



RUSSELL DEVELOPMENT

71 RUSSELL AVE

ISSUED FOR SPA RESPONSE 3

2026-07-13 1:35:09 PM

ARCHITECTURAL



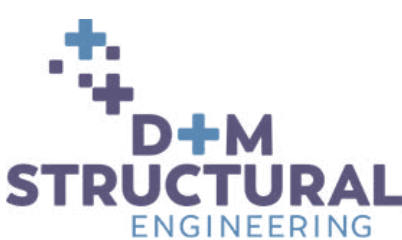
LAWRENCE ARCHITECT INC.
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OTTAWA, ONTARIO K2E 8B7
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PLANNING



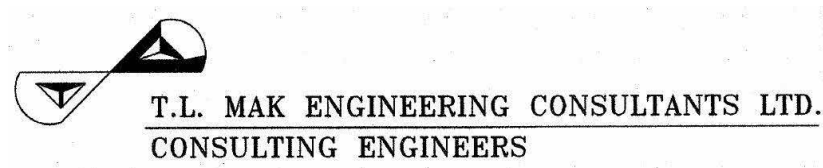
Q9 PLANNING + DESIGN
43 ECCLES ST. UNIT C
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STRUCTURAL



D+M STRUCTURAL
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CIVIL



T. L. MAK ENGINEERING CONSULTANTS LTD
1455 YOVILLE 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
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GENERAL NOTES

- ALL WALLS TO BE CONTINUOUS FROM FLOOR TO US OF FLOOR/TRUSS OR FIRE RATED GYPSUM CEILING UNO.
- ALL INTERIOR CORRIDORS AND DEMISING WALLS BETWEEN SUITES TO BE TYPE R5 GYPSUM BOARD.
- REPLACE GYPSUM BOARD WITH THE BACKER IN AL AREAS HAVING CERAMIC TILE WALL FINISH. ENSURE LISTED FIRE RATINGS ARE MAINTAINED.
- INTERIOR STUD WALLS: PROVIDE TWO ROWS OF CONTINUOUS ACOUSTIC CAULKING AT STUD TOP & BOTTOM PLATE.
- PIECEMEAL OF GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
- JOINTS OF LAYERED GYPSUM BOARD SHOULD BE STAGGERED.
- CAULK AT TOP AND BOTTOM OF WALLS AT EDGE OF GYPSUM BOARD PANELS.
- PROVIDE CAULKING ROOF BACKUP AT ANY GAP OVER 1/4".
- ELECTRICAL AND DEVICE BOXES ON OPPOSING FACES OF WALL SHALL BE LOCATED IN SEPARATE STUD CAVITIES.
- RUN FIBERGLASS BATT/MINERAL WOOL (REFER TO WALL TYPE) INSULATION BEHIND AND AROUND ALL ELECTRICAL BOXES. NO BACK TO BACK ELECTRICAL BOXES.
- BACKING TO BE PROVIDED AT ALL MILLWORK LOCATIONS, COORDINATE ON SITE.
- SEAL ALL PENETRATIONS THROUGH ACOUSTICAL RATED WALLS (PARTY WALLS) TIGHT WITH A COMBINATION OF JOINT COMPOUND AND ACOUSTICAL CAULK.
- SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS (PARTY WALLS, ECT) TIGHT WITH A COMBINATION OF JOINT COMPOUND AND FIRE CAULK. TO ENSURE A CONTINUOUS FIRE RATING. PROVIDE TESTED ASSEMBLIES FOR ALL FIRE STOPPING.
- PROVIDE WOOD BLOCKING WITHIN WALL TO PROVIDE ANCHORAGE FOR CABINETS, WASHROOM ACCESSORIES, HAND RAILINGS, ECT. BLOCKING SHALL NOT LINK BOTH SIDES OF A WALL. PLYWOOD MAY BE USED AS BLOCKING ON THE INNER LAYER OF DOUBLE LAYER WALL ASSEMBLIES. 18GA METAL STRIPS IN 6" WIDTH & CONTINUOUS THROUGHOUT LENGTH OF BLOCKING REQUIREMENT MAY BE USED.
- PROVIDE 3/4" FIRE-RATED TREATED PLYWOOD, GOOD ONE SIDE WITH FIRE RETARDANT PAINT, FOR MOUNTING OF ALL ELECTRICAL PANELS, CABLING, COMMUNICATION BELL, AND SECURITY PANELS. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS.
- THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
- FOR ASSEMBLIES REQUIRING TO CONFORM TO A LISTED ULC/ULC RATING, MATERIALS WITHIN THE ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELED WITH ULCAL IDENTIFICATION.
- ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4"-8" FROM THE ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE THE 150MM X 150MM X 150MM ULC/ULC ELECTRICAL DRAWINGS AND SUIT THE APPROVED SUITE MOCK-UP.
- PROVIDE SCUPPERS AT EDGES OF ROOF WHERE OVER FLOW CONTROL ROOF DRAINS ARE SPECIFIED. CONFIRM LOCATIONS WITH ARCHITECT.
- ALL FIRE DAMPER INSTALLATION TO BE PER MANUFACTURER INSTRUCTIONS - HVAC CONTRACTOR TO COORDINATE ON SITE WITH DRYWALL/FRAMING CONTRACTOR TO INSURE INSTALLATION INSTRUCTIONS ARE FOLLOWED EXACTLY AND ACCESS DOORS ARE PROVIDED.
- PROVIDE ALL CLOSETS WITH MINIMUM 1 FULL WIDTH SHELF 12" DEEP AND WITH ONE FULL WIDTH HANGER ROD.
- ANY WASHROOM WALLS ADJACENT TO LIVING SPACES/PUBLIC AREAS ARE TO HAVE SOUND ATTENUATING BATT INSULATION - ULC APPROVED IF REQUIRED- IN THE STUD CAVITIES (TO FILL CAVITY).
- ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION UNO.
- INTERIOR DOORS TO BE INSTALLED 4" FROM ADJACENT WALL UNO.

LIST OF ABBREVIATIONS:

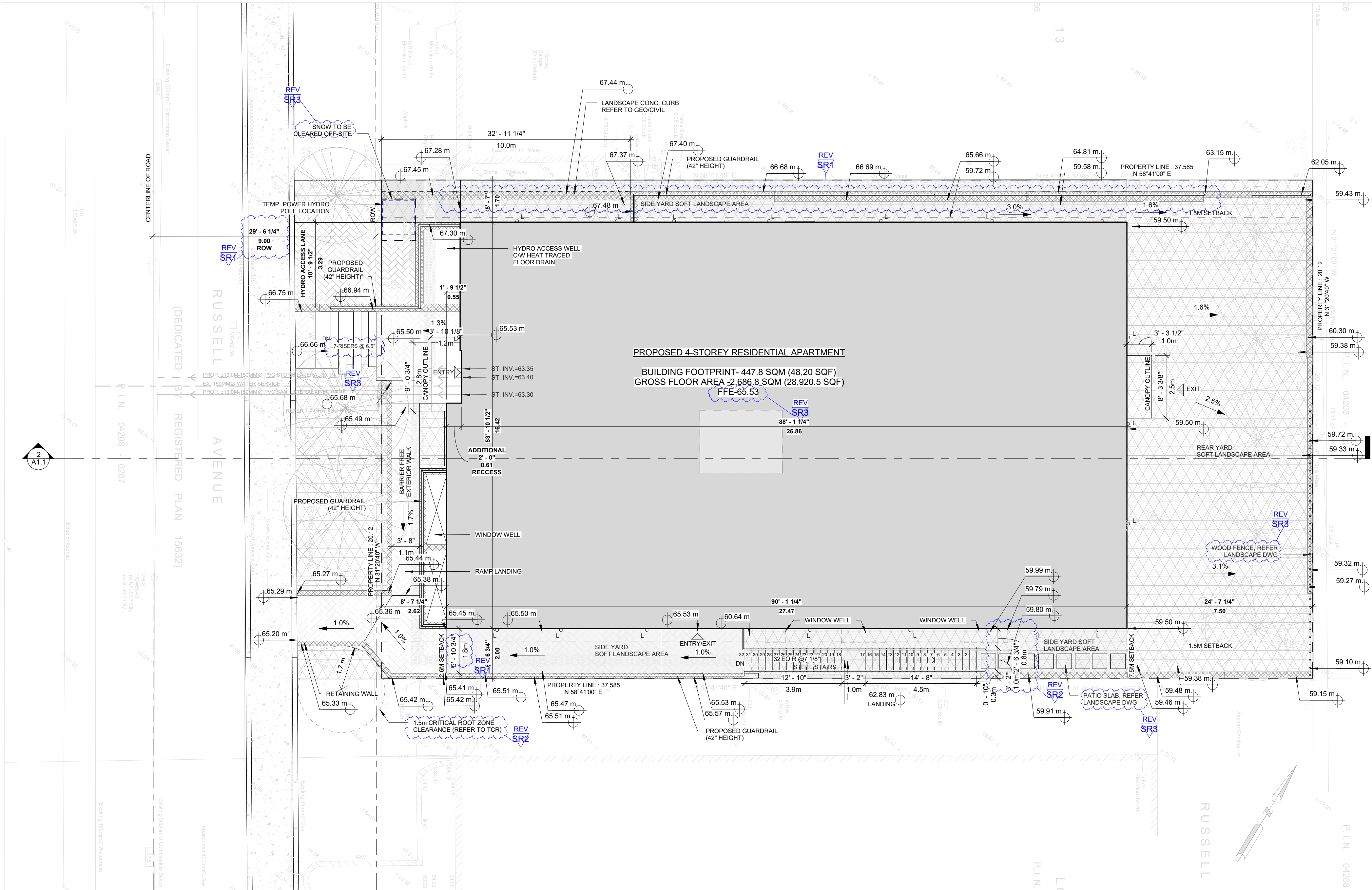
ACT ACOUSTIC CEILING TILE
AF ABOVE FINISH FLOOR
AL ALUMINUM
AP ACCESS PANEL
ARCH ARCHITECTURAL
ASBY ASSEMBLY
BO BOARD
BG BUILDING GRADE
BO BUILDING
CB CATCH BASIN
CC CENTER TO CENTER
CL CONTROL JOINT
CL CENTER LINE
CJ CENTER LINE
CLR CLEAR
COL COLUMN
CONC CONCRETE
CARPET CARPET
CR CARD READER
CWT CURTAIN WALL
CW COMPLETE WITH
DIM DIMENSION
DND HANDICAP DOOR
OP OPERATOR
ELEV ELEVATOR
EIFS EXTERIOR INSULATED & FINISH SYSTEM
EQ ELECTRICAL PANEL
EQ EQUAL
EQ EMERGENCY SCUPPER
EXP EXPOSED
EXT EXTERIOR
FA FIRE ALARM
FD FLOOR DRAIN
FEC FIRE EXTINGUISHER
FHC FIRE HOSE CABINET
FIN FINISH
FLR FLOOR
FR FIRE RESISTANCE RATING
GL GLASS GLAZING
GB GLOB BAR
GMB GYPSUM MULLBOARD
HM HOLLOW METAL
HWT HOT WATER TANK
INT INTERIOR
LTD LIGHTING
LTD MAXIMUM
MECH MECHANICAL
MDC MEDICINE CABINET
MIN MINIMUM
NBC NATIONAL BUILDING CODE
NO NOT
NTS NOT TO SCALE
OBC ONTARIO BUILDING CODE
OCH OVERHEAD
PT PRESSURE TREATED
PLM PLASTIC LAMINATE
PST PRESSED STEEL FRAME
PVC POLY VINYL CHLORIDE
REF REFLECTED CEILING PLAN
RD ROOF DRAIN
RINF REINFORCED
RINF REQUIRED
RWL RAIN WATER LEADER
S SHOWER
SIM SIMILAR
SS STAINLESS STEEL
TID TOP OF
TYP TYPICAL
US UNDERSIDE
VCT VINYL COMPOSITION TILE
VEST VESTIBULE
WC WATER CLOSET

ANNOTATION LEGEND

SECTION CUT	
Room name XxY Finish	ROOM NAME ROOM SIZE FLOOR FINISH
DOOR TAG	DOOR NUMBER
WINDOW TAG	
(B) BASEMENT (F) - WINDOW No. (M) MAIN FLOOR (S) SECOND FLOOR (T) THIRD FLOOR	
CONSTRUCTION ASSEMBLY	
(W) - WALL (CW) - EXTERIOR WALL (P) - PARTITION (F) - FLOOR (R) - ROOF	
POINT ELEVATION TAG	
ELEVATION TAG	ELEVATION HEIGHT
Elevation Name	NAME OF ELEVATION
REVISION	
REV 1	REVISION LOCATION AND NUMBER
GRID TAG	GRID NUMBER
CALLOUT TAG	DRAWING NUMBER SHEET NUMBER

FOUNDATION WALL ASSEMBLIES									
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES		
F1		EXTERIOR FOUNDATION WALL - CEMENT PARING FOR EXPOSED FDN WALL, TO 8" BELOW GRADE. - PROVIDE TERMINATION BAR BETWEEN PARING & DRAINAGE MEMBRANE - DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING - SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING - CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWGS FOR REINFORCING REQMENTS	--	--	--	--	FOUNDATION WALLS TO BE CHECKED AS INDICATED ON PLANS. PROVIDE ADDITIONAL 1/2" MEMBRANE UNDERLAYMENT LATERALLY SUPPORTED WALLS AS INDICATED.		
F2		EXTERIOR FOUNDATION WALL @ INTERIOR CONDITIONED SPACE - CEMENT PARING FOR EXPOSED FDN WALL, TO 8" BELOW GRADE. - PROVIDE TERMINATION BAR BETWEEN PARING & DRAINAGE MEMBRANE - DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING - SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING - CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWGS FOR REINFORCING REQMENTS 1" AIR SPACE 4" STEEL STUDS @ 24" O.C. CW MIN. R20 CLOSED CELL SPRAY FOAM INSULATION FILLING STUD CAVITY AND AIR SPACE BEYOND 1/2" GYPSUM BOARD (TAPED, SANDED & PAINTED)	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	FOUNDATION WALLS TO BE CHECKED AS INDICATED ON PLANS. PROVIDE ADDITIONAL 1/2" MEMBRANE UNDERLAYMENT LATERALLY SUPPORTED WALLS AS INDICATED.		
F3		EXTERIOR FOUNDATION WALL @ INTERIOR CONDITIONED SPACE - CEMENT PARING FOR EXPOSED FDN WALL, TO 8" BELOW GRADE. - DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING - SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING 4" EPS RIGID INSULATION BOARD (R-5.0 IN) - DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING - SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING - CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWGS FOR REINFORCING REQMENTS	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	FOUNDATION WALLS TO BE CHECKED AS INDICATED ON PLANS. PROVIDE ADDITIONAL 1/2" MEMBRANE UNDERLAYMENT LATERALLY SUPPORTED WALLS AS INDICATED.		

