

ARCHITECTURAL SHEET LIST SPC

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RUSSELL DEVELOPMENT

71 RUSSELL AVE

IFSPA

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ARCHITECTURAL

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CIVIL

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Consulting Engineers

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PLAN # 19441

APPLICATION # D07-12-26-0014

GENERAL NOTES

1. ALL WALLS TO BE CONTINUOUS FROM FLOOR TO U/S OF FLOOR/TRUSS OR FIRE RATED GYPSUM CEILING U/NO.
2. ALL INTERIOR CORRIDORS AND DEMISING WALLS BETWEEN SUITES TO BE TYPE P5 U/NO.
3. REPLACE GYPSUM BOARD WITH TILE BACKER IN ALL AREAS HAVING CERAMIC TILE WALL FINISH. ENSURE LISTED FIRE RATINGS ARE MAINTAINED.
4. INTERIOR STUD WALLS: PROVIDE TWO ROWS OF CONTINUOUS ACOUSTIC CAULKING AT STUD TOP & BOTTOM PLATE.
5. PIECEMEAL OF GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
6. JOINTS OF LAYERED GYPSUM BOARD SHOULD BE STAGGERED.
7. CAULK AT TOP AND BOTTOM OF WALLS AT EDGE OF GYPSUM BOARD PANELS.
8. PROVIDE CAULKING ROD BACKUP AT ANY GAP OVER 1/4".
9. ELECTRICAL AND DEVICE BOXES ON OPPOSING FACES OF WALL SHALL BE LOCATED IN SEPARATE STUD CAVITIES.
10. RUN FIBERGLASS BATT/MINERAL WOOL (REFER TO WALL TYPE) INSULATION BEHIND AND AROUND ALL ELECTRICAL BOXES. NO BACK TO BACK ELECTRICAL BOXES.
11. BACKING TO BE PROVIDED AT ALL MILLWORK LOCATIONS, COORDINATE ON SITE.
12. SEAL ALL PENETRATIONS THROUGH ACOUSTICAL RATED WALLS (PARTY WALLS) TIGHT WITH A COMBINATION OF JOINT COMPOUND AND ACOUSTICAL CAULK.
13. 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.
14. 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.
15. 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.
16. THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
17. FOR ASSEMBLIES REQUIRING TO CONFORM TO A LISTED UL/CUL RATING, MATERIALS WITHIN THE ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELED WITH UL/CUL IDENTIFICATION.
18. ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4"-8" FROM THE ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE THE LOCATION OF SWITCHES SHOWN ON ELECTRICAL DRAWINGS AND SUIT THE APPROVED SUITE MOCK-UP.
19. PROVIDE SCUPPERS AT EDGES OF ROOF WHERE OVER FLOW CONTROL ROOF DRAINS ARE SPECIFIED. CONFIRM LOCATIONS WITH ARCHITECT.
20. ALL FIRE DAMPER INSTALLATION TO BE PER MANUFACTURER INSTRUCTIONS - HVAC CONTRACTOR TO COORDINATE ON SITE WITH DRYWALL/FRAMING CONTRACTOR TO ENSURE INSTALLATION INSTRUCTIONS ARE FOLLOWED EXACTLY AND ACCESS DOORS ARE PROVIDED.
21. PROVIDE ALL CLOSETS WITH MINIMUM 1 FULL WIDTH SHELF 12" DEEP AND WITH ONE FULL WIDTH HANGER ROD.
22. 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).
23. ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION U/NO.
24. INTERIOR DOORS TO BE INSTALLED 4" FROM ADJACENT WALL U/NO.

LIST OF ABBREVIATIONS:

ACT	**ACOUSTIC CEILING TILE**
AFF	**ABOVE FINISH FLOOR**
ALUM	**ALUMINUM**
AP	**ACCESS PANEL**
ARCH	**ARCHITECTURAL**
ASSY	**ASSEMBLY**
BD	**BOARD**
BG	**BUILDING GRADE**
BLDG	**BUILDING**
CB	**CATCH BASIN**
CC	**CENTER TO CENTER**
CJ	**CONTROL JOINT**
CL	**CENTER LINE**
CLG	**CEILING**
CLR	**CLEAR**
COL	**COLUMN**
CONC	**CONCRETE**
CPT	**CARPET**
CR	**CARD READER**
CT	**CERAMIC TILE**
CW	**CURTAIN WALL**
CW	**COMPLETE WITH**
DIM	**DIMENSION**
DO	**HANDICAP DOOR OPERATOR**
EL	**ELEVATION**
ELEC	**ELECTRICAL**
ELEV	**ELEVATOR**
EIFS	**EXTERIOR INSULATED & FINISH SYSTEM**
EP	**ELECTRICAL PANEL**
EQ	**EQUAL**
ES	**EMERGENCY SCUPPER**
EXP	**EXPOSED**
EXT	**EXTERIOR**
FA	**FIRE ALARM**
FD	**FLOOR DRAIN**
FEC	**FIRE EXTINGUISHER CABINET**
FHC	**FIRE HOSE CABINET**
FIN	**FINISH**
FL	**FLOOR**
FRR	**FIRE RESISTANCE RATING**
GL	**GLASS/ GLAZING**
GB	**GRAB BAR**
GYP	**GYPSUM WALLBOARD**
HM	**HOLLOW METAL**
HWT	**HOT WATER TANK**
INT	**INTERIOR**
JT	**JOINT**
LTG	**LIGHTING**
MAX	**MAXIMUM**
MECH	**MECHANICAL**
MC	**MEDICINE CABINET**
MIN	**MINIMUM**
NBC	**NATIONAL BUILDING CODE**
NO	**NUMBER**
NTS	**NOT TO SCALE**
OBC	**ONTARIO BUILDING CODE**
OC	**ON CENTER**
OH	**OVERHEAD**
PT	**PRESSURE TREATED**
PLAM	**PLASTIC LAMINATE**
PSF	**PRESSED STEEL FRAME**
PVC	**POLY VINYL CHLORIDE**
RCP	**REFLECTED CEILING PLAN**
RD	**ROOF DRAIN**
REINF	**REINFORCED**
REQD	**REQUIRED**
RWL	**RAIN WATER LEADER**
S	**SHOWER**
SIM	**SIMILAR**
SS	**STAINLESS STEEL**
T/O	**TOP OF**
TYP	**TYPICAL**
U/S	**UNDERSIDE**
VCT	**VINYL COMPOSITION TILE**
VEST	**VESTIBULE**
WC	**WATER CLOSET**

ANNOTATION LEGEND

SECTION CUT — 1 / A101 — DRAWING NUMBER, ROOM NUMBER

ROOM TAG — Room name / XxY Floor Finish — ROOM NAME, ROOM SIZE, FLOOR FINISH

DOOR TAG — 11 — DOOR NUMBER

WINDOW TAG — W8 — (B) -BASEMENT (M) -MAIN FLOOR (S) -SECOND FLOOR (T) -THIRD FLOOR (#) -WINDOW No.

CONSTRUCTION ASSEMBLY — 11 — (W) -WALL (EW) -EXTERIOR WALL (P) -PARTITION (F) -FLOOR (R) -ROOF (#) -ASSEMBLY No.

POINT ELEVATION TAG — 1000 — ELEVATION HEIGHT

ELEVATION TAG — Elevation Name — ELEVATION HEIGHT, NAME OF ELEVATION

REVISION — REV 1 — REVISION LOCATION AND NUMBER

GRID TAG — 0 — GRID NUMBER

CALLOUT TAG — 1 / A101 — DRAWING NUMBER, SHEET NUMBER

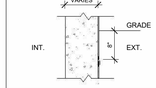
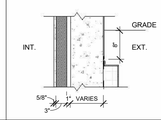
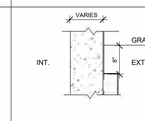
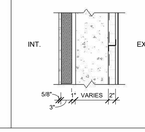
ONTARIO BUILDING CODE MATRIX

Item	4 STOREY MULTI-UNIT RESIDENTIAL DEVELOPMENT AT RUSSELL AVE.				OBC Reference	
0	Building Code Version: O. REG. 163/24	Last Amendment: O. REG. 447/24			N/A	
1	Project Type:	☒ New ☐ Addition ☐ Alteration	☐ Part 11	11.1 to 11.4	☒ Part 3 — 3.3.3.2. [A] & 9.10.1.3.	☐ Part 9
	☐ Change of Use					
2	Major Occupancy (s)	Group C			3.1.2.	9.10.2.
3	Building Area (m²)	Existing - New 448 Total 448 sqm			1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area (m²)	Existing - New 2687 Total 2687 sqm			1.4.1.2. [A]	1.4.1.2. [A]
5	Number of Stories	Above Grade 4	Below Grade 2		1.4.1.2. [A] & 3.2.1.1.	1.1.1.2. [A] & 9.10.4.
6	Height of Building (m)	+/- 14.30m				
7	Number of Streets/ Fire Fighter Access	1			3.2.2.10. & 3.2.5.	9.10.20.
8	Building Classification	3.2.2.51 OBC			3.2.2.20. - 93	9.10.2.
9	Sprinkler System Proposed	☒ Entire Building; ☐ Selected Compartments; ☐ Selected Floor Areas; ☐ Basement ☐ In lieu of roof rating; ☐ Not Required			3.2.1.5. & 3.2.2.18., .21., .22., .29. 3.2.4.1., 3.2.4.9., 3.2.4.15., & 3.2.5.12.-14.	9.10.8.2.-4. & 3.2.4.7.(4) INDEX
10	Standpipe Required				☒ Yes ☐ No — 3.2.5.8.-11.	N/A
11	Fire Alarm Required				☒ Yes ☐ No — 3.2.4.	9.10.18.
12	Water Service/ Supply is adequate				☒ Yes ☐ No — 3.2.5.7.	9.31.3.
13	High Building				☐ Yes ☒ No — 3.2.6.	N/A
14	Permitted Construction	☒ Combustible ☒ Non-Combustible; ☐ Encapsulated Mass Timber			3.2.2.20. - 93 & 3.1.6.	9.10.6. 3.1.5. & 3.1.4.7.
	Actual Construction	☒ Combustible ☐ Non-Combustible; ☐ Encapsulated Mass Timber				
	Heavy Timber Construction	☐ Yes ☒ No			3.1.4.6., 7., & 3.2.2.16.	
15	Mezzanine(s) Area (m²)	N/A			x — 3.2.1.1. (3)-(8)	9.10.4.1.
16	Occupant load based on	☐ m²/person ☒ Design of building			3.1.17.1.	9.9.1.3. 3.1.17.1.
	Sub-basement	Load 8 Persons				
	Basement	Load 12 Persons				
	1st Floor	Load 12 Persons				
	TYP (2nd-4th)	Load 48 Persons				
	Total Occupant Load	Load 80 Persons				
17	Barrier-free Design	☒ Yes ☐ No			3.8.	9.5.2. 3.8.
	Barrier-free Entrances	X			3.8.1.2.	
18	Hazardous Substances	☐ Yes ☒ No			3.3.1.2. & 3.3.1.19	9.10.1.3.
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)		Listed Design No. or Description (SB-2)	3.2.2.20. - 93 3.2.1.2. 3.2.1.4. 3.2.2.15. 3.3.2.1.	9.10.8. 9.10.11.
		Floors	1HR	*		
		Roof	1HR	*		
		Mezzanine	NA	*		
		Exits		*		
		FRR of Supporting Members		Listed Design No. or Description (SB-2)		
		Floors	1HR	*		
		Roof	1HR	*		
		Mezzanine	NA	*		
20	Spatial Separation - Construction of Exterior Walls				3.2.3.	9.10.14., 9.10.15.

