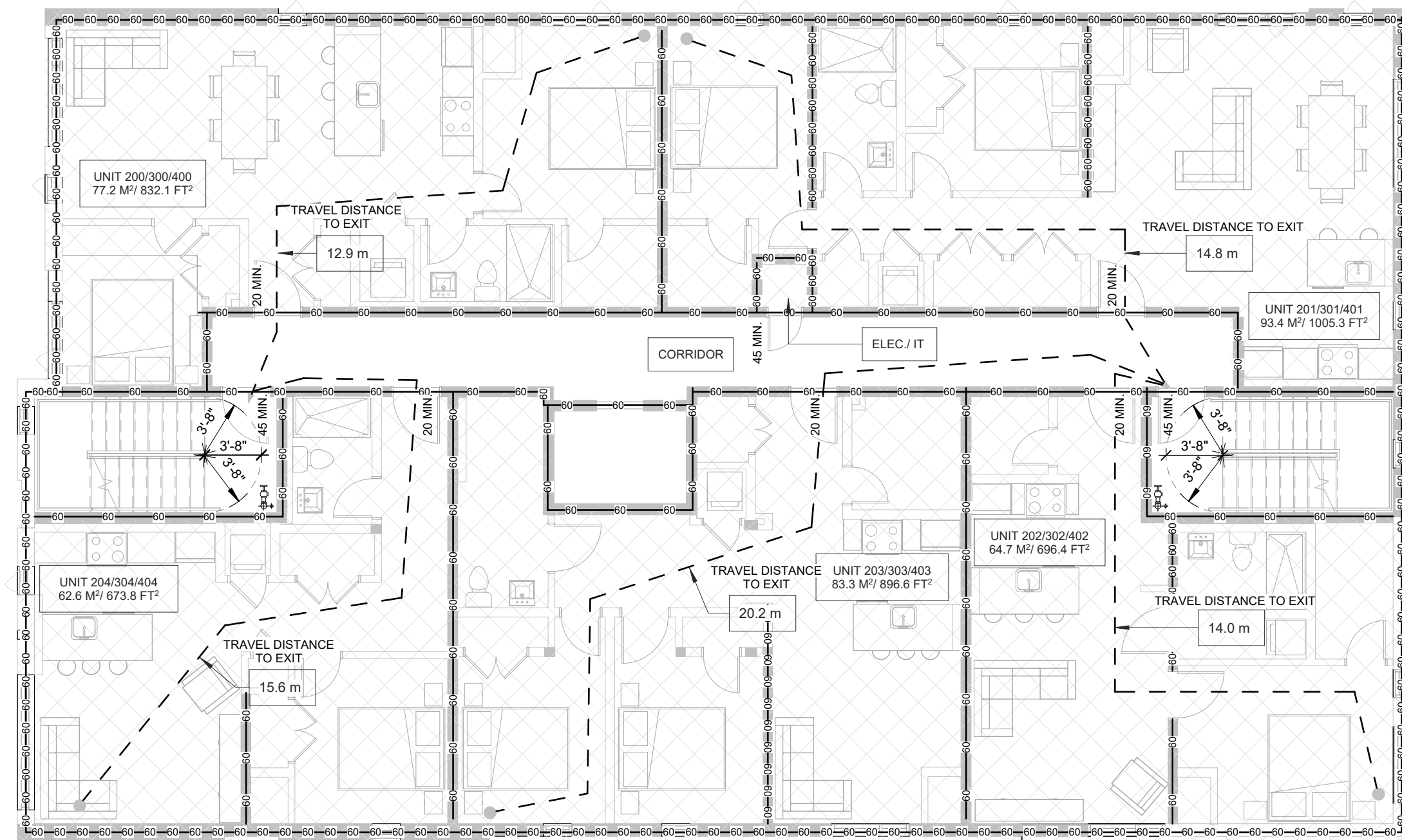
**1**  
**A2.8** SUB-BASEMENT  
SCALE 1/8" = 1'-0"



