



ARCHITECTURAL SHEET LIST	
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A0.1	GENERAL NOTES AND SPECS
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A1.1	SITE CONTEXT
A2.1	SUB-BASEMENT PLAN
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A2.3	GROUND FLOOR PLAN
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A4.1	ELEVATIONS
A4.2	ELEVATIONS
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A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS

Russell Development

71 RUSSELL AVE

ISSUED FOR SPA RESPONSE 2

2026.05.28

ARCHITECTURAL



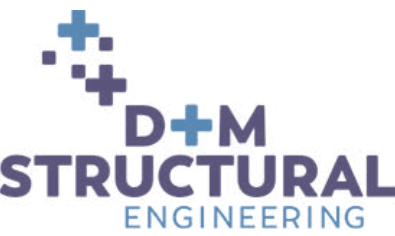
LAWRENCE ARCHITECT INC.
18 DEAKIN ST. SUITE 205
OTTAWA, ONTARIO K2E 8B7
(P) 613 739 7770
(F) 613 739 7703

PLANNING



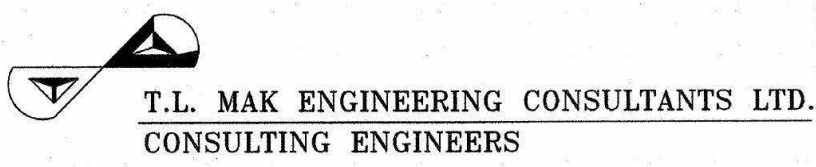
Q9 PLANNING + DESIGN
43 ECCLES ST. UNIT C
OTTAWA, ONTARIO K1R 6S3
(P) 613 850 8345

STRUCTURAL



D+M STRUCTURAL
333 PRESTON ST SUITE 110,
OTTAWA, ON K1S 5N4
(P) 613 651 9490

CIVIL



T. L. MAK ENGINEERING CONSULTANTS LTD
1455 YOUVILLE DR.
ORLÉANS, ONTARIO K1C 6Z7
(P) 613 837 5516

LANDSCAPE

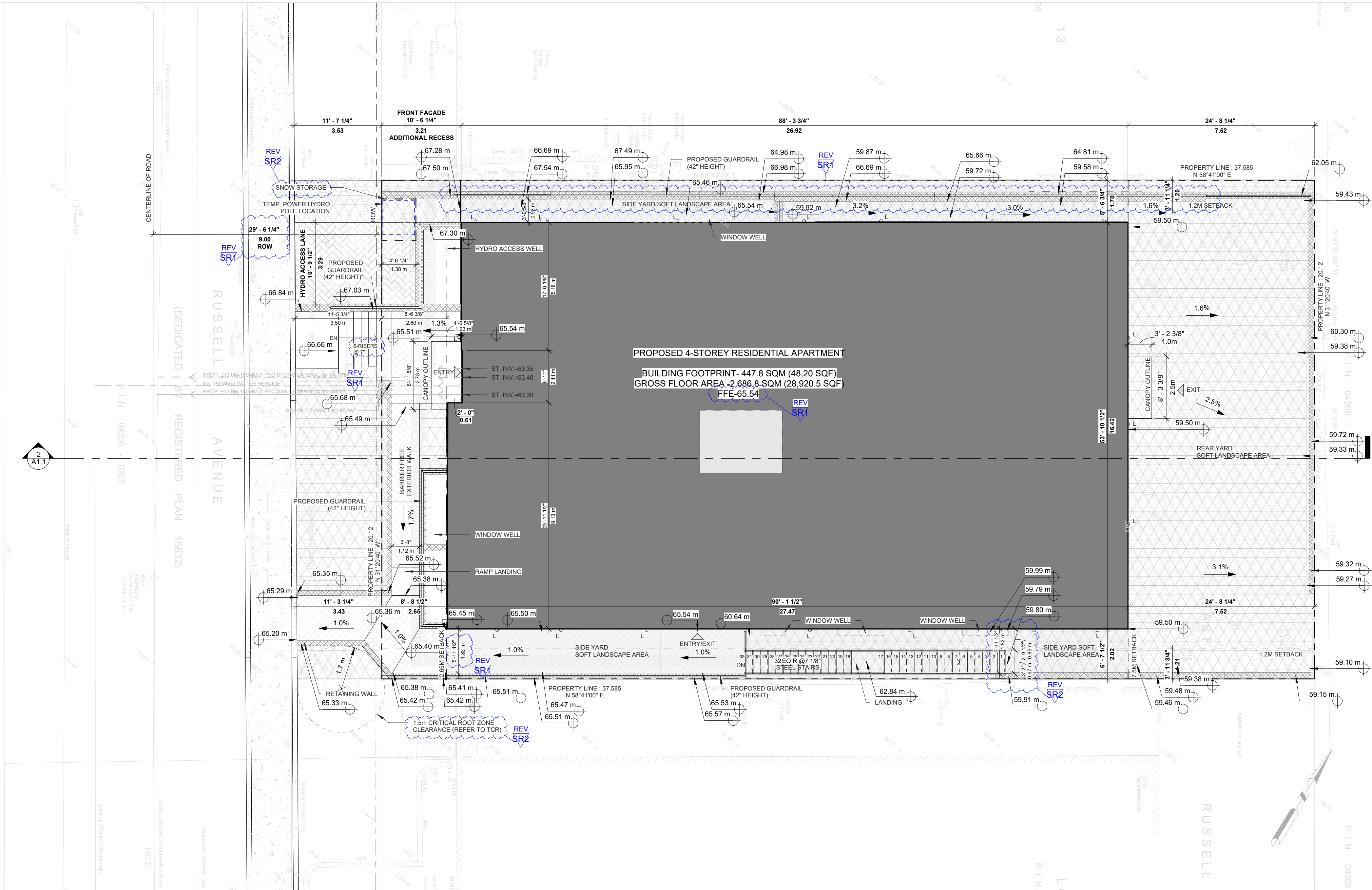


JAMES B LENNOX & ASSOCIATES
3332 CARLING AVE.
OTTAWA, ONTARIO K2H 5A8
(P) 613 722 5168

MECHANICAL /
ELECTRICAL



GOODKEY, WEEDMARK &
ASSOCIATES LTD. (GWAL)
1688 WOODWARD DR.
OTTAWA, ON K2C 3R8
(P) 613 727 5111



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 150MM 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 FOURPOINNETTE 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))	
	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 FOR SIDE YARD
	BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWG'S
	PROPERTY LINE
	MINIMUM SETBACKS (ZONING)
	FENCE

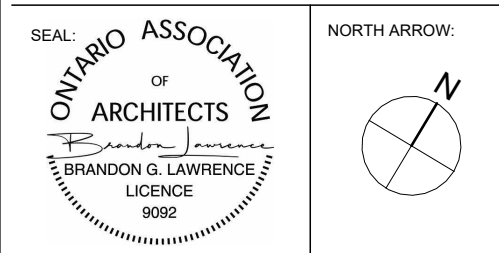
PROJECT LEGAL DESCRIPTION
PIN 04208-0265 LOT 14 REGISTERED PLAN 58319
EAST SIDE OF RUSSELL AVENUE
CITY OF OTTAWA
FARLEY, SMITH & DNIS SURVEYING LTD.
FILE NO.: 591-17
DATE: JANUARY, 2018

PROJECT ZONING REVIEW / STATISTICS
MUNICIPALITY: CITY OF OTTAWA
MUNICIPAL ADDRESS: 71 RUSSELL AVE, OTTAWA, ON K1N 7X2
REGISTERED OWNER: JERSEY DEVELOPMENTS INC.
LOT AREA: 756.32 sq.m
LOT AREA (TAKEN FROM GEO-OTTAWA PARCEL INFORMATION)
ZONING ANALYSIS
OTAWA ZONE: RAUD LOW-RISE APARTMENT DWELLING (8 OR MORE UNITS)
PROPOSED USE: 4 STOREY APARTMENT BUILDING (28 RESIDENTIAL UNITS)

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 (RAUD(480))	SECTION	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	14.28M
MIN. FRONT YARD SETBACK	S144(1)(A); S162, TABLE 162A	1.4 SO (D) MIN. 1.5 APPLIES	2.65M
MIN. REAR YARD SETBACK TABLE 144A(III)	S143(3)(A)	11.27M (30% OF LOT DEPTH)	7.52M (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	2.02M, 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)	228.95M 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 1.5M-3M)	41.9M ² (78.5% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE: 25% WINDOWS=52.5M ²	29.4M ² =51.73M ²
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.6M (MIN. 20% OF FRONT FACADE)	0.61M (28.3M ² -13.4%), 0.56 (63M ² -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	S.102(2) 0 SPACES <= 12 SPACES TABLE 102 (0.1 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 0.6M 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

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.



13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
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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