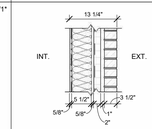
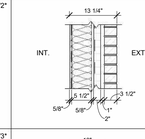
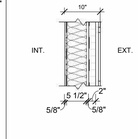
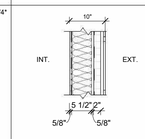
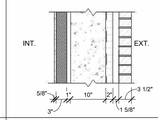
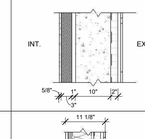
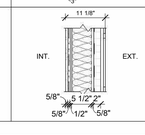
Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max % of openings	FRR (Hours)	Listed Design or Description	Construction Comb.	Construction NonComb.	Cladding Comb.	Cladding NonComb.
North	Refer to A4.1 - UPO Calcs				1 HR		☒	☐	☐	☒
East	Refer to A4.0 - UPO Calcs				45 MIN.		☒	☐	☐	☒
South	Refer to A4.2 - UPO Calcs				1 HR		☒	☐	☐	☒
West	Refer to A4.0 - UPO Calcs				-		☒	☐	☐	☒

*REFER TO ASSEMBLIES

FOUNDATION WALL ASSEMBLIES

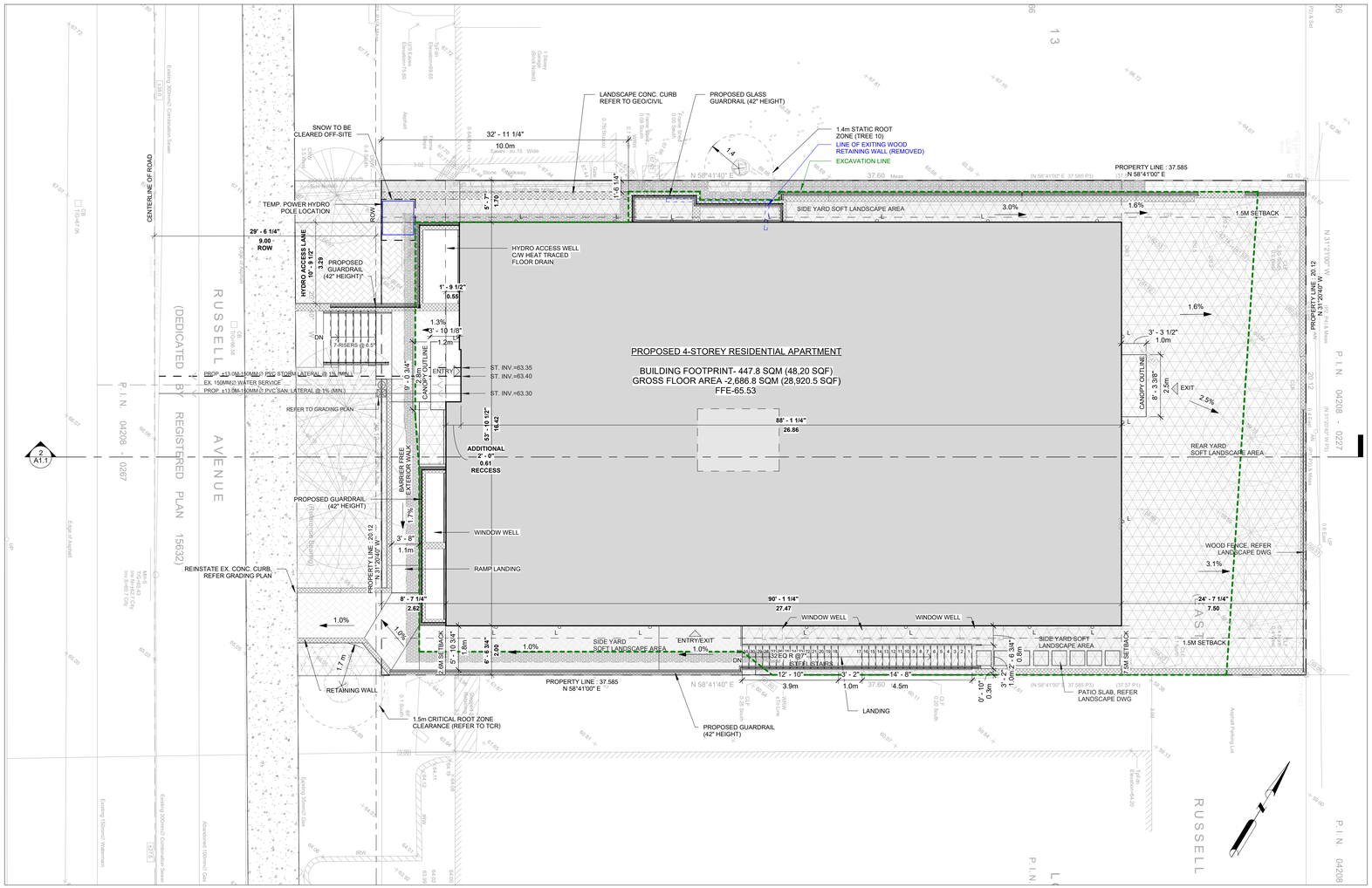
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES
F1		EXTERIOR FOUNDATION WALL • CEMENT PARGING C/W WIRE MESH FOR ALL EXPOSED FDN WALL, TO 8" BELOW GRADE. PROVIDE TERMINATION BAR BETWEEN PARGING & DRAINAGE MEMBRANE • DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING • SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING • CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWG'S FOR REINFORCING REQMENTS	--	--	--	--	FOUNDATION WALLS TO BE CHECKED AS INDICATED ON PLANS.
F2		EXTERIOR FOUNDATION WALL @ INTERIOR CONDITIONED SPACE • CEMENT PARGING C/W WIRE MESH FOR ALL EXPOSED FDN WALL, TO 8" BELOW GRADE. PROVIDE TERMINATION BAR BETWEEN PARGING & DRAINAGE MEMBRANE • DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING • SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING • 4" XPS RIGID INSULATION BOARD (R-5.0/IN). • CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWG'S FOR REINFORCING REQMENTS • 1" AIR SPACE • 4" STEEL STUDS @ 24" O.C. C/W MIN. R20 CLOSED CELL SPRAY FOAM INSULATION FILLING STUD CAVITY AND AIR SPACE BEYOND • 5/8" GYPSUM BOARD (TAPED, SANDED & PAINTED)	--	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) *WALLS BELOW GRADE* = R-20	--	
F3		EXTERIOR FOUNDATION WALL @ INTERIOR CONDITIONED SPACE • CEMENT PARGING 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" XPS 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 DWG'S FOR REINFORCING REQMENTS	--	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) *WALLS BELOW GRADE* = R-20	--	
F2		EXTERIOR FOUNDATION WALL @ WINDOW WELLS WITH INTERIOR CONDITIONED SPACE • 1/4" FIBRE CEMENT PANEL • THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER • 2" XPS RIGID INSULATION BOARD (R-10 CI). • VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED • CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWG'S FOR REINFORCING REQMENTS • 1" AIR SPACE • 4" STEEL STUDS @ 24" O.C. C/W MIN. R20 CLOSED CELL SPRAY FOAM INSULATION FILLING STUD CAVITY AND AIR SPACE BEYOND • 5/8" GYPSUM BOARD (TAPED, SANDED & PAINTED)	--	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) *WOOD FRAMED AND OTHER* = R13 + CI R10	--	

EXTERIOR WALL ASSEMBLIES

TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES
EW1/EW1*		LOAD-BEARING EXTERIOR WALL - MASONRY VENEER • 3-1/2" MASONRY VENEER C/W TIES (INCL. INSULATION SUPPORT) & WEEP HOLES @ 2'-7" O.C., REFER TO ELEVATIONS FOR TYPE • 1" AIR SPACE & MASONRY CAVITY MESH • 2" RIGID INSULATION (R-10 CI) • VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. • SHEATHING PER STRUCTURE • 2"x6" WOOD STUDS @ 16" O.C. C/W MIN. R-22 BATT INSULATION • 6MIL POLY VAPOUR BARRIER (LAP & SEAL ALL JOINTS) • 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT) EW1* • REPLACE 5/8" GYPSUM BOARD WITH 5/8" TYPE X GYPSUM BOARD	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) *WOOD FRAMED AND OTHER* = R13 + CI R10	--	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 C/W 2PLY MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG' SPEC'S C/W UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGs.
EW2/EW2*		LOAD-BEARING EXTERIOR WALL - MASONRY VENEER • 3-1/2" STONE C/W TIES (INCL. INSULATION SUPPORT) & WEEP HOLES @ 2'-7" O.C., REFER TO ELEVATIONS FOR TYPE • 1" AIR SPACE & MASONRY CAVITY MESH • 2" RIGID INSULATION (R-10 CI) • VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. • SHEATHING PER STRUCTURE • 2"x6" WOOD STUDS @ 16" O.C. C/W MIN. R-22 BATT INSULATION • 6MIL POLY VAPOUR BARRIER (LAP & SEAL ALL JOINTS) • 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT) EW2* • REPLACE 5/8" GYPSUM BOARD WITH 5/8" TYPE X GYPSUM BOARD	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) *WOOD FRAMED AND OTHER* = R13 + CI R10	--	
EW3/EW3*		LOAD-BEARING EXTERIOR WALL - ALUMINUM COMPOSITE PANEL • ALUMINUM COMPOSITE PANEL, INSTALL AS PER MANUFACTURER INSTRUCTIONS, REFER TO ELEVATIONS FOR TYPE • THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER • 2" RIGID INSULATION (R-10 CI) C/W 2" HORIZONTAL Z-GIRT • VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. • SHEATHING PER STRUCTURE • 2"x6" WOOD STUDS @ 16" O.C. C/W MIN. R-22 BATT INSULATION • 6MIL POLY VAPOUR BARRIER (LAP & SEAL ALL JOINTS) • 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT) EW3* • REPLACE 5/8" GYPSUM BOARD WITH 5/8" TYPE X GYPSUM BOARD	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) *WOOD FRAMED AND OTHER* = R13 + CI R10	--	1. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGs 2. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGs. 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 C/W UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGs.
EW4/EW4*		LOAD-BEARING EXTERIOR WALL - METAL SIDING(HORIZONTAL) • HORIZONTAL SIDING, INSTALL AS PER MANUFACTURER INSTRUCTIONS, REFER TO ELEVATIONS FOR TYPE • THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER • 2" RIGID INSULATION (R-10 CI) C/W 2" HORIZONTAL Z-GIRT • VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. • SHEATHING PER STRUCTURE • 2"x6" WOOD STUDS @ 16" O.C. C/W MIN. R-22 BATT INSULATION • 6MIL POLY VAPOUR BARRIER (LAP & SEAL ALL JOINTS) • 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT) EW4* • REPLACE 5/8" GYPSUM BOARD WITH 5/8" TYPE X GYPSUM BOARD	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) *WOOD FRAMED AND OTHER* = R13 + CI R10	--	1. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGs 2. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGs. 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 C/W UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGs
EW5		EXTERIOR STONE WALL (CONCRETE STRUCTURAL WALL) • 3-1/2" STONE C/W TIES (INCL. INSULATION SUPPORT) & WEEP HOLES @ 2'-7" O.C., REFER TO ELEVATIONS FOR TYPE • 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 DWG'S • 1 5/8" AIR SPACE • 4" STEEL STUDS @ 24" O.C. MAX. C/W MIN. R20 CLOSED CELL SPRAY FOAM INSULATION FILLING STUD CAVITY AND AIR SPACE BEYOND • 5/8" GYPSUM BOARD (TAPED, SANDED & PAINTED	1HR	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) *WOOD FRAMED AND OTHER* = R13 + CI R10	--	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.
EW6		EXTERIOR COMPOSITE WALL (CONCRETE STRUCTURAL WALL) • ALUMINUM COMPOSITE PANEL, INSTALL AS PER MANUFACTURER INSTRUCTIONS, REFER TO ELEVATIONS FOR TYPE • 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 DWG'S • 1" AIR SPACE • 4" STEEL STUDS @ 24" O.C. C/W MIN. R20 CLOSED CELL SPRAY FOAM INSULATION FILLING STUD CAVITY AND AIR SPACE BEYOND • 5/8" GYPSUM BOARD (TAPED, SANDED & PAINTED	1HR	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) *WOOD FRAMED AND OTHER* = R13 + CI R10	--	--
EW7		LOAD-BEARING EXTERIOR WALL - METAL SIDING (HORIZONTAL) • HORIZONTAL SIDING, INSTALL AS PER MANUFACTURER INSTRUCTIONS, REFER TO ELEVATIONS FOR TYPE • THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER • 2" RIGID INSULATION (R-10 CI) C/W 2" HORIZONTAL Z-GIRT • VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. • 5/8" EXTERIOR GRADE SHEATHING • 2"x6" WOOD STUDS @ 16" O.C. C/W 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) *WOOD FRAMED AND OTHER* = R13 + CI R10	--	--

ROOF ASSEMBLIES

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 AIR/WEATHER BARRIER - ALL JOINTS SEALED • EXTERIOR GRADE SHEATHING AS PER STRUCTURE • JOISTS AS PER STRUCTURE C/W CLOSED CELL SPRAY FOAM INSULATION (R31). • 1/0" 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 D.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 AIR/WEATHER BARRIER - ALL JOINTS SEALED • EXTERIOR GRADE SHEATHING AS PER STRUCTURE. • JOISTS AS PER STRUCTURE • 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) • 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 C/W MATCHING J-TRIMS	--	--	--	--	--
R4		SHED ROOF ASSEMBLY (DOG HOUSE) • PRE-FINISHED METAL ROOFING - IDEAL ROOFING POCKET RIB (COLOUR-BRONZE) OR EQUIVALENT • 1/2" EXTERIOR GRADE PLYWOOD • SELF ADHESIVE AIR/WEATHER BARRIER - ALL JOINTS SEALED • 5/8" EXTERIOR GRADE SHEATHING. • 2x6" RAFTERS C/W SPRAY FOAM INSULATION (R35). • PRE-FINISHED METAL SOFFIT C/W MATCHING J-TRIMS.	--	--	SB-10,



1 A1.0 SITE PLAN*
SCALE 1 : 100



2 A1.0 LOCATION PLAN*
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)GSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHW	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 16MM 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 2000MM 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/ FOURGONNETTE 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
RSL	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])

- O/H — NEW OVERHEAD DOOR
- NEW DOOR/ENTRANCE
- BICYCLE PARKING SPACE(1.8Mx0.6M)
- NO PARKING LINES
- SI# — NEW SIGN, REFER TO SIGN LEGEND
- S1 — FIRE ROUTE SIGN
- SL — STREET LIGHT
- DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA
- L — BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWG'S
- PROPERTY LINE
- MINIMUM SETBACKS (ZONING)
- FENCE
- TWO WAY TRAFFIC
- DEPRESSED CURB (DC)
- TACTILE WALKING SURFACE INDICATORS (TWSI)
- NEW CONSTRUCTION
- CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- SHORING
- PERMEABLE PAVERS (WITH GREY BACKGROUND FOR SIDE YARD) *
- SOFT LANDSCAPE (WITH GREY BACKGROUND FOR SIDE YARD) *
- EXCAVATION LINE

NOTE:
* REFER TO LANDSCAPE PLAN

PROJECT LEGAL DESCRIPTION

PIN 04208-0265 LOT 14 REGISTERED PLAN 58319

EAST SIDE OF RUSSELL AVENUE
CITY OF OTTAWA

FARLEY, SMITH & DNIS SURVEYING LTD.