EXTERIOR WALL ASSEMBLIES									
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES		
EW1		LOAD-BEARING EXTERIOR WALL - MASONRY VENEER	1HR	OBC SB-2 TABLES 2.3.4.A & 2.3.4.E	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. BRICK TIES TO BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, TO ACCOMMODATE FOR UP TO 1" OF DIFFERENTIAL MOVEMENT. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 3. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 5. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2x1" MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS.		
EW2		LOAD-BEARING EXTERIOR WALL - MASONRY VENEER	1HR	OBC SB-2 TABLES 2.3.4.A & 2.3.4.E	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. BRICK TIES TO BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, TO ACCOMMODATE FOR UP TO 1" OF DIFFERENTIAL MOVEMENT. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 3. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 5. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2x1" MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS.		
EW3		LOAD-BEARING EXTERIOR WALL - COMPOSITE PANEL	1HR	OBC SB-2 TABLES 2.3.4.A & 2.3.4.E	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS. 2. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 3. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2x1" MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS.		
EW4		LOAD-BEARING EXTERIOR WALL - HARDIE SIDING (HORIZONTAL)	1HR	OBC SB-2 TABLES 2.3.4.A & 2.3.4.E	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS. 2. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 3. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2x1" MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS.		
EW5		EXTERIOR STONE WALL (CONCRETE STRUCTURAL WALL)	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. BRICK TIES TO BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, TO ACCOMMODATE FOR UP TO 1" OF DIFFERENTIAL MOVEMENT. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT.		
EW6		EXTERIOR COMPOSITE WALL (CONCRETE STRUCTURAL WALL)	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. BRICK TIES TO BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, TO ACCOMMODATE FOR UP TO 1" OF DIFFERENTIAL MOVEMENT. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT.		
EW7		LOAD-BEARING EXTERIOR WALL - HARDIE SIDING (HORIZONTAL)	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. BRICK TIES TO BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, TO ACCOMMODATE FOR UP TO 1" OF DIFFERENTIAL MOVEMENT. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT.		



1 SITE PLAN
A1.0 SCALE 1" = 1'00"



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

SITE PLAN NOTES	
NOTE#	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHV	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 6MM X 150MM BASE PLATE WITH 4 BOLT HOLES, SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 10MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BFPS	PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 200MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BF PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURCONNETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELEC.
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP. - REFER TO CIVIL
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 AS PER ADA
	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)
	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: JANUARY, 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: 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 (R4UD(480))	SECTION	REQUIRED	PROVIDED
MIN. LOT WIDTH	S162, TABLE 162A	15M	20.12M
MIN. LOT AREA	S162, TABLE 162A	450M ²	756.3M ²
MAX. BUILDING HEIGHT	S162, TABLE 162A	14.5M	14.36M
MIN. FRONT YARD SETBACK	S144(1)(A); S162, TABLE 162A	1.4 SO (D) MIN. 1.5 APPLIES	2.62M
MIN. REAR YARD SETBACK TABLE 144A(III)	S143(3)(A)	11.27M (30% OF LOT DEPTH)	7.5M (20.02% OF LOT DEPTH)
MIN. REAR YARD AREA	S143(3)(A)	189.12M ² (25% OF LOT AREA)	151.67M ² (20.04% OF LOT AREA)
MIN. INTERIOR YARD SETBACK	S162, TABLE 162A	1.5M	2.0M, 1.7M
MIN. AREA OF SOFT LANDSCAPING IN REAR YARD	S161(15)(B)(i)	AREA=450M ² ; 50% OF REAR YARD AREA	100%
	S161(15)(B)(ii)	MIN. AGGREGATE AREA OF 25M ² , W/ ONE DIMENSION > 2M	
MIN. LANDSCAPED AREA	S161(8)	226.95M ² (30% OF LOT AREA)	294.6M ² (38.9% OF LOT AREA)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	S161, TABLE 161	10.46M ² (20% FOR LOT WITH FYS 1.5M-3M)	41.9M ² (78.5% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE: 25% WINDOWS=52.5M ²	29.4%+61.73M ²
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.6M (MIN. 20% OF FRONT FACADE)	0.61M (28.3M-13.4%), 0.56 (63M-29.9%)
MIN. PARKING SPACE	S106(1)	2.6m (WIDTH) x 5.2m (LENGTH) MAX. WIDTH=3.1M	N/A
UNIT BREAKDOWN	S161(1)(6)	25% 2 BEDROOM UNITS TOTAL UNITS: 28 MIN. 2-BEDROOM UNITS: 7	43% PROVIDED TOTAL 2-BEDROOM UNITS: 12
MAX. DRIVEWAY WIDTH	S139, TABLE 139(3)(iii)	3M, NO DOUBLE DRIVEWAY PERMITTED	N/A
DRIVEWAY SEPARATION FROM INTERIOR LOT LINE	S139, TABLE 139(3)(iii)	0.15M (LANDSCAPED / DECORATIVE BRICK)	N/A
MIN. BICYCLE PARKING	S111, TABLE 111A(8)	14 (0.5 PER DWELLING UNIT)	32
MIN. NUMBER OF PARKING SPACES (RESIDENT)	S110	S1013(A) PARKING ONLY REQUIRED FOR UNITS > 12: 16 UNITS @ 0.5 SPACES PER DU = 8 SPACES	0 SPACES
MIN. NUMBER OF PARKING SPACES (VISITOR)	S102	S102(2) 0 SPACES <= 12 SPACES TABLE 102 (1) SPACES PER DU @ 16 UNITS = 1.6 (2 SPACES)	0 SPACES
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(i)	A DISTANCE OF 1/2 THE DEPTH OF THE FRONT, REAR OR CORNER SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE	FRONT - 1.2M REAR - 1.0M
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(ii)	1.8 M INTO AN INTERIOR SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO A SIDE LOT LINE	N/A
ENCROACHMENTS: OPEN STAIRWAYS	S65(5)(B)(i)	WHERE AT OR BELOW THE FLOOR LEVEL OF THE FIRST FLOOR: 1. IN THE CASE OF THE INTERIOR SIDE YARD OR REAR YARD: NO LIMIT, AND 2. IN THE CASE OF THE FRONT YARD OR CORNER SIDE YARD: NO CLOSER THAN 0.6 M TO A LOT LINE, AND	2.3M / 7'-9" BEYOND FRONT PROPERTY LINE
ENCROACHMENTS: OPEN STAIRWAYS	S65(4)(B)(ii)	OTHER CASES: IN THE CASE OF ANY YARD: 1.5 M BUT NOT CLOSER THAN 1 M TO A LOT LINE, EXCEPT THAT, SWITCHBACK STAIRS AND LANDINGS MAY PROJECT 2.2M INTO THE REAR YARD WHERE THESE ARE INTENDED TO PROVIDE A MEANS OF EGRESS FOR DWELLING UNITS LOCATED ON THE SECOND AND HIGHER STOREYS.	0.3M / 1'-1" EXTERIOR FACE OF STAIR TO PROPERTY LINE

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

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

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

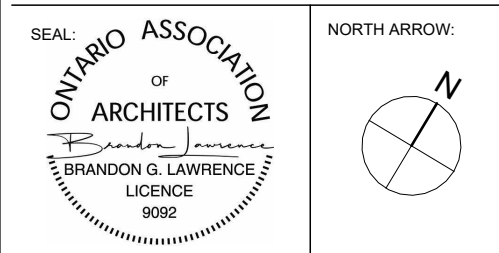
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS

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3) DO NOT SCALE DRAWINGS

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

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



NO.	DATE	REVISION
17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 6B7
T: (613) 739-7770
E: INFO@LAWRENCEARC.COM

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REPRODUCTION IS NOT PERMITTED

PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE
SHEET TITLE:
SITE PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

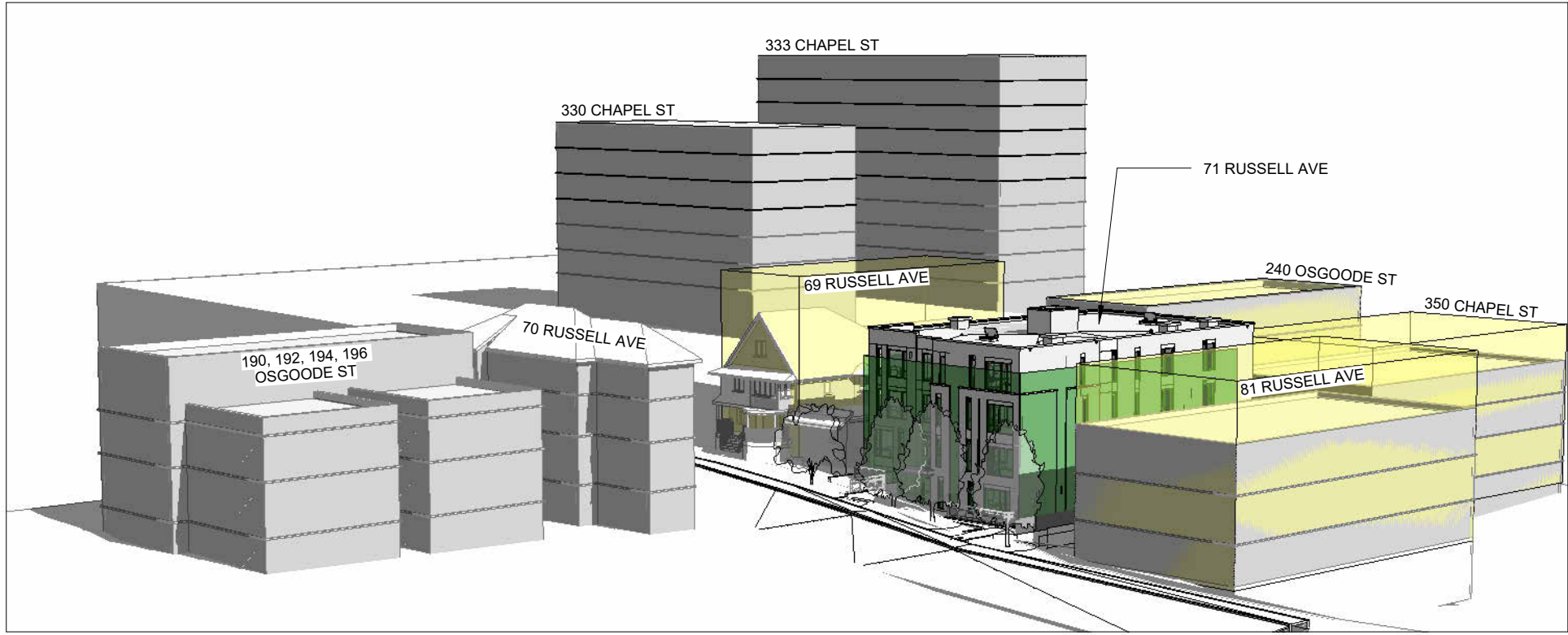
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24-06-2025

