



 **LAWRENCE**  
ARCHITECTS

# Russell Development

71 RUSSELL AVE

ISSUED FOR SPC SUBMISSION

2026.02.09

ARCHITECTURAL



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

PLANNER

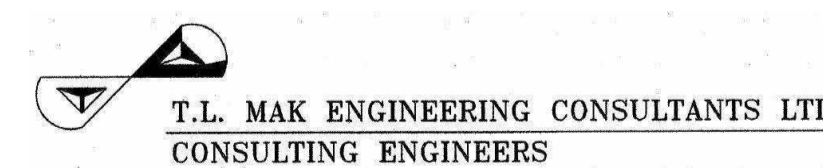


**Q9 PLANNING + DESIGN**  
43 ECCLES ST. UNIT C  
OTTAWA, ONTARIO K1R 6S3  
(P) 613 850 8345

STRUCTURAL

TBD

CIVIL



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

LANDSCAPE

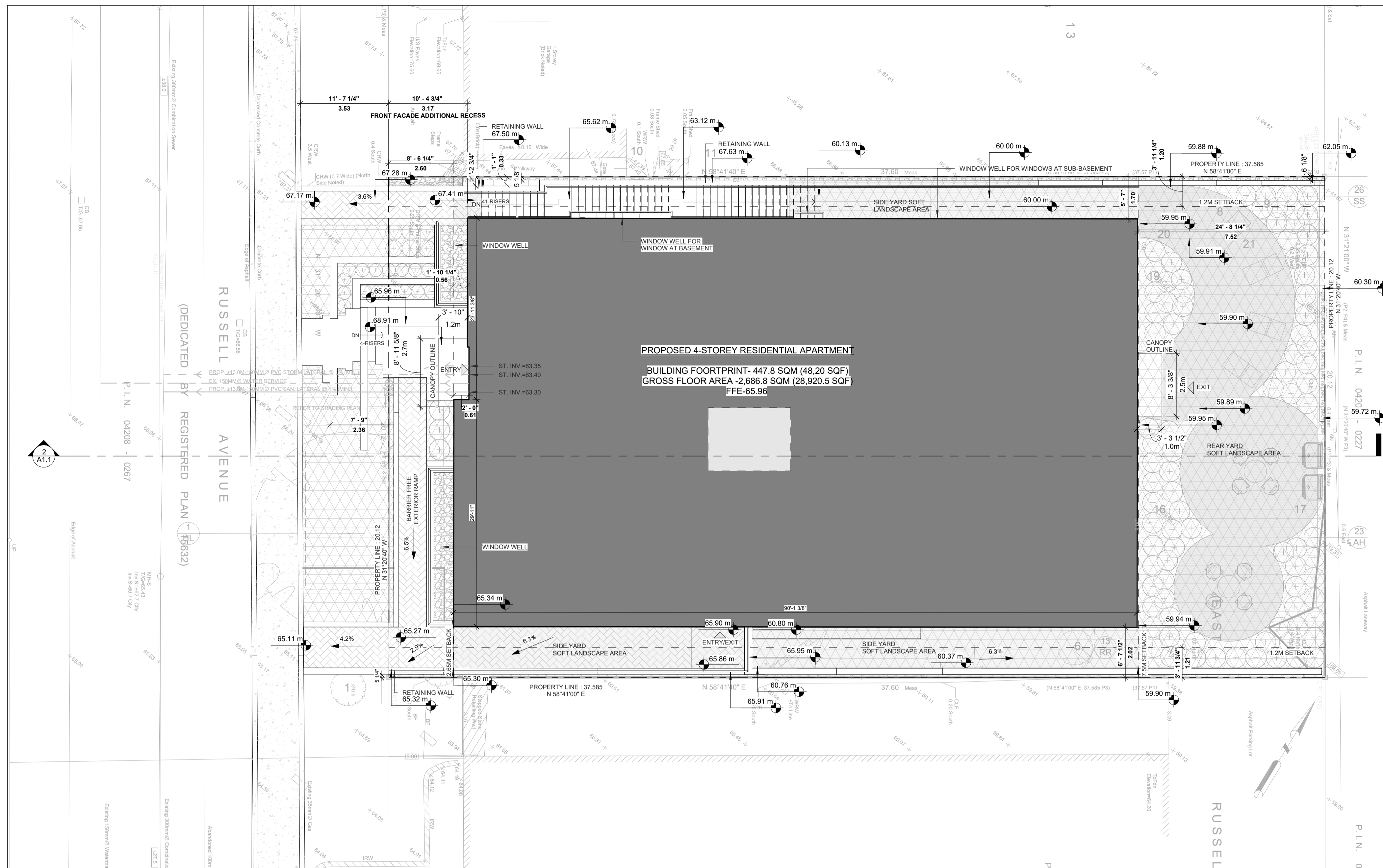


**JAMES B LENNOX & ASSOCIATES**  
3332 CARLING AVE.  
OTTAWA, ONTARIO K2H 5A8  
(P) 613 722 5168

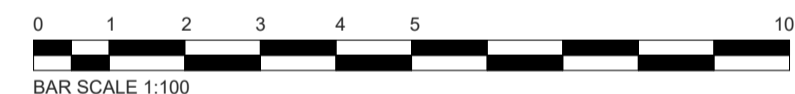
MECHANICAL /  
ELECTRICAL

TBD





**PROPOSED 4-STORY RESIDENTIAL APARTMENT**  
**BUILDING FOOTPRINT- 447.8 SQM (48.20 SQF)**  
**GROSS FLOOR AREA- 2,686.8 SQM (28,920.5 SQF)**  
**FFE-65.96**



**1** Site Plan  
**A1.0** SCALE 1:100



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

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, 8MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 8MM X 150MM BASE PLATE WITH 4 BOLT HOLES; SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 18MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BPFS	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 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	WEAVING TILE STORM LINE - REFER TO CIVIL

ZONING PROVISIONS (R4UD(480))		
	NEW OVERHEAD DOOR	FENCE
	NEW DOOR ENTRANCE	TWO WAY TRAFFIC
	BICYCLE PARKING SPACE(1.8Mx0.6M)	DEPRESSED CURB (DC)
	NO PARKING LINES	TACTILE WALKING SURFACE INDICATORS (TWSI)
	NEW SIGN, REFER TO SIGN LEGEND	PROPERTY LINE
	FIRE ROUTE SIGN	MINIMUM SETBACKS (ZONING)
	STREET LIGHT	NEW CONSTRUCTION
	DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA	PERMEABLE PAVERS (WITH GREY BACKGROUND FOR SIDE YARD)
	BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS	SOFT LANDSCAPE (WITH GREY BACKGROUND FOR SIDE YARD)
		CONCRETE SIDEWALK

**PROJECT LEGAL DESCRIPTION**  
**PIN 04208-0265 LOT 14 REGISTERED PLAN 58319**  
**EAST SIDE OF RUSSELL AVENUE**  
**CITY OF OTTAWA**  
 FARLEY, SMITH & DENIS 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 sqm (LOT AREA TAKEN FROM GEO-OTTAWA PARCEL INFORMATION)  
 ZONING ANALYSIS: OTTAWA ZONE: R4UD LOW-RISE APARTMENT DWELLING (OR MORE UNITS)  
 PROPOSED USE: 4 STOREY APARTMENT BUILDING (28 RESIDENTIAL UNITS)

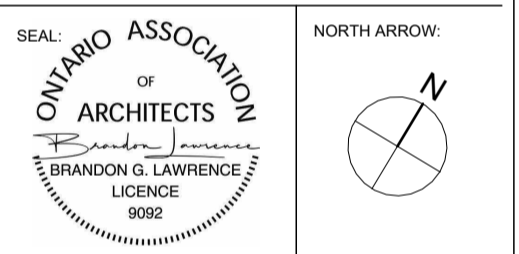
**CLIENT NAME:**  
**JERSEY DEVELOPMENTS INC.**  
 NOTES:  
 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.  
 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY 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.  
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BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	447.8 M <sup>2</sup>	4,820 FT <sup>2</sup>
GROSS FLOOR AREA:		
BASEMENT	447.8 M <sup>2</sup>	4,820 FT <sup>2</sup>
SUB-BASEMENT	447.8 M <sup>2</sup>	4,820 FT <sup>2</sup>
GROUND FLOOR	447.8 M <sup>2</sup>	4,820 FT <sup>2</sup>
SECOND FLOOR	447.8 M <sup>2</sup>	4,820 FT <sup>2</sup>
THIRD FLOOR	447.8 M <sup>2</sup>	4,820 FT <sup>2</sup>
FOURTH FLOOR	447.8 M <sup>2</sup>	4,820 FT <sup>2</sup>
TOTAL	2,686.8 M <sup>2</sup>	28,920 FT <sup>2</sup>

ZONING PROVISIONS (R4UD(480))	SECTION	REQUIRED	PROVIDED
MIN. LOT WIDTH	S162, TABLE 162A	15M	20.12M
MIN. LOT AREA	S162, TABLE 162A	450M <sup>2</sup>	756.5M <sup>2</sup>
MAX. BUILDING HEIGHT	S162, TABLE 162A	14.5M	14.4M
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 <sup>2</sup> (25% OF LOT AREA)	151.67M <sup>2</sup> (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 <sup>2</sup> ; 50% OF REAR YARD AREA	100%
	S161(15)(B)(ii)	MIN. AGGREGATE AREA OF 25M <sup>2</sup> ; W/ ONE DIMENSION <= 2M	
MIN. LANDSCAPED AREA	S161(8)	226.95M <sup>2</sup> (30% OF LOT AREA)	255M <sup>2</sup> (33.7% OF LOT AREA)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	S161, TABLE 161	10.46M <sup>2</sup> (20% FOR LOT WITH FYS 1.5M-3M)	29.8M <sup>2</sup> (66.9% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE : 25% WINDOWS=52.5M <sup>2</sup>	29.45%=61.73M <sup>2</sup>
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.6M (MIN. 20% OF FRONT FACADE)	0.61M (28.3M <sup>2</sup> -13.4%) 0.56 (63M <sup>2</sup> -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)(ii)	3M. NO DOUBLE DRIVEWAY PERMITTED	N/A
DRIVEWAY SEPARATION FROM INTERIOR LOT LINE	S139, TABLE 139(3)(ii)	0.15M (LANDSCAPED / DECORATIVE BRICK)	N/A
MIN. BICYCLE PARKING	S111, TABLE 111(A)(B)	14 (0.5 PER DWELLING UNIT)	28 (1 PER UNIT)
MIN. NUMBER OF PARKING SPACES (RESIDENT)	S110	S101(3)(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