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

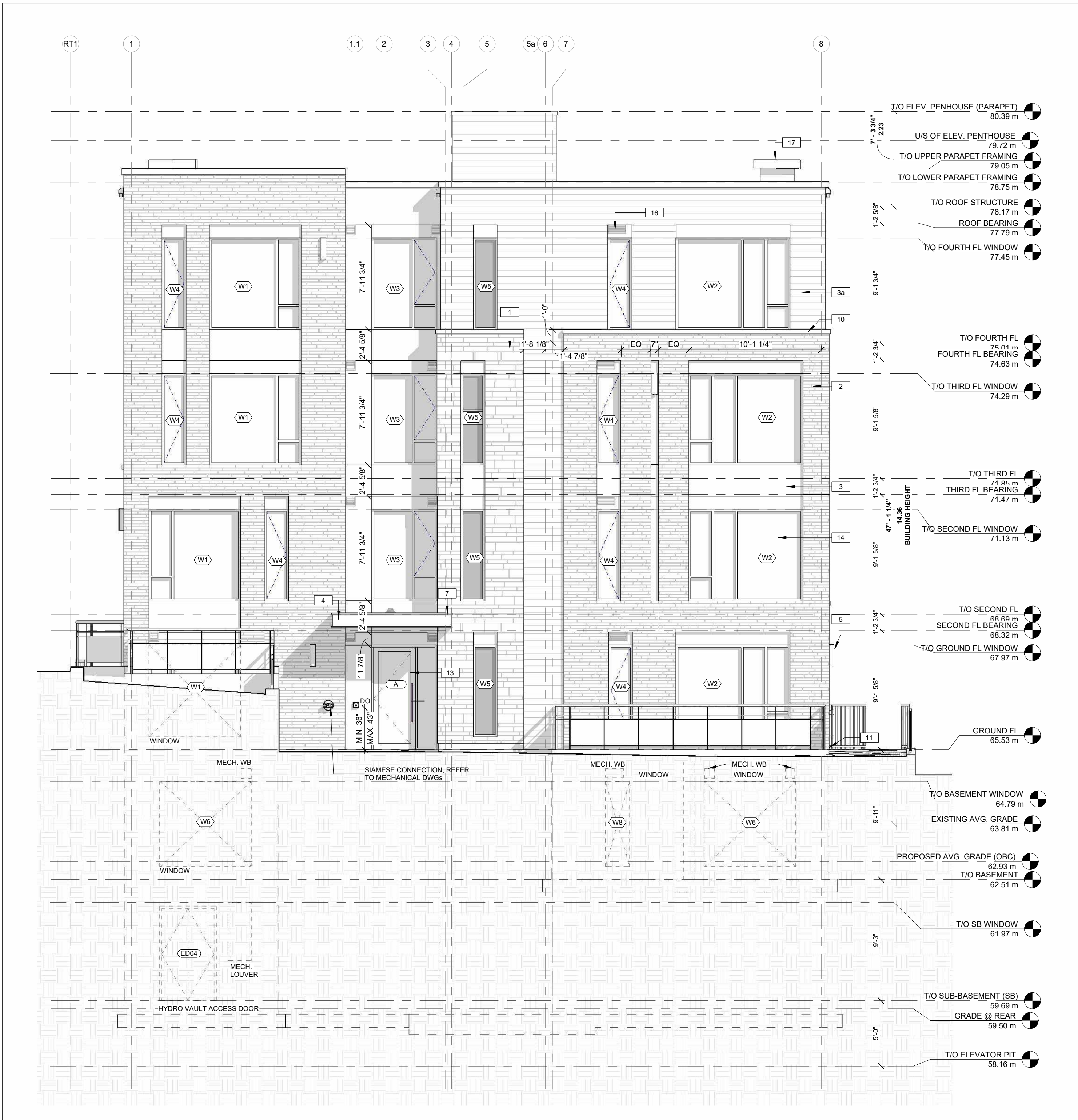


**3**  
**A2.8** GROUND FLOOR  
SCALE 1/8" = 1'-0"

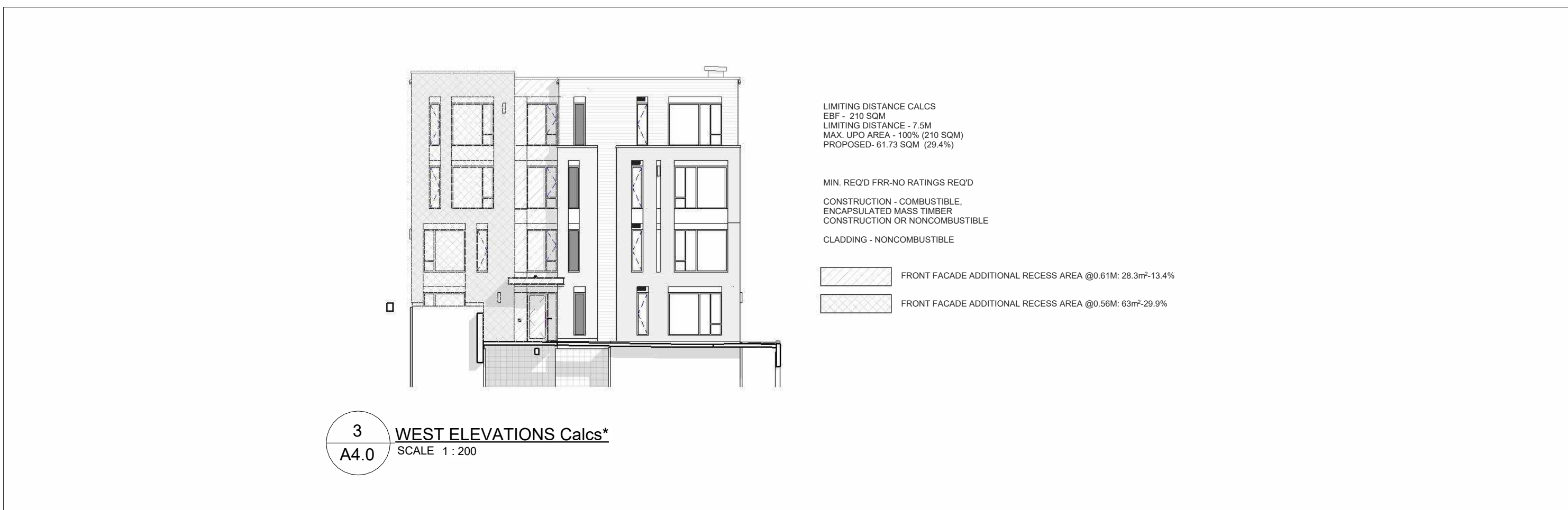


