



RUSSELL DEVELOPMENT

71 RUSSELL AVE

ISSUED FOR SPA RESPONSE 3

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ARCHITECTURAL



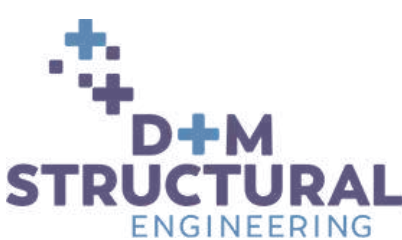
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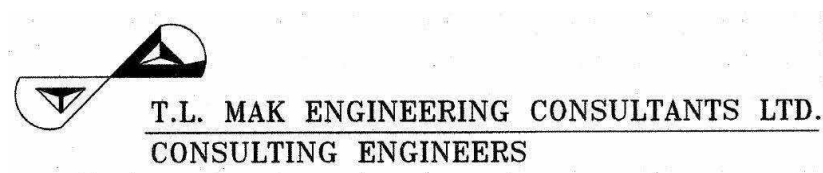
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MECHANICAL /
ELECTRICAL



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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 150MM DEEP STUDS SHOWN 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 DWM EL ELEC ELEV EIFS EP EQ EXP EX FA FD FEC FHC FIN FLR GL GB GYP HM HWT INT LTD MAX MECH MIN NO NTS OBC OH PT PVC RCP RD REIN REIN RVL S SIM SS TID TYP U/S VCT VEST WC	ACOUSTIC CEILING TILE ACCESS PANEL ARCHITECTURAL ASSEMBLY BUILDING GRADE BUILDING CATCH BASIN CENTER TO CENTER CONTROL JOINT CENTER LINE CEILING CLEAR COLUMN CONCRETE CARRPET CARD READER CURTAIN WALL COMPLETE WITH DIMENSION HANDICAP DOOR OPERATOR ELEVATOR ELECTRICALLY INSULATED & FINISH SYSTEM ELECTRICAL PANEL EQUAL EMERGENCY SCUPPER EXPOSED EXTERIOR FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FINISH FLOOR FIRE RESISTANCE RATING GLASS GLAZING GULL BAR GYPSUM LINERBOARD 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
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ANNOTATION LEGEND

SECTION CUT	
DRAWING NUMBER	ROOM NUMBER
ROOM TAG	Room name XxY Floor Finish
DOOR TAG	DOOR NUMBER
WINDOW TAG	
(B) BASEMENT (F) FIRST FLOOR (M) MAIN FLOOR (S) SECOND FLOOR (T) THIRD FLOOR	
CONSTRUCTION ASSEMBLY	
POINT ELEVATION TAG	ELEVATION HEIGHT
ELEVATION TAG	ELEVATION HEIGHT Name NAME OF ELEVATION
REVISION	REVISION LOCATION AND NUMBER
GRID TAG	GRID NUMBER
CALLOUT TAG	DRAWING NUMBER SHEET NUMBER

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.

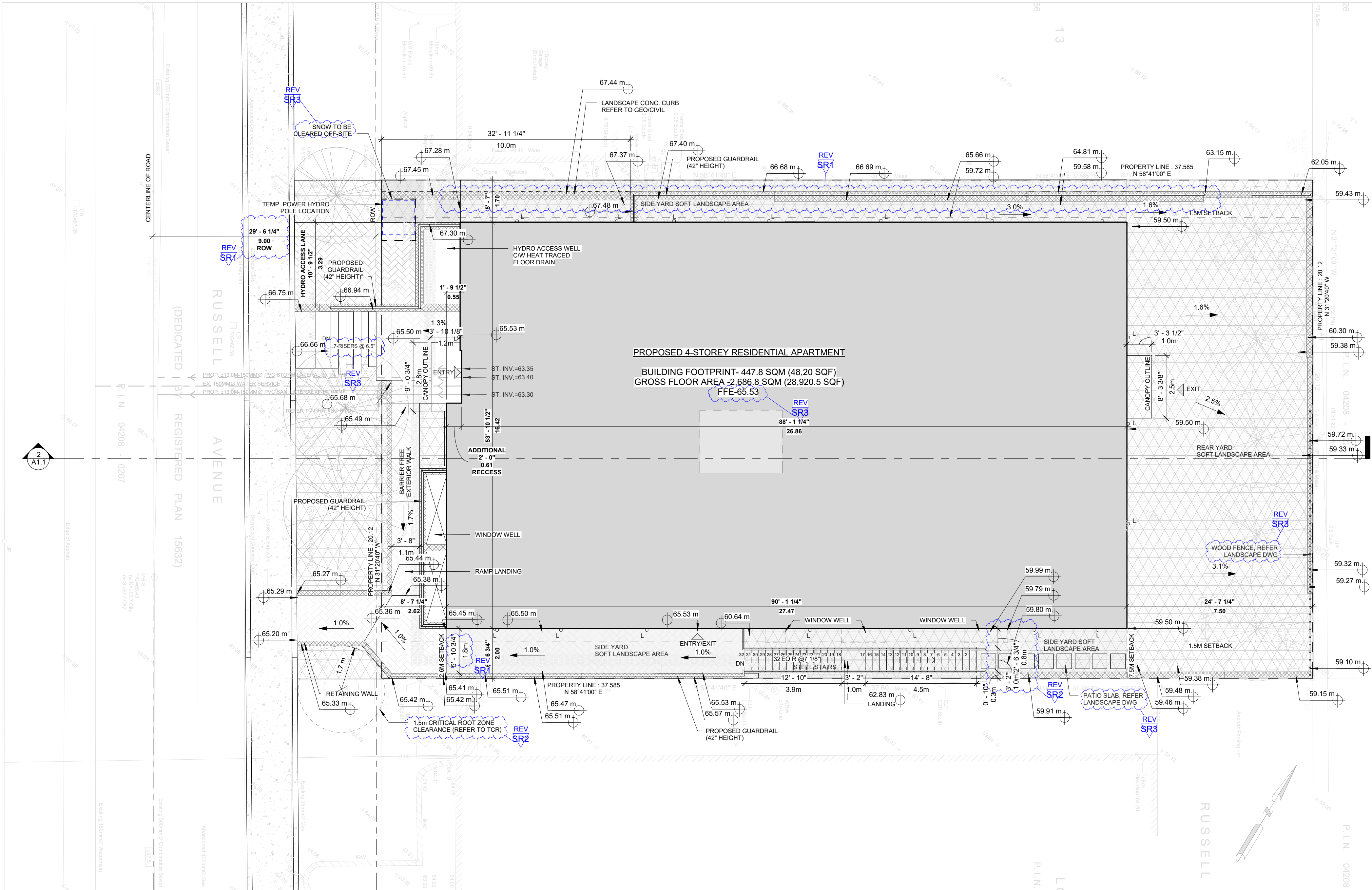
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES
EW1		LOAD-BEARING EXTERIOR WALL - MASONRY VENEER 3-1/2" MASONRY VENEER. REFER TO ELEVATIONS FOR TYPE (COLOUR & PROFILE TBD BY OWNER) CW TIES (INCL. INSULATION SUPPORT) & WEEP HOLES @ 2'-7" O.C. 1" AIR SPACE & MASONRY CAVITY MESH 2" RIGID INSULATION (R-10 CI) - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. 5/8" EXTERIOR GRADE SHEATHING 2x4" 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.E	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 2x1" 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. 6. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET CW 2x1" 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. 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 2x1" 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. 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 2x4" 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.E	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 2x1" 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. 6. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET CW 2x1" 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. 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 2x4" 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.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. 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 2x1" 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. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 5. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET CW 2x1" 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. 6. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET CW 2x1" 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. 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 2x4" 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.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. 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 2x1" 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. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 5. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET CW 2x1" 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. 6. ALL PARAPET LOCATIONS: INSIDE FACE OF PARAPET CW 2x1" 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. 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 1/2" 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 2x1" 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. 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 1/2" 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 2x1" 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. 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 2x4" 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 2x1" 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. 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 64MM 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 64MM 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 SITE PLAN
A1.0 SCALE 1" = 1'00"



2 LOCATION PLAN
A1.0 SCALE 1" = 80'-0"

SITE PLAN NOTES	
NOTE#	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHV	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 6MM X 150MM BASE PLATE WITH 4 BOLT HOLES, SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 10MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BFPS	PROVIDE VERTICALLY MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 200MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BF PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURCONNETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELEC.
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP. - REFER TO CIVIL
RLS	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP, RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE. - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL

ZONING PROVISIONS (R4UD(480))	
	NEW OVERHEAD DOOR
	NEW DOOR/ENTRANCE
	BICYCLE PARKING SPACE(1.8Mx0.6M)
	NO PARKING LINES
	NEW SIGN, REFER TO SIGN LEGEND
	FIRE ROUTE SIGN
	STREET LIGHT
	DESIGNATED ACCESSIBLE PARKING SPACE AS PER ADA
	BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWG'S
	PROPERTY LINE
	MINIMUM SETBACKS (ZONING)
	FENCE

PROJECT LEGAL DESCRIPTION		PROJECT ZONING REVIEW / STATISTICS	
PIN 04208-0265 LOT 14 REGISTERED PLAN 58319		CITY OF OTTAWA 71 RUSSELL AVE, OTTAWA, ON K1N 7X2 JERSEY DEVELOPMENT INC. REGISTERED OWNER: LOT AREA: 756.32 sq.m LOT AREA (TAKEN FROM GEO-OTTAWA PARCEL INFORMATION)	
EAST SIDE OF RUSSELL AVENUE CITY OF OTTAWA		RAUD LOW-RISE APARTMENT DWELLING (8 OR MORE UNITS) 4 STOREY APARTMENT BUILDING (28 RESIDENTIAL UNITS)	
FARLEY, SMITH & DNIS SURVEYING LTD. FILE NO.: 591-17 DATE: JANUARY, 2018			
BUILDING AREAS		SQ.M.	SQ.FT.
BUILDING FOOTPRINT		447.8 M ²	4,820 FT ²
GROSS FLOOR AREA:			
BASEMENT		447.8 M ²	4,820 FT ²
SUB-BASEMENT		447.8 M ²	4,820 FT ²
GROUND FLOOR		447.8 M ²	4,820 FT ²
SECOND FLOOR		447.8 M ²	4,820 FT ²
THIRD FLOOR		447.8 M ²	4,820 FT ²
FOURTH FLOOR		447.8 M ²	4,820 FT ²
TOTAL		2,686.8 M ²	28,920 FT ²
ZONING PROVISIONS (R4UD(480))		REQUIRED	PROVIDED
MIN. LOT WIDTH	S162, TABLE 162A	15M	20.12M
MIN. LOT AREA	S162, TABLE 162A	450M ²	756.32M ²
MAX. BUILDING HEIGHT	S162, TABLE 162A	14.5M	14.36M
MIN. FRONT YARD SETBACK	S144(1)(A); S162, TABLE 162A	1.4 SO (D) MIN. 1.5 APPLIES	2.62M
MIN. REAR YARD SETBACK TABLE 144A(III)	S143(3)(A)	11.27M (30% OF LOT DEPTH)	7.5M (20.02% OF LOT DEPTH)
MIN. REAR YARD AREA	S143(3)(A)	189.12M ² (25% OF LOT AREA)	151.67M ² (20.04% OF LOT AREA)
MIN. INTERIOR YARD SETBACK	S162, TABLE 162A	1.5M	2.0M, 1.7M
MIN. AREA OF SOFT LANDSCAPING IN REAR YARD	S161(15)(B)(i)	AREA=450M ² ; 50% OF REAR YARD AREA	100%
	S161(15)(B)(ii)	MIN. AGGREGATE AREA OF 25M ² , W/ ONE DIMENSION >= 2M	
MIN. LANDSCAPED AREA	S161(8)	226.95M ² (30% OF LOT AREA)	294.6M ² (38.9% OF LOT AREA)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	S161, TABLE 161	10.46M ² (20% FOR LOT WITH FYS 1.9M-3M)	41.9M ² (78.5% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE: 25% WINDOWS=52.5M ²	29.4%+61.73M ²
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.6M (MIN. 20% OF FRONT FACADE)	0.61M (28.3M-13.4%), 0.56 (63M-29.9%)
MIN. PARKING SPACE	S106(1)	2.6m (WIDTH) x 5.2m (LENGTH) MAX. WIDTH=3.1M	N/A
UNIT BREAKDOWN	S161(16)	25% 2 BEDROOM UNITS TOTAL UNITS: 28 MIN. 2-BEDROOM UNITS: 7	43% PROVIDED TOTAL 2-BEDROOM UNITS: 12
MAX. DRIVEWAY WIDTH	S139, TABLE 139(3)(iii)	3M, NO DOUBLE DRIVEWAY PERMITTED	N/A
DRIVEWAY SEPARATION FROM INTERIOR LOT LINE	S139, TABLE 139(3)(iii)	0.15M (LANDSCAPED / DECORATIVE BRICK)	N/A
MIN. BICYCLE PARKING	S111, TABLE 111A(8)	14 (0.5 PER DWELLING UNIT)	32
MIN. NUMBER OF PARKING SPACES (RESIDENT)	S110	S1013(A) PARKING ONLY REQUIRED FOR UNITS > 12: 16 UNITS @ 0.5 SPACES PER DU = 8 SPACES	0 SPACES
MIN. NUMBER OF PARKING SPACES (VISITOR)	S102	S102(2) 0 SPACES <= 12 SPACES TABLE 102 (1) SPACES PER DU @ 16 UNITS = 1.6 (2 SPACES)	0 SPACES
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(i)	A DISTANCE OF 1/2 THE DEPTH OF THE FRONT, REAR OR CORNER SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE	FRONT - 1.2M REAR - 1.0M
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(ii)	1.8 M INTO AN INTERIOR SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO A SIDE LOT LINE	N/A
ENCROACHMENTS: OPEN STAIRWAYS	S65(5)(B)(i)	WHERE AT OR BELOW THE FLOOR LEVEL OF THE FIRST FLOOR: 1. IN THE CASE OF THE INTERIOR SIDE YARD OR REAR YARD: NO LIMIT, AND 2. IN THE CASE OF THE FRONT YARD OR CORNER SIDE YARD: NO CLOSER THAN 0.6 M TO A LOT LINE, AND	2.3M / 7'-9" BEYOND FRONT PROPERTY LINE
ENCROACHMENTS: OPEN STAIRWAYS	S65(4)(B)(ii)	OTHER CASES: IN THE CASE OF ANY YARD, 1.5 M BUT NOT CLOSER THAN 1 M TO A LOT LINE, EXCEPT THAT, SWITCHBACK STAIRS AND LANDINGS MAY PROJECT 2.2M INTO THE REAR YARD WHERE THESE ARE INTENDED TO PROVIDE A MEANS OF EGRESS FOR DWELLING UNITS LOCATED ON THE SECOND AND HIGHER STOREYS.	0.3M / 1'-1" EXTERIOR FACE OF STAIR TO PROPERTY LINE

