PROPOSED SIX (6) STOREY RESIDENTIAL APARTMENT

BUILDING LOT DEVELOPMENT SITE

71 RUSSELL AVENUE

LOT 14

EAST SIDE OF RUSSELL AVENUE

R-PLAN 58319

CITY OF OTTAWA

SERVICEABILITY REPORT

REPORT No. R-825-96A

T.L. MAK ENGINEERING CONSULTANTS LTD.

JANUARY 2026

REFERENCE FILE NUMBER 825-96

Introduction

The developer of this property is proposing to redevelop the existing residential lot described as Lot 14 East Side of Russell Avenue Registered Plan 58319 in the City of Ottawa by constructing a six (6) storey residential apartment building comprising of twenty-eight (28)-units, including twelve (2-bedroom) units, fourteen (1-bedroom) units and two (2) bachelor units.

The municipal address of this property is referenced as 71 Russell Avenue and it is located in the City Ward (12 – Rideau-Vanier). The site is situated on the east side of Russell Avenue, south of Osgoode Street and north of Somerset Street East, see site plan in Appendix A and legal survey plan in Appendix B for details.

The area of this property is ±0.0757 hectares. In addition to the six (6) storey residential building, the other development features will comprise of concrete walkway access to the front of the building and along the north and south side of the building, including soft landscaping at the rear yard and amenity area at the rear of the property, etc., to meet the City of Ottawa's site plan requirements.

A site geotechnical report was prepared by the owner's soils engineer Paterson Group entitled "Geotechnical Investigation – Proposed Multi-Storey Building" 71 Russell Avenue (Project No. PG7696-1) dated September 16, 2025 for this proposed development property.

This serviceability report will provide the City of Ottawa with our serviceability brief to address the proposed servicing scheme for this site.

Existing Site Conditions and Servicing

This property in 2018 was occupied by a two and one half (2 ½) storey brick sided residential building. The existing house is located near at the north front half on this property facing Russell Avenue with an existing asphalt driveway abutting and located south of the existing house which provided vehicle access and parking for this lot. For additional details of the site's pre-development conditions, refer to the coloured Google Image (2019 and 2024) and aerial photography from (GeoOttawa 2022) in Appendix B.

Approximately 74.0% of this site is currently permeable surface covered and consisting of grass/landscaped areas with the remaining areas being roof areas, asphalt driveway, porches and frame decks. Most of the landscape areas are concentrated at the rear of lot and along the south portion of the lot.

The topography of the land is found to be graded primarily to drain from front to the rear of the lot (west to east). The existing gradient of the property is sloping approximately 19.6% from front to back.

The existing house water service and sanitary service lateral currently servicing the existing dwelling on 71 Russell Avenue will be removed. The existing water services shall be blanked at the main and the existing house laterals shall be capped at the front property line for re-development of this lot.

As for the availability of underground municipal services, there are existing municipal services along Russell Avenue in front of this property consisting of a 300mm diameter combined sewer and a 200mm diameter PVC watermain for development of this property. Refer to the City of Ottawa Russell Avenue UCC drawing and As-Built plan and profile drawing included in Appendix C for details.

Because the site will be connecting to and outletting into the existing combined sewer located within the Russell Avenue road right of way in the City of Ottawa, therefore, an approval for exemption under Ontario Regulations was applied to MECP since on-site storm water management (SWM) water discharge from this site will outlet flow into a combined sewer.

Proposed Residential Apartment Building Site

Vehicle laneway and parking spaces for the building are not required for this property. Concrete pavers are proposed along the front, north and south side of the new building for pedestrian access to the various building entries.

A. Water Supply

The proposed building is located within Pressure Zone 1W at 71 Russell Avenue, and is a 6-storey apartment building (4-stories above grade, 2-stories partially below grade). The apartment building contains 28 units consisting of twelve (12) 2-bedroom units, fourteen (14) 1-bedroom units, and two (2) bachelor units. Each floor covers an average gross floor area of approximately 447.7 m^2 based on the submitted building plans. The building is to be serviced by a 200 mm diameter watermain along Russell Avenue. The proposed average grade at 71 Russell Avenue is approximately 62.4 m.

Demand Projections

The domestic demands were calculated using the City of Ottawa's Water Design Guidelines, where the residential consumption rate of 280 L/cap/d was used to estimate average day demands (AVDY). Persons per unit (PPU) for each unit were estimated based on the City of Ottawa's Water Design Guidelines.

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factor of 8.8. Peak hour (PKHR) demands were calculated by multiplying AVDY by a factor of 13.3. Persons per unit (PPU) for each unit were estimated based on the City of Ottawa's Water Design Guidelines. **Table 1** shows the estimated domestic demands of the proposed building.

Table 1: Estimated Domestic Demands

Unit Type	Unit Count	PPU	Population	Consumption	AVDY		MXDY		PKHR	
					L/d	L/s	L/d	L/s	L/d	L/s
Apartment, Bachelor / Studio	2	1.4	3	280	784	0.01	6,919	0.08	10,418	0.12
Apartment, 1-Bedroom	14	1.4	20	280	5,488	0.06	48,433	0.56	72,925	0.84
Apartment, 2-Bedroom	12	2.1	25	280	7,056	0.08	62,272	0.72	93,760	1.09
Total	***28***				***13,328***	***0.15***	***117,624***	***1.36***	***177,102***	***2.05***

As per the City of Ottawa's Water Design Guidelines (and Technical Bulletin IWSTB-2024-05), the Fire Underwriter Survey (FUS) method is to be used for fire flow requirements affecting municipal watermain sizing; with regards to fire protection on private property and not requiring new watermains, these are covered by the Ontario Building Code (OBC), using the OBC's Office of the Fire Marshal (OFM) method. If the required flow using the OBC/OFM method yields 9,000 L/min for the property, Technical Bulletin IWSTB-2024-05 specifies the Fire Underwriters Survey (FUS) method to be used instead.

It is understood that the building will have a sprinkler system, assumed to be conform to NFPA 13 and fully supervised, and it is assumed that the building has fire separations and fire resistance ratings in accordance with the Ontario Building Code. The lower floor of the proposed building is more than 50% below ground. The resulting total required fire flow using the OFM method is 9,000 L/min. Therefore, the FUS method was used to identify the fire flow requirement, which resulted in a fire flow requirement of 15,000 L/min (250 L/s) for a duration of 3 hours.

Details are provided in the attached under **Fire Flow Calculations** found in Appendix D. Furthermore, **Figure 1** in Appendix D provides separation distances for the FUS calculations. The proposed **Site Plan** attached in Appendix D was used to determine distances from the proposed building to the property lines.

In summary, the estimated water demands for the proposed building are as follows:

- AVDY = 13,328 L/d (0.15 L/s)
- MXDY = 117,624 L/d (1.36 L/s);
- PKHR = 177,102 L/d (2.05 L/s); and,
- Fire Flow = 15,000 L/min (250 L/s)

Boundary Conditions

The hydraulic gradeline (HGL) boundary conditions for 71 Russell Avenue, as presented in **Table 2**, were provided by the City on December 1, 2025 (see attached **Water Boundary Conditions Email** in Appendix D).

Table 2: Boundary Conditions

Demand Scenario	Head (m)
Minimum HGL (Peak Hour)	106.5
Maximum HGL (Average Day)	115.0
Maximum Day + Fire Flow (250 L/s)	102.0

Hydraulic Analysis

Peak Hour & Average Day

During peak hour demands, the resulting minimum hydraulic gradeline of 106.5 m corresponds to a peak hour pressure of 432 kPa (63 psi). This value is above the minimum pressure objective of 276 kPa (40 psi) for residential buildings up to two storeys. Adding 5 psi [1] per floor above two stories, to account for headloss due to elevation and pipe losses, a minimum pressure of 345 kPa (50 psi) would be required for the fourth floor. The peak hour pressure at ground level is above this objective.

During average day demands, the resulting maximum hydraulic gradeline of 115.0 m corresponds to a maximum pressure of 515 kPa (75 psi). This value is below the maximum pressure objective of 552 kPa (80 psi) and therefore considered acceptable.

Supporting hydraulic calculations are attached in Appendix D.

Maximum Day + Fire Flow

A maximum day plus fire flow (15,000 L/min) hydraulic gradeline of 102.0 m corresponds to a residual pressure of 388 kPa (56 psi) at this location, which is above the minimal residual pressure requirement of 140 kPa (20 psi).

Based on Table 1 of Appendix I of the City of Ottawa Technical Bulletin ISTB-2018-02 and a desktop review (i.e., Google Street View) to confirm hydrant class, three (3) hydrants are located in the vicinity of the proposed building. Two (2) hydrants are Class AA hydrants are within 75 m, both with a capacity contribution of up to 5,700 L/min. Four (4) other Class AA hydrants are within 150 m

[1] It is noted that the design of the building's plumbing system could have an impact on the anticipated pressures on the higher floors.

from the site, with a capacity contribution of up to 3,800 L/min. The combined hydrant flow coverage for 71 Russell Avenue is therefore 26,600 L/min, which is above the FUS required fire flow of 15,000 L/min.

The hydrant coverage is illustrated in **Figure 2** attached in Appendix D. A breakdown of the hydrant coverage is summarized in **Table 3**.

Table 3: Fire Hydrant Coverage

Building	Fire Flow Demand (L/min)	Fire Hydrants					Combined Hydrant Flow Coverage (L/min)
		Hydrant Class	Within 75 m		Between 75 m and 150 m		
			Quantity	Max Contrib. to RFF	Quantity	Max Contrib. to RFF	
71 Russell Avenue	15,000	AA	2	5,700	4	3,800	26,600
		A					
		B					
		C					

In conclusion, based on the boundary condition provided, the local watermain network along Russell Avenue provides adequate fire flow capacity, as per the Fire Underwriters Survey (FUS) method, to the proposed building at 71 Russell Avenue. Resulting pressures during anticipated demand flows meet the pressure objectives during average and peak demand conditions, as per the City of Ottawa's Drinking Water Design Guidelines.

B. Sanitary Flow

The peak sanitary flow for the 28 units, which comprise of twelve (2-bedroom), fourteen (1-bedroom) units and two bachelor units, is estimated at Q = 0.59 L/s with an infiltration rate of 0.03 L/s. Refer to Appendix E sheet 1 of 1 regarding sanitary flow calculations. This flow will enter the existing 300mm diameter combined sewer on Russell Avenue via the proposed 150 mm diameter PVC sanitary service lateral from the six (6)-storey residential apartment building.

The existing peak sanitary flow of the site from the single detached dwelling unit is Q = 0.07 L/s with an infiltration rate of 0.03 L/s. The net increase in flow from this proposed development is 0.52 L/s which is not expected to negatively impact the existing 300mm dia. combined sewer.

Waste water from the Russell Avenue 300mm dia. combined sewer then in turn outlets south into the existing 450mm dia. combined sewer at Russell Avenue then further north and into the existing downstream 1800mm dia. brick combined collector sewer located along the Somerset Street East road right-of-way corridor which further direct sewage flow northeast ward.

C. Storm Flow

The storm-water outlet for the proposed development property will be the existing 300mm diameter combined sewer located within the Russell Avenue road right-of-way. Stormwater attenuation on site will be accomplished by means of rooftop storage with controlled roof drains that regulate flow off site.

The building foundation weeping-tile drainage system shall have its own separate pipe for gravity flow where weeping-tile water is outletted via a 150mm diameter storm pipe to the existing 300mm diameter combined sewer. The storm-water outlet for the rooftop water from roof drains will be a separately designated proposed 150mm diameter PVC pipe that will also be outletted directly into the existing 300mm diameter combined sewer. The 150mm dia. roof water drain pipe will "wye" into the 150mm dia. weeping tile storm lateral on private property and outlet to the existing Russell Avenue combined sewer.

Four (4) roof drains are proposed for this apartment building to restrict flow at a rate of 0.95 L/s each or 4 x 0.95 L/s = 3.80 L/s into the Russell Avenue combined sewer. The maximum allowable flow rate off-site is estimated at 6.17 L/s based on the 2-Year pre-development allowable flow conditions.

Based on the residential site plan from the owner's architect, the average post-development runoff coefficient is estimated at C = 0.75 and A = 0.0757 hectares.

An estimation of the pre-development flow condition was carried out using the criteria accepted by the City of Ottawa. If post-development C valve exceeds the lesser of the C_{pre} = 0.38 or C_{allow} = 0.4 (max) then SWM is required. So from our calculations, the C_{pre} = 0.38 value will be used at t_c = 10 minutes for pre-development allowable flow calculation off-site.

The pre-development calculated flow rate into the 300mm dia. combined sewer for this residential area is the lesser of either the two (2)-year storm event where C_{pre} = 0.4 (max.) runoff value or the average C_{pre} value which is 0.38 using t_c = 10 minutes. Because for this site C_{post} = 0.75 is greater than C_{pre} = 0.38 then SWM measures are required.

Therefore, based on our calculation, on-site retention is required for this proposed development site, because the site post-development C value of 0.75 is greater than the C_{pre} = 0.38.

The storage volume for the five (5)-year and up to the 100-year storm event will be stored by means of flat rooftop at the top of the 6-storey apartment building. Also refer to the site Stormwater Management Report (Report No. R-825-96) for further details.

Conclusion

At this proposed residential site and to develop this lot to house a 28 unit apartment building on a 0.0757 ha. parcel of land, the estimated allowable flow off-site is calculated at 6.17 L/s based on City of Ottawa Drainage and Stormwater Management (SWM) criteria of 2-Year pre-development flow at C_{pre} = 0.38. For on-site SWM attenuation, the flat roof top of the proposed apartment building will be utilized and (4) controlled roof drains are incorporated each with a controlled maximum release rate of 0.95 L/s (15.0 U.S. gal/min.) under a maximum head of 150 mm. The controlled flow from this site at the 5-Year event totals to 3.16 L/s and 3.80 L/s for the 100-Year event for the post development condition. The uncontrolled 5-Year post development flow from the remainder of the site is estimated at 4.78 L/s and 9.42 L/s for the 100-year event respectively.

During the five (5)-year storm event for the flat rooftop storage, the ponding depth of rooftop area 1, 2, 3 and 4 is estimated at 100 mm at the drain and 0mm at the roof perimeter, assuming a 1.7% minimum roof pitch to the drain. The rooftop storage available at Roof Area 1 is 1.49 m^3, at Roof Area 2 is 2.01 m^3, at Roof Area 3 is 1.17 m^3 and the rooftop storage available at Roof Area 4 is 1.70 m^3, for a total of 6.37 m^3, which is greater than the required volume of 5.68 m^3.

During the 100-year storm event for the flat rooftop storage, the ponding depth of Roof Area 1, 2, 3 and 4 is estimated at 150 mm at the drain and 0mm at the roof perimeter, assuming a 1.7% minimum roof pitch to the drain. The rooftop storage available at Roof Area 1 is 4.55 m^3, at Roof Area 2 is 6.59 m^3, at Roof Area 3 is 4.15 m^3 and the rooftop storage available at Roof Area 4 is 5.31 m^3, for a total of 20.60 m^3, which is greater than the required volume of 13.82 m^3.

Therefore, by means of flat building rooftop storage and grading the site to the proposed grades as shown on the Proposed Grading and Servicing Plan and Proposed Rooftop Stormwater Management Plan Dwg. 825-96 G-1 and 825-96 SWM-1 respectively, the desirable five (5)-Year storm and 100-Year storm event detention volume of 6.37 m^3 and 20.60 m^3 respectively will be available on site. Refer to Appendix D for detailed calculations of available storage volumes.