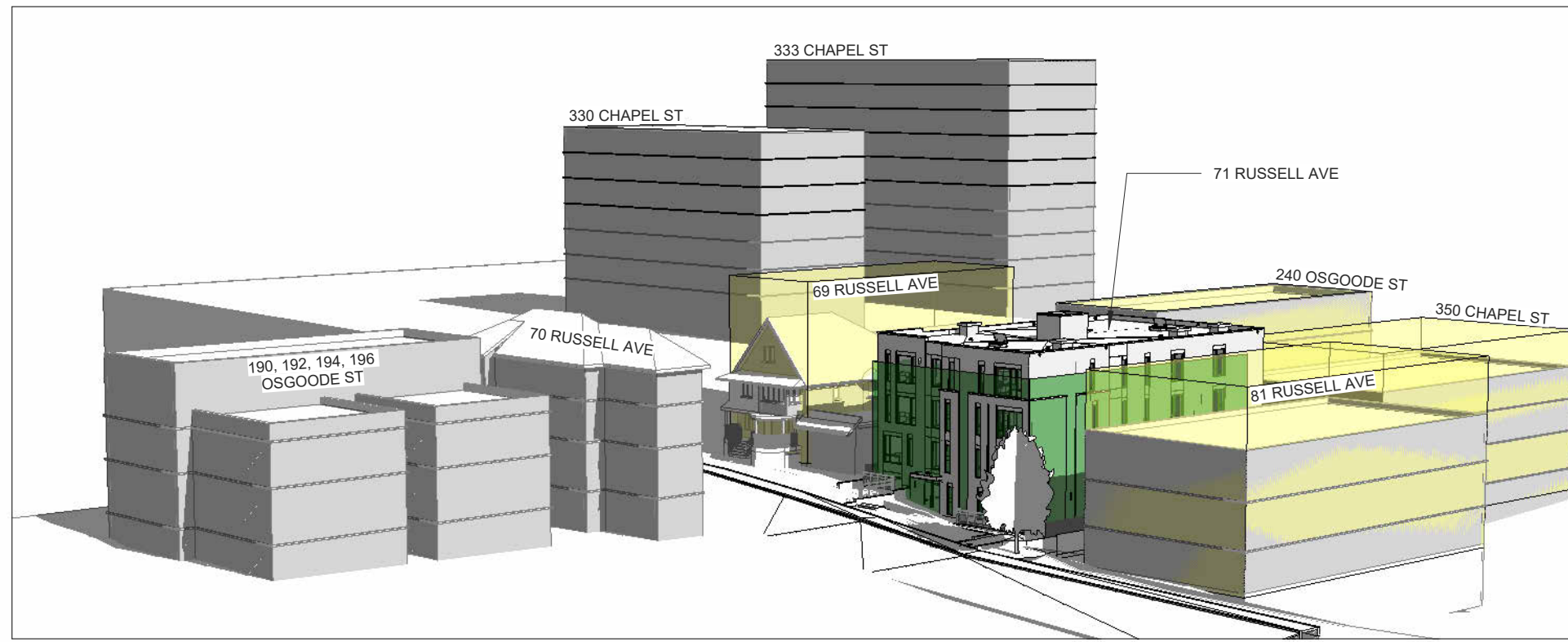


205-18 DEAKIN STREET
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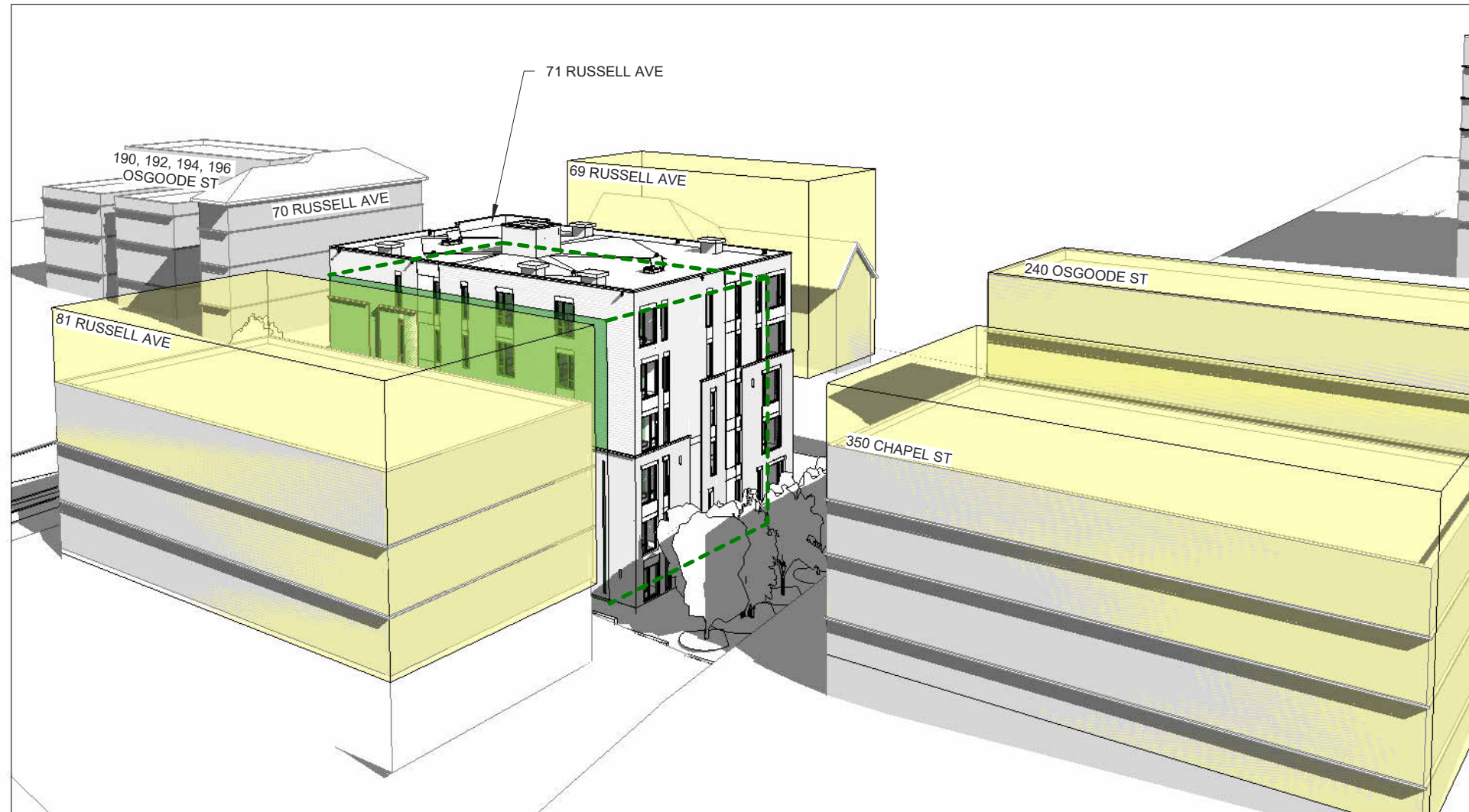
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PROJECT:
Russell Development
71 RUSSELL AVE
SHEET TITLE:
SITE PLAN

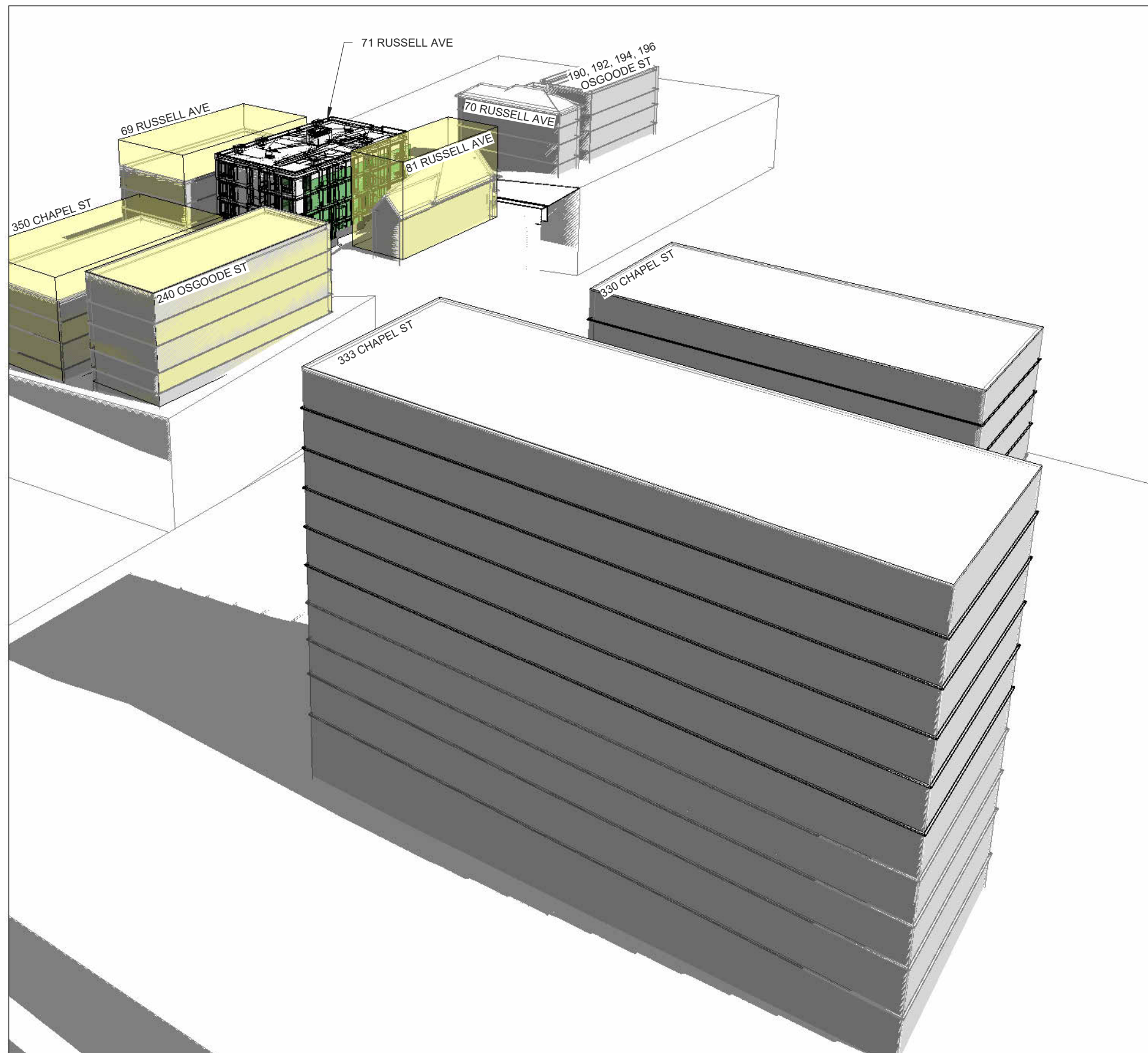
DRAWN BY:
Y.R.
PROJECT DATE:
28-05-2026 13:57:53
JOB NUMBER:
LA-1158-25
CHECKED BY:
B.L.
PROJECT DATE:
24-06-2025
SCALE:
As indicated



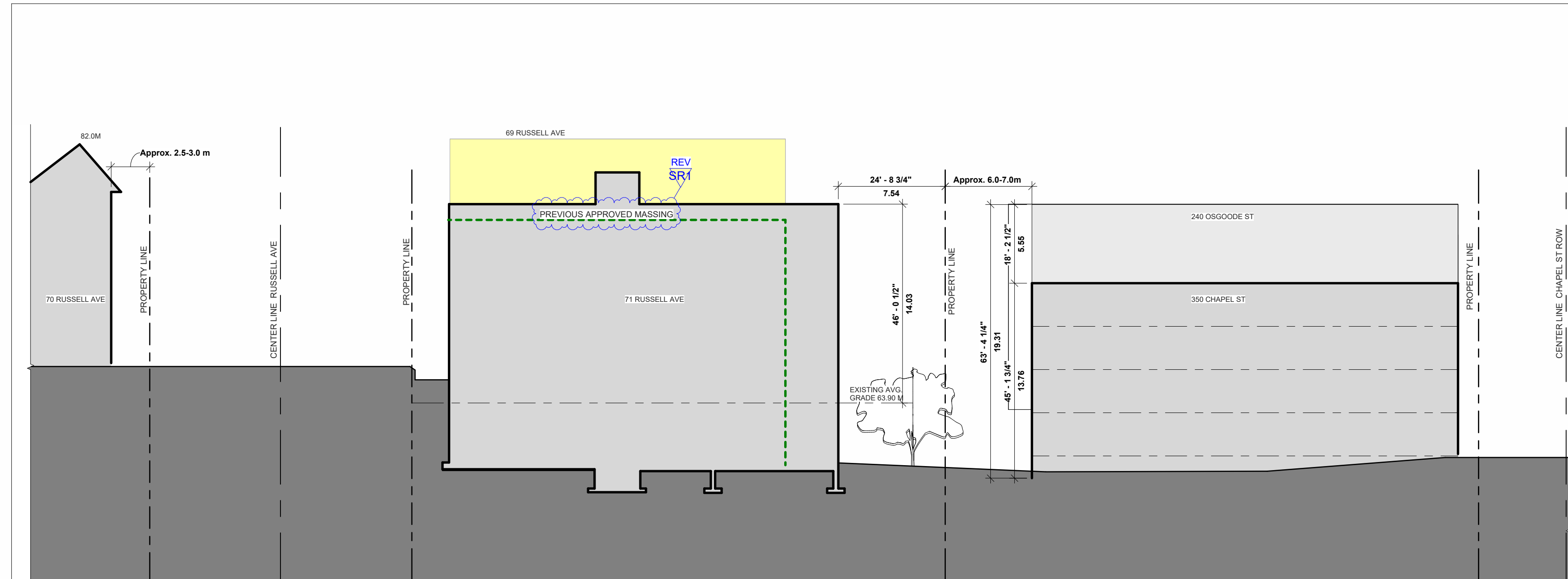
1
A1.1



5
A1.1



4
A1.1 Context 3
SCALE



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

LEGEND

- AS OF RIGHT MASSING
- PREVIOUS APPROVED MASSING

REV
SR1REV
SR

SEAL: The seal is circular with a dotted border. Inside, the text "ONTARIO ASSOCIATION" is at the top, "OF" is in the center, and "ARCHITECTS" is below it. A signature "Brandon Lawrence" is written across the middle. Below the signature, the text "BRANDON G. LAWRENCE", "LICENCE", and "9092" are printed.

NORTH ARROW

03	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
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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



05-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

: (613) 739.7770
 : INFO@LAWRENCEARC.COM

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PROJECT:
Russell Development

J. RUGGELL AND E.

SHEET TITLE:

SITE CONTEXT

RAWN BY: _____ CHECKED BY: _____
B.R. B.L.