BUILDING FLOOR STATISTICS-APARTMENT TYPES (TOTAL)				
FLOOR LEVEL	SUITE COUNT	SUITE TYPES	TWO BEDROOM	TWO BED + OFFICE/PANTRY
		ONE BEDROOM		
SUB-BASEMENT	3	2	1	N/A
BASEMENT	5	4	1	N/A
GROUND FLOOR	5	4	1	N/A
SECOND FLOOR	5	2	3	N/A
THIRD FLOOR	5	2	2	1
FOURTH FLOOR	5	2	2	1
TOTAL	28	16	10	2
SUITE MIX	100%	12/28=57.14%	12/28= 42.86%	

BUILDING FLOOR STATISTICS-APARTMENT TYPES (BARRIER FREE UNITS - OBC 2024 3.8.2.1(7))				
FLOOR LEVEL	SUITE COUNT (B.F. ONLY)	SUITE TYPES	TWO BEDROOM	TWO BED + OFFICE/PANTRY
		ONE BEDROOM		
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%

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

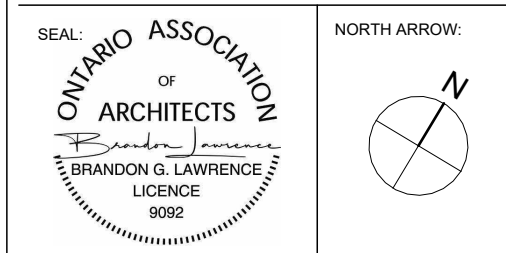
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

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.



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

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

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE
SHEET TITLE:
SITE PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

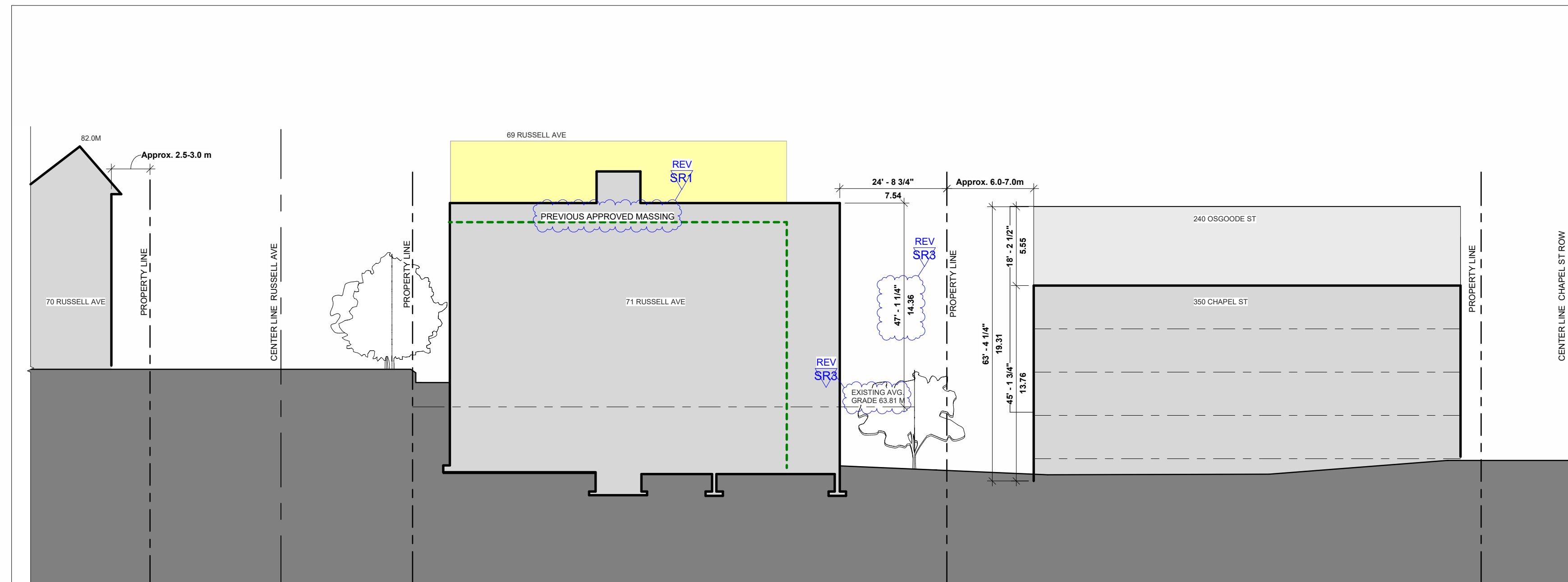
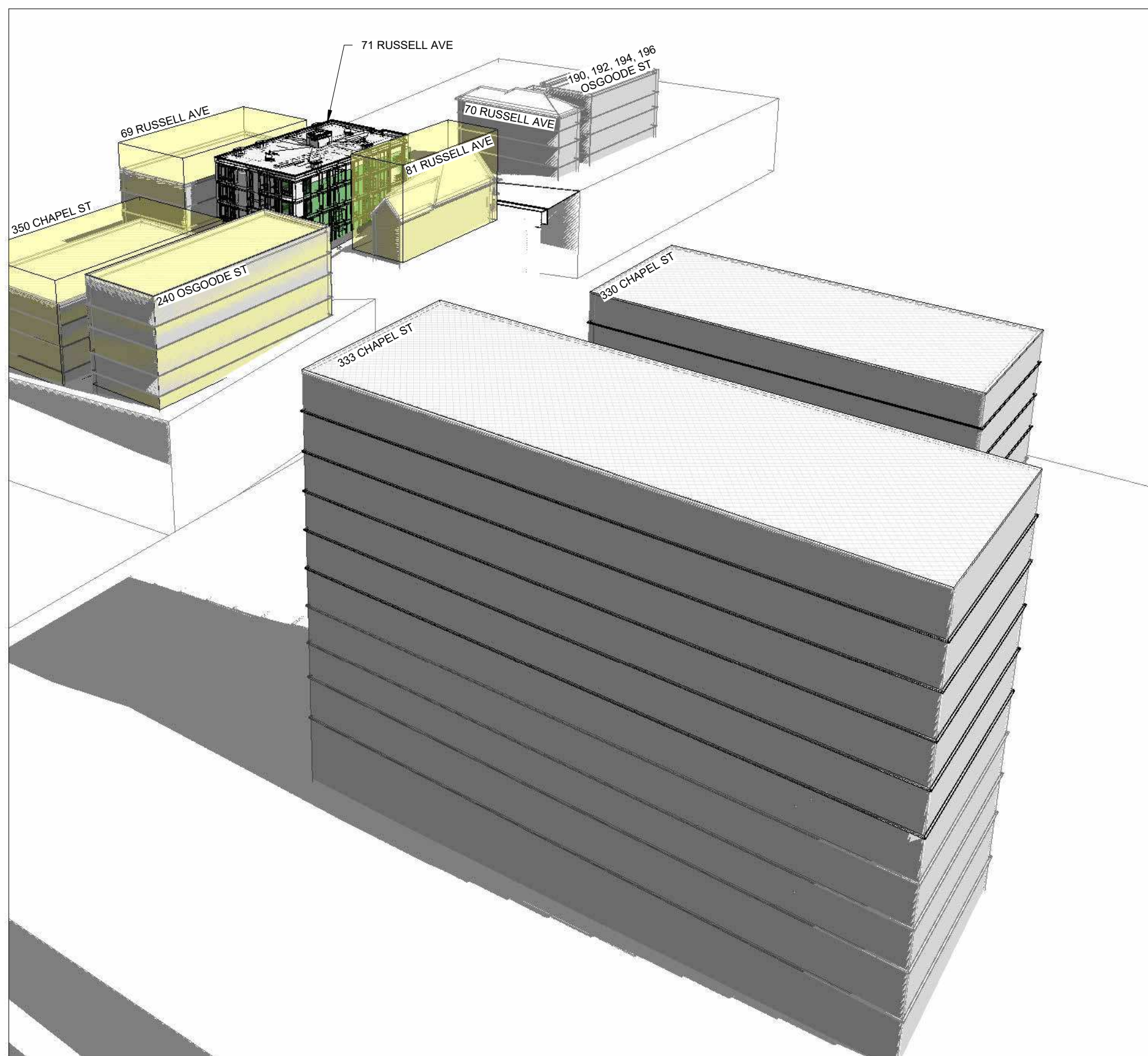
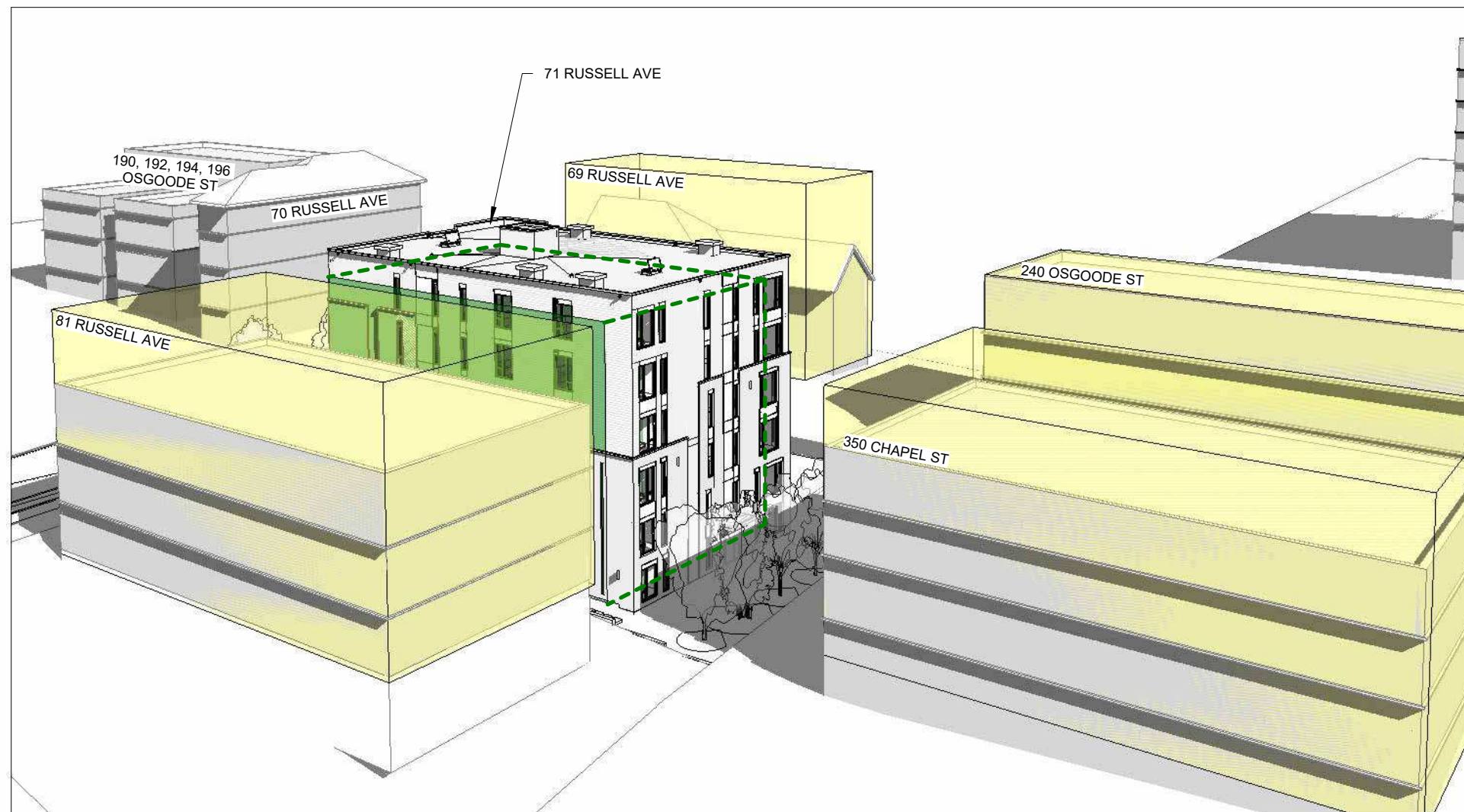
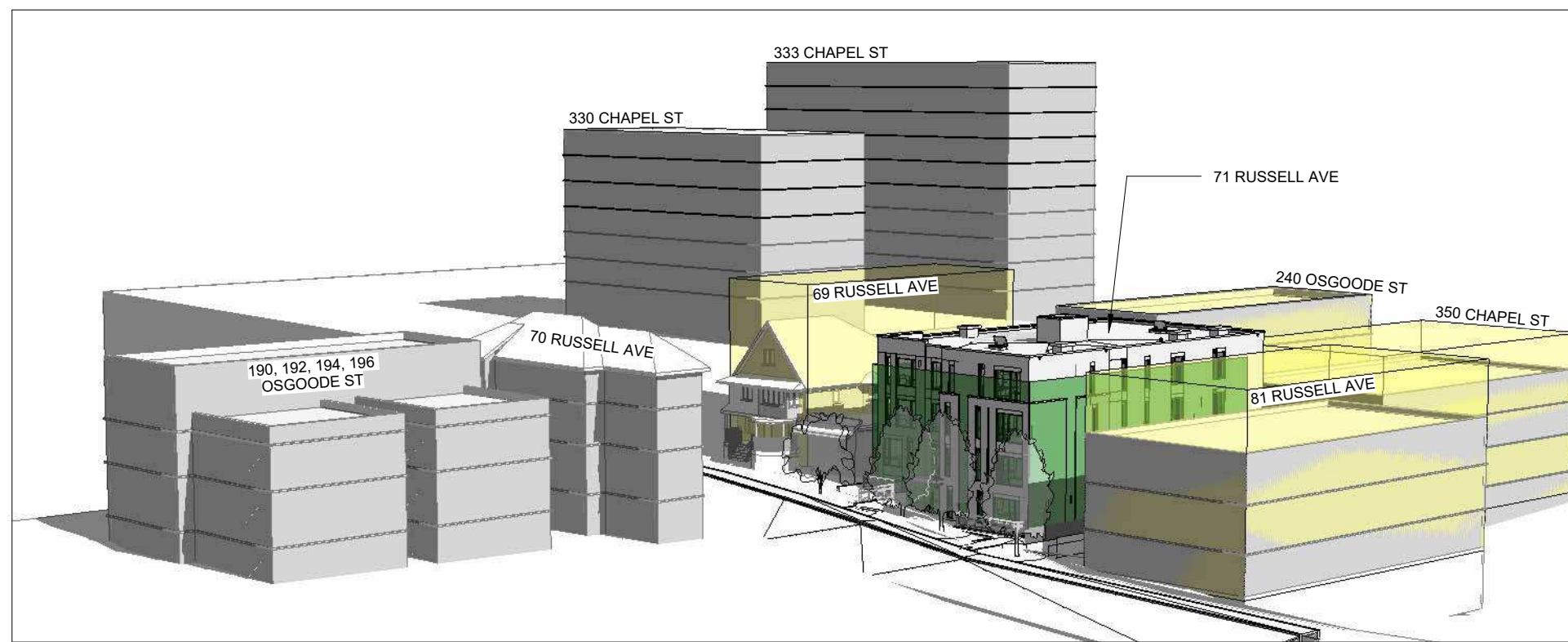
PROJECT DATE:
2026-07-13 1:35:14 PM