Thus for this development site, the 5-Year maximum post development flow draining off-site is the controlled roof top flow plus the uncontrolled flow from the remainder of the site totals to 7.94 L/s (4.78 L/s + 3.16 L /s) which is slightly 1.77 L/s above the allowable 6.17 L/s. For storm events up to and including 100-Year, the estimated maximum post development flow draining off-site is 13.22 L/s (9.42 L/s + 3.80 L/s) which exceeds the site allowable of 6.17 L/s by 7.05 L/s for this site.

However, in comparing the pre-development flow of the current site conditions to the post development flow, the SWM regulated flow plus uncontrolled flow from the proposed site under the post development conditions at the 5-Year event = 7.94 L/s and the 100 year event = 13.22 L/s where both of the post development flow events are less than the current pre-development flow estimate for the site at 5-Year $_{Pre}$ = 8.33 L/s and 100-Year $_{Pre}$ = 16.91 L/s. Therefore with this

proposed development, stormwater flow is improved from that of the existing condition for the 5-Year event and at the 100-Year event under the proposed post-development conditions.

The building weeping tile drainage will outlet via its separate 150mm diameter PVC storm lateral. The roof drains will be outletted also via a separate 150mm PVC storm lateral from the apartment building which "wye" into the proposed 150mm dia. weeping tile storm lateral, whereupon both laterals are outletting to the existing Russell Avenue 300 mm diameter combined sewer with only one (1) storm lateral connection. The City of Ottawa recommends that pressurized drain pipe material be used in the building for the roof drain leader pipe in the event of surcharging on the City's combined sewer system. Refer to the proposed site grading and servicing plan Dwg. 825-96 G-1 for details.

Erosion and Sediment Control

The contractor shall implement Best Management Practices to provide for protection of the receiving storm sewer during construction activities. These practices are required to ensure no sediment and/or associated pollutants are released to the receiving watercourse. These practices include installation of a "siltsack" catch basin sediment control device or equal in catch basins as recommended by manufacturer on-site and off-site within the Russell Avenue road right-of-way adjacent to this property. Siltsack shall be inspected every 2 to 3 weeks and after every major storm. The deposits will be disposed of as per the requirements of the contract. See Dwg. No. 825-96 ESC-1 for details.

Refer to Appendix F for the summary of the Development Servicing Study Checklist that is applicable to this development.

PREPARED BY T.L. MAK ENGINEERING CONSULTANTS LTD.

TONY L. MAK, P.ENG

PROPOSED SIX (6) STOREY RESIDENTIAL APARTMENT

BUILDING LOT DEVELOPMENT SITE

71 RUSSELL AVENUE

LOT 14

EAST SIDE OF RUSSELL AVENUE

R-PLAN 58319

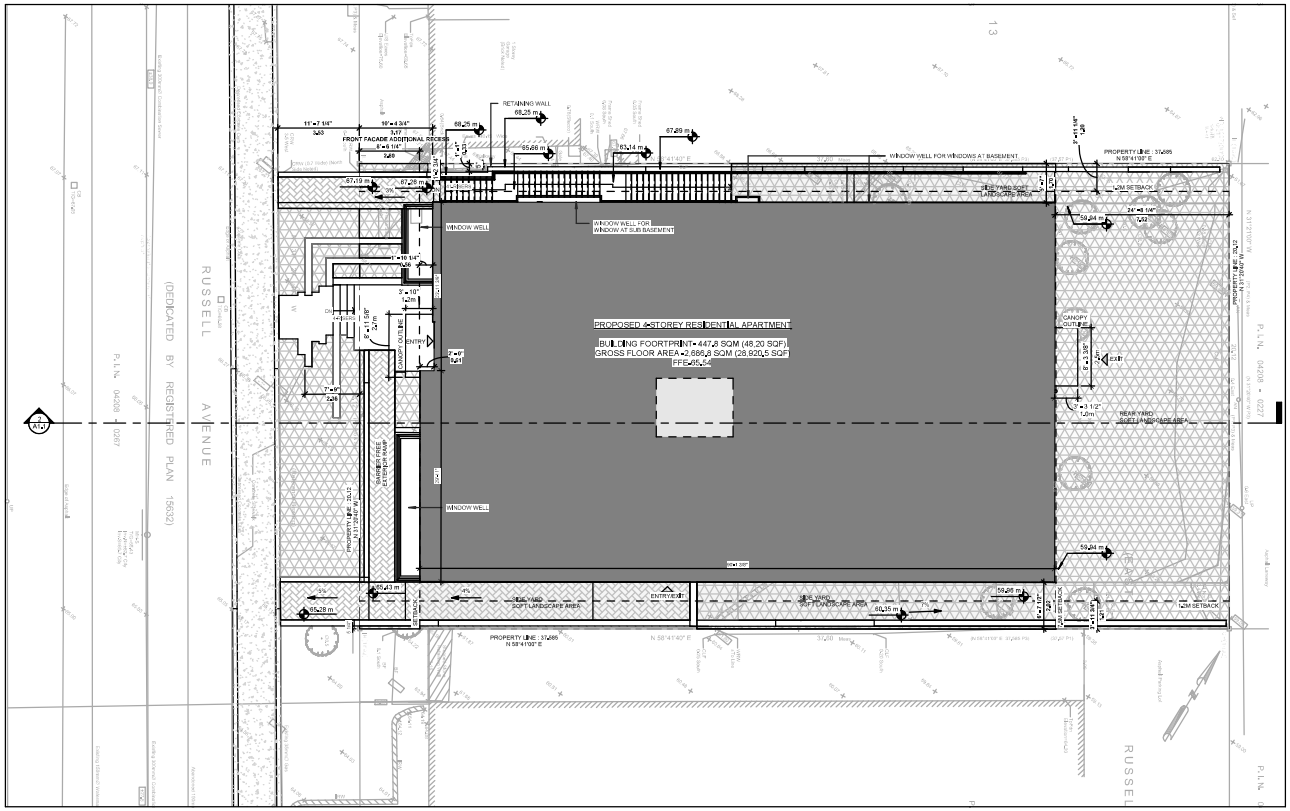
CITY OF OTTAWA

APPENDIX A

SITE PLAN

BY

LAWRENCE ARCHITECTS



1 Site Plan
A1.0 SCALE 1 : 100

BAR SCALE 1:100

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)GSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHW	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 8MM X 150MM BASE PLATE WITH 4 BOLT HOLES; SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 19MM DIA., GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BFPS	PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 300MM WIDE X 450MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY, MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 2300MM 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 INDICATES 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
TWS	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[489])	
NEW OVERHEAD DOOR	FENCE
NEW DOOR/ENTRANCE	TWO WAY TRAFFIC
BICYCLE PARKING SPACE(1.8M x 0.6M)	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.: 69-17
DATE: JANUARY, 2018

PROJECT ZONING REVIEW / STATISTICS

MUNICIPALITY:	CITY OF OTTAWA
MUNICIPAL ADDRESS:	71 RUSSELL AVE, OTTAWA, ON K1N 7X2
REGISTERED OWNER:	JERSEY DEVELOPMENTS INC.
LOT AREA:	796.22 sq.m [LOT AREA TAKEN FROM GEO-OTTAWA PARCEL INFORMATION]
ZONING ANALYSIS:	
OTTAWA ZONE:	R4UD LOW-RISE APARTMENT DWELLING (9 OR MORE UNITS)
PROPOSED USE:	4 STOREY APARTMENT BUILDING (39 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[489])	SECTION	REQUIRED	PROVIDED
MIN. LOT WIDTH	S162, TABLE 162A	18M	25.72M
MIN. LOT AREA	S162, TABLE 162A	450M²	796.2M²
MAX. BUILDING HEIGHT	S162, TABLE 162A	14.5M	14.40M
MIN. FRONT YARD SETBACK	S144(1)(A); S162, TABLE 162A	1.2 SO (5) MIN. 1.2 APPLIES	3.68M
MIN. REAR YARD SETBACK TABLE 144A(B)	S143(3)(A)	11.27M (30% OF LOT DEPTH)	7.62M (20.02% OF LOT DEPTH)
MIN. REAR YARD AREA	S143(3)(A)	189.13M² (25% OF LOT AREA)	151.27M² (20.04% OF LOT AREA)
MIN. INTERIOR YARD SETBACK	S162, TABLE 162A	1.2M	2.69M, 1.7M
MIN. AREA OF SOFT LANDSCAPING IN REAR YARD	S161(10)(B)(i) S161(10)(B)(ii)	AREA=143.6M²: 50% OF REAR YARD AREA MIN. AGGREGATE AREA OF 25M², W/ ONE DIMENSION >= 2M	100%
MIN. LANDSCAPED AREA	S161(6)	229.89M²(30% OF LOT AREA)	259M²(33.47% OF LOT AREA)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	S161, TABLE 161	10.46M² (25% FOR LOT WITH FYS 1.2M-3M)	25.9M²(66.9% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE : 25% WINDOWS=162.2M²	25.4%=41.23M²
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.2M (MIN. 20% OF FRONT FACADE)	0.61M (20.3M=3.4%), 0.2M (63M²=9.8%)
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: 39 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)	1.0 (0.7 PER DWELLING UNIT)	28 (1 PER UNIT)
MIN. NUMBER OF PARKING SPACES (RESIDENT)	S110	S101(3A) PARKING ONLY REQUIRED FOR UNITS > 12 : 16 UNITS @ 0.5 SPACES PER DU = 8 SPACES	0 SPACES
MIN. NUMBER OF PARKING SPACES (VISITOR)	S102	0.4(S2) 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 0.2 M TO THE LOT LINE	FRONT : 1.42M REAR : 1.42M
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(ii)	1.2 M INTO AN INTERIOR SIDE YARD, BUT NOT CLOSER THAN 0.2M 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 0.2M TO A LOT LINE, AND	2.2M / 7'-4" BEYOND FRONT PROPERTY LINE
ENCROACHMENTS: OPEN STAIRWAYS	S65(4)(B)(ii)	OTHER CASES: IN THE CASE OF ANY YARD: 1.2 M, BUT NOT CLOSER THAN 1 M TO A LOT LINE, EXCEPT THAT, WHERE A STAIRCASE AND ASSOCIATED LANDING EXTEND INTO THE REAR YARD, THESE ARE INTENDED TO PROVIDE A MEANS OF EGRESS FOR DWELLING UNITS LOCATED ON THE SECOND AND HIGHER STOREYS.	0.2M / 7'-4" 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%	16.09=57.14%	13.09= 42.86%	

BUILDING FLOOR STATISTICS-APARTMENT TYPES (BARRIER FREE UNITS - OBC 2024 3.8.3.1.(1/7))

FLOOR LEVEL	SUITE COUNT (BF UNITS)	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:
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION AND/OR MODIFICATION OF WORK. THESE SHALL BECOME A PART OF THE WORK AND INTENT OF THE CONTRACT AND BE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3) DO NOT SCALE DRAWINGS
4) ALL TRADES/CONTRACTORS TO TAKE THEIR OWN SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

NORTH ARROW

08	2025.12.23	ISSUED FOR COORDINATION
07	2025.12.11	ISSUED FOR COORDINATION
06	2025.12.08	ISSUED FOR COORDINATION
05	2025.12.05	ISSUED FOR COORDINATION
04	2025.11.27	ISSUED FOR COORDINATION
03	2025.11.19	ISSUED FOR REVIEW
no.	DATE	revision

LAWRENCE ARCHITECTS
205-71 DEAN PARK ROAD
OTTAWA, ONTARIO
K2E 8B7
T (613) 726-7770
E INFO@LAWRENCEARC.COM

PROJECT:
Russell Development
71 RUSSELL AVE

SHEET TITLE:
SITE PLAN

DRAWN BY: VJL	CHECKED BY: BJ.
PLOT DATE: 23-12-2025 11:53:09	PROJECT DATE: 24-06-2025
JOB NUMBER: LA4158-25	SCALE: As indicated

A1.0
PLAN #

APPLICATION #

PROPOSED SIX (6) STOREY RESIDENTIAL APARTMENT

BUILDING LOT DEVELOPMENT SITE

71 RUSSELL AVENUE

LOT 14

EAST SIDE OF RUSSELL AVENUE

R-PLAN 58319

CITY OF OTTAWA

APPENDIX B

SITE PRE-DEVELOPMENT CONDITION

GOOGLE IMAGE 2019 & 2024, AERIAL PHOTOGRAPHY 2022 (GEOOTTAWA),

TOPOGRAPHICAL SURVEY PLAN (DATED JANUARY 18, 2019)

[BY FARLEY SMITH AND DENIS SURVEYING LTD.]

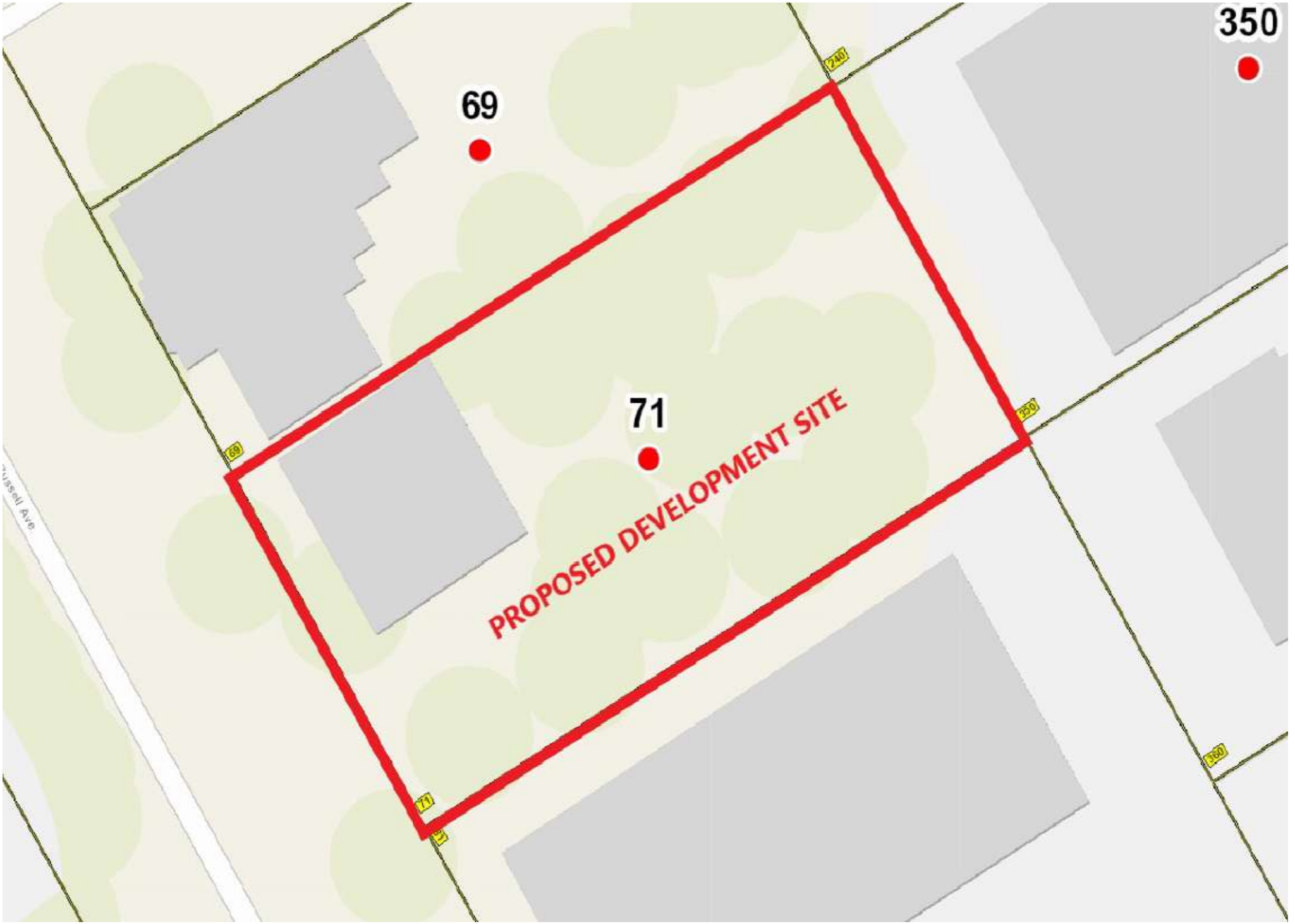
AND

TOPOGRAPHICAL SURVEY PLAN (DATED SEPTEMBER 11, 2025)

[BY FARLEY SMITH AND DENIS SURVEYING LTD.]