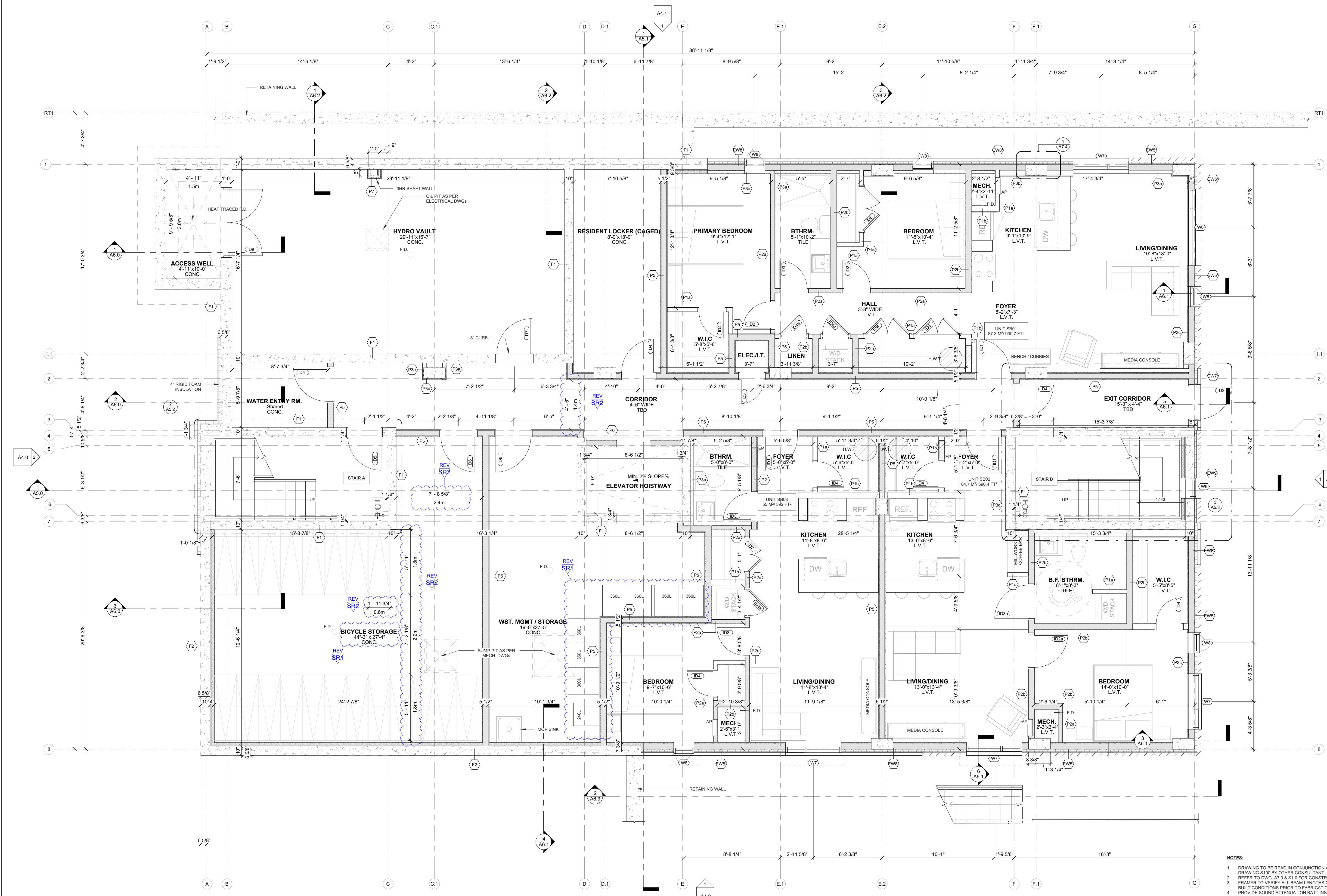
LOT DATE:	PROJECT DATE
8-05-2026 12:07:33	24-06-2025

OB 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"

- NOTES:
- DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWING S100 BY OTHER CONSULTANT.
 - REFER TO DWG. A7.0 & S1.0 FOR CONSTRUCTION NOTES.
 - FRAMER TO VERIFY ALL BEAM LENGTHS ON-SITE AGAINST AS-BUILT CONDITIONS PRIOR TO FABRICATION.
 - PROVIDE SOUND ATTENUATION BATT INSULATION IN STUD CAVITY FOR SOUNDPROOFING AROUND WALLS IN ALL MECHANICAL, UTILITY, BATHROOMS, AND SUMP ROOM.
 - PROVIDE ACOUSTICAL SEALANT @ TOP & BOTTOM OF WOOD PLATES.
 - FOR CONCRETE FOOTINGS SEE PLANSCHEDULE.
 - FOUNDATION WALLS TO BE MIN. 12" CW 10M @ 16" VEP + DWLS. 10M @ 16" HEP + 1-10M HEF ADD'L AT TOP. HOOK HORIZONTAL AT CORNERS CW 4-15M VERTS ADD'L. PROVIDE CLASS B' LAPS. F'C 25MPa CLASS F-2 - TYP.

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

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SEAL:
OF
ARCHITECTS
BRANDON G. LAWRENCE
LICENSE
9092

NORTH ARROW:
N

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LAWRENCE
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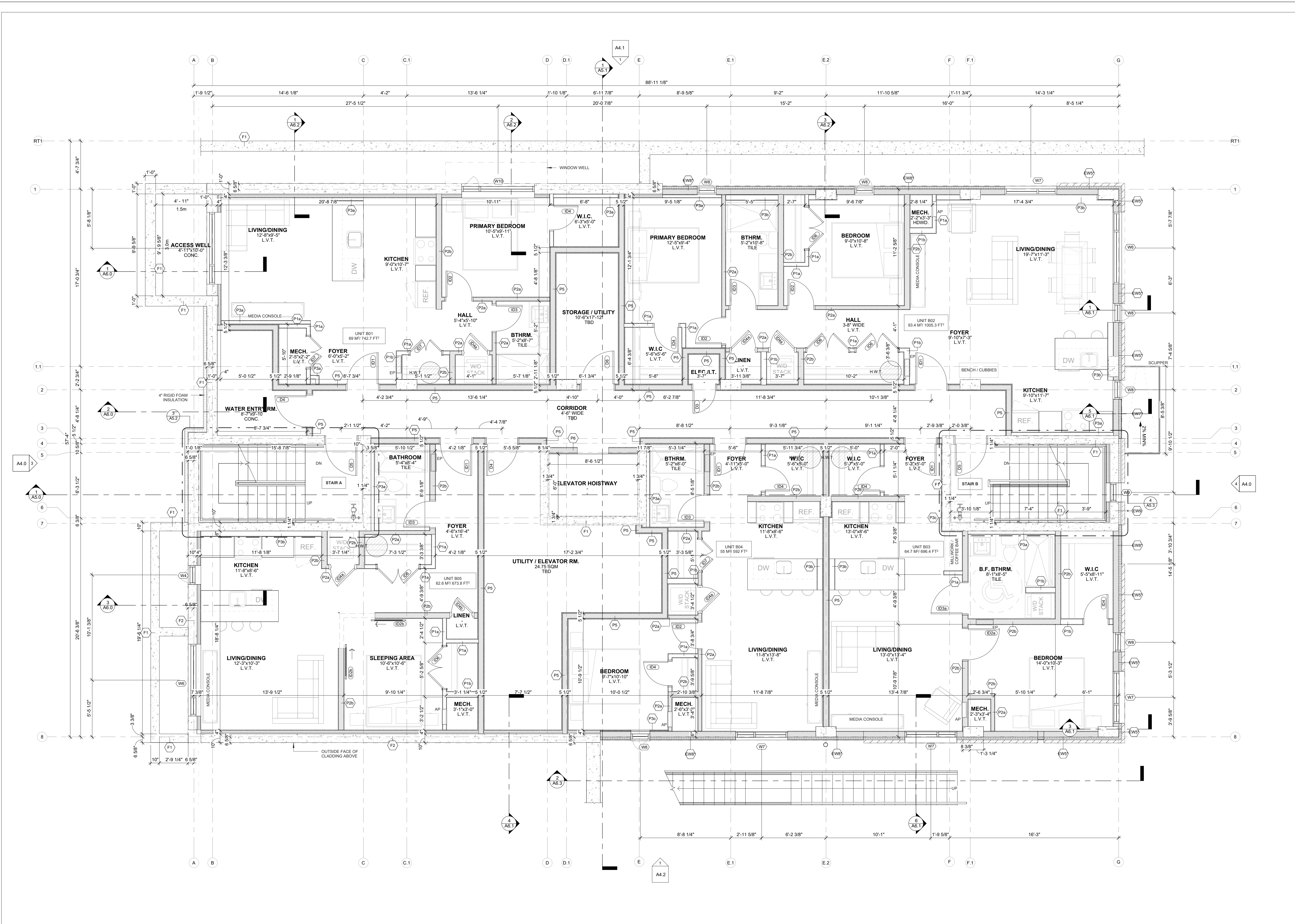
71 RUSSELL AVE
SHEET TITLE:
SUB-BASEMENT PLAN

DRAWN BY:
Y.R.
PLIST DATE:
28-05-2026 13:01:40
JOB NUMBER:
LA-1158-25

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

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

APPLICATION # D07-12-26-0014



1
A2.2

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

1
A2.2

BASEMENT FLOOR PLAN

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

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SEAL:
ONTOARIO ASSOCIATION
OF
ARCHITECTS
BRANDON G. LAWRENCE
LICENSE
9092

NORTH ARROW:
N

No.	DATE	REVISION
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01	2025.11.13	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS

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PROJECT:
Russell Development

SHEET TITLE:
BASEMENT FLOOR PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLIST DATE:
28-05-2026 13:01:42