24-06-2025

JOB NUMBER:
LA-1158-25

SCALE:
As indicated

A1.0



CLIENT NAME:

ERSEY DEVELOPMENTS INC.

NOTES:

ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND TENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

DO NOT SCALE DRAWINGS

ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY

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

LEGEND

AS-OF-RIGHT PER
BY-LAW 2026-050

LIQUID

REV
CD4REV
CDA

REALTOR
 ONTARIO ASSOCIATION
 OF
 ARCHITECTS
 Brandon Lawrence
 BRANDON G. LAWRENCE
 LICENCE
 9092

NORTH ARROW:

2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
2026.07.08	ISSUED FOR COORDINATION
2026.06.26	ISSUED FOR COORDINATION
2026.06.11	ISSUED FOR COORDINATION
2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
2026.05.26	ISSUED FOR COORDINATION
2026.05.19	ISSUED FOR BUILDING PERMIT
2026.05.05	ISSUED FOR COORDINATION
2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
2026.02.09	ISSUED FOR SPC SUBMISSION
2026.01.29	ISSUED FOR COORDINATION
2025.12.23	ISSUED FOR COORDINATION
2025.12.11	ISSUED FOR COORDINATION
2025.12.08	ISSUED FOR COORDINATION
2025.12.05	ISSUED FOR COORDINATION
2025.11.27	ISSUED FOR COORDINATION
2025.11.13	ISSUED FOR REVIEW
DATE	REVISION



4-18 DEAKIN STREET
TAWA, ONTARIO
E 8B7

613) 739.7770
INFO@LAWRENCEARC.COM

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LAWRENCE ARCHITECT INCORPORATED
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PROJECT:
RUSSELL DEVELOPMENT

RUSSELL AVE

HEET TITLE:

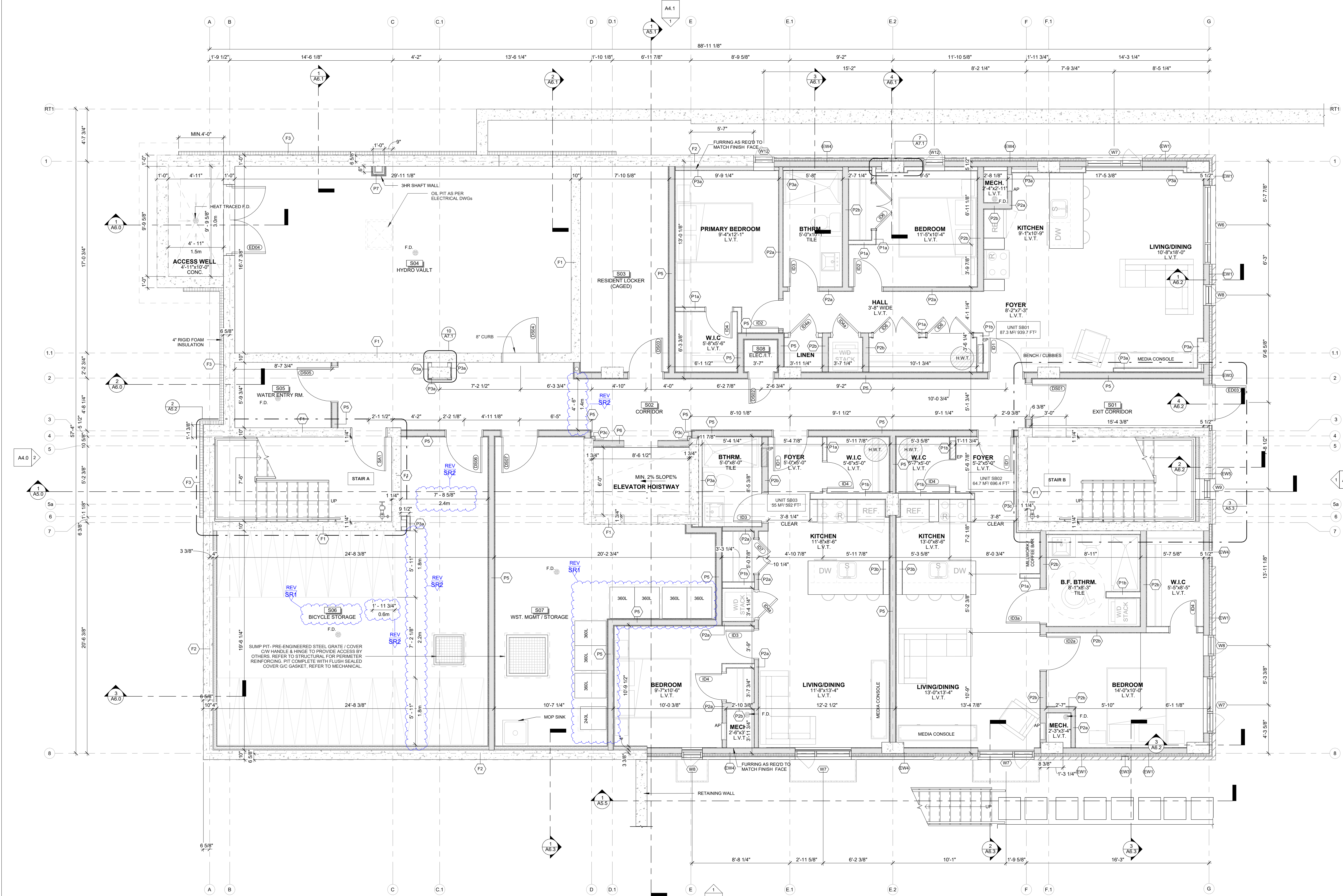
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DRAWN BY: R.	CHECKED BY: B.L.
NOT DATE: 26-07-13 1:35:17 PM	PROJECT DATE: 24-06-2025
BS NUMBER: A-1158-25	SCALE: As indicated

A1.1

PLAN # 19441

APPLICATION # D07-12-26-0014



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

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:
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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	2026.05.11	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

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:
SUB-BASEMENT PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

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

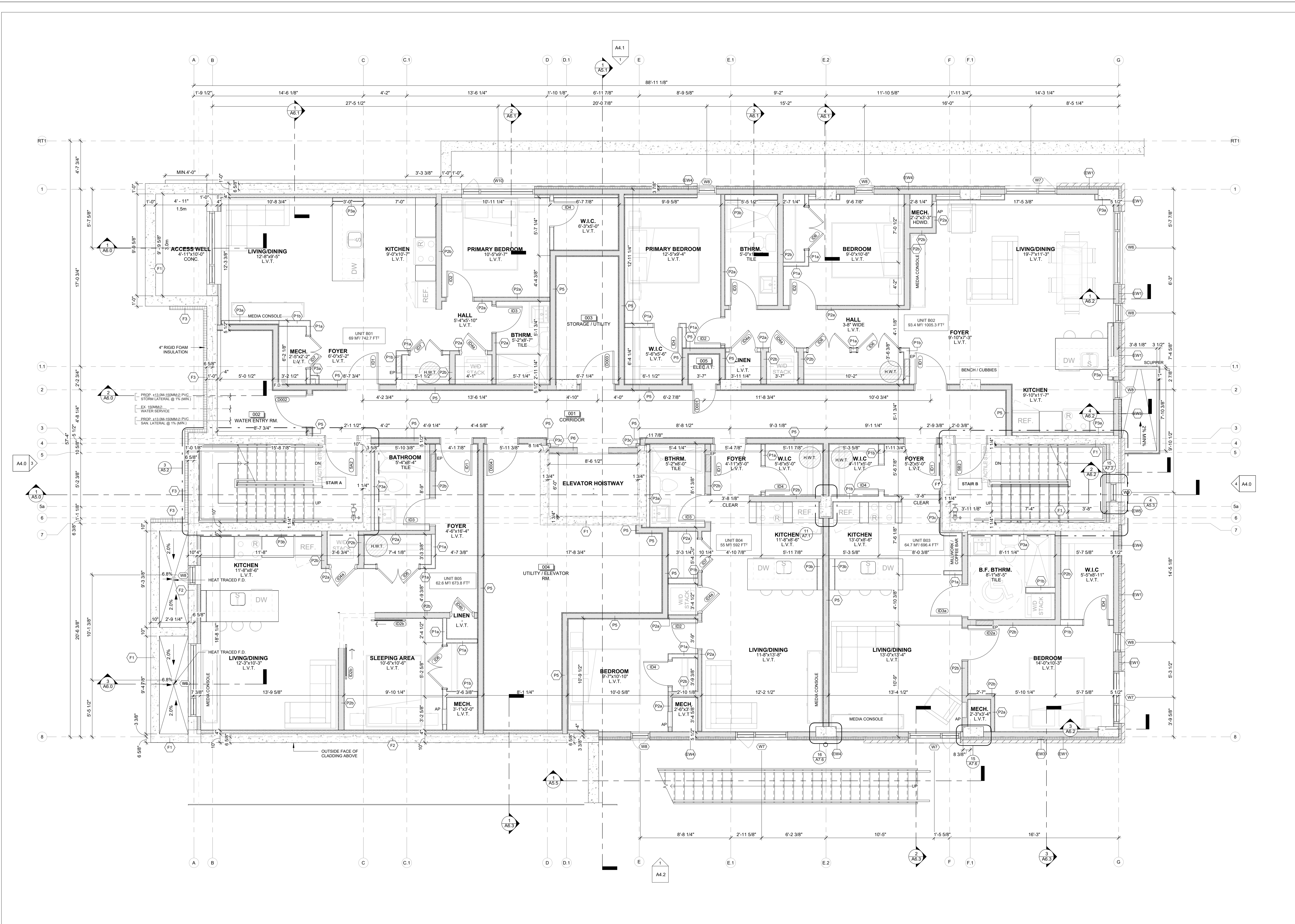
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

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.