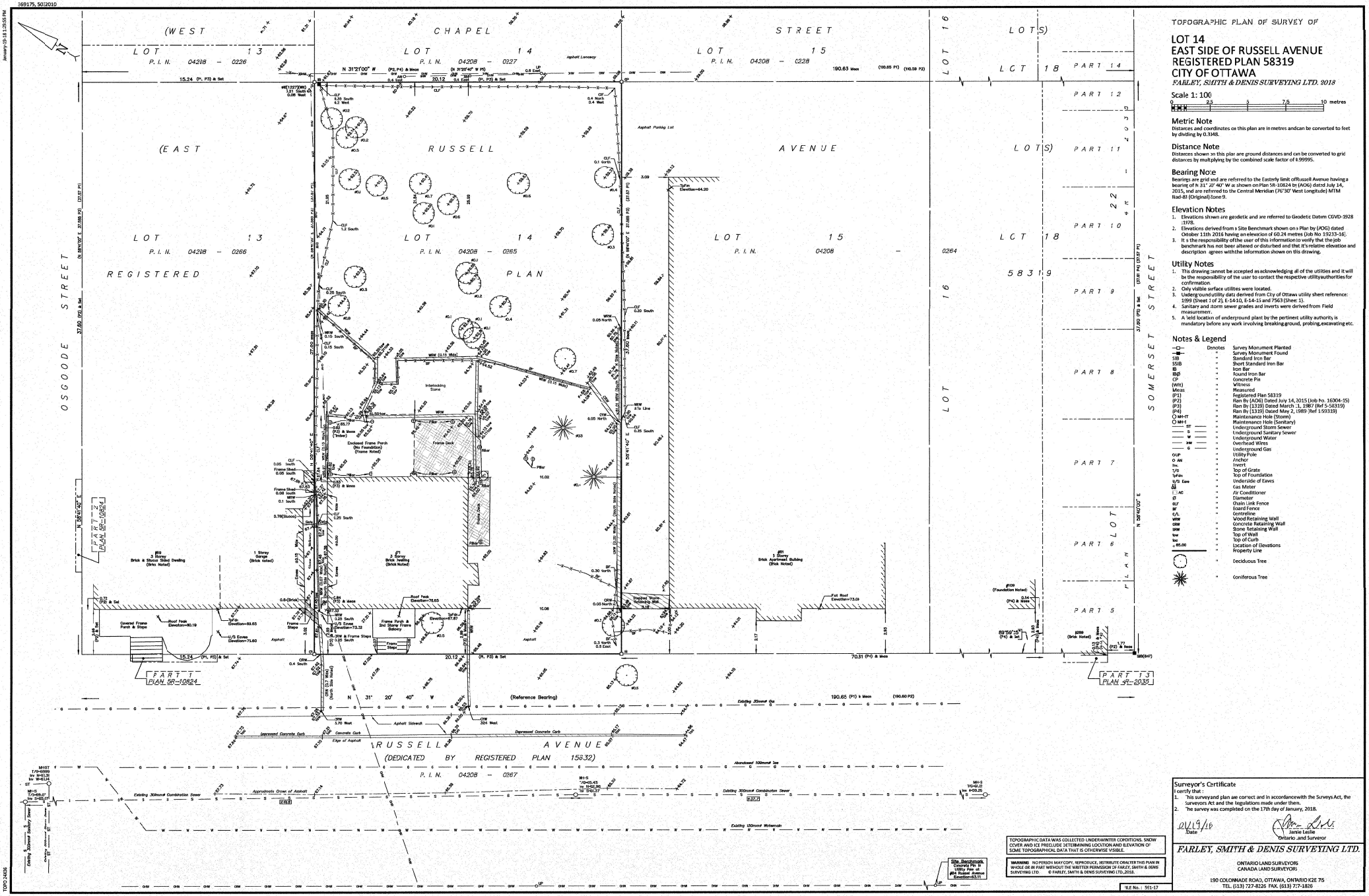
2024

2019



2022

2022



TOPOGRAPHIC PLAN OF SURVEY OF

LOT 14
EAST SIDE OF RUSSELL AVENUE
REGISTERED PLAN 58319
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2018

Scale 1: 100

0 2.5 5 7.5 10 metres

Metric Note

Distances and coordinates on this plan are in metres andcan be converted to feet by dividing by 0.3348.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multplying by the combined scale factor of 0.99995.

Bearing Note

Bearings are grid and are referred to the Easterly limit ofRussell Avenue having a bearing of N 31° 20' 40" W as shown on Plan 5R-10824 by (AOG) dated July 14, 2015, and are referred to the Central Meridian (76°30' West Longitude) MTM Nad-83 (Original) Zone 9.

Elevation Notes

1. Elevations shown are geodetic and are referred to Geodetic Datem CGVD-1928 :1978.
2. Elevations derived from a Site Benchmark shown on > Plan by (AOG) dated October 11th 2016 having an elevation of 60.24 metres (Job No 19233-16).
3. It s the responsibility ofthe user of this information to verify that the job benchmark has not beer altered or disturbed and that it's relative elevation and description agrees withthe information shown on this drawing.

Utility Notes

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utilityauthorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: 1999 (Sheet 1 of 2), E-1410, E-14-15 and 7563 (Shee: 1).
4. Sanitary and storm sewer grades and inverts were derived from Field measurement.
5. A 'ield location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBG	"	Round Iron Bar
CP	"	Concrete Pin
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 58319
(P2)	"	Plan By (AOG) Dated July 14, 2015 (Job No. 16004-15)
(P3)	"	Plan By (1329) Dated March .1, 1987 (Ref 5-58319)
(P4)	"	Plan By (1329) Dated May 2, 1989 (Ref 1-59319)
MH-IT	"	Maintenance Hole (Storm)
MH-I	"	Maintenance Hole (Sanitary)
ST	"	Underground Storm Sewer
S	"	Underground Sanitary Sewer
W	"	Underground Water
HW	"	Overhead Wires
G	"	Underground Gas
UP	"	Utility Pole
AN	"	Anchor
Inv.	"	Invert
TG	"	Top of Grate
TopFdn	"	Top of Foundation
U/S Eave	"	Underside of Eaves
GM	"	Gas Meter
AC	"	Air Conditioner
Ø	"	Diameter
CLF	"	Chain Link Fence
BF	"	Board Fence
C/L	"	Centreline
WRW	"	Wood Retaining Wall
CRW	"	Concrete Retaining Wall
SRW	"	Stone Retaining Wall
TW	"	Top of Wall
TOC	"	Top of Curb
85.00	"	Location of Elevations
	"	Property Line
	"	Deciduous Tree
	"	Coniferous Tree

Surveyor's Certificate

I certify that :

1. This surveyand plan are correct and in accordancewith the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 17th day of January, 2018.

Date

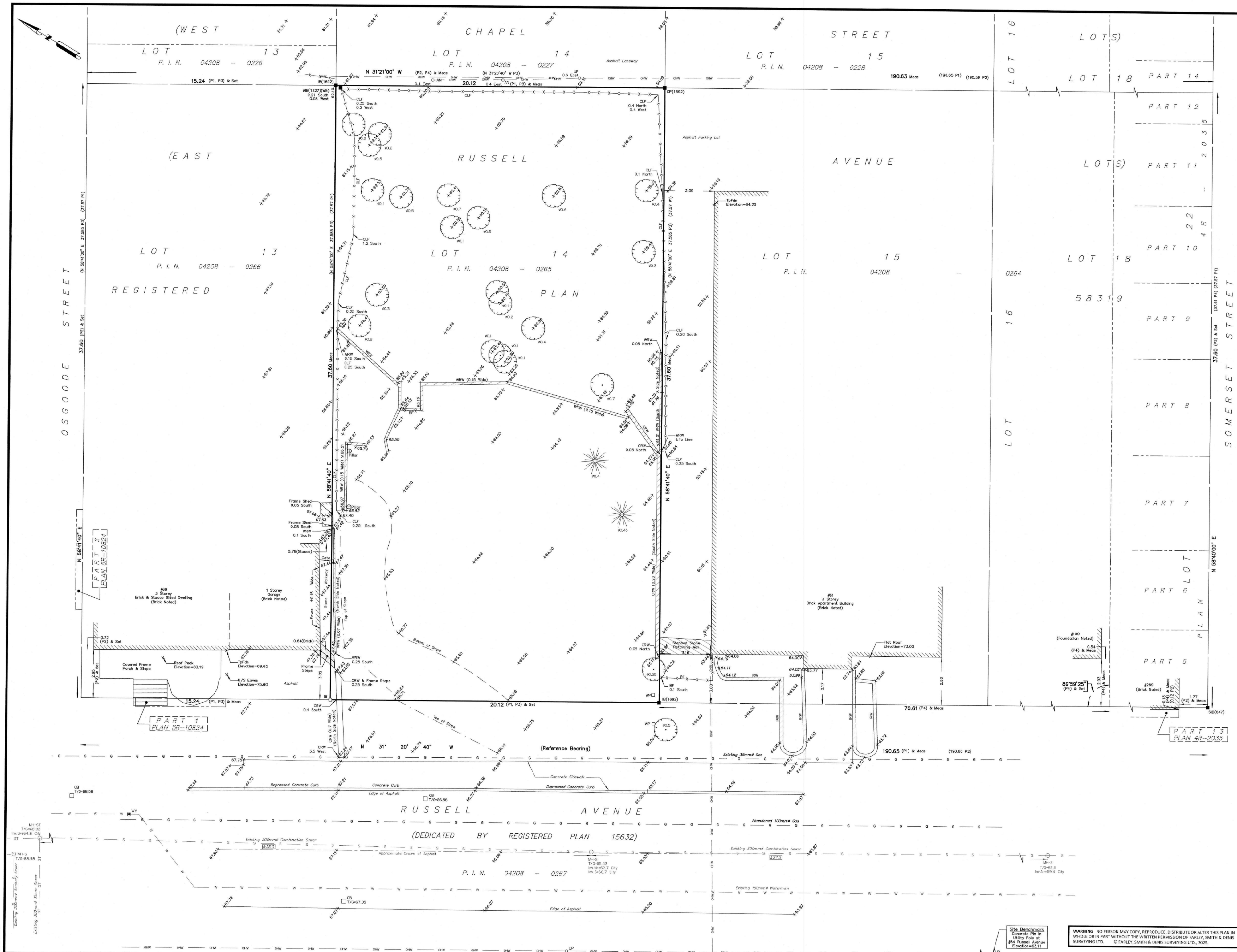
Jamie Leslie
Ontario Land Surveyor

TOPOGRAPHIC DATA WAS COLLECTED UNDERWINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7S
TEL. (613) 727-8226 FAX. (613) 727-1826

FILE No.: 591-17

J:\2017\591-17_71 Russell Rd_Topo\Final\591-17_71 Russell Rd_L14 RP58319_F_F.dwg



TOPOGRAPHIC PLAN OF SURVEY OF

LOT 14
EAST SIDE OF RUSSELL AVENUE
REGISTERED PLAN 58319
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 100

0 2.5 5 7.5 10 metres

Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note

Bearings are grid and are referred to the Easterly limit of Russell Avenue having a bearing of N 31° 20' 40" W as shown on Plan 5R-10824 by (AOG) dated July 14, 2015, and are referred to the Central Meridian (76°30' West Longitude) MTM Nad-33 (Original) Zone 9.

Elevation Notes

1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.
2. Elevations derived from a Site Benchmark shown on a Plan by (AOG) dated October 11th, 2016 having an elevation of 60.24 metres (Job No. 19233-16).
3. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

Utility Notes

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located
3. Underground utility data derived from City of Ottawa utility sheet reference: 1999 (Sheet 1 of 2), E-14-10, E-14-15 and 7563 (Sheet 1).
4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa's Geographic Information Database.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
B	"	Iron Bar
BØ	"	Round Iron Bar
CP	"	Concrete Pin
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 58319
(P2)	"	Plan By (AOG) Dated July 14, 2015 (Job No. 16004-15)
(P3)	"	Plan By (1319) Dated March 11, 1987 (Ref 5-58319)
(P4)	"	Plan By (1319) Dated May 2, 1989 (Ref 1-59319)
○ MH-ST	"	Maintenance Hole (Storm)
○ MH-S	"	Maintenance Hole (Sanitary)
— ST —	"	Underground Storm Sewer
— S —	"	Underground Sanitary Sewer
— W —	"	Underground Water
— OHW —	"	Overhead Wires
— G —	"	Underground Gas
○ UP	"	Utility Pole
○ AN	"	Anchor
Inv.	"	Invert
T/G	"	Top of Grate
TpFdn	"	Top of Foundation
U/S Eave	"	Underside of Eaves
□ GM	"	Gas Meter
▢ AC	"	Air Conditioner
Ø	"	Diameter
CLF	"	Chain Link Fence
BF	"	Board Fence
C/L	"	Centreline
WP	"	Wood Post
WRW	"	Wood Retaining Wall
CRW	"	Concrete Retaining Wall
SRW	"	Stone Retaining Wall
IRW	"	Interlock Retaining Wall
+65.00	"	Location of Elevations
+65.00	"	Top of Concrete Curb/Retaining Wall Elevation
———	"	Property Line
(circle symbol)	"	Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
(star symbol)	"	Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Surveyor's Certificate

I certify that :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 8th day of September, 2025.

