



Russell Development

71 RUSSELL AVE

ISSUED FOR SPA RESPONSE 1

2026.04.17

ARCHITECTURAL



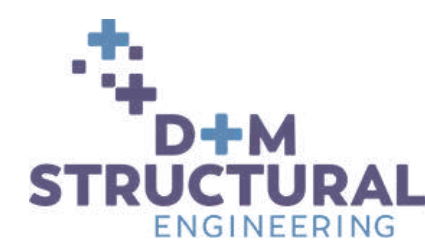
LAWRENCE ARCHITECT INC.
18 DEAKIN ST. SUITE 205
OTTAWA, ONTARIO K2E 8B7
(P) 613 739 7770
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PLANNING



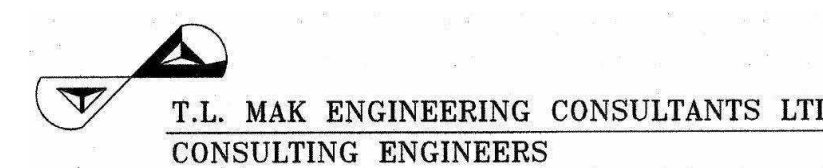
Q9 PLANNING + DESIGN
43 ECCLES ST. UNIT C
OTTAWA, ONTARIO K1R 6S3
(P) 613 850 8345

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

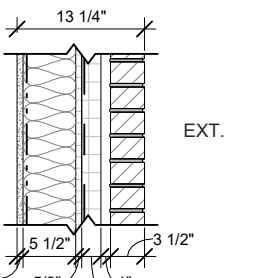
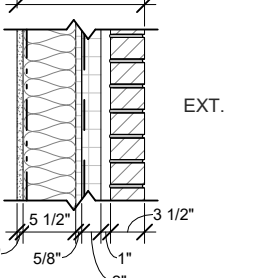
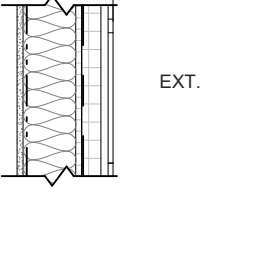
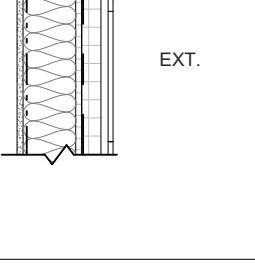


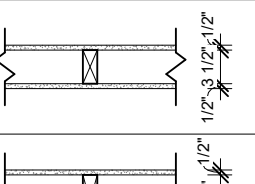
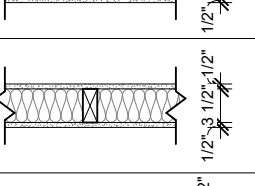
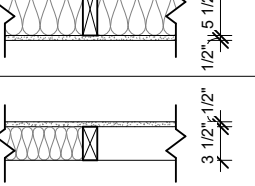
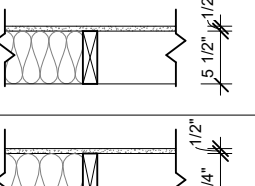
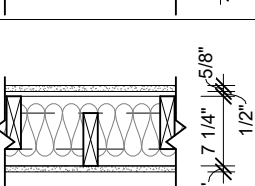
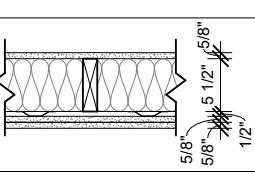
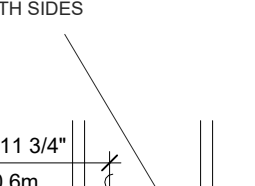
JAMES B LENNOX & ASSOCIATES
3332 CARLING AVE.
OTTAWA, ONTARIO K2H 5A8
(P) 613 722 5168

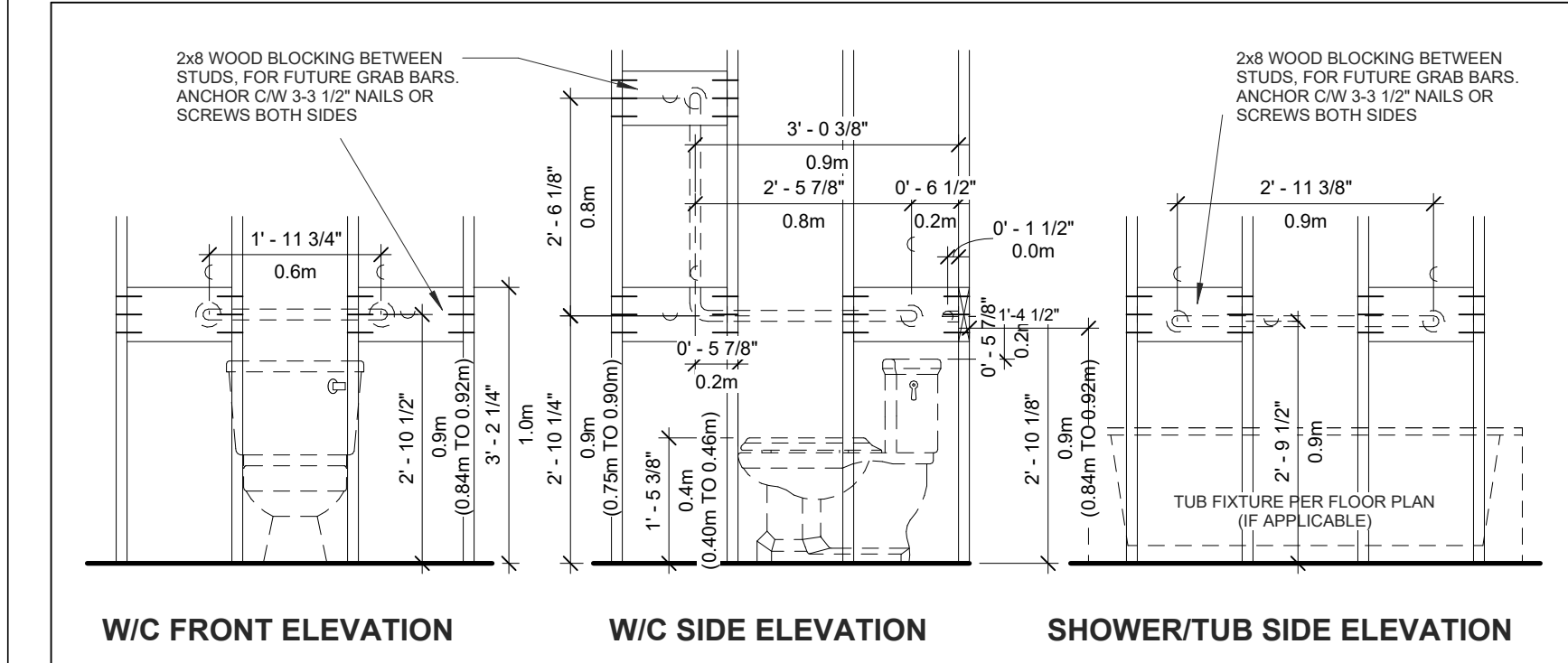
MECHANICAL /
ELECTRICAL



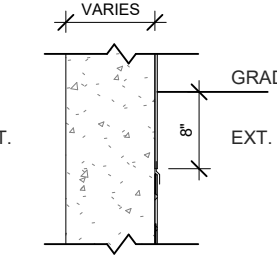
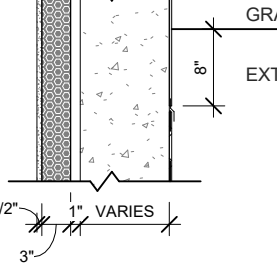
GOODKEY, WEEDMARK &
ASSOCIATES LTD. (GWA)
1688 WOODWARD DR.
OTTAWA, ON K2C 3R8
(P) 613 727 5111

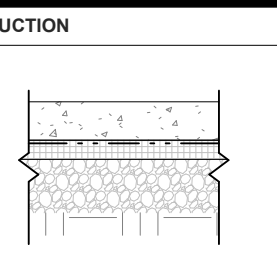
EXTERIOR WALL ASSEMBLIES						
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC
EW1	INT.  EXT.	LOAD-BEARING EXTERIOR WALL - MASONRY VENEER 3-1/2" MASONRY VENEER, REFER TO ELEVATIONS FOR TYPE (COLOUR & PROFILE TBD BY OWNER) C/W TIES (INCL. INSULATION SUPPORT) & WEIR HOLES @ 2'-7" O.C. 1" AIR SPACE & MASONRY CAVITY MESH 2" RIGID INSULATION (R-10 CI) - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE (BLUESKIN) - ALL JOINTS SEALED. 5/8" EXTERIOR GRADE SHEATHING 2x6" WOOD STUDS @ 16" O.C. C/W MIN. R-13 BATT INSULATION 6MIL POLY VAPOR BARRIER (LAP & SEAL ALL JOINTS) 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) WOOD FRAMED AND OTHER = R13 + CI R10	--
EW2	INT.  EXT.	LOAD-BEARING EXTERIOR WALL - MASONRY VENEER 3-1/2" STONE, REFER TO ELEVATIONS FOR TYPE (COLOUR & PROFILE TBD BY OWNER) C/W TIES (INCL. INSULATION SUPPORT) & WEIR HOLES @ 2'-7" O.C. 1" AIR SPACE & MASONRY CAVITY MESH 2" RIGID INSULATION (R-10 CI) - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE (BLUESKIN) - ALL JOINTS SEALED. 5/8" EXTERIOR GRADE SHEATHING 2x6" WOOD STUDS @ 16" O.C. C/W MIN. R-13 BATT INSULATION 6MIL POLY VAPOR BARRIER (LAP & SEAL ALL JOINTS) 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) WOOD FRAMED AND OTHER = R13 + CI R10	--
EW3	INT.  EXT.	LOAD-BEARING EXTERIOR WALL - COMPOSITE PANEL - COMPOSITE PANEL, (COLOUR & PROFILE TBD BY OWNER), INSTALL AS PER MANUFACTURER INSTRUCTIONS. - THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER 2" RIGID INSULATION (R-10 CI) C/W 2" HORIZONTAL Z-GIRT - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE (BLUESKIN) - ALL JOINTS SEALED. 5/8" EXTERIOR GRADE SHEATHING 2x6" WOOD STUDS @ 16" O.C. C/W MIN. R-13 BATT INSULATION 6MIL POLY VAPOR BARRIER (LAP & SEAL ALL JOINTS) 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) WOOD FRAMED AND OTHER = R13 + CI R10	--
EW4	INT.  EXT.	LOAD-BEARING EXTERIOR WALL - HARDIE SIDING (HORIZONTAL) - HARDIE HORIZONTAL SIDING (COLOUR & PROFILE TBD BY OWNER), INSTALL AS PER MANUFACTURER INSTRUCTIONS. - THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER 2" RIGID INSULATION (R-10 CI) C/W 2" HORIZONTAL Z-GIRT - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE (BLUESKIN) - ALL JOINTS SEALED. 5/8" EXTERIOR GRADE SHEATHING 2x6" WOOD STUDS @ 16" O.C. C/W MIN. R-13 BATT INSULATION 6MIL POLY VAPOR BARRIER (LAP & SEAL ALL JOINTS) 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) WOOD FRAMED AND OTHER = R13 + CI R10	--

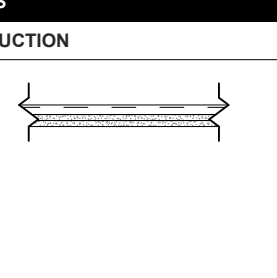
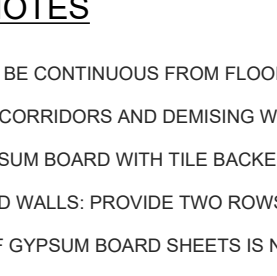
INTERIOR PARTITION ASSEMBLIES						
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC
P1a		TYP. NON-RATED PARTITION 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	--	--
P1b		TYP. NON-RATED PARTITION 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	--	--
P2a		TYP. NON-RATED INSULATED PARTITION 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) 2x4 WOOD STUDS @ 16" O.C. C/W FIBERGLASS BATT INSULATION 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	--	--
P2b		TYP. NON-RATED INSULATED PARTITION 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) 2x4 WOOD STUDS @ 16" O.C. C/W FIBERGLASS BATT INSULATION 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	--	--
P3a		NON-RATED PARTITION - PLUMBING CHASE 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) 2x4 WOOD STUDS @ 16" O.C.	--	--	--	--
P3b		NON-RATED PARTITION - PLUMBING CHASE 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) 2x4 WOOD STUDS @ 16" O.C.	--	--	--	--
P3c		NON-RATED PARTITION - PLUMBING CHASE 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) 2x4 WOOD STUDS @ 16" O.C.	--	--	--	--
P4		RATED ELEVATOR WALL 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT) 2x4 WOOD STUDS @ 24" O.C. MAX C/W BATT INSULATION 1/2" METAL RESILIENT CHANNELS @ 24" O.C. (2) 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT)	1HR	ULC W313	--	--
P5		RATED INTERIOR PARTITION 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT) 2x4 WOOD STUDS @ 24" O.C. MAX C/W BATT INSULATION 1/2" METAL RESILIENT CHANNELS @ 24" O.C. (2) 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT)	1HR	cUL U305	--	--