NOTES:
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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
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 6B7
T: (613) 739-7770
E: INFO@LAWRENCEARC.COM

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

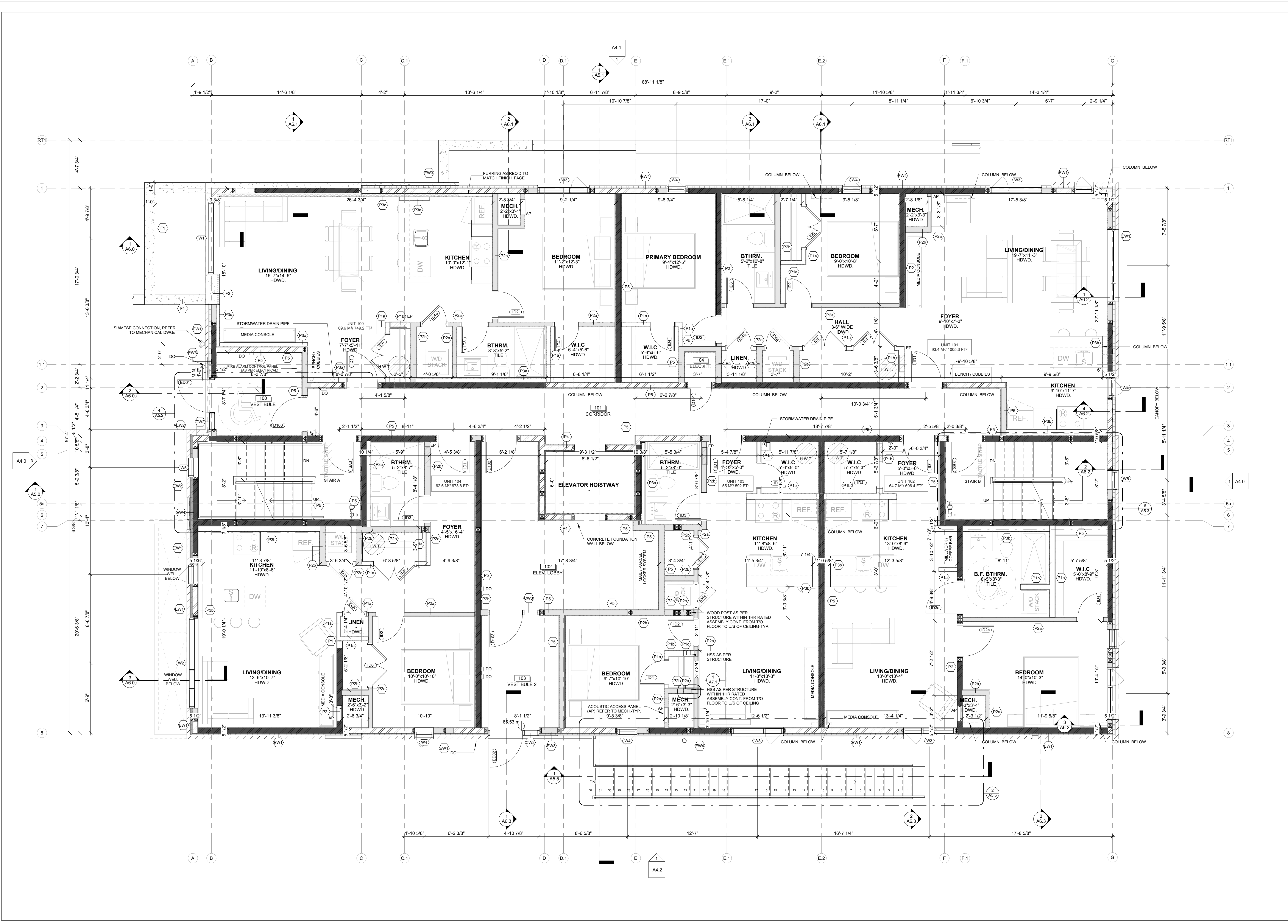
JOB NUMBER:
LA-1158-25

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.

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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: **OLYMPIA 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

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

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

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

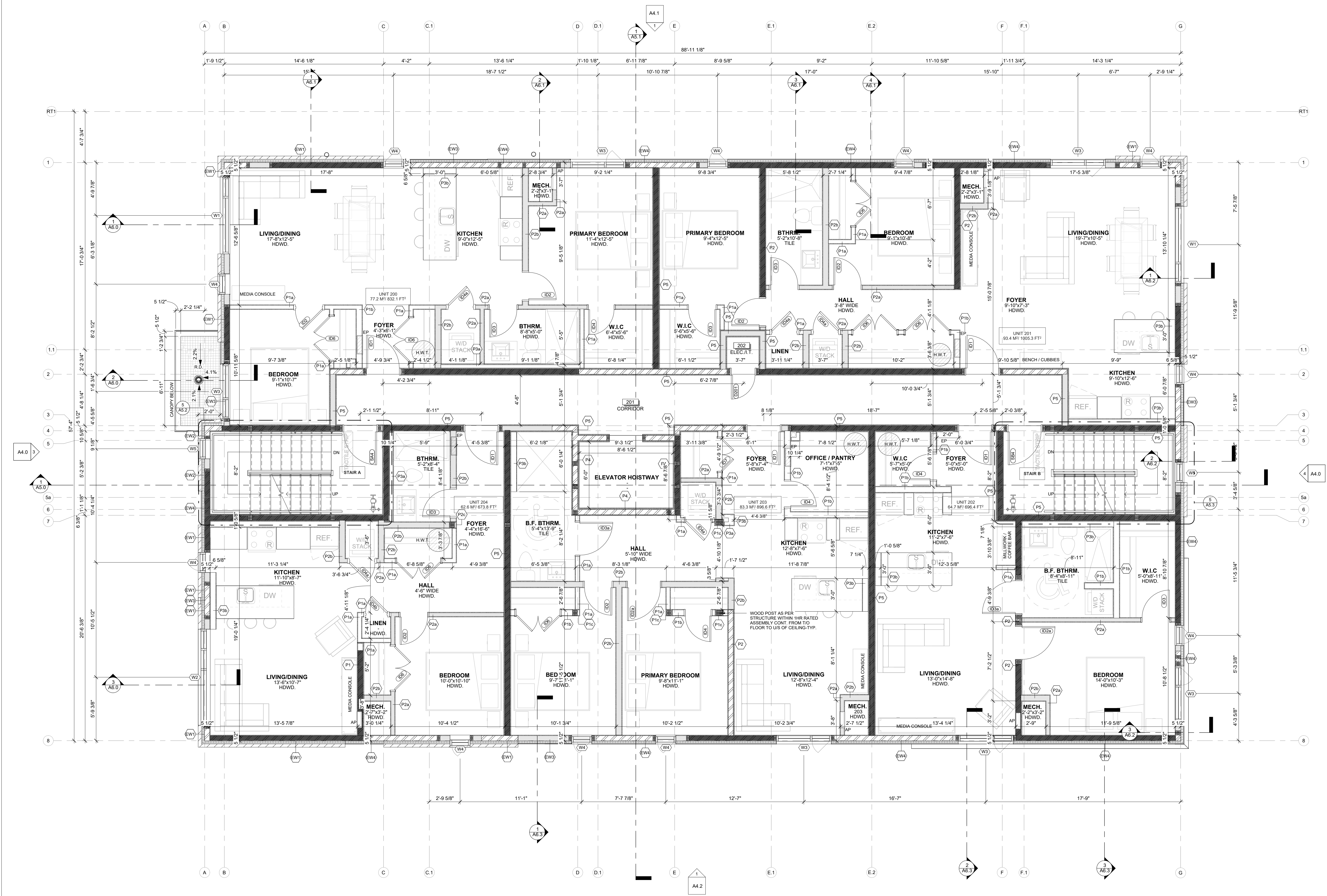
PROJECT DATE:
24-06-2025

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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- 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)
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11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
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07	2026.01.29	ISSUED FOR COORDINATION
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02	2025.11.27	ISSUED FOR COORDINATION
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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.

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

PROJECT DATE:
24-06-2025

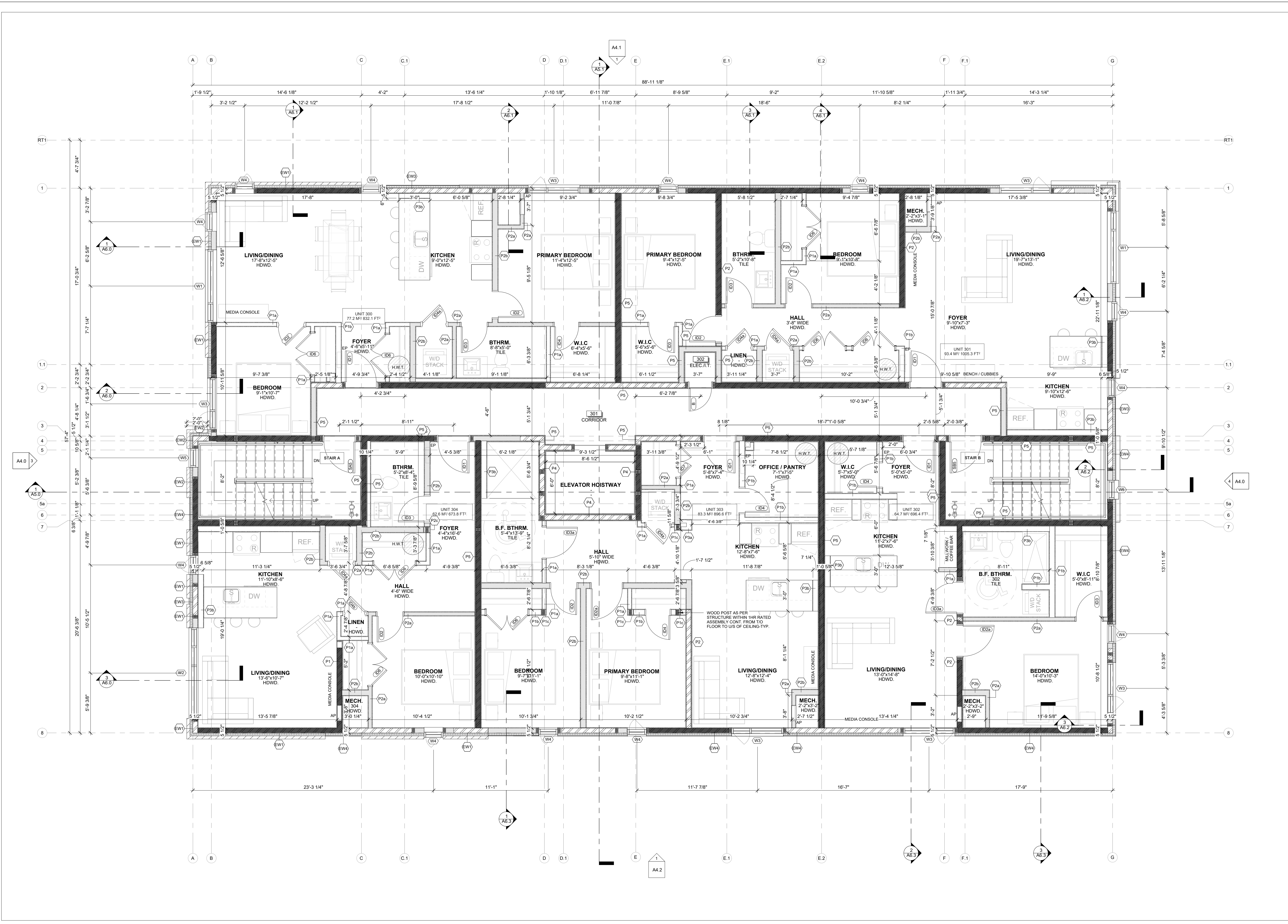
JOB NUMBER:
LA-1158-25

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.