Sept. 11/25
Date

Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-109491

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fsdsurveys.ca

J:\2025\259-25_71 Russell ave_topo upd\Final\259-2571 Russell Rd_L14 RP58319_T_F.dwg

PROPOSED SIX (6) STOREY RESIDENTIAL APARTMENT

BUILDING LOT DEVELOPMENT SITE

71 RUSSELL AVENUE

LOT 14

EAST SIDE OF RUSSELL AVENUE

R-PLAN 58319

CITY OF OTTAWA

APPENDIX C

RUSSELL AVENUE

CITY OF OTTAWA

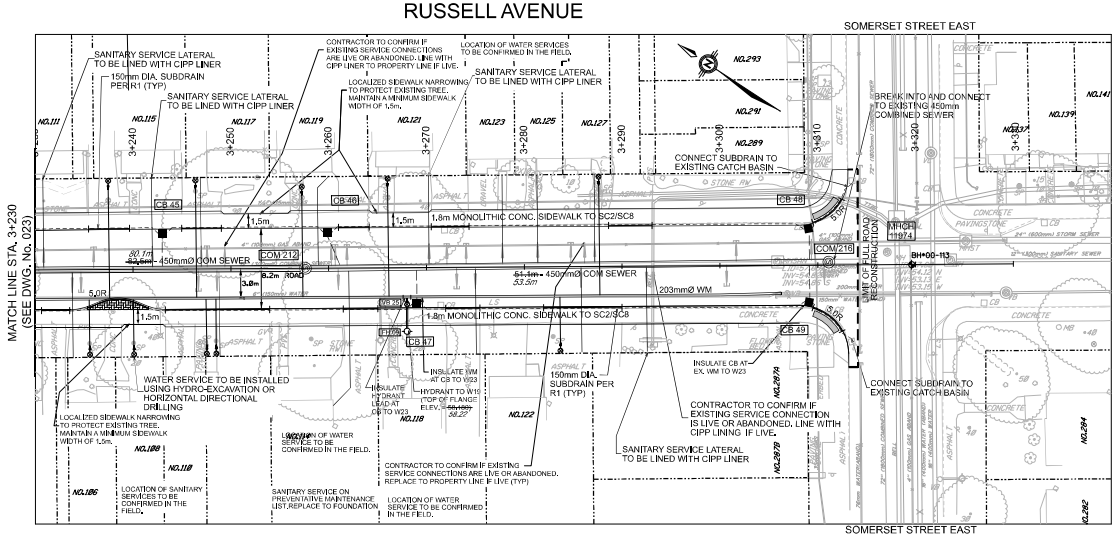
PLAN AND PROFILE

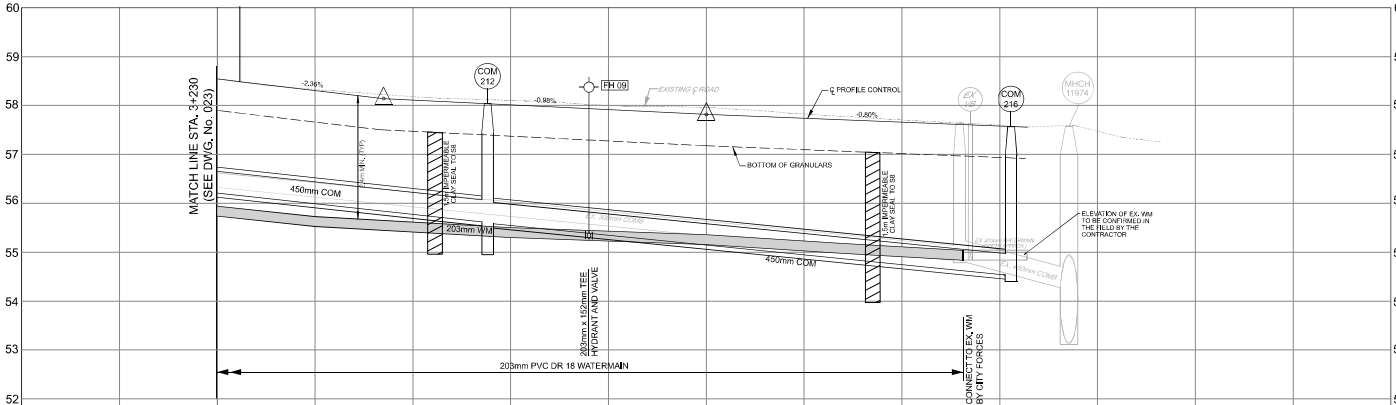
DRAWINGS

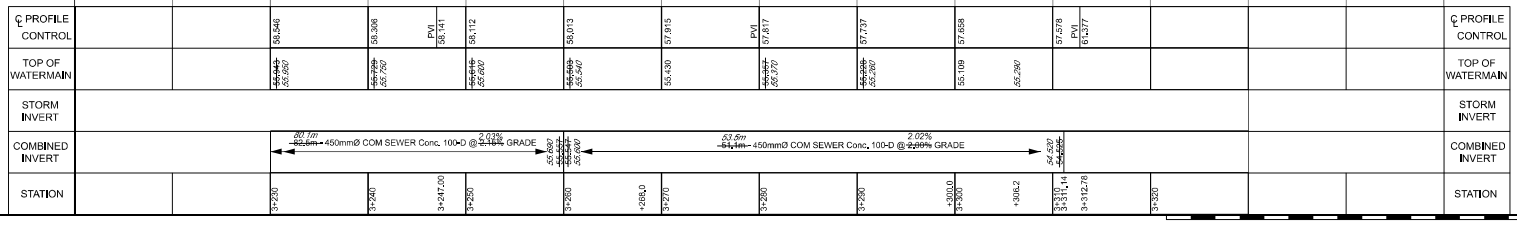
DRAWING FRAME: 759mm x 534mm City of Ottawa 2006

27798

RUSSELL AVENUE







CITY OF OTTAWA

ROAD SEWER AND WATERMAIN RECONSTRUCTION

RUSSELL AVENUE

PLAN AND PROFILE

STA. 3+230 TO STA. 3+330

ALAIN C. GONTHIER P. ENG., Director

F. SMITH P. ENG., Project Manager

J.L.Richards ENGINEERS • ARCHITECTS • PLANNERS www.JLRichards.ca

Ottawa

Contract No. CP000153 | Dwg. No. 024

Sheet 24 of 54

Asset No.

Asset Group

Des. TR | Chk'd. CB

Dwn. MF | Chk'd. CB

Utility Circ. No. | Index No.

Const. Inspector

Scale: HORIZONTAL 1:250 (0m 2.5 5 10); VERTICAL 1:50 (0m 1 2)

NOTE: The location of utilities is approximate only, the exact location should be determined by consulting the municipal authorities and utility companies concerned. The contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.

REVISIONS

No.	Description	By	Date (dd/mm/yy)
1	ISSUED FOR 100% PRELIMINARY DESIGN CIRCULATION	CB	17/12/18
2	ISSUED FOR MECP APPROVAL	CB	03/04/19
3	ISSUED FOR MUNICIPAL CONSENT CIRCULATION	CB	03/05/19
4	ISSUED FOR TENDER	CB	17/05/19
5	ISSUED FOR CONSTRUCTION	CB	02/08/19
6	ISSUED FOR SCM #16	CB	15/06/20
7	ISSUED WITH 'AS-BUILT' DRAWINGS	CB	23/09/22

NOTE:

1. WATER SERVICE INSTALLATION AT SEWER CROSSING TO W38, SERVICE MUST CROSS UNDER SEWER IF 2.4m (MIN) COVER CANNOT BE ACHIEVED

COMBINED MAINTENANCE HOLE DATA

NO.	STRUCTURE TYPE / SIZE
COM 212	OPSD 701.010 - 1200mm Ø
COM 216	OPSD 701.010 - 1200mm Ø

1. MAINTENANCE HOLES TO BE BENCHED PER OPSD 701.021.
2. MAINTENANCE HOLE COVERS TO S24 UNLESS SHOWN OTHERWISE.
3. MAINTENANCE HOLES TO HAVE SELF LEVELLING FRAMES AND COVERS.

CATCH BASIN DATA

NO.	STATION	OFFSET	COVER	STRUCTURE	T/GRATE	LENGTH	INVERT	ICD
CB 45	3+243.00	4.10 L	S19	OPSD 705.010	58.147	3.8	56.747	V
CB 46	3+260.00	4.10 L	S19	OPSD 705.010	57.931	3.8	56.531	V
CB 47	3+293.00	4.10 R	S19	OPSD 705.010	57.807	3.8	56.407	V
CB 48	3+309.00	4.10 L	S19	OPSD 705.010	57.412	3.9	56.012	V
CB 49	3+309.00	4.10 R	S19	OPSD 705.010	57.476	4.0	56.076	V

1. OFFSET MEASURED FROM ROAD ALIGNMENT CONTROL TO FACE OF CURB.
2. GRATE ELEVATIONS ARE GIVEN AT EDGE OF PAVEMENT.
3. ALL CATCH BASIN LEADS TO BE 200mmØ PVC DR-35 UNLESS SHOWN OTHERWISE FOR STANDARD CONCRETE CATCH BASINS (OPSD 705.010).
4. ALL CATCH BASINS TO INCLUDE 600mm SUMP.
5. LENGTH MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF SEWER.
6. INLET CONTROL DEVICE (ICD)
   V = VORTEX FRAME
   C = FRAME TYPE ICD WITH CIRCULAR ORIFICE
   REFER TO CONTRACT SPECIFICATIONS FOR ICD DETAILS
7. * = SHALLOW CATCH BASIN

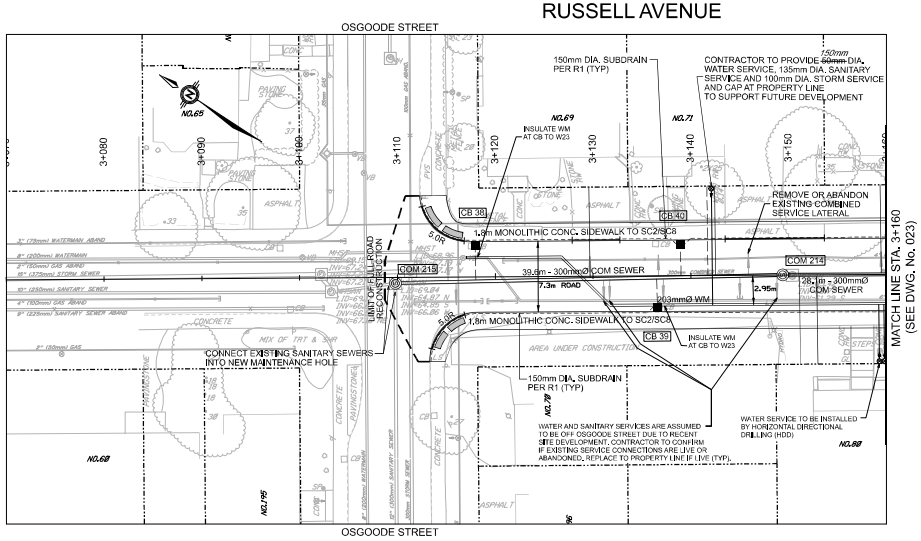
'AS BUILT' NOTE:
"ALL NUMERICAL VALUES THAT ARE NOT STROKED OUT AND REPLACED IN ITALICS ON 'AS BUILT' DRAWINGS ARE CONSIDERED TO BE DESIGN VALUES ONLY AND NOT MEASURED IN THE FIELD"

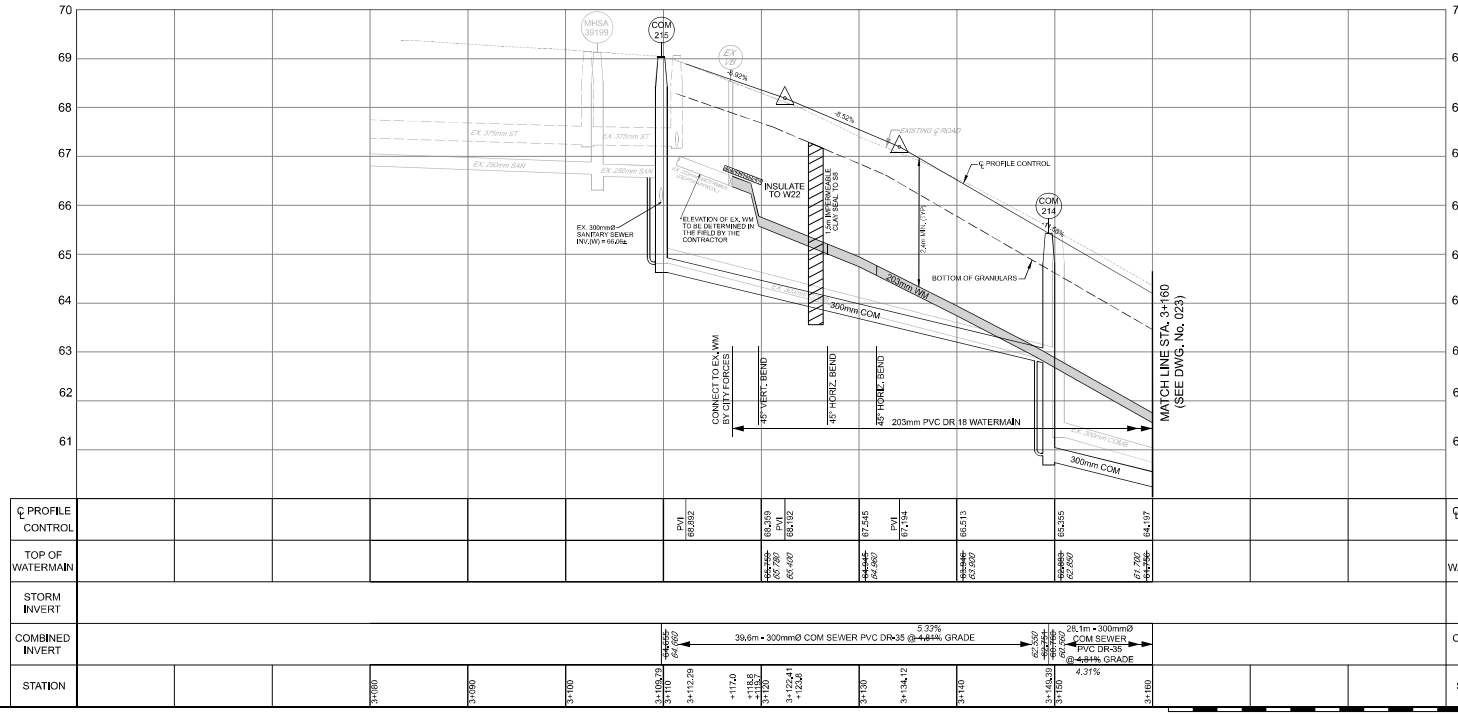
This drawing comprises the original design drawing updated to reflect information supplied by others as to the final 'AS CONSTRUCTED' conditions. The information supplied by others has not been verified and, as such, this drawing is not warranted by J.L. Richards and Associates Limited for completeness or accuracy.
Date of Issue: September 23, 2022.

DRAWING FRAME: 756mm x 534mm City of Ottawa 2006

27798

RUSSELL AVENUE





℄ PROFILE CONTROL							PVI 68.892	68.369 PVI 68.192	67.545 PVI 67.194	66.513	65.355	64.197	℄ PROFILE CONTROL
TOP OF WATERMAIN							~~66.755~~ 67.787	~~66.044~~ 65.403	~~65.346~~ 64.867	~~65.346~~ 63.937	~~65.346~~ 62.850	~~64.197~~ 61.792	TOP OF WATERMAIN
STORM INVERT													STORM INVERT
COMBINED INVERT							~~64.655~~ 64.480	39.6m - 300mmØ COM SEWER PVC DR-35 @ ~~4.81%~~ 5.23% GRADE			~~63.590~~ 62.254	28.1m - 300mmØ COM SEWER PVC DR-35 @ ~~4.81%~~ 4.31% GRADE ~~62.254~~ 61.293	COMBINED INVERT
STATION			3+060	3+080	3+100	2+109.29 3+110	3+112.29	+1720	+118.8 +117.67 3+120	3+122.41 +122.8	3+130	3+134.12	3+140	3+145.39 3+150	3+160	STATION

CITY OF OTTAWA
ROAD SEWER AND WATERMAIN RECONSTRUCTION
RUSSELL AVENUE
PLAN AND PROFILE
STA. 3+080 TO STA. 3+160
ALAIN C. GONTHIER P. ENG. Director
F. SMITH P. ENG. Project Manager
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Ottawa

Contract No.	Dwg. No.
CP000153	022
Sheet 22 of 54	
Asset No.	
Asset Group	
Des. TR	Chk'd. CB
Dwn. MF	Chk'd. CB
Utility Circ. No.	Index No.
Const. Inspector	
Scale: HORIZONTAL 1:250 (0m 2.5 5 10) VERTICAL 1:50 (0m 1 2)	

NOTE: The location of utilities is approximate only, the exact location should be determined by consulting the municipal authorities and utility companies concerned. The contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.