FILE NO.: 591-17
DATE: JANURARY, 2018

PROJECT ZONING REVIEW / STATISTICS

MUNICIPALITY:	CITY OF OTTAWA
MUNICIPAL ADDRESS:	71 RUSSELL AVE, OTTAWA, ON K1N 7X2
REGISTERED OWNER:	JERSEY DEVELOPMENT INC.
LOT AREA:	756.32 sq.m [LOT AREA TAKEN FROM GEO-OTTAWA PARCEL INFORMATION]
ZONING ANALYSIS OTTAWA ZONE:	R4UD LOW-RISE APARTMENT DWELLING (9 OR MORE UNITS), 4 STOREY APARTMENT BUILDING (28 RESIDENTIAL UNITS)
PROPOSED USE:	

BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	447.8 M²	4,820 FT²
GROSS FLOOR AREA:		
BASEMENT	447.8 M²	4,820 FT²
SUB-BASEMENT	447.8 M²	4,820 FT²
GROUND FLOOR	447.8 M²	4,820 FT²
SECOND FLOOR	447.8 M²	4,820 FT²
THIRD FLOOR	447.8 M²	4,820 FT²
FOURTH FLOOR	447.8 M²	4,820 FT²
TOTAL	2,686.8 M²	28,920 FT²

ZONING PROVISIONS (R4UD[480])	SECTION	REQUIRED	PROVIDED
MIN. LOT WIDTH	S162, TABLE 162A	15M	20.12M
MIN. LOT AREA	S162, TABLE 162A	450M²	756.5M² REV SR5:2
MAX. BUILDING HEIGHT	S162, TABLE 162A	14.5M	14.30M
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)	189.12M² (25% OF LOT AREA)	151.67M² (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) S161(15)(B)(i)	AREA>450M² : 50% OF REAR YARD AREA MIN. AGGREGATE AREA OF 25M², W/ ONE DIMENSION <= 2M	100%
MIN. LANDSCAPED AREA	S161(8)	226.95M²(30% OF LOT AREA)	294.6M²(38.9% OF LOT AREA)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	S161, TABLE 161	10.46M² (20% FOR LOT WITH FYS 1.5M-3M)	41.9M²(78.5% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE : 25% WINDOWS=52.5M²	29.4%=61.73M²
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.6M (MIN. 20% OF FRONT FACADE)	0.61M (28.3M²-13.4%), 0.56 (63M²-29.9%)
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(B)	1# (0.5 PER DWELLING UNIT)	32
MIN. NUMBER OF PARKING SPACES (RESIDENT)	S110	S101(3)(A) PARKING ONLY REQUIRED FOR UNITS > 12 : 16 UNITS @ 0.5 SPACES PER D/U = 8 SPACES	0 SPACES
MIN. NUMBER OF PARKING SPACES (VISITOR)	S102	S.102(2) 0 SPACES </= 12 SPACES TABLE 102: 0.1 SPACES PER D/U @ 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 0.6M 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		
		ONE BEDROOM	TWO BEDROOM	TWO BED + OFFICE/PANTRY
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%	16/28=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		
		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%

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.

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — BRANDON G. LAWRENCE — LICENCE 9092

NORTH ARROW:

No.	DATE	REVISION
22	2026.11.25	ISSUED FOR SPAR
21	2026.11.06	ISSUED FOR SPA RESPONSE 5.2
20	2026.10.26	ISSUED FOR SPA RESPONSE 5.1
19	2026.10.15	ISSUED FOR SPA RESPONSE 5 (SR5)
18	2026.08.26	ISSUED FOR SPA RESPONSE 4 (SR4)
17	2026.07.17	ISSUED FOR BP RESPONSE 1
16	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
15	2026.07.08	ISSUED FOR COORDINATION
14	2026.06.26	ISSUED FOR COORDINATION
13	2026.06.11	ISSUED FOR COORDINATION
12	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
11	2026.05.26	ISSUED FOR COORDINATION
10	2026.05.19	ISSUED FOR BUILDING PERMIT
09	2026.05.05	ISSUED FOR COORDINATION
08	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
07	2026.02.09	ISSUED FOR SPC SUBMISSION
06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION

LAWRENCE ARCHITECTS
205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7
T: (613) 739.7770
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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

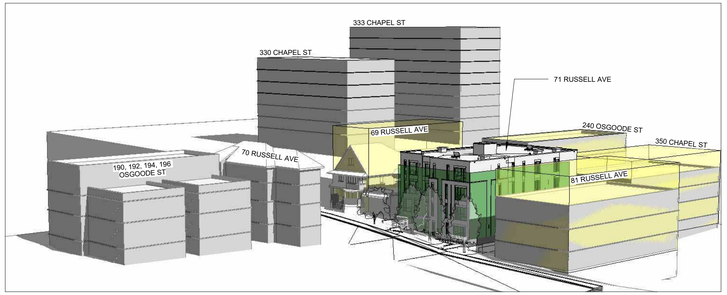
SHEET TITLE:
SITE PLAN

DRAWN BY:	CHECKED BY:
Y.R.	B.L.
PLOT DATE:	PROJECT DATE:
2026-11-25 12:17:12 PM	24-06-2025
JOB NUMBER:	SCALE:
LA-1158-25	As indicated

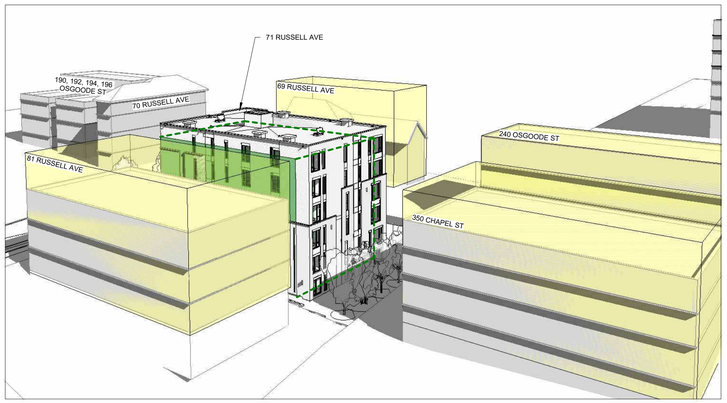
A1.0

PLAN # 19441

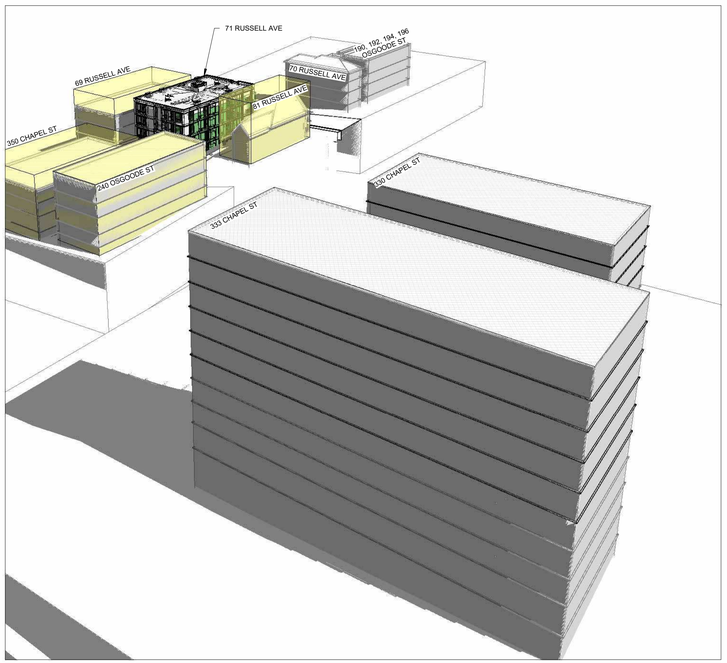
APPLICATION # D07-12-26-0014



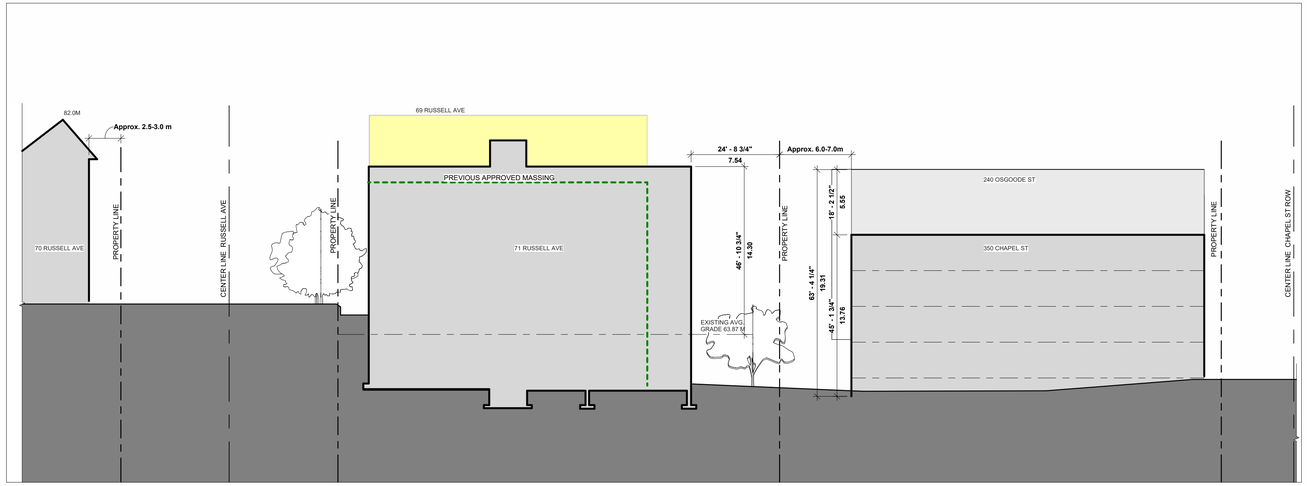
1 A1.1 Context 1
SCALE



5 A1.1 Context 2
SCALE



4 A1.1 Context 3
SCALE



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

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

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

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

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
BRANDON G. LAWRENCE
LICENCE
9092

NORTH ARROW:

N

No.	DATE	REVISION
22	2026.11.25	ISSUED FOR SPAR
21	2026.11.06	ISSUED FOR SPA RESPONSE 5.2
20	2026.10.26	ISSUED FOR SPA RESPONSE 5.1
19	2026.10.15	ISSUED FOR SPA RESPONSE 5 (SR5)
18	2026.08.26	ISSUED FOR SPA RESPONSE 4 (SR4)
17	2026.07.17	ISSUED FOR BP RESPONSE 1
16	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
15	2026.07.08	ISSUED FOR COORDINATION
14	2026.06.26	ISSUED FOR COORDINATION
13	2026.06.11	ISSUED FOR COORDINATION
12	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
11	2026.05.26	ISSUED FOR COORDINATION
10	2026.05.19	ISSUED FOR BUILDING PERMIT
09	2026.05.05	ISSUED FOR COORDINATION
08	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
07	2026.02.09	ISSUED FOR SPC SUBMISSION
06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION

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:

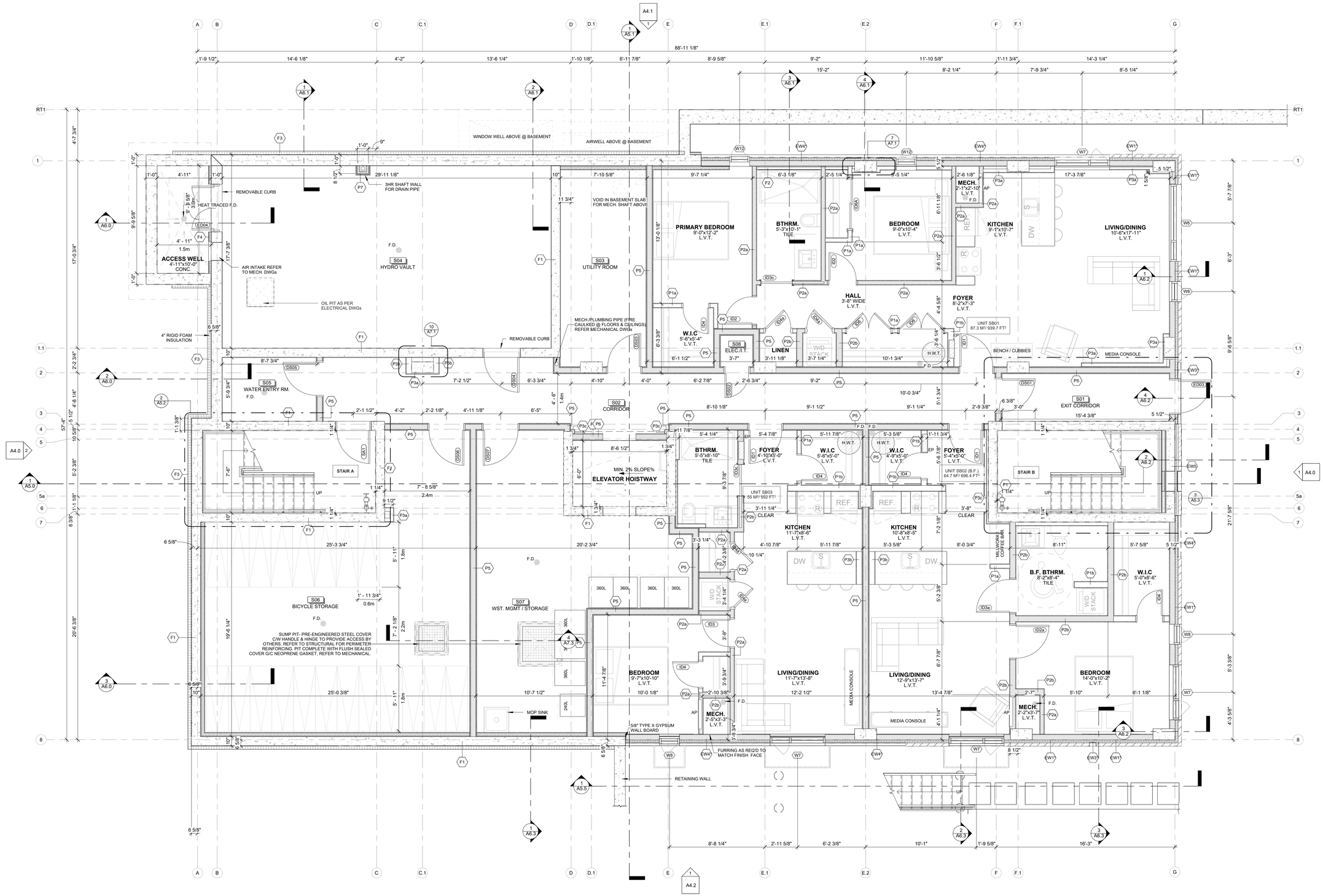
SITE CONTEXT

DRAWN BY:	CHECKED BY:
Y.R.	**B.L.**
PLOT DATE:	PROJECT DATE:
2026-11-25 12:25:43 PM	**24-06-2025**
JOB NUMBER:	SCALE:
LA-1158-25	**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 LICENCE 9092

NORTH ARROW:

No.	DATE	REVISION
22	2026.11.25	ISSUED FOR SPAR
21	2026.11.06	ISSUED FOR SPA RESPONSE 5.2
20	2026.10.26	ISSUED FOR SPA RESPONSE 5.1
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10	2026.05.19	ISSUED FOR BUILDING PERMIT
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06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION

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:

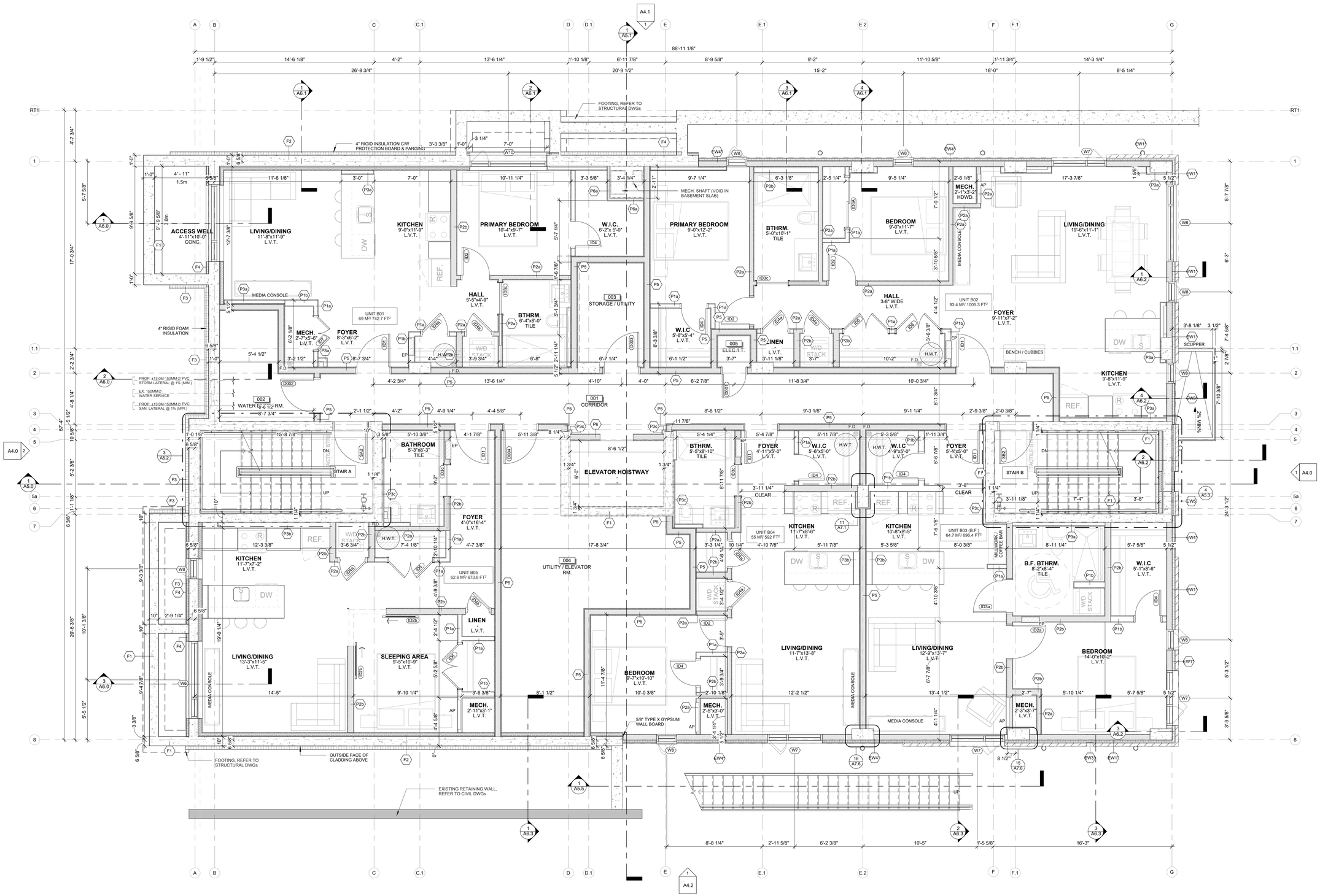
SUB-BASEMENT PLAN

DRAWN BY:	CHECKED BY:
Y.R.	B.L.
PLOT DATE:	PROJECT DATE:
2026-11-25 12:17:17 PM	24-06-2025
JOB NUMBER:	SCALE:
LA-1158-25	1/4" = 1'-0"

A2.1

PLAN # 19441

APPLICATION # D07-12-26-0014



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

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — BRANDON G. LAWRENCE — LICENCE 9092

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14	2026.06.26	ISSUED FOR COORDINATION
13	2026.06.11	ISSUED FOR COORDINATION
12	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
11	2026.05.26	ISSUED FOR COORDINATION
10	2026.05.19	ISSUED FOR BUILDING PERMIT
09	2026.05.05	ISSUED FOR COORDINATION
08	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
07	2026.02.09	ISSUED FOR SPC SUBMISSION
06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION

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:

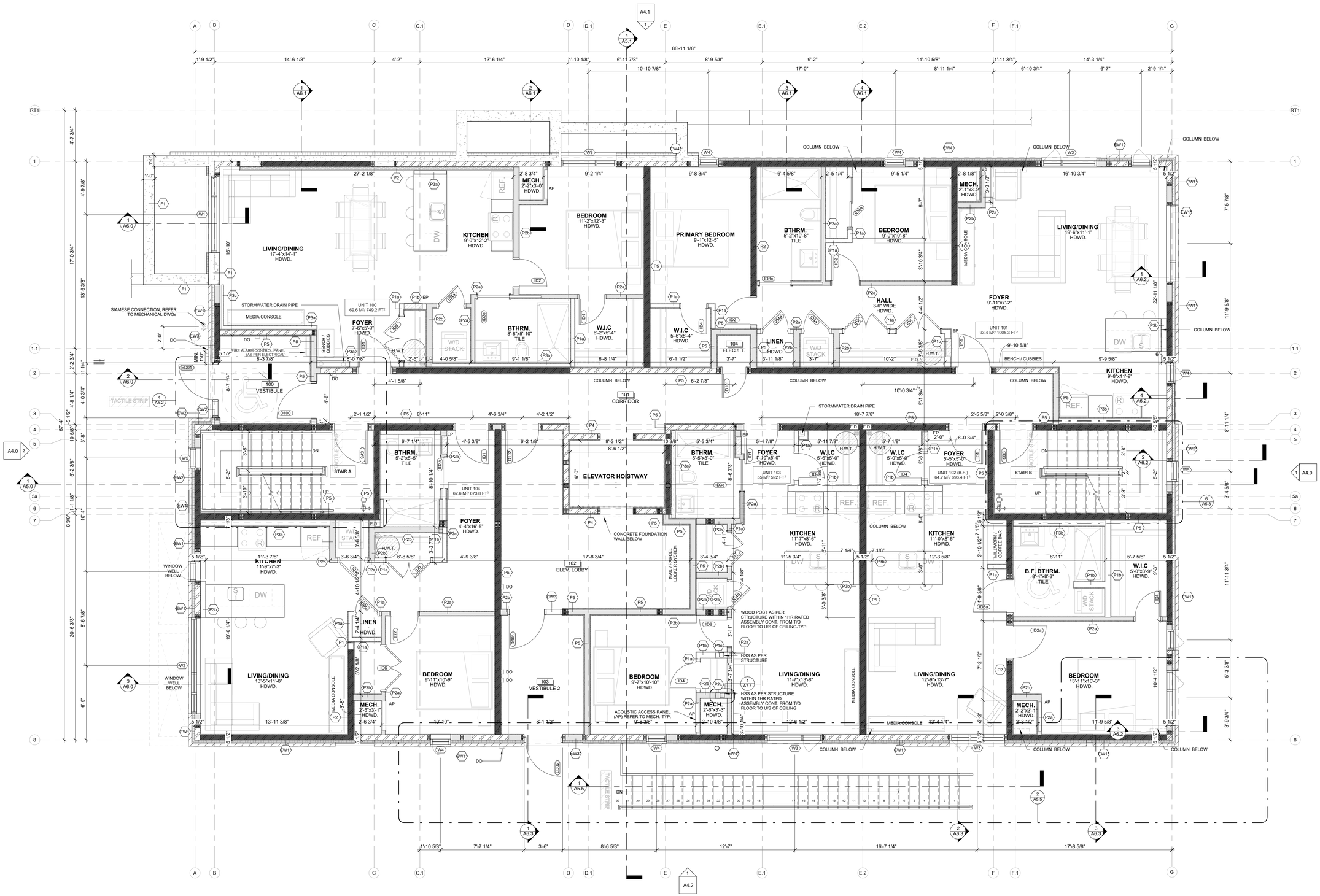
BASEMENT FLOOR PLAN

DRAWN BY:	CHECKED BY:
Y.R.	B.L.
PLOT DATE:	PROJECT DATE:
2026-11-25 12:17:20 PM	24-06-2025
JOB NUMBER:	SCALE:
LA-1158-25	1/4" = 1'-0"

A2.2

PLAN # 19441

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

WALL HATCH LEGEND

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

INSULATED WALL
NON-INSULATED WALL
ENGINEERED SHEAR WALL
LOADBEARING WALL

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — BRANDON G. LAWRENCE — LICENCE 9092

NORTH ARROW:

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18	2026.08.26	ISSUED FOR SPA RESPONSE 4 (SR4)
17	2026.07.17	ISSUED FOR BP RESPONSE 1
16	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
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14	2026.06.26	ISSUED FOR COORDINATION
13	2026.06.11	ISSUED FOR COORDINATION
12	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
11	2026.05.26	ISSUED FOR COORDINATION
10	2026.05.19	ISSUED FOR BUILDING PERMIT
09	2026.05.05	ISSUED FOR COORDINATION
08	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
07	2026.02.09	ISSUED FOR SPC SUBMISSION
06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION

LAWRENCE ARCHITECTS

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OTTAWA, ONTARIO
K2E 8B7

T: (613) 739.7770
E: INFO@LAWRENCEARC.COM

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PROJECT:
RUSSELL DEVELOPMENT
71 RUSSELL AVE