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

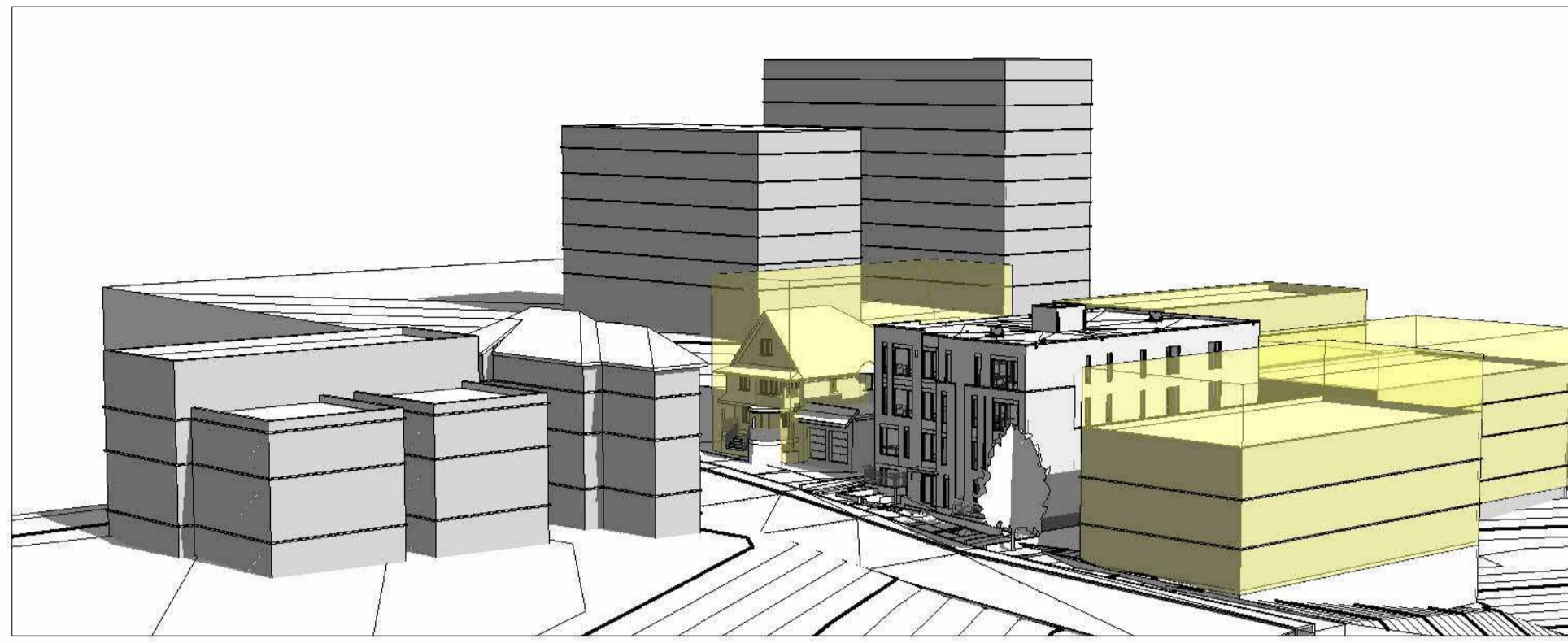


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03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW

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

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**PROJECT:**  
**Russell Development**  
**71 RUSSELL AVE**  
**SHEET TITLE:**  
**SITE PLAN**  
 DRAWN BY: Y.R. CHECKED BY: B.L.  
 PLOT DATE: 09-02-2026 14:38:02 PROJECT DATE: 24-06-2025  
 JOB NUMBER: LA-1158-25 SCALE: As Indicated

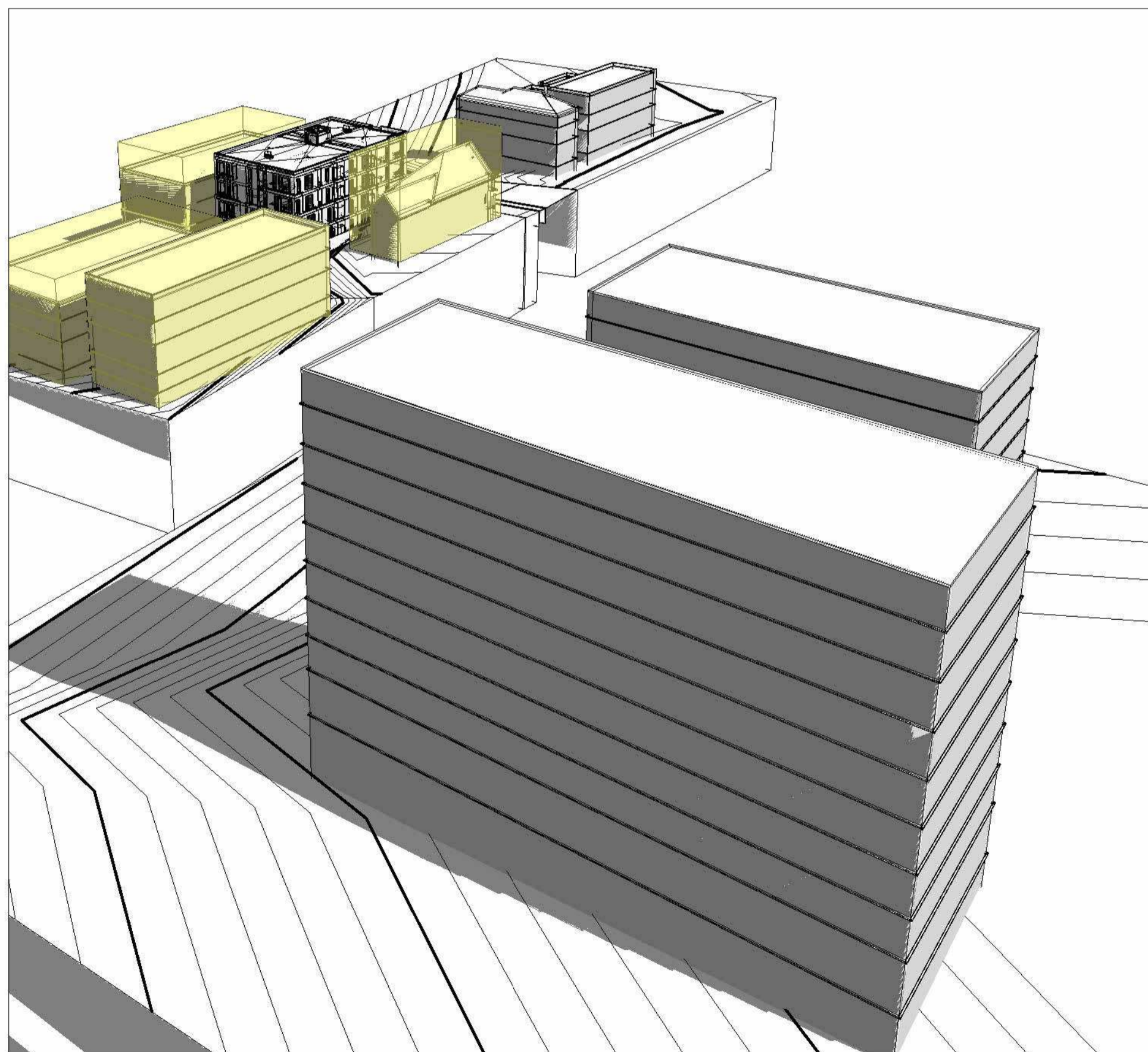




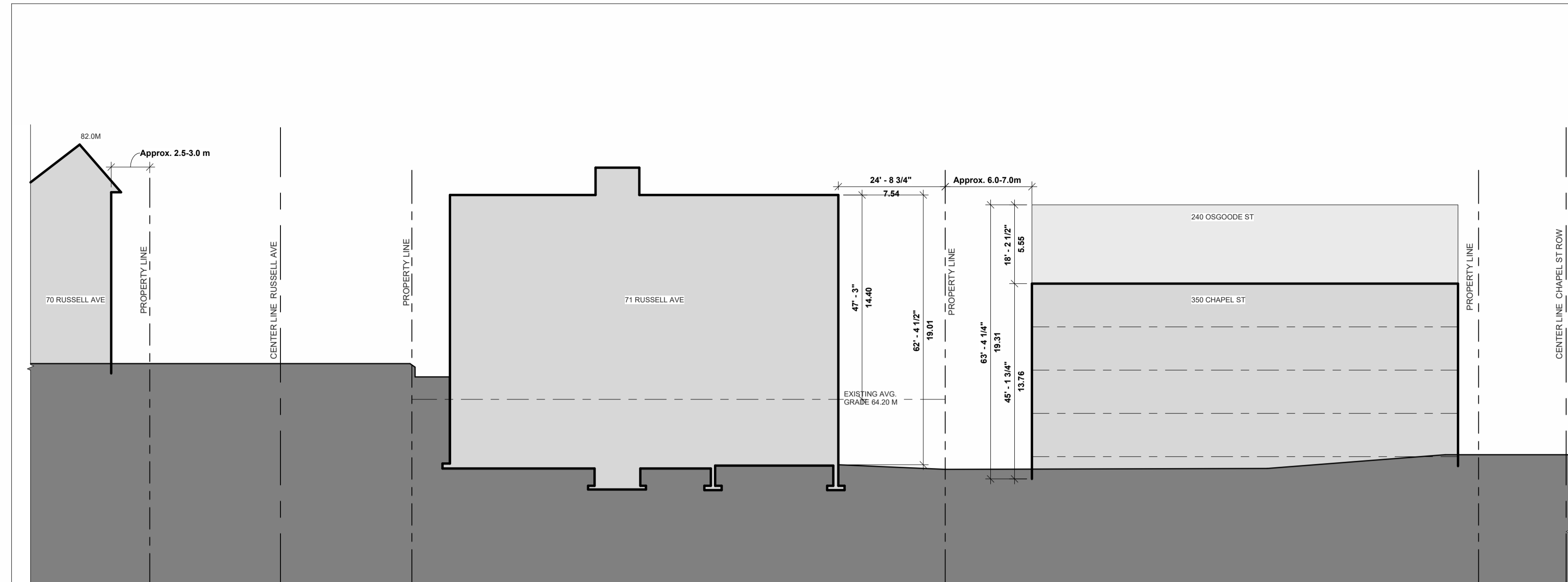
1 Context 1  
A1.1 SCALE



5 Context 2  
A1.1 SCALE



4 Context 3  
A1.1 SCALE



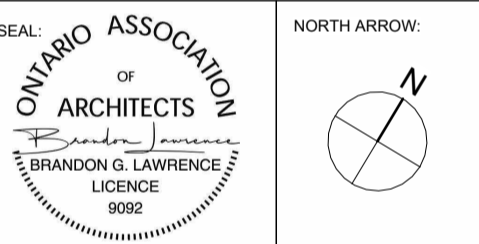
2 SITE SECTION  
A1.1 SCALE 1" = 20'-0"