**4**  
**A2.8** 2-4 Floors  
SCALE 1/8" = 1'-0"

PLAN # 1941



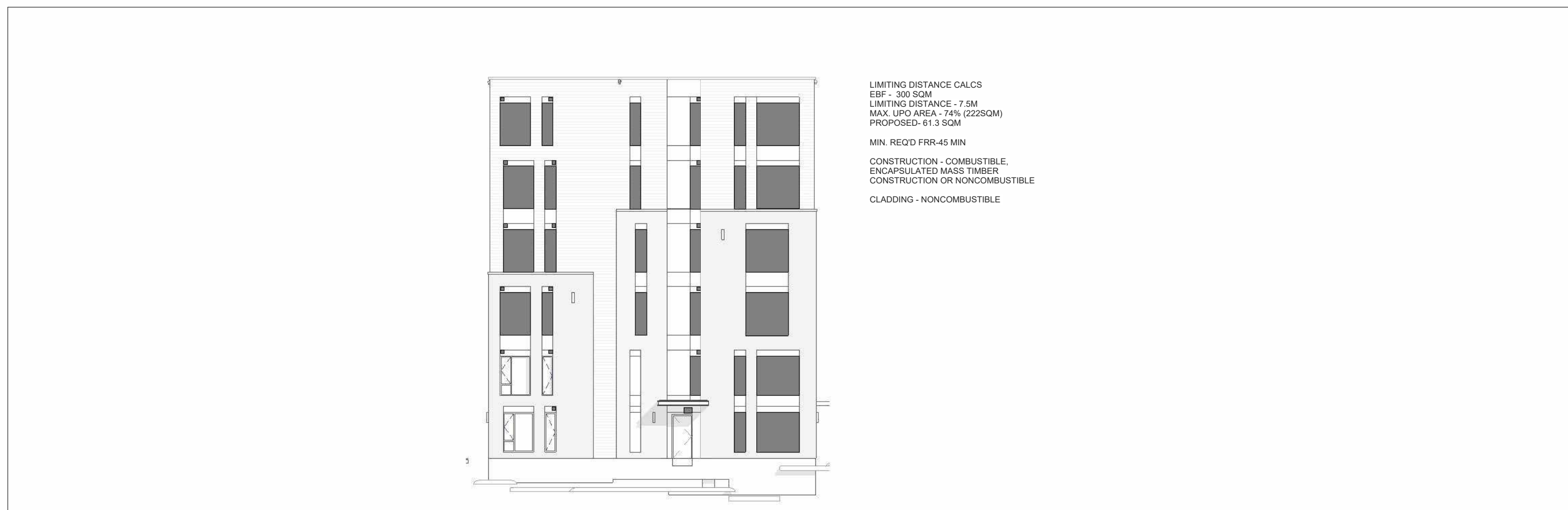
2 WEST ELEVATIONS (FRONT)\*  
SCALE 3/16" = 1'-0"



