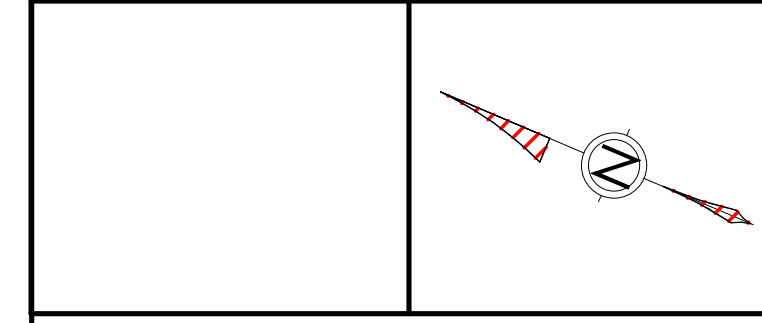




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3	ISSUED FOR PERMIT	2022-08-23
4	ISSUED FOR CLIENT REVIEW	2022-09-22



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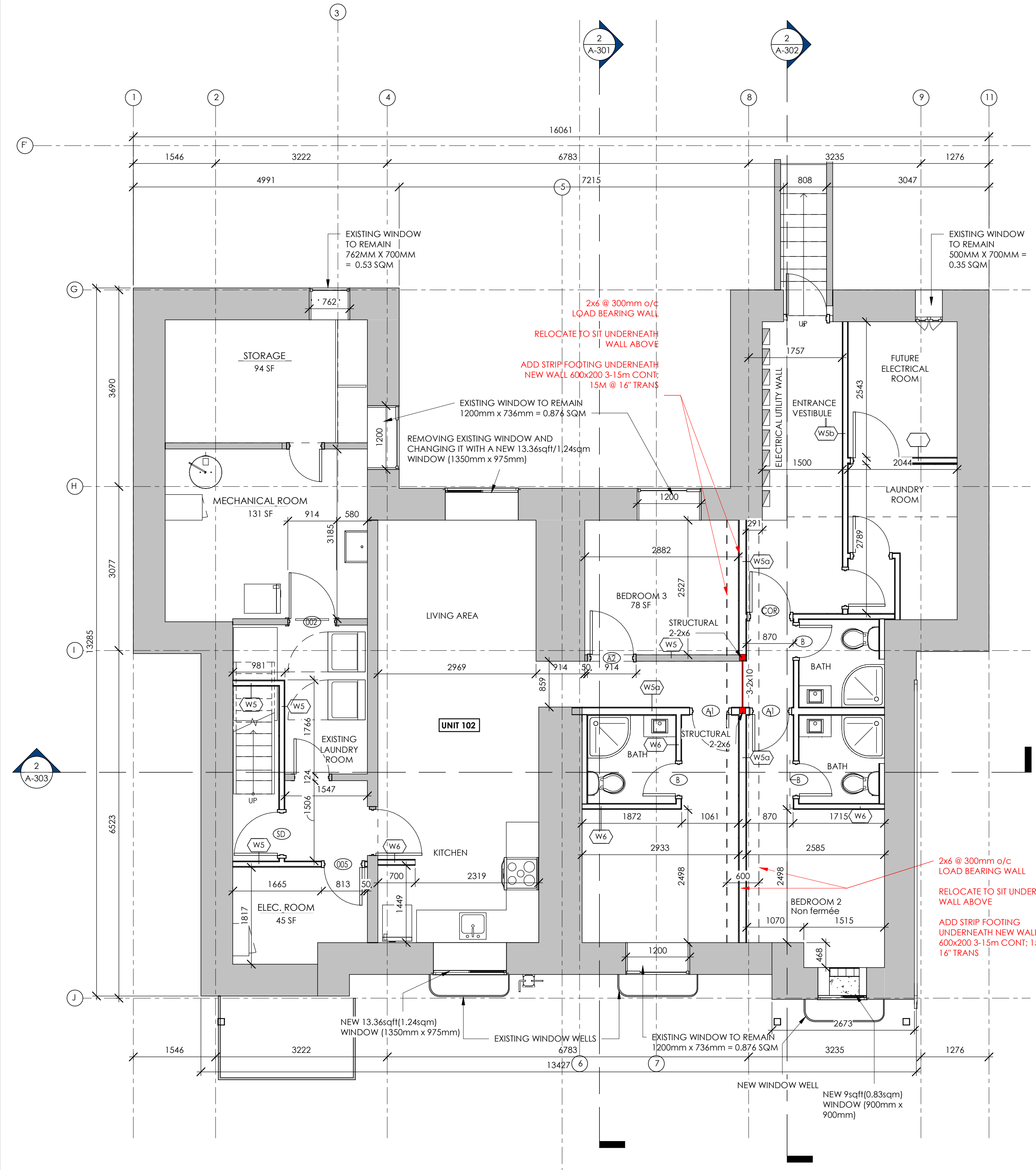
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PROJECT
29 RUSSELL AVE

DRAWING:
BASEMENT FLOOR

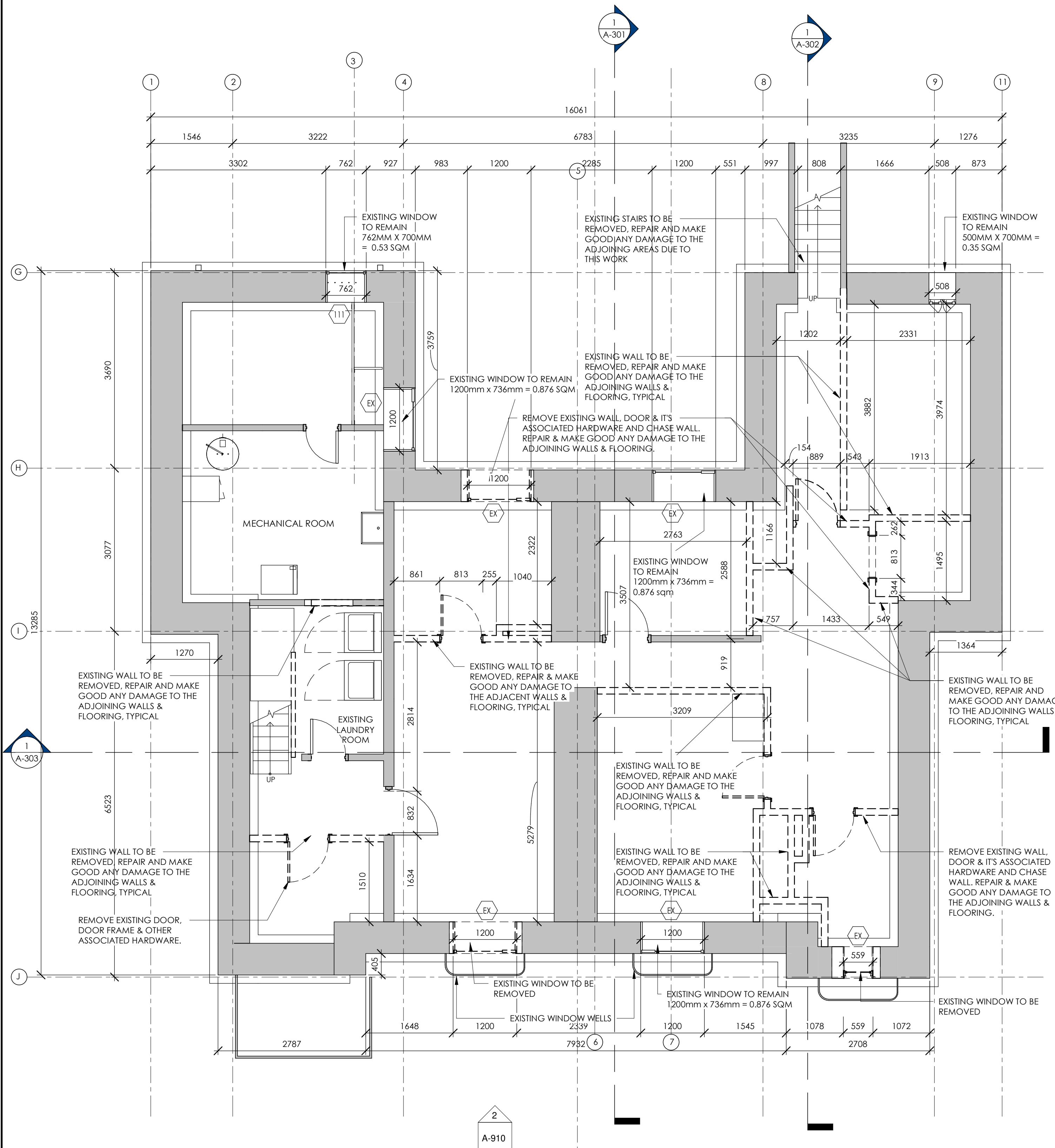
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DRAWN BY	RJW/RW		
REVIEWED BY	AS/AS/RS		