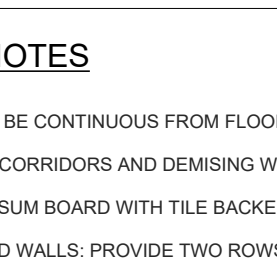


2
A0.1 R/I GRAB BARS DETAIL
SCALE 1/2" = 1'-0"

FOUNDATION WALL ASSEMBLIES						
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC
F1	INT.  EXT.	EXTERIOR FOUNDATION WALL - CEMENT PARING FOR EXPOSED FDN WALL TO 8" BELOW GRADE. PROVIDE TERMINATION BAR BETWEEN PARING & DRAINAGE MEMBRANE - DIMPLED DRAINAGE MEMBRANE FROM GRADE TO T/O FOOTING - BITUMINOUS DAMPROOFING - CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS	--	--	--	--
F2	INT.  EXT.	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 MEMBRANE FROM GRADE TO T/O FOOTING - BITUMINOUS DAMPROOFING - CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS 1" AIR SPACE 2x3 WOOD STUDS @ 16" O.C. MAX. C/W MIN. R20 CLOSED CELL SPRAY FOAM INSULATION FILLING STUD CAVITY AND AIR SPACE BEYOND 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) WALLS BELOW GRADE = R-20	--

ROOF ASSEMBLIES						
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC
R1		FLAT ROOF ASSEMBLY 2 PLY MOD BIT ROOFING MEMBRANE (INSTALLATION AS PER MANUFACTURER SPECS.) - SLOPED RIGID INSULATION. SLOPE MIN. 2%, DIRECTION AS INDICATED ON PLANS - SELF ADHESIVE AIR/WEATHER BARRIER - ALL JOINTS SEALED 5/8" EXTERIOR GRADE SHEATHING C/W H-CLIPS - TBD JOISTS @ 16" O.C. C/W MIN. R31 CLOSED CELL SPRAY FOAM INSULATION (CONTINUOUS VAPOR BARRIER) 1x3 WOOD STRAPPING @ 16" O.C. MAX 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) ENTIRELY ABOVE DECK +R35 cl	--

FLOOR ASSEMBLIES						
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC
FL1		GARAGE SLAB-ON-GRADE - FLOOR FINISH (TBD BY OWNER) 4" CONCRETE SLAB ON GRADE - 32MPa C/W WELDED WIRE MESH AT MID DEPTH 6MIL REINFORCED POLY. VAPOUR BARRIER - CONTINUOUS RIGID INSULATION UNDER SLAB 8" COMPACTED GRANULAR FILL - UNDISTURBED SOIL OR COMPACTED FILL, REFER TO GEO-TECHNICAL REPORT	--	--	SB-10, ZONE 6, TABLE SB 5.5.6-2017 (I-P) SLAB-ON-GRADE FLOORS = R-10 FULL SLAB	--
FL2		TYP. SECOND AND THIRD FLOOR 1 1/2" GYPCRETE TOPPING 5/8" TAG PLYWOOD SUBFLOOR (GLUED & SCREWED) 14" PRE-ENG FLOOR JOISTS (REFER TO MANUFACTURER SHOP DWGS) 1/2" METAL FURRING @ 16" O.C. MAX. 5/8" GYPSUM BOARD 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	--	--

CEILING ASSEMBLIES						
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC
C1		SUSPENDED RATED GYPSUM CEILING - SUPPORTING FRAMING MEMBERS / RATED SUSPENDED SYSTEM (2) 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED & PAINT)	1HR	NBCC APPENDIX D TABLE D.2.3.4-B	--	--

GENERAL NOTES

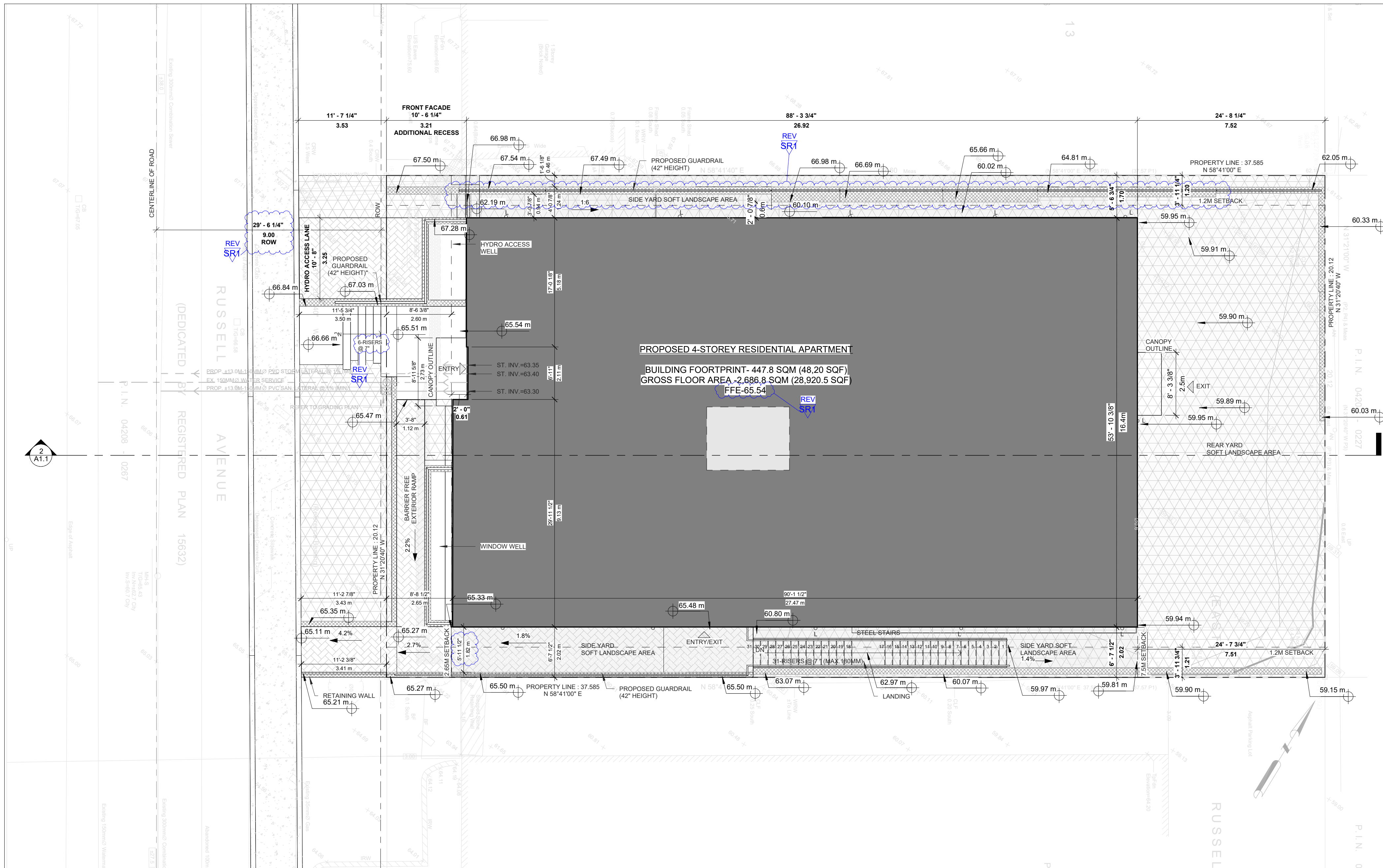
- ALL WALLS TO BE CONTINUOUS FROM FLOOR TO US OF FLOOR/TRUSS OR FIRE RATED GYPSUM CEILING UNO.
- ALL INTERIOR CORRIDORS AND DEMISING WALLS BETWEEN SUITES TO BE TYPE P4 UNO.
- REPLACE GYPSUM BOARD WITH TILE BACKER IN AL AREAS HAVING CERAMIC TILE WALL FINISH. ENSURE LISTED FIRE RATINGS ARE MAINTAINED.
- 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 ROD 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 UNK BOTH SIDES OF A WALL. PLYWOOD MAY BE USED AS BLOCKING ON THE INNER LAYER OF DOUBLE LAYER WALL ASSEMBLIES. 18GA METAL STRIPS IN 6" WIDTH & CONTINUOUS THROUGHOUT LENGTH OF BLOCKING REQUIREMENT MAY ALSO BE USED.
- 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.
- ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4"-8" FROM THE ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE THE LOCATION OF SWITCHES SHOWN ON ELECTRICAL DRAWINGS AND SUIT THE APPROVED SUITE MOCK-UP.
- 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 ENSURE INSTALLATION INSTRUCTIONS ARE FOLLOWED EXACTLY AND ACCESS DOORS ARE PROVIDED.
- PROVIDE ALL CLOSETS WITH MINIMUM 1 FULL WIDTH SHELF 1/2" 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
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ASSY	ASSEMBLY
BD	BOARD
BG	BUILDING GRADE
BLOD	BUILDING
CB	CATCH BASIN
CC	CENTER TO CENTER
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CMC	CONCRETE
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CW	CURTAIN WALL
CW	COMPLETE WITH
DIM	DIMENSION
DO	HANDICAP DOOR OPERATOR
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EPF	EXTERIOR INSULATED & FINISH SYSTEM
EQ	EQUAL
ES	EMERGENCY SCUPPER
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FR	FLOOR
FRR	FIRE RESISTANCE RATING
GL	GLASS/ GLAZING
GB	GRAB BAR
GYP	GYPSUM WALLBOARD
HM	HOLLOW METAL
HWT	HOT WATER TANK
INT	INTERIOR
JT	JOINT
LTG	LIGHTING
LTX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MIN	MINIMUM
NBC	NATIONAL BUILDING CODE
NO	NUMBER
NTS	NOT TO SCALE
OBC	ONTARIO BUILDING CODE
OC	ON CENTER
OH	OVERHEAD
PT	PRESSURE TREATED
PLAM	PLASTIC LAMINATE
PSF	PRESSED STEEL FRAME
PVC	POLY VINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REIN	REINFORCED
REQD	REQUIRED
RWL	RAIN WATER LEADER
S	SHOWER
SIM	SIMILAR
SS	STAINLESS STEEL
T/O	TOP OF
TYP	TYPICAL
UNB	UNDERBONE
VCT	VINYL COMPOSITION TILE
VEST	VESTIBULE
WC	WATER CLOSET

ONTARIO BUILDING CODE MATRIX

OBC Reference										
1	Project Type:		☒ New ☐ Change of Use	☐ Addition ☐ Alteration	☐ Part 11 11.1 to 11.4	☒ Part 3 1.3.3.2. [A]	☐ Part 9 1.3.3.2. [A]& 10.1.3.			
2	Major Occupancy (s)	Group	C			3.1.2.	9.10.2.			
3	Building Area (m²)	Existing	New	Total		1.4.1.2. [A]	1.4.1.2. [A]			
4	Gross Area (m²)	Existing	New	Total		1.4.1.2. [A]	1.4.1.2. [A]			
5	Number of Stories	Above Grade	4	Below Grade		1.4.1.2. [A] & 3.2.1.1.	1.1.1.2. [A] & 9.10.4.			
6	Height of Building (m)	4'-	TBD							
7	Number of Streets/ Fire Fighter Access	1				3.2.2.10. & 3.2.5.	9.10.20.			
8	Building Classification	3.2.2.51		OBC		3.2.2.20. - 93	9.10.2			
9	Sprinkler System Proposed		☒ Entire Building ☐ Selected Compartments ☐ Selected Floor Areas ☐ Basement ☐ Not Required		☐ In lieu of roof rating	3.2.1.5, & 3.2.2.18., 21., 22., 29. 3.2.4.1, 3.2.4.9. 3.2.4.15, & 3.2.5.12-14.	9.10.8.2-4, & 3.2.4.7(4)			
	Actual Construction		☒ Combustible ☐ Encapsulated Mass Timber		☐ Non-Combustible		INDEX			
10	Standpipe Required	☒ Yes ☐ No				3.2.5.8-11.	N/A			
11	Fire Alarm Required	☒ Yes ☐ No				3.2.4.	9.10.18.			
12	Water Service/ Supply is adequate	☒ Yes ☐ No				3.2.5.7.	9.31.3.			
13	High Building	☐ Yes ☒ No				3.2.6.	N/A			
14	Permitted Construction		☒ Combustible ☐ Encapsulated Mass Timber		☒ Non-Combustible	3.2.2.20. - 93 3.3.1.6.	9.10.6. 3.1.5 & 3.1.4.7.			
	Heavy Timber Construction		☐ Yes ☒ No			3.1.4.6, 7, & 3.2.2.16.				
15	Mezzanine(s) Area (m²)	N/A				3.2.1.1. (3)-(8)	9.10.4.1.			
16	Occupant load based on 1st Floor: TYP. Floor () ADDL. Floor ()		☒ m²/person		☒ Design of building	3.1.17.1.	9.9.13. 3.1.17.1.			
	Occupancy Group		Load		Persons					
	Occupancy Group		Load		Persons					
	Total Occupant Load		Load		Persons					
17	Barrier-free Design		☒ Yes ☐ No			3.8. 3.8.1.2.	9.5.2. 3.8.			
	Barrier-free Entrances		1			3.3.1.2. & 3.3.1.19	9.10.1.3.			
18	Hazardous Substances		☐ Yes ☒ No			3.3.1.2. & 3.3.1.19	9.10.1.3.			
19	Required Fire Resistance Rating (FRR)		Horizontal Assemblies FRR (Hours)		Listed Design No. or Description (SB-2)	3.2.2.20. - 93 3.2.1.2. 3.2.1.4. 3.2.2.15. 3.3.2.1.	9.10.8. 9.10.11.			
	Floors				-					
	Roof				-					
	Mezzanine				-					
	Exits				-					
	FRR of Supporting Members				Listed Design No. or Description (SB-2)					
	Floors				-					
	Roof				-					
	Mezzanine				-					
20	Spatial Separation - Construction of Exterior Walls					3.2.3.	9.10.1.4, 9.10.15.			
	Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max % of openings	FRR (Hours)	Listed Design or Description	Construction		Cladding
								Comb.	NonComb.	Comb. NonComb.
	North	Refer to A4.2 - UPO Calcs						☐	☐	☐
	East	Refer to A4.2 - UPO Calcs						☐	☐	☐
	South	Refer to A4.2 - UPO Calcs						☐	☐	☐
	West	Refer to A4.2 - UPO Calcs						☐	☐	☐
*REFER TO ASSEMBLIES										