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LEGEND

PLANNED CONTEXT



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71 RUSSELL AVE  
SHEET TITLE:  
**SITE CONTEXT**

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PLOT DATE: 09-02-2026 14:38:09 PROJECT DATE: 24-06-2025  
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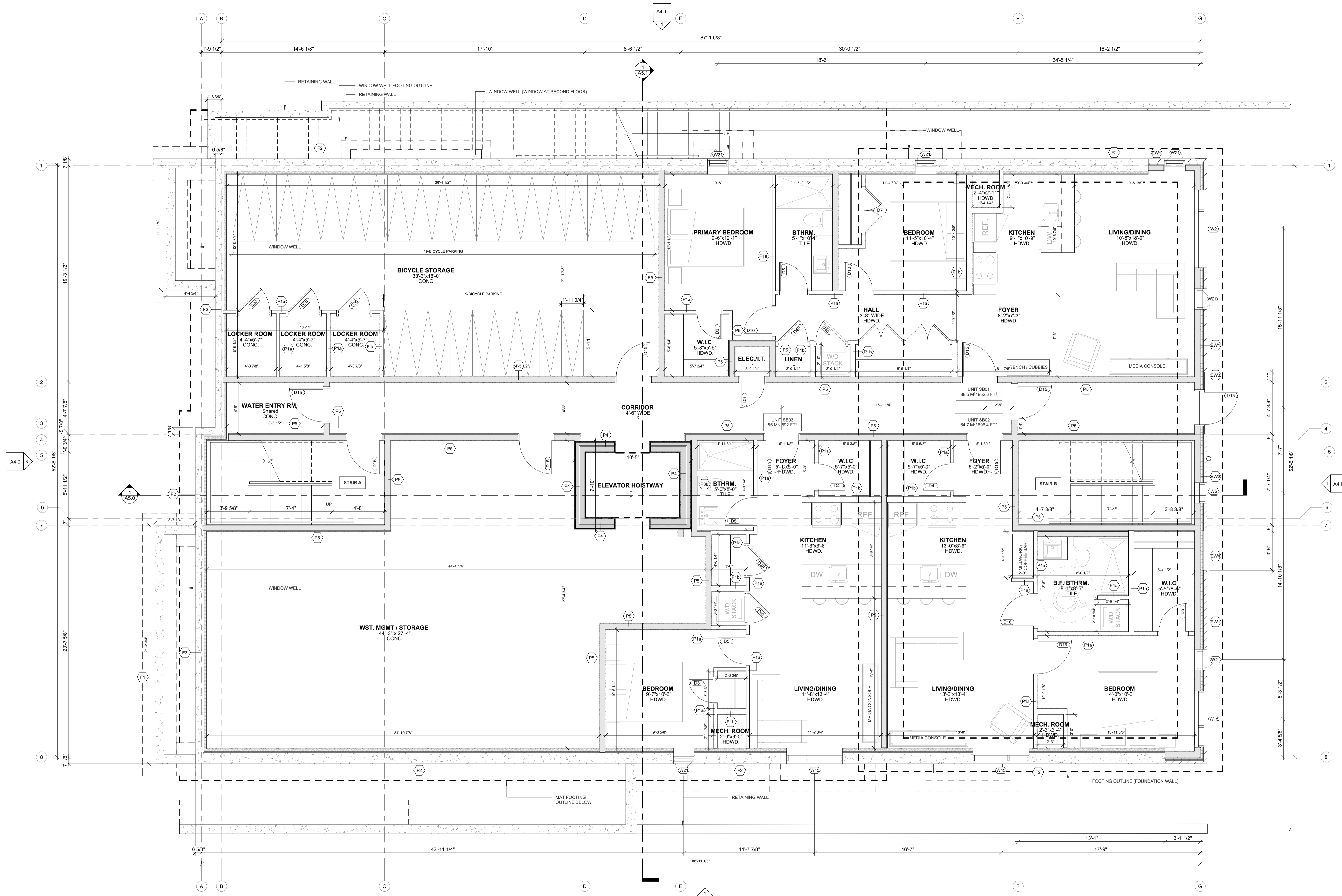
**A1.1**

PLAN #

APPLICATION #

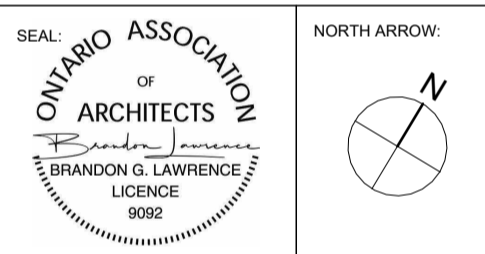


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**1**  
**A2.1** Sub-Basement Plan  
SCALE: 1/4" = 1'-0"

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



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PROJECT:  
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SHEET TITLE:  
**SUB-BASEMENT PLAN**

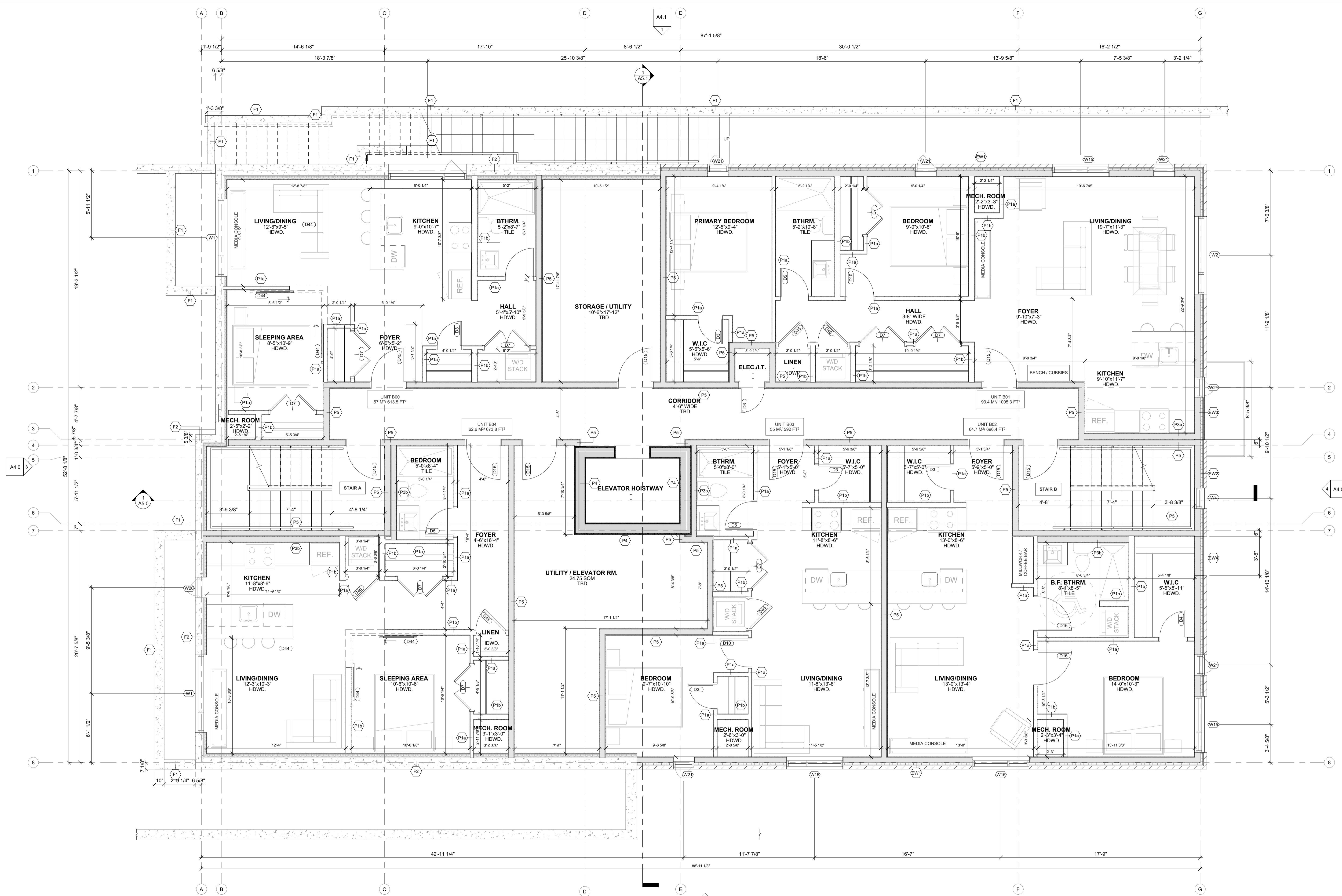
DRAWN BY:  
**Y.R.**  
PLOT DATE:  
**09-02-2026 14:39:13**  
JOB NUMBER:  
**LA-1158-25**

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

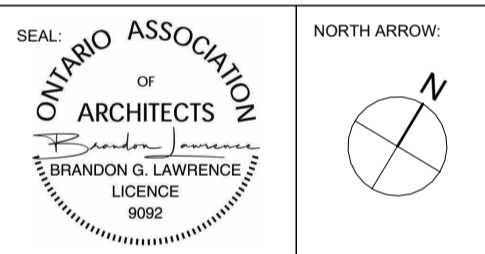


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**1**  
**A2.2** Basement Plan  
SCALE: 1/4" = 1'-0"