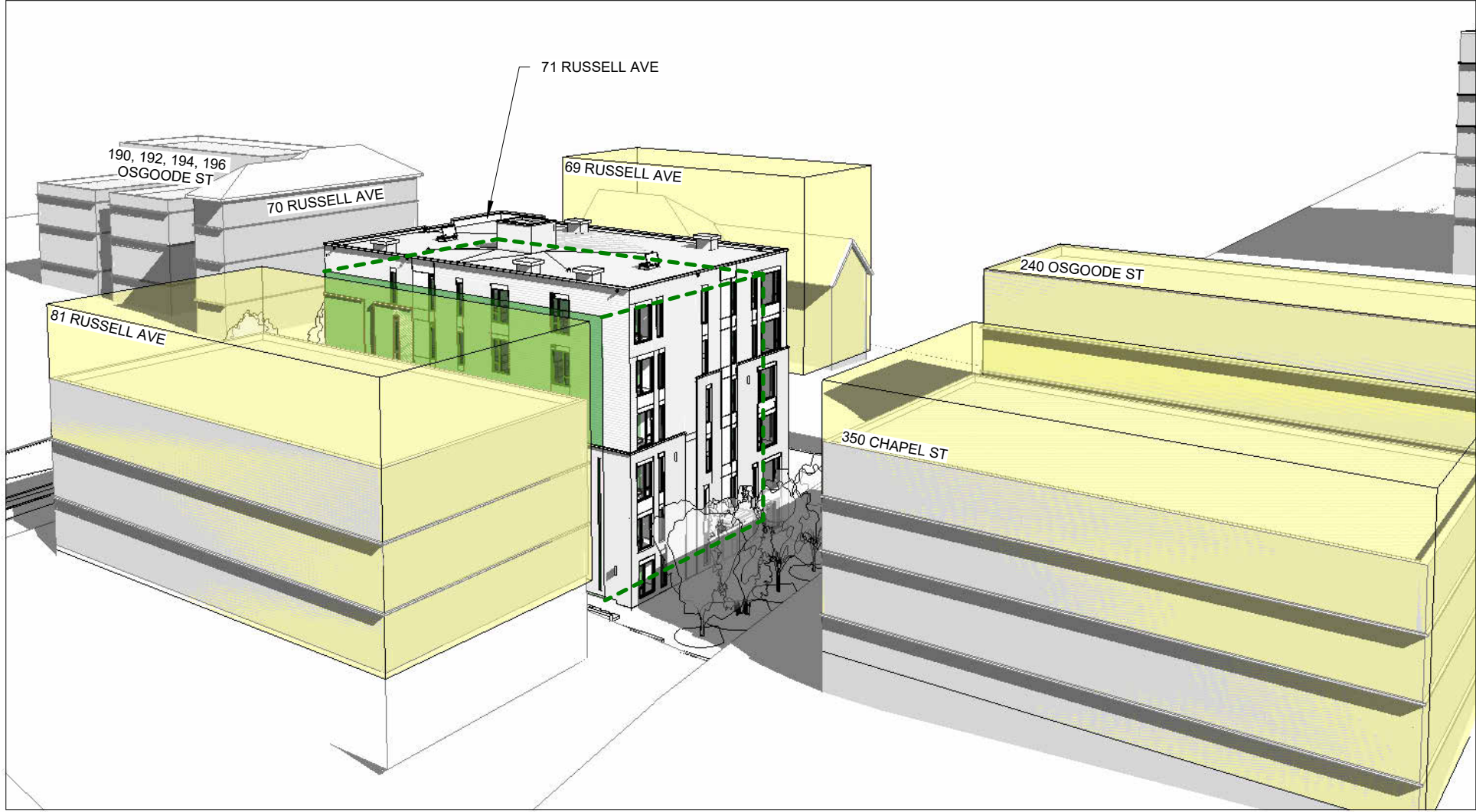
JOB NUMBER:
LA-1158-25

SCALE:
As indicated

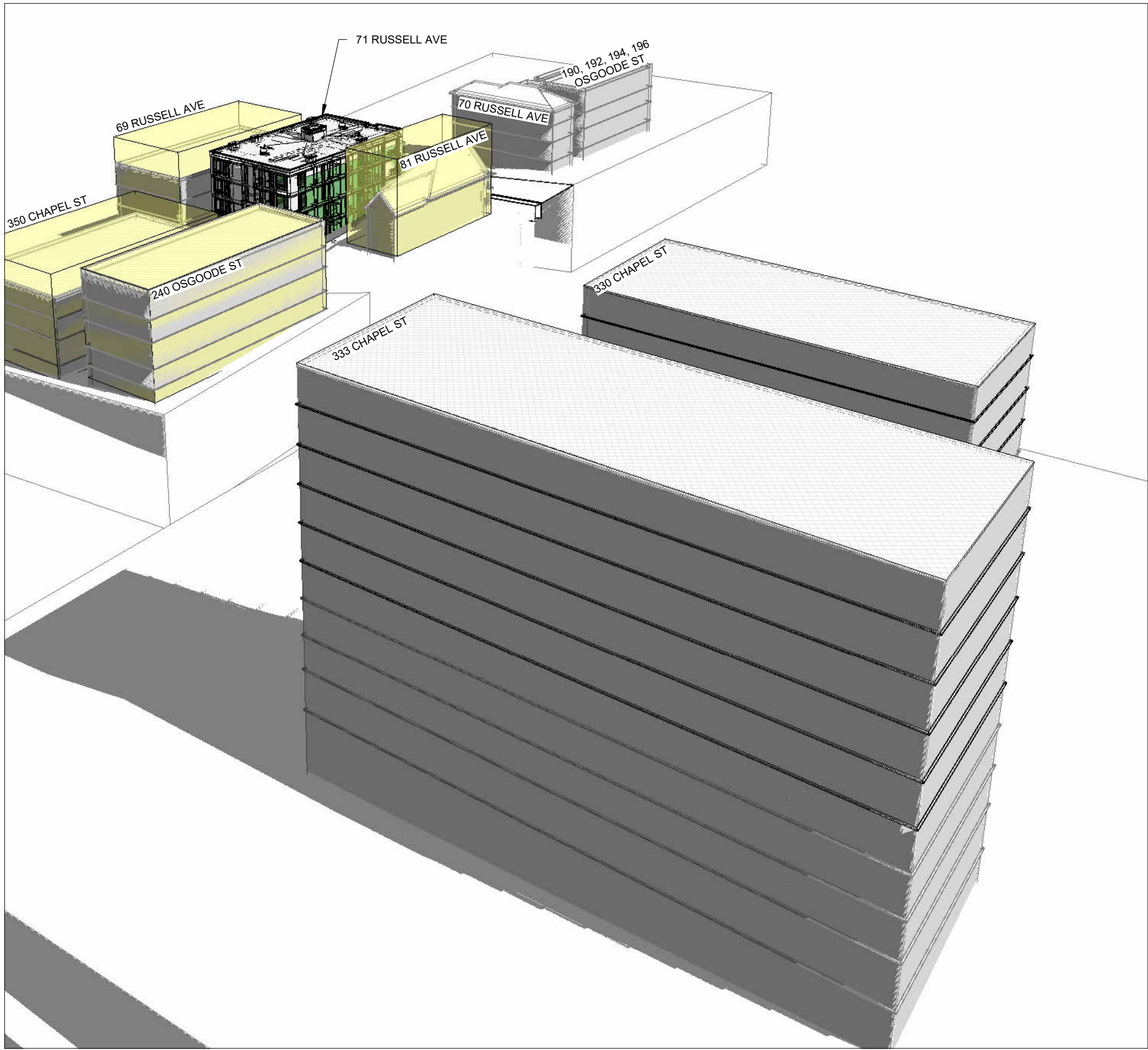
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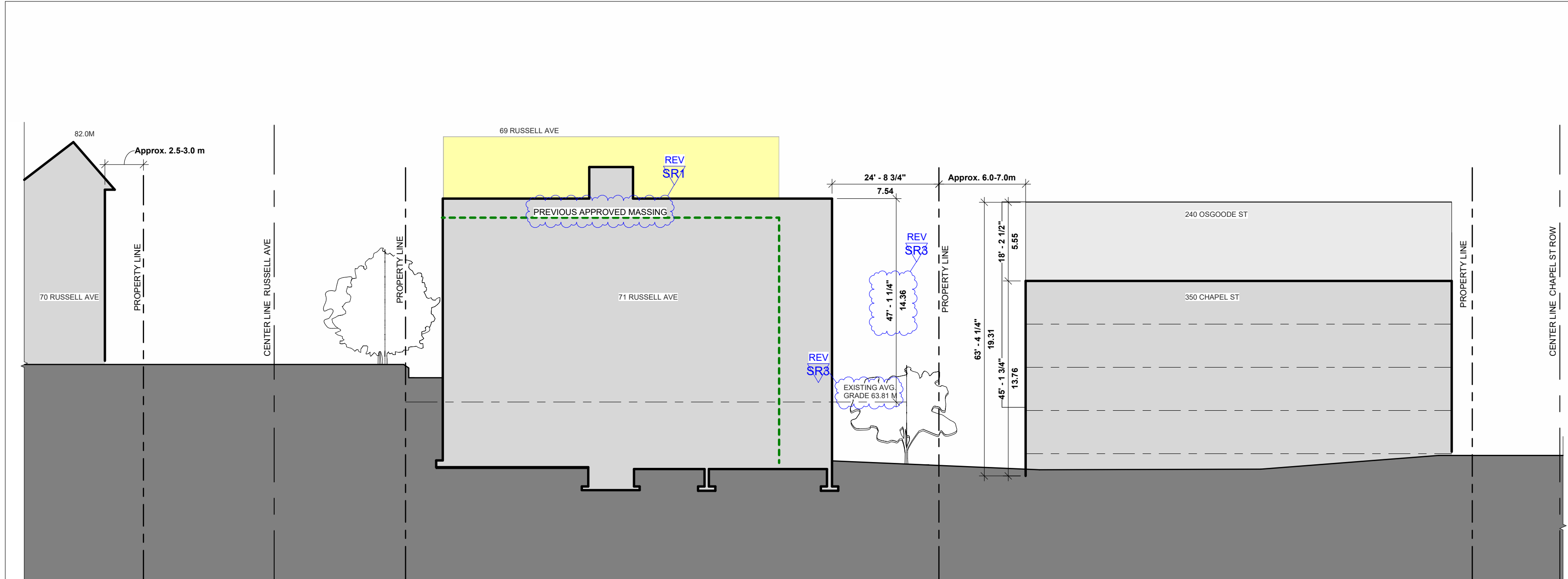
1 Context 1
A1.1 SCALE



5 Context 2
A1.1 SCALE



4 Context 3
A1.1 SCALE



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

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

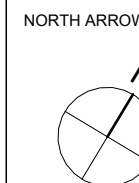
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LEGEND	
	AS-OF-RIGHT PER ZONING BY-LAW 2026-050
	PREVIOUS APPROVED MASSING

REV SR3

REV SR1



No.	DATE	REVISION
17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
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07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW



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K2E 8B7

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E: INFO@LAWRENCEARC.COM

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:
SITE CONTEXT

DRAWN BY: Y.R. CHECKED BY: B.L.

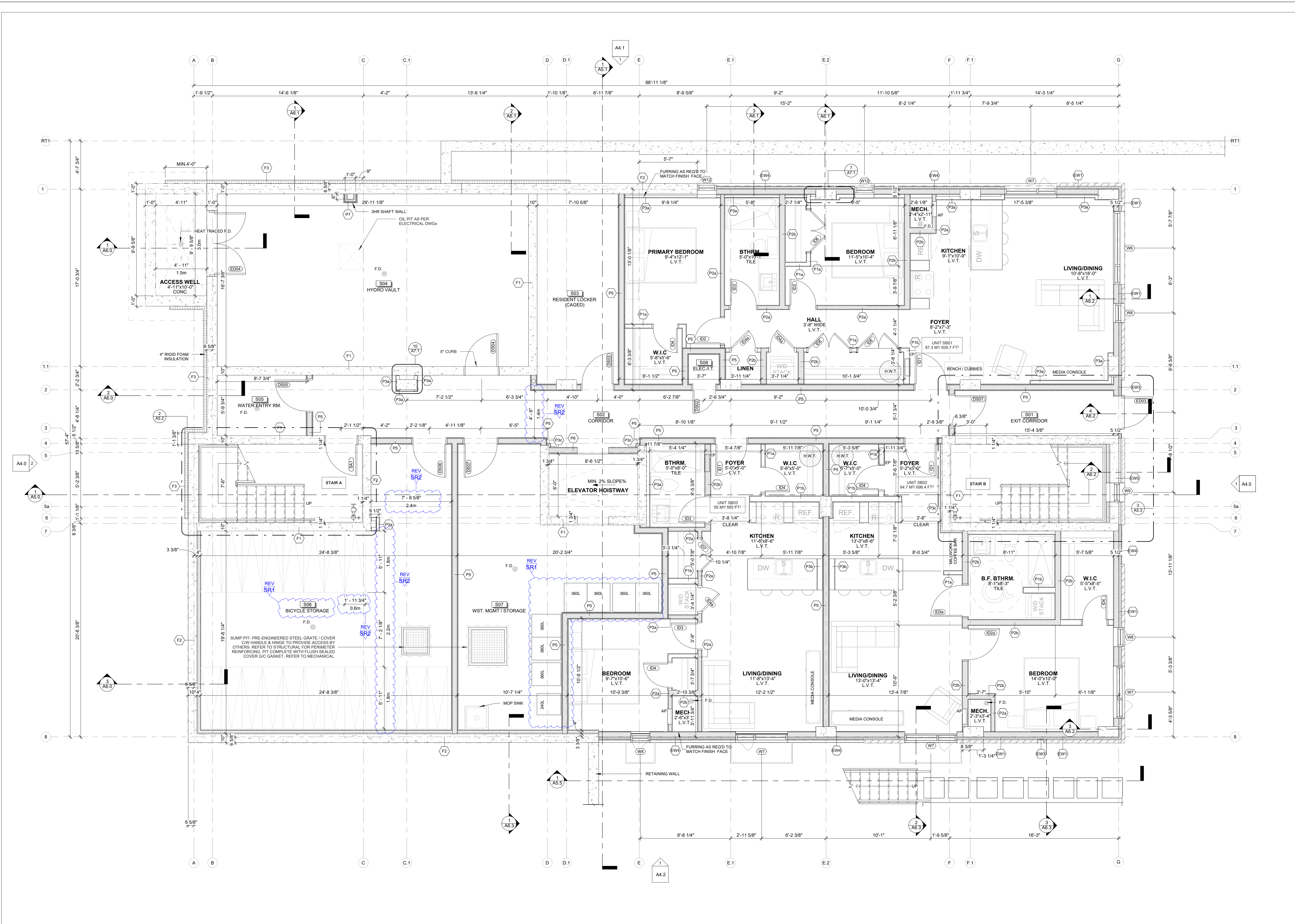
PLOT DATE: 2026-07-13 1:35:17 PM PROJECT DATE: 24-06-2025

JOB NUMBER: LA-1158-25 SCALE: As indicated

A1.1

APPLICATION # D07-12-26-0014

PLAN # 19441



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

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:
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SEAL:
ARCHITECTS
BRANDON G. LAWRENCE
LICENSE
9092

NORTH ARROW:
N

No.	DATE	REVISION
17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
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01	2025.11.13	ISSUED FOR REVIEW

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

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE
SHEET TITLE:
SUB-BASEMENT PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