1 Site Plan
A1.0 SCALE 1:100



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

SITE PLAN NOTES	
NOTES	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)CHW	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 1050MM BASE PLATE WITH 4 BOLT HOLES; SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
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 BP PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURGONNETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELEC.
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP., - REFER TO CIVIL
RSL	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI). FULL WIDTH OF CURB RAMP RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE. - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL

ZONING PROVISIONS (R4UD(480))	
	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 AODA
	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: MUNICIPAL ADDRESS: REGISTERED OWNER: LOT AREA:	CITY OF OTTAWA 71 RUSSELL AVE, OTTAWA, ON K1N 7X2 JERSEY DEVELOPMENT INC. 756.32 sq.m [LOT AREA TAKEN FROM GEO-OTTAWA PARCEL INFORMATION]
ZONING ANALYSIS OTTAWA ZONE: PROPOSED USE:	R4UD LOW-RISE APARTMENT DWELLING (9 OR MORE UNITS) 4 STOREY APARTMENT BUILDING (28 RESIDENTIAL UNITS)

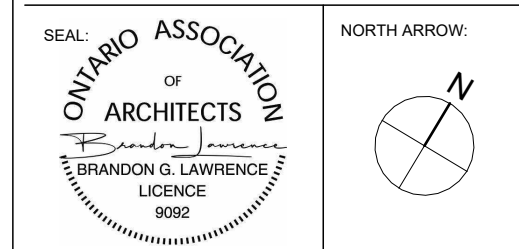
BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	447.8 M²	4,820 FT²
GROSS FLOOR AREA:		
BASEMENT	447.8 M²	4,820 FT²
SUB-BASEMENT	447.8 M²	4,820 FT²
GROUND FLOOR	447.8 M²	4,820 FT²
SECOND FLOOR	447.8 M²	4,820 FT²
THIRD FLOOR	447.8 M²	4,820 FT²
FOURTH FLOOR	447.8 M²	4,820 FT²
TOTAL	2,686.8 M²	28,920 FT²

ZONING PROVISIONS (R4UD(480))	SECTION	REQUIRED	PROVIDED
MIN. LOT WIDTH	S162, TABLE 162A	15M	20.12M
MIN. LOT AREA	S162, TABLE 162A	450M²	756.5M²
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)	189.12M² (25% OF LOT AREA)	151.67M² (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=450M²; 50% OF REAR YARD AREA	100%
	S161(15)(B)(i)	MIN. AGGREGATE AREA OF 25M²; W/ ONE DIMENSION <= 2M	
MIN. LANDSCAPED AREA	S161(8)	226.95M²(30% OF LOT AREA)	281.0M²(37.1% OF LOT AREA)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	S161, TABLE 161	10.46M² (20% FOR LOT WITH FYS 1.5M-3M)	29.48M²(56.9% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE : 25% WINDOWS=52.5M²	29.45%+61.73M²
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.6M (MIN. 20% OF FRONT FACADE)	0.61M (28.3M²-13.4%), 0.56 (63M²-29.9%)
MIN. PARKING SPACE	S106(1)	2.6m (WIDTH) x 5.2m (LENGTH) MAX. WIDTH<3.1M	N/A
UNIT BREAKDOWN	S161(16)	25% 2 BEDROOM UNITS TOTAL UNITS: 28 MIN. 2-BEDROOM UNITS: 7	43% PROVIDED TOTAL 2-BEDROOM UNITS: 12
MAX. DRIVEWAY WIDTH	S139, TABLE 139(3)(iii)	3M. NO DOUBLE DRIVEWAY PERMITTED	N/A
DRIVEWAY SEPARATION FROM INTERIOR LOT LINE	S139, TABLE 139(3)(iii)	0.15M (LANDSCAPED / DECORATIVE BRICK)	N/A
MIN. BICYCLE PARKING	S111, TABLE 111A(B)	14 (0.5 PER DWELLING UNIT)	32
MIN. NUMBER OF PARKING SPACES (RESIDENT)	S110	S101(3)(A) PARKING ONLY REQUIRED FOR UNITS >= 12: 16 UNITS @ 0.5 SPACES PER 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 1.8M TO A LOT LINE. EXCEPT THAT, SWITCHBACK STAIRS AND LANDINGS MAY PROJECT 2.2M INTO THE REAR YARD WHERE THESE ARE INTENDED TO PROVIDE A MEANS OF EGRESS FOR DWELLING UNITS LOCATED ON THE SECOND AND HIGHER STOREYS.	0.3M / 1'-1" EXTERIOR FACE OF STAIR TO PROPERTY LINE

BUILDING FLOOR STATISTICS-APARTMENT TYPES (TOTAL)				
FLOOR LEVEL	SUITE COUNT	SUITE TYPES ONE BEDROOM	TWO BEDROOM	TWO BED + OFFICE/PANTRY
SUB-BASEMENT	3	2	1	N/A
BASEMENT	5	4	1	N/A
GROUND FLOOR	5	4	1	N/A
SECOND FLOOR	5	2	3	N/A
THIRD FLOOR	5	2	2	1
FOURTH FLOOR	5	2	2	1
TOTAL	28	16	10	2
SUITE MIX	100%	16/28=57.14%	12/28= 42.86%	

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

CLIENT NAME:	
JERSEY DEVELOPMENTS INC.	
NOTES:	
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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



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

DRAWN BY:
Y.R.
PROJECT DATE:
17-04-2026 14:41:34
JOB NUMBER:
LA-1158-25

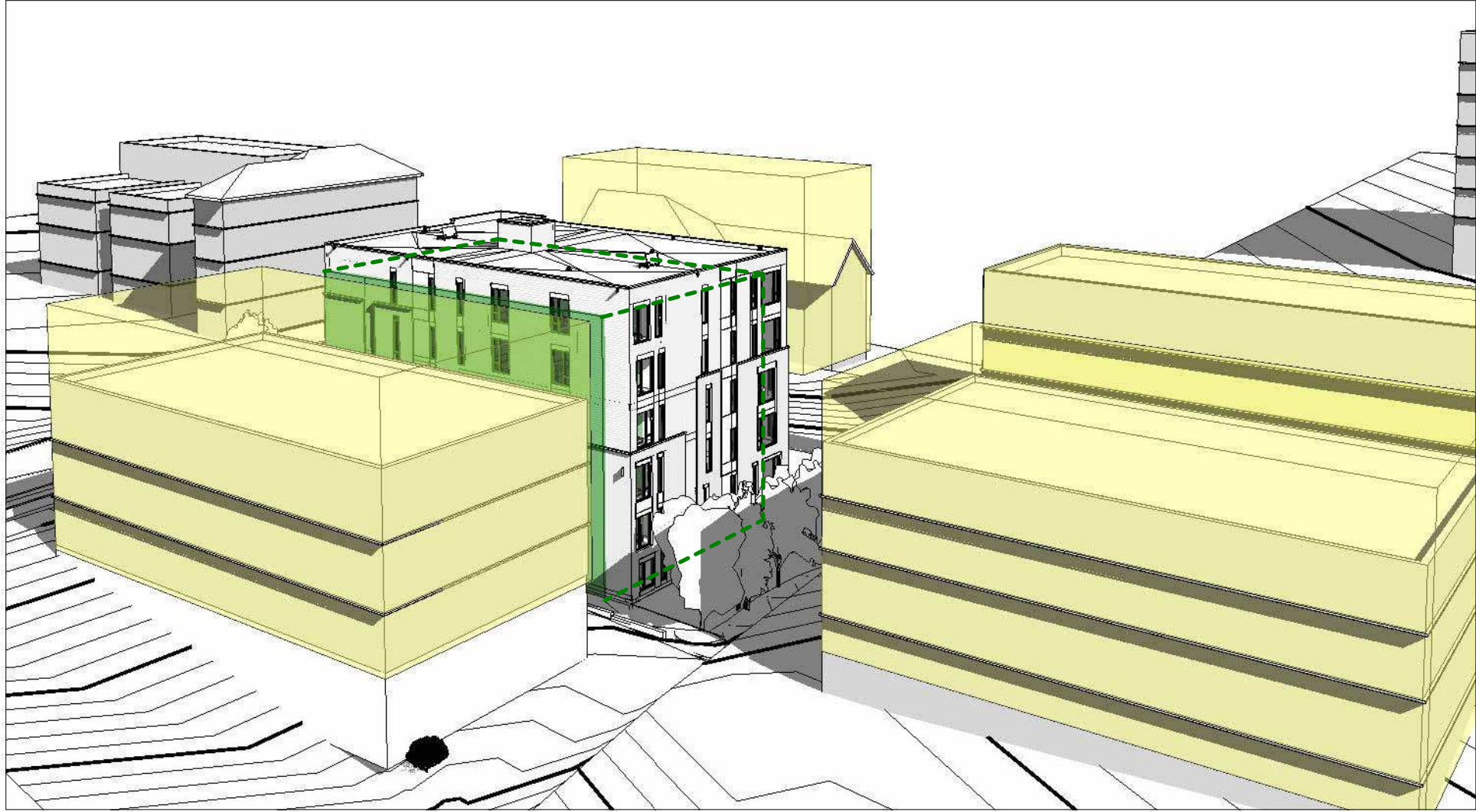
CHECKED BY:
B.L.
PROJECT DATE:
24-06-2025
SCALE:
As indicated