REVISIONS

No.	Description	By	Date (dd/mm/yy)
1	ISSUED FOR 100% PRELIMINARY DESIGN CIRCULATION	CB	17/12/18
2	ISSUED FOR MECP APPROVAL	CB	03/04/19
3	ISSUED FOR MUNICIPAL CONSENT CIRCULATION	CB	03/05/19
4	ISSUED FOR TENDER	CB	17/06/19
5	ISSUED FOR CONSTRUCTION	CB	02/08/19
6	ISSUED FOR SCM #16	CB	15/06/20
7	ISSUED WITH 'AS-BUILT' DRAWINGS	CB	23/09/22

NOTE:

1. WATER SERVICE INSTALLATION AT SEWER CROSSING TO W38, SERVICE MUST CROSS UNDER SEWER IF 2.4m (MIN) COVER CANNOT BE ACHIEVED

COMBINED MAINTENANCE HOLE DATA

NO.	STRUCTURE TYPE / SIZE
COM 214	OPSD 701.010 - 1200mm Ø C/W DROP PIPE (OPSD 1003.010)
COM 215	OPSD 701.010 - 1200mm Ø C/W DROP PIPE (OPSD 1003.010)

1. MAINTENANCE HOLES TO BE BENCHED PER OPSD 701.021.
2. MAINTENANCE HOLE COVERS TO S24 UNLESS SHOWN OTHERWISE.
3. MAINTENANCE HOLES TO HAVE SELF LEVELLING FRAMES AND COVERS.

CATCH BASIN DATA

	NO.	STATION	OFFSET	COVER	STRUCTURE	T/GRATE	LENGTH	INVERT	ICD
	CB 38	3+118.00	3.60 L	S19	OPSD 705.010	68.329	3.8	67.129	N/A
*	CB 39	3+136.50	3.60 R	S19	OPSD 705.010	66.783	3.2	65.863	N/A
	CB 40	3+139.00	3.60 L	S19	OPSD 705.010	66.587	3.5	65.187	N/A

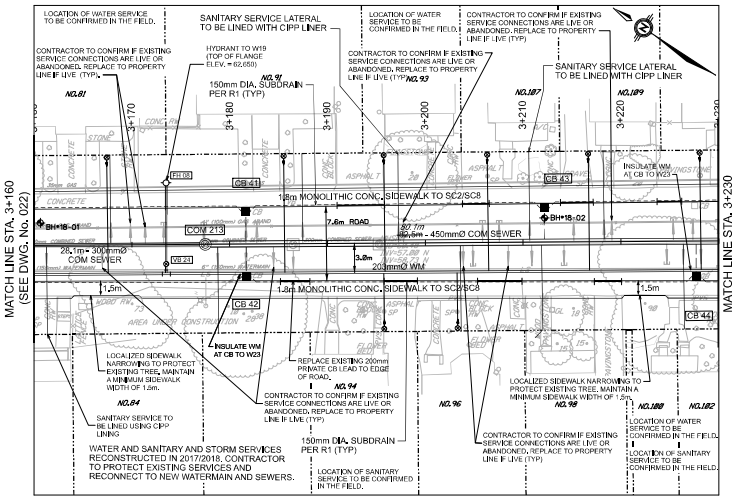
1. OFFSET MEASURED FROM ROAD ALIGNMENT CONTROL TO FACE OF CURB.
2. GRATE ELEVATIONS ARE GIVEN AT EDGE OF PAVEMENT.
3. ALL CATCH BASIN LEADS TO BE 300mmØ PVC DR-35 UNLESS SHOWN OTHERWISE FOR STANDARD CONCRETE CATCH BASINS (OPSD 705.010).
4. ALL CATCH BASINS TO INCLUDE 600mm SUMP.
5. LENGTH MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF SEWER.
6. INLET CONTROL DEVICE (ICD)
   V = VORTEX FRAME
   C = FRAME TYPE ICD WITH CIRCULAR ORIFICE
   REFER TO CONTRACT SPECIFICATIONS FOR ICD DETAILS
7. * = SHALLOW CATCH BASIN

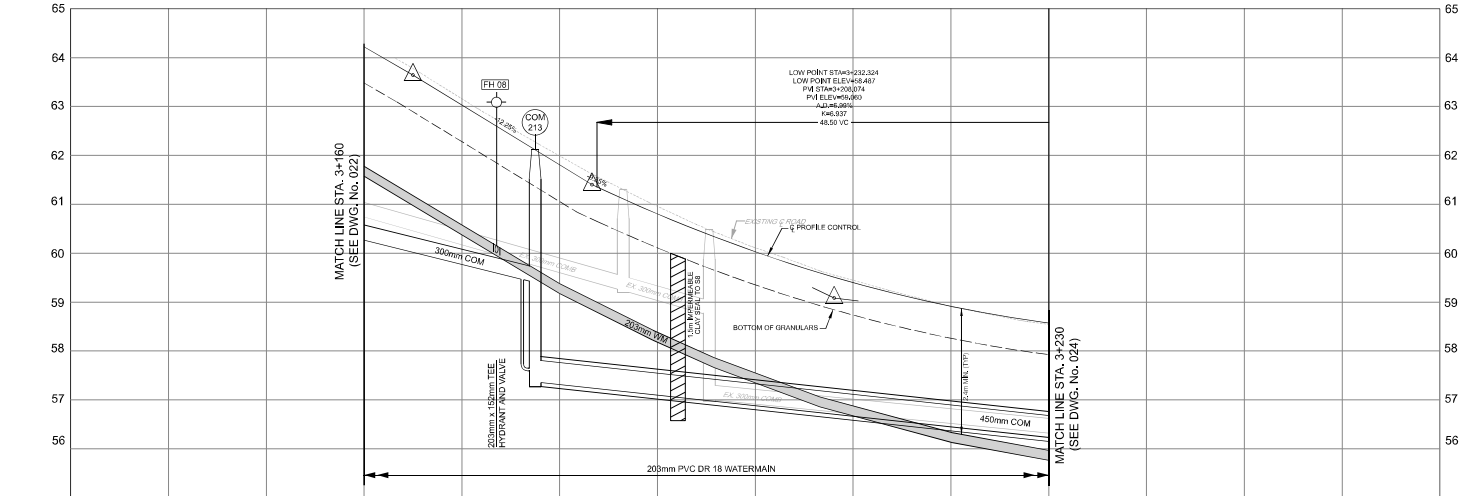
'AS BUILT' NOTE:
"ALL NUMERICAL VALUES THAT ARE NOT STROKED OUT AND REPLACED IN ITALICS ON 'AS BUILT' DRAWINGS ARE CONSIDERED TO BE DESIGN VALUES ONLY AND NOT MEASURED IN THE FIELD"

DRAWING FRAME: 759mm x 534mm City of Ottawa 2006

27/99

RUSSELL AVENUE





℄ PROFILE CONTROL			64.197	PVI 63.818	63.006	61.781 PVI 61.237?	60.778	60.004	59.374	58.888	58.545
TOP OF WATERMAIN			~~61.750~~ 61.750		60.572	~~60.030~~ 59.400	~~59.309~~ 58.300	~~57.525~~ 59.350	~~56.664~~ 56.810	~~56.644~~ 56.260	~~55.940~~ 55.940
STORM INVERT											
COMBINED INVERT			28.1m - 300mmØ COM SEWER PVC DR-35 @ ~~4.81%~~ GRADE 4.31%			~~59.350~~ 59.400 ~~58.550~~ 58.300 ~~57.320~~	80.7m - 52.6m - 450mmØ COM SEWER Conc. 100-D @ ~~2.75%~~ 2.03% GRADE				
STATION			3+160		3+170 +173.5	3+177.48	3+180 3+183.20	3+190	3+200	3+210	3+220	3+230

CITY OF OTTAWA ROAD SEWER AND WATERMAIN RECONSTRUCTION		Ottawa	
RUSSELL AVENUE PLAN AND PROFILE STA. 3+160 TO STA. 3+230		Contract No. CP000153	Dwg. No. 023
		Sheet 23 of 54	
ALAIN C. GONTHIER P. ENG. Director	F. SMITH P. ENG. Project Manager	Asset No.	
J.L.Richards www.JLRichards.ca		Asset Group	
		Des. TR	Chk'd. CB
		Dwn. MF	Chk'd. CB
		Utility Circ. No.	Index No.
		Const. Inspector	
		Scale: HORIZONTAL 1:250 0m 2.5 5 10 0m 1 2 VERTICAL 1:50	

NOTE: The location of utilities is approximate only, the exact location should be determined by consulting the municipal authorities and utility companies concerned. The contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.

REVISIONS	No.	Description	By	Date (dd/mm/yy)
	1	ISSUED FOR 100% PRELIMINARY DESIGN CIRCULATION	CB	17/12/18
	2	ISSUED FOR MECP APPROVAL	CB	03/04/19
	3	ISSUED FOR MUNICIPAL CONSENT CIRCULATION	CB	03/05/19
	4	ISSUED FOR TENDER	CB	17/05/19
	5	ISSUED FOR CONSTRUCTION	CB	02/05/19
	6	ISSUED FOR SCM #16	CB	15/05/20
	7	ISSUED WITH 'AS-BUILT' DRAWINGS	CB	23/09/22

NOTE:

1. WATER SERVICE INSTALLATION AT SEWER CROSSING TO W38, SERVICE MUST CROSS UNDER SEWER IF 2.4m (MIN) COVER CANNOT BE ACHIEVED

COMBINED MAINTENANCE HOLE DATA

NO.	STRUCTURE TYPE / SIZE
COM 213	OPSD 701.010 - 1200mm Ø C/W DROP PIPE (OPSD 1003.010)

1. MAINTENANCE HOLES TO BE BENCHED PER OPSD 701.021.
2. MAINTENANCE HOLE COVERS TO S24 UNLESS SHOWN OTHERWISE.
3. MAINTENANCE HOLES TO HAVE SELF LEVELLING FRAMES AND COVERS.

CATCH BASIN DATA

	NO.	STATION	OFFSET	COVER	STRUCTURE	T/GRATE	LENGTH	INVERT	ICD
	CB 41	3+181.50	3.70 L	S19	OPSD 705.010	61.414	3.4	60.014	N/A
*	CB 42	3+181.50	3.70 R	S19	OPSD 705.010	61.450	3.4	60.530	N/A
	CB 43	3+212.00	3.90 L	S19	OPSD 705.010	59.147	3.6	57.747	V
*	CB 44	3+227.50	4.00 R	S19	OPSD 705.010	58.496	3.7	57.596	V

1. OFFSET MEASURED FROM ROAD ALIGNMENT CONTROL TO FACE OF CURB.
2. GRATE ELEVATIONS ARE GIVEN AT EDGE OF PAVEMENT.
3. ALL CATCH BASIN LEADS TO BE 200mmØ PVC DR-35 UNLESS SHOWN OTHERWISE FOR STANDARD CONCRETE CATCH BASINS (OPSD 705.010).
4. ALL CATCH BASINS TO INCLUDE 600mm SUMP.
5. LENGTH MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF SEWER.
6. INLET CONTROL DEVICE (ICD)
   V = VORTEX FRAME
   C = FRAME TYPE ICD WITH CIRCULAR ORIFICE
   REFER TO CONTRACT SPECIFICATIONS FOR ICD DETAILS
7. * = SHALLOW CATCH BASIN

'AS BUILT' NOTE:
"ALL NUMERICAL VALUES THAT ARE NOT STROKED OUT AND REPLACED IN ITALICS ON 'AS BUILT' DRAWINGS ARE CONSIDERED TO BE DESIGN VALUES ONLY AND NOT MEASURED IN THE FIELD"

This drawing comprises the original design drawing updated to reflect information supplied by others as to the final 'AS CONSTRUCTED' conditions. The information supplied by others has not been verified and, as such, this drawing is not warrantied by J.L. Richards and Associates Limited for completeness or accuracy.
Date of Issue: September 23, 2022.

PROPOSED SIX (6) STOREY RESIDENTIAL APARTMENT

BUILDING LOT DEVELOPMENT SITE

71 RUSSELL AVENUE

LOT 14

EAST SIDE OF RUSSELL AVENUE

R-PLAN 58319

CITY OF OTTAWA

APPENDIX D

CITY OF OTTAWA

- **SITE PLAN AND ARCHITECTURAL DRAWINGS**
- **WATER BOUNDARY CONDITIONS E-MAIL**
- **FIRE FLOW CALCULATION – OFM**
- **FUS EXPOSURE DISTANCES – FIGURE 1**
- **SUPPORTING HYDRAULIC CALCULATIONS**
- **HYDRANT SPACING – FIGURE 2**

ATTACHMENT 1 : SITE PLAN AND ARCHITECTURAL DRAWINGS

Russell Development

71 RUSSELL AVE

ISSUED FOR COORDINATION

2025.12.23

ARCHITECTURAL

LAWRENCE ARCHITECTS

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

PLANNER

Q9

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.
CONSULTING ENGINEERS

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

LANDSCAPE

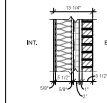
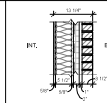
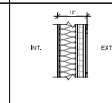
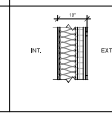
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8

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

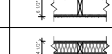
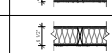
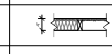
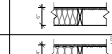
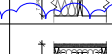
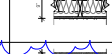
MECHANICAL / ELECTRICAL

TBD

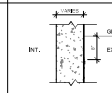
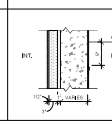
EXTERIOR WALL ASSEMBLIES

TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	RAVALUE (HR)	STC	NOTES
EW1		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) & WEEP 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 • 2"x6" 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 (HP) WOOD FRAMED AND OTHER = R13 + CI R10	–	–
EW2		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) & WEEP 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 • 2"x6" 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 (HP) WOOD FRAMED AND OTHER = R13 + CI R10	–	–
EW3		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 • 2"x6" 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 (HP) WOOD FRAMED AND OTHER = R13 + CI R10	–	–
EW4		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 • 2"x6" 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 (HP) WOOD FRAMED AND OTHER = R13 + CI R10	–	–

INTERIOR PARTITION ASSEMBLIES

TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	RAVALUE (HR)	STC	NOTES
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)	–	–	–	–	STUDS & GYPSUM TO EXTEND TO U/S OF FLOOR/TRUSS OR GYPSUM CEILING (UNO)
P1b		TYP. NON-RATED PARTITION • 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) • 2x6 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)	–	–	–	–	STUDS & GYPSUM TO EXTEND TO U/S OF FLOOR/TRUSS OR GYPSUM CEILING (UNO) PROVIDE SOUND ATTENUATION BATT INSULATION AROUND BEDROOMS, WASHROOMS, LAUNDRY & PLUMBING CHASES
P2b		TYP. NON-RATED INSULATED PARTITION • 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) • 2x6 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.	–	–	–	–	STUDS & GYPSUM TO EXTEND TO U/S OF FLOOR/TRUSS OR GYPSUM CEILING (UNO) PROVIDE SOUND ATTENUATION BATT INSULATION AROUND BEDROOMS, WASHROOMS, LAUNDRY & PLUMBING CHASES
P3b		NON-RATED PARTITION - PLUMBING CHASE • 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) • 2x6 WOOD STUDS @ 16" O.C.	–	–	–	–	
P3c		NON-RATED PARTITION - PLUMBING CHASE • 1/2" GYPSUM BOARD (TAPED, SANDED, & PAINT) • 2x6 WOOD STUDS @ 16" O.C.	–	–	–	–	
P4		RATED ELEVATOR WALL • 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT) • 2x6 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	–	55 NOAL 22-0724	STUDS & GYPSUM TO EXTEND TO U/S OF FLOOR/TRUSS OR GYPSUM CEILING (UNO)
P5		RATED PARTITION (OPTION) • 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT) • 2x6 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 U356	–	52 NOAL 18-0711	STUDS & GYPSUM TO EXTEND TO U/S OF FLOOR/TRUSS OR GYPSUM CEILING (UNO)

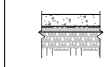
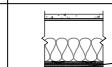
FOUNDATION WALL ASSEMBLIES

TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	RAVALUE (HR)	STC	NOTES
F1		EXTERIOR FOUNDATION WALL • CEMENT PARGING FOR EXPOSED FDN WALL TO 6" BELOW GRADE, PROVIDE TERMINATION BAR BETWEEN PARGING & DRAINAGE MEMBRANE • DIMPLED DRAINAGE MEMBRANE FROM GRADE TO TO FOOTING • BITUMINOUS DAMPPROOFING • CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS	–	–	–	–	FOUNDATION WALLS TO BE CHECKED AS INDICATED ON PLANS, PROVIDE ADDITIONAL REINFORCING AT NON-LATERALLY SUPPORTED WALLS AS INDICATED.
F2		EXTERIOR FOUNDATION WALL @ INTERIOR CONDITIONED SPACE • CEMENT PARGING FOR EXPOSED FDN WALL TO 6" BELOW GRADE, PROVIDE TERMINATION BAR BETWEEN PARGING & DRAINAGE MEMBRANE • DIMPLED DRAINAGE MEMBRANE FROM GRADE TO TO FOOTING • BITUMINOUS DAMPPROOFING • CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS • 1" AIR SPACE • 2x3 WOOD STUDS @ 16" O.C. MAX, C/W MIN. R28 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 (HP) WALLS BELOW GRADE = R-20	–	FOUNDATION WALLS TO BE CHECKED AS INDICATED ON PLANS, PROVIDE ADDITIONAL REINFORCING AT NON-LATERALLY SUPPORTED WALLS AS INDICATED.