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• 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
OTTAWA, ONTARIO
K2E 8B7
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

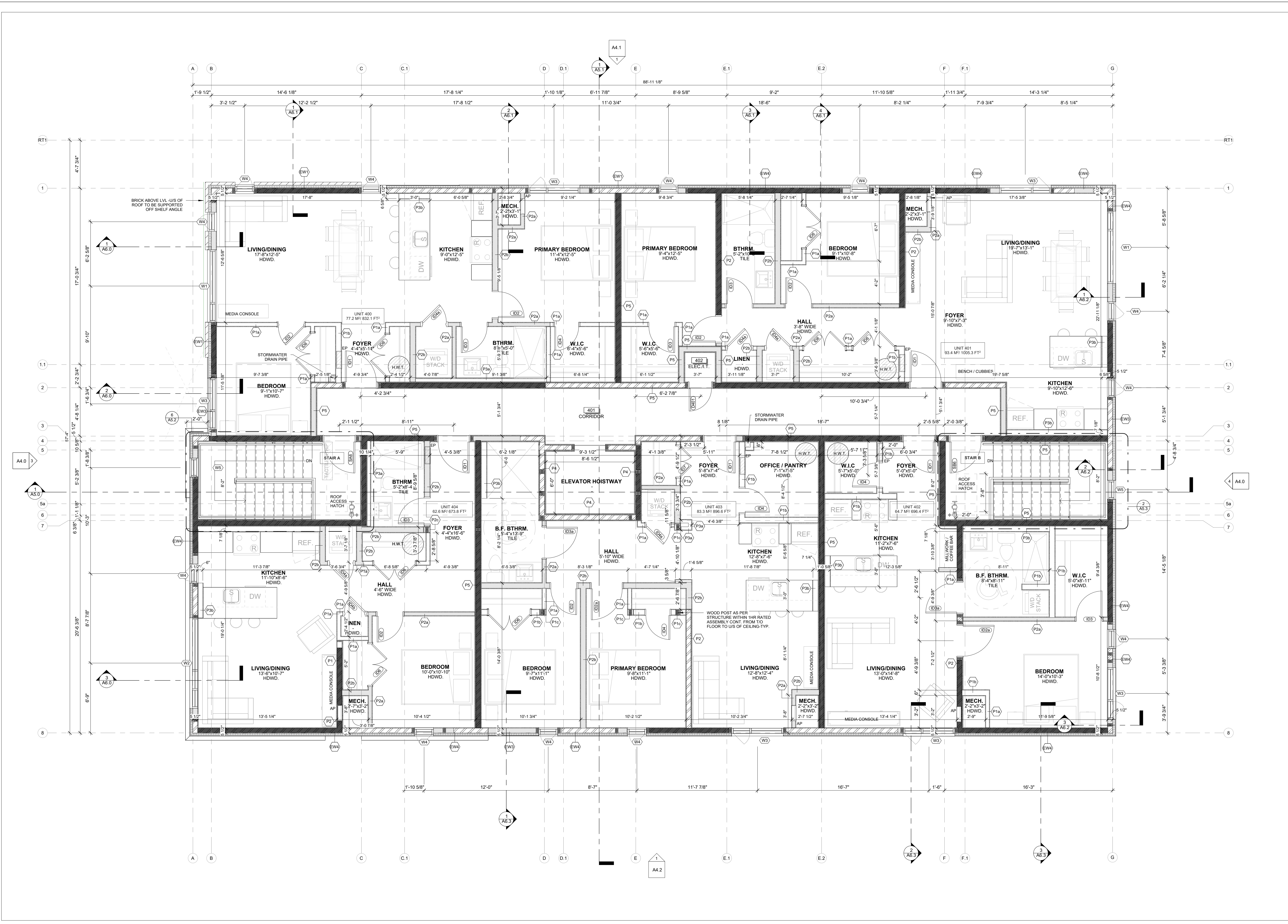
JOB NUMBER: LA-1158-25

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.

NOTES:
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- ALL EXTERIOR WALLS ARE LOAD BEARING

INSULATED WALL

NON-INSULATED WALL

ENGINEERED SHEAR WALL

LOADBEARING WALL

SEAL: 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
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
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07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	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

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

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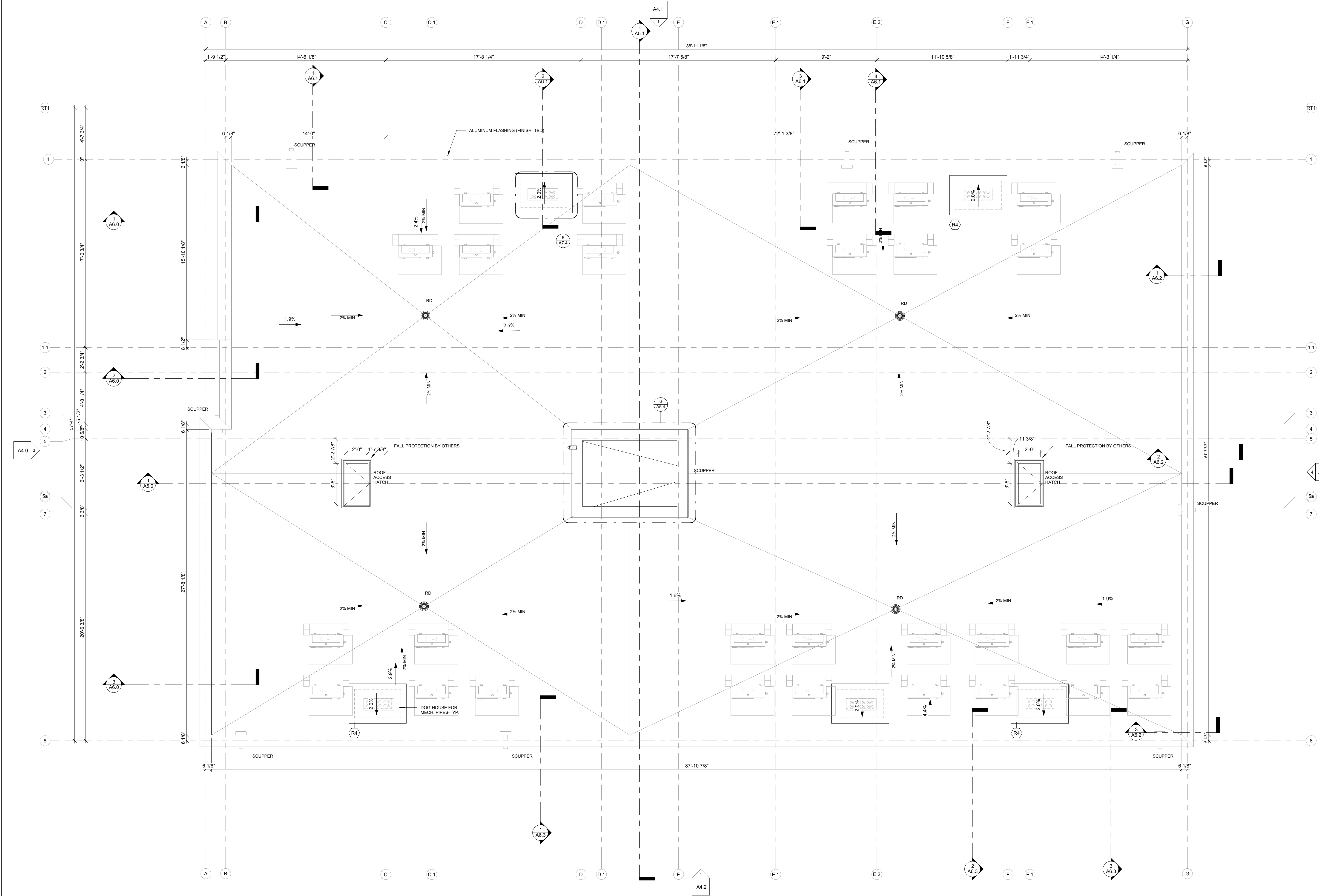
PROJECT:
RUSSELL DEVELOPMENT
71 RUSSELL AVE
SHEET TITLE:
FOURTH FLOOR PLAN

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



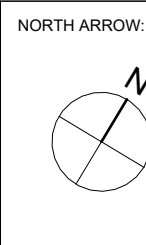
1
A2.7
ROOF PLAN
SCALE: 1/4" = 1'-0"

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
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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 8B7

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

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LAWRENCE ARCHITECT INCORPORATED
REPRODUCTION IS NOT PERMITTED

PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:
ROOF PLAN

DRAWN BY: Y.R.	CHECKED BY: B.L.
PLST DATE: 2026-07-13 1:35:33 PM	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: 1/4" = 1'-0"

A2.7

APPLICATION # D07-12-26-0014

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

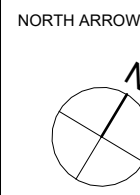
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- 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

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
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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



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

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PROJECT:
RUSSELL DEVELOPMENT