A1.0

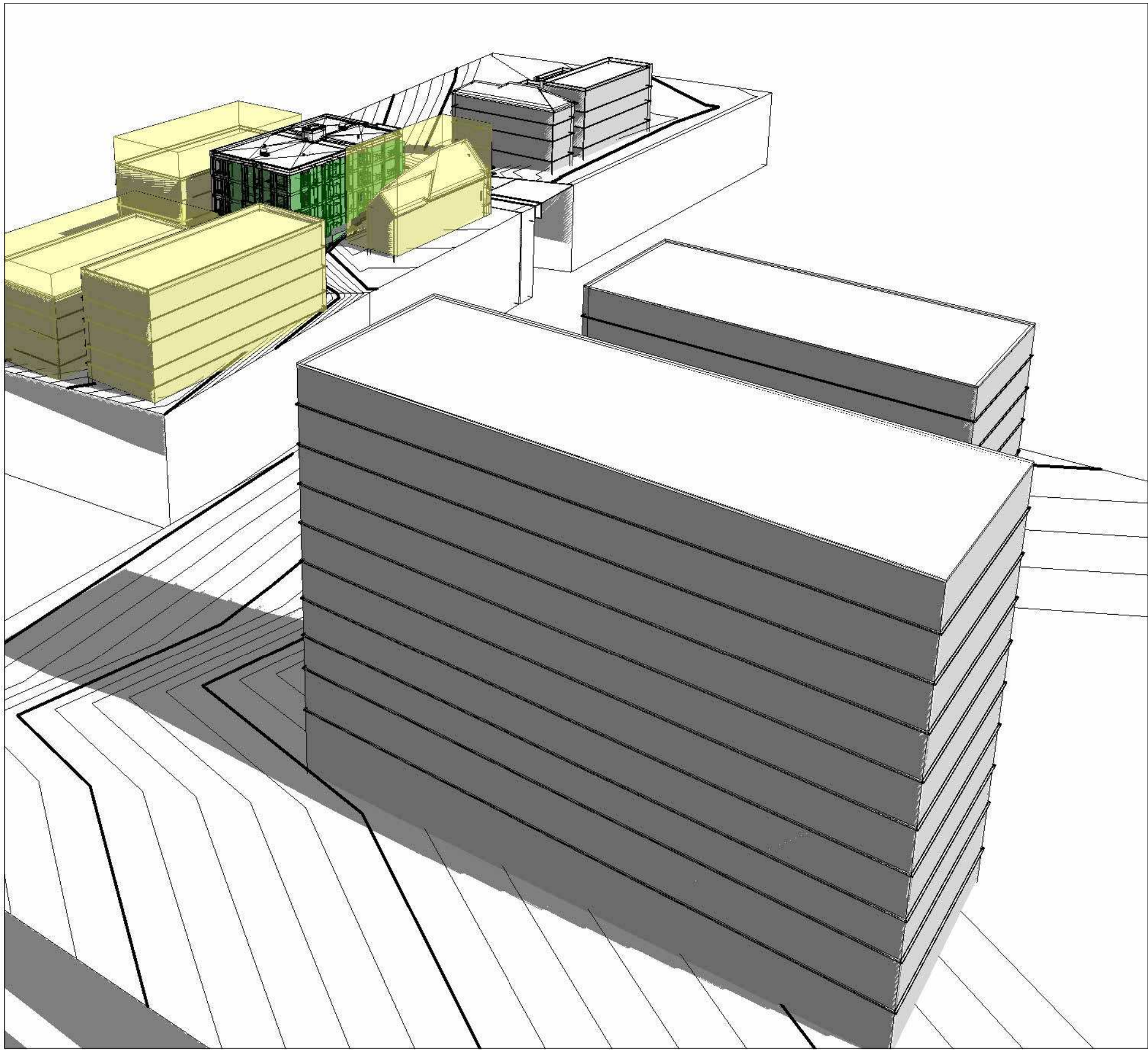
APPLICATION # D07-12-26-0014



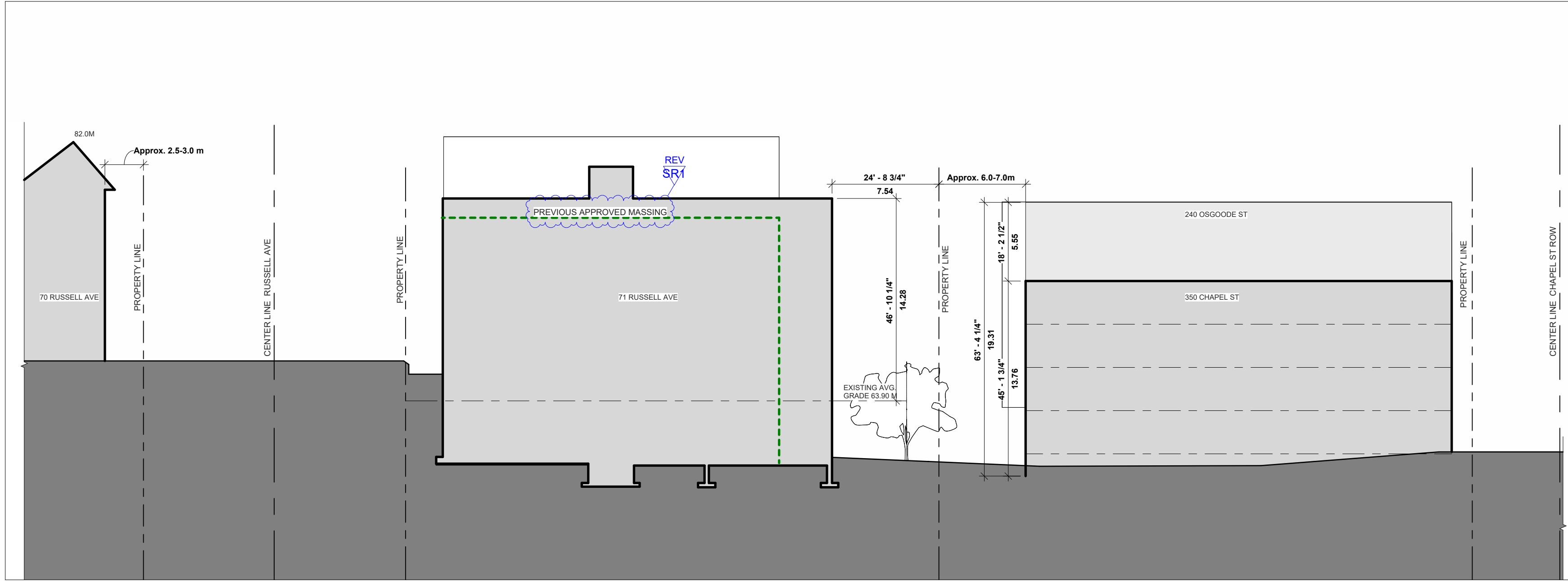
1 Context 1
A1.1 SCALE



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

- PLANNED CONTEXT
- APPROVED MASSING (PREV.)

REV SR1



NORTH ARROW:



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No.	DATE	REVISION



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PROJECT:

Russell Development

71 RUSSELL AVE

SHEET TITLE:

SITE CONTEXT

DRAWN BY:

Y.R.

PLIST DATE:

17-04-2026 14:42:01

JOB NUMBER:

LA-1158-25

CHECKED BY:

B.L.

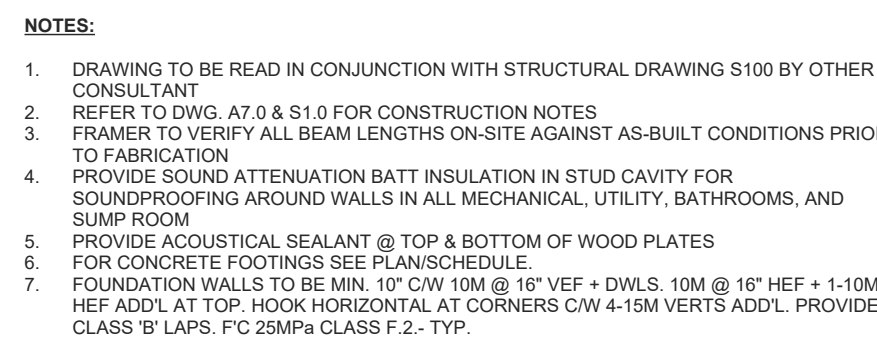
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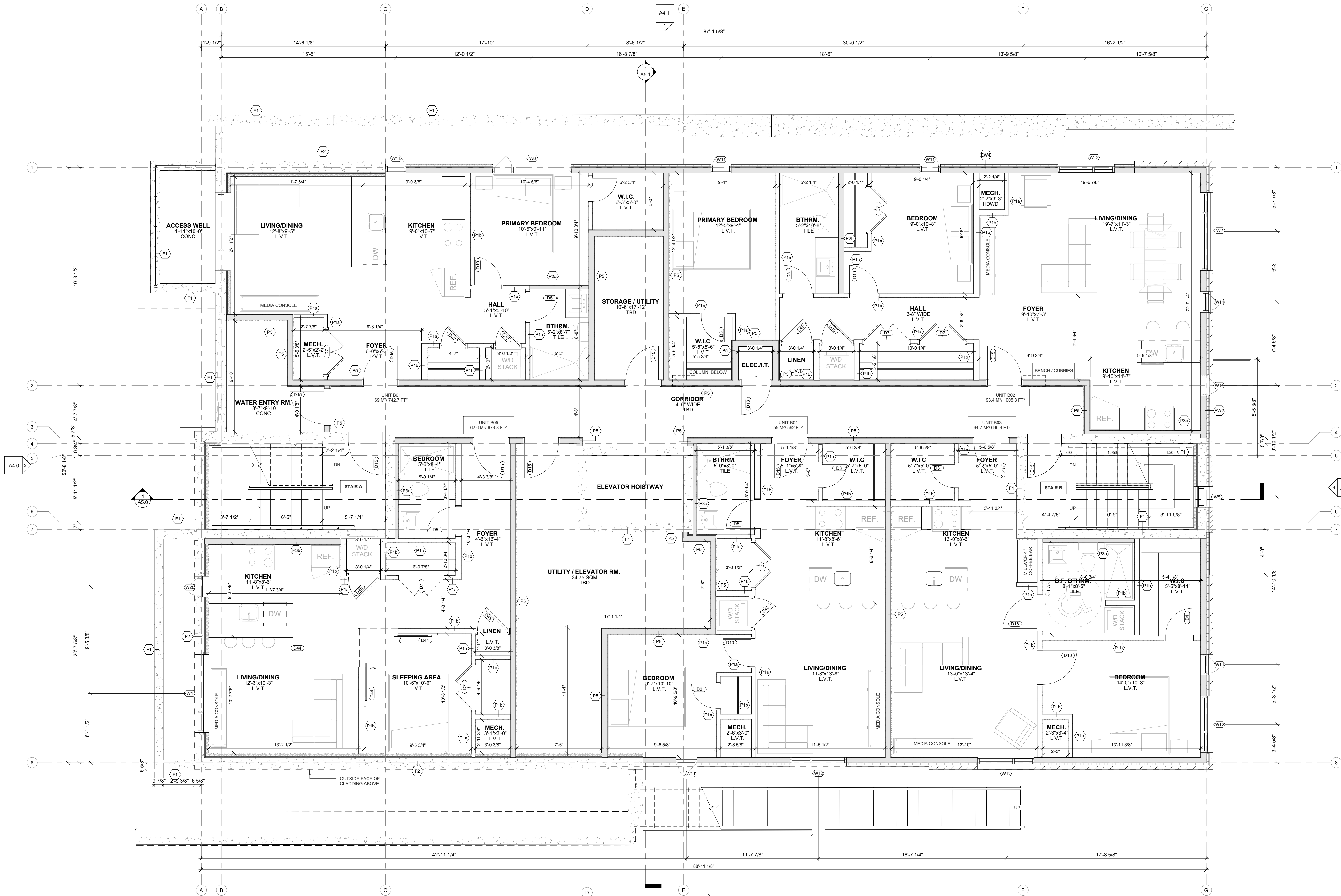
24-06-2025

SCALE:

As indicated

A1.1





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

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

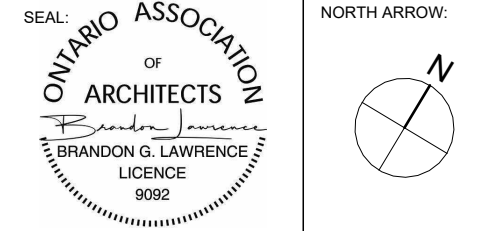
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WALL HATCH LEGEND

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- ENGINEERED SHEAR WALL HATCHES INCL. SHEATHING THICKNESS, TYPICAL
- ALL EXTERIOR WALLS ARE LOAD BEARING

[Hatch]	INSULATED WALL
[Hatch]	NON-INSULATED WALL
[Hatch]	ENGINEERED SHEAR WALL
[Hatch]	LOADBEARING WALL



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No.	DATE	REVISION

LAWRENCE ARCHITECTS

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OTTAWA, ONTARIO
K2E 8B7

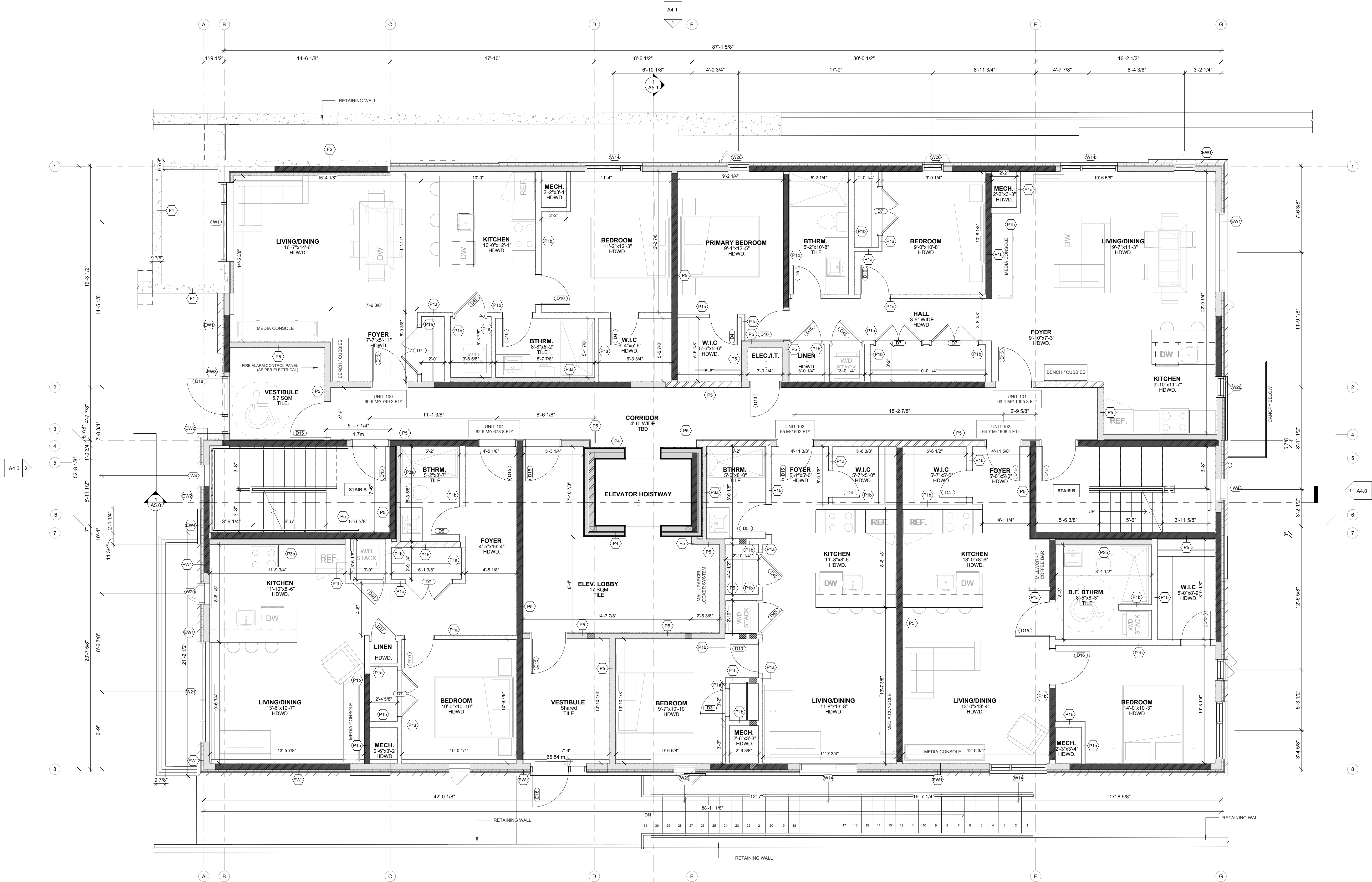
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PROJECT:
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71 RUSSELL AVE
SHEET TITLE:
BASEMENT FLOOR PLAN