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

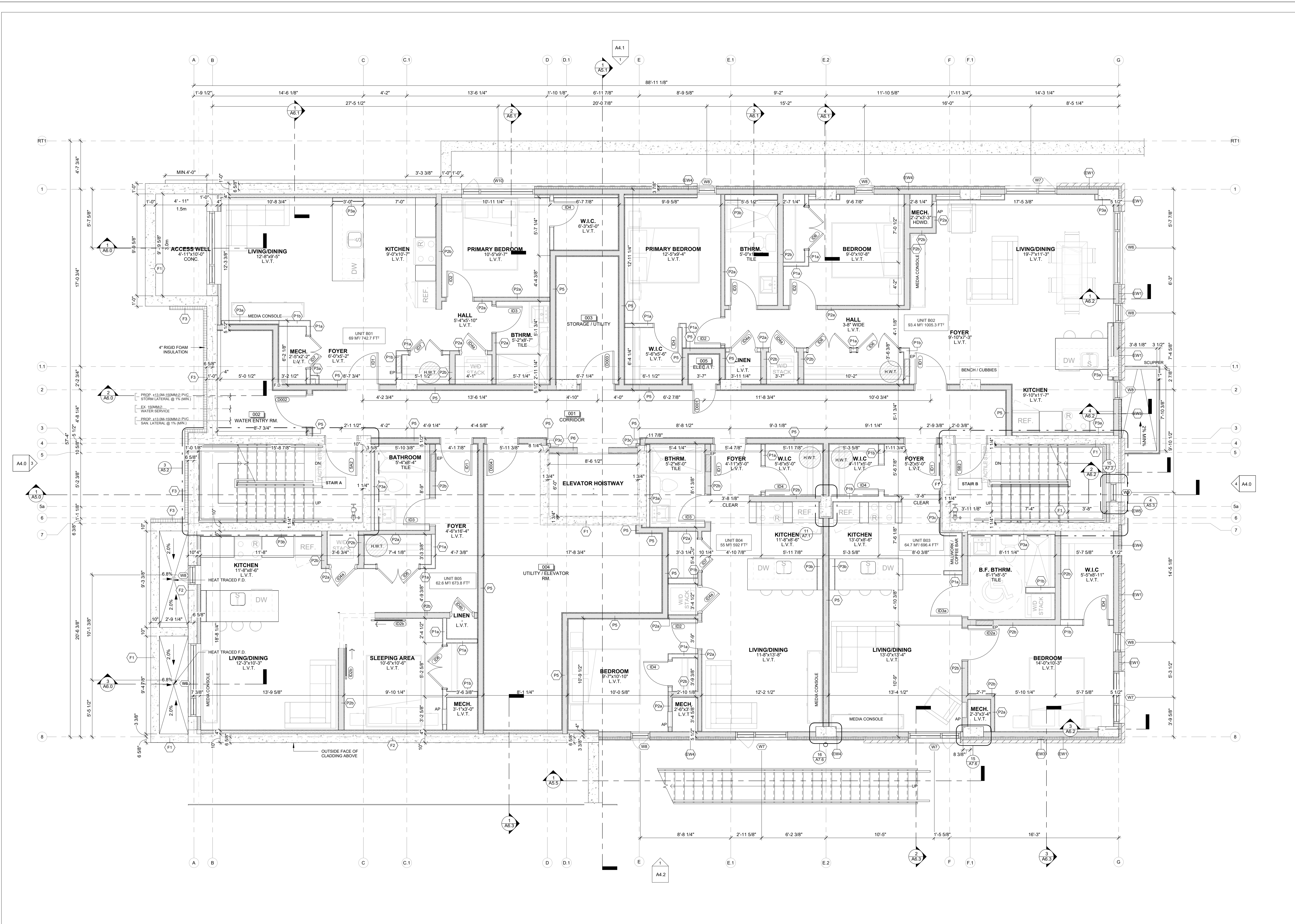
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

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

A2.1
PLAN # 19441

APPLICATION # D07-12-26-0014



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

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

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SEAL:
Ottawa Association
of
Architects
BRANDON G. LAWRENCE
LICENSE
9092

NORTH ARROW:
N

17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
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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

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ARCHITECTS

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:
BASEMENT FLOOR PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLIST DATE:
2026-07-13 1:35:23 PM

PROJECT DATE:
24-06-2025

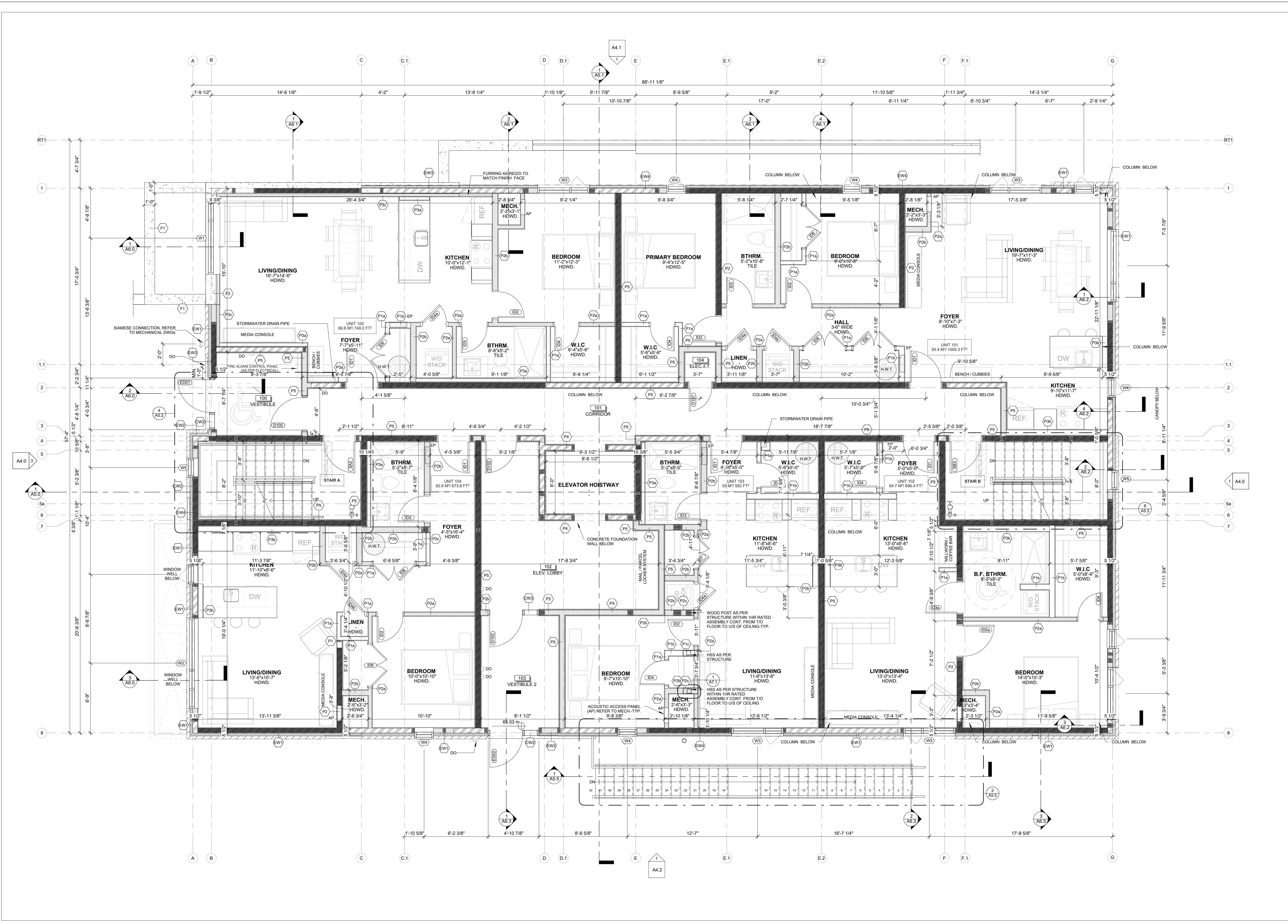
JOB NUMBER:
LA-1158-25

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

A2.2

PLAN # 1941

APPLICATION # D07-12-26-014



1
A2.3 GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

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WALL HATCH LEGEND

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

INSULATED WALL

NON-INSULATED WALL

ENGINEERED SHEAR WALL

LOADBEARING WALL

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

NORTH ARROW

17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
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02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE
SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

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

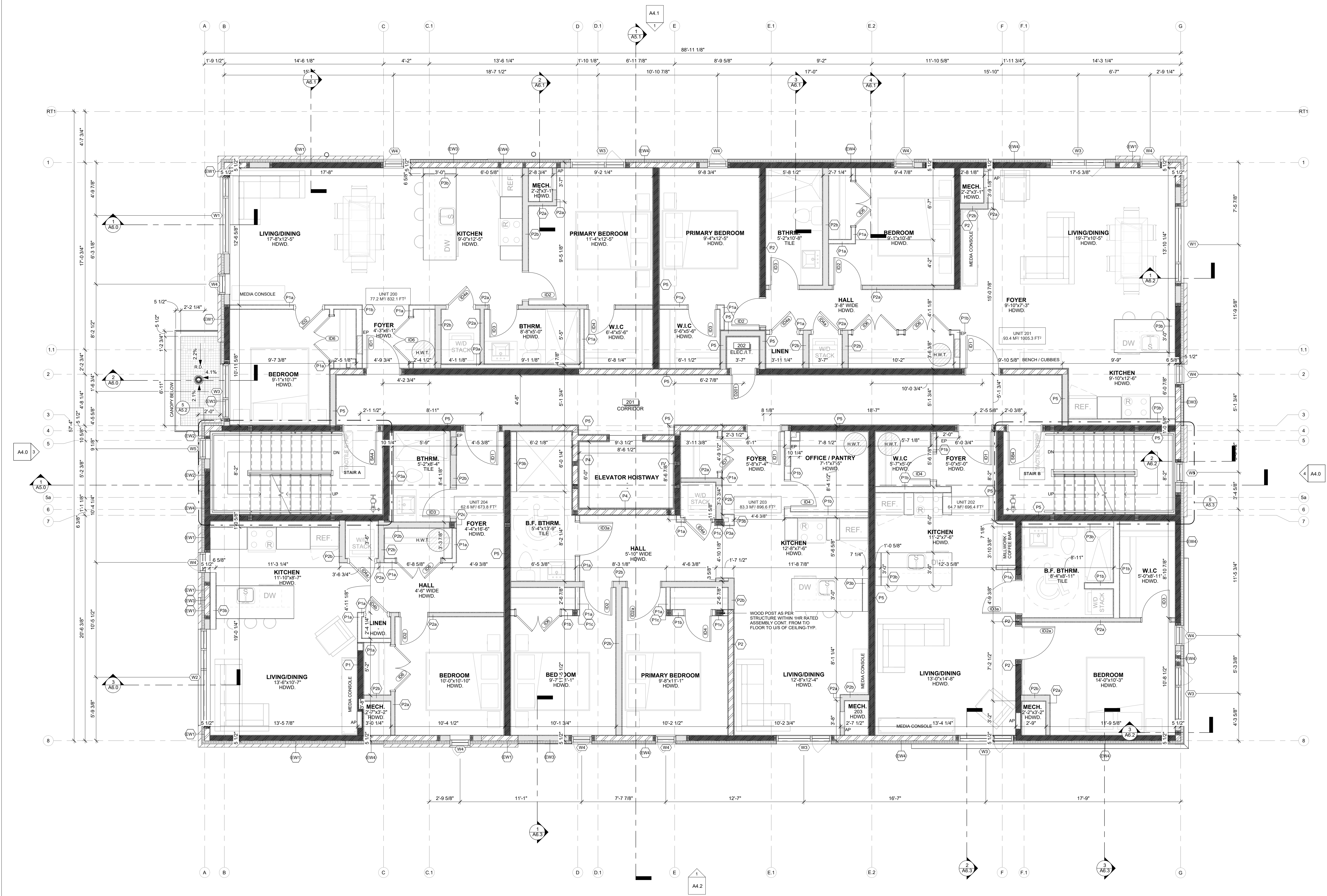
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