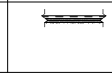
ROOF ASSEMBLIES

TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	RAVALUE (HR)	STC	NOTES
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/VAPOUR BARRIER - ALL JOINTS SEALED • 5/8" EXTERIOR GRADE SHEATHING C/W H-CLIPS • 2x8 @ 24" O.C. WOOD TRUSSES @ 16" O.C. MIN, R31 CLOSED-CELL SPRAY FOAM INSULATION (INCLUDING AIR/VAPOUR BARRIER) • 1X3 WOOD STRAPPING @ 16" O.C. MAX. • 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT)	–	–	SB-12: COMPLIANCE PACKAGE 3.1.1.2.A (IP) PACKAGE AS CEILING WITHOUT ATTIC SPACE = R51	–	

FLOOR ASSEMBLIES

TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	RAVALUE (HR)	STC	NOTES
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 R10 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 (HP) SLAB-ON-GRADE FLOORS = R-10 FULL SLAB	–	
FL2		TYP. SECOND AND THIRD FLOOR • 1 1/2" GYPCRETE TOPPING • 5/8" T&G PLYWOOD SUBFLOOR (GLUED & SCREWED) • 16" 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)					PROVIDE CLOSED CELL SPRAY FOAM INSULATION @ PERIMETER OF FLOOR ABUTTING EXTERIOR WALL - R-VALUE TO MATCH EXTERIOR WALL ASSEMBLY

CEILING ASSEMBLIES

TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	RAVALUE (HR)	STC	NOTES
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.A-B	–	–	

GENERAL NOTES

1. ALL WALLS TO BE CONTINUOUS FROM FLOOR TO U/S OF FLOOR/TRUSS OR PIPE RATED GYPSUM CEILING UNO.
2. ALL INTERIOR CORRIDORS AND DEMISING WALLS BETWEEN SUITES TO BE TYPE P4 UNO.
3. REPLACE GYPSUM BOARD WITH TILE BACKER IN ALL AREAS HAVING CERAMIC TILE WALL FINISH, ENSURE LISTED FIRE RATINGS ARE MAINTAINED.
4. INTERIOR STUD WALLS: PROVIDE TWO ROWS OF CONTINUOUS ACOUSTIC CAULKING AT STUD TOP & BOTTOM PLATE.
5. PIECEMEAL OF GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
6. JOINTS OF LAYERED GYPSUM BOARD SHOULD BE STAGGERED.
7. CAULK AT TOP AND BOTTOM OF WALLS AT EDGE OF GYPSUM BOARD PANELS.
8. PROVIDE CAULKING ROD BACKUP AT ANY GAP OVER 1/4".
9. ELECTRICAL AND DEVICE BOXES ON OPPOSING FACES OF WALL SHALL BE LOCATED IN SEPARATE STUD CAVITIES.
10. RUN FIBERGLASS BATT/MINERAL WOOL (REFER TO WALL TYPE) INSULATION BEHIND AND AROUND ALL ELECTRICAL BOXES, NO BACK TO BACK ELECTRICAL BOXES.
11. BACKING TO BE PROVIDED AT ALL MILLWORK LOCATIONS. COORDINATE ON SITE.
12. SEAL ALL PENETRATIONS THROUGH ACOUSTICAL RATED WALLS (PARTY WALLS) TIGHT WITH A COMBINATION OF JOINT COMPOUND AND ACOUSTICAL CAULK.
13. 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.
14. 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 STRAPS IN 4" WIDTH & CONTINUOUS THROUGHOUT LENGTH OF BLOCKING REQUIREMENT MAY ALSO BE USED.
15. 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.
16. THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
17. FOR ASSEMBLIES REQUIRING TO CONFORM TO A LISTED ULC/UL RATING, MATERIALS WITHIN THE ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY, ALL MATERIAL SHALL BE LABELED WITH ULC/UL IDENTIFICATION.
18. ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4'-0" 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.
19. PROVIDE SCUPPERS AT EDGES OF ROOF WHERE OVER FLOW CONTROL ROOF DRAINS ARE SPECIFIED, CONFIRM LOCATIONS WITH ARCHITECT.
20. ALL PIPE SLEEVER 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.
21. PROVIDE ALL CLOSETS WITH MINIMUM 1 FULL WIDTH SHELF 12" DEEP AND WITH ONE FULL WIDTH HANGER ROD.
22. ANY WASHROOM WALLS ADJACENT TO LIVING SPACES/PUBLIC AREAS ARE TO HAVE SOUND ATTENUATING BATT INSULATION - JLC APPROVED IF REQUIRED- IN THE STUD CAVITIES (TO FILL CAVITY).
23. ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION UNO.
24. INTERIOR DOORS TO BE INSTALLED 4" FROM ADJACENT WALL UNO.

LIST OF ABBREVIATIONS:

ACT	ACOUSTIC CEILING TILE
APF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ASSY	ASSEMBLY
BD	BOARD
BG	BUILDING GRADE
BLDG	BUILDING
CB	CATCH BASIN
CC	CENTER TO CENTER
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CW	CURTAIN WALL
C/W	COMPLETE WITH
DIM	DIMENSION
DO	HANDICAP DOOR OPERATOR
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EIFS	EXTERIOR INSULATED & FINISH SYSTEM
EP	ELECTRICAL PANEL
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
FL	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
MAX	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
REINF	REINFORCED
REQD	REQUIRED
RWL	RAIN WATER LEADER
S	SHOWER
SH	SHELVES
SS	STAINLESS STEEL
TO	TOP OF
TYP	TYPICAL
UNS	UNDERSIDE
VCT	VINYL COMPOSITION TILE
VEST	VESTIBULE
WC	WATER CLOSET

ANNOTATION LEGEND

SECTION CUT
- A101 — DRAWING NUMBER
- ROOM NUMBER

ROOM TAG
- Room name — ROOM NAME
- XxY — ROOM SIZE
- Floor Finish — FLOOR FINISH

DOOR TAG
- 10 — DOOR NUMBER

WINDOW TAG
- XW — (B) -BASEMENT, (M) -WINDOW No., (W) -MAIN FLOOR, (S) -SECOND FLOOR, (T) -THIRD FLOOR

CONSTRUCTION ASSEMBLY
- W — (W) -WALL, (EW) -EXBTTING WALL, (P) -PARTITION, (F) -FLOOR, (R) -ROOF, (#) -ASSEMBLY No.

POINT ELEVATION TAG
- 1000 — ELEVATION HEIGHT

ELEVATION TAG
- Elevation Name — ELEVATION HEIGHT; NAME OF ELEVATION

REVISION
- REV — REVISION LOCATION AND NUMBER

GRID TAG
- D — GRID NUMBER

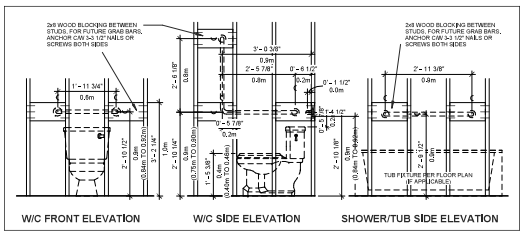
CALLOUT TAG
- A101 — DRAWING NUMBER; SHEET NUMBER

ONTARIO BUILDING CODE MATRIX

Item				OBC Reference		
1	Project Type:	☒ New ☐ Addition ☐ Alteration ☐ Change of Use	☐ Part 11	11.1 to 11.4	☒ Part 3	☐ Part 9
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)	≤	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 ☐ No Req'd ☐ In lieu of roof rating			3.2.1.5. & 3.2.2.18. ,21. ,22. ,25. & 3.2.4.1. ,3.2.4.6. & 3.2.4.15. & 3.2.5.12-14.	9.10.8.2.-4. & 3.2.4.7.-(4) 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 & 3.1.6.	9.10.6. 3.1.5.-6 & 3.1.4.7.
	Actual Construction	☒ Combustible ☐ Encapsulated Mass Timber	☐ Non-Combustible			
	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. (Gr.B)	9.10.4.1.
16	Occupant load based on	☐ m²/person	☒ Design of building		3.1.17.1.	9.9.1.2. 3.1.17.1.
	1st Floor:	Occupancy Group	Load	Persons		
	TYP Floor ( ):	Occupancy Group	Load	Persons		
	ADD'L Floor ( ):	Occupancy Group	Load	Persons		
	Total Occupant Load		Load	Persons		
17	Barrier-Free Design	☒ Yes	☐ No		3.8.	9.5.2. 3.8.
	Barrier-free Entrances	1			3.8.1.2.	
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. 3.2.2.16. 3.2.2.1.	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.	9.10.14. ,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: Combs.	Construction: NonCombs.	Cladding: Combs.	Cladding: NonCombs.
North	Refer to A-4.2 - UPO Calcs						☐	☐	☐	☐
East	Refer to A-4.2 - UPO Calcs						☐	☐	☐	☐
South	Refer to A-4.2 - UPO Calcs						☐	☐	☐	☐
West	Refer to A-4.2 - UPO Calcs						☐	☐	☐	☐

*REFER TO ASSEMBLIES



W/C FRONT ELEVATION — W/C SIDE ELEVATION — SHOWER/TUB SIDE ELEVATION

Sheet List	
A0.0	COVER SHEET
A0.1	GENERAL NOTES AND SPECS
A1.0	SITE PLAN
A1.1	SITE CONTEXT
A2.0	FOUNDATION PLAN
A2.1	SUB-BASEMENT PLAN
A2.2	BASEMENT FLOOR PLAN
A2.3	GROUND FLOOR PLAN
A2.4	SECOND FLOOR PLAN
A2.5	THIRD FLOOR PLAN
A2.6	FOURTH FLOOR PLAN
A2.7	ROOF PLAN
A2.8	FIRE SAFETY PLANS
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A4.3	BUILDING PERSPECTIVE
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A5.2	SECTIONS

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

AS PER STRUCTURE

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 REQUIRED FOR CLARIFICATION AND/OR INSPECTION OF WORK. ALL SUCH DRAWINGS ARE TO BE THE SAME AS AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3) DO NOT SCALE DRAWINGS

ALL SUBCONTRACTORS TO TAKE THEIR OWN DIMENSIONS/SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.

© WHITBY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

NOTE:
ALL STUDS TO BE SPF #1/2

NORTH ARROW

No.	DATE	REVISION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.10	ISSUED FOR REVIEW

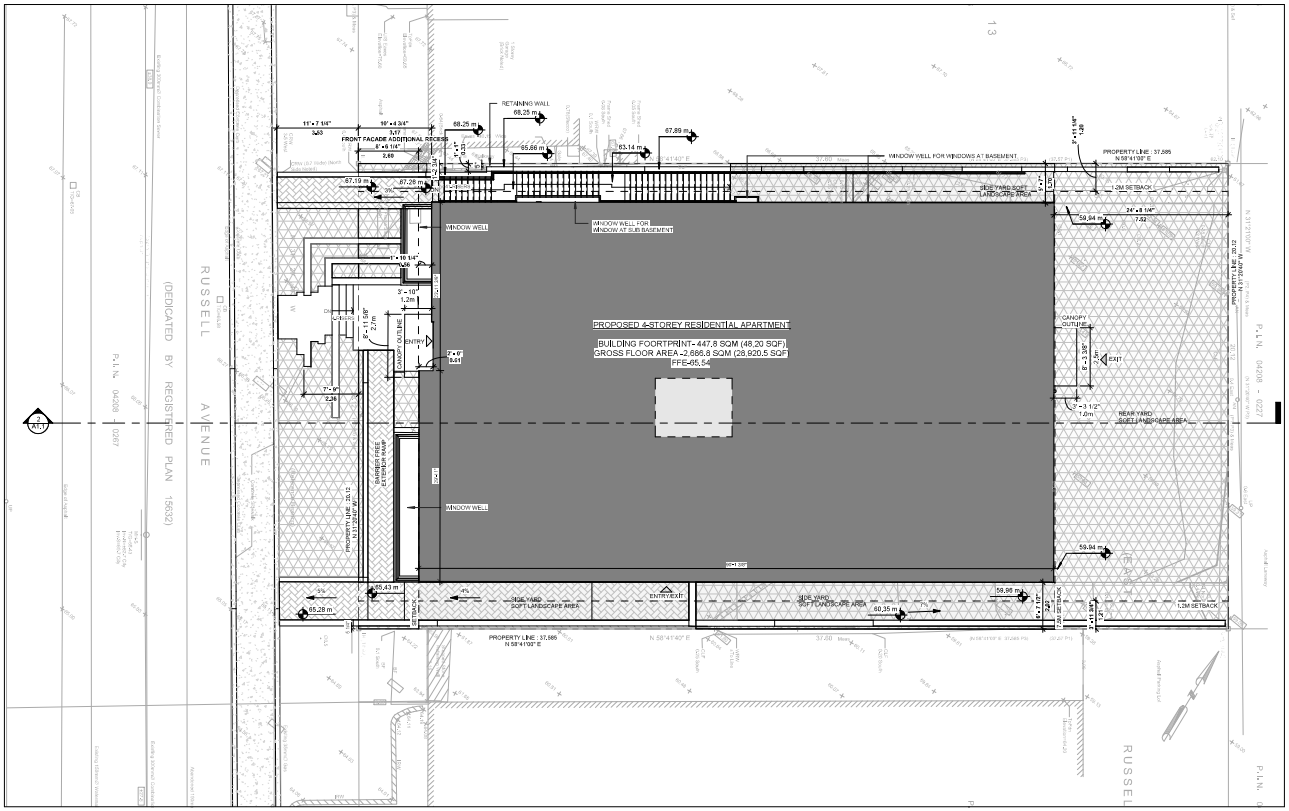
LAWRENCE ARCHITECTS
205-11 DEAN PARK STREET
OTTAWA, ONTARIO
K2E 8S7
T (613) 726-1770
E INFO@LAWRENCEARC.COM

PROJECT:
Russell Development
21 RUSSELL AVE

SHEET TITLE:
GENERAL NOTES AND SPECS

DRAWN BY:	CHECKED BY:
V.K.	R.I.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:50:30	24-04-2025
JOB NUMBER:	SCALE:
L-A-1139-25	As indicated

A0.1
PLAN #
APPLICATION #



1 A1.0 Site Plan
SCALE 1 : 100

BAR SCALE 1:100

2 A1.0 LOCATION PLAN
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)GSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHW	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 19MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BPPS	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 2300MM 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/ 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[489])