NORTH ARROW

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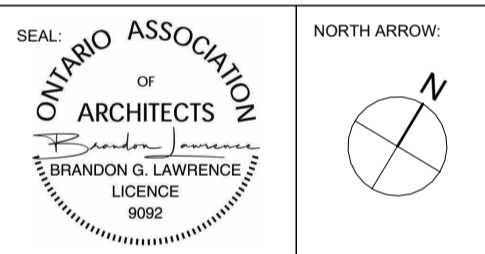
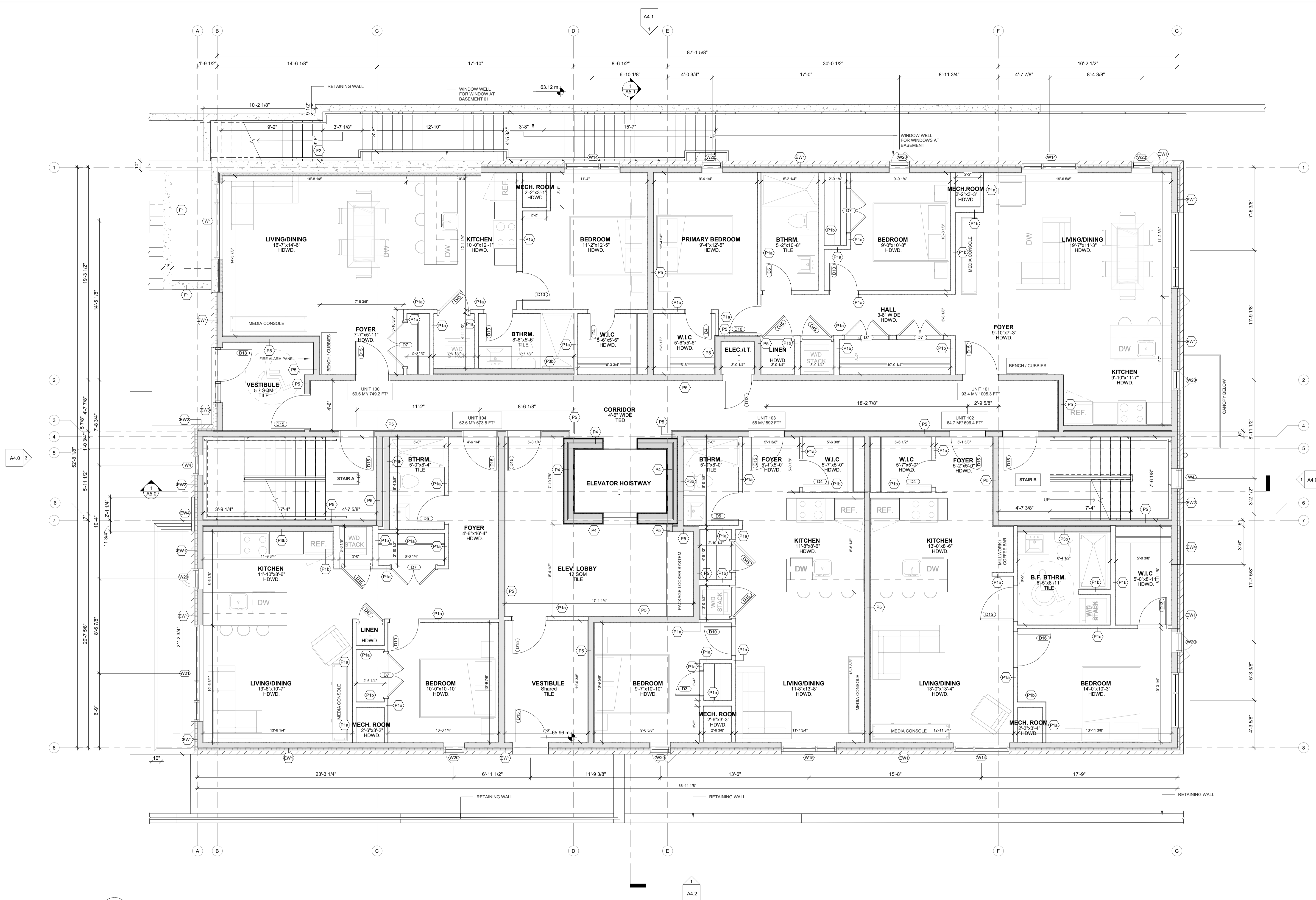
PROJECT:  
**Russell Development**  
71 RUSSELL AVE  
SHEET TITLE:  
**BASEMENT FLOOR PLAN**

DRAWN BY:  
**Y.R.**  
PLOT DATE:  
**09-02-2026 14:39:18**  
JOB NUMBER:  
**LA-1158-25**

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



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NORTH ARROW

No.	DATE	REVISION
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**  
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 OTTAWA, ONTARIO  
 K2E 8B7  
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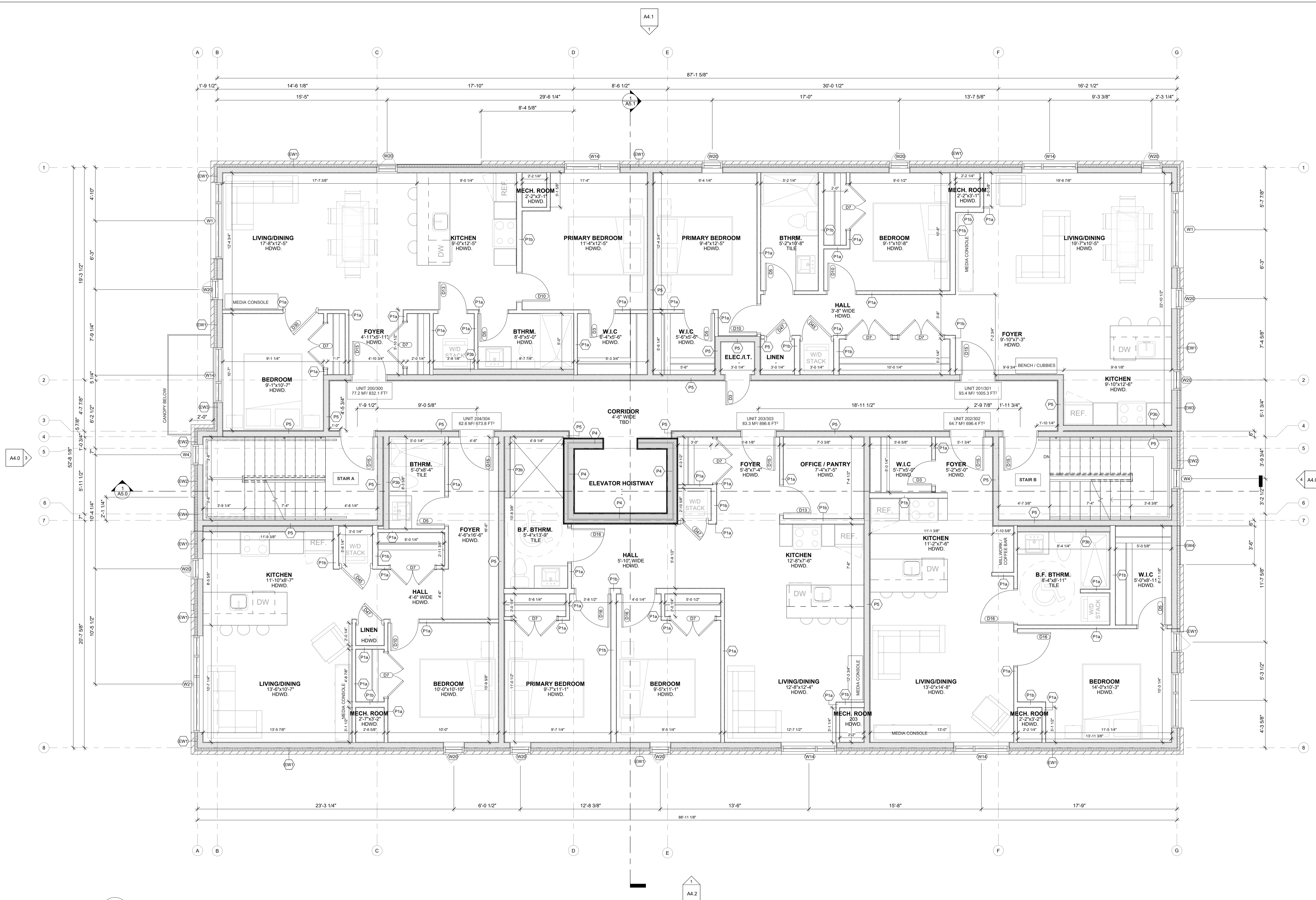
PROJECT:  
**Russell Development**  
 71 RUSSELL AVE  
 SHEET TITLE:  
**GROUND FLOOR PLAN**

DRAWN BY: <b>Y.R.</b>	CHECKED BY: <b>B.L.</b>
PLOT DATE: <b>09-02-2026 14:39:23</b>	PROJECT DATE: <b>24-06-2025</b>
JOB NUMBER: <b>LA-1158-25</b>	SCALE: <b>1/4" = 1'-0"</b>

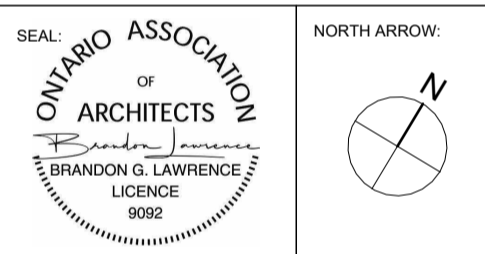
**1**  
**A2.3** Ground Floor Plan  
SCALE: 1/4" = 1'-0"



- NOTES:
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  - 3) DO NOT SCALE DRAWINGS.
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**1**  
**A2.4** Second Floor Plan  
SCALE: 1/4" = 1'-0"