3 WEST ELEVATIONS Calcs\*  
SCALE 1 : 200



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

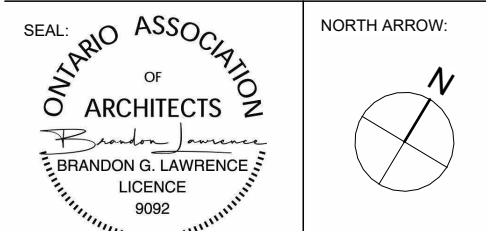


4 EAST ELEVATION CALCS\*  
SCALE 1 : 200

CLIENT NAME:  
JERSEY DEVELOPMENTS INC.

- 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-GREIGE                                                      |
| 2                  | BRICK MASONRY VENEER BY "GLEN-GERY" COSMOPOLITAN-MOUNTAIN SHADOW (NORMAN-11 5/8"), COLOUR-TBD                     |
| 3                  | ALUCOBOND ACM PANELS WITH REVEAL, COLOUR-MATCH TEXTURED COFFEE/CHAMPAGNE WAVE. SEE ELEVATIONS                     |
| 3a                 | LUX METAL SIDING, COLOUR-TEXTURED COFFEE (METALLIC)                                                               |
| 3b                 | LUX METAL SIDING, COLOUR-CHAMPAGNE WAVE (METALLIC)                                                                |
| 4                  | PRE-FINISHED ALUMINUM FASCIA (COLOUR - BLACK) CW RAISED PROFILE & SOFFIT, LONGBOARD COLOUR - DARK NATIONAL WALNUT |
| 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 CW PREFIN. METAL CAP FLASHING @ EDGE                                                   |
| 10                 | 4" HT. PRE-CAST CONCRETE SILL                                                                                     |
| 11                 | CEMENT PARING FOR EXPOSED FOUNDATION WALLS TO MIN. 8" BELOW GRADE                                                 |
| 13                 | ALUMINUM CURTAIN WALL - BLACK ANODIZED FINISH                                                                     |
| 14                 | VINYL WINDOW - BLACK                                                                                              |
| 14a                | SPRINKLER PROTECTED ALUMINUM WINDOW REFER MECH. DWGS                                                              |
| 16                 | MECH. WALL BOX-REFER MECH. DWGS (FINISH-TBD)                                                                      |
| 17                 | MECH. DOORHOUSE-REFER MECH. DWGS                                                                                  |



|     |            |                                   |
|-----|------------|-----------------------------------|
| 19  | 2026.08.26 | ISSUED FOR SPA RESPONSE 4 (SR4)   |
| 18  | 2026.07.17 | ISSUED FOR BP Comments Response 1 |
| 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  | 2026.05.11 | 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                          |



205-18 DEAKIN STREET  
OTTAWA, ONTARIO  
K2E 6B7  
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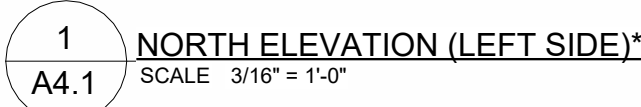
PROJECT:  
**RUSSELL DEVELOPMENT**  
71 RUSSELL AVE  
SHEET TITLE:  
**ELEVATIONS  
(WEST/EAST-FRONT/REAR)**