SCALE:
As indicated

A2.3
PLAN # 1941

APPLICATION # D07-12-26-0014



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

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

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INSULATED WALL

NON-INSULATED WALL

ENGINEERED SHEAR WALL

LOADBEARING WALL

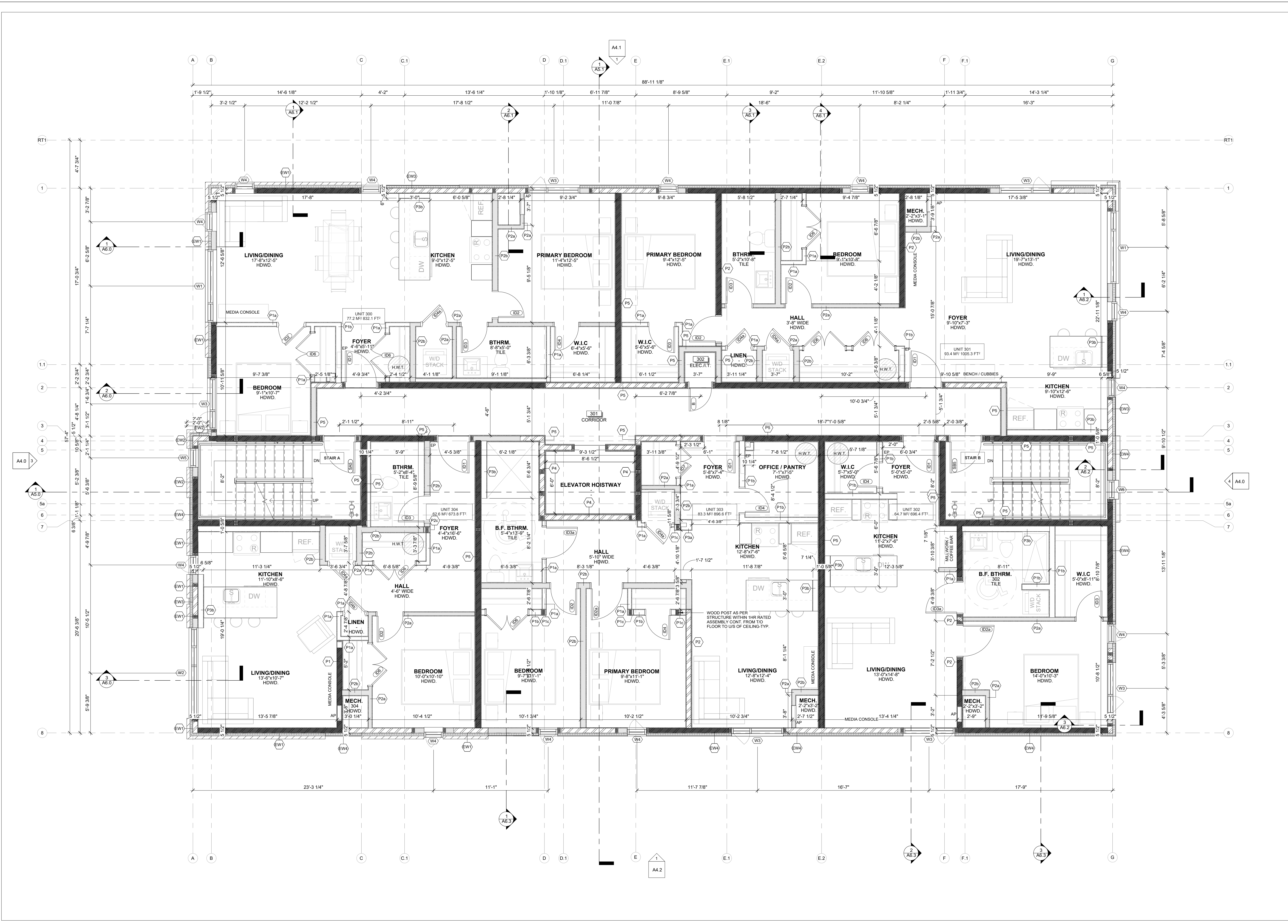
SEAL: NORTH ARROW:

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No.	DATE	REVISION

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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:
2026-07-13 1:35:28 PM
PROJECT DATE:
24-06-2025
JOB NUMBER:
LA-1158-25
SCALE:
As indicated

A2.4
PLAN # 19441

APPLICATION # D07-12-26-0014



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

JERSEY DEVELOPMENTS INC.

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WALL HATCH LEGEND

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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: NORTH ARROW:

17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
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01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

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

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PROJECT: RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE: THIRD FLOOR PLAN

DRAWN BY: Y.R.

CHECKED BY: B.L.

PLIST DATE: 2026-07-13 1:35:30 PM

PROJECT DATE: 24-06-2025

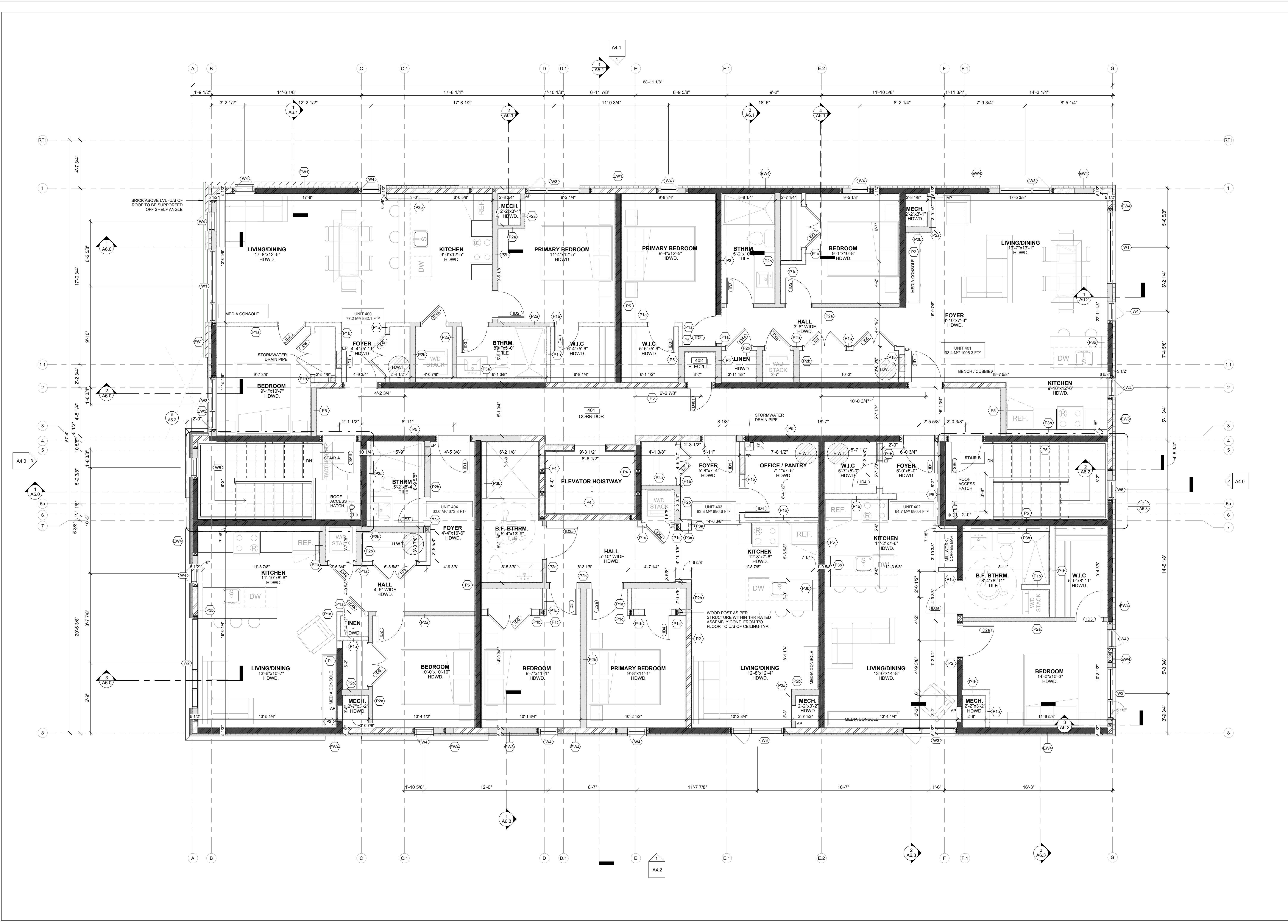
JOB NUMBER: LA-1158-25

SCALE: As indicated

A2.5

PLAN # 19441

APPLICATION # D07-12-26-0014



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

JERSEY DEVELOPMENTS INC.

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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
BRANDON G. LAWRENCE
LICENSE
8992

NORTH ARROW:

17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
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
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03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

205-18 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:
FOURTH FLOOR PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLIST DATE:
2026-07-13 1:35:32 PM

PROJECT DATE:
24-06-2025

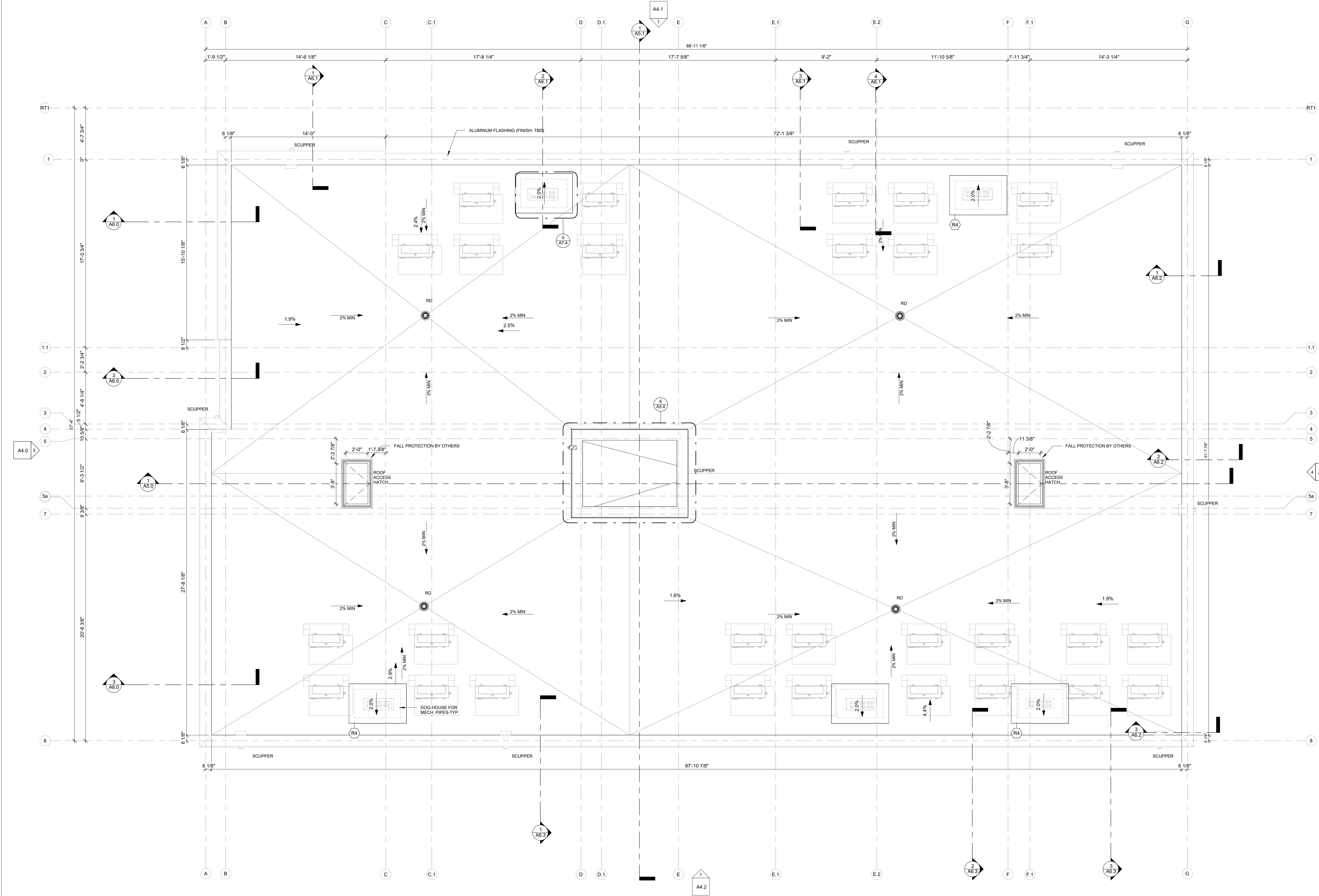
JOB NUMBER:
LA-1158-25

SCALE:
As indicated

A2.6

PLAN # 19441

APPLICATION # D07-12-26-0014

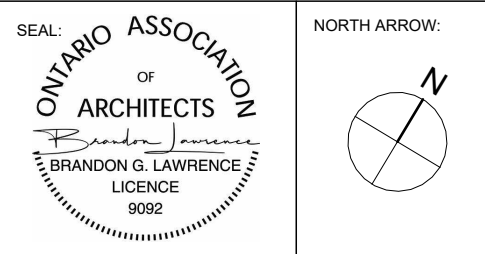


1
A2.7
ROOF PLAN
SCALE: 1/4" = 1'-0"

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

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No.	DATE	REVISION



205-18 DEAKIN STREET
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T: (613) 739-7770
E: INFO@LAWRENCEARC.COM

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:
ROOF PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLOT DATE:
2026-07-13 1:35:33 PM

PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

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

A2.7

APPLICATION # D07-12-26-0014

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FRR LEGEND

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

FIRE LIFE SAFETY PLAN NOTES

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



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No.	DATE	REVISION



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K2E 8B7

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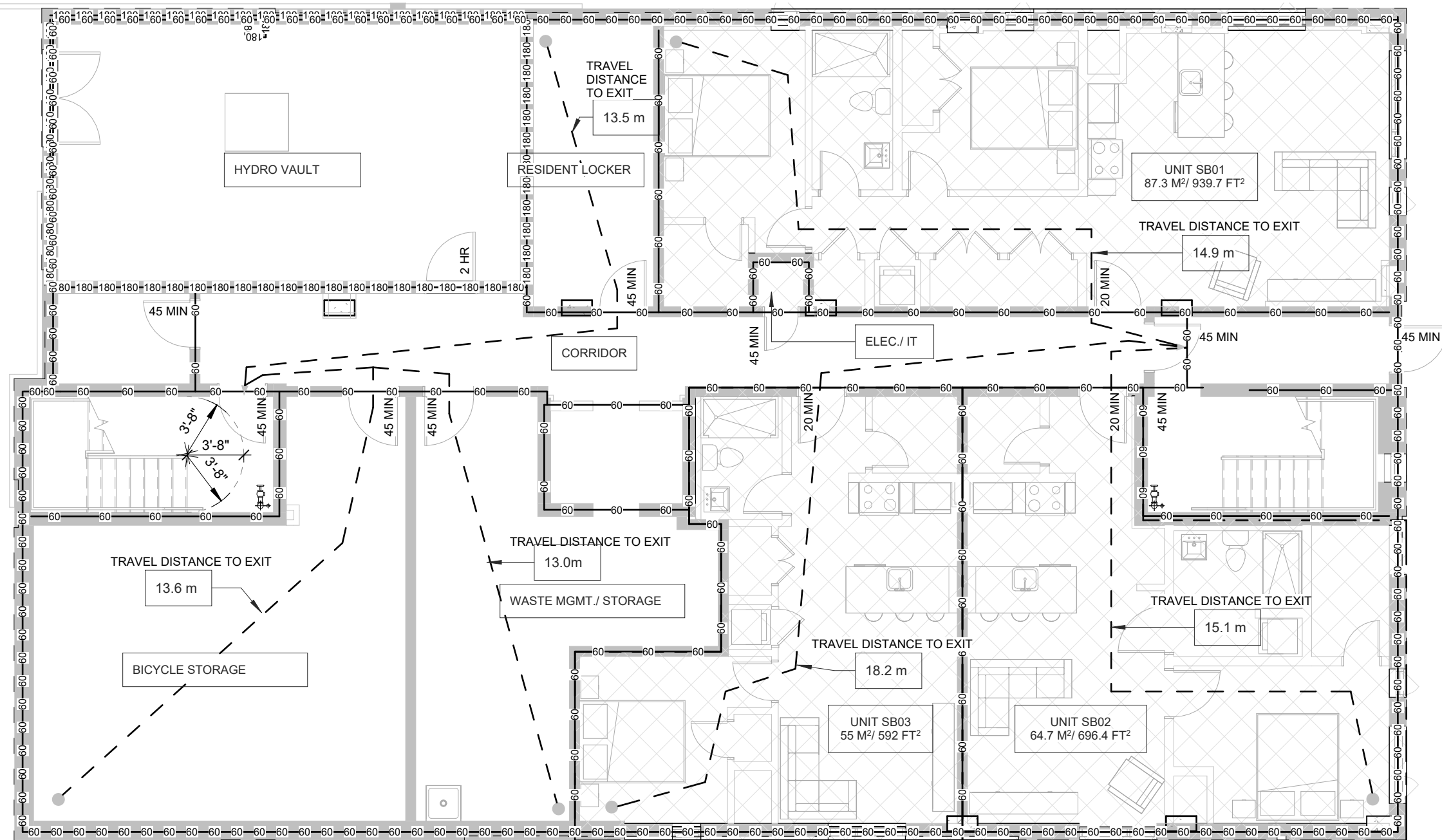
PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