NORTH ARROW

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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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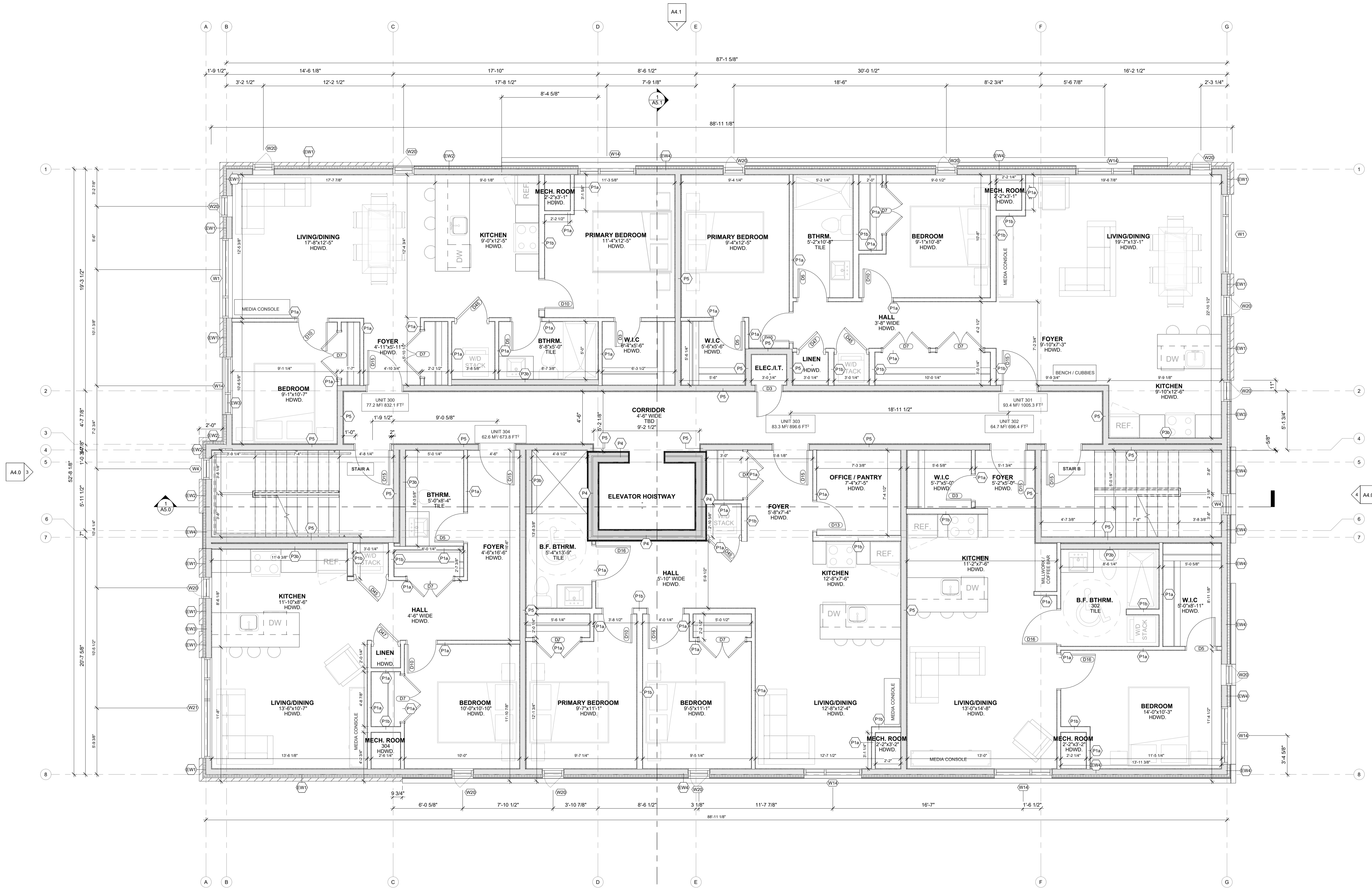
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PROJECT:  
**Russell Development**  
71 RUSSELL AVE  
SHEET TITLE:  
**SECOND FLOOR PLAN**

DRAWN BY:  
**Y.R.**  
PLOT DATE:  
**09-02-2026 14:39:25**  
JOB NUMBER:  
**LA-1158-25**

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

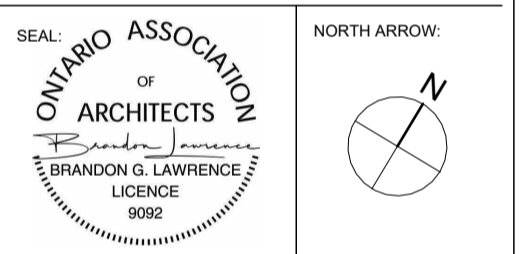




1 Third Floor Plan  
A2.5 SCALE 1/4" = 1'-0"

CLIENT NAME  
**JERSEY DEVELOPMENTS INC.**

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01	2025.11.13	ISSUED FOR REVIEW

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PROJECT:  
**Russell Development**

71 RUSSELL AVE  
 SHEET TITLE:  
**THIRD FLOOR PLAN**

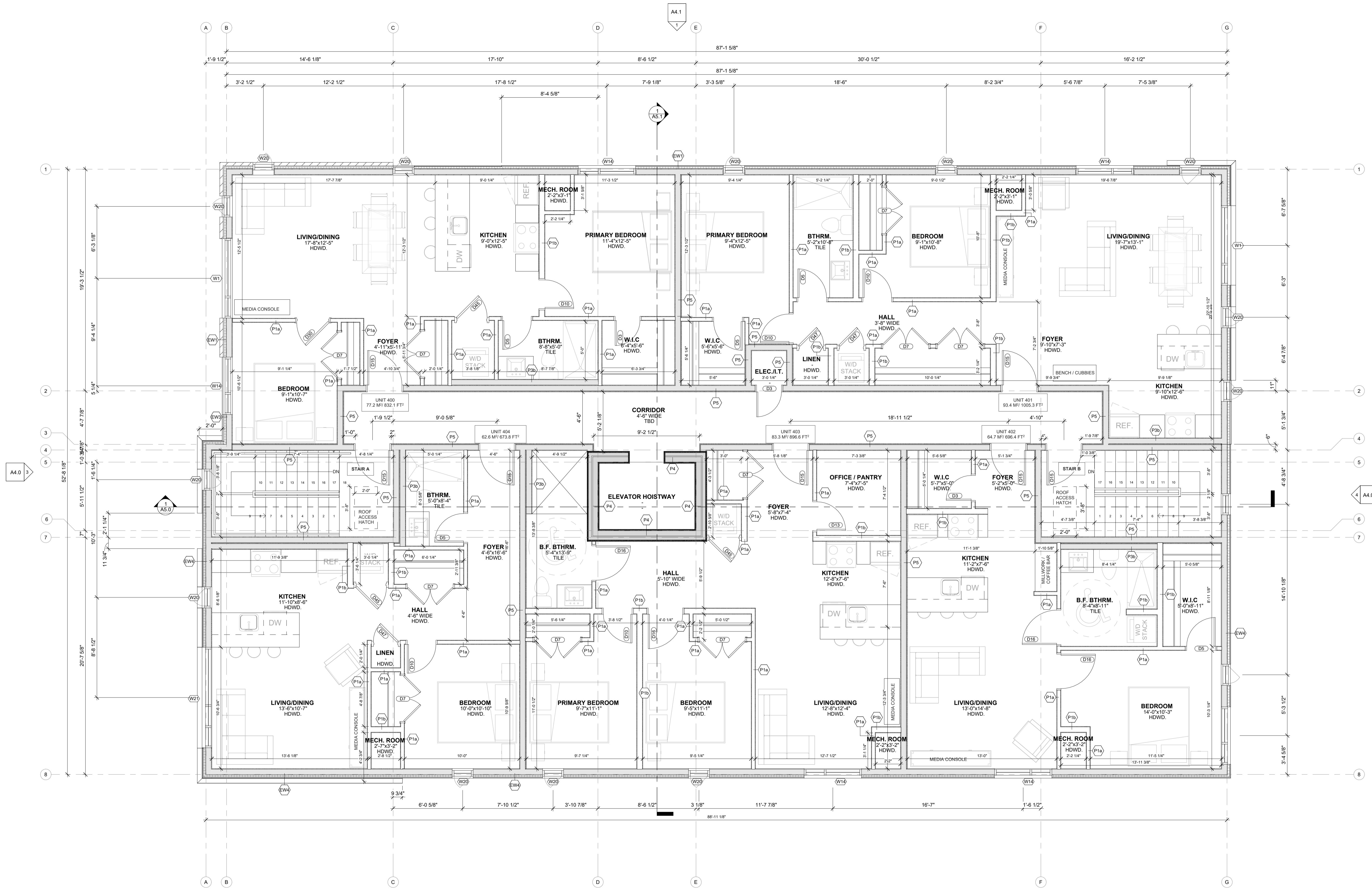
DRAWN BY:  
Y.R.

CHECKED BY:  
B.L.