PROJECT DATE:
24-06-2025

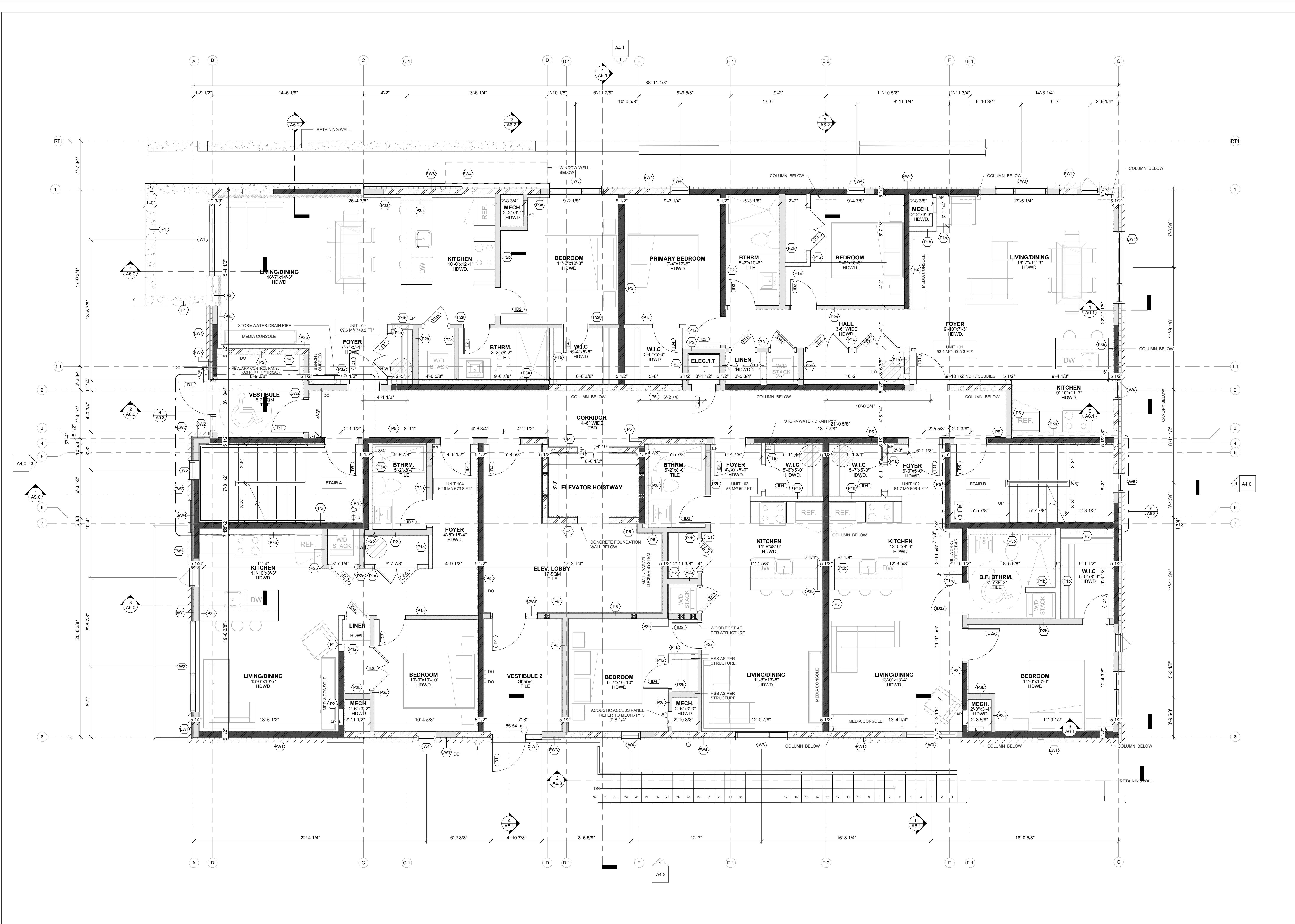
JOB NUMBER:
LA-1158-25

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"

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: ARCHITECTS OF
BRANDON G. LAWRENCE
LICENSE
8992

NORTH ARROW:

No.	DATE	REVISION
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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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 8B7
T: (613) 736-7770
E: INFO@LAWRENCEARC.COM

PROJECT:
Russell Development

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLIST DATE:
28-05-2026 13:01:45

PROJECT DATE:
24-06-2025

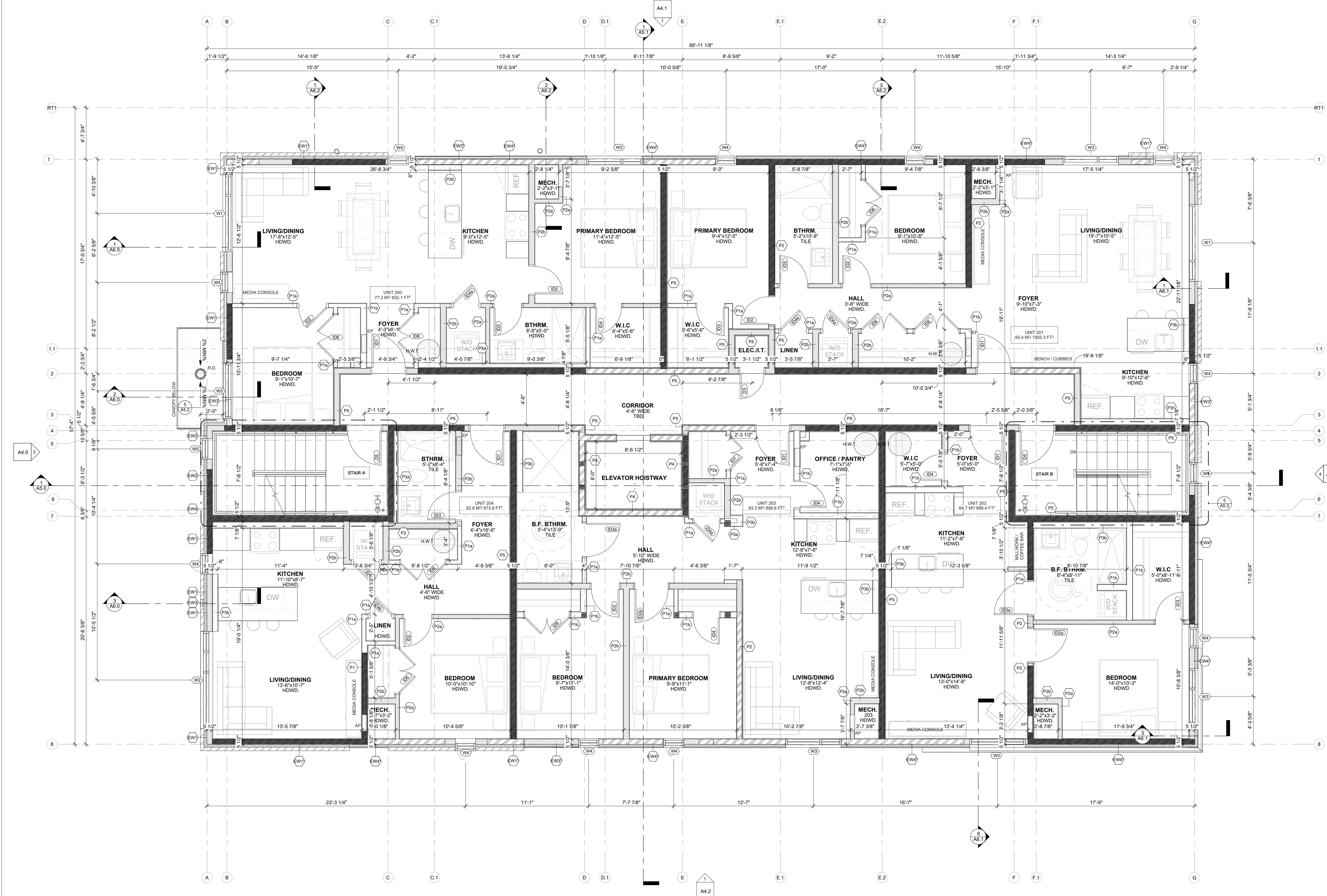
JOB NUMBER:
LA-1158-25

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.

NOTES:

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- 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME HEADING 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.

WALL HATCH LEGEND

- REFER TO SHEET A4.1 FOR DETAILED ASSEMBLY DESCRIPTIONS
- REFER TO SHEET A2.8 FOR FIRE RATED ASSEMBLY LOCATIONS
- ENGINEERED SHEAR WALL HATCHES INCL. SHEATHING THICKNESS, TYPICAL
- ALL EXTERIOR WALLS ARE LOAD BEARING

INSULATED WALL
NON-INSULATED WALL
ENGINEERED SHEAR WALL
LOADBEARING WALL

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

NORTH ARROW:

No.	DATE	REVISION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
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01	2025.11.13	ISSUED FOR REVIEW



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

T: (613) 736-7770
E: INFO@LAWRENCEARC.COM

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PROJECT:
Russell Development

71 RUSSELL AVE
SHEET TITLE:
SECOND FLOOR PLAN

DRAWN BY:
Y.R.

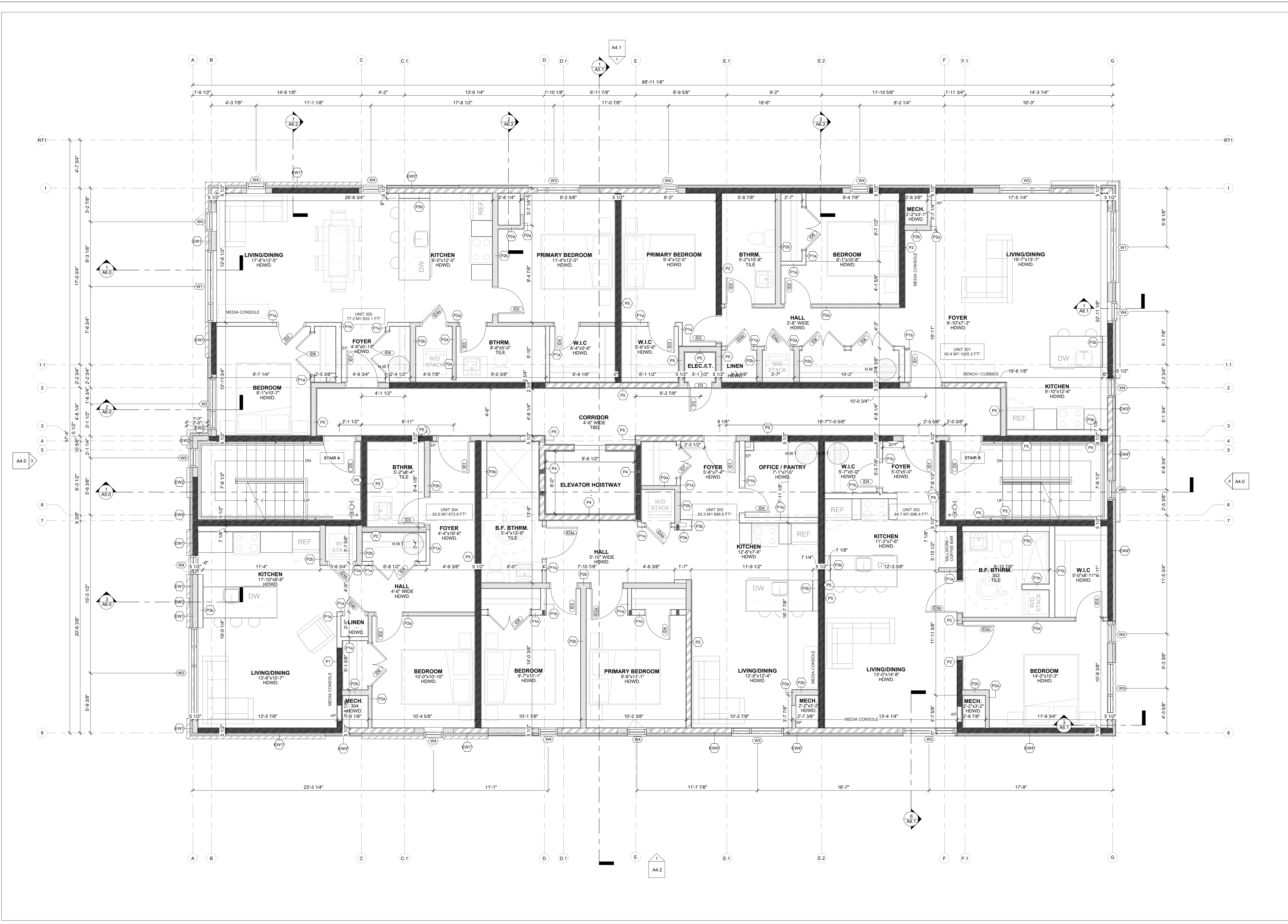
PROJECT DATE:
28-05-2026 13:01:47

JOB NUMBER:
LA-1158-25

CHECKED BY:
B.L.

PROJECT DATE:
24-06-2025

SCALE:
As indicated



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

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

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

INSULATED WALL
NON-INSULATED WALL
ENGINEERED SHEAR WALL
LOADBEARING WALL

SEAL: **OLYMPIA ASSOCIATION OF ARCHITECTS**
BRANDON G. LAWRENCE
LICENSE 8992

NORTH ARROW:

No.	DATE	REVISION
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LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
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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:
Y.R.