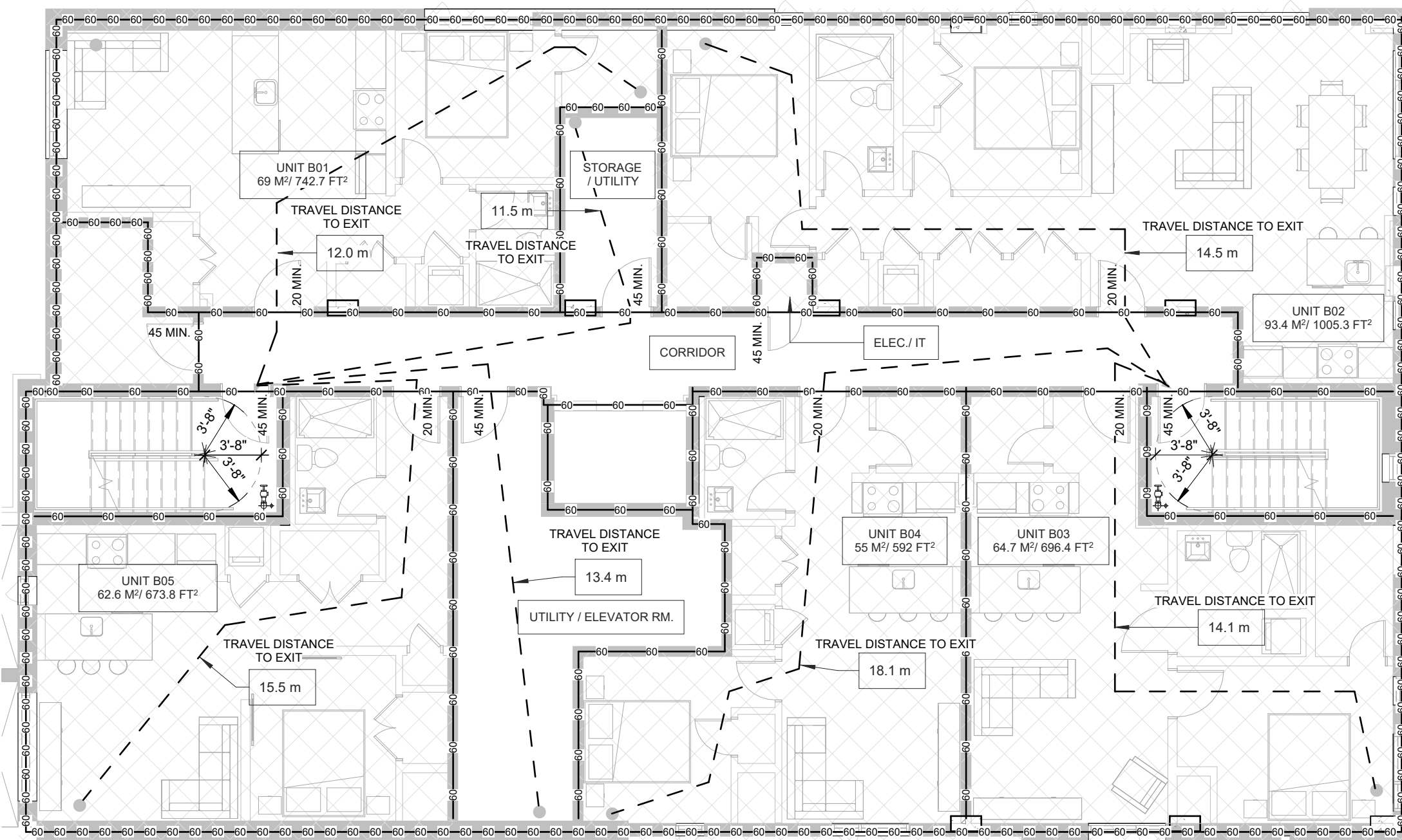
SHEET TITLE:
FIRE SAFETY PLANS

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

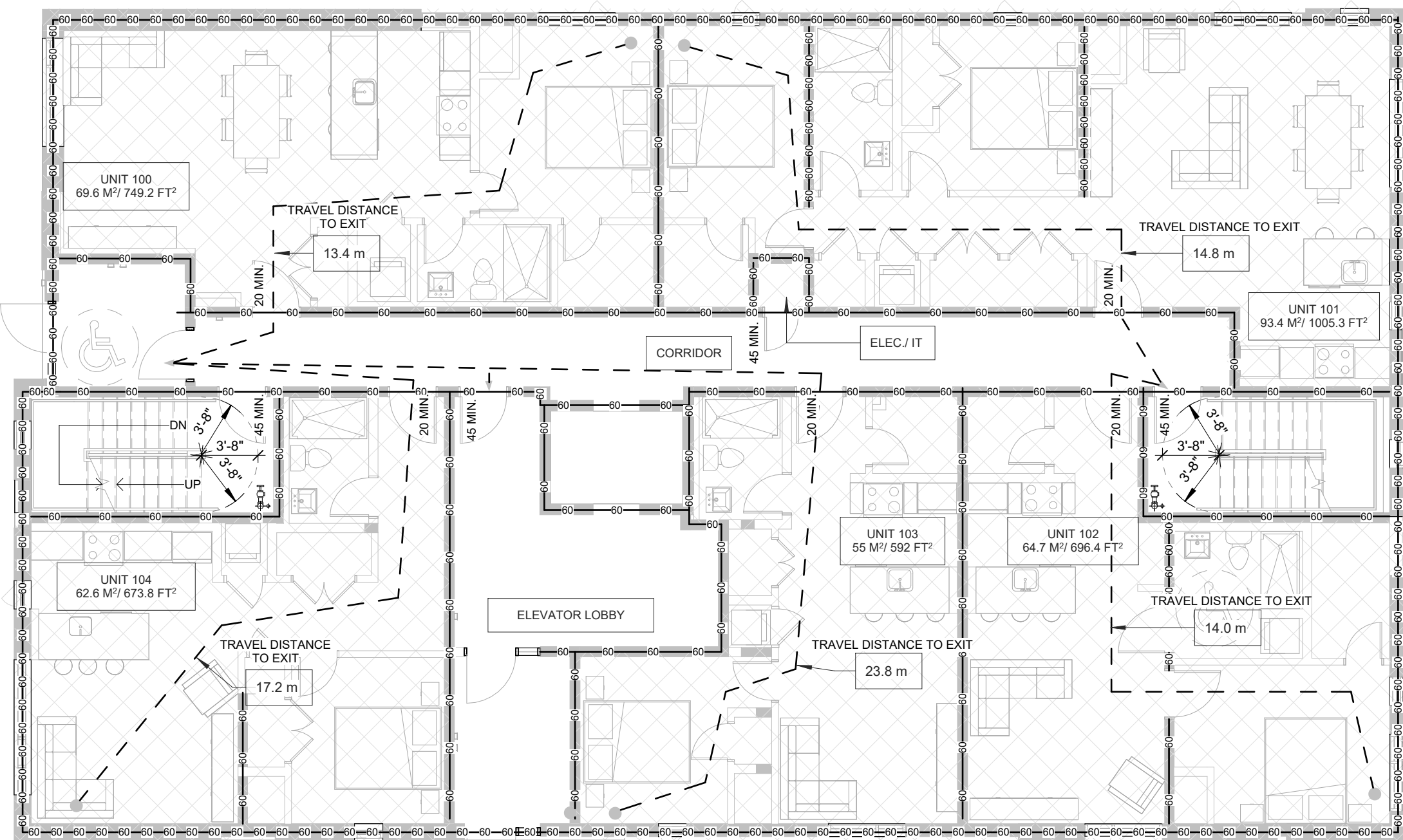
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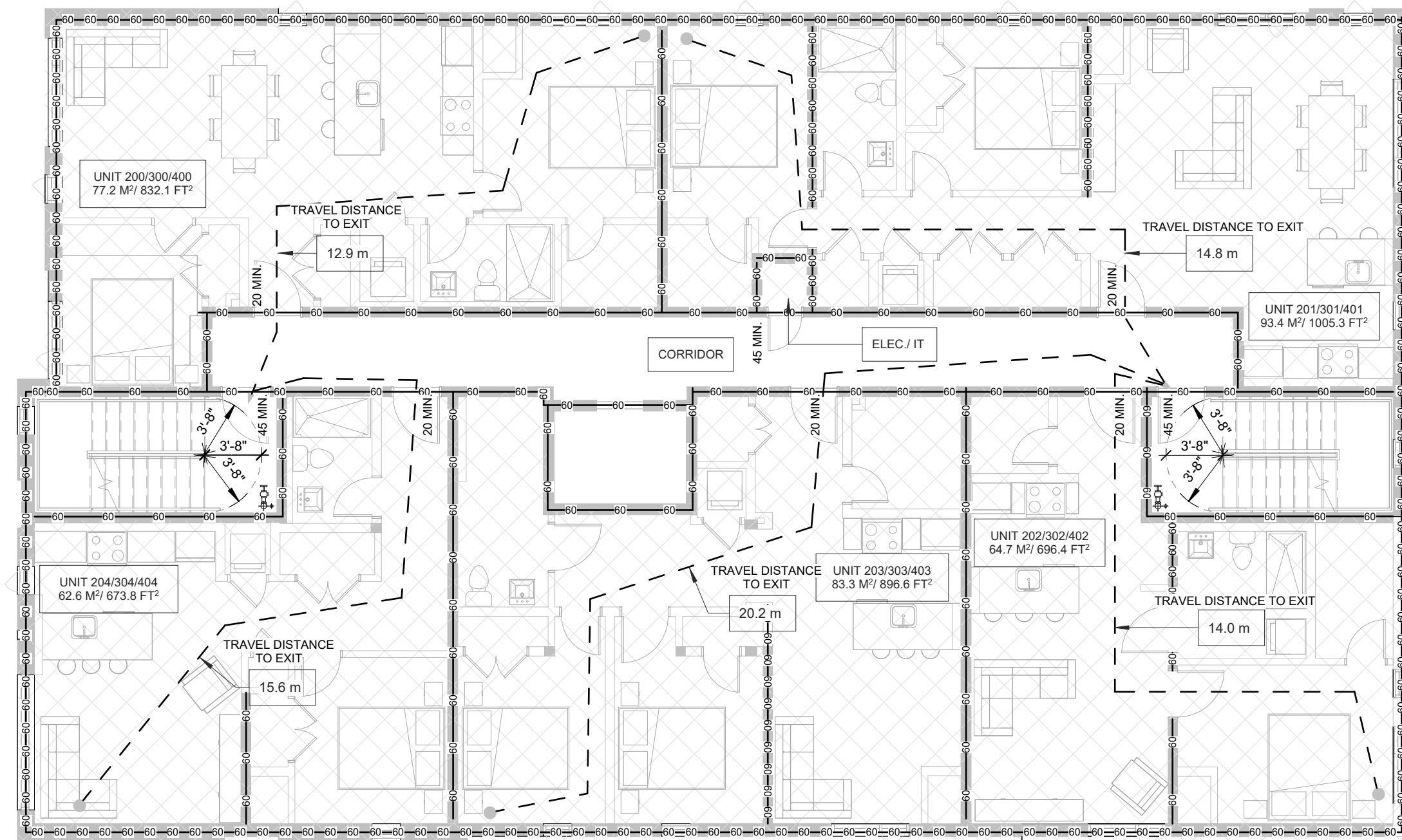
1
A2.8 SUB-BASEMENT
SCALE 1/8" = 1'-0"