A-101



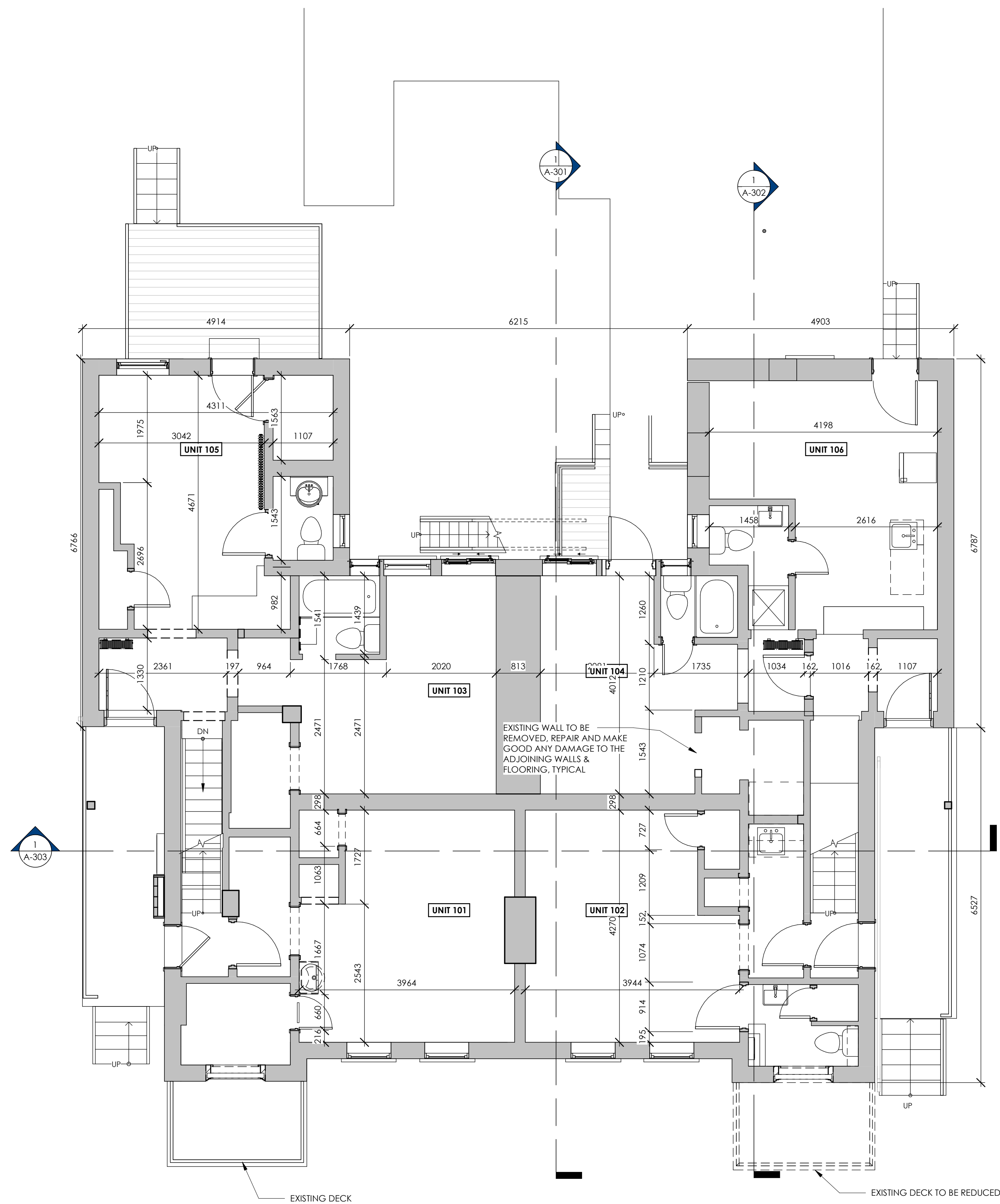
2 PROPOSED - BASEMENT FLOOR
1:50

PROPOSED BASEMENT FLOOR
1 DWELLING UNIT



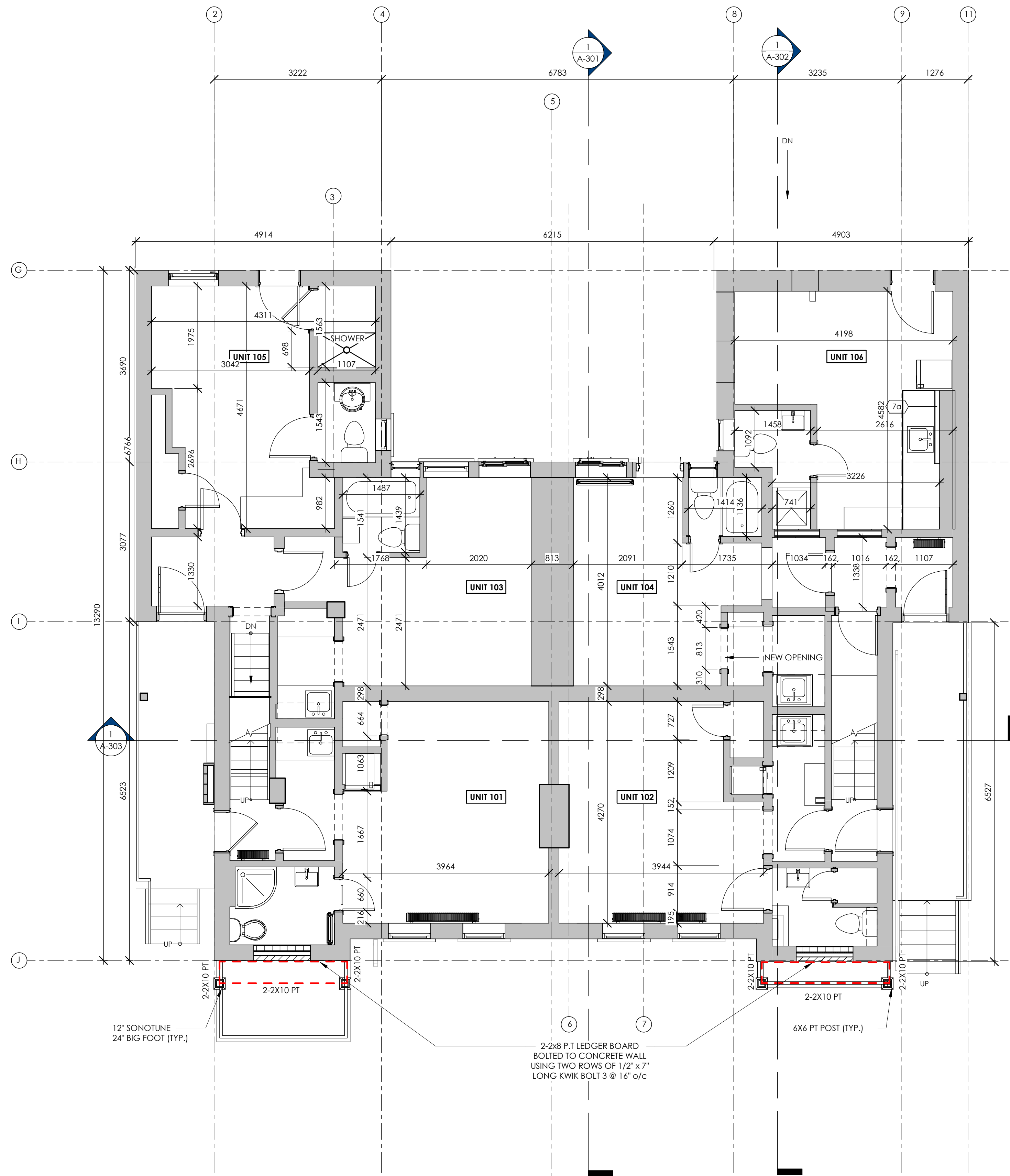
1 EXISTING - BASEMENT FLOOR
1:50

EXISTING BASEMENT FLOOR
0 DWELLING UNITS

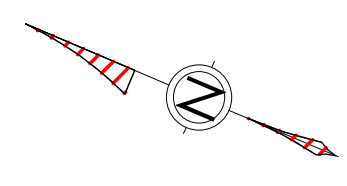


**FIRST FLOOR
6 DWELLING UNIT (EXISTING)**

1 EXISTING - FIRST FLOOR
1:50



2 PROPOSED - FIRST FLOOR
1:50



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SMART LIVING PROPERTIES