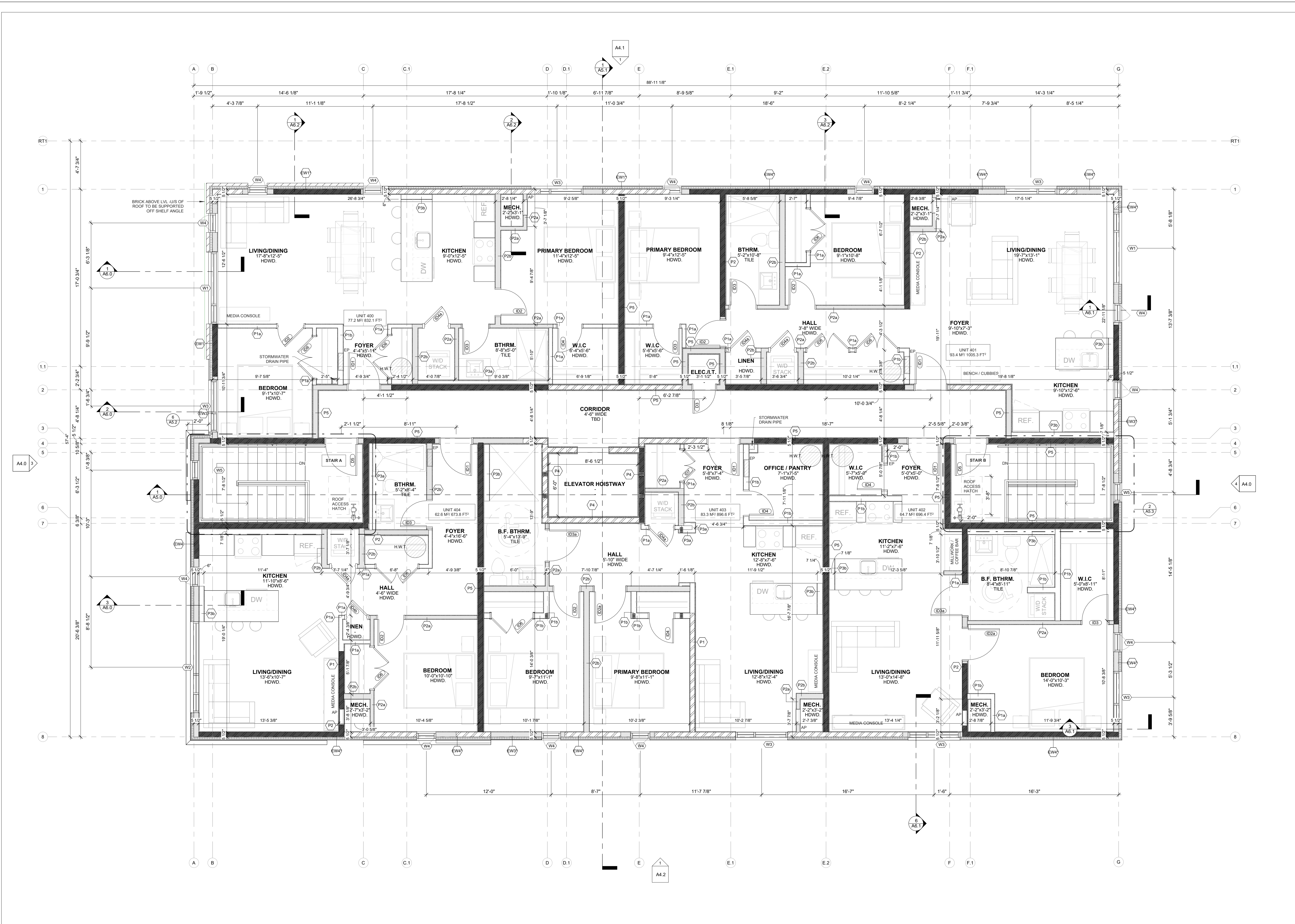
PROJECT DATE:
28-05-2026 13:01:50

JOB NUMBER:
LA-1158-25

CHECKED BY:
B.L.

PROJECT DATE:
24-06-2025

SCALE:
As indicated



1
A2.6
FOURTH 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

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LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7
T: (613) 736-7770
E: INFO@LAWRENCEARC.COM

PROJECT:
Russell Development

SHEET TITLE:
FOURTH FLOOR PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLST DATE:
28-05-2026 13:01:52

PROJECT DATE:
24-06-2025

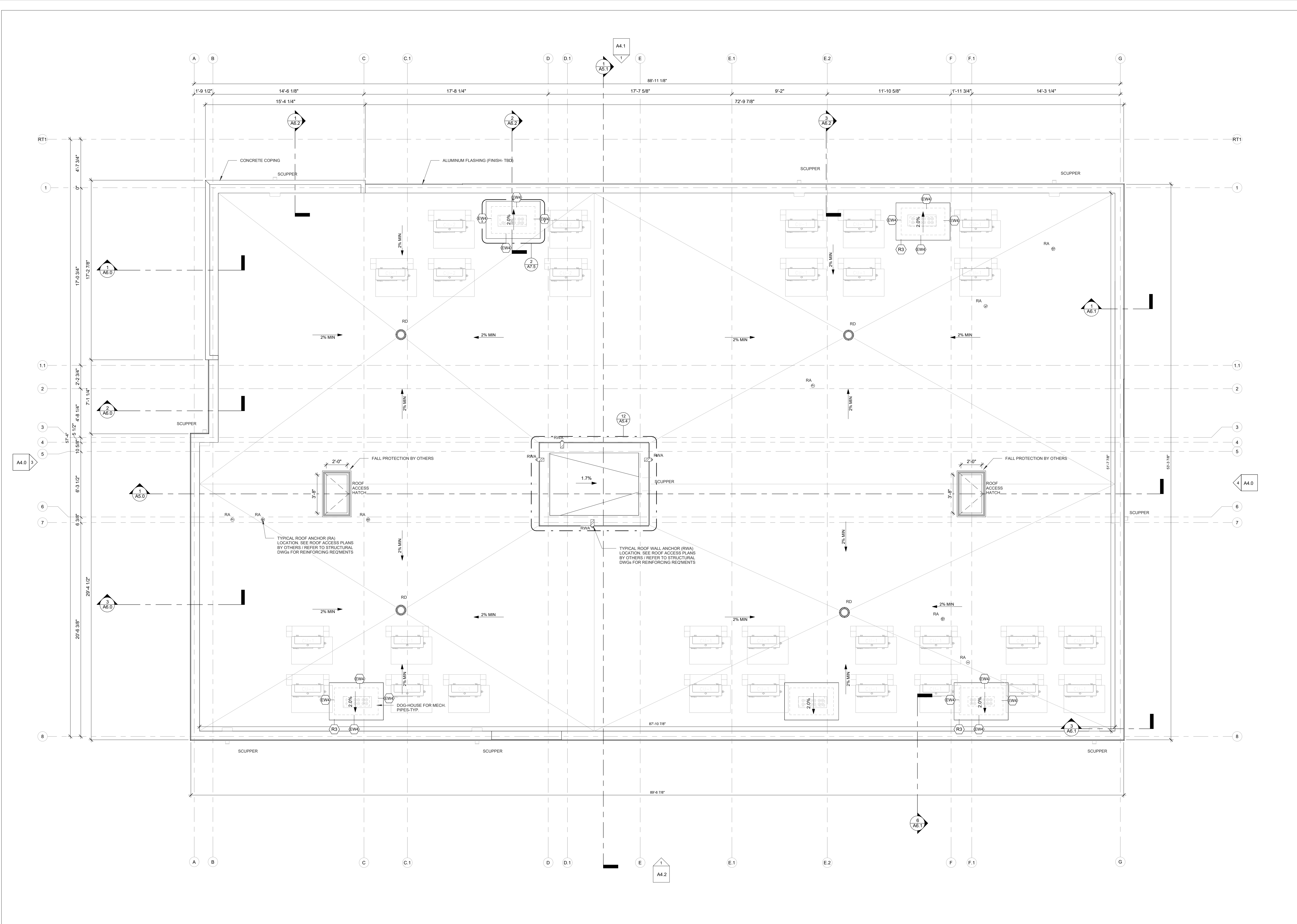
JOB NUMBER:
LA-1158-25

SCALE:
As indicated

A2.6

PLAN # 19441

APPLICATION # D07-12-26-0014



CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

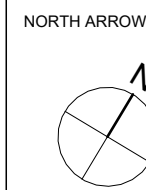
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FRR LEGEND

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

FIRE LIFE SAFETY PLAN NOTES

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



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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:
28-05-2026 12:08:03

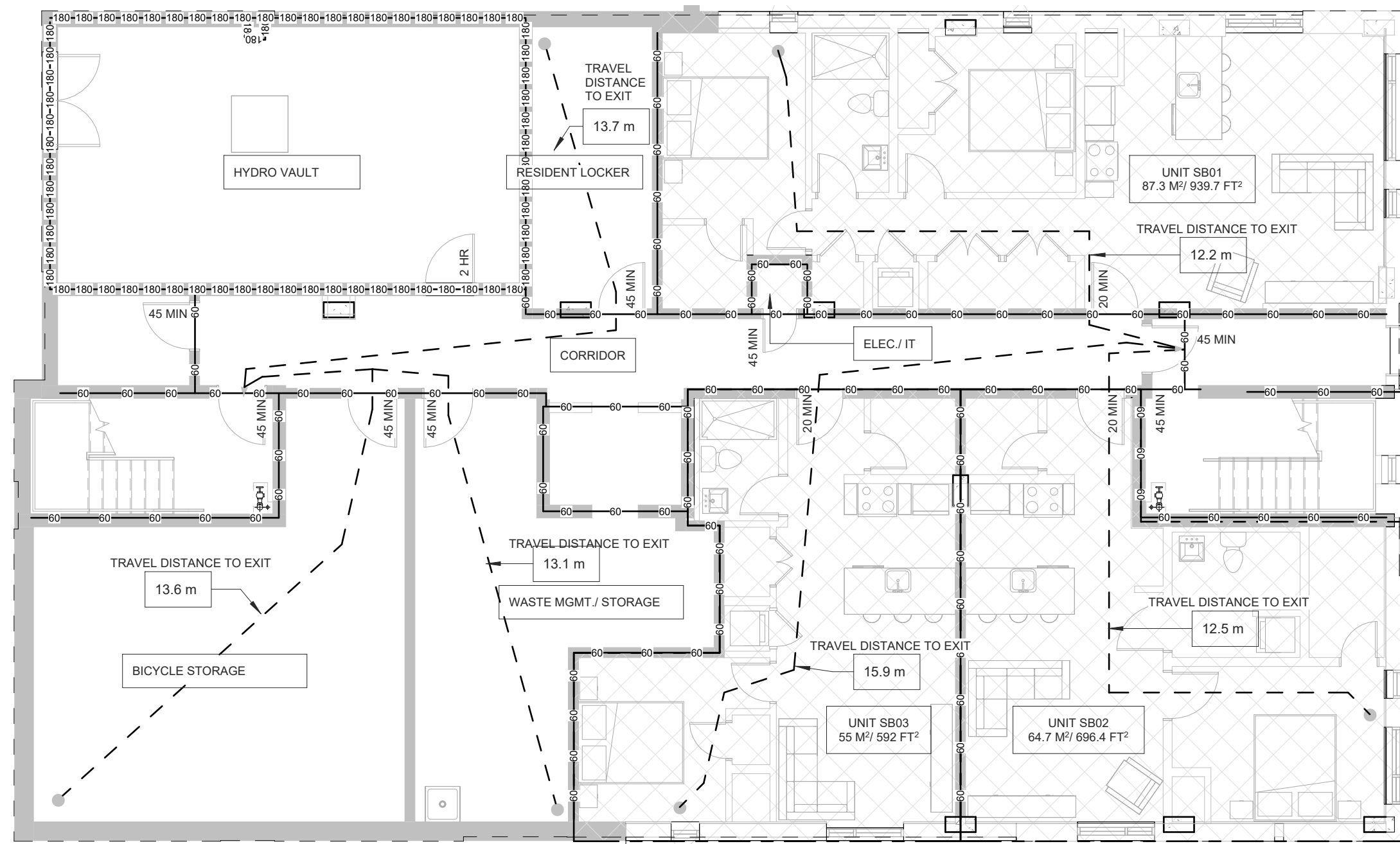
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