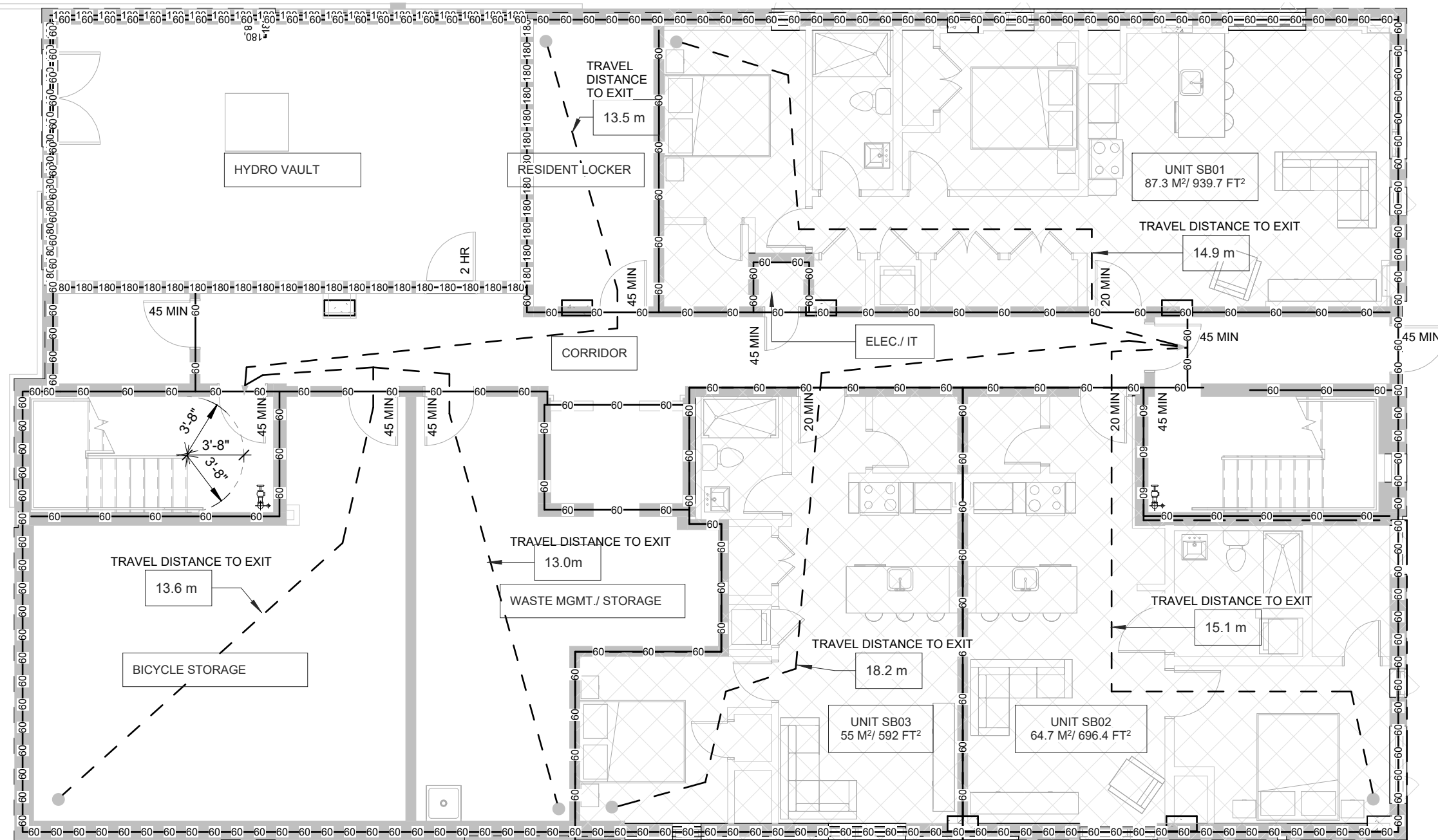
71 RUSSELL AVE

SHEET TITLE:
FIRE SAFETY PLANS

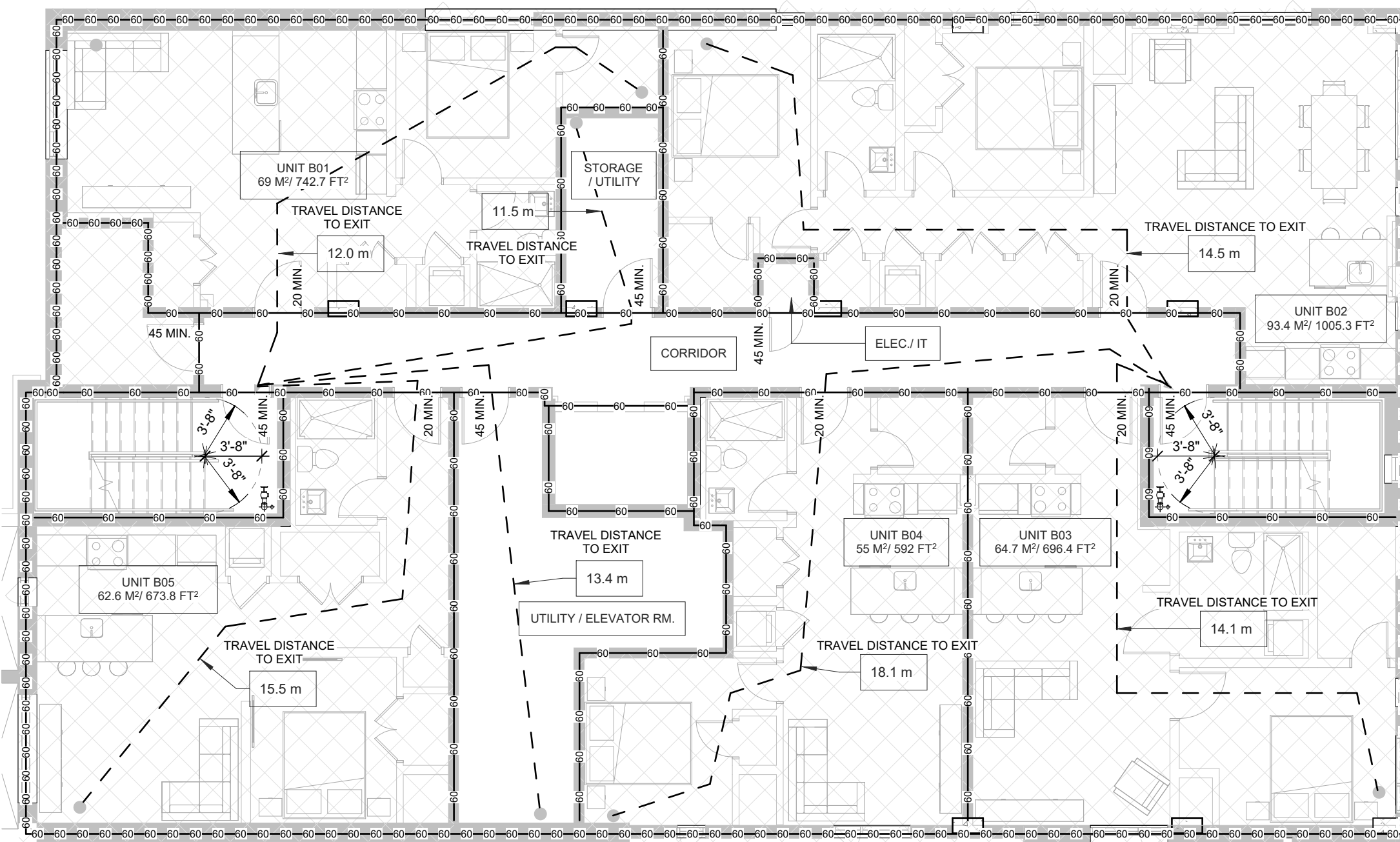
DRAWN BY: Y.R.	CHECKED BY: B.L.
PLST DATE: 2026-07-13 1:35:35 PM	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: As indicated

A2.8

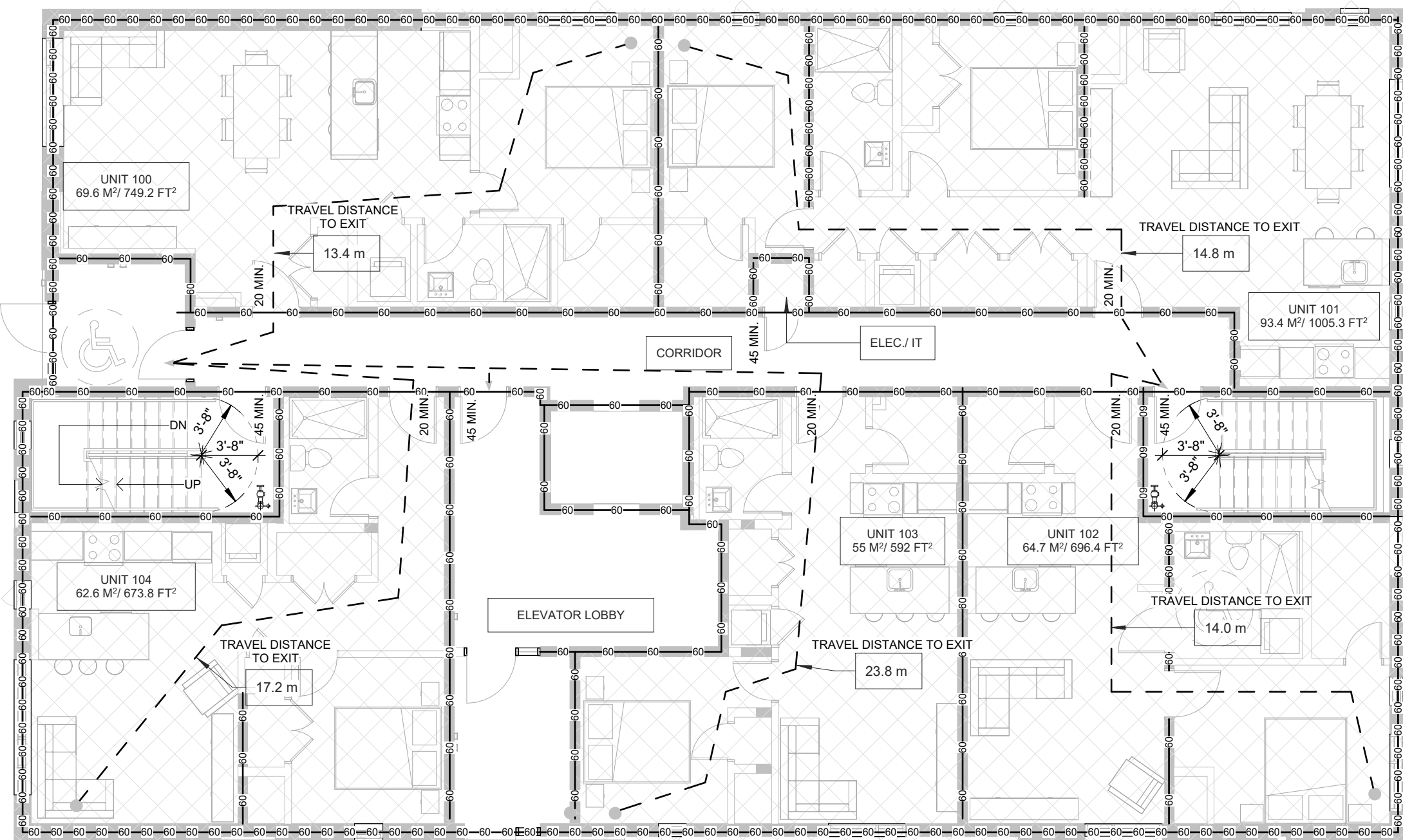
APPLICATION # D07-12-26-0014



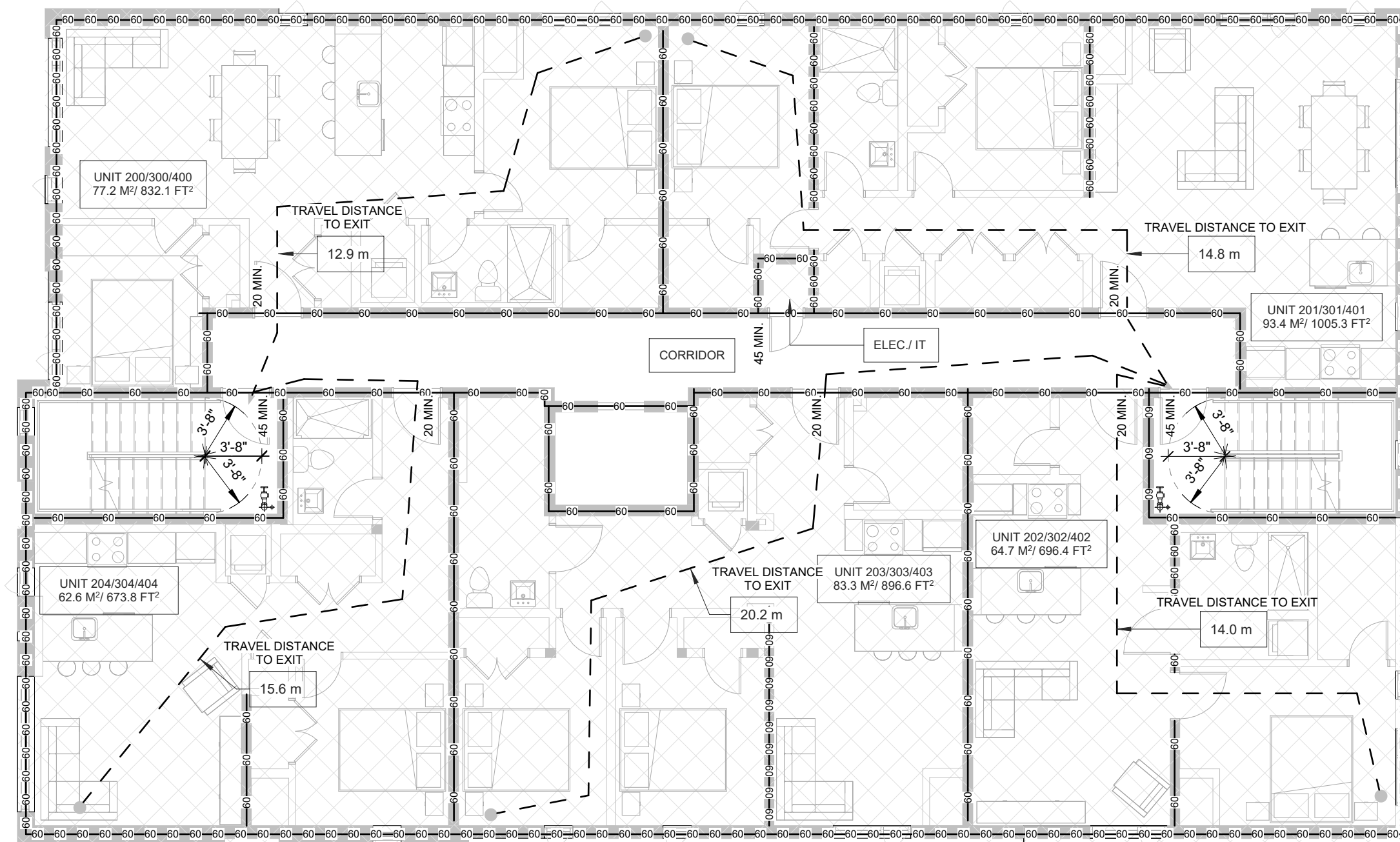
1 SUB-BASEMENT
A2.8 SCALE 1/8" = 1'-0"