- NEW OVERHEAD DOOR
- NEW DOOR/ENTRANCE
- BICYCLE PARKING SPACE(1.8M×0.6M)
- 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 DWGS
- FENCE
- TWO WAY TRAFFIC
- DEPRESSED CURB (DC)
- TACTILE WALKING SURFACE INDICATORS (TWSI)
- PROPERTY LINE
- MINIMUM SETBACKS (ZONING)
- NEW CONSTRUCTION
- PERMEABLE PAVERS (WITH GREY BACKGROUND FOR SIDE YARD)
- 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 & 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:	R4UD LOW-RISE APARTMENT DWELLING (9 OR MORE UNITS)
PROPOSED USE:	4 STOREY APARTMENT BUILDING (39 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[489])	SECTION	REQUIRED	PROVIDED
MIN. LOT WIDTH	S162, TABLE 162A	18M	20.12M
MIN. LOT AREA	S162, TABLE 162A	450M²	756.5M²
MAX. BUILDING HEIGHT	S162, TABLE 162A	14.5M	14.40M
MIN. FRONT YARD SETBACK	S144(1)(A); S162, TABLE 162A	1.4 SO (D) MIN. 1.5 APPLIES	2.69M
MIN. REAR YARD SETBACK TABLE 144A(B)	S143(3)(A)	11.27M (30% OF LOT DEPTH)	7.52M (20.02% OF LOT DEPTH)
MIN. REAR YARD AREA	S143(3)(A)	189.13M² (25% OF LOT AREA)	151.67M² (20.04% OF LOT AREA)
MIN. INTERIOR YARD SETBACK	S162, TABLE 162A	1.5M	2.60M, 1.7M
MIN. AREA OF SOFT LANDSCAPING IN REAR YARD	S161(10)(B)(i) S161(10)(B)(ii)	AREA=143M²: 50% OF REAR YARD AREA MIN. AGGREGATE AREA OF 25M², W/ ONE DIMENSION >= 2M	100%
MIN. LANDSCAPED AREA	S161(6)	226.89M²(30% OF LOT AREA)	256M²(33.1% OF LOT AREA)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	S161, TABLE 161	10.44M² (25% FOR LOT WITH FYS 1.5M-3M)	25.8M²(66.9% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE : 25% WINDOWS=162.5M²	29.4%=41.73M²
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.6M (MIN. 20% OF FRONT FACADE)	0.61M (20.3M=13.4%), 0.26 (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: 39 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)	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(3) 0 SPACES +0.12 SPACES TABLE 102: 0.1 SPACES PER D/U @ 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 / 7.5" 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 STAIRWAYS AND LANDINGS MAY PROJECT 2.3M 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%	16.09=57.14%	12.09= 42.86%	

BUILDING FLOOR STATISTICS-APARTMENT TYPES (BARRIER FREE UNITS - OBC 2024 3.8.3.1(7))				
FLOOR LEVEL	SUITE COUNT (BF. 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:

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

2) ADDITIONAL DRAWINGS MAY BE REQUIRED FOR CLARIFICATION PRIOR TO AND DURING EXECUTION OF WORK. ALL DRAWINGS ARE TO BE READ IN THE SAME MANNER AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

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

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

NORTH ARROW

No.	DATE	REVISION
09	2025.12.23	ISSUED FOR COORDINATION
08	2025.12.11	ISSUED FOR COORDINATION
07	2025.12.09	ISSUED FOR COORDINATION
06	2025.12.05	ISSUED FOR COORDINATION
05	2025.11.27	ISSUED FOR COORDINATION
04	2025.11.19	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS
205-71 DESAUTELS STREET
OTTAWA, ONTARIO
K2E 8S7
T (613) 729-7770
E INFO@LAWRENCEARC.COM

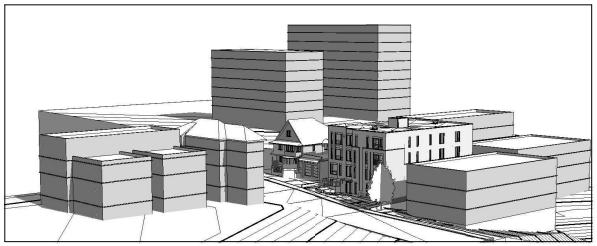
PROJECT:
Russell Development
71 RUSSELL AVE

SHEET TITLE:
SITE PLAN

DRAWN BY:	CHECKED BY:
V.K.	R.L.
PLOT DATE:	PROJECT DATE:
23-12-2025 11:53:09	24-06-2025
JOB NUMBER:	SCALE:
LA4153K25	As indicated

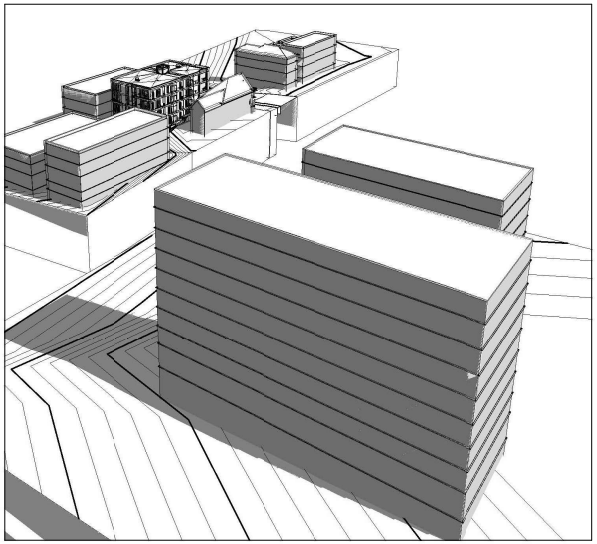
A1.0
PLAN #

APPLICATION #

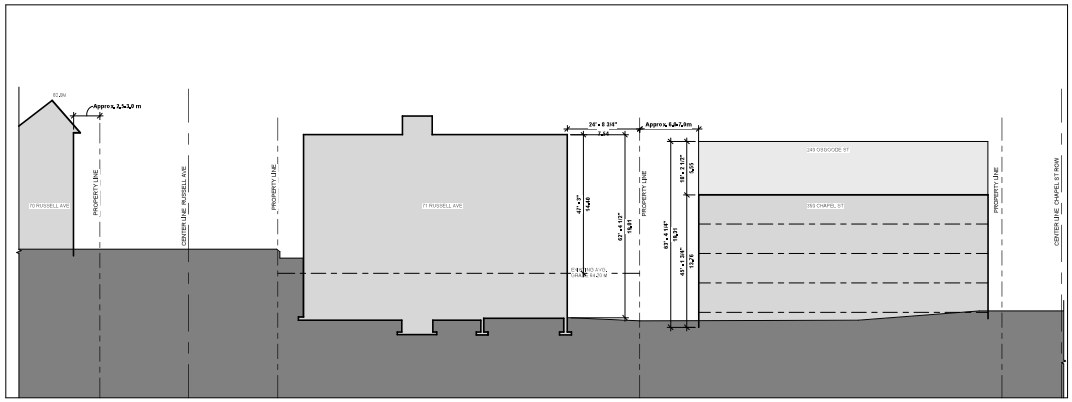


1 / A1.1 Context 1
SCALE

5 / A1.1 Context 2
SCALE



4 / A1.1 Context 3
SCALE



2 / A1.1 SITE SECTION
SCALE 1" = 20'-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 AND MUST BE FOLLOWED FOR EXECUTION OF WORK. CONTRACTOR IS RESPONSIBLE TO READ THE DRAWINGS IN THEIR ENTIRETY AS THEY ARE ALL INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL TRADE 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.

NORTH ARROW:

09	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	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

205-71 DESAUTELS STREET
OTTAWA, ONTARIO
K2E 8S7

T (613) 729-1770
E INFO@LAWRENCEARC.COM

PROJECT:

Russell Development

21 RUSSELL AVE

SHEET TITLE:

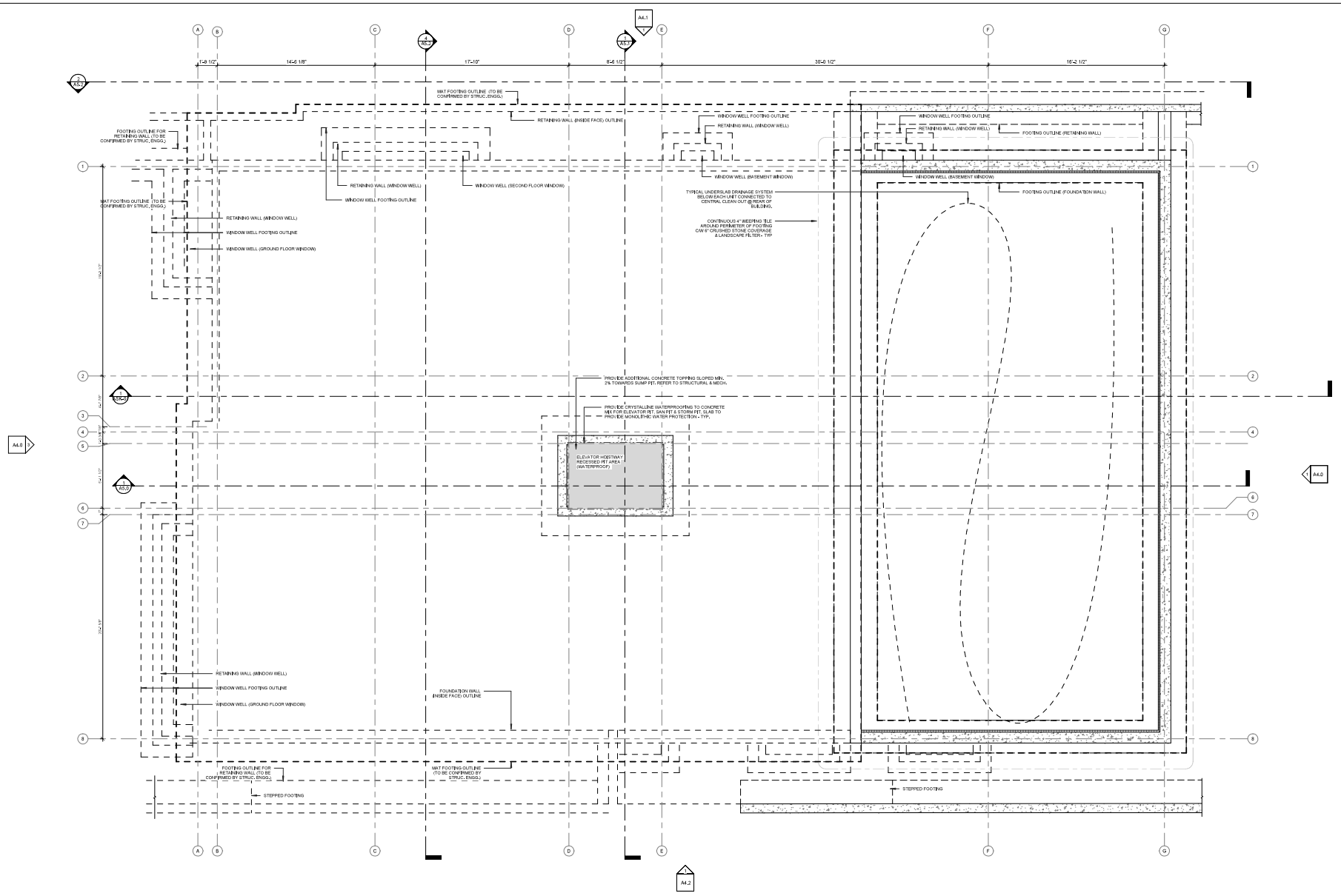
SITE CONTEXT

DRAWN BY:	CHECKED BY:
VJL	BJ.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:50:45	24-06-2025
JOB NUMBER:	SCALE:
LA4158-25	1" = 20'-0"

A1.1

PLAN #

APPLICATION #



1 A2.0 Foundation Plan
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 AND MUST BE CONSULTED PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK IN THE INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

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

5) NEITHER LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

NORTH ARROW:

no.	DATE	REVISION
09	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.10	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS
355-11 DONALD STREET
OTTAWA, ONTARIO
K2E 6S7
T (613) 726-1770
E INFO@LAWRENCEARC.COM

PROJECT:

Russell Development

21 RUSSELL AVE

SHEET TITLE:

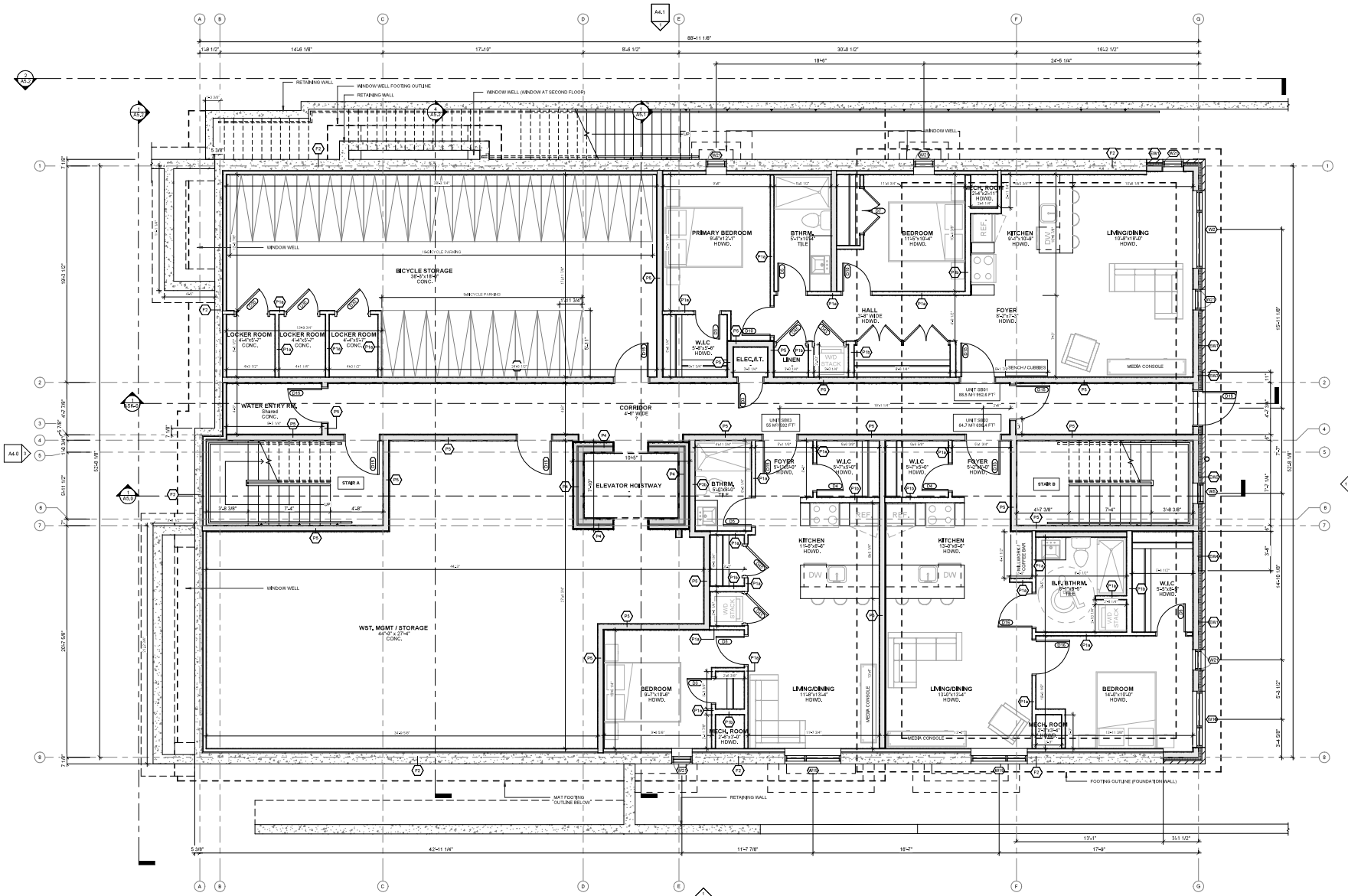
FOUNDATION PLAN

DRAWN BY:	CHECKED BY:
VZ	BZ
PLOT DATE:	PROJECT DATE:
23-12-2025 10:50:45	24-06-2025
JOB NUMBER:	SCALE:
LA4139A05	1/4" = 1'-0"

A2.0

PLAN #

APPLICATION #



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.A7.0 & 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 FOOTING SEE PLANS/SCHEDULE.
7. FOUNDATION WALLS TO BE MIN. 10" CAV 15M @ 16" VEF + DWLS, 15M @ 16" HEF + 1-15M HEF ADDL AT TOP, HOOK HORIZONTAL AT CORNERS CAV 4-15M VERTS ADDL, PROVIDE GLASS 'B' LAPS, F'C 25MPA CLASS F.2.- TYP.