PROJECT DATE:  
09-02-2026 14:39:27

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

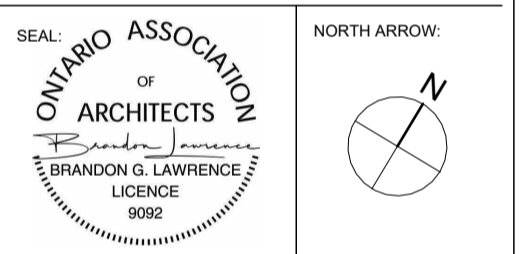




1  
A2.6 Fourth Floor Plan  
SCALE 1/4" = 1'-0"

CLIENT NAME:  
**JERSEY DEVELOPMENTS INC.**

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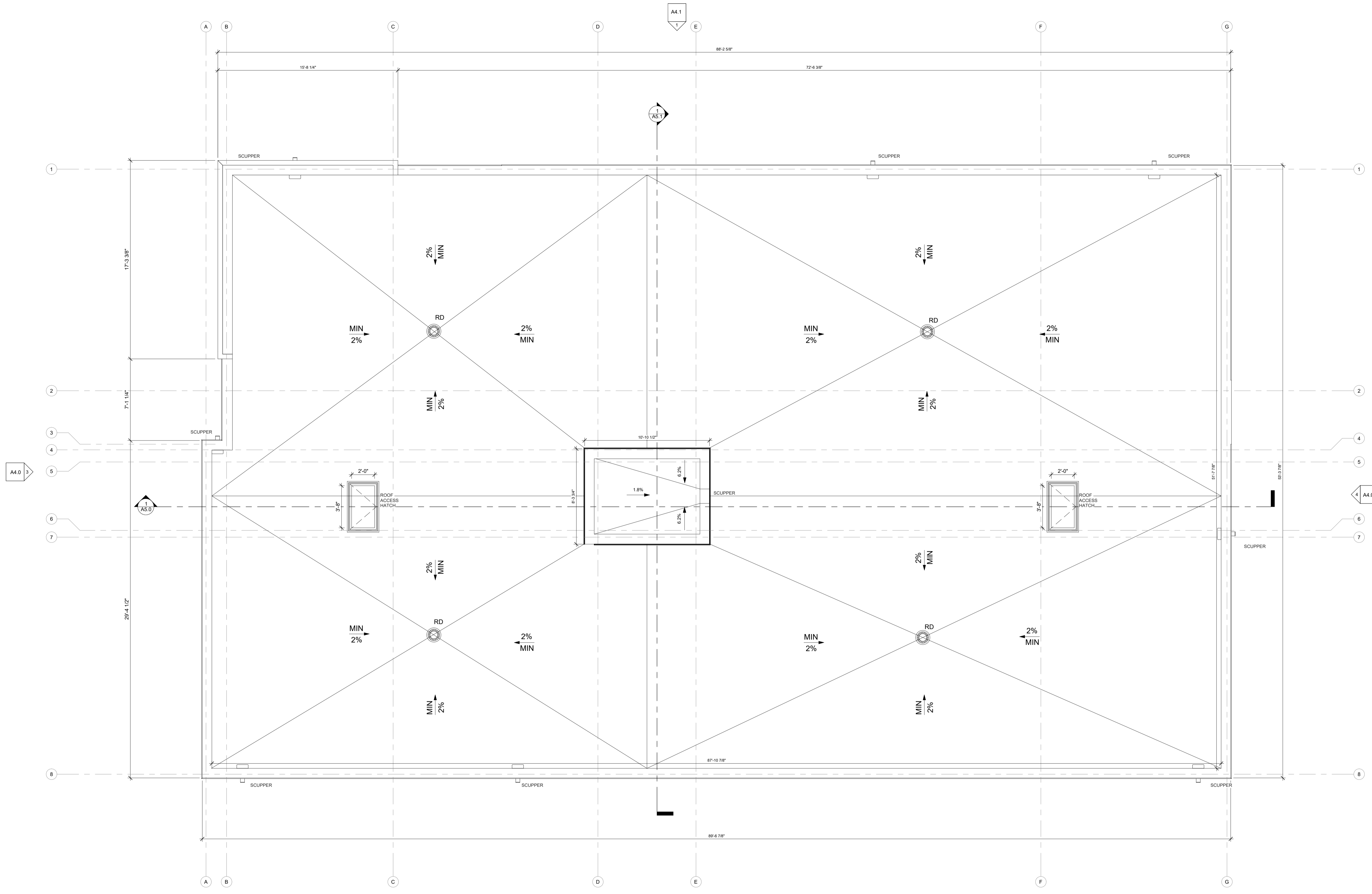
PROJECT:  
**Russell Development**  
 71 RUSSELL AVE  
 SHEET TITLE:  
**FOURTH FLOOR PLAN**

DRAWN BY:	CHECKED BY:
Y.R.	B.L.
PL07 DATE:	PROJECT DATE:
09-02-2026 14:39:32	24-06-2025
JOB NUMBER:	SCALE:
LA-1158-25	1/4" = 1'-0"

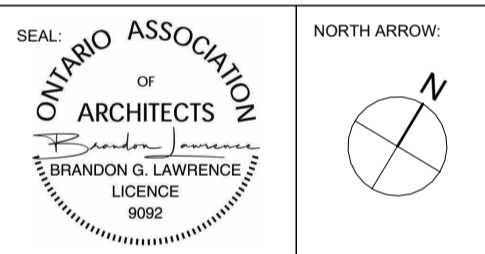


CLIENT NAME:  
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**1**  
**A2.7** Roof Plan  
 SCALE 1/4" = 1'-0"



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PROJECT:  
**Russell Development**  
 71 RUSSELL AVE  
 SHEET TITLE:  
**ROOF PLAN**

DRAWN BY:  
**Y.R.**  
 PLOT DATE:  
**09-02-2026 14:39:33**  
 JOB NUMBER:  
**LA-1158-25**

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



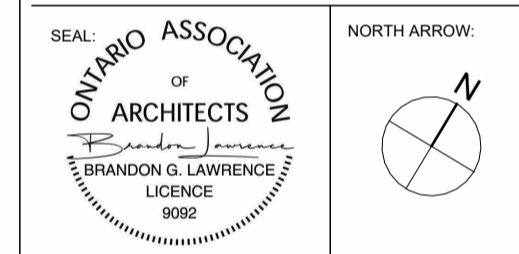
CLIENT NAME:  
**JERSEY DEVELOPMENTS INC.**

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KEYNOTES-ELEVATION

1	STONE MASONRY VENEER BY "ARRIS-CRAFT" - FRESCYO, COLOUR- TBD
2	BRICK MASONRY VENEER BY "TRINOX" - OSLO, COLOUR- TBD
3	HARDIE PANEL WITH REVEAL, COLOUR- TBD
3a	HARDIE SIDING, COLOUR- TBD
4	PRE-FINISHED 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 PRE-FIN METAL CAP FLASHING @ EDGE
10	4" HT. PRE-CAST CONCRETE SILL TO MATCH MASONRY
11	CEMENT FARGING FOR EXPOSED FOUNDATION WALLS TO MIN. 8" BELOW GRADE
13	ALUMINUM CURTAIN WALL - BLACK ANODIZED FINISH
14	ALUMINUM WINDOW - BLACK ANODIZED FINISH



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**LAWRENCE ARCHITECTS**

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PROJECT:  
**Russell Development**

71 RUSSELL AVE  
SHEET TITLE:  
**ELEVATIONS**

DRAWN BY:  
Y.R.

CHECKED BY:  
B.L.

PLOT DATE:  
09-02-2026 14:38:42

PROJECT DATE:  
24-06-2025

JOB NUMBER:  
LA-1158-25

SCALE:  
As Indicated

**A4.0**  
APPLICATION #



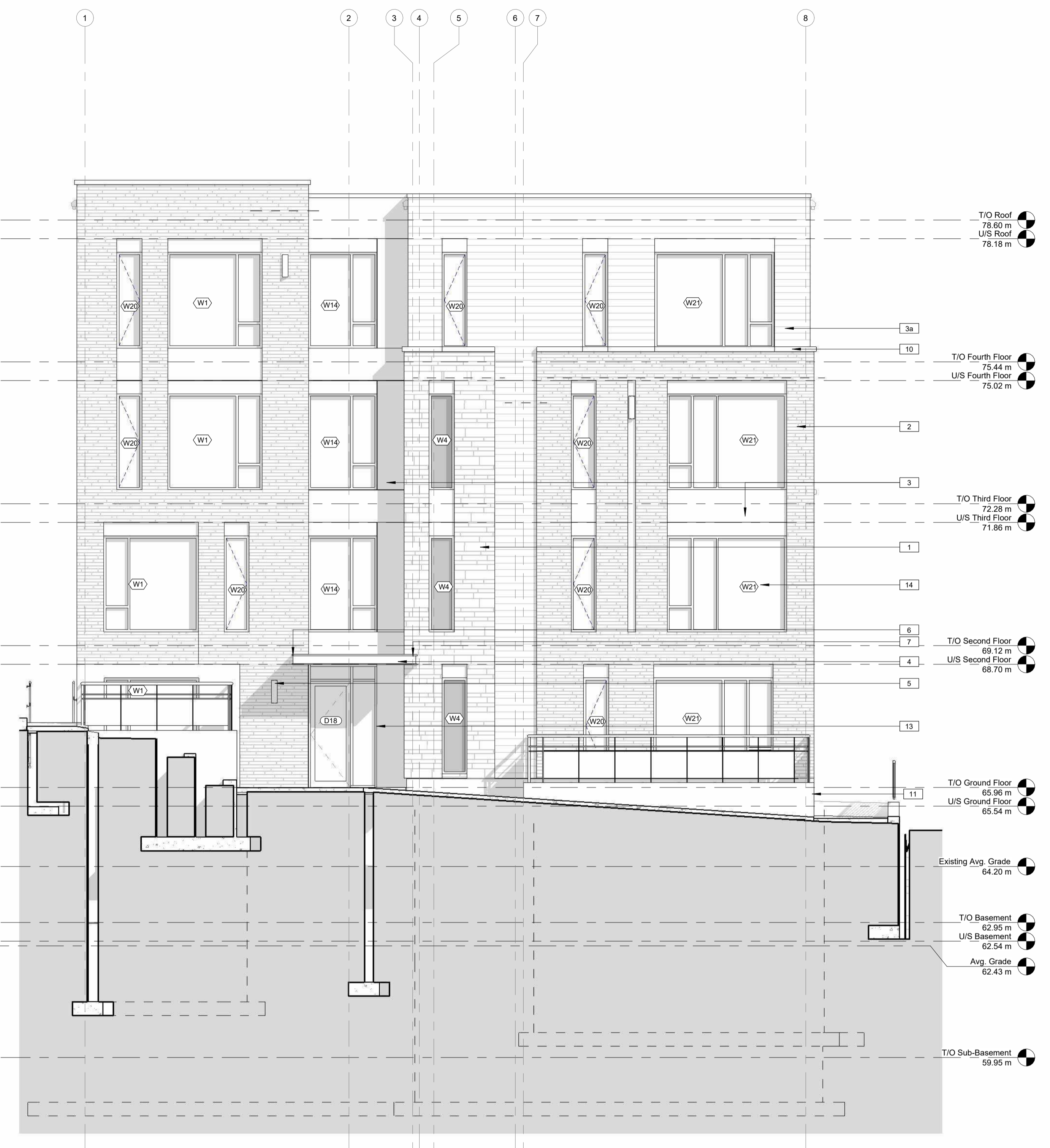
**1 EAST ELEVATION (REAR)**  
SCALE 3/16" = 1'-0"