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

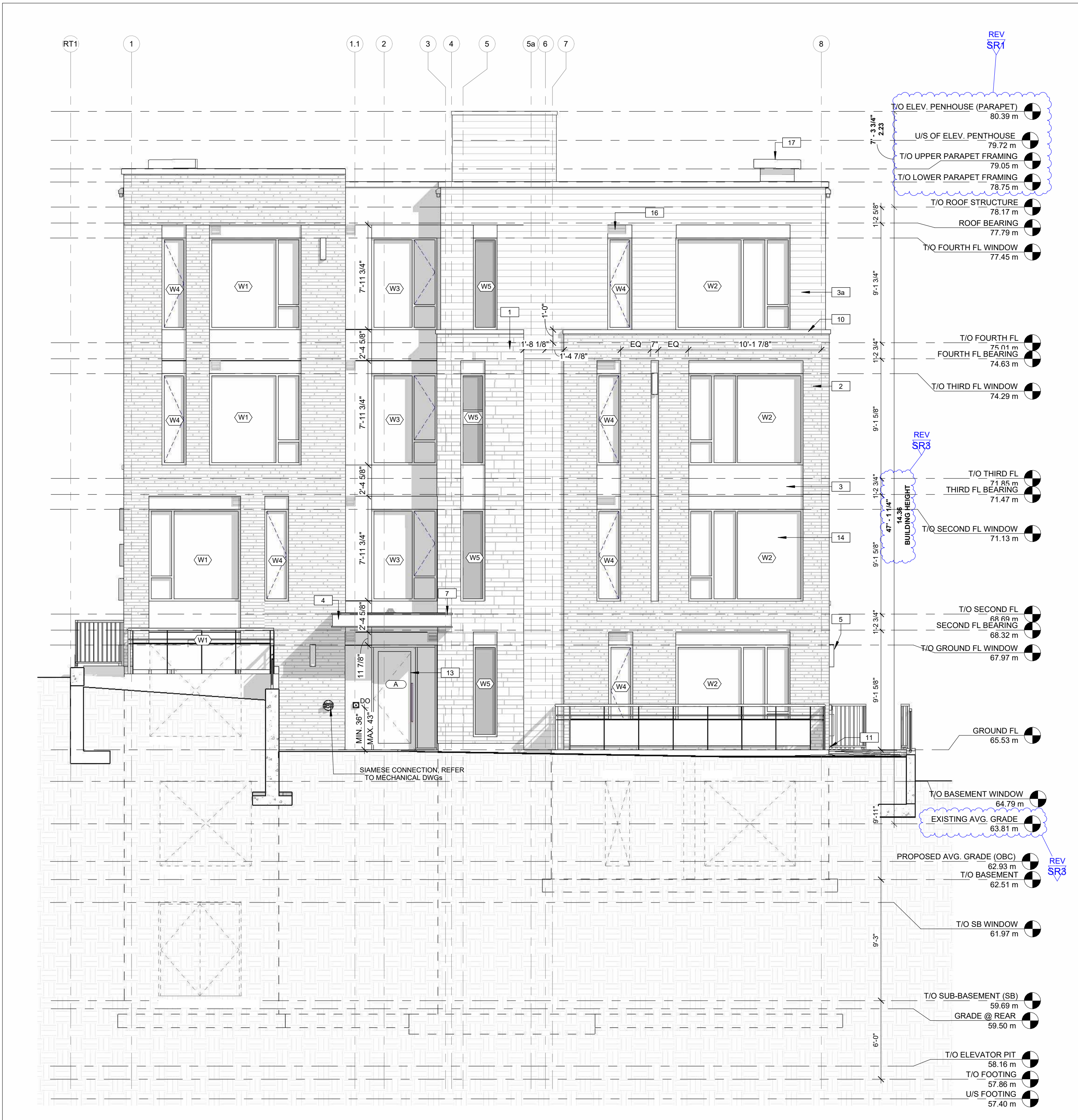


3 GROUND FLOOR
A2.8 SCALE 1/8" = 1'-0"

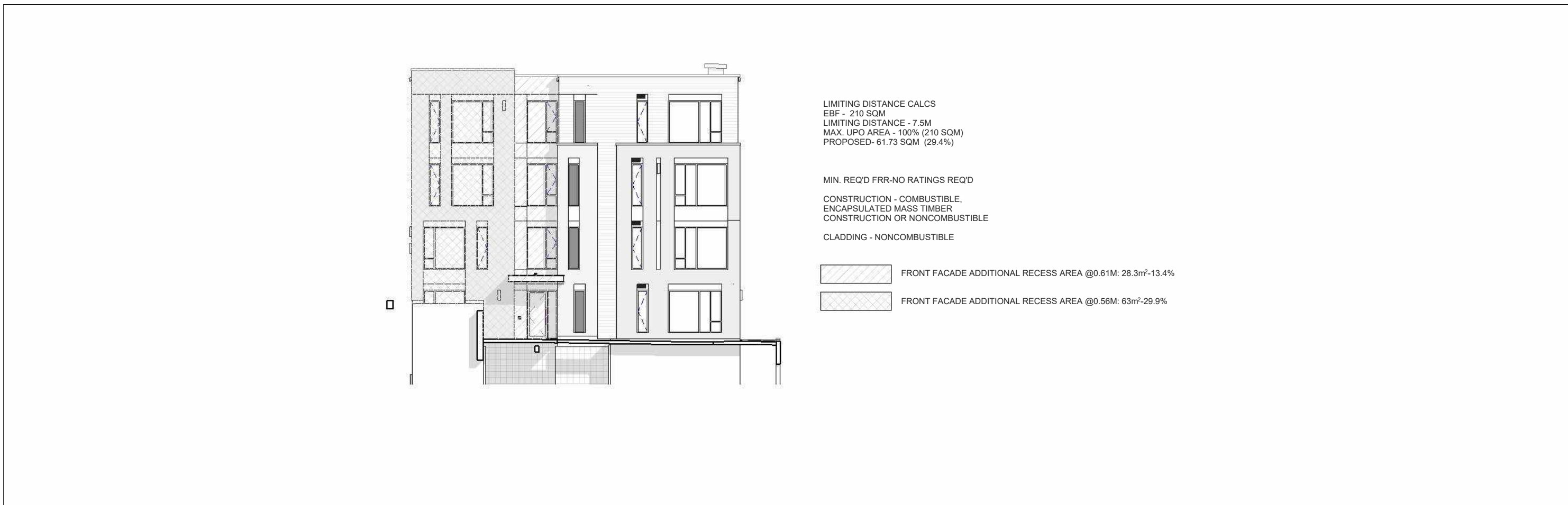


4 2-4 Floors
A2.8 SCALE 1/8" = 1'-0"

PLAN # 1941



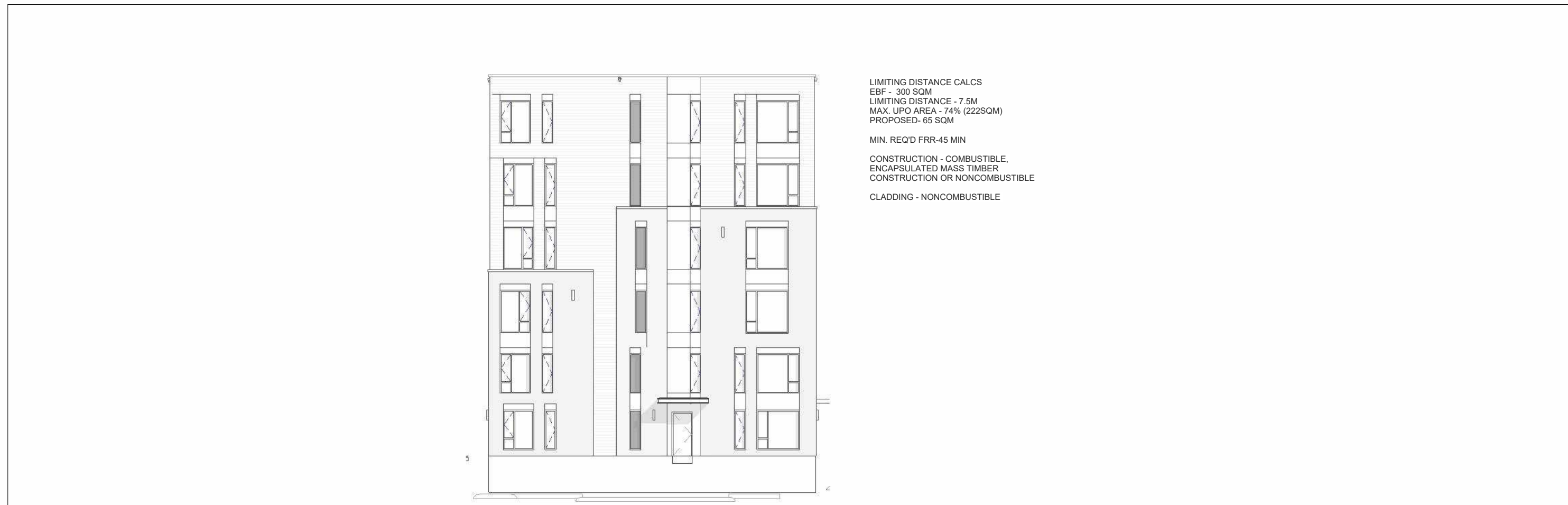
2 WEST ELEVATIONS (FRONT)
SCALE 3/16" = 1'-0"



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:

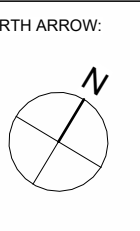
JERSEY DEVELOPMENTS INC.

NOTES:

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KEYNOTES-ELEVATION

- 1 STONE MASONRY VENEER BY "ARRISCRAFT - FRESCO", COLOUR- TBD
- 2 BRICK MASONRY VENEER BY "RINOX - CSKY", 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
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16	2026.07.08	ISSUED FOR COORDINATION
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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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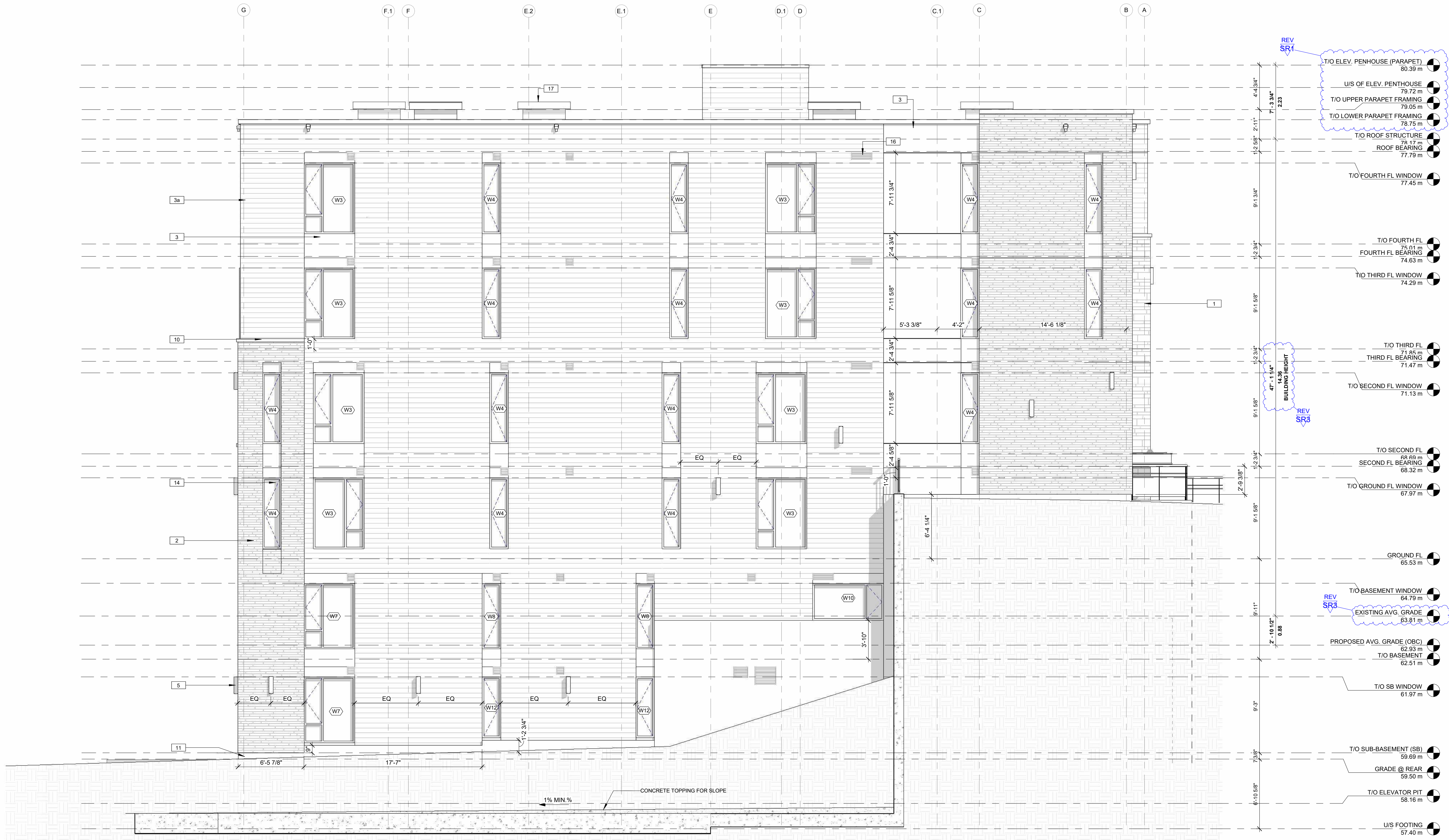
PROJECT: RUSSELL DEVELOPMENT

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

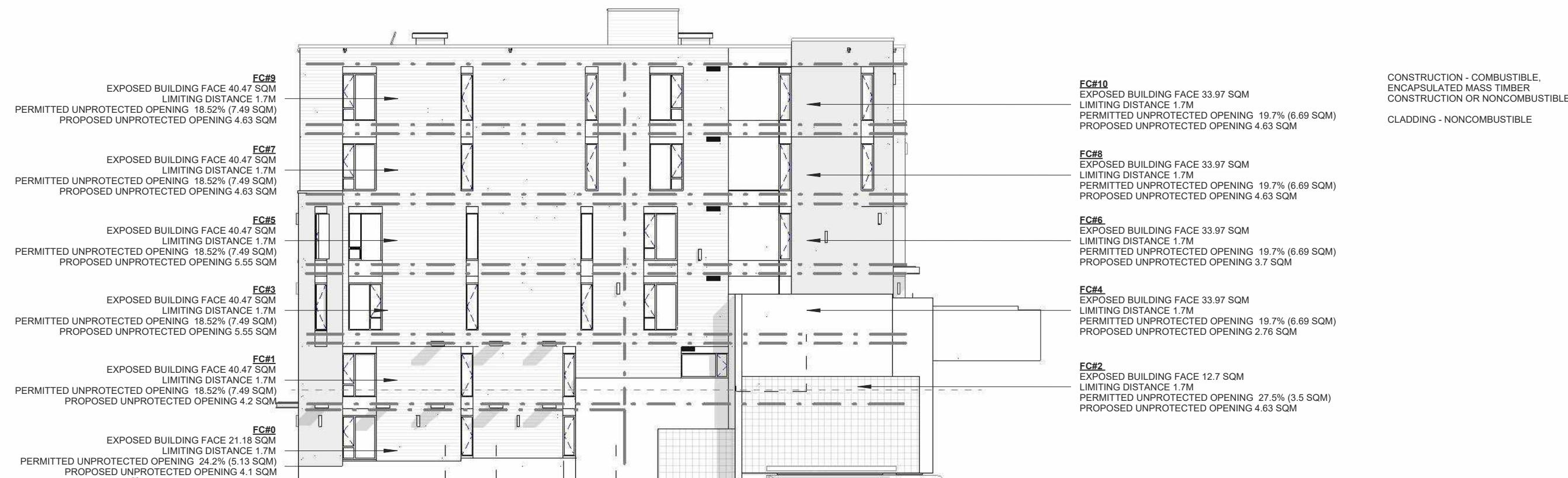
DRAWN BY: Y.R.
CHECKED BY: B.L.
PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25
SCALE: As indicated