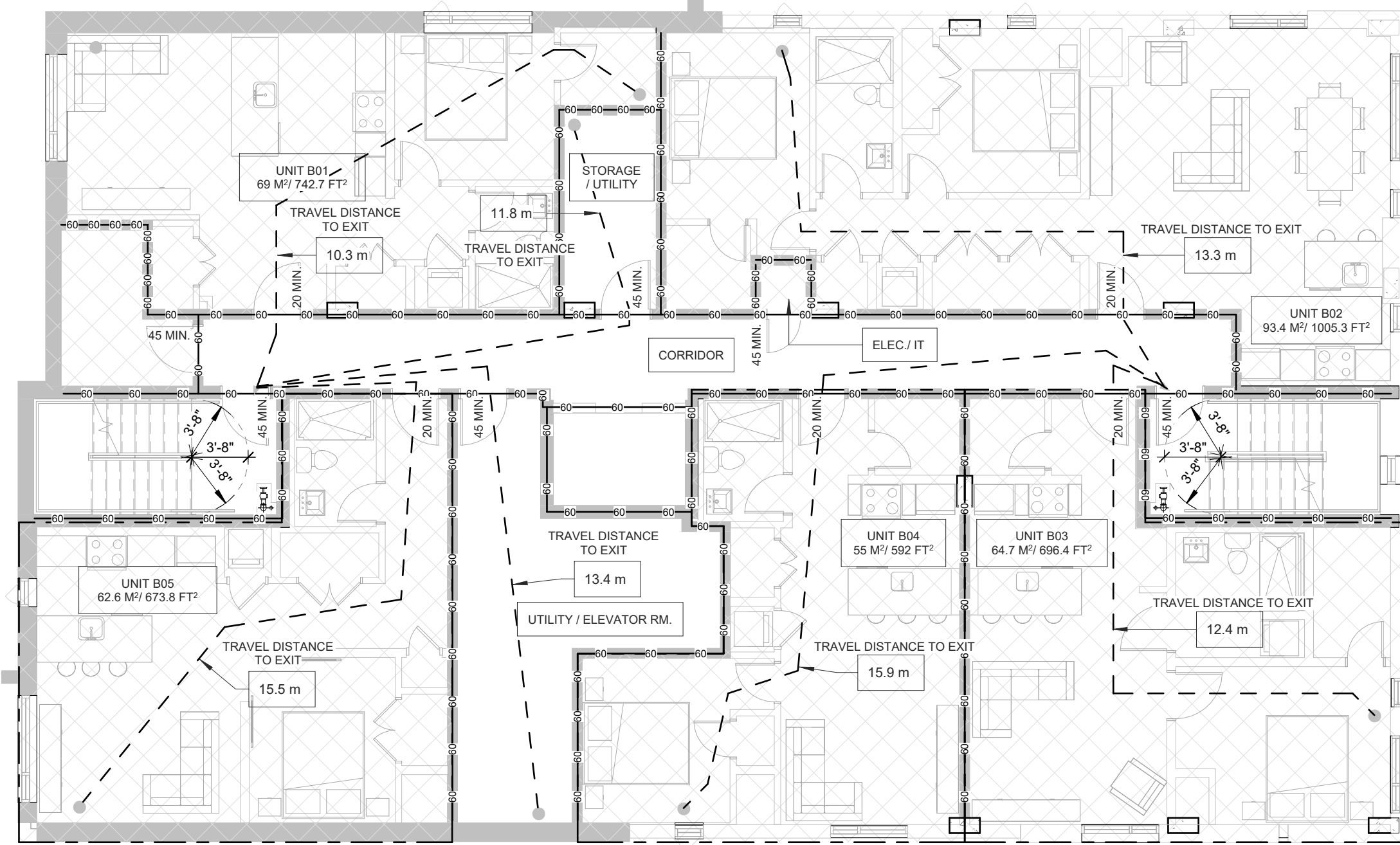
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As indicated

A2.8

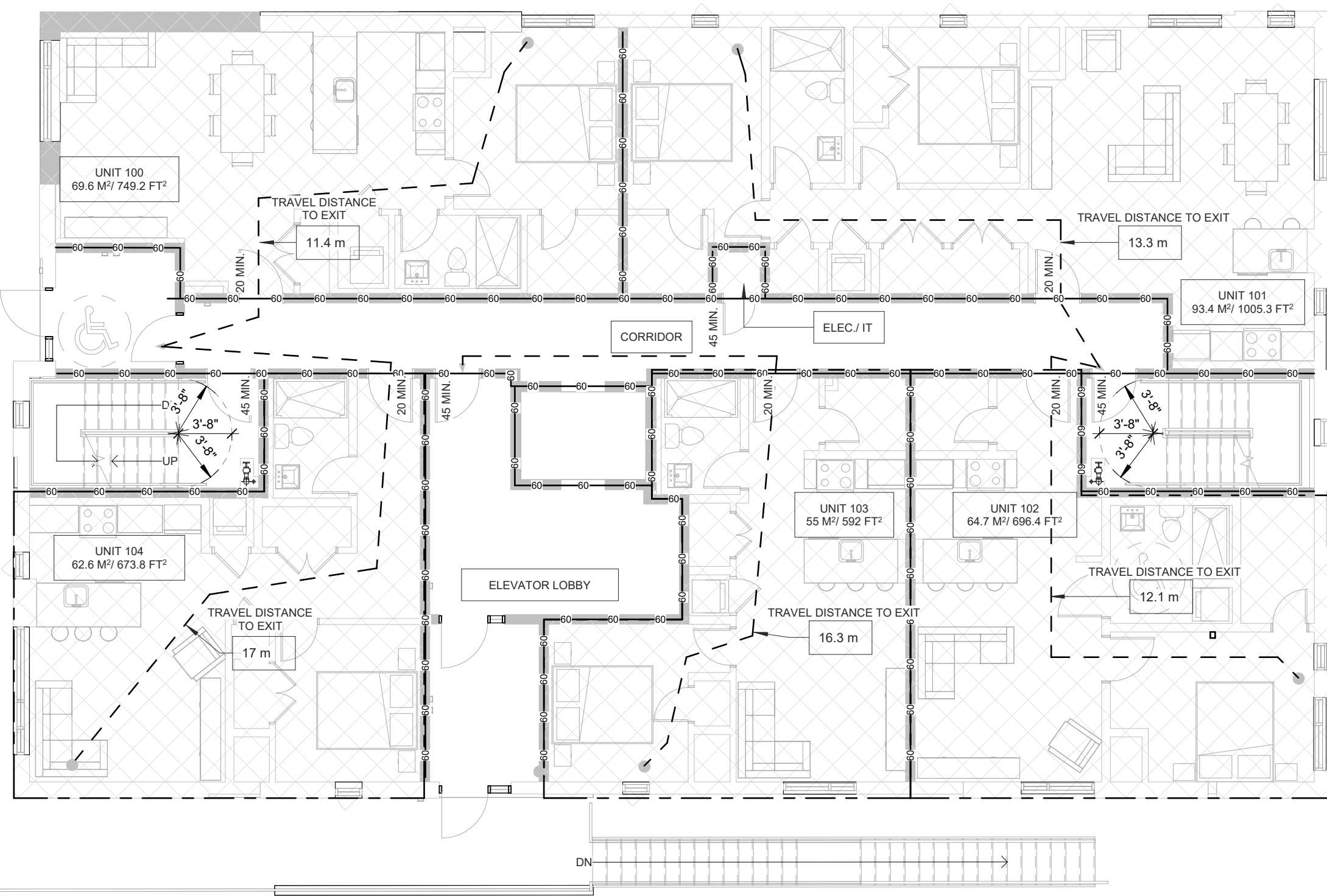
APPLICATION # D07-12-26-0014



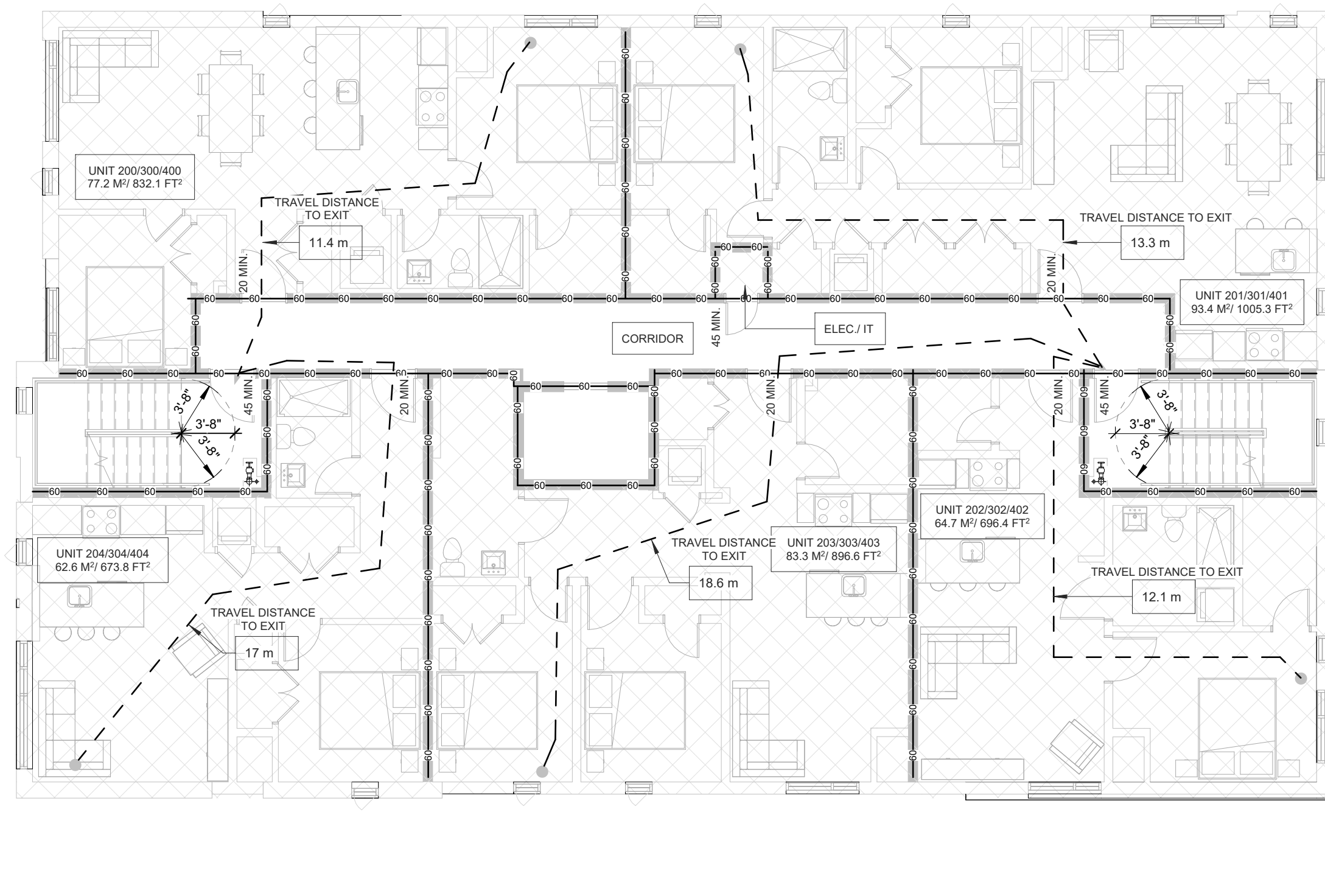
1
A2.8 T/O Sub-Basement
SCALE 1/8" = 1'-0"