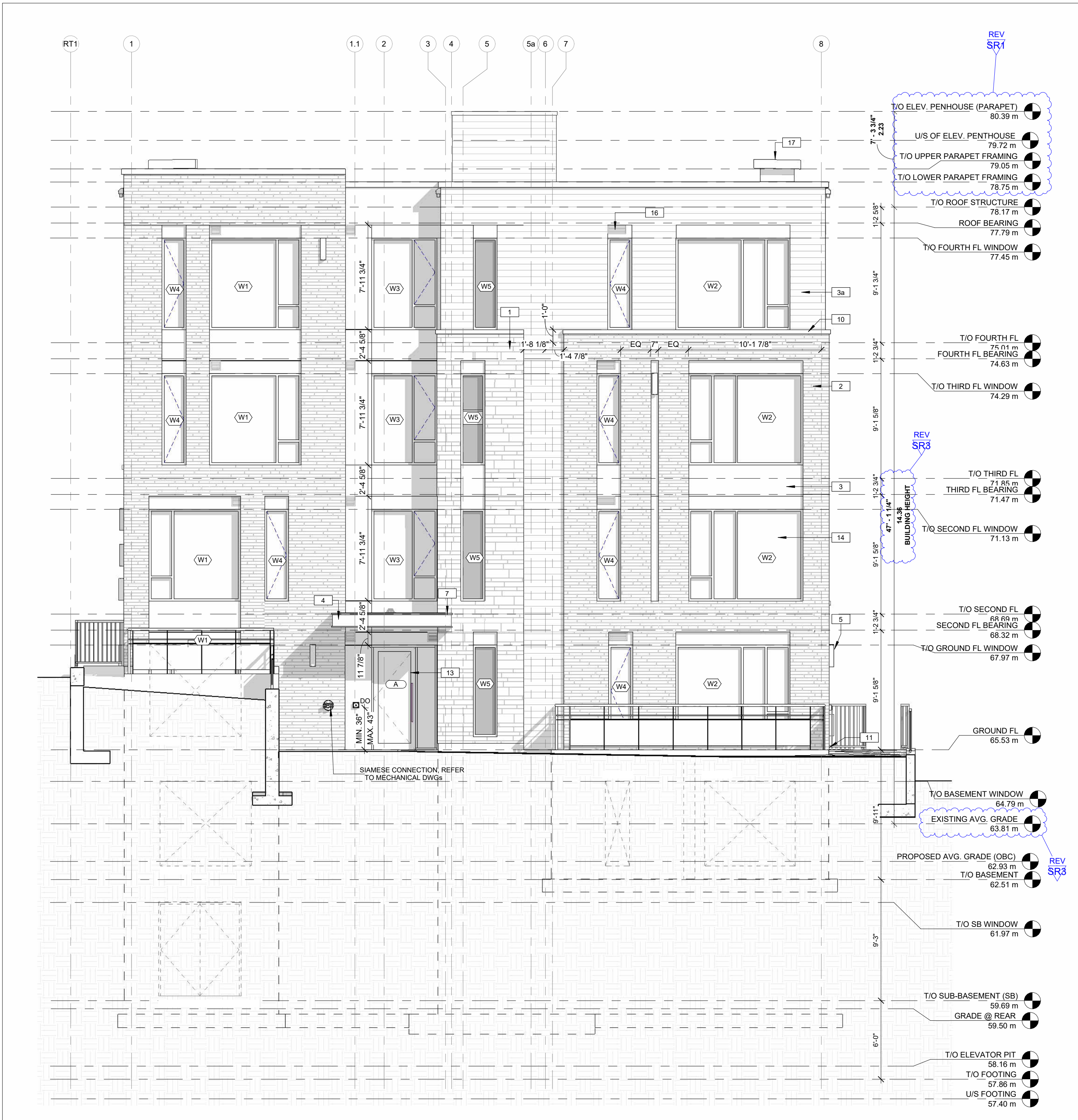
2
A2.8 T/O BASEMENT
SCALE 1/8" = 1'-0"



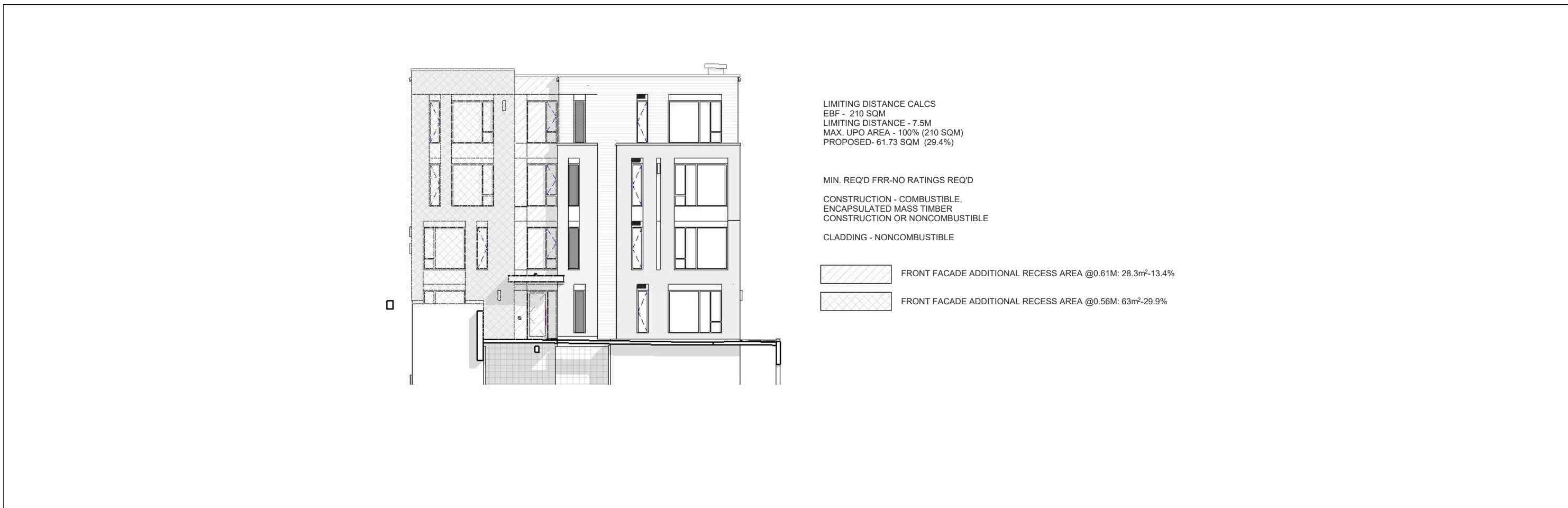
3
A2.8 GROUND FLOOR
SCALE 1/8" = 1'-0"



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



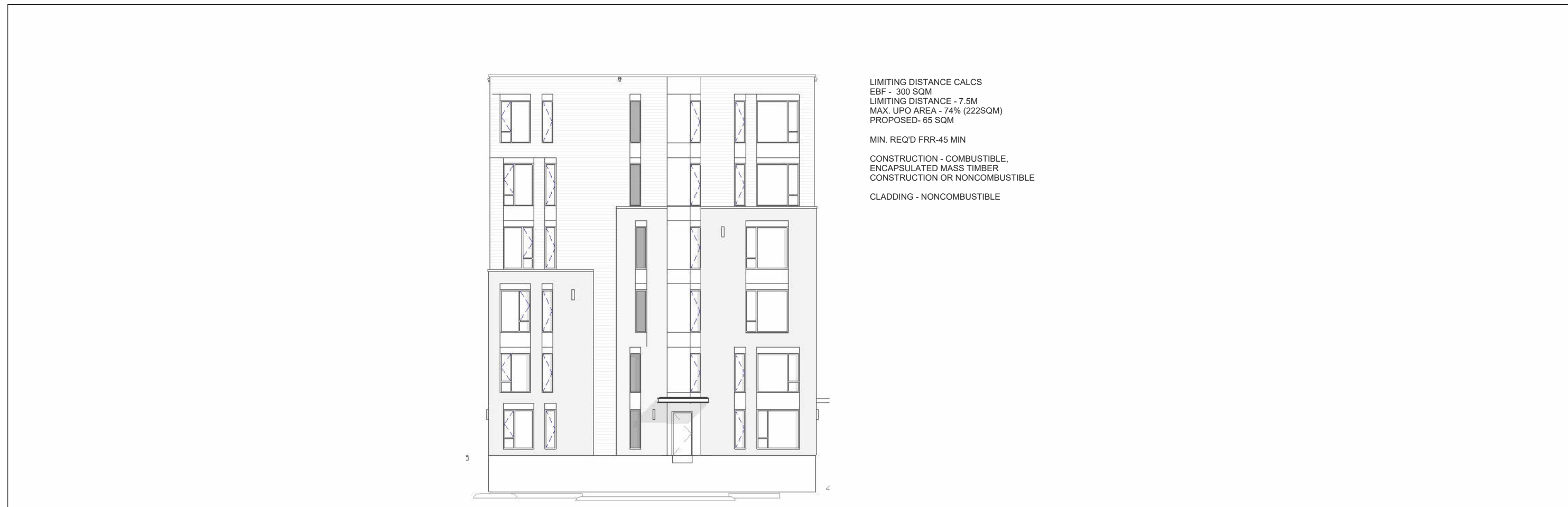
2 WEST ELEVATIONS (FRONT)
SCALE 3/16" = 1'-0"



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:

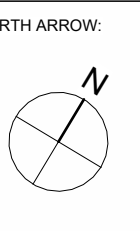
JERSEY DEVELOPMENTS INC.

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KEYNOTES-ELEVATION

- 1 STONE MASONRY VENEER BY "ARRISCRAFT - FRESCO", COLOUR- TBD
- 2 BRICK MASONRY VENEER BY "RINOX - CSKY", COLOUR- TBD
- 3 HARDIE PANEL WITH REVEAL, COLOUR- TBD
- 4 HARDIE SIDING, COLOUR- TBD
- 5 PREFINISHED ALUMINUM FASCIA C/W RAISED 1x3 PROFILE TAB, COLOUR - BLACK
- 6 WALL MOUNTED LIGHT SCONCE - REFER TO ELECTRICAL PLANS
- 7 PRE-FINISHED METAL DRAINAGE SCUPPERS FOR CANOPY ROOF AREAS W/ MIN. 4" PROJECTION
- 8 SUBSPRINGS CANOPY ROOF AREA C/W PREFIN. METAL CAP FLASHING @ EDGE
- 9 4" HT. PRE-CAST CONCRETE SILL TO MATCH MASONRY
- 10 CEMENT PARING FOR EXPOSED FOUNDATION WALLS TO MIN. 8" BELOW GRACE
- 11 ALUMINUM CURTAIN WALL - BLACK ANODIZED FINISH
- 12 ALUMINUM WINDOW - BLACK ANODIZED FINISH
- 13 MECH. WALL BOX-REFER MECH. DWGS (FINISH TBD)
- 14 MECH. DOGHOUSE-REFER MECH. DWGS



No.	DATE	REVISION
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205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 6B7
T: (613) 739-7770
E: INFO@LAWRENCEARC.COM

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PROJECT:
RUSSELL DEVELOPMENT

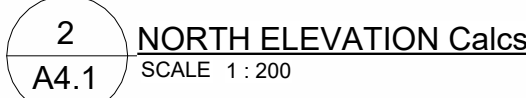
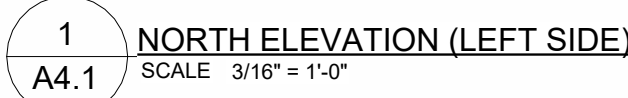
71 RUSSELL AVE
SHEET TITLE:

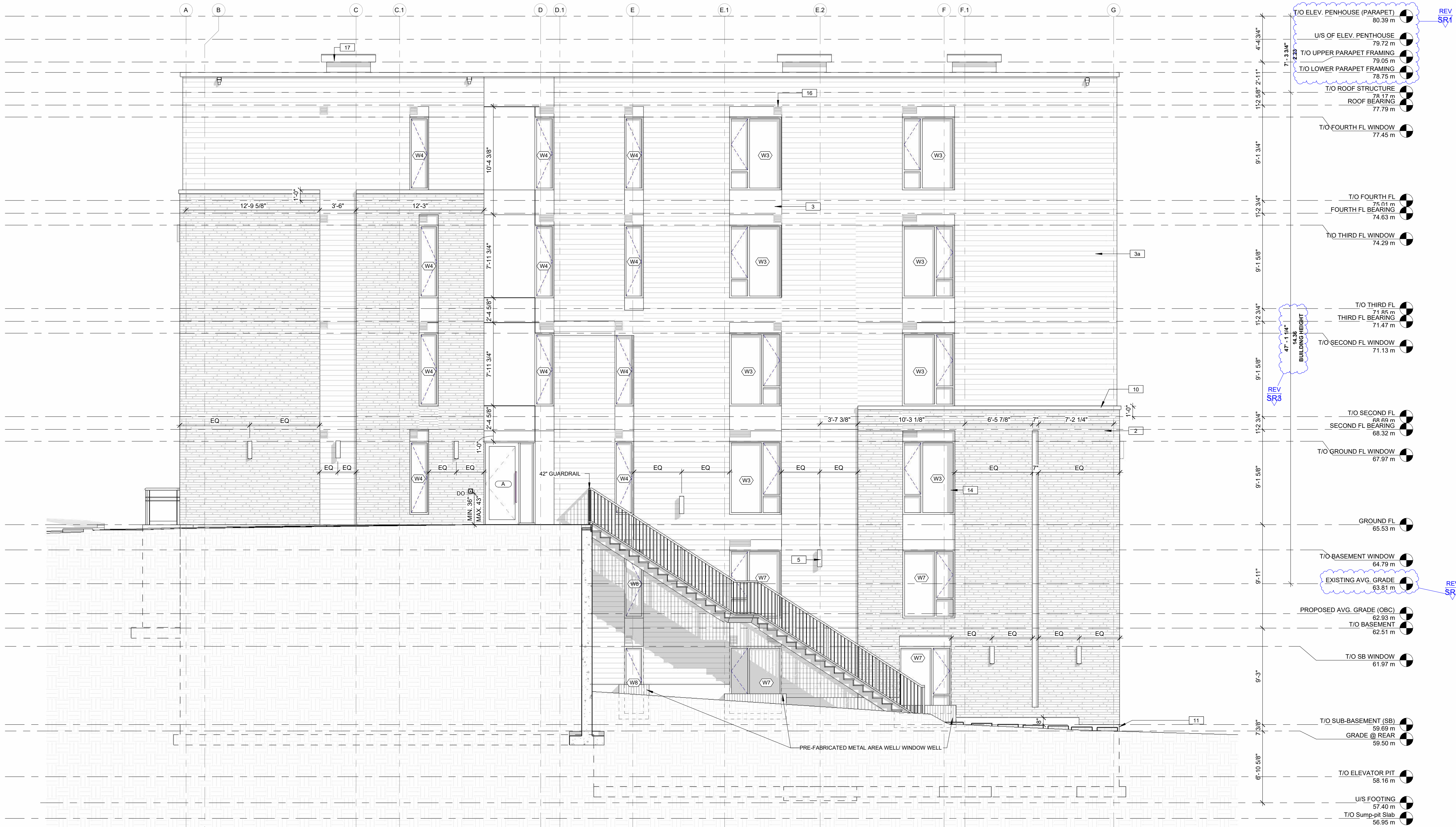
**ELEVATIONS
(WEST/EAST-FRONT/REAR)**

DRAWN BY: Y.R.
CHECKED BY: B.L.
PLOT DATE: 2026-07-13 1:35:53 PM
PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25
SCALE: As indicated