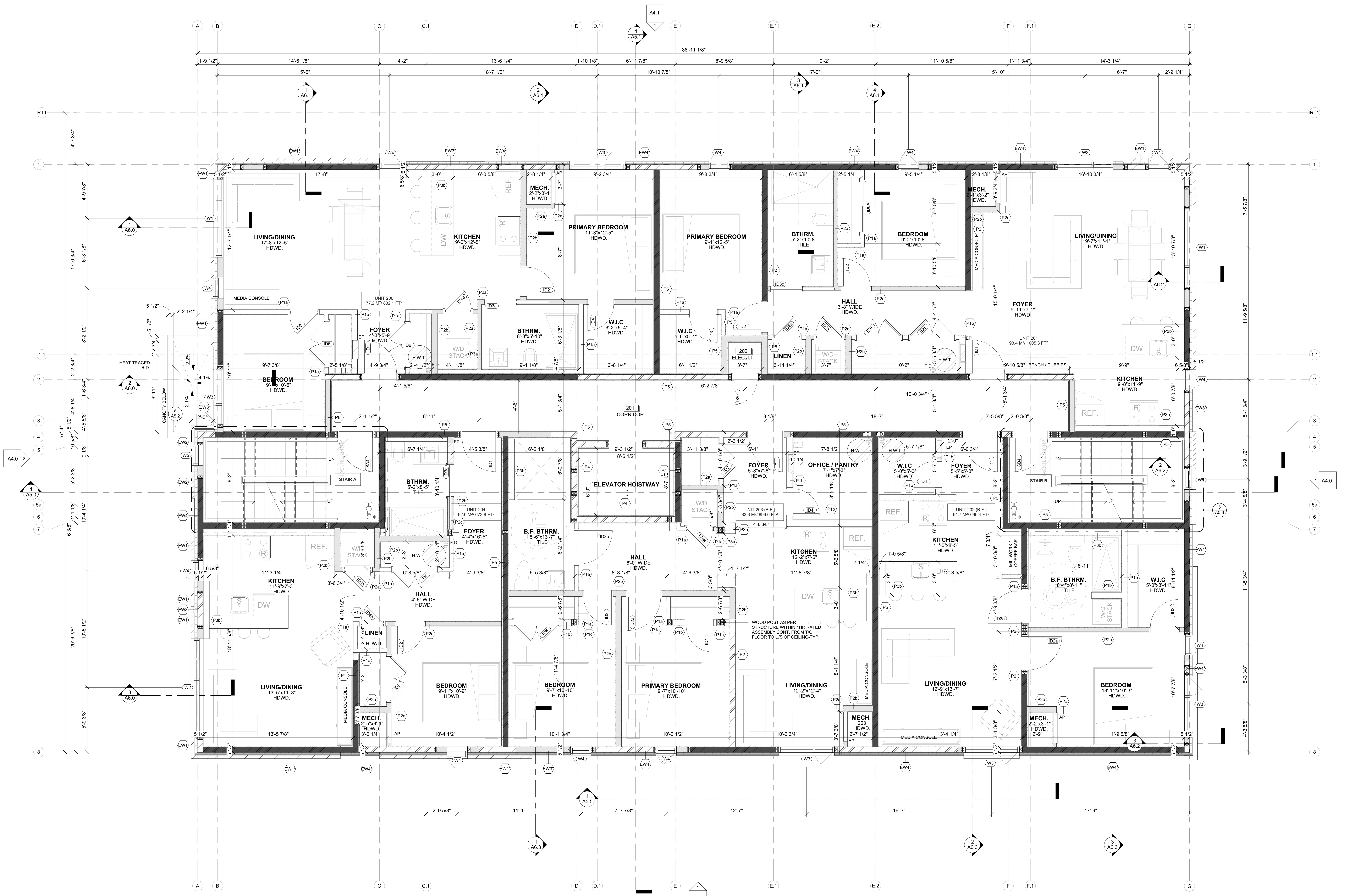
SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY: Y.R.	CHECKED BY: B.L.
PLOT DATE: 2026-11-25 12:17:22 PM	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: As indicated

A2.3

PLAN # 19441

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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WALL HATCH LEGEND

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

INSULATED WALL
NON-INSULATED WALL
ENGINEERED SHEAR WALL
LOADBEARING WALL

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS
BRANDON G. LAWRENCE
LICENCE
9092

NORTH ARROW: N

No.	DATE	REVISION
22	2026.11.25	ISSUED FOR SPAR
21	2026.11.06	ISSUED FOR SPA RESPONSE 5.2
20	2026.10.26	ISSUED FOR SPA RESPONSE 5.1
19	2026.10.15	ISSUED FOR SPA RESPONSE 5 (SR5)
18	2026.08.26	ISSUED FOR SPA RESPONSE 4 (SR4)
17	2026.07.17	ISSUED FOR BP RESPONSE 1
16	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
15	2026.07.08	ISSUED FOR COORDINATION
14	2026.06.26	ISSUED FOR COORDINATION
13	2026.06.11	ISSUED FOR COORDINATION
12	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
11	2026.05.26	ISSUED FOR COORDINATION
10	2026.05.19	ISSUED FOR BUILDING PERMIT
09	2026.05.05	ISSUED FOR COORDINATION
08	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
07	2026.02.09	ISSUED FOR SPC SUBMISSION
06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION

LAWRENCE ARCHITECTS

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K2E 8B7

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

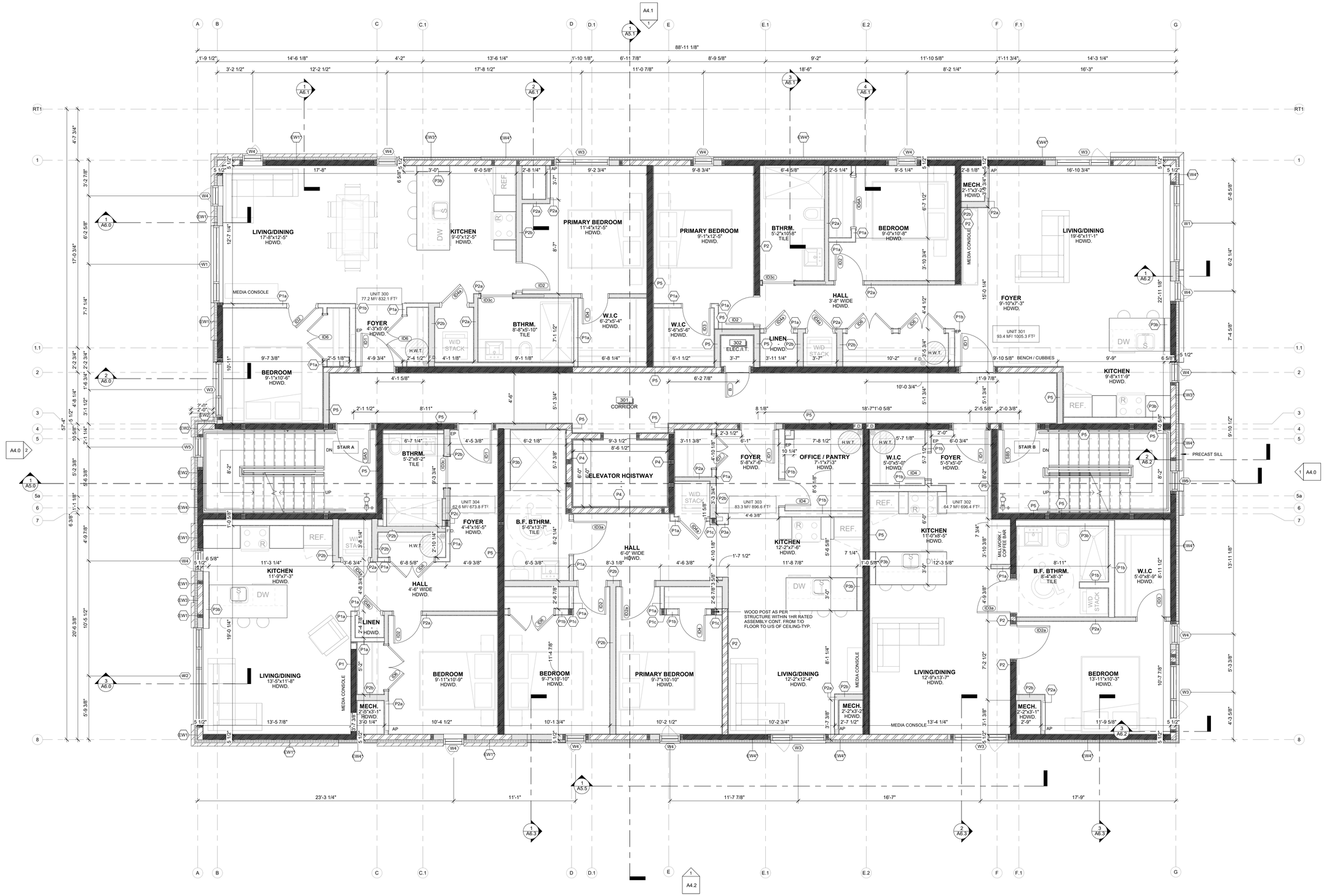
SHEET TITLE:
SECOND FLOOR PLAN

DRAWN BY: Y.R.	CHECKED BY: B.L.
PLOT DATE: 2026-11-25 12:17:24 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"

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 — LICENCE 9092

NORTH ARROW:

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22	2026.11.25	ISSUED FOR SPAR
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14	2026.06.26	ISSUED FOR COORDINATION
13	2026.06.11	ISSUED FOR COORDINATION
12	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
11	2026.05.26	ISSUED FOR COORDINATION
10	2026.05.19	ISSUED FOR BUILDING PERMIT
09	2026.05.05	ISSUED FOR COORDINATION
08	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
07	2026.02.09	ISSUED FOR SPC SUBMISSION
06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION

LAWRENCE ARCHITECTS

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E: INFO@LAWRENCEARC.COM

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PROJECT:

RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:

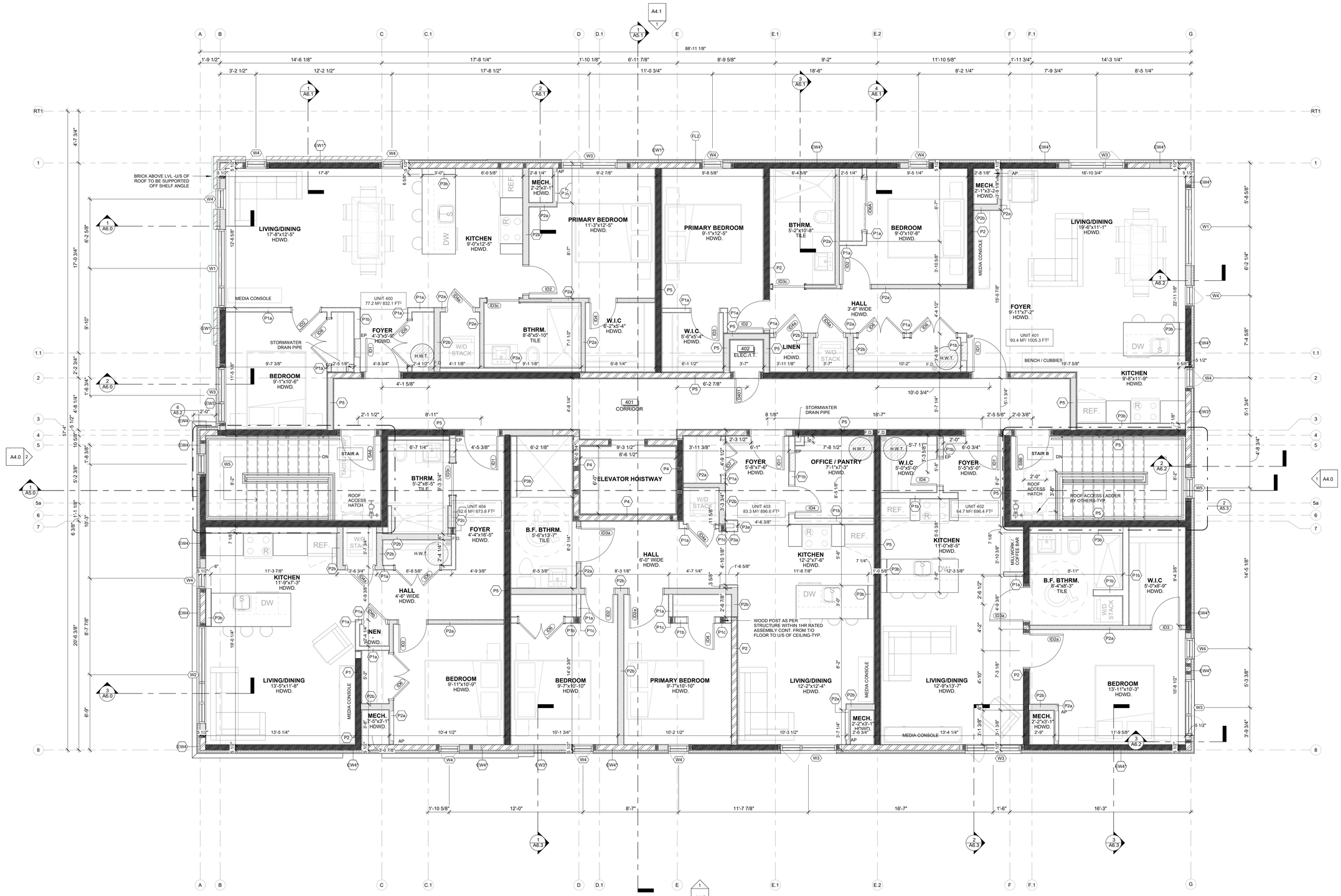
THIRD FLOOR PLAN

DRAWN BY:	CHECKED BY:
Y.R.	B.L.
PLOT DATE:	PROJECT DATE:
2026-11-25 12:17:27 PM	24-06-2025
JOB NUMBER:	SCALE:
LA-1158-25	As indicated