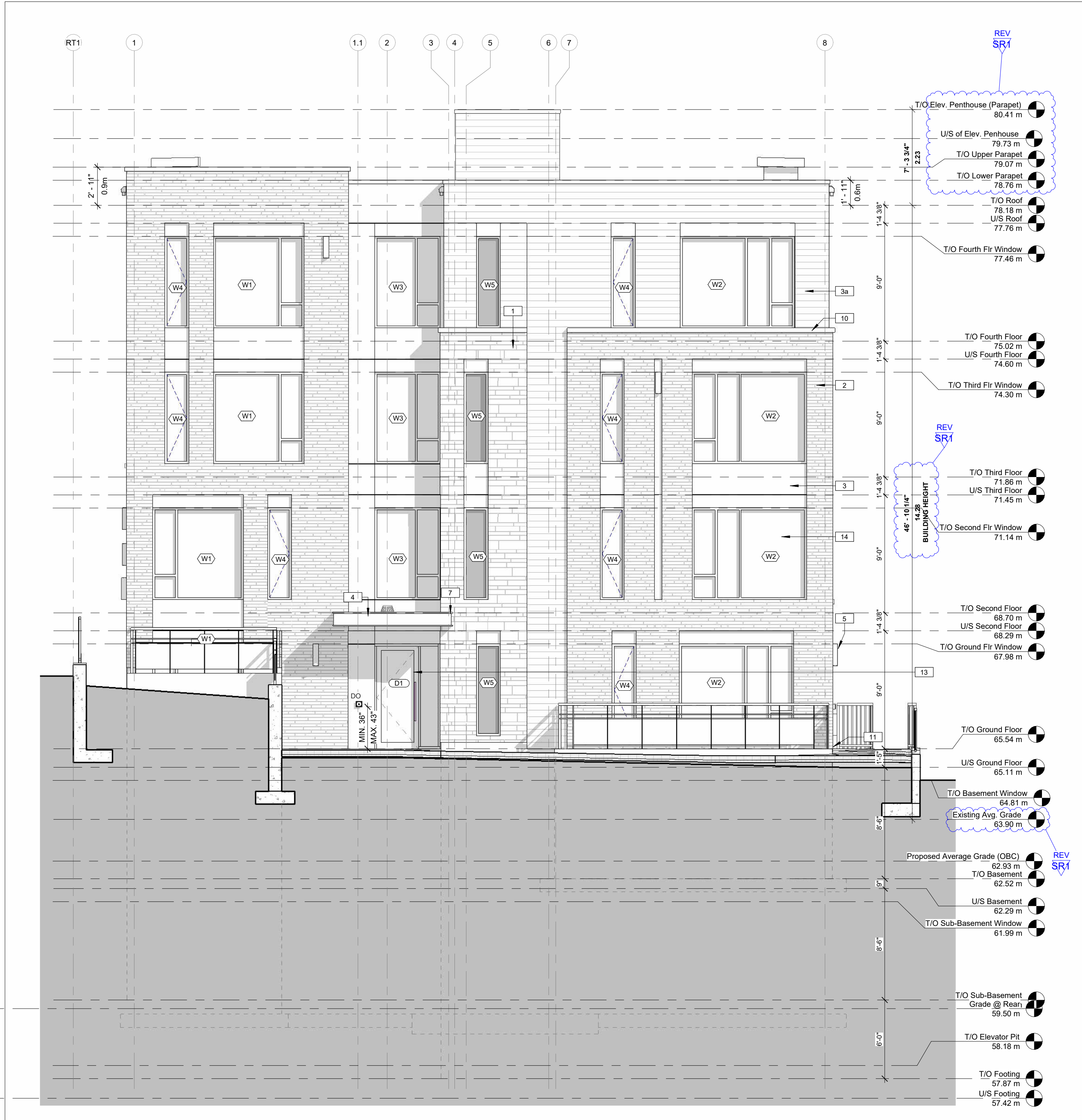
2
A2.8 T/O Basement
SCALE 1/8" = 1'-0"



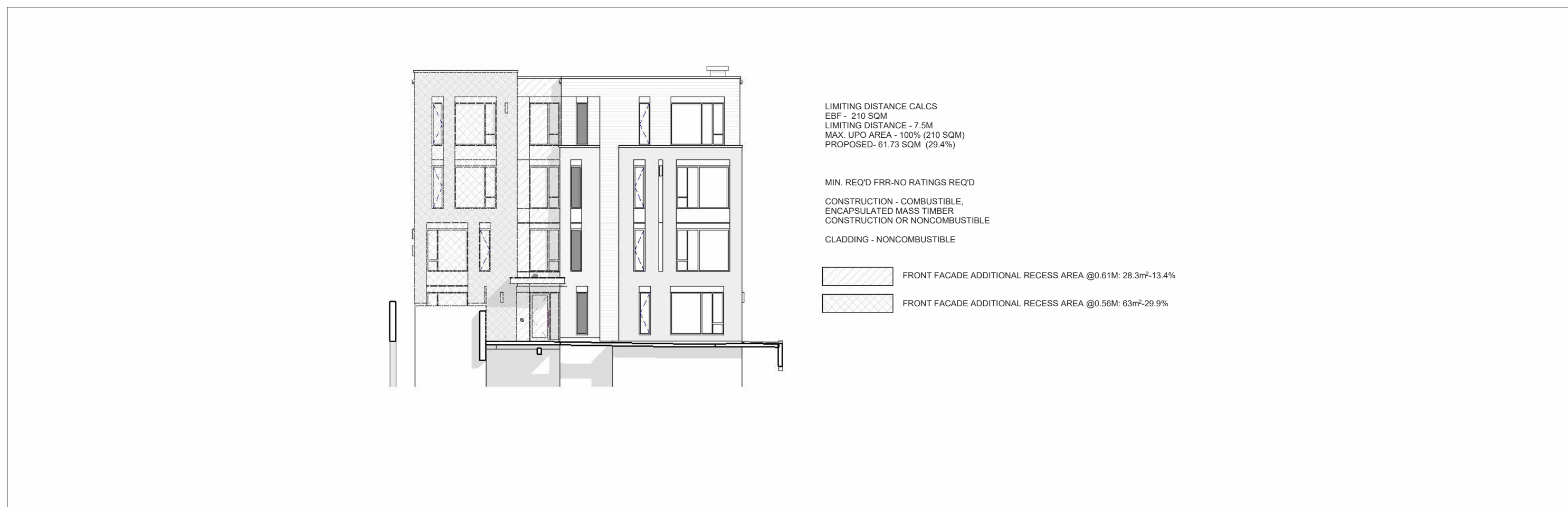
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A2.8 T/O Ground Floor
SCALE 1/8" = 1'-0"



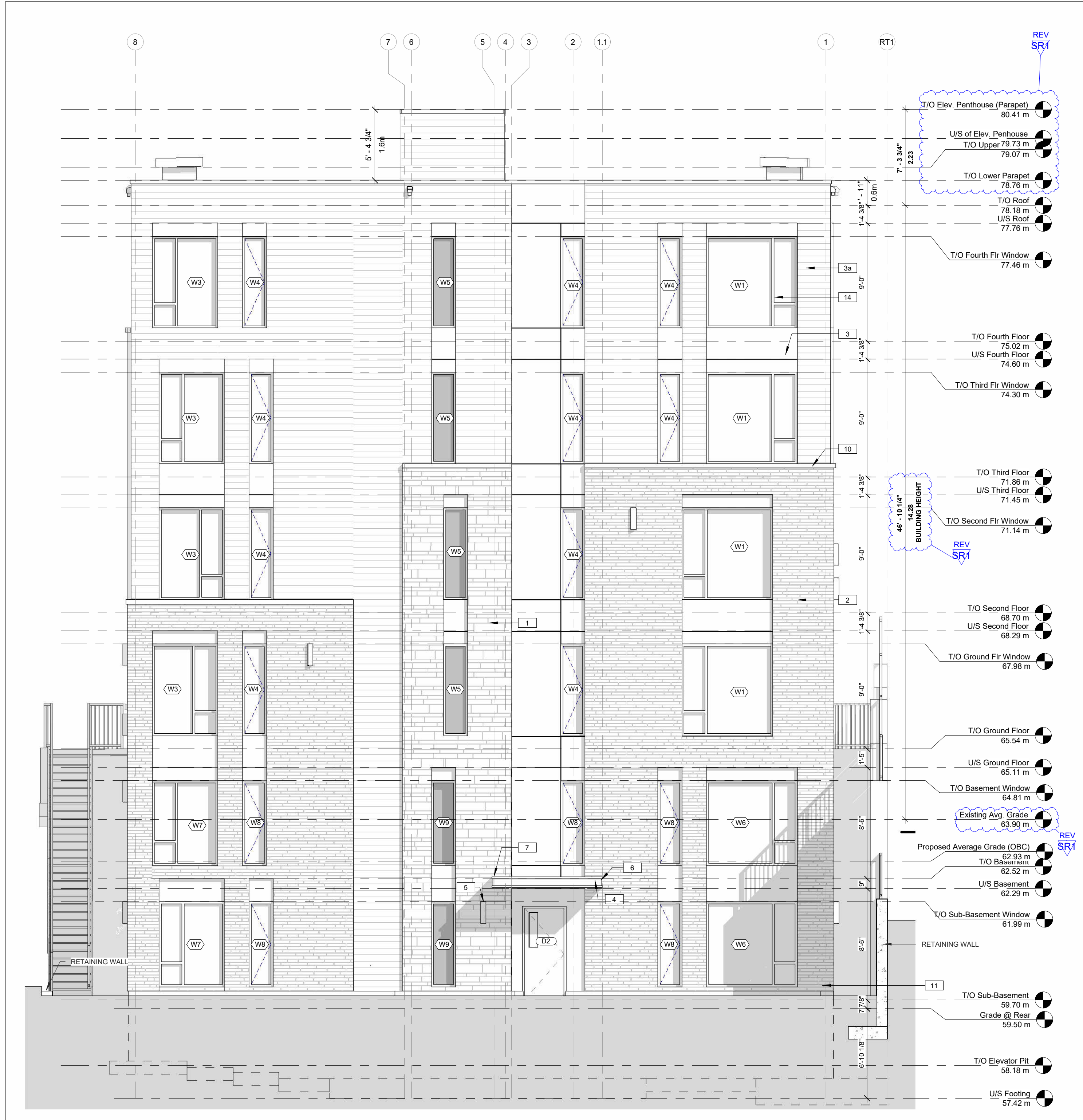
4
A2.8 T/O Second Floor
SCALE 1/8" = 1'-0"



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



3 WEST ELEVATIONS Calcs
SCALE 1:200



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



4 EAST ELEVATION CALCS
SCALE 1:200

CLIENT NAME:

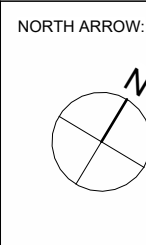
JERSEY DEVELOPMENTS INC.