A4.0

APPLICATION # D07-12-26-0014



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



2 NORTH ELEVATION Calcs
SCALE 1" = 200'

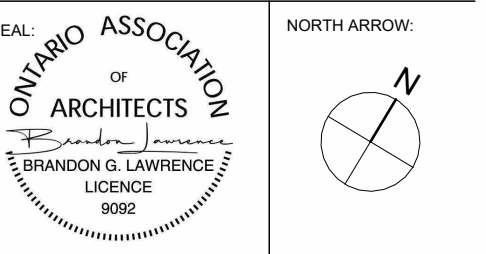
CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

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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
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- 4 PREFINISHED ALUMINUM FASCIA C/W RAISED 1x3 PROFILE T&B, COLOUR - BLACK
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- 14 ALUMINUM WINDOW - BLACK ANODIZED FINISH
- 16 MECH. WALL BOX-REFER MECH. DWGS (FINISH-TBD)
- 17 MECH. DOGHOUSE-REFER MECH. DWGS



No.	DATE	REVISION
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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
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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

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 6B7

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

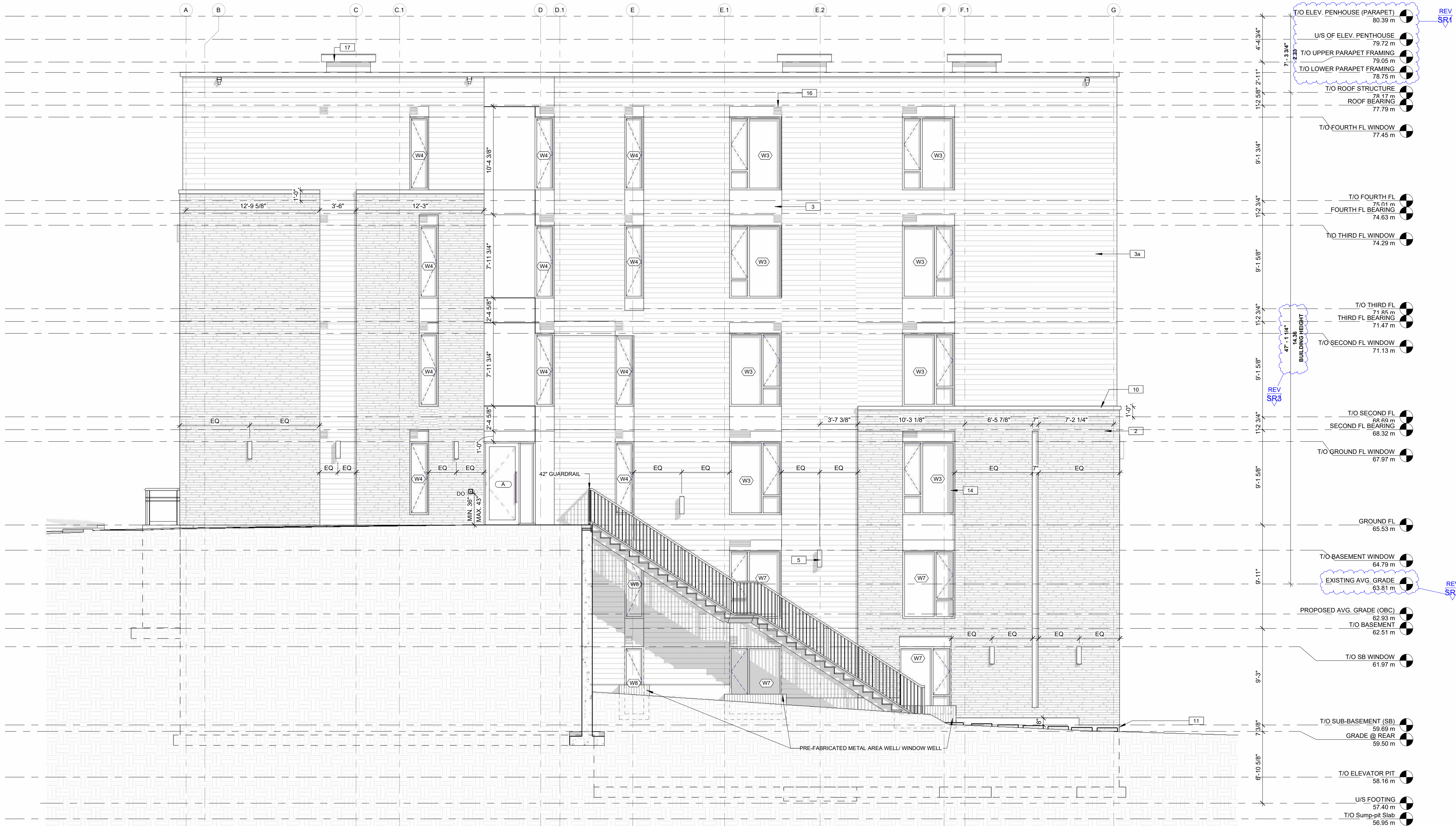
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

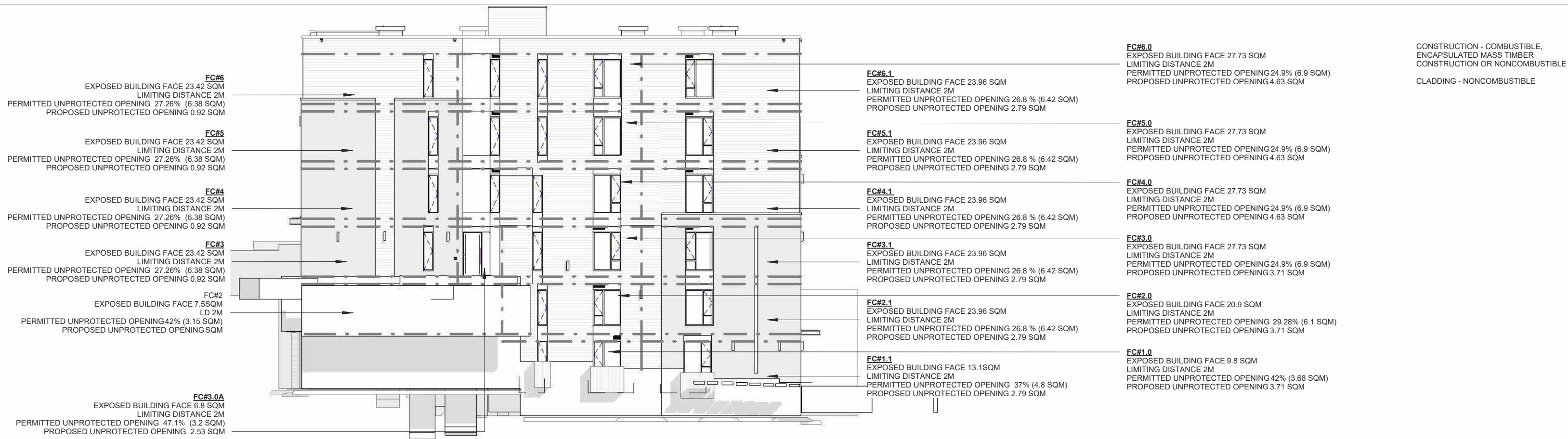
SCALE:
As indicated

A4.1

APPLICATION # D07-12-26-0014



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



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 "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
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- 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
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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
07	2026.01.29	ISSUED FOR COORDINATION
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05	2025.12.11	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



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 6B7

T: (613) 739-7770
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:

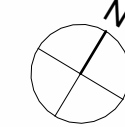
JERSEY DEVELOPMENTS INC.

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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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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.

PROJECT DATE:
24-06-2025

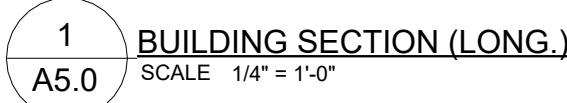
JOB NUMBER:
LA-1158-25

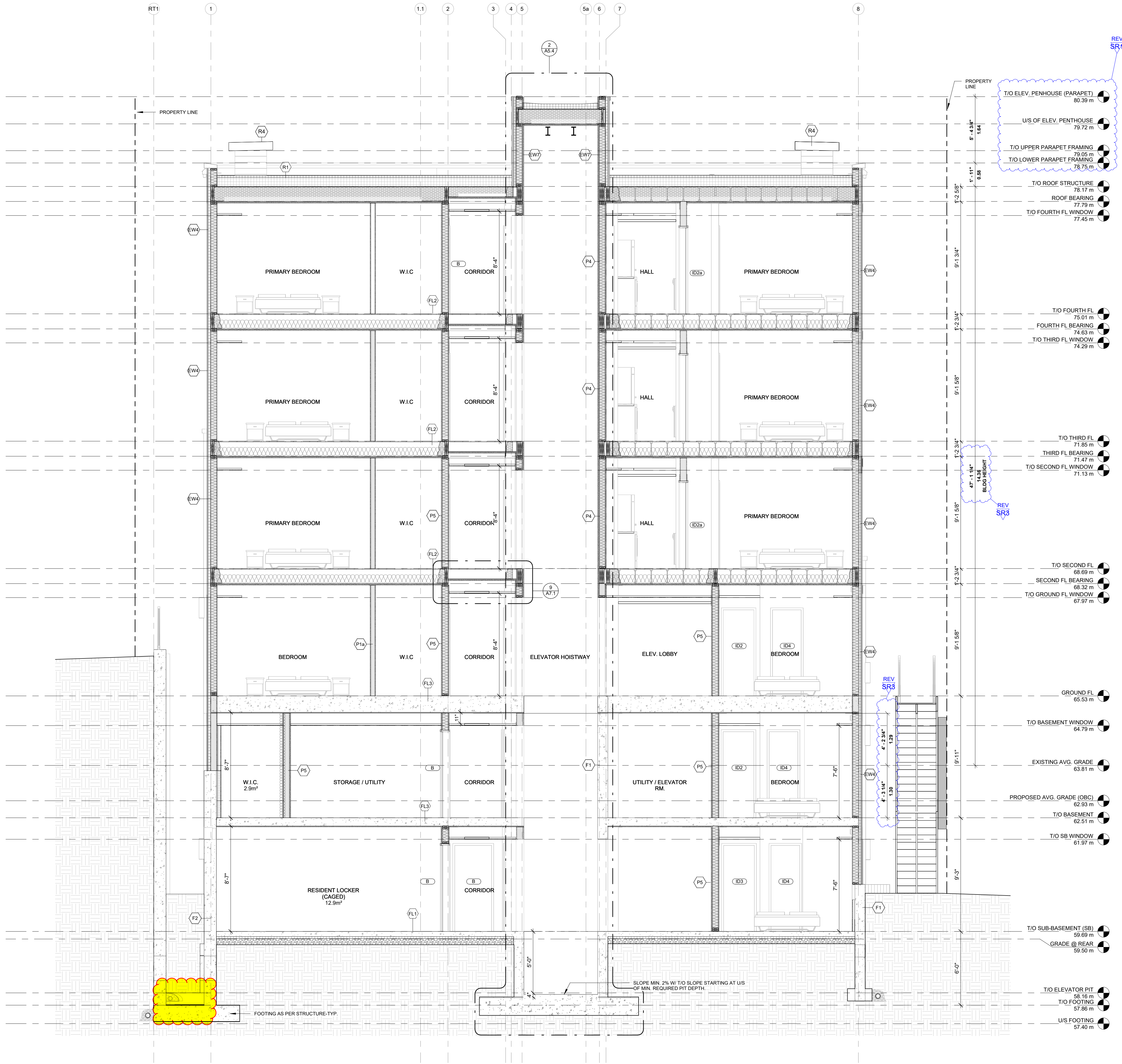
SCALE:

A4.3

APPLICATION # D07-12-26-0014

PLAN # 19441

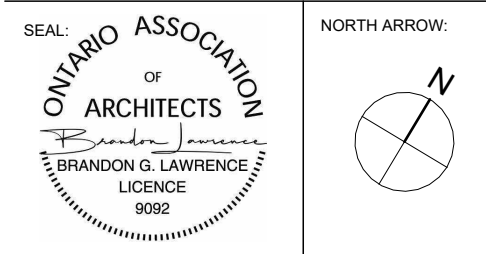




CLIENT NAME:

JERSEY DEVELOPMENTS INC.

- NOTES:
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205-18 DEAKIN STREET
OTTAWA, ONTARIO
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T: (613) 739-7770
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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:
BUILDING SECTIONS

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLST DATE:
2026-07-13 1:39:25 PM

PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

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

A5.1

APPLICATION # D07-12-26-0014

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