A2.5

PLAN # 19441

APPLICATION # D07-12-26-0014



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

CLIENT NAME:

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:

ONTARIO ASSOCIATION OF ARCHITECTS
BRANDON G. LAWRENCE
LICENCE 9092

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10	2026.05.19	ISSUED FOR BUILDING PERMIT
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06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION

LAWRENCE ARCHITECTS

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OTTAWA, ONTARIO
K2E 8B7

T: (613) 739.7770
E: INFO@LAWRENCEARC.COM

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PROJECT:

RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:

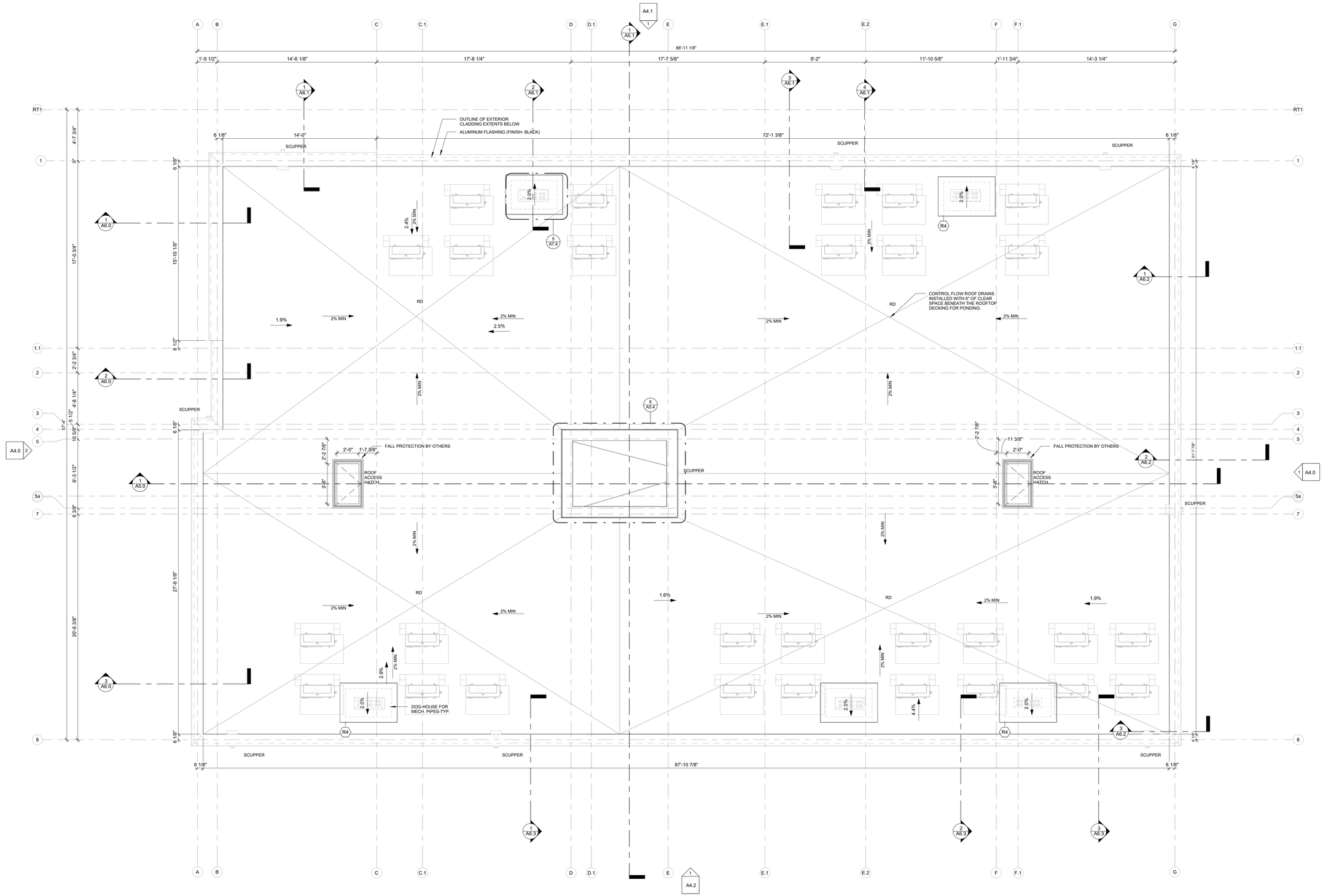
FOURTH FLOOR PLAN

DRAWN BY:	CHECKED BY:
Y.R.	B.L.
PLOT DATE:	PROJECT DATE:
2026-11-25 12:17:29 PM	24-06-2025
JOB NUMBER:	SCALE:
LA-1158-25	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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SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
BRANDON G. LAWRENCE
LICENCE
9092

NORTH ARROW:

No.	DATE	REVISION
22	2026.11.25	ISSUED FOR SPAR
21	2026.11.06	ISSUED FOR SPA RESPONSE 5.2
20	2026.10.26	ISSUED FOR SPA RESPONSE 5.1
19	2026.10.15	ISSUED FOR SPA RESPONSE 5 (SR5)
18	2026.08.26	ISSUED FOR SPA RESPONSE 4 (SR4)
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04	2025.12.11	ISSUED FOR COORDINATION

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:

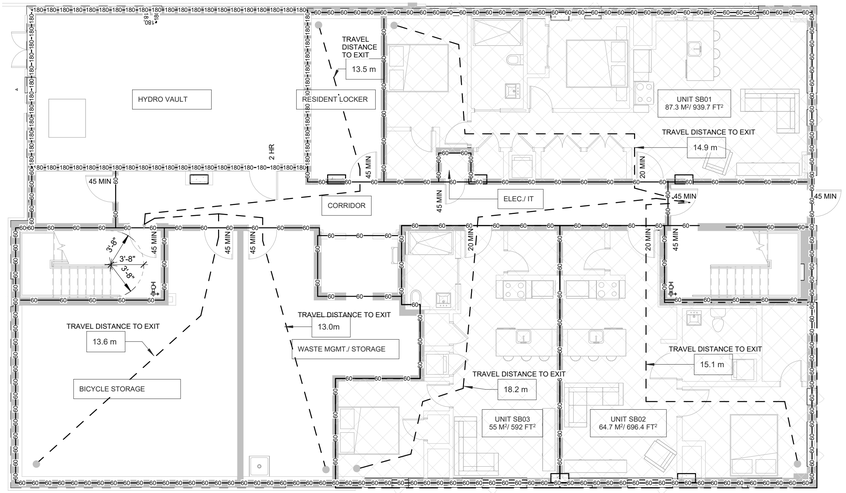
ROOF PLAN

DRAWN BY:	CHECKED BY:
Y.R.	**B.L.**
PLOT DATE:	PROJECT DATE:
2026-11-25 12:17:30 PM	**24-06-2025**
JOB NUMBER:	SCALE:
LA-1158-25	**1/4" = 1'-0"**

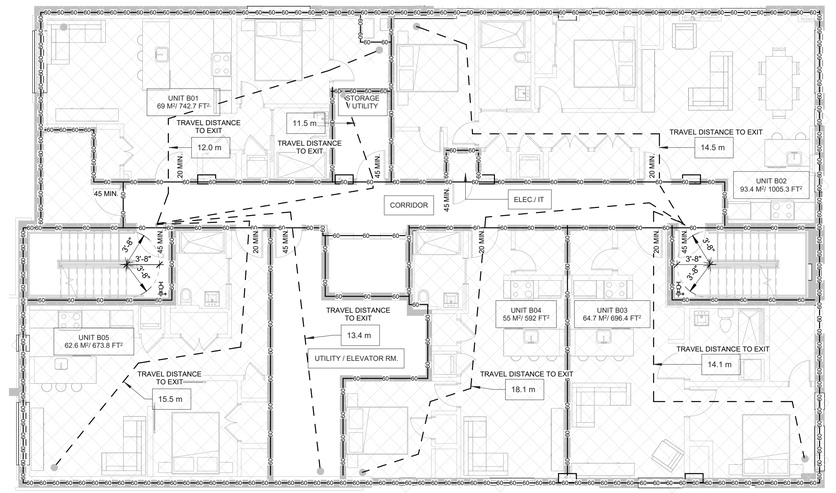
A2.7

PLAN # 19441

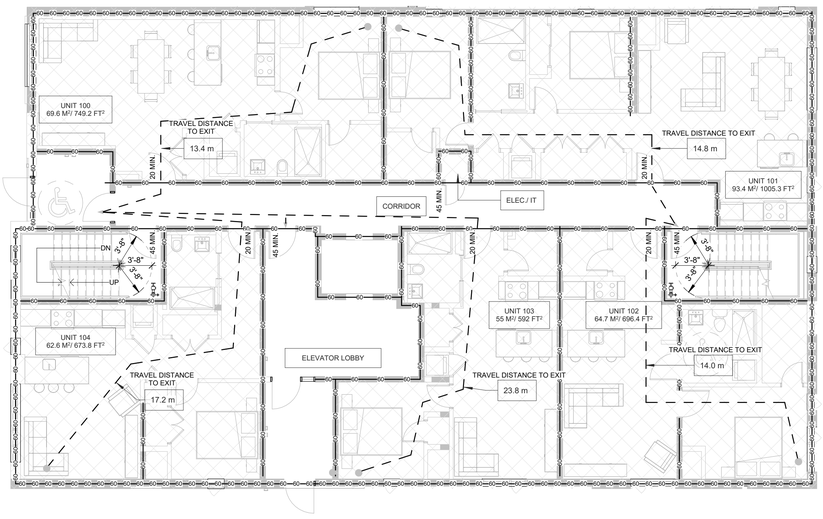
APPLICATION # D07-12-26-0014



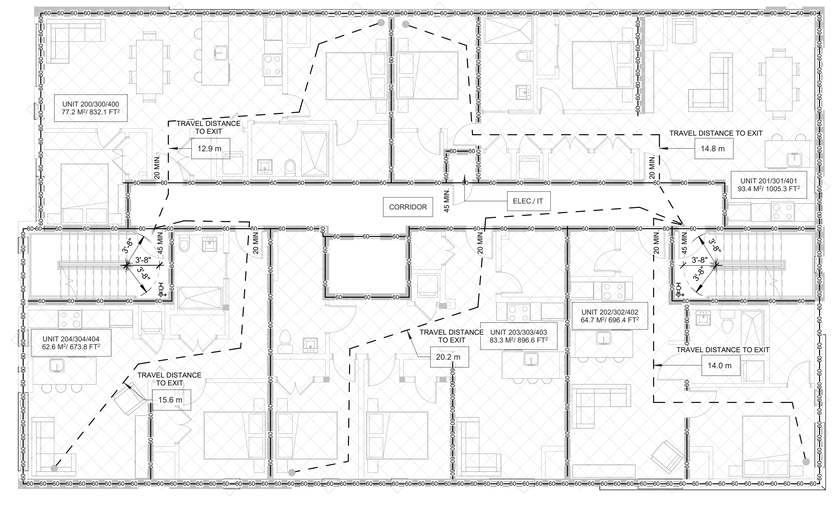
1 A2.8 SUB-BASEMENT
SCALE 1/8" = 1'-0"



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"

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 LIGHTNING, EXIT SIGNAGE, FIRE EXTINGUISHER/CABINET, AND FIRE ALARM PLACEMENT & INFORMATION

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LAWRENCE ARCHITECTS

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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:

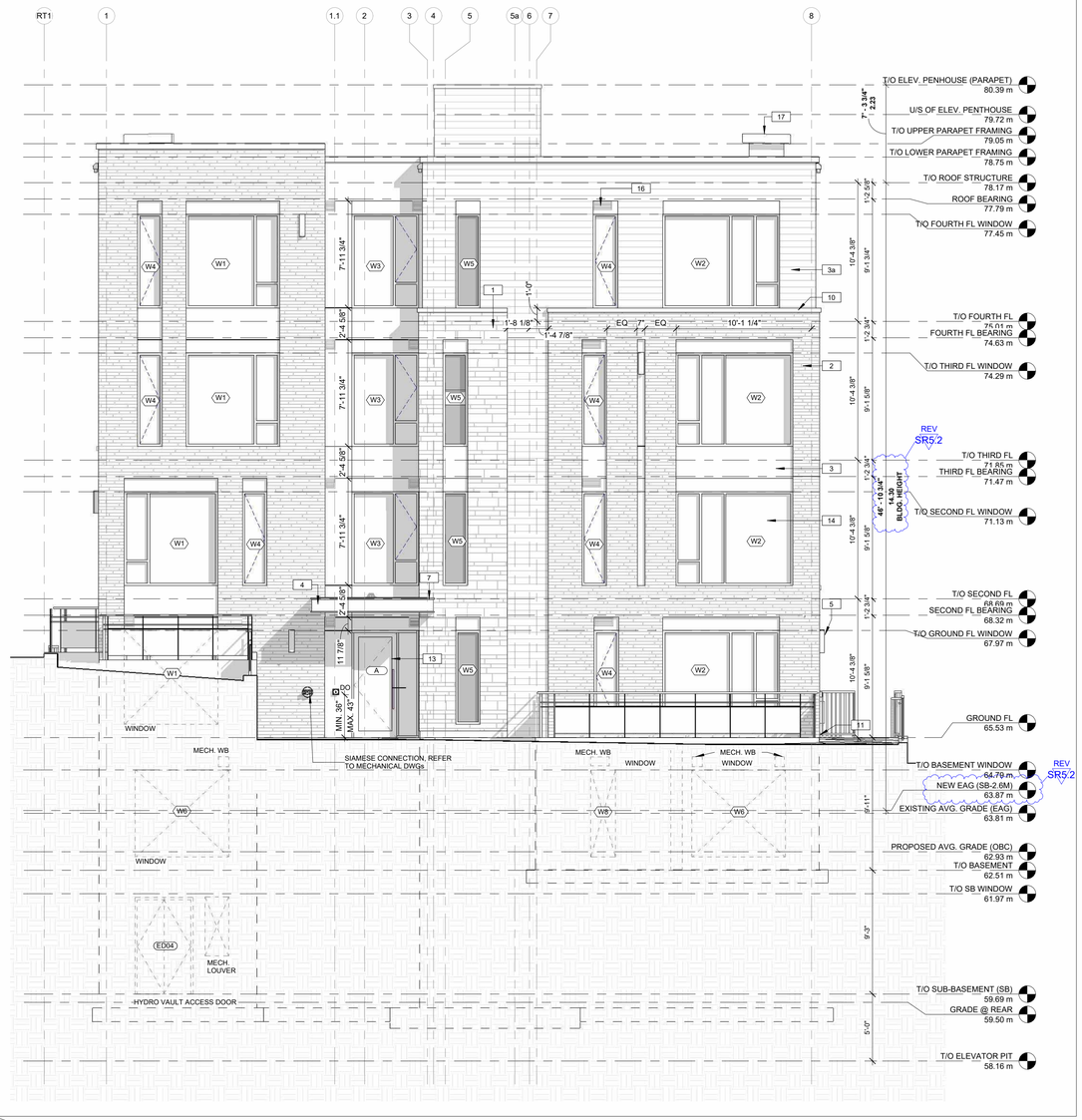
FIRE SAFETY PLANS

DRAWN BY: **Y.R.**	CHECKED BY: **B.L.**
PLOT DATE: **2026-11-25 12:17:32 PM**	PROJECT DATE: **24-06-2025**
JOB NUMBER: **LA-1158-25**	SCALE: **As indicated**

A2.8

PLAN # 19441

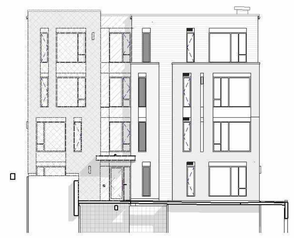
APPLICATION # D07-12-26-0014



2 A4.0 WEST ELEVATIONS (FRONT)*
SCALE 3/16" = 1'-0"



1 A4.0 EAST ELEVATION (REAR)*
SCALE 3/16" = 1'-0"



LIMITING DISTANCE CALCS
EBF - 210 SQM
LIMITING DISTANCE - 7.5M
MAX. UPO AREA - 100% (210 SQM)
PROPOSED- 61.73 SQM (29.4%)

MIN. REQ'D FRR-NO RATINGS REQ'D

CONSTRUCTION - COMBUSTIBLE,
ENCAPSULATED MASS TIMBER
CONSTRUCTION OR NONCOMBUSTIBLE

CLADDING - NONCOMBUSTIBLE

FRONT FACADE ADDITIONAL RECESS AREA @0.61M: 28.3m²-13.4%

FRONT FACADE ADDITIONAL RECESS AREA @0.56M: 63m²-29.9%

3 A4.0 WEST ELEVATIONS Calcs*
SCALE 1 : 200



LIMITING DISTANCE CALCS
EBF - 300 SQM
LIMITING DISTANCE - 7.5M
MAX. UPO AREA - 74% (222SQM)
PROPOSED- 61.3 SQM

MIN. REQ'D FRR-45 MIN

CONSTRUCTION - COMBUSTIBLE,
ENCAPSULATED MASS TIMBER
CONSTRUCTION OR NONCOMBUSTIBLE

CLADDING - NONCOMBUSTIBLE

4 A4.0 EAST ELEVATION CALCS*
SCALE 1 : 200

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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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- BURGUNDY
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
6	PRE-FINISHED METAL DRAINAGE SCUPPERS FOR CANOPY ROOF AREAS W/ MIN. 4" PROJECTION
7	SUSPENDED CANOPY ROOF AREA C/W PREFIN. METAL CAP FLASHING @ EDGE
10	4" HT. PRE-CAST CONCRETE SILL
11	CEMENT PARGING 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 (COLOUR-MATCH ADJASCENT WALL FINISH)
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SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
BRANDON G. LAWRENCE
LICENCE 9092

NORTH ARROW:

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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:

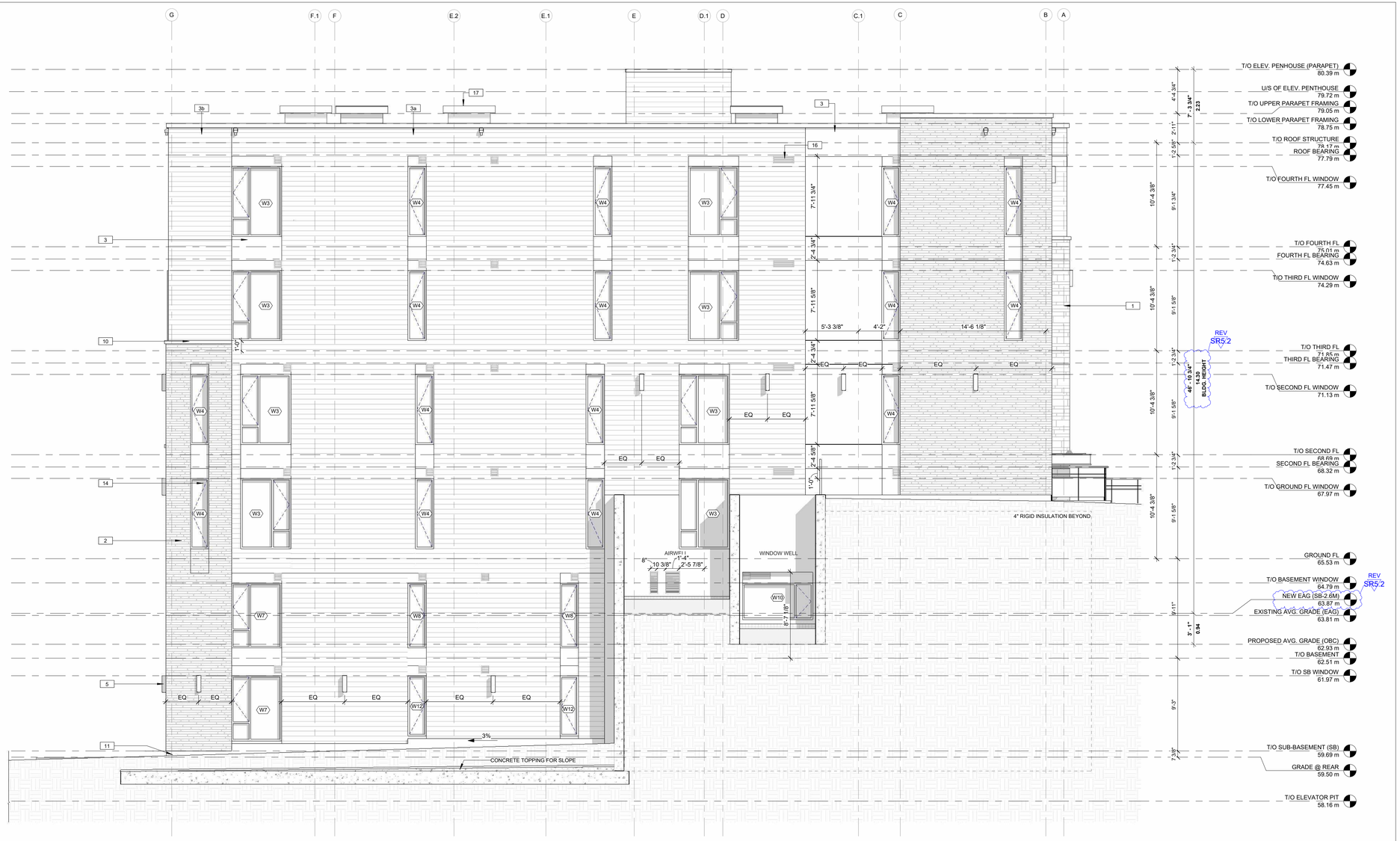
ELEVATIONS (WEST/EAST-FRONT/REAR)

DRAWN BY: **Y.R.**	CHECKED BY: **B.L.**
PLOT DATE: **2026-11-25 12:17:37 PM**	PROJECT DATE: **24-06-2025**
JOB NUMBER: **LA-1158-25**	SCALE: **As indicated**

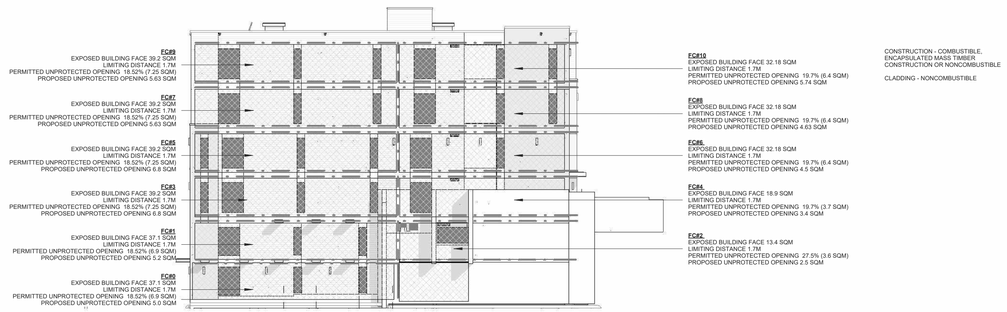
A4.0

PLAN # 19441

APPLICATION # D07-12-26-0014



1 / A4.1 NORTH ELEVATION (LEFT SIDE)*
SCALE 3/16" = 1'-0"



2 / A4.1 NORTH ELEVATION Calcs*
SCALE 1 : 200

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — BRANDON G. LAWRENCE — LICENCE 9092

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PROJECT:

RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:

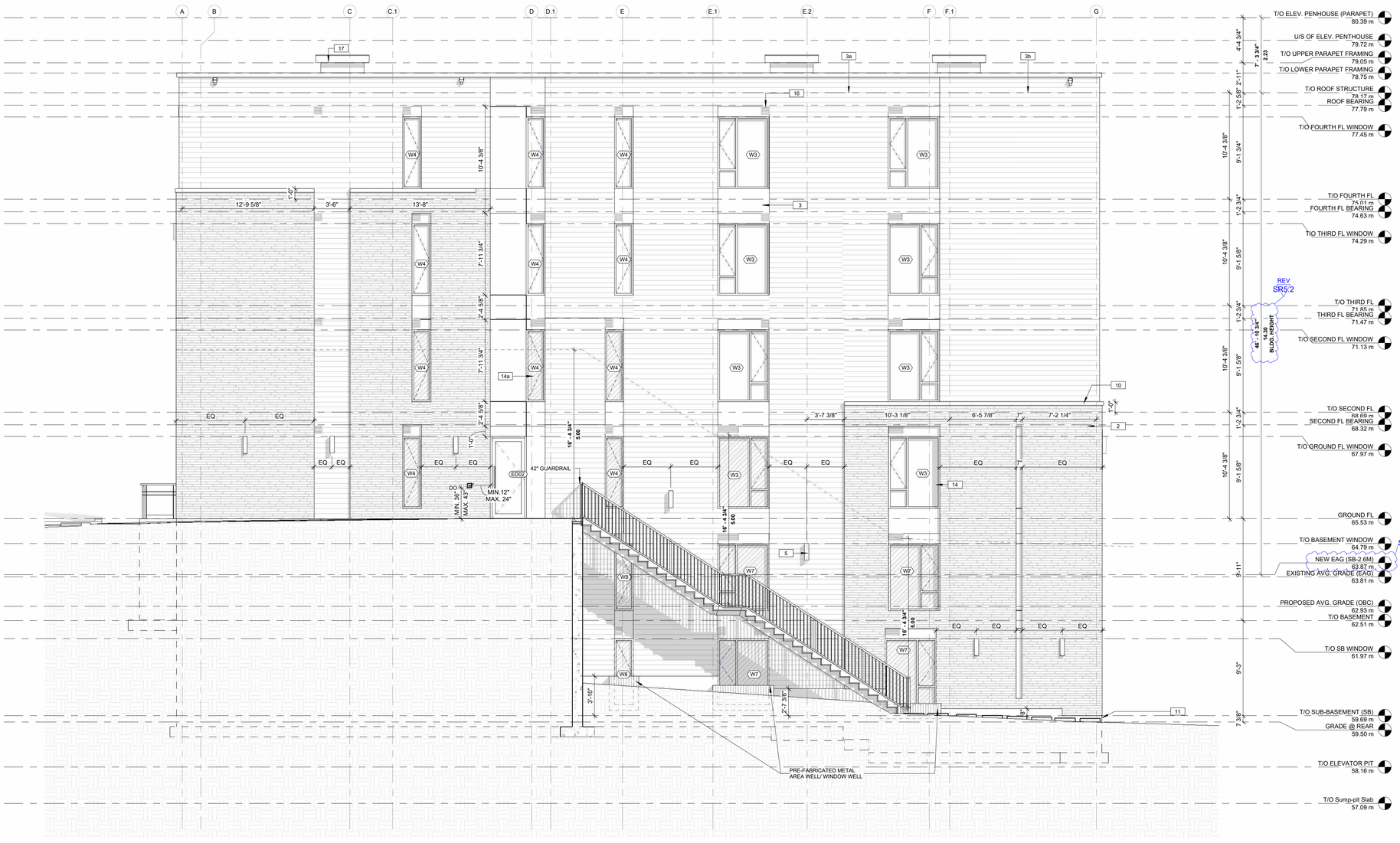
ELEVATIONS (NORTH/LEFT)