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LANDSCAPING -

PROJECT
29 RUSSELL AVE

DRAWING:
FIRST FLOOR

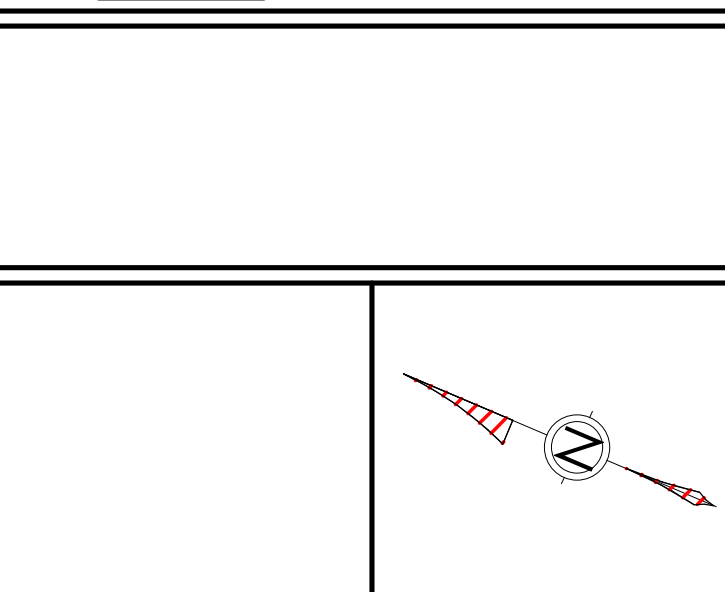
DATE: 2023-04-10 2:44:45 PM
SCALE: 1:50
DRAWN BY: ASH
REVIEWED BY: JG

DWG NO: 2118
DRAWING NO:
A-102

SECOND FLOOR



KEY PLAN



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PROJECT

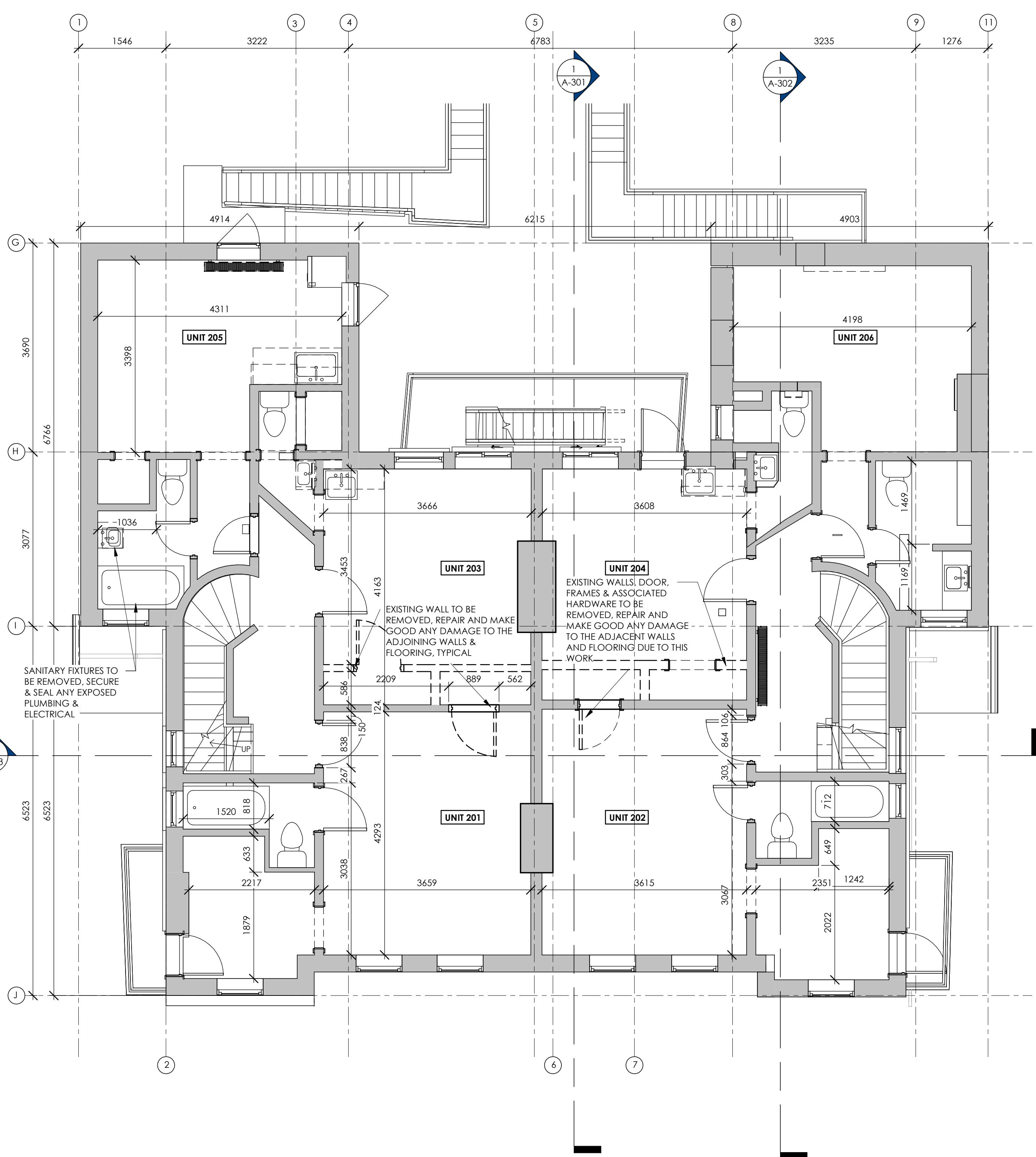
29 RUSSELL AVE

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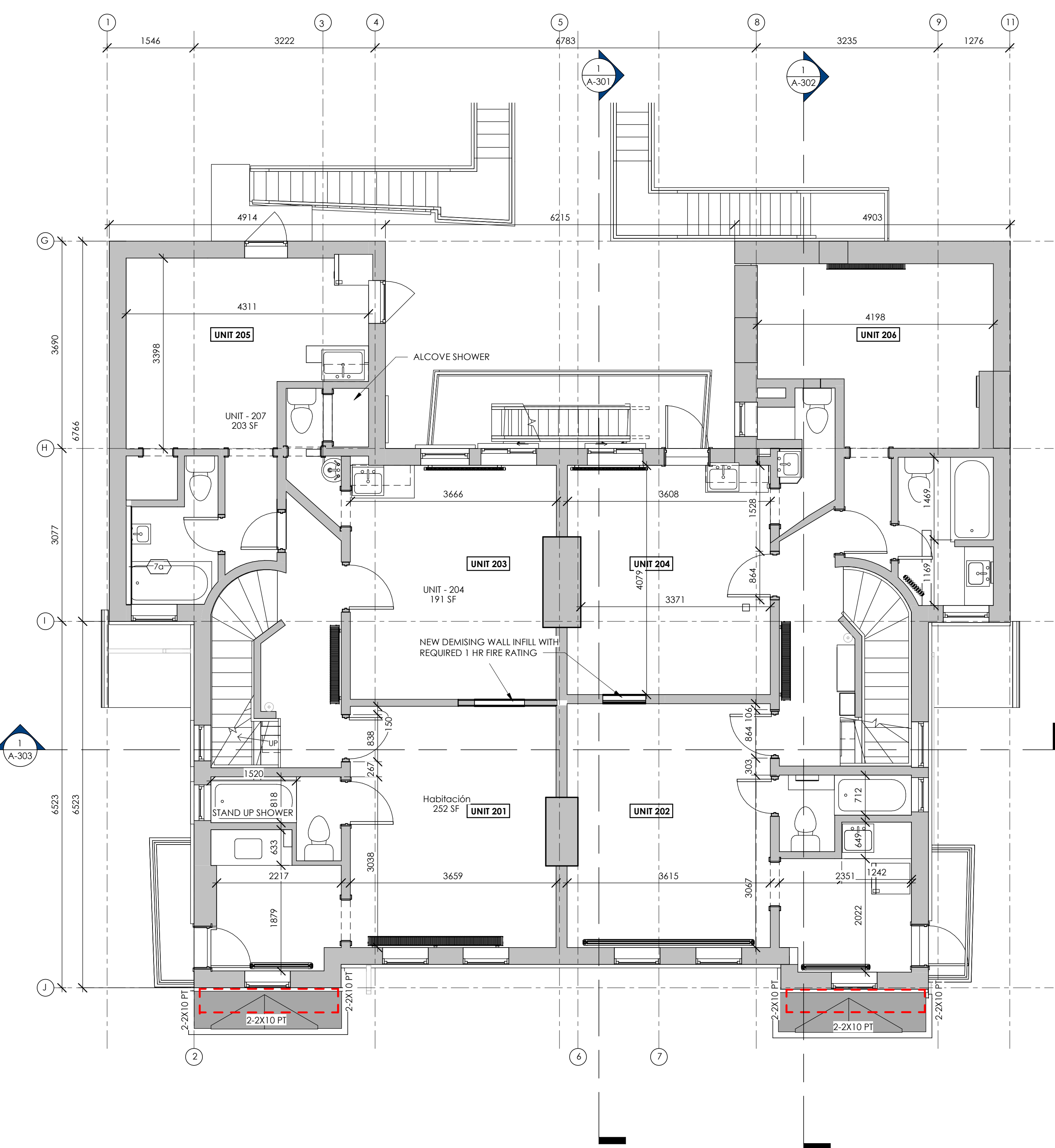
SECOND FLOOR