**4 EAST ELEVATION CALCS**  
SCALE 1:200

LIMITING DISTANCE CALCS  
ESF - 300 SQM  
LIMITING DISTANCE - 7.5M  
MAX. LPO AREA - 74% (2229SQM)  
PROPOSED - 65 SQM

CONSTRUCTION - COMBUSTIBLE,  
ENCAPSULATED MASS TIMBER  
CONSTRUCTION OR NONCOMBUSTIBLE  
CLADDING - NONCOMBUSTIBLE



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



**3 WEST ELEVATIONS CALCS**  
SCALE 1:200

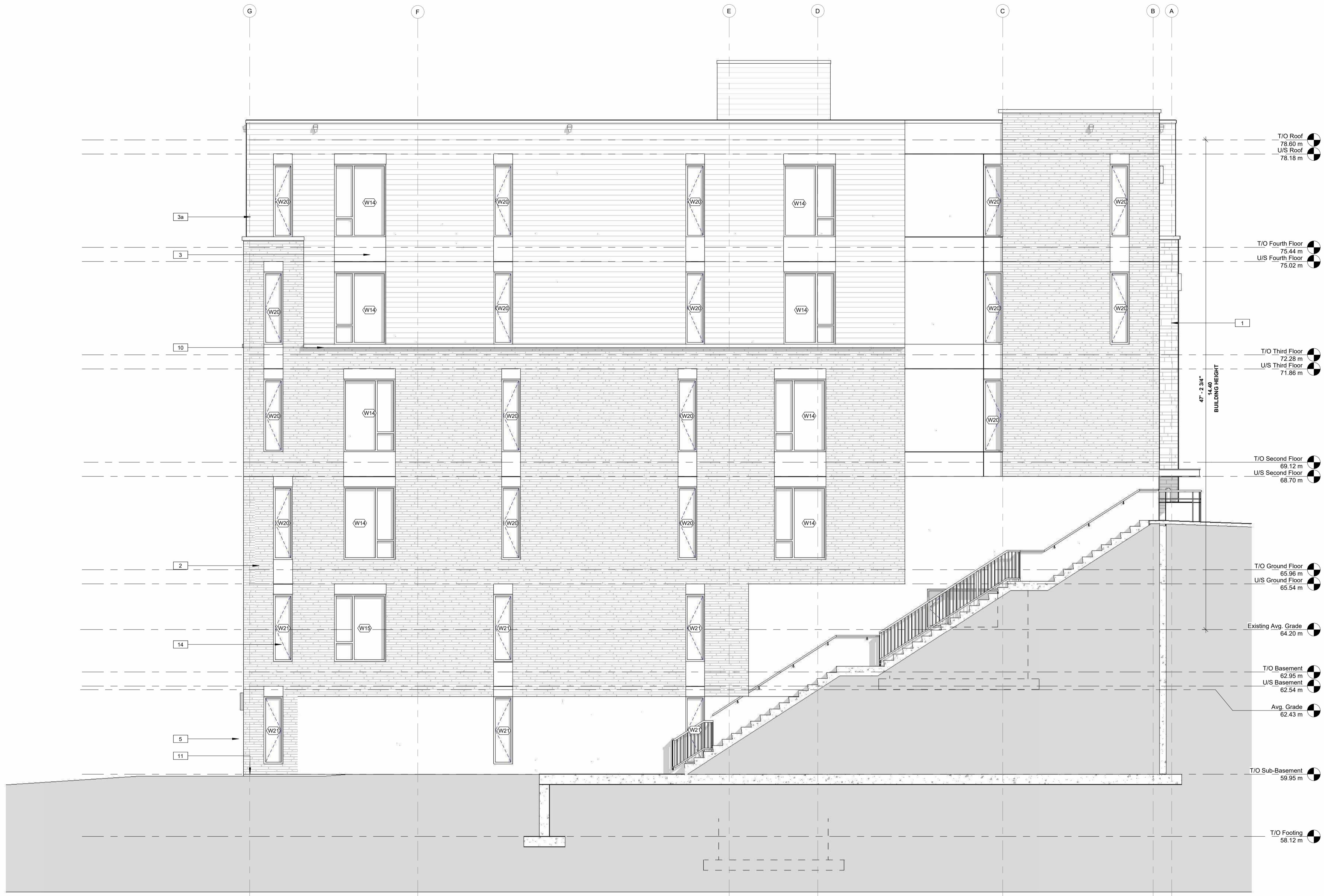
LIMITING DISTANCE CALCS  
ESF - 210 SQM  
LIMITING DISTANCE - 7.5M  
MAX. LPO AREA - 100% (210 SQM)  
PROPOSED - 61.73 SQM (29.4%)

CONSTRUCTION - COMBUSTIBLE,  
ENCAPSULATED MASS TIMBER  
CONSTRUCTION OR NONCOMBUSTIBLE  
CLADDING - NONCOMBUSTIBLE

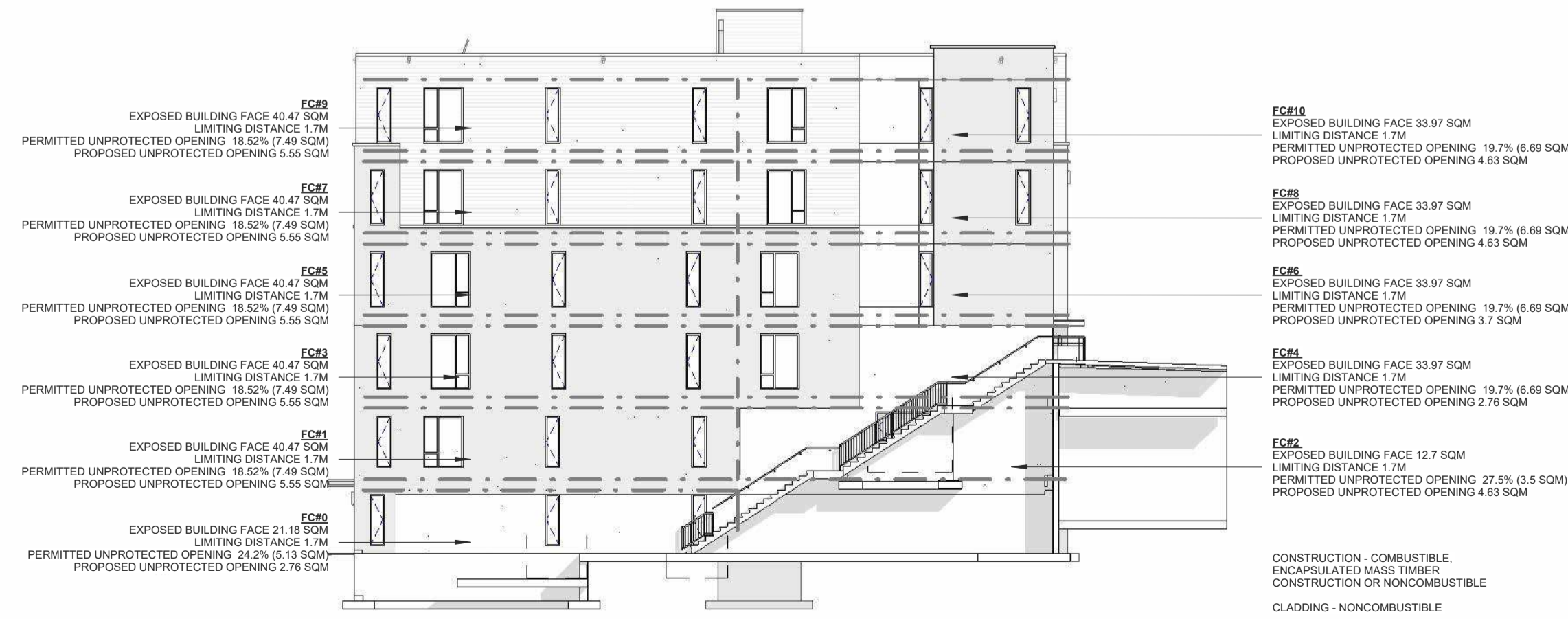
FRONT FACADE ADDITIONAL RECESS AREA @0.81M 28.3m²-13.4%

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





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



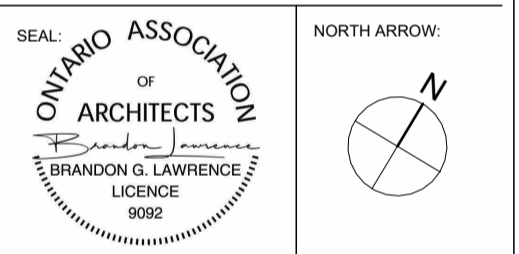
2 NORTH ELEVATION Calcs  
SCALE 1:200

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 "TRINOX - OSLO", COLOUR- TBD
3	HARDIE PANEL WITH REVEAL, COLOUR- TBD
3a	HARDIE SIDING, COLOUR- TBD
4	PRE-FINISHED ALUMINUM FASCIA CW RAISED 1/3 PROFILE T&B, 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 CW PRE-FIN. METAL CAP FLASHING @ EDGE
10	4" HT. PRE-CAST CONCRETE SILL TO MATCH MASONRY
11	CEMENT PARPING FOR EXPOSED FOUNDATION WALLS TO MIN. 8" BELOW GRADE
13	ALUMINUM CURTAIN WALL - BLACK ANODIZED FINISH
14	ALUMINUM WINDOW - BLACK ANODIZED FINISH



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PROJECT:  
**Russell Development**  
71 RUSSELL AVE  
SHEET TITLE:  
**ELEVATIONS**

DRAWN BY:  
**Y.R.**  
PLOT DATE:  
**09-02-2026 14:39:50**  
JOB NUMBER:  
**LA-1158-25**

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

**A4.1**  
PLAN #  
APPLICATION #



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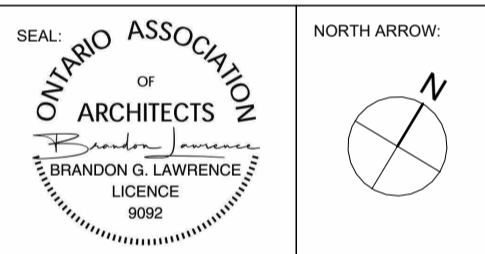
KEYNOTES-ELEVATION	
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13	ALUMINUM CURTAIN WALL - BLACK ANODIZED FINISH
14	ALUMINUM WINDOW - BLACK ANODIZED FINISH



**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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PROJECT:  
**Russell Development**  
71 RUSSELL AVE  
SHEET TITLE:  
**ELEVATIONS**

DRAWN BY:  
**Y.R.**  
PLOT DATE:  
**09-02-2026 14:39:55**  
JOB NUMBER:  
**LA-1158-25**

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





1 FRONT PERSPECTIVE 1  
A4.3 SCALE



3 FRONT PERSPECTIVE 2  
A4.3 SCALE



2 REAR PERSPECTIVE 1  
A4.3 SCALE



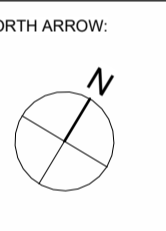
4 REAR PERSPECTIVE 2  
A4.3 SCALE

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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**LAWRENCE ARCHITECTS**