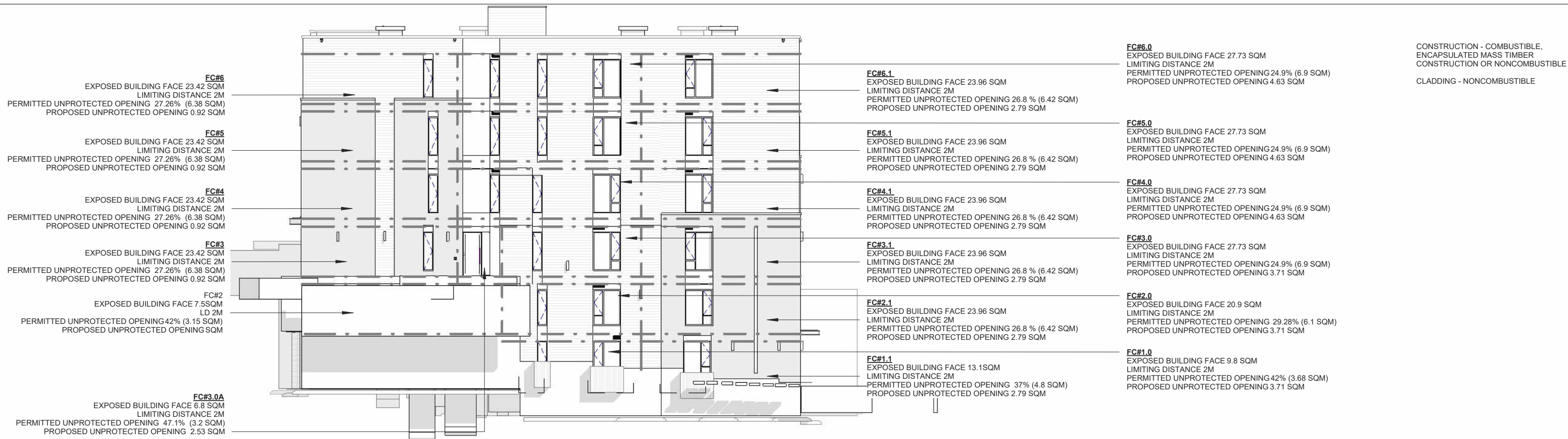
A4.0

APPLICATION # D07-12-26-0014





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



2 SOUTH ELEVATION Calcs
SCALE 1 : 200

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

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KEYNOTES-ELEVATION

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205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 6B7

T: (613) 739-7770
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PROJECT:
RUSSELL DEVELOPMENT

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

DRAWN BY:
Y.R.
PLOT DATE:
2026-07-13 2:07:01 PM
JOB NUMBER:
LA-1158-25

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

A4.2

APPLICATION # D07-12-26-0014



1
A4.3
FRONT PERSPECTIVE 1
SCALE



3
A4.3
FRONT PERSPECTIVE 2
SCALE



2
A4.3
REAR PERSPECTIVE 1
SCALE



4
A4.3
REAR PERSPECTIVE 2
SCALE

CLIENT NAME:

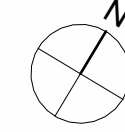
JERSEY DEVELOPMENTS INC.

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NORTH ARROW:



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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:
BUILDING PERSPECTIVE

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLIST DATE:
2026-07-13 1:36:04 PM

PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

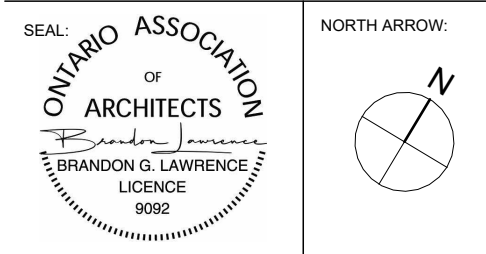
SCALE:

A4.3

APPLICATION # D07-12-26-0014

PLAN # 19441

- NOTES:
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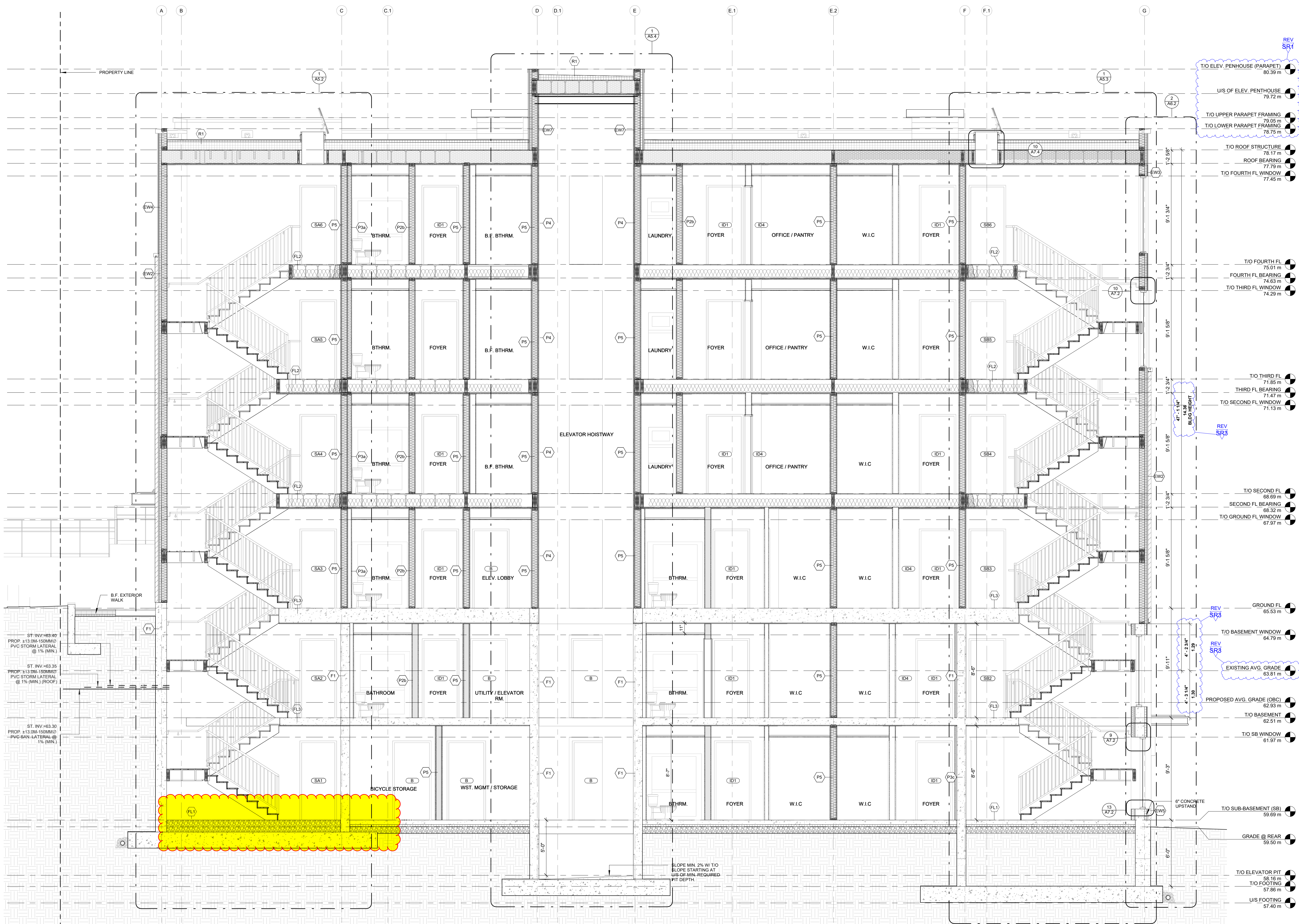
PROJECT:
RUSSELL DEVELOPMENT
71 RUSSELL AVE
SHEET TITLE:
BUILDING SECTIONS

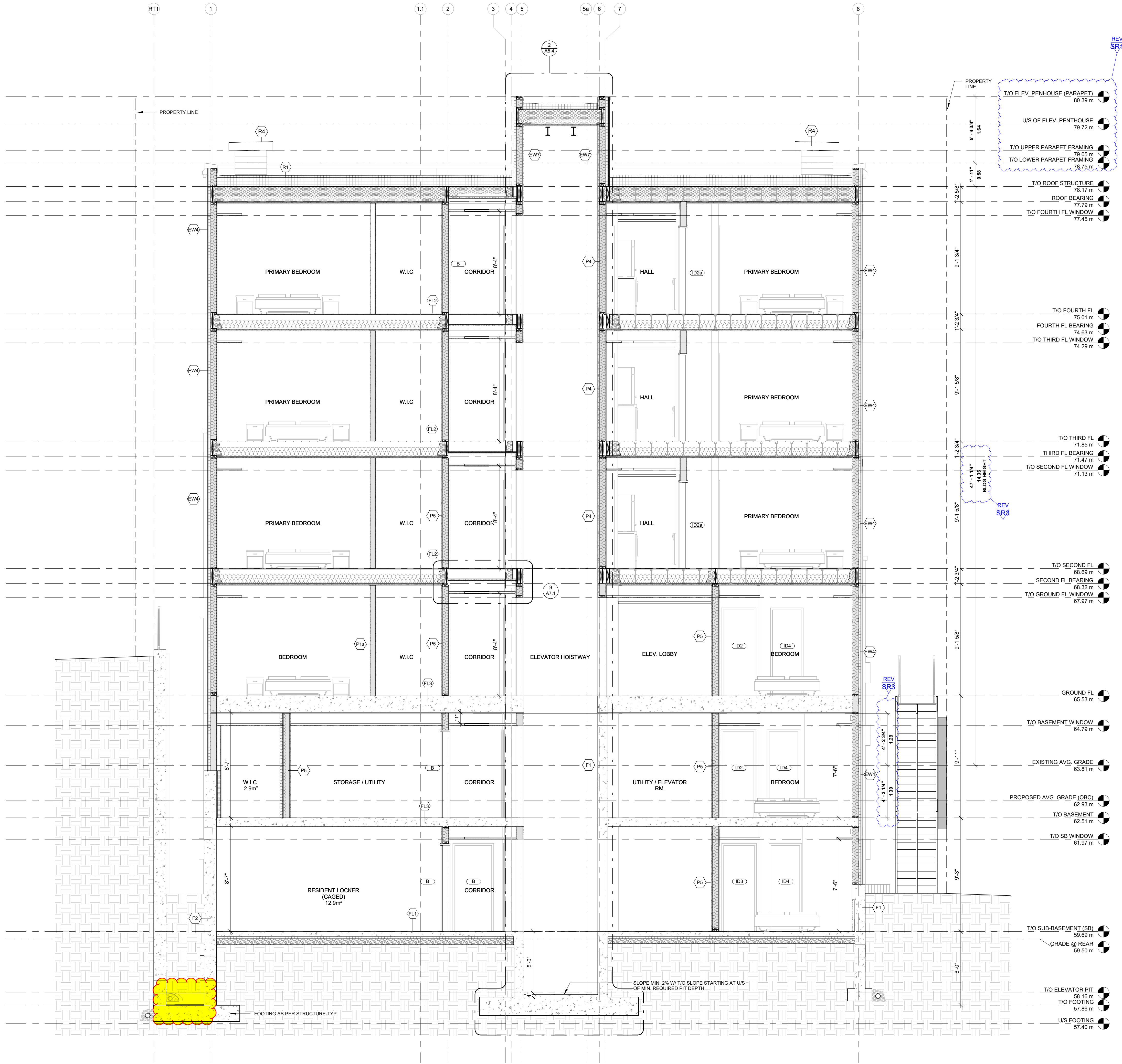
DRAWN BY:
Y.R.
PROJECT DATE:
2026-07-13 1:36:06 PM
JOB NUMBER:
LA-1158-25

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

A5.0

APPLICATION # D07-12-26-0014





CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

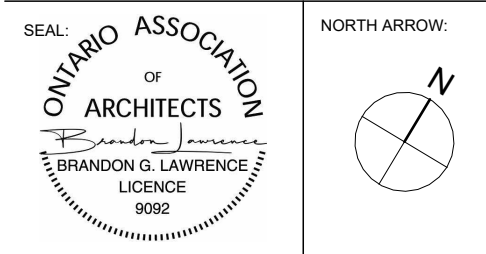
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

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

3) DO NOT SCALE DRAWINGS.

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

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



No.	DATE	REVISION
17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

THIS DRAWING IS THE SOLE PROPERTY OF LAWRENCE ARCHITECT INCORPORATED. REPRODUCTION IS NOT PERMITTED.

PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE
SHEET TITLE:
BUILDING SECTIONS

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

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

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

A5.1

APPLICATION # D07-12-26-0014

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