DRAWN BY: Y.R.	CHECKED BY: B.L.
PLST DATE: 17-04-2026 14:42:10	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: As indicated



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

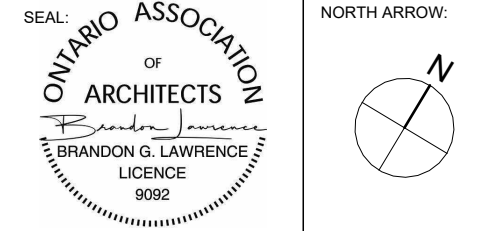
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PROJECT:
Russell Development
71 RUSSELL AVE
SHEET TITLE:
GROUND FLOOR PLAN

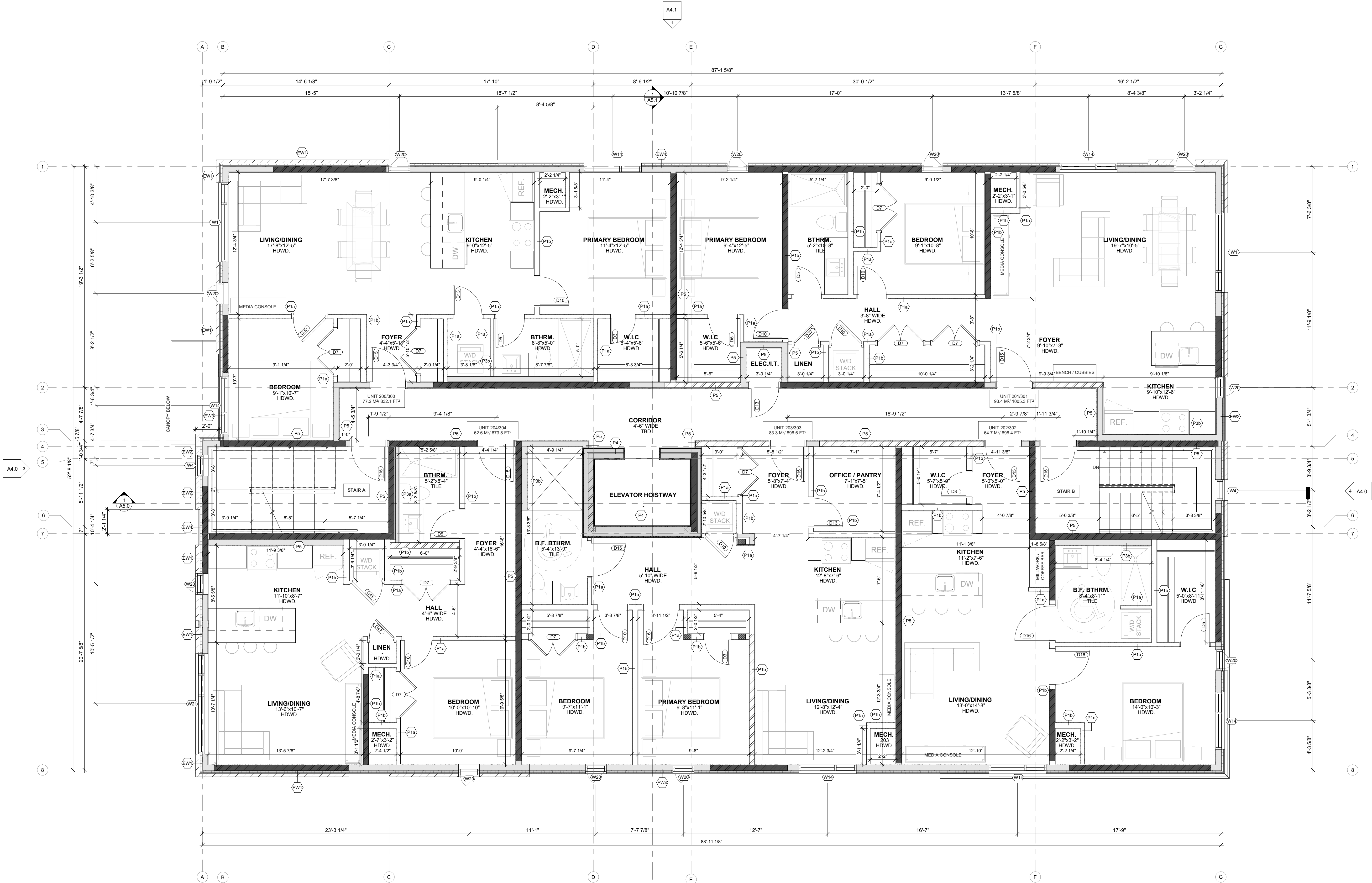
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Y.R.
PLOT DATE:
17-04-2026 14:42:15
JOB NUMBER:
LA-1158-25

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

A2.3

APPLICATION # D07-12-26-0014

PLAN # 19441



1
A2.4
Second Floor Plan
SCALE: 1/4" = 1'-0"

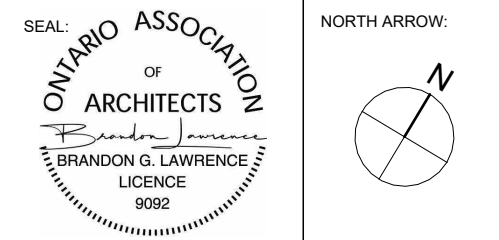
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K2E 8B7

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

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

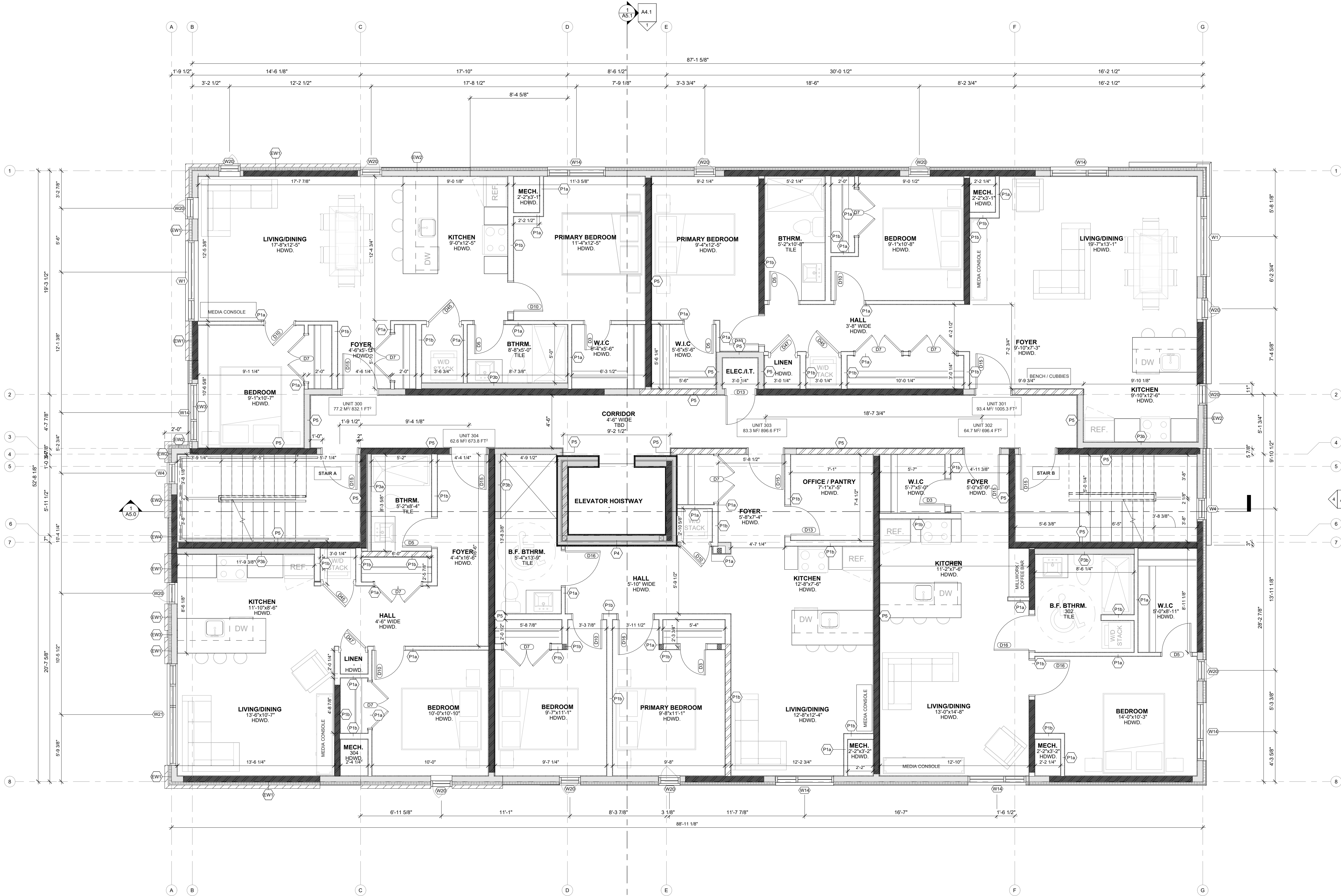
DRAWN BY:
Y.R.
PROJECT DATE:
17-04-2026 14:42:20
JOB NUMBER:
LA-1158-25

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

A2.4

APPLICATION # D07-12-26-0014

PLAN # 19441



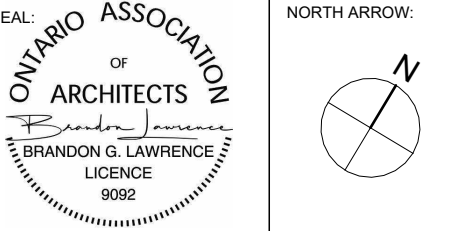
1 Third Floor Plan
A2.5 SCALE 1/4" = 1'-0"

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

WALL HATCH LEGEND

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



09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
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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

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PROJECT:
Russell Development

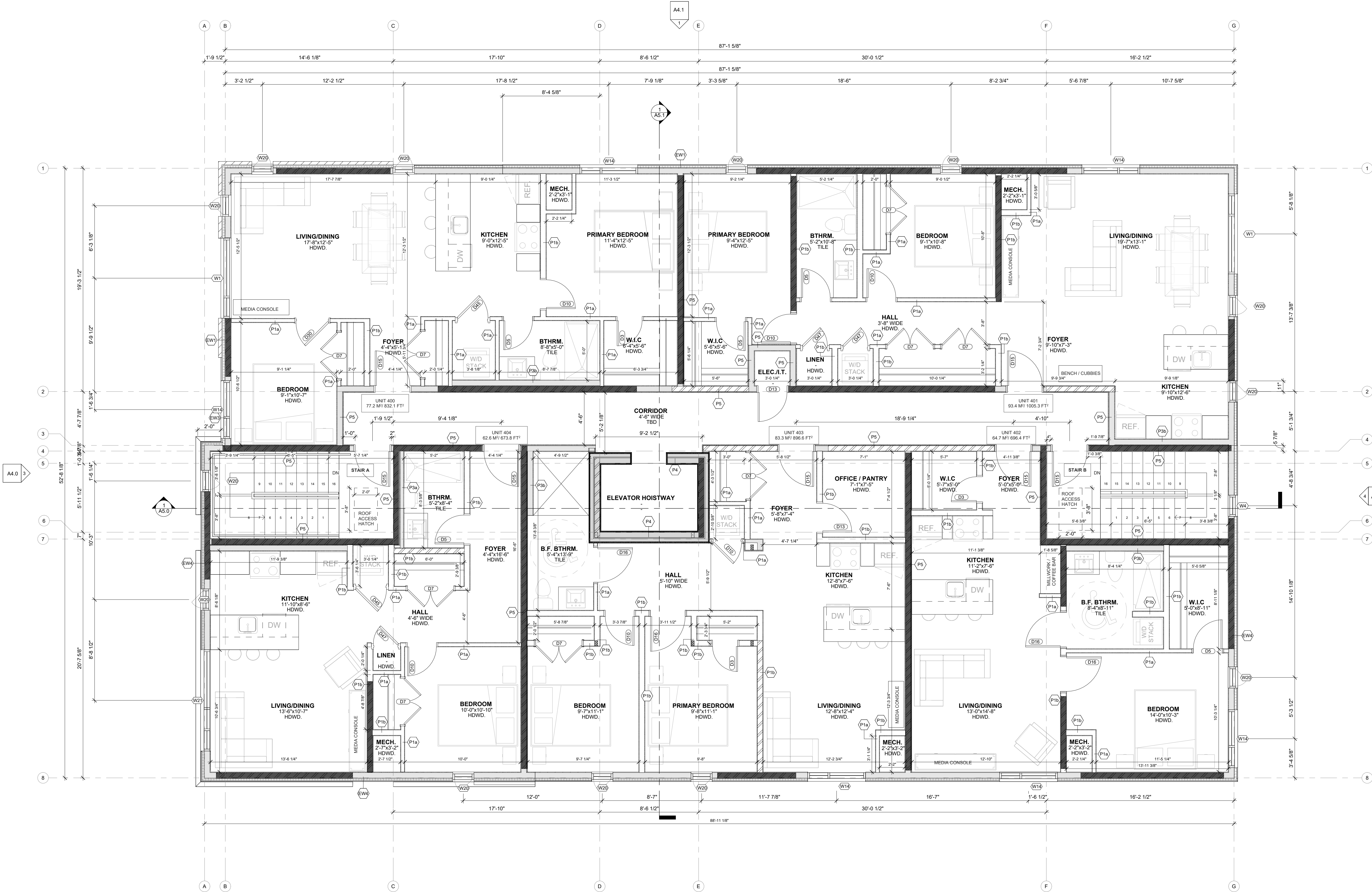
71 RUSSELL AVE
SHEET TITLE:
THIRD FLOOR PLAN