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. THEY MUST BE CONSIDERED PART OF THE CONTRACT DOCUMENTS AND THE WORK SHOWN IN THEM SHALL BE EXECUTED AS IF THEY WERE INCLUDED WITH PLANS & CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL TRADES/CONTRACTORS TO TAKE THEIR OWN DIMENSIONS AT SITE. MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.

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

NORTH ARROW

no.	DATE	REVISION
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	2025.11.10	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS
350-11 DONALD STREET
OTTAWA, ONTARIO
K2E 6S7
T (613) 729-7770
E INFO@LAWRENCEARC.COM

PROJECT:
Russell Development

21 RUSSELL AVE

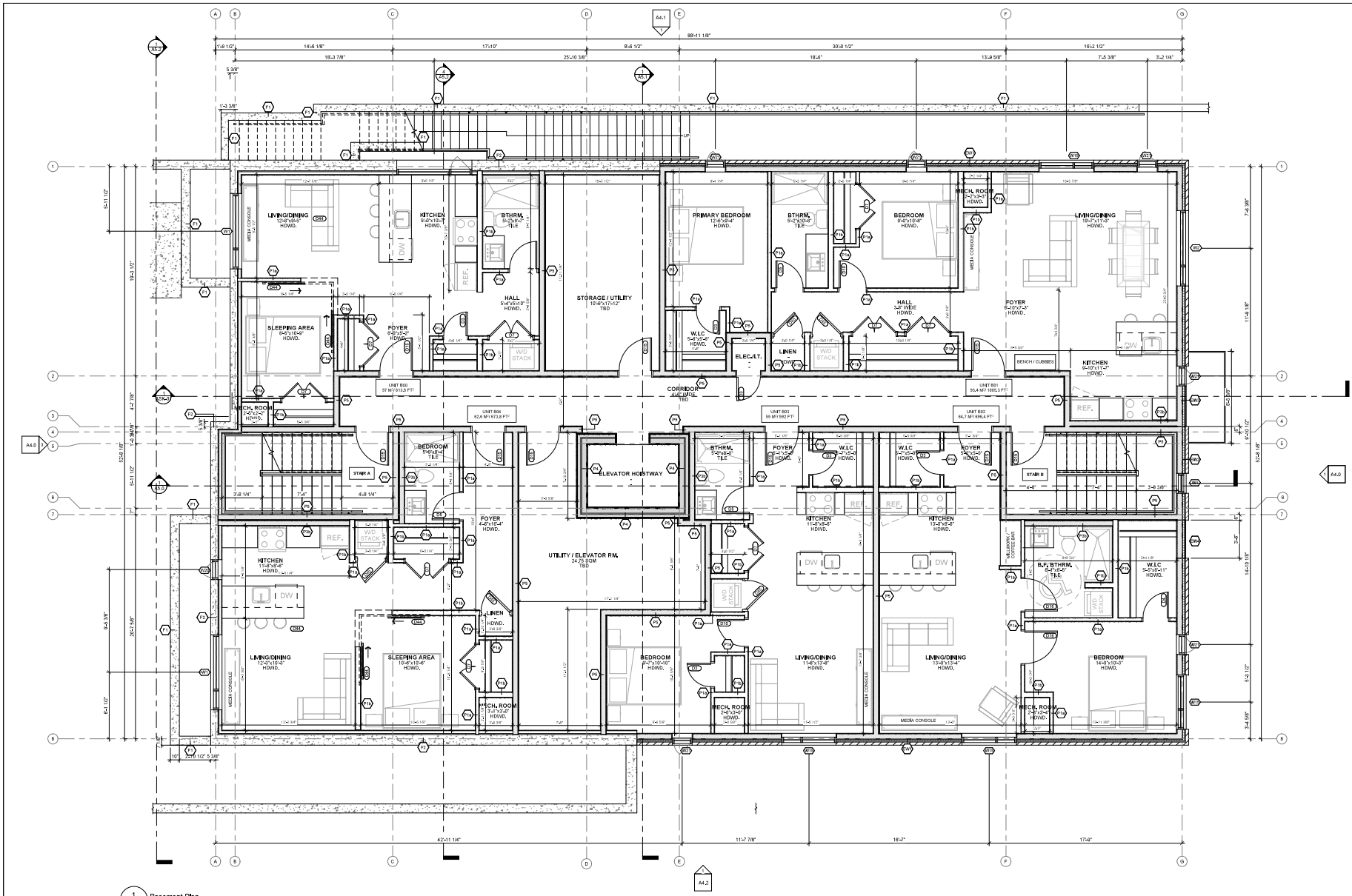
SHEET TITLE:
SUB-BASEMENT PLAN

DRAWN BY:	CHECKED BY:
V.K.	B.L.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:50:48	24-04-2025
DRAWING NUMBER:	SCALE:
LA-413-SK-05	1/4" = 1'-0"

A2.1

PLAN #

APPLICATION #



1 A2.2 Basement Plan
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 AND MUST BE FOLLOWED FOR ANY PROPER EXECUTION OF WORK. DRAWINGS ARE TO BE READ AS THE SAME WHETHER IN INTENT OR IF THEY ARE NOT INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL SUBCONTRACTORS 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.

NORTH ARROW

no.	DATE	REVISION
09	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.10	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS
205-71 DESIGN DISTRICT
OTTAWA, ONTARIO
K2E 8S7
T (613) 729-7770
E INFO@LAWRENCEARC.COM

PROJECT:
Russell Development
21 RUSSELL AVE

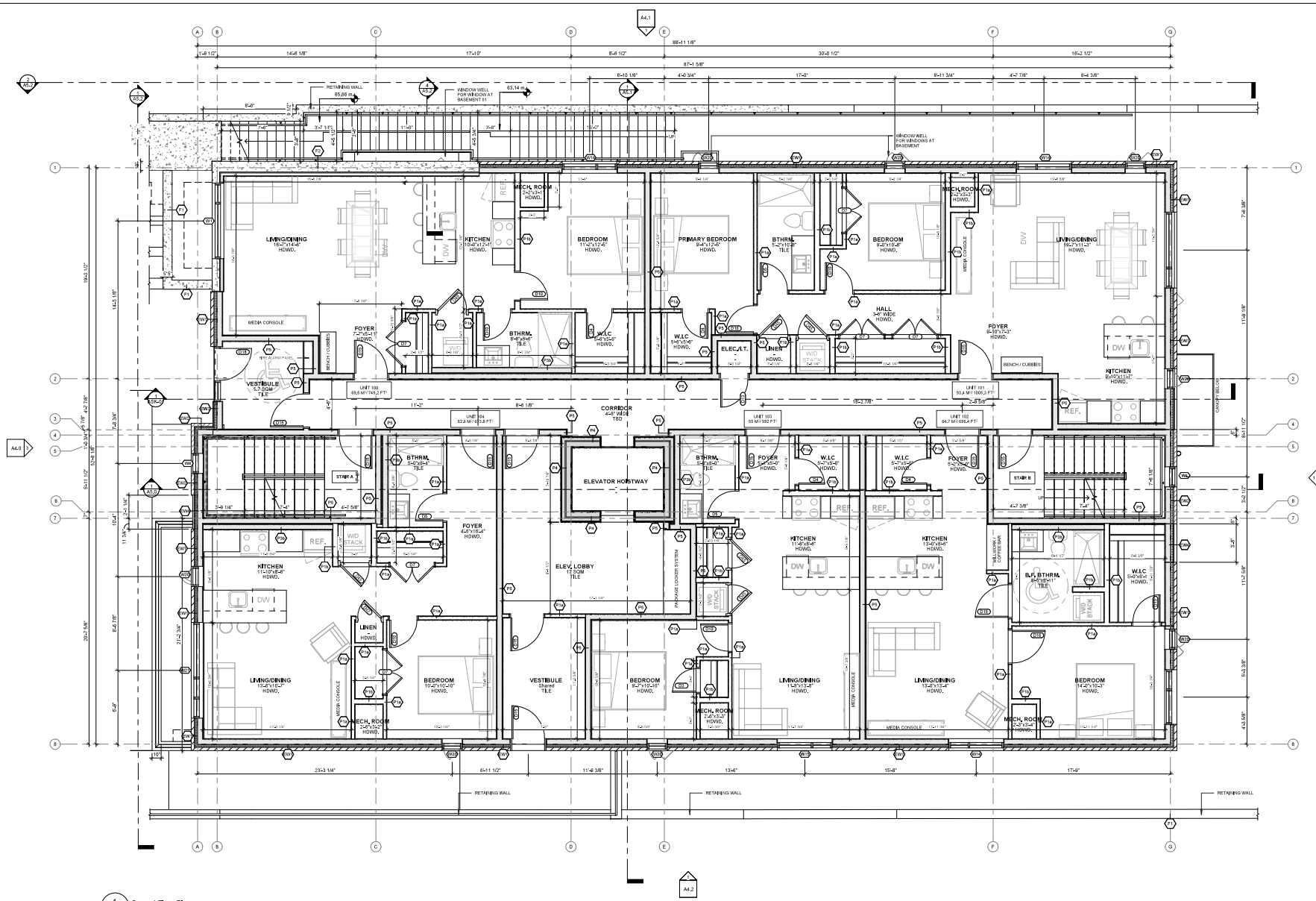
SHEET TITLE:
BASEMENT FLOOR PLAN

DRAWN BY: VJL	CHECKED BY: RJ+
PLOT DATE: 23-12-2025 10:50:52	PROJECT DATE: 24-04-2025
JOB NUMBER: LA4139-25	SCALE: 1/4" = 1'-0"

A2.2

PLAN #

APPLICATION #



1 A2.3 Ground Floor Plan
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 REQUIRED FOR CLARIFICATION AND MUST BE PROVIDED PRIOR TO COMMENCEMENT OF THE RESPECTIVE PART OF THE WORK IN QUESTION IF THEY ARE NOT INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL SUBCONTRACTORS TO TAKE THEIR OWN OFFSITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY

5) NEITHER LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

NORTH ARROW:

no.	DATE	REVISION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.10	ISSUED FOR REVIEW

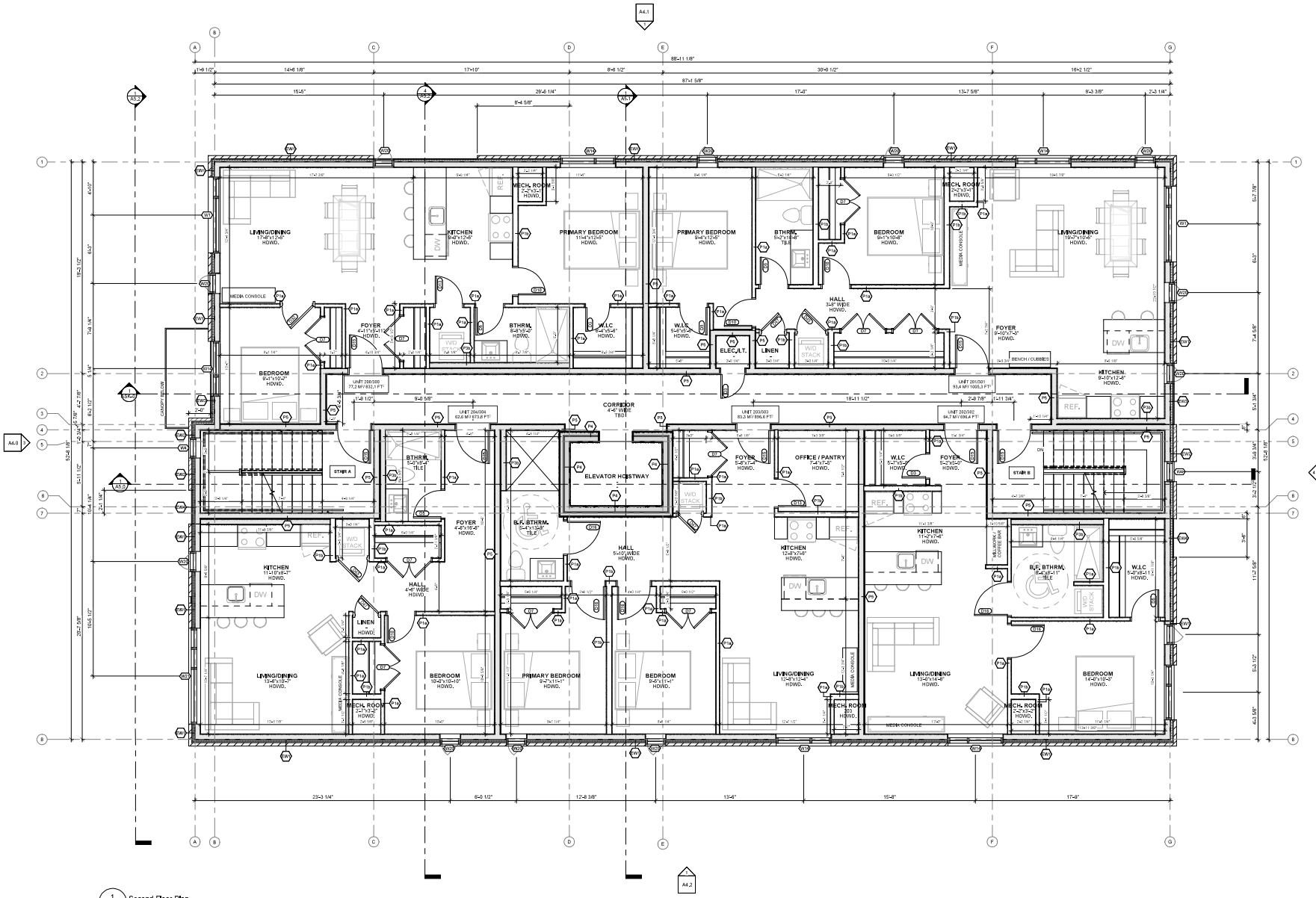
LAWRENCE ARCHITECTS
280-14 DONALD STREET
OTTAWA, ONTARIO
K2E 6S7
T (613) 726-1770
E INFO@LAWRENCEARC.COM

PROJECT:
Russell Development
21 RUSSELL AVE

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:	CHECKED BY:
V.K.	R.L.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:50:56	24-04-2025
JOB NUMBER:	SCALE:
LA4139-25	1/4" = 1'-0"

A2.3
PLAN #
APPLICATION #



1 / A2.4 Second Floor Plan
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. THEY MUST BE CONSULTED PRIOR TO EXECUTION OF WORK. THEY SHALL BE CONSIDERED AS THE SAME AS IF SHOWN ON THE CONTRACT DRAWINGS. THE CONTRACTOR IS TO ENSURE THAT ALL SUBTRADES HAVE THE INTENT OF ALL THESE DRAWINGS INCLUDED WITH PLAN IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL SUBCONTRACTORS 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.

NORTH ARROW

no.	DATE	REVISION
09	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