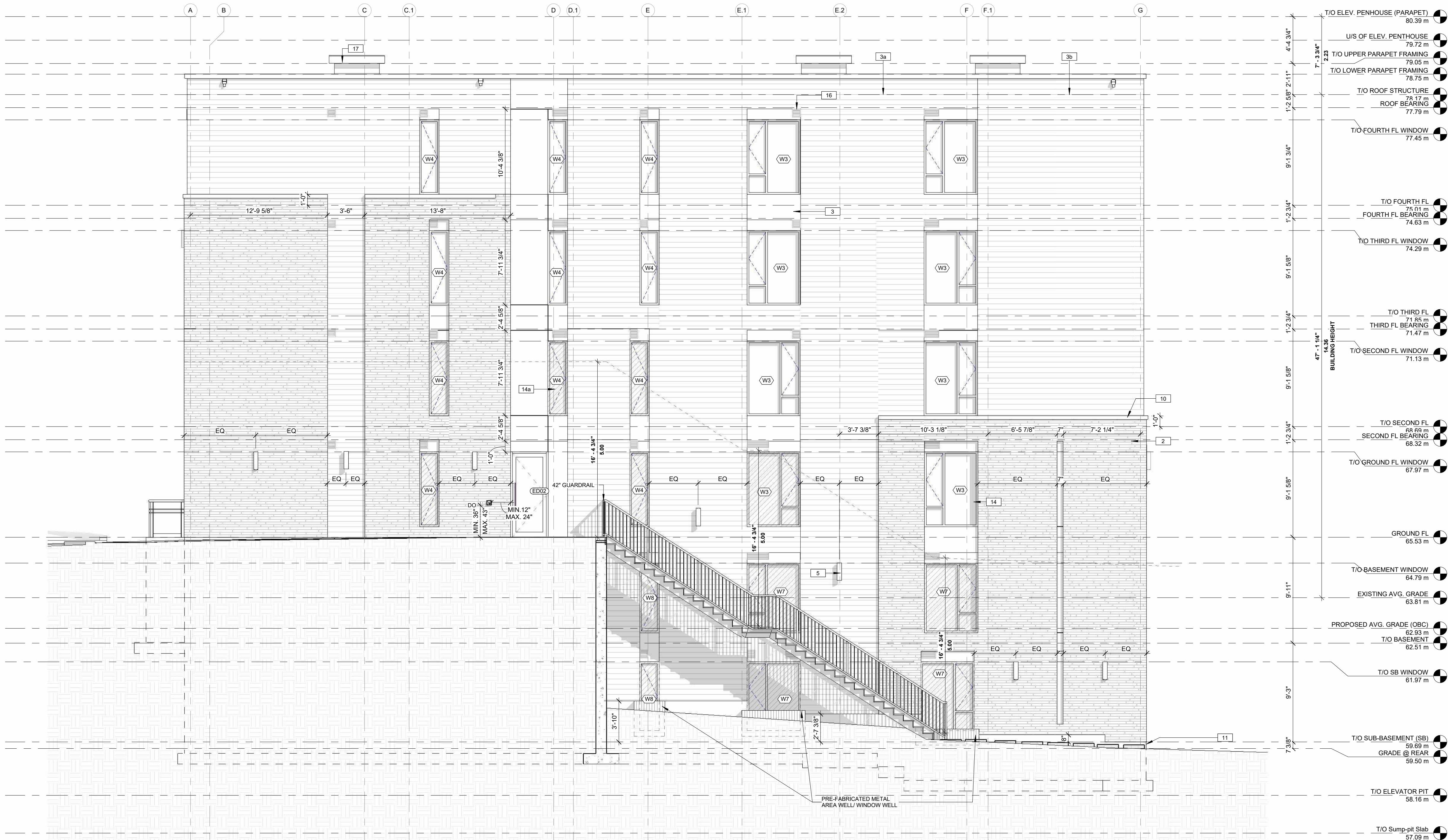
DRAWN BY:  
**Y.R.**  
PLOT DATE:  
**2026-08-26 3:21:03 PM**  
JOB NUMBER:  
**LA-1158-25**  
CHECKED BY:  
**B.L.**  
PROJECT DATE:  
**24-06-2025**  
SCALE:  
**As indicated**

**A4.0**

APPLICATION # D07-12-26-0014

PLAN # 1941





1  
A4.2 SOUTH ELEVATION (RIGHT SIDE)\*  
SCALE 3/16" = 1'-0"

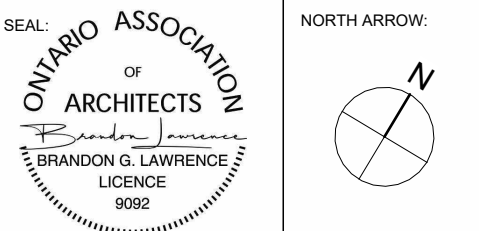


2  
A4.2 SOUTH ELEVATION Calcs\*  
SCALE 1:200

CLIENT NAME:  
JERSEY DEVELOPMENTS INC.