DRAWN BY: Y.R.	CHECKED BY: B.L.
PLST DATE: 17-04-2026 14:42:24	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: As indicated

A2.5

APPLICATION # D07-12-26-0014

PLAN # 19441

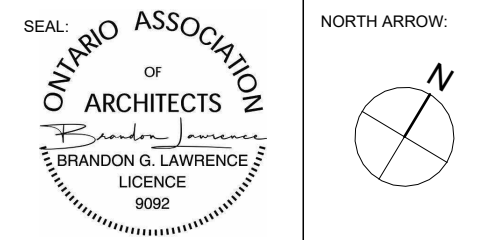


1
A2.6 Fourth Floor Plan
SCALE 1/4" = 1'-0"

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

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- 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



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No.	DATE	REVISION

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
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K2E 8B7

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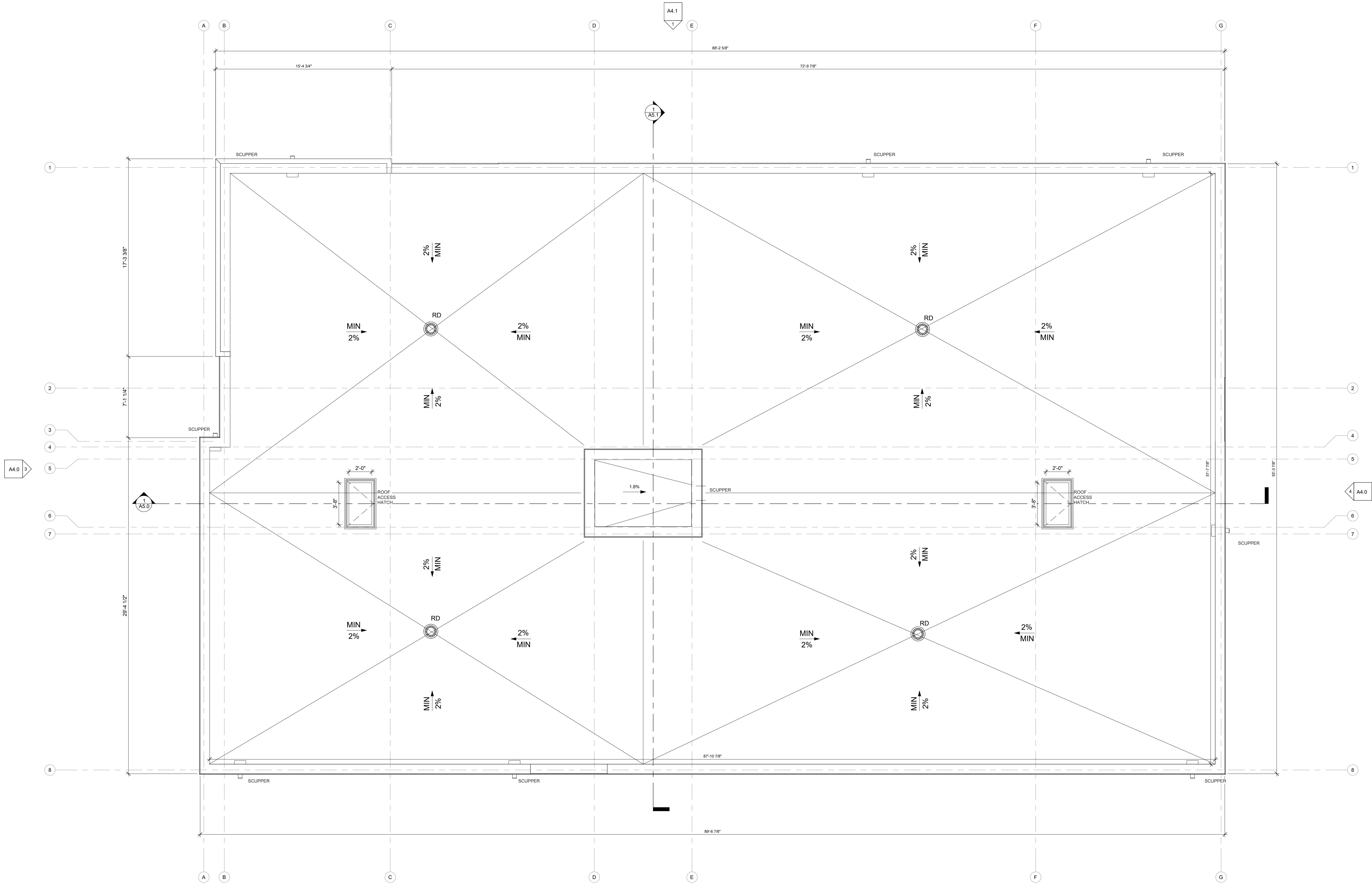
PROJECT:
Russell Development
71 RUSSELL AVE
SHEET TITLE:
FOURTH FLOOR PLAN

DRAWN BY: Y.R.	CHECKED BY: B.L.
PLST DATE: 17-04-2026 14:42:29	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: As indicated

A2.6

APPLICATION # D07-12-26-0014

PLAN # 19441



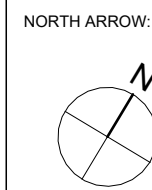
1
A2.7
Roof Plan
SCALE: 1/4" = 1'-0"

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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PROJECT:
Russell Development

71 RUSSELL AVE

SHEET TITLE:
ROOF PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PROJECT DATE:
17-04-2026 14:42:30

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

JOB NUMBER:
LA-1158-25

PLAN # 19441

APPLICATION # D07-12-26-0014

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

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FRR LEGEND

- FS—FS— FIRE SEPERATION (0HR FRR)
—60—60— 1HR FRR
—120—120— 2HR FRR
--- TRAVEL DISTANCE
- FHC FIRE HOSE CABINET
FE FIRE EXTINGUISHER

NOTE: WALLS ABOVE DOORS TO MATCH WALL ASSEMBLY ADJACENT TO DOOR UNLESS NOTED OTHERWISE.



NORTH ARROW:



No.	DATE	REVISION
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PROJECT:

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71 RUSSELL AVE

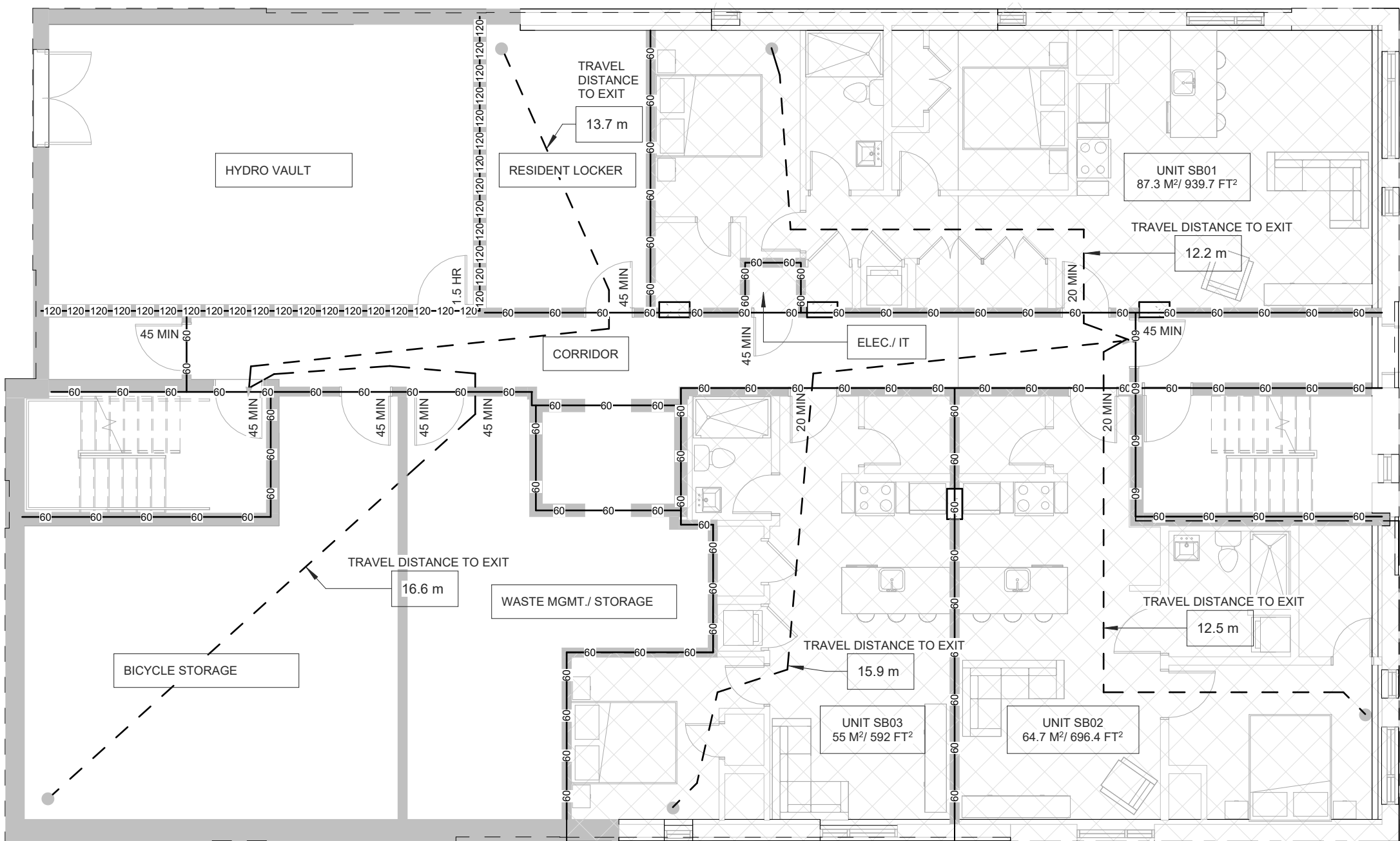
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FIRE SAFETY PLANS

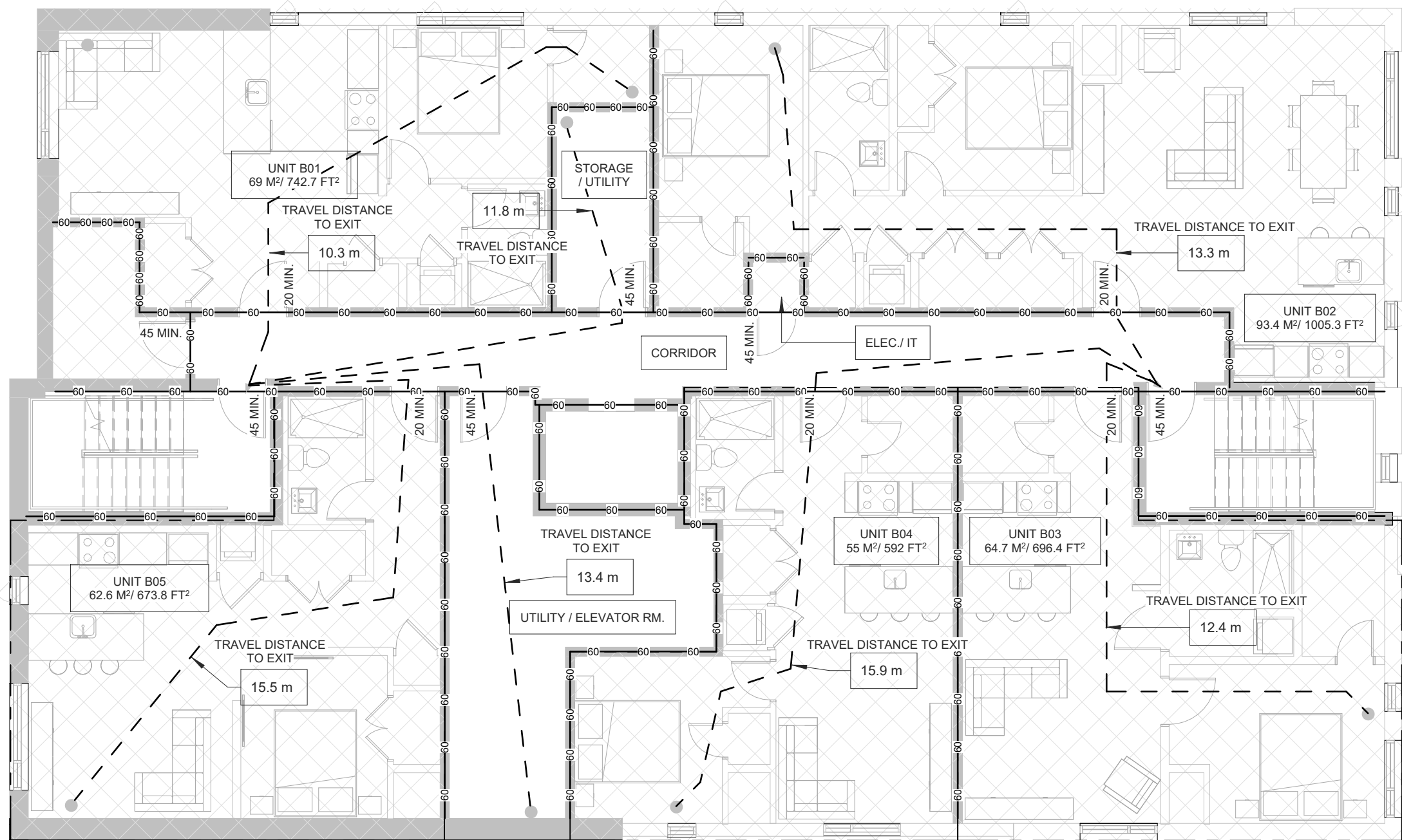
DRAWN BY: Y.R.	CHECKED BY: B.L.
PLST DATE: 17-04-2026 14:42:33	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: As indicated