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PROJECT:  
**Russell Development**  
71 RUSSELL AVE  
SHEET TITLE:  
**BUILDING PERSPECTIVE**

DRAWN BY: Y.R. CHECKED BY: B.L.  
PLOT DATE: 09-02-2026 14:40:08 PROJECT DATE: 24-06-2025  
JOB NUMBER: LA-1158-25 SCALE:

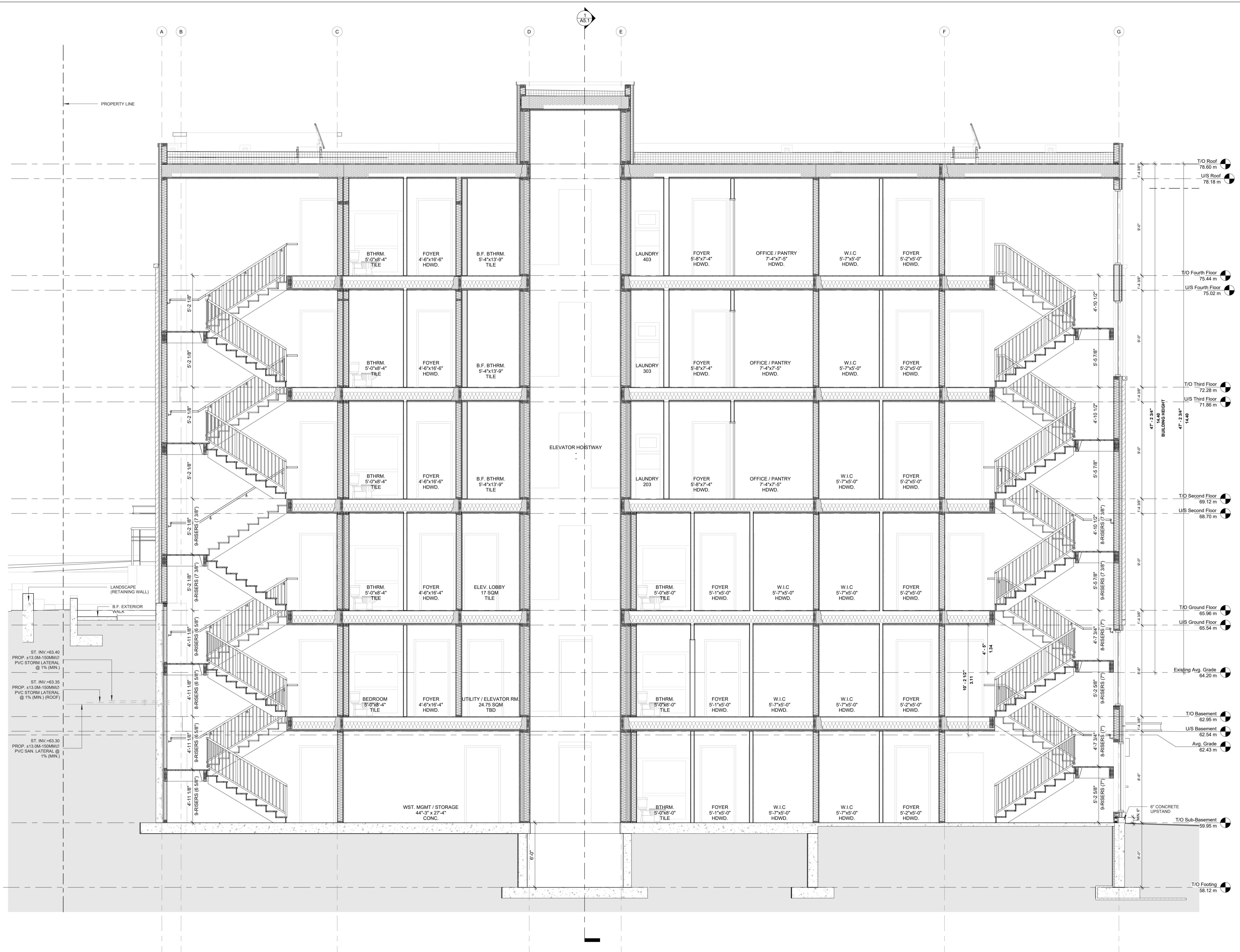
A4.3

APPLICATION #

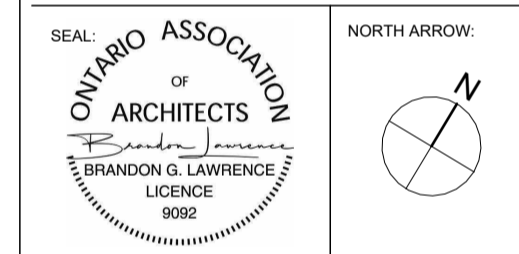


CLIENT NAME:  
**JERSEY DEVELOPMENTS INC.**

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.



**1** Section 1  
 A5.0 SCALE 1/4" = 1'-0"



No.	DATE	REVISION
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

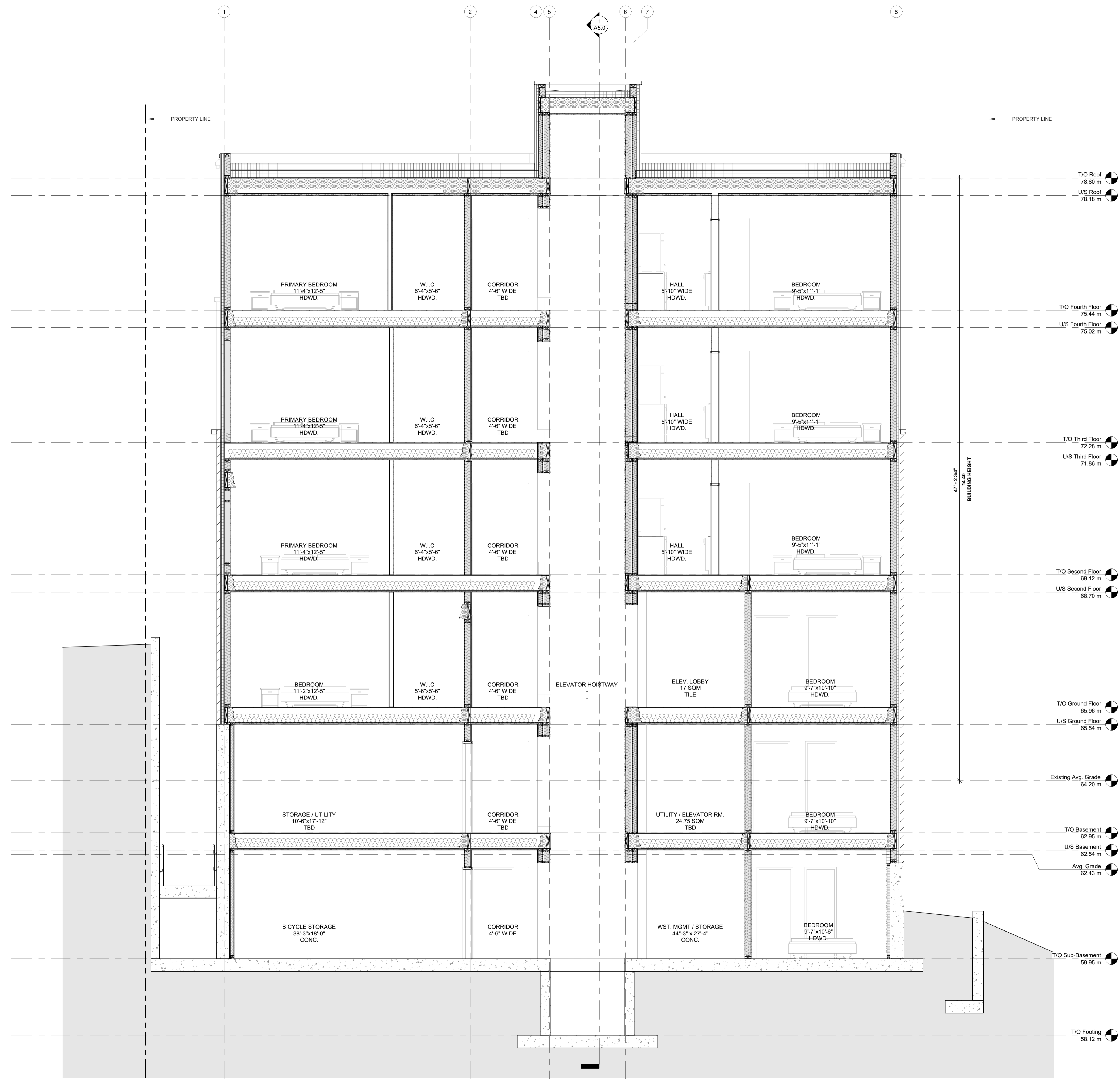
THIS DRAWING IS THE SOLE PROPERTY OF LAWRENCE ARCHITECT INCORPORATED. REPRODUCTION IS NOT PERMITTED.

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

DRAWN BY:  
 Y.R.  
 PLOT DATE:  
 09-02-2026 14:40:12  
 JOB NUMBER:  
 LA-1158-25

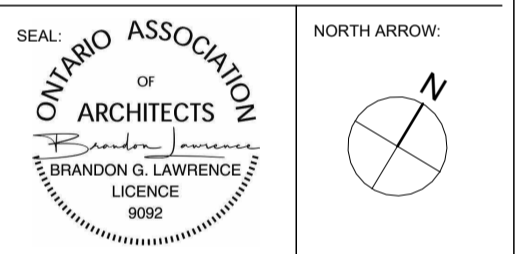
CHECKED BY:  
 B.L.  
 PROJECT DATE:  
 24-06-2025  
 SCALE:  
 1/4" = 1'-0"





CLIENT NAME:  
**JERSEY DEVELOPMENTS INC.**

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

DRAWN BY:  
**Y.R.**  
 CHECKED BY:  
**B.L.**  
 PLOT DATE:  
**09-02-2026 14:40:15**  
 PROJECT DATE:  
**24-06-2025**  
 JOB NUMBER:  
**LA-1158-25**  
 SCALE:  
**1/4" = 1'-0"**

1 Section 2  
 A5.1 SCALE 1/4" = 1'-0"

**A5.1**  
 PLAN #  
 APPLICATION #