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| KEYNOTES-ELEVATION |                                                                                                                   |
|--------------------|-------------------------------------------------------------------------------------------------------------------|
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| 2                  | BRICK MASONRY VENEER BY "GLEN-GERY", COLOUR-MOUNTAIN SHADOW (NORMAN-11 5/8"), COLOUR-TBD                          |
| 3                  | ALUCOBOND ACM PANELS WITH REVEAL, COLOUR-MATCH TEXTURED COFFEE/CHAMPAGNE WAVE, SEE ELEVATIONS                     |
| 3a                 | LUX METAL SIDING, COLOUR-TEXTURED COFFEE (METALLIC)                                                               |
| 3b                 | LUX METAL SIDING, COLOUR-CHAMPAGNE WAVE (METALLIC)                                                                |
| 4                  | PREFINISHED ALUMINUM FASCIA (COLOUR - BLACK) C/W RAISED PROFILE & SOFFIT, LONGBOARD COLOUR - DARK NATIONAL WALNUT |
| 5                  | WALL MOUNTED LIGHT SCONCE - REFER TO ELECTRICAL PLANS                                                             |
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| 7                  | SUSPENDED CANOPY ROOF AREA C/W PREFIN. METAL CAP FLASHING @ EDGE                                                  |
| 10                 | 4" HT. PRE-CAST CONCRETE SILL                                                                                     |
| 11                 | CEMENT PARPING FOR EXPOSED FOUNDATION WALLS TO MIN. 8" BELOW GRADE                                                |
| 13                 | ALUMINUM CURTAIN WALL - BLACK ANODIZED FINISH                                                                     |
| 14                 | VINYL WINDOW - BLACK                                                                                              |
| 14a                | SPRINKLER PROTECTED ALUMINUM WINDOW REFER MECH. DWGS                                                              |
| 16                 | MECH. WALL BOX-REFER MECH. DWGS (FINISH-TBD)                                                                      |
| 17                 | MECH. DOORHOUSE-REFER MECH. DWGS                                                                                  |



| No. | DATE       | REVISION                          |
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| 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           |
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| 02  | 2025.11.27 | ISSUED FOR COORDINATION           |
| 01  | 2025.11.13 | ISSUED FOR REVIEW                 |



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K2E 6B7

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PROJECT:  
RUSSELL DEVELOPMENT

71 RUSSELL AVE  
SHEET TITLE:  
ELEVATIONS (SOUTH / RIGHT)

DRAWN BY:  
Y.R.  
PROJECT DATE:  
2026-08-26 3:21:09 PM  
JOB NUMBER:  
LA-1158-25  
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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| 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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| No. | DATE       | REVISION                          |



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PROJECT:  
**RUSSELL DEVELOPMENT**

71 RUSSELL AVE

SHEET TITLE:  
**BUILDING PERSPECTIVE**

DRAWN BY: Y.R.  
CHECKED BY: B.L.  
PLOT DATE: 2026-08-26 3:21:16 PM  
PROJECT DATE: 24-06-2025  
JOB NUMBER: LA-1158-25  
SCALE:

A4.3

APPLICATION # D07-12-26-0014

PLAN # 19441

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

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PROJECT:  
**RUSSELL DEVELOPMENT**