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KEYNOTES-ELEVATION

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



No.	DATE	REVISION
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LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 6B7

T: (613) 736-7770
E: INFO@LAWRENCEARC.COM

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PROJECT:
Russell Development

71 RUSSELL AVE
SHEET TITLE:
ELEVATIONS

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PROJECT DATE:
28-05-2026 12:08:13

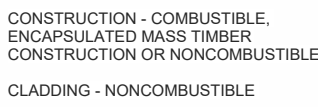
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A4.0

APPLICATION # D07-12-26-0014

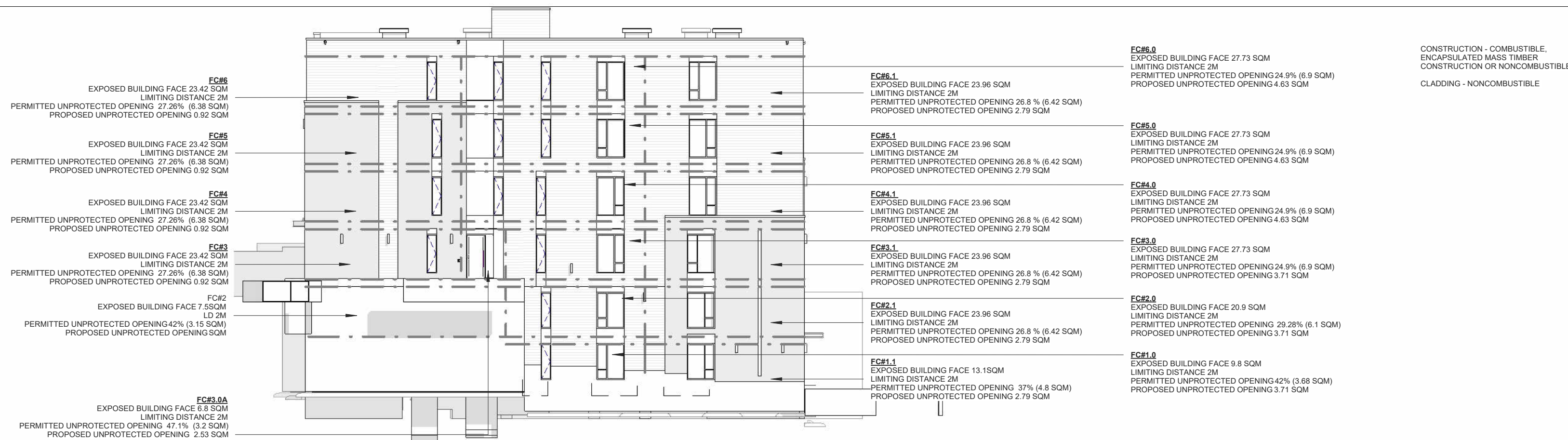


2 NORTH ELEVATION Calcs
A4.1 SCALE 1 : 200





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



2
A4.2 SOUTH ELEVATION Calcs
SCALE 1" = 200'

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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- 3a HARDIE SIDING, COLOUR- TBD
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NORTH ARROW:



13 2026.05.28 ISSUED FOR SPA RESPONSE 2 (SR2)

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No. DATE REVISION



205-18 DEAKIN STREET
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PROJECT:

Russell Development

71 RUSSELL AVE

SHEET TITLE:

ELEVATIONS

DRAWN BY:

Y.R.

PLST DATE:

28-05-2026 12:08:26

SOB NUMBER:

LA-1158-25

CHECKED BY:

B.L.

PROJECT DATE:

24-06-2025

SCALE:

As indicated

A4.2

APPLICATION # D07-12-26-0014

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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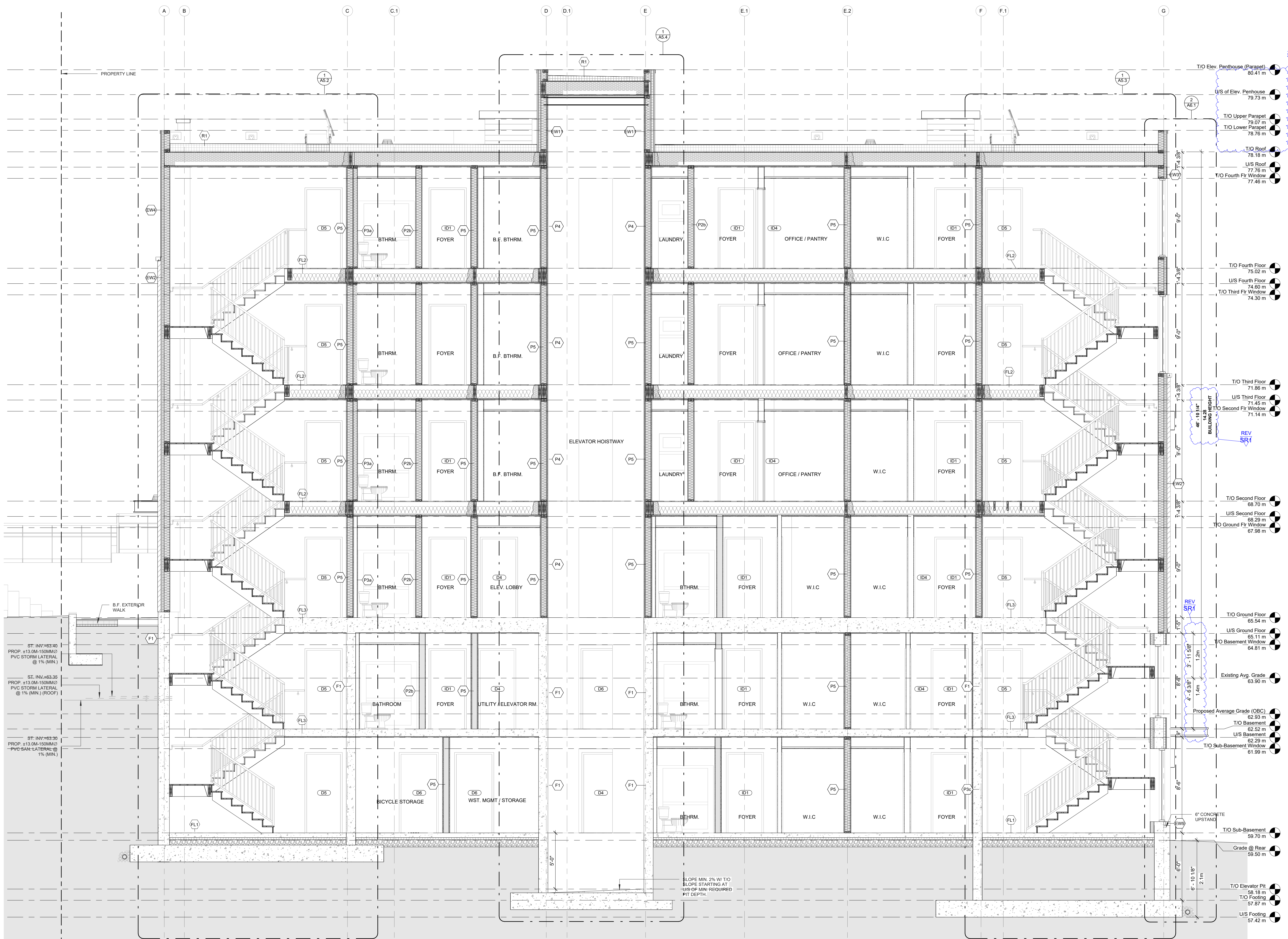
PROJECT:
Russell Development
71 RUSSELL AVE
SHEET TITLE:
BUILDING SECTIONS

DRAWN BY:
Y.R.
PLST DATE:
28-05-2026 12:08:42
JOB NUMBER:
LA-1158-25

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

A5.0

APPLICATION # D07-12-26-0014

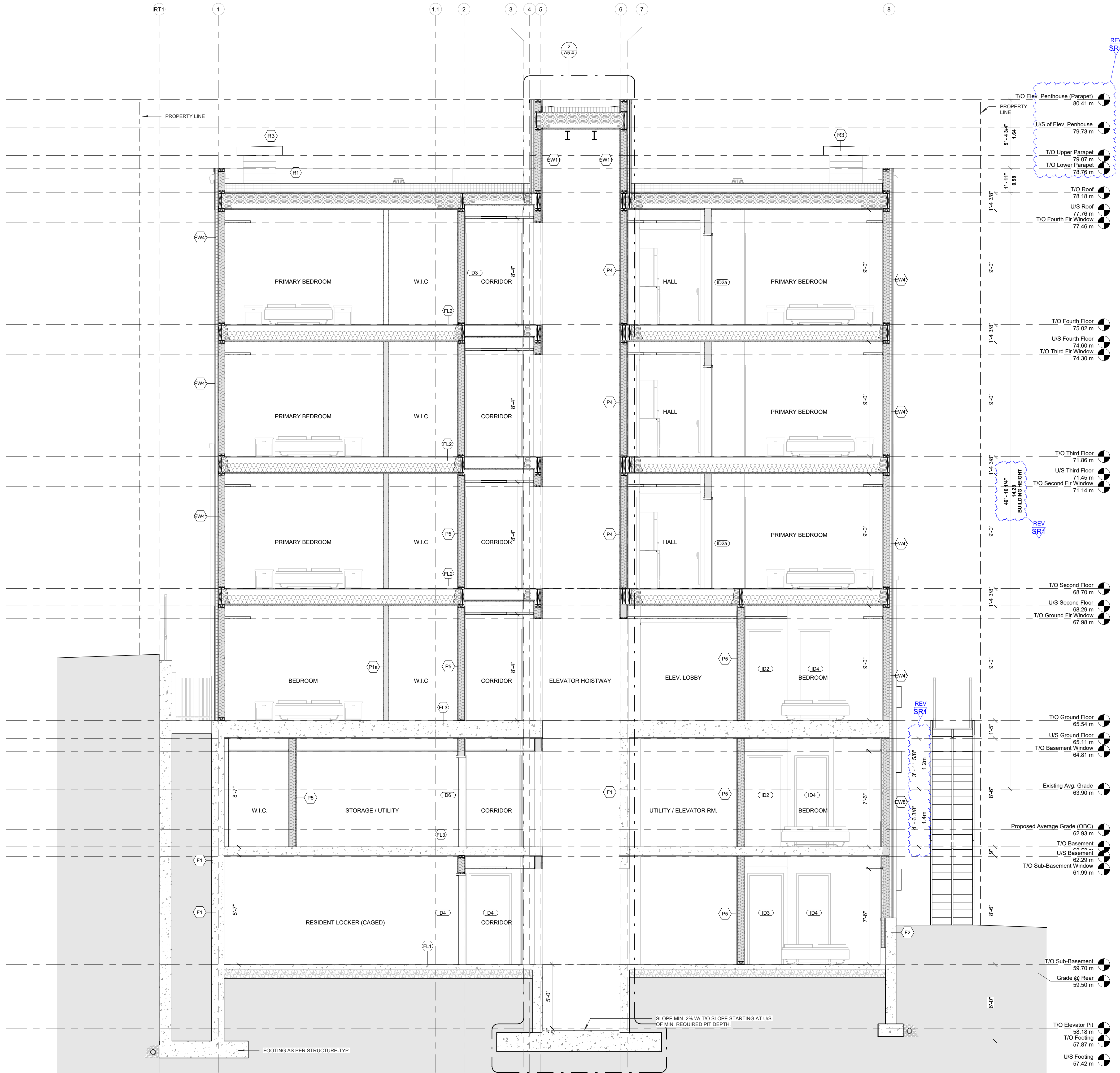


REV
SR1

REV
SR1

REV
SR1

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



CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

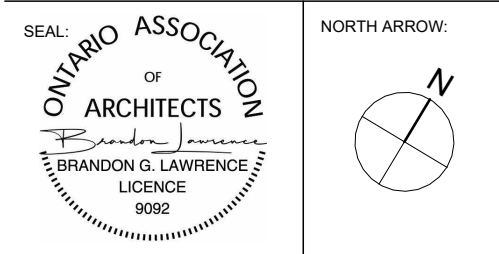
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME HEADING 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.



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



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

T: (613) 736-7770
E: INFO@LAWRENCEARC.COM

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PROJECT:
Russell Development

71 RUSSELL AVE

SHEET TITLE:
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DRAWN BY:
Y.R.

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28-05-2026 13:09:41

PROJECT DATE:
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A5.1

APPLICATION # D07-12-26-0014