DRAWN BY: **Y.R.**	CHECKED BY: **B.L.**
PLOT DATE: **2026-11-25 12:17:41 PM**	PROJECT DATE: **24-06-2025**
JOB NUMBER: **LA-1158-25**	SCALE: **As indicated**

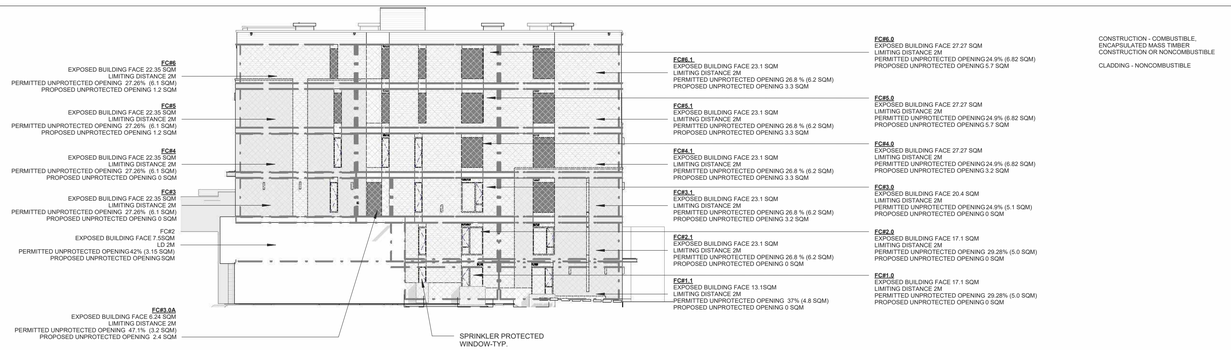
A4.1

PLAN # 19441

APPLICATION # D07-12-26-0014



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



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

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06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION

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:

ELEVATIONS (SOUTH /RIGHT)

DRAWN BY:	CHECKED BY:
Y.R.	**B.L.**
PLOT DATE:	PROJECT DATE:
2026-11-25 12:17:43 PM	**24-06-2025**
JOB NUMBER:	SCALE:
LA-1158-25	**As indicated**

A4.2

PLAN # 19441

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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3) DO NOT SCALE DRAWINGS

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

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — BRANDON G. LAWRENCE — LICENCE 9092

NORTH ARROW: N

No.	DATE	REVISION
22	2026.11.25	ISSUED FOR SPAR
21	2026.11.06	ISSUED FOR SPA RESPONSE 5.2
20	2026.10.26	ISSUED FOR SPA RESPONSE 5.1
19	2026.10.15	ISSUED FOR SPA RESPONSE 5 (SR5)
18	2026.08.26	ISSUED FOR SPA RESPONSE 4 (SR4)
17	2026.07.17	ISSUED FOR BP RESPONSE 1
16	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
15	2026.07.08	ISSUED FOR COORDINATION
14	2026.06.26	ISSUED FOR COORDINATION
13	2026.06.11	ISSUED FOR COORDINATION
12	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
11	2026.05.26	ISSUED FOR COORDINATION
10	2026.05.19	ISSUED FOR BUILDING PERMIT
09	2026.05.05	ISSUED FOR COORDINATION
08	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
07	2026.02.09	ISSUED FOR SPC SUBMISSION
06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION

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REPRODUCTION IS NOT PERMITTED

PROJECT:

RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:

BUILDING PERSPECTIVE

DRAWN BY: **Y.R.**

CHECKED BY: **B.L.**

PLOT DATE: **2026-11-25 12:17:49 PM**

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

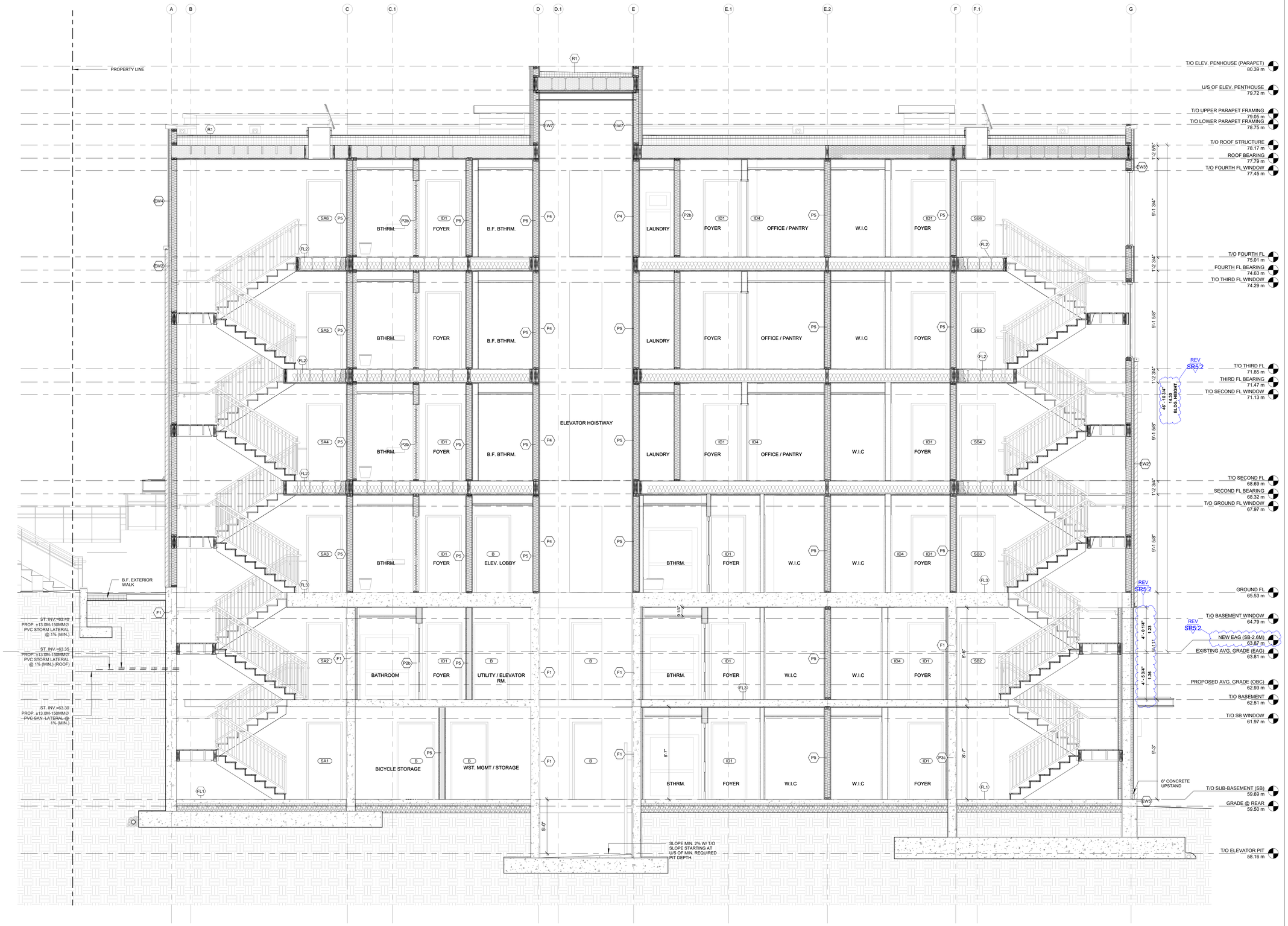
JOB NUMBER: **LA-1158-25**

SCALE:

A4.3

PLAN # 19441

APPLICATION # D07-12-26-0014



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

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
BRANDON G. LAWRENCE
LICENCE 9092

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15	2026.07.08	ISSUED FOR COORDINATION
14	2026.06.26	ISSUED FOR COORDINATION
13	2026.06.11	ISSUED FOR COORDINATION
12	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
11	2026.05.26	ISSUED FOR COORDINATION
10	2026.05.19	ISSUED FOR BUILDING PERMIT
09	2026.05.05	ISSUED FOR COORDINATION
08	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
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PROJECT:

RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:

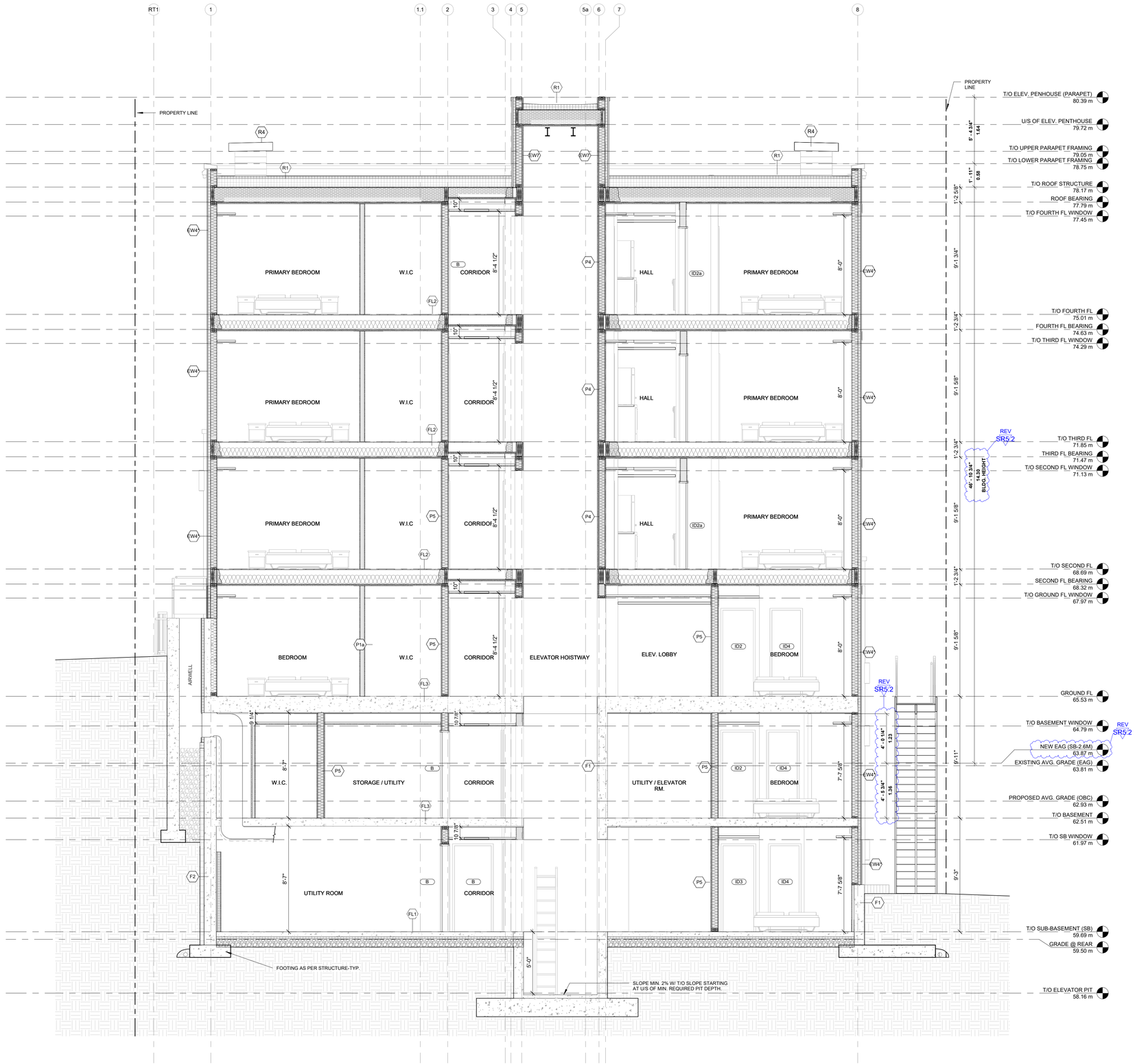
BUILDING SECTIONS

DRAWN BY:	CHECKED BY:
Y.R.	B.L.
PLOT DATE:	PROJECT DATE:
2026-11-25 12:17:52 PM	24-06-2025
JOB NUMBER:	SCALE:
LA-1158-25	1/4" = 1'-0"

A5.0

PLAN # 19441

APPLICATION # D07-12-26-0014



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

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:
BUILDING SECTIONS

DRAWN BY:	CHECKED BY:
Y.R.	B.L.
PLOT DATE:	PROJECT DATE:
2026-11-25 12:17:54 PM	24-06-2025
JOB NUMBER:	SCALE:
LA-1158-25	1/4" = 1'-0"

A5.1

PLAN # 19441

APPLICATION # D07-12-26-0014