71 RUSSELL AVE  
SHEET TITLE:  
**BUILDING SECTIONS**

DRAWN BY:  
**Y.R.**

CHECKED BY:  
**B.L.**

PLST DATE:  
**2026-08-26 3:21:16 PM**

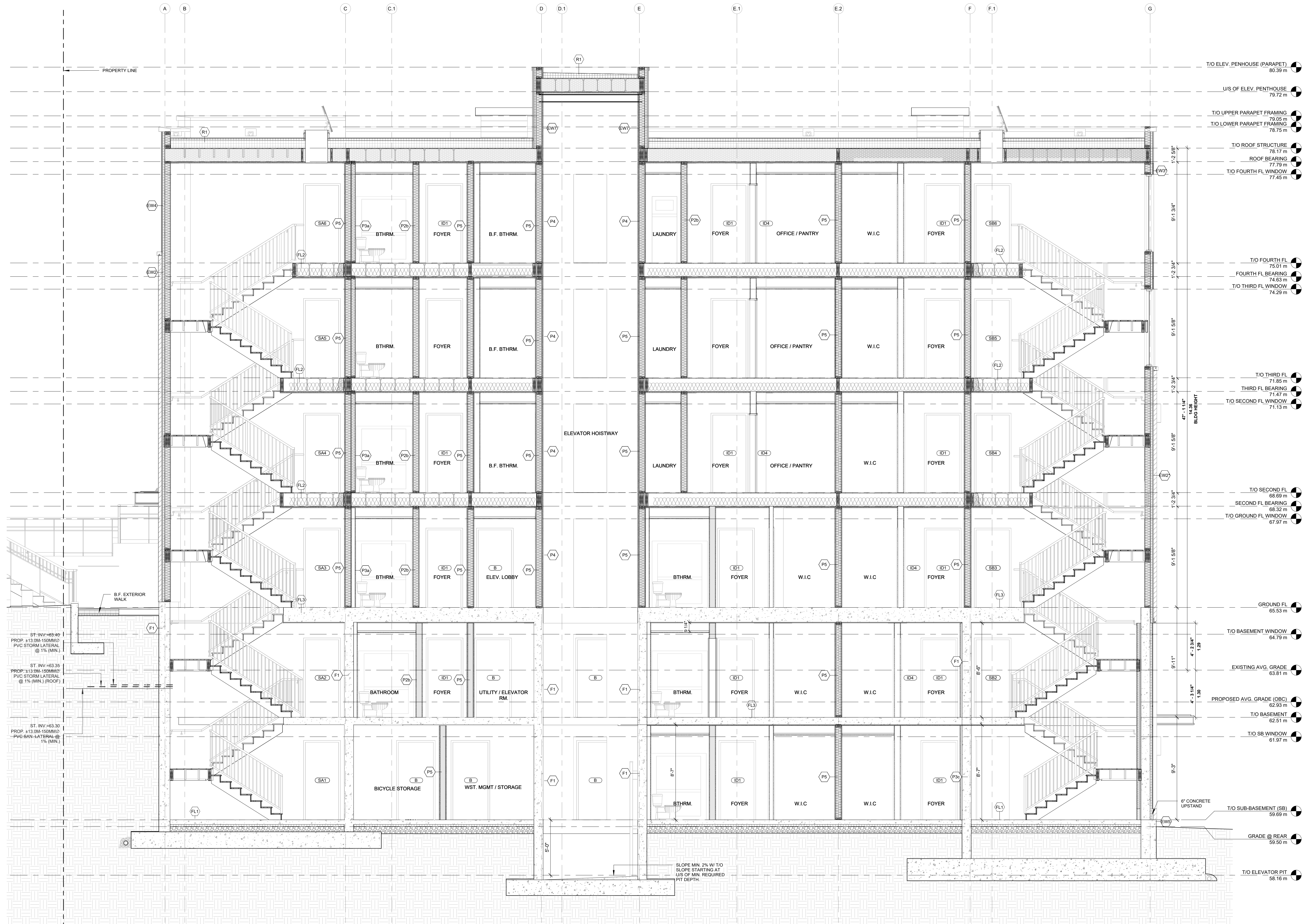
PROJECT DATE:  
**24-06-2025**

JOB NUMBER:  
**LA-1158-25**

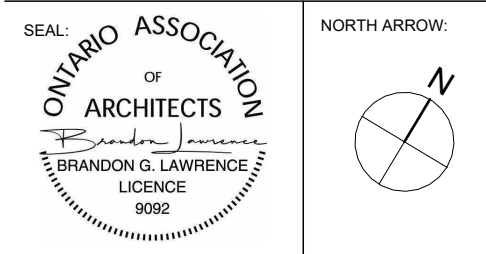
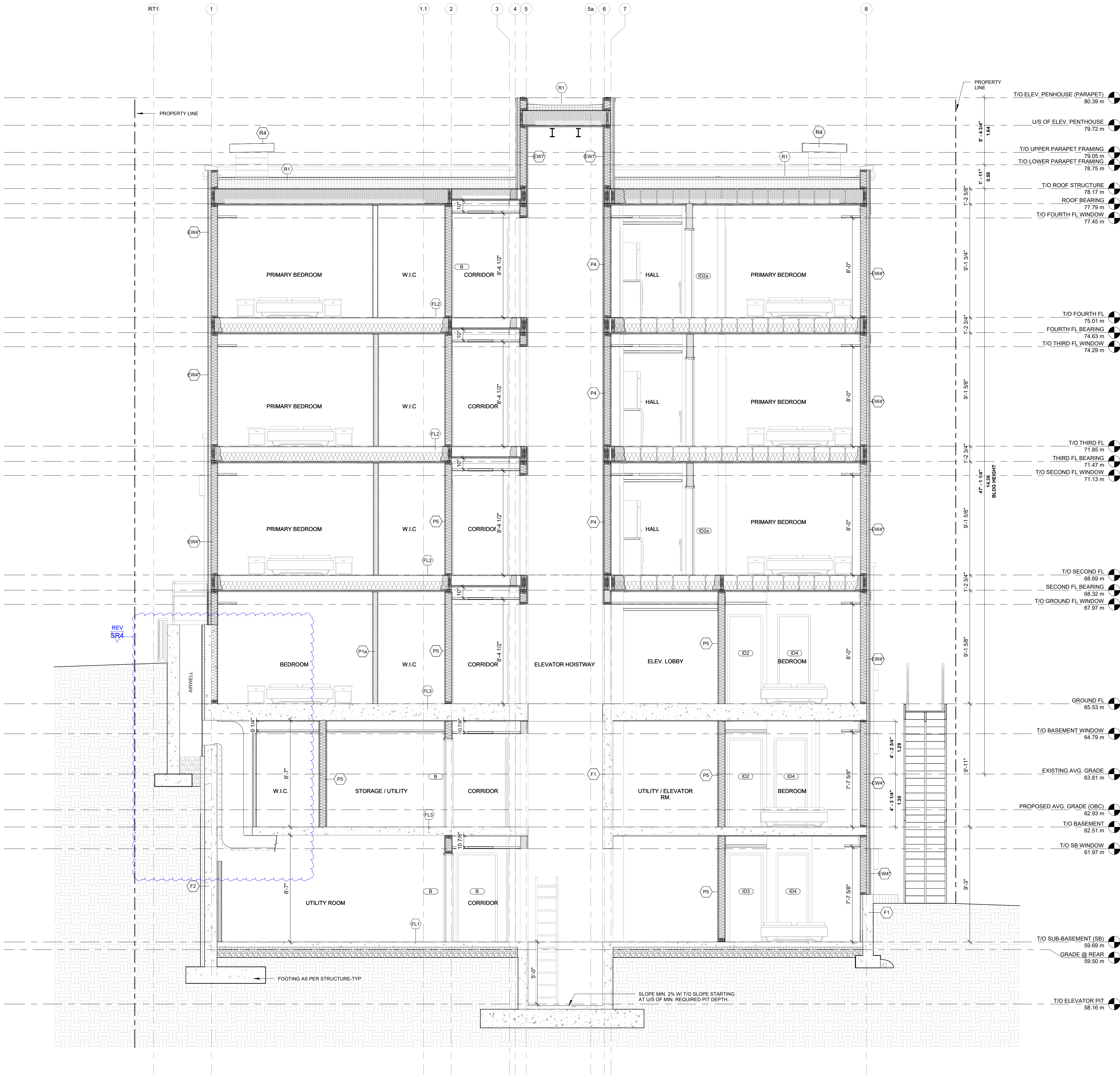
SCALE:  
**1/4" = 1'-0"**

A5.0

APPLICATION # D07-12-26-0014



1  
A5.0  
BUILDING SECTION (LONG.)  
SCALE 1/4" = 1'-0"



|     |            |                                   |
|-----|------------|-----------------------------------|
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| 01  | 2025.11.13 | ISSUED FOR REVIEW                 |
| No. | DATE       | REVISION                          |



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PROJECT:  
**RUSSELL DEVELOPMENT**

71 RUSSELL AVE  
SHEET TITLE:  
**BUILDING SECTIONS**

DRAWN BY:  
**Y.R.**

CHECKED BY:  
**B.L.**

PLST DATE:  
**2026-08-26 3:21:19 PM**

PROJECT DATE:  
**24-06-2025**

JOB NUMBER:  
**LA-1158-25**

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