A2.8

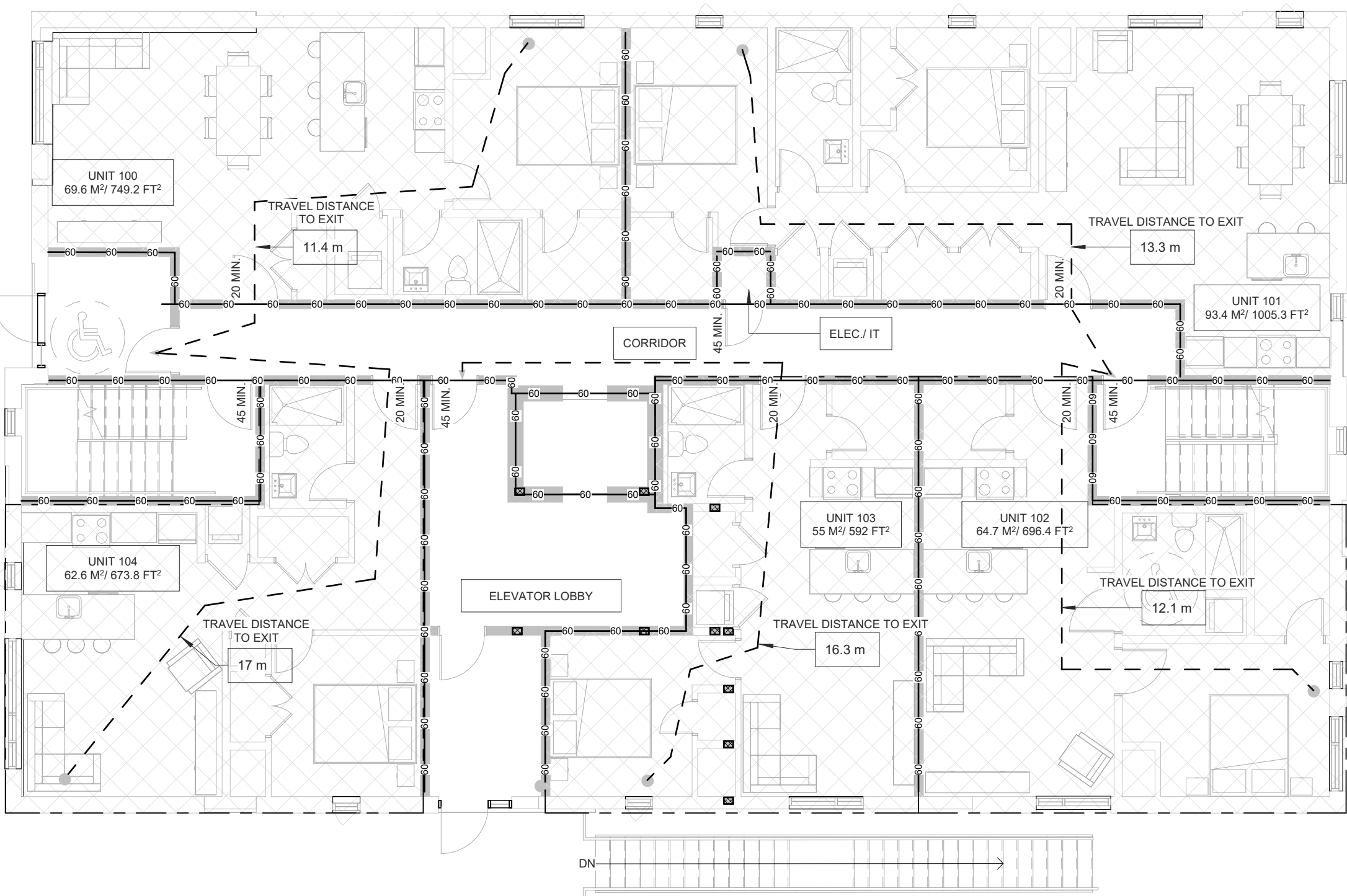
APPLICATION # D07-12-26-0014



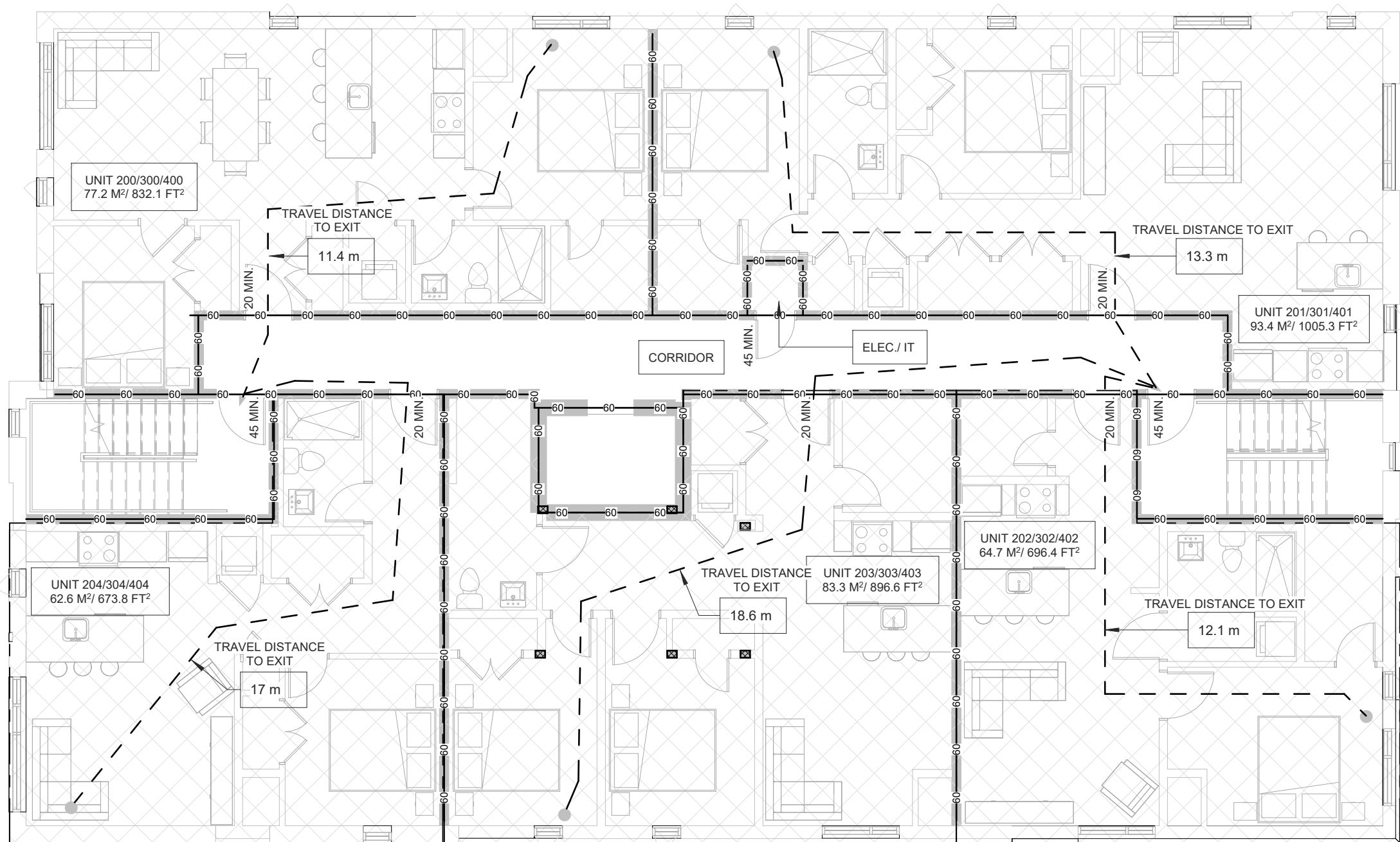
1
A2.8 T/O Sub-Basement
SCALE 1/8" = 1'-0"



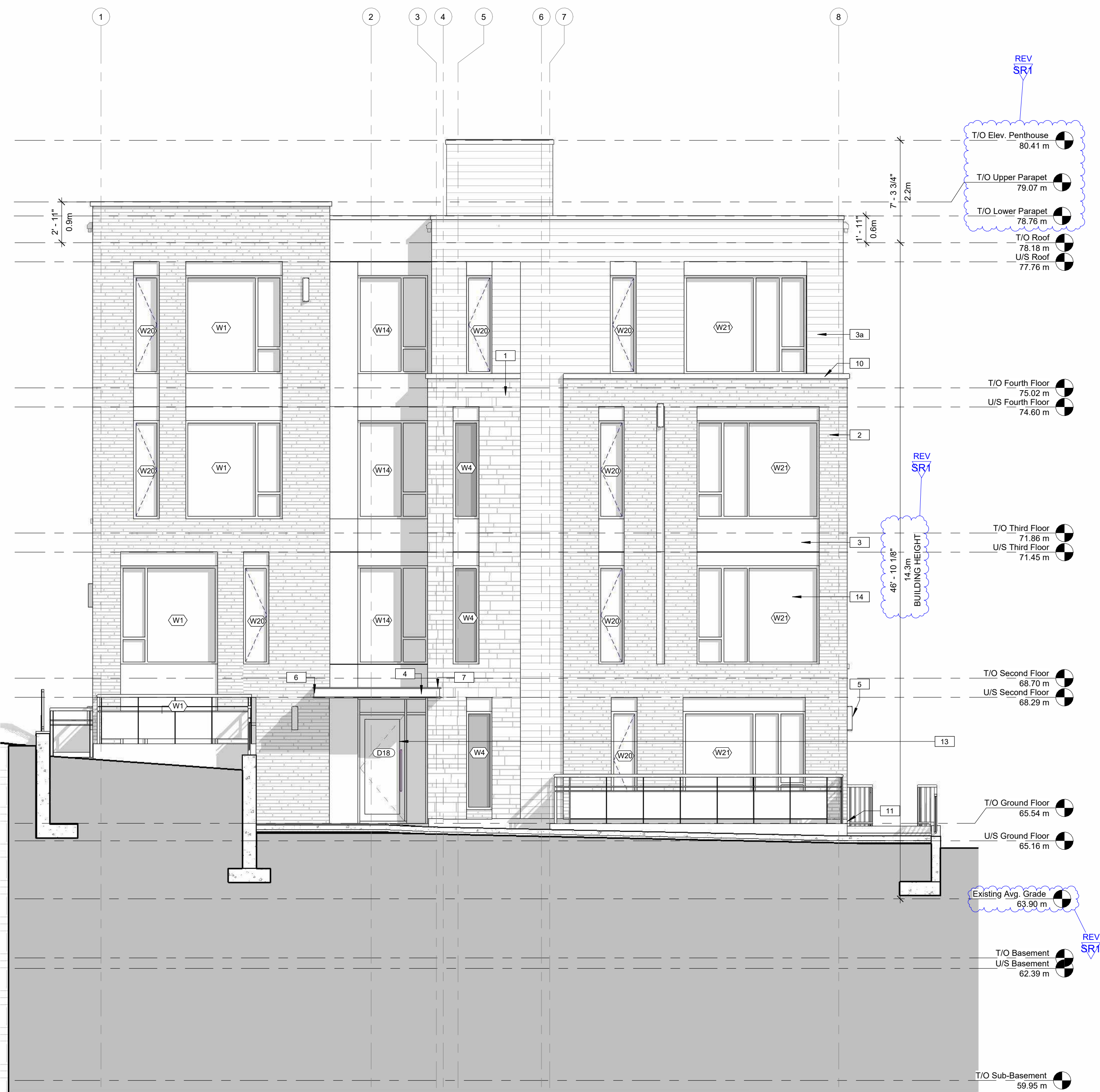
2
A2.8 T/O Basement
SCALE 1/8" = 1'-0"



3
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

LIMITING DISTANCE CALCS
ESF - 300 SQM
LIMITING DISTANCE - 7.5M
MAX. LPO AREA - 14% (222SQM)
PROPOSED- 65 SQM

CONSTRUCTION - COMBUSTIBLE,
ENCAPSULATED MASS TIMBER
CONSTRUCTION OR NONCOMBUSTIBLE

CLADDING - NONCOMBUSTIBLE

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

FRONT FACADE ADDITIONAL RECESS AREA @0.55M: 63m²-29.9%



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 - 14% (222SQM)
PROPOSED- 65 SQM

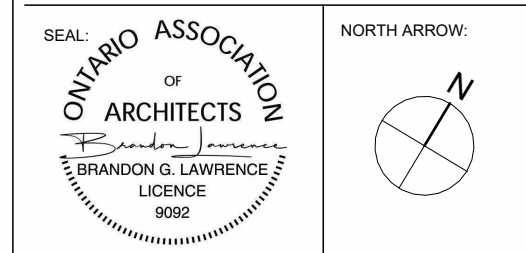
CONSTRUCTION - COMBUSTIBLE,
ENCAPSULATED MASS TIMBER
CONSTRUCTION OR NONCOMBUSTIBLE