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SCALE	1:50	DRAWING NO.	
DRAWN BY	ASH		
REVIEWED BY	JG		

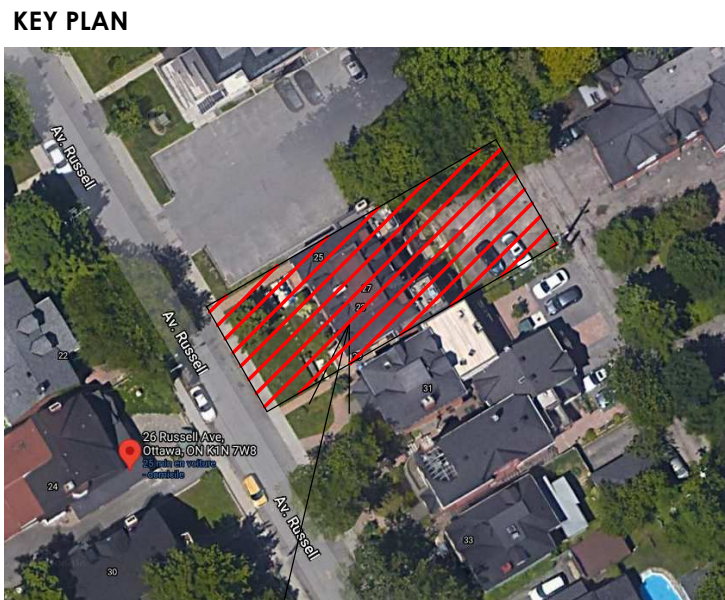
SECOND FLOOR 6 DWELLING UNIT (EXISTING)



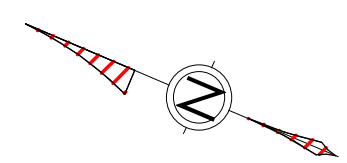
2 EXISTING - SECOND FLOOR
1:50



1 EXISTING - SECOND FLOOR
1:50



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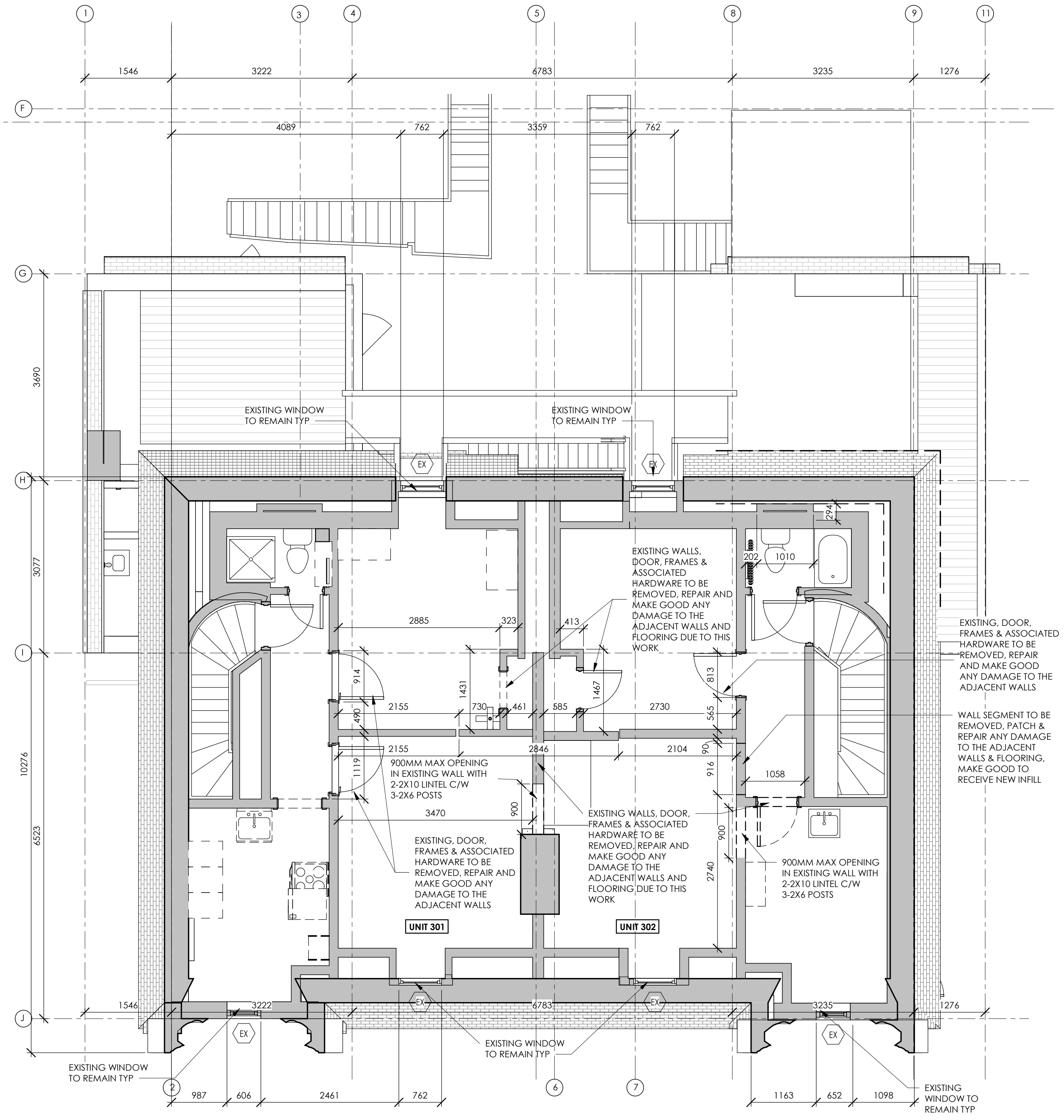
29 RUSSELL AVE

DRAWING:

THIRD FLOOR

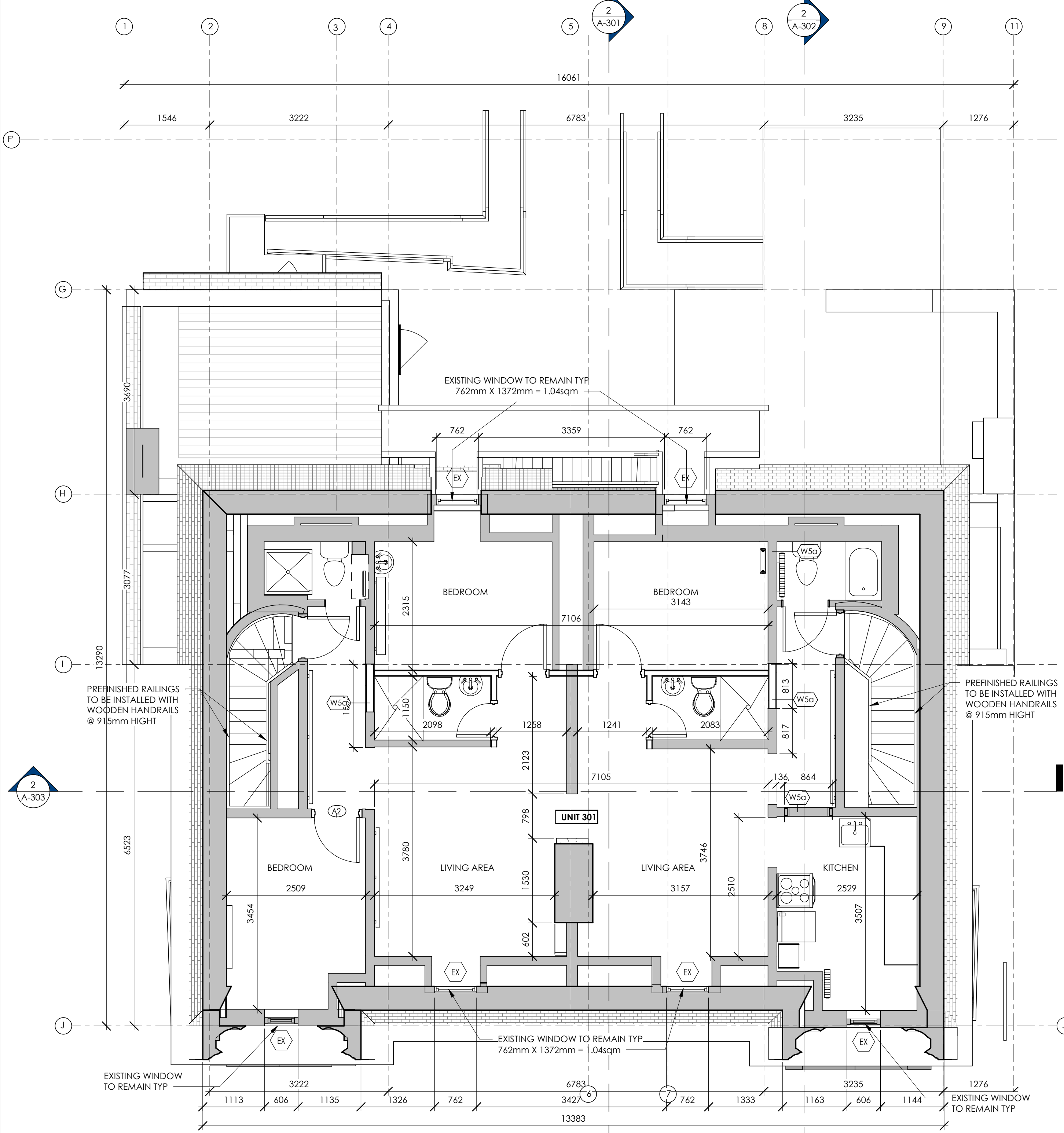
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SCALE	1:50	DRAWING NO.	
DRAWN BY	ASH		
REVIEWED BY	JG		

A-104



EXISTING THIRD FLOOR
2 DWELLING UNITS

1 EXISTING - THIRD FLOOR
1:50

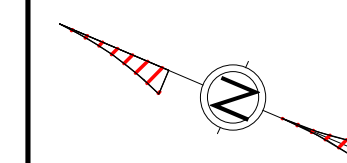


PROPOSED THIRD FLOOR
1 DWELLING UNIT

2 PROPOSED - THIRD FLOOR
1:50



PROJECT SITE



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29 RUSSELL AVE

DRAWING:
PHASE 2 - FIRE RATING PLANS

DATE: 2023-04-10 2:45:11 PM	DWG NO: 2118
SCALE: 1:100	DRAWING NO:
DRAWN BY: AS/ASH/RS	A-110
REVIEWED BY: RJW/RW	

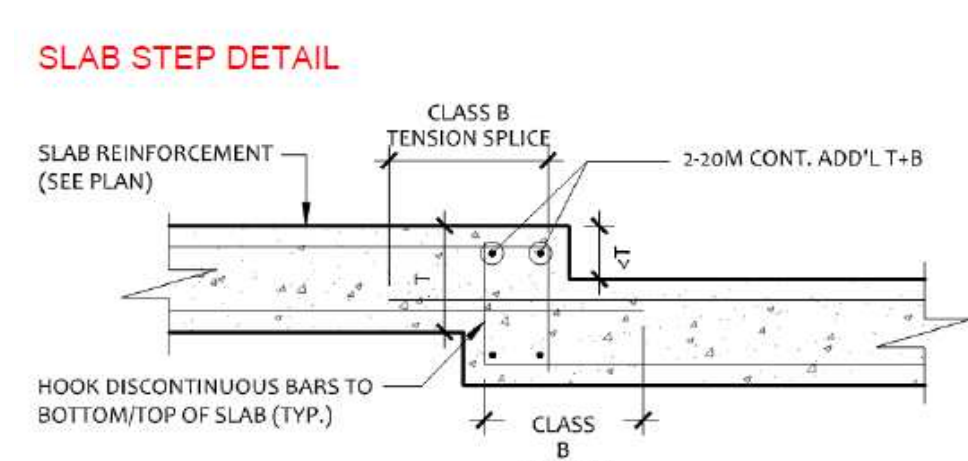
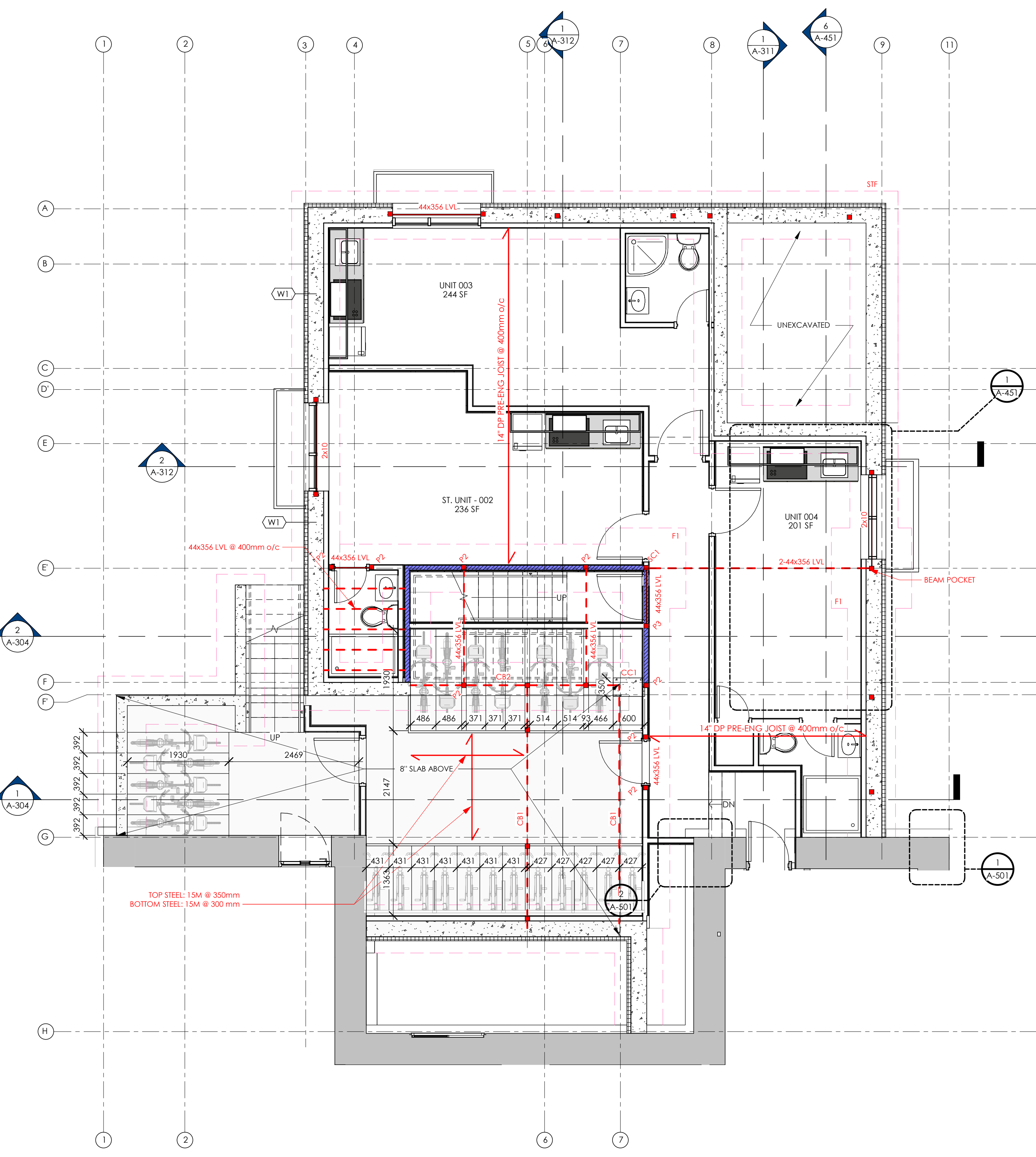


1 BASEMENT - EXISTING + PROPOSED
1:100

2 FIRST FLOOR - EXISTING + PROPOSED
1:100

3 SECOND FLOOR - EXISTING + PROPOSED
1:100

4 THIRD FLOOR - EXISTING + PROPOSED
1:100



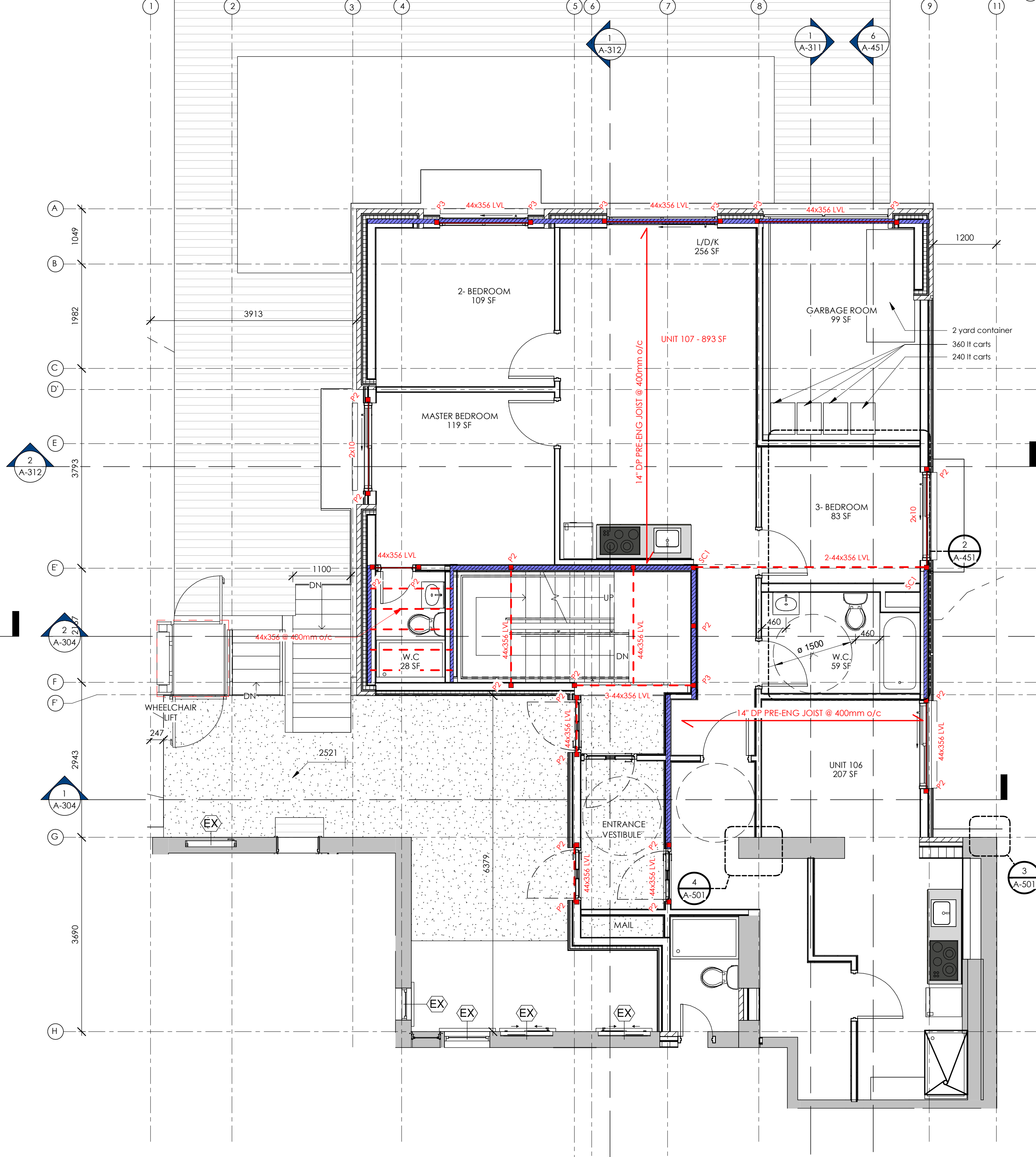
1 PHASE 2 - BASEMENT PLAN
1:50

STRUCTURAL DETAILS:

FLOOR JOIST
 POST

F1: 1525mmx1525mmx250mm: 15M @ 350mm BEW
 STF: 915mmx250mm: 3-15M CONT
 CCI: 600x350: 10-15M VERT. BARS: 10M TIES @ 250mm
 CB1: 600Wx300D: 2-15M TOP: 5-15M BOTTOM: STIRRUPS 10M @ 150mm
 CB2: 350Wx300D: 2-15M TOP: 5-20M BOTTOM: 10M TIES @ 250mm

LBW 2x6 @ 300mm o/c

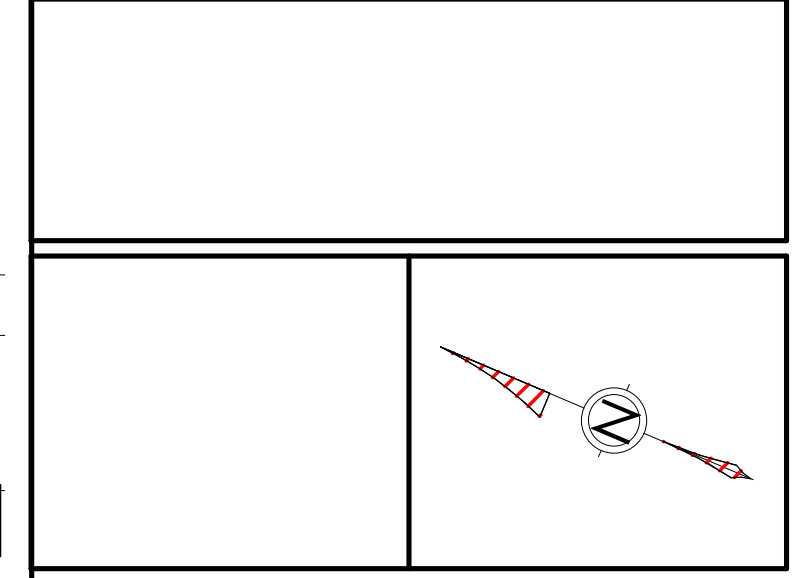


STRUCTURAL DETAILS:

FLOOR JOIST
 POST

LBW 2x6 @ 300mm o/c

2 PHASE 2 - FIRST FLOOR PLAN
1:50



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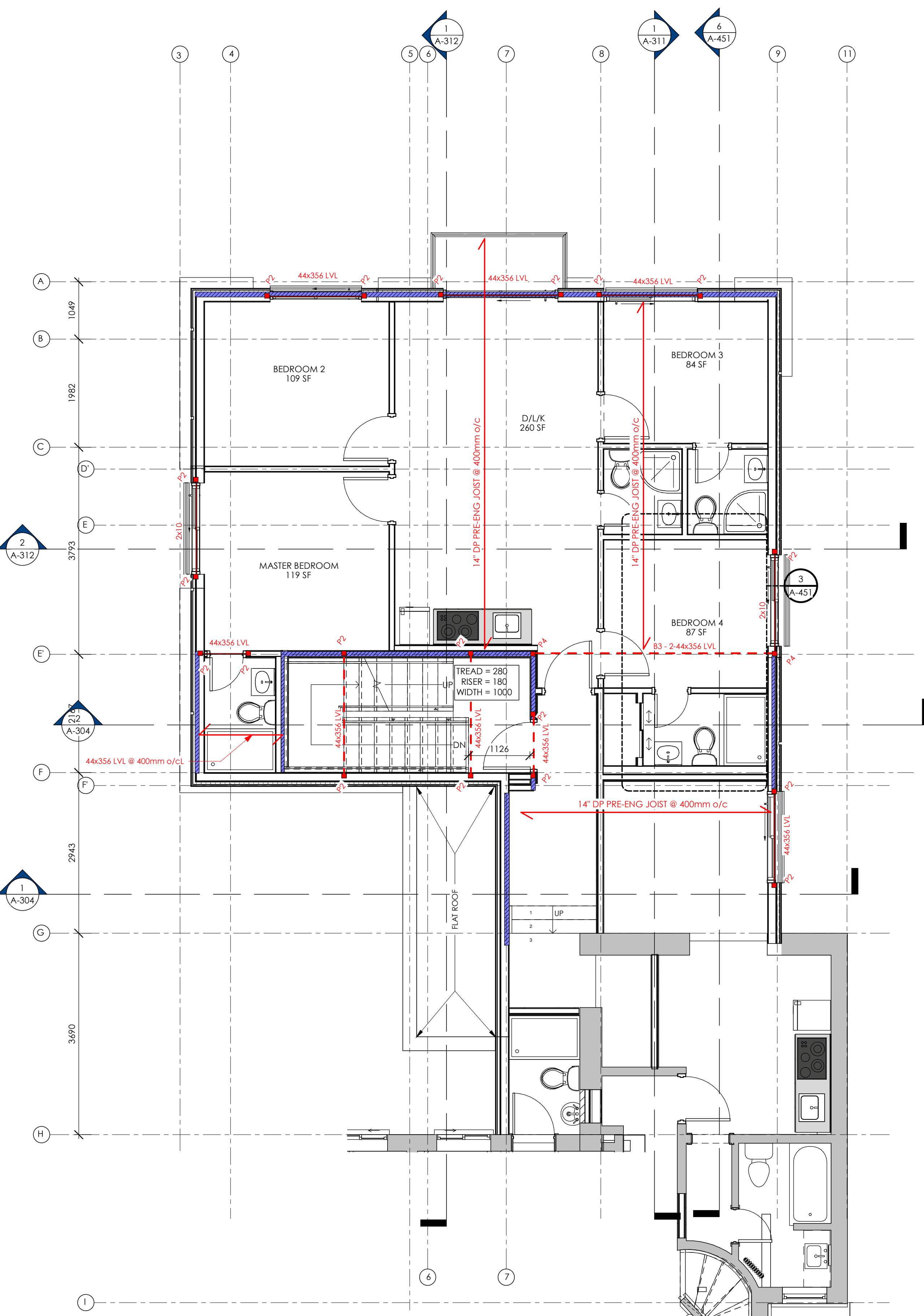
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DRAWING:
 PHASE 2 - BASEMENT & FIRST FLOOR PLAN

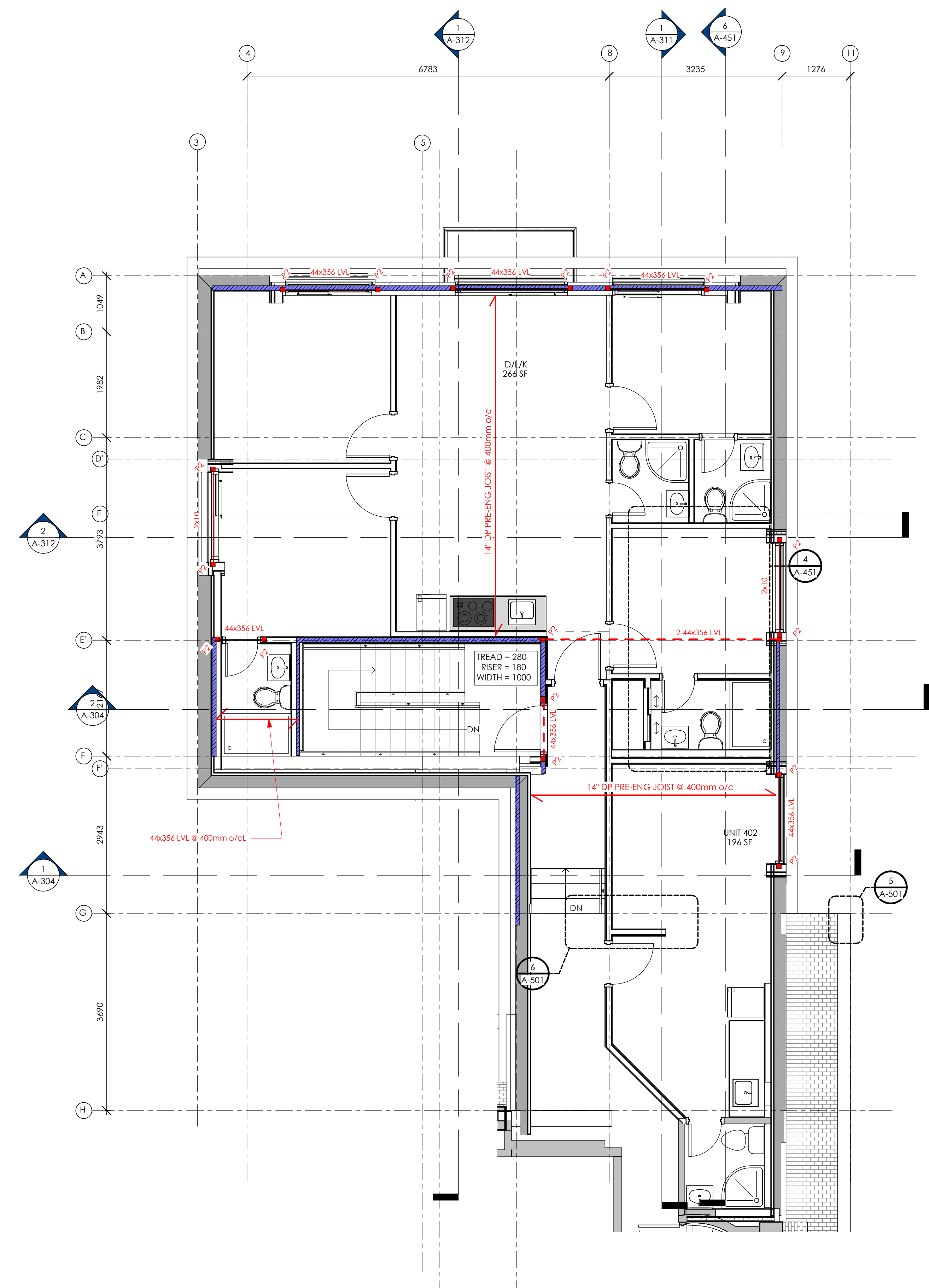
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DRAWN BY: Author	CHECKER: Checker
REVIEWED BY:	



1 PHASE 2 - SECOND FLOOR PLAN
1:50

STRUCTURAL DETAILS:

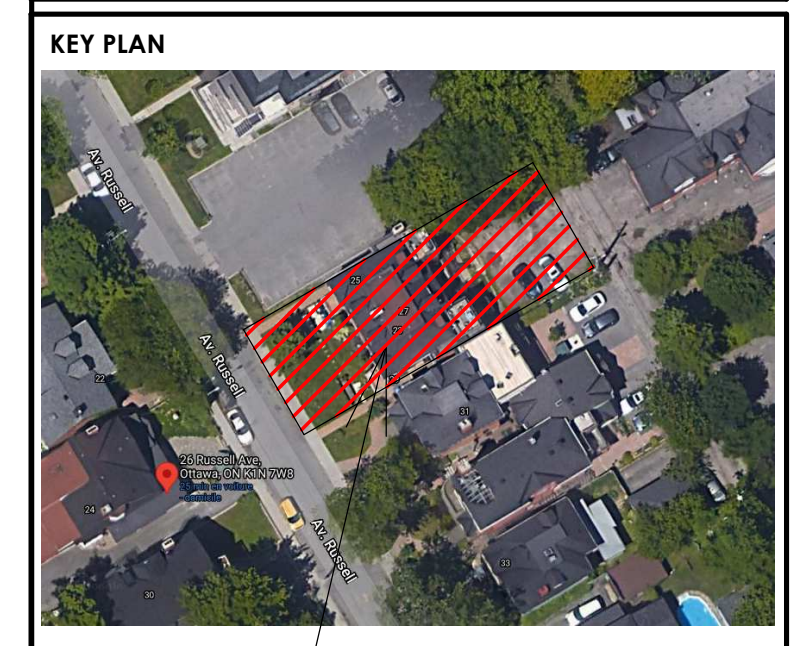
	FLOOR JOIST
	POST
	LBW 2x6 @ 300mm o/c



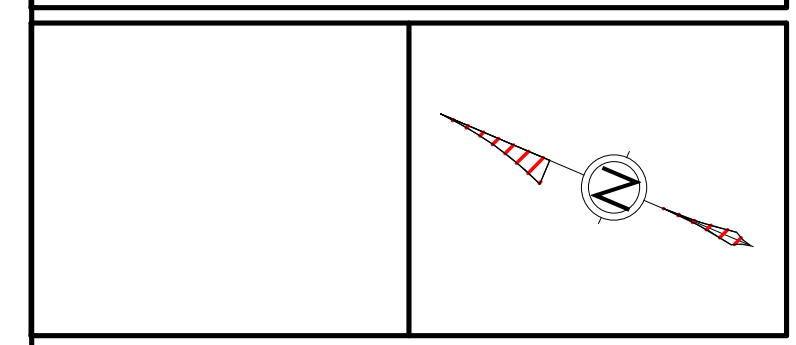
2 PHASE 2 - THIRD FLOOR PLAN
1:50

STRUCTURAL DETAILS:

	FLOOR JOIST
	POST
	LBW 2x6 @ 300mm o/c



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DRAWING:
PHASE 2 - SECOND & THIRD FLOOR PLAN

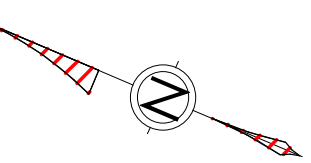
DATE: 2023-04-10 2:45:20 PM	DWG NO: 2118
SCALE: Comme indiqué	DRAWING NO:
DRAWN BY: Author	A-112
REVIEWED BY: Checker	



1 NORTH - EAST - ELEVATION
1 : 50



2 NORTH - WEST - ELEVATION
1 : 50



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DRAWING:
NE, NW - ELEVATIONS

DATE	2023-04-10 2:45:48 PM	DWG NO.	2118
SCALE	1 : 50	DRAWING NO.	
DRAWN BY	Author		
REVIEWED BY	Checker		

A-211

2 SOUTH - WEST - ELEVATION
1:50



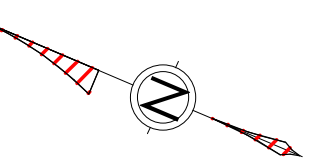
1 SOUTH - EAST - ELEVATION
1:50



KEY PLAN



PROJECT SITE



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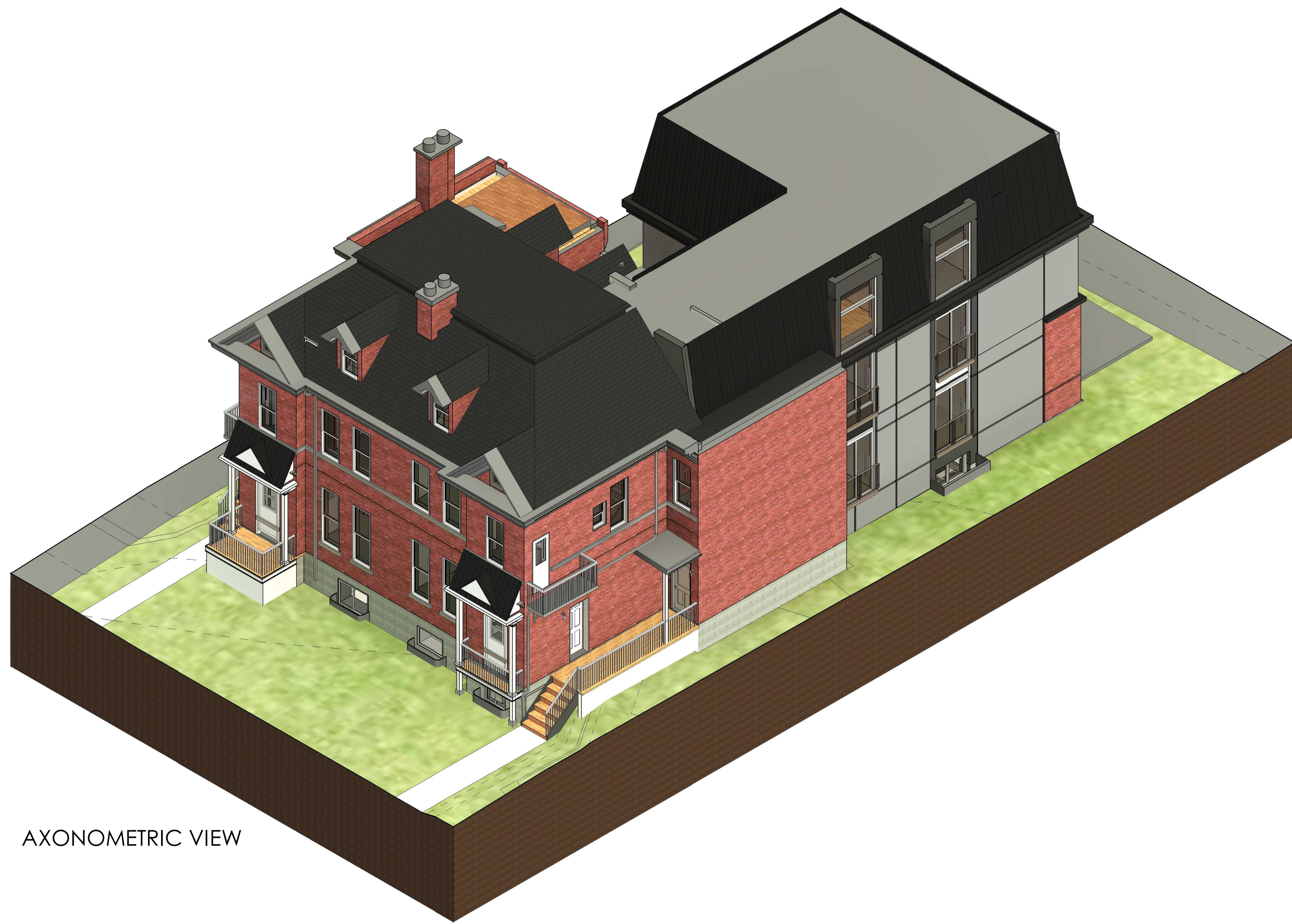
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DRAWING:
SW, SE - ELEVATIONS

DATE	2023-04-10 2:46:12 PM	DWG NO.	2118
SCALE	1:50	DRAWING NO.	
DRAWN BY	Author		
REVIEWED BY	Checker		
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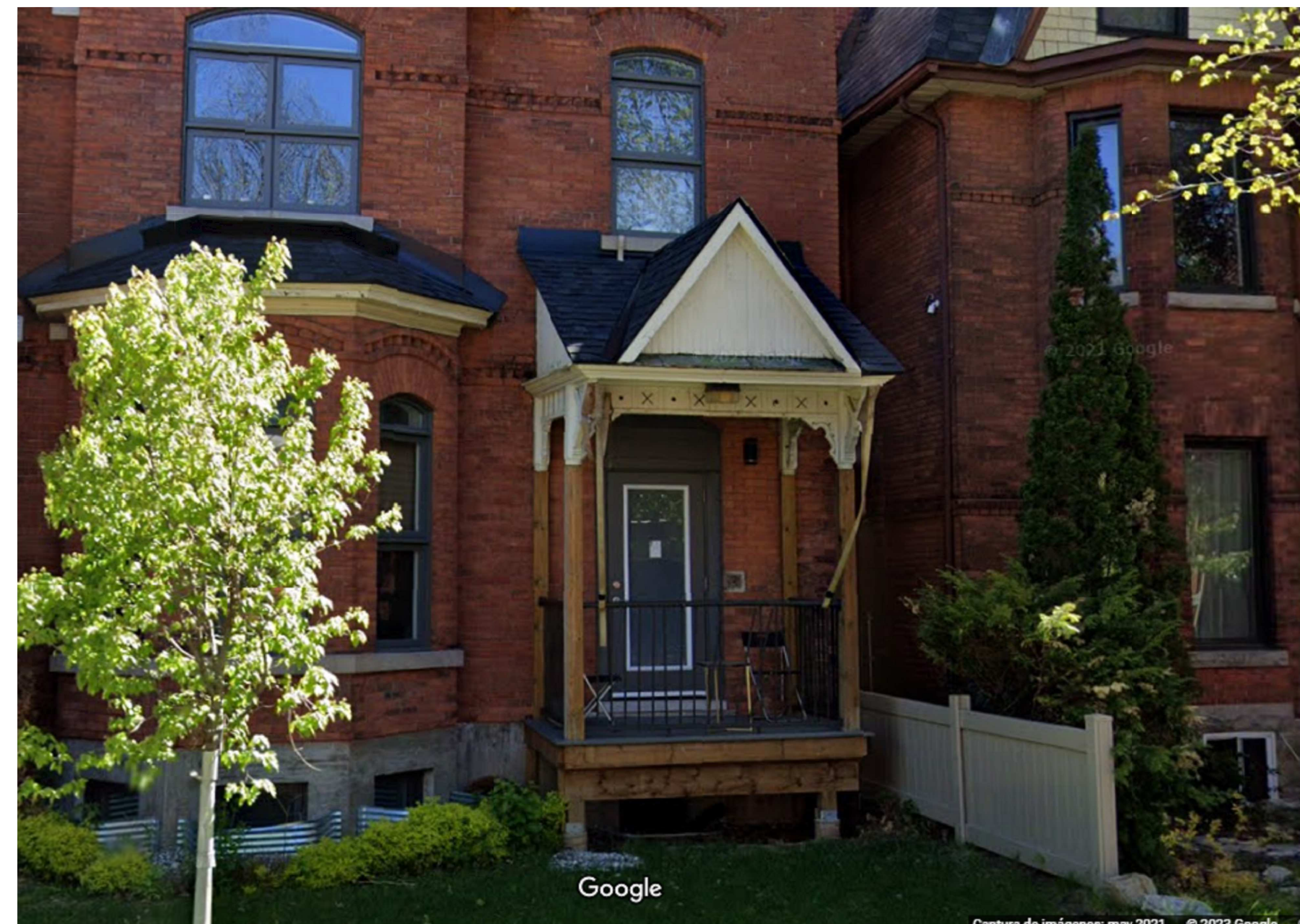
AXONOMETRIC VIEW



FRONT VIEW



RENDERING

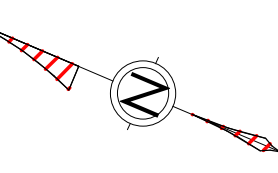


EXAMPLE

KEY PLAN



PROJECT SITE



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DRAWING:
RENDERINGS 2

DATE	2023-04-10 2:46:58 PM	DRAWING NO.	2118
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DRAWN BY	ASH		
REVIEWED BY	JG		
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