CLADDING - NONCOMBUSTIBLE

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

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KEYNOTES-ELEVATION	
1	STONE MASONRY VENEER BY "ARRIS-CRAFT" - 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 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 PARGEING 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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K2E 8B7

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PROJECT:
Russell Development

71 RUSSELL AVE

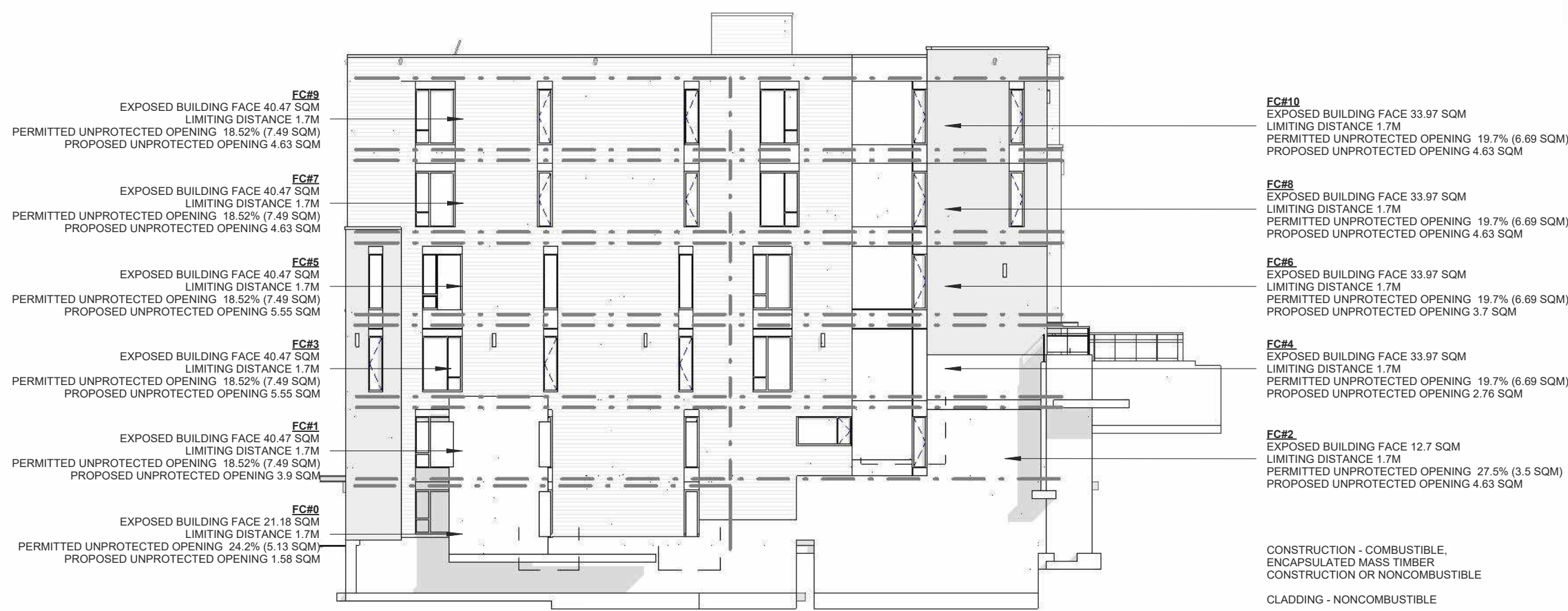
SHEET TITLE:
ELEVATIONS

DRAWN BY: Y.R.	CHECKED BY: B.L.
PLST DATE: 17-04-2026 14:42:44	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: As indicated

A4.0



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



2 NORTH ELEVATION Calcs
SCALE 1:200

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

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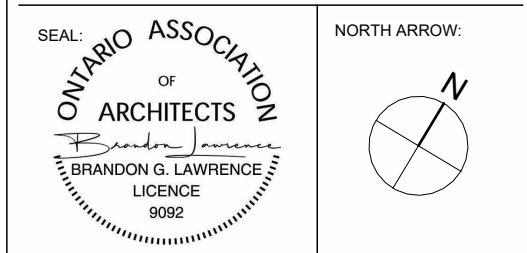
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PROJECT:
Russell Development

71 RUSSELL AVE
SHEET TITLE:
ELEVATIONS

DRAWN BY:
Y.R.

PROJECT DATE:
17-04-2026 14:42:52

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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NORTH ARROW:



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PROJECT:
Russell Development

71 RUSSELL AVE

SHEET TITLE:
BUILDING PERSPECTIVE

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLOT DATE:
17-04-2026 14:43:16

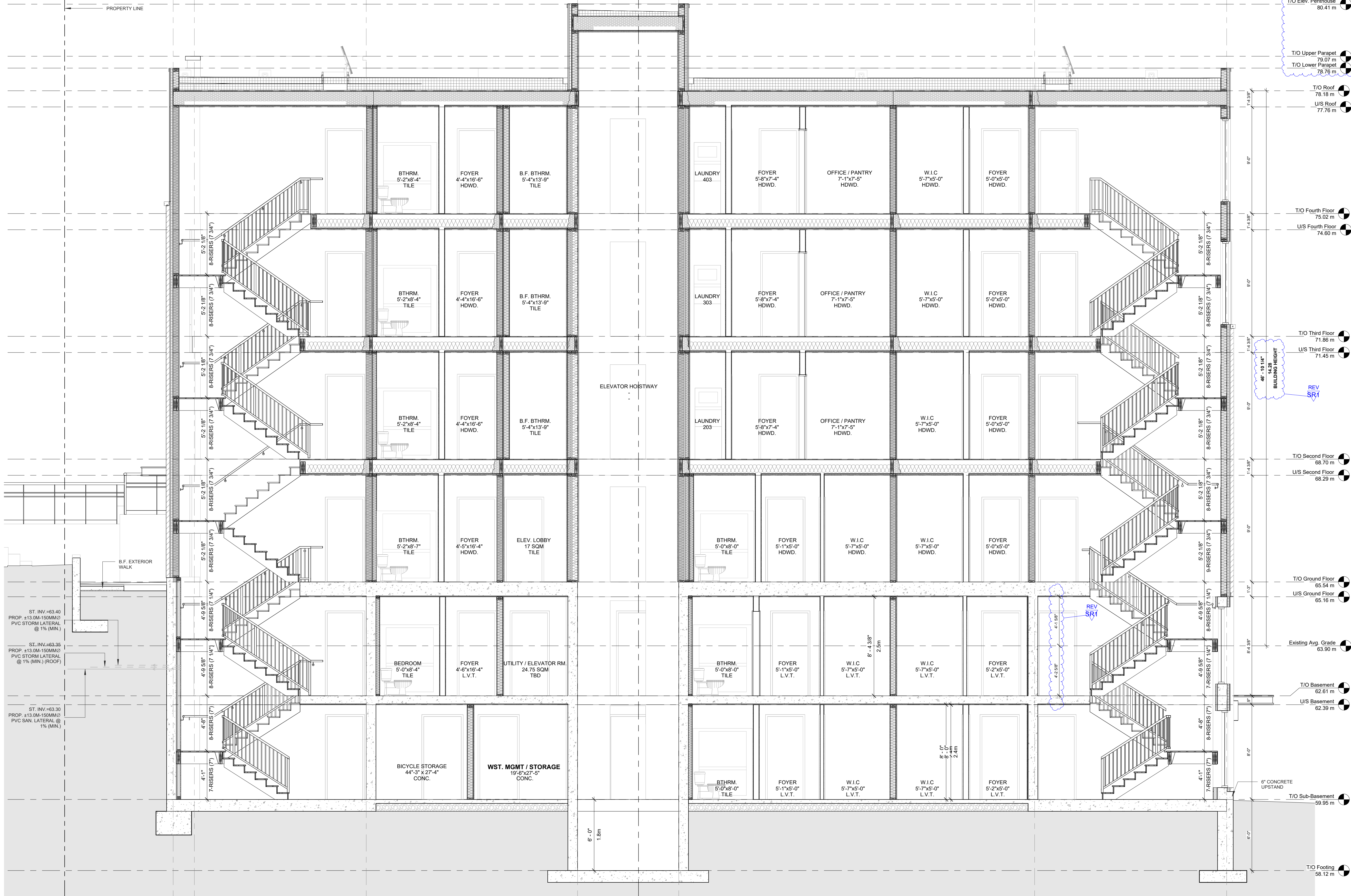
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

SCALE:

A4.3

PROPERTY LINE



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

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

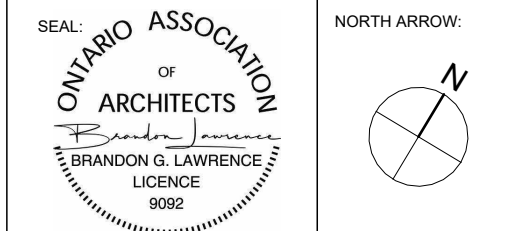
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PROJECT:
Russell Development

71 RUSSELL AVE
SHEET TITLE:
BUILDING SECTIONS

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

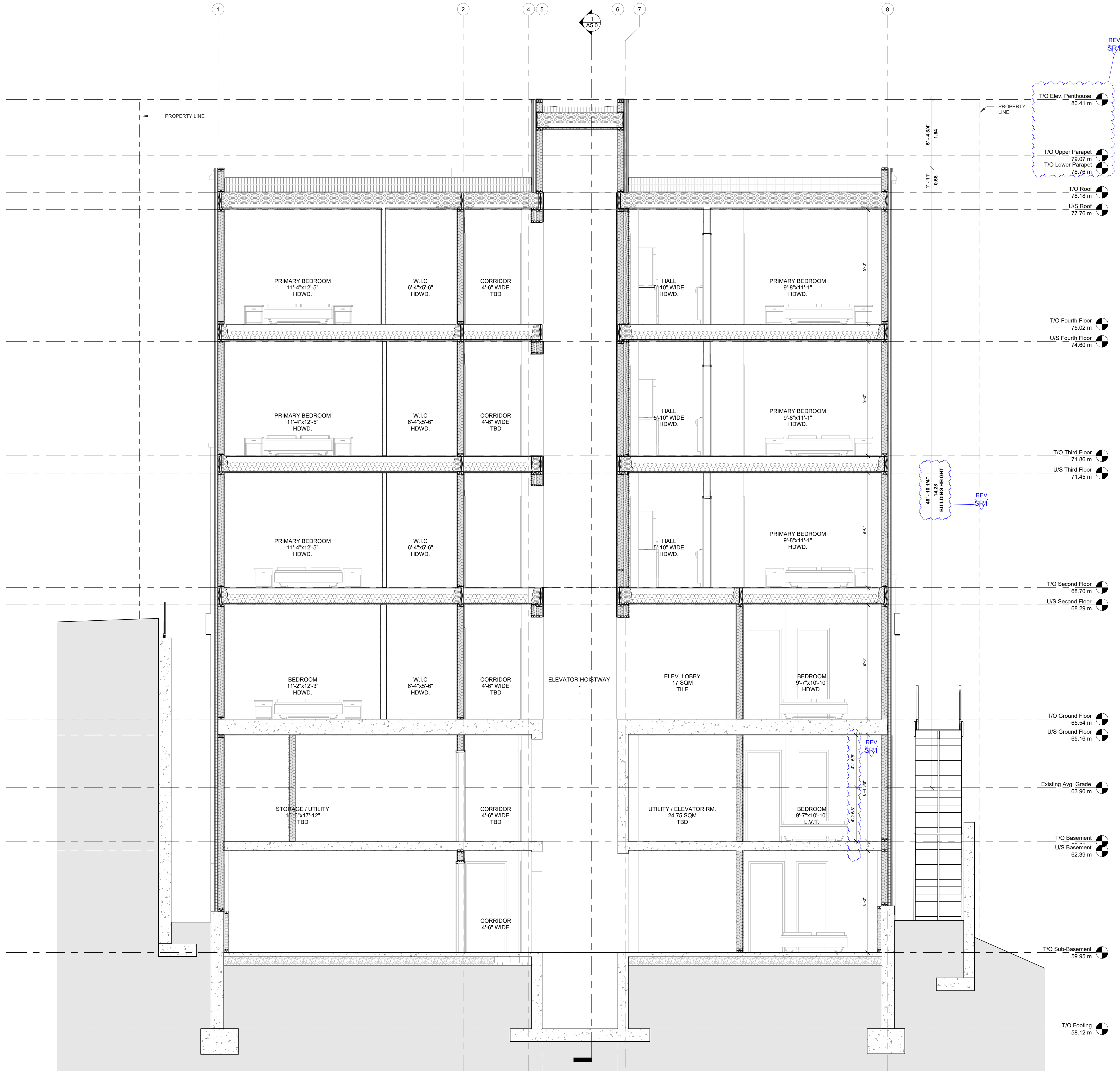
PROJECT DATE:
24-06-2025

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

PLAN # 19441

A5.0

APPLICATION # D07-12-26-0014



CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

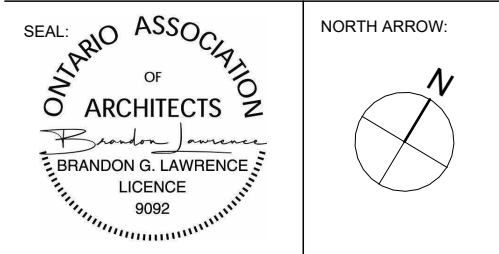
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

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.



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

 **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:
BUILDING SECTIONS

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLOT DATE:
17-04-2026 14:43:22

PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

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

A5.1

APPLICATION # D07-12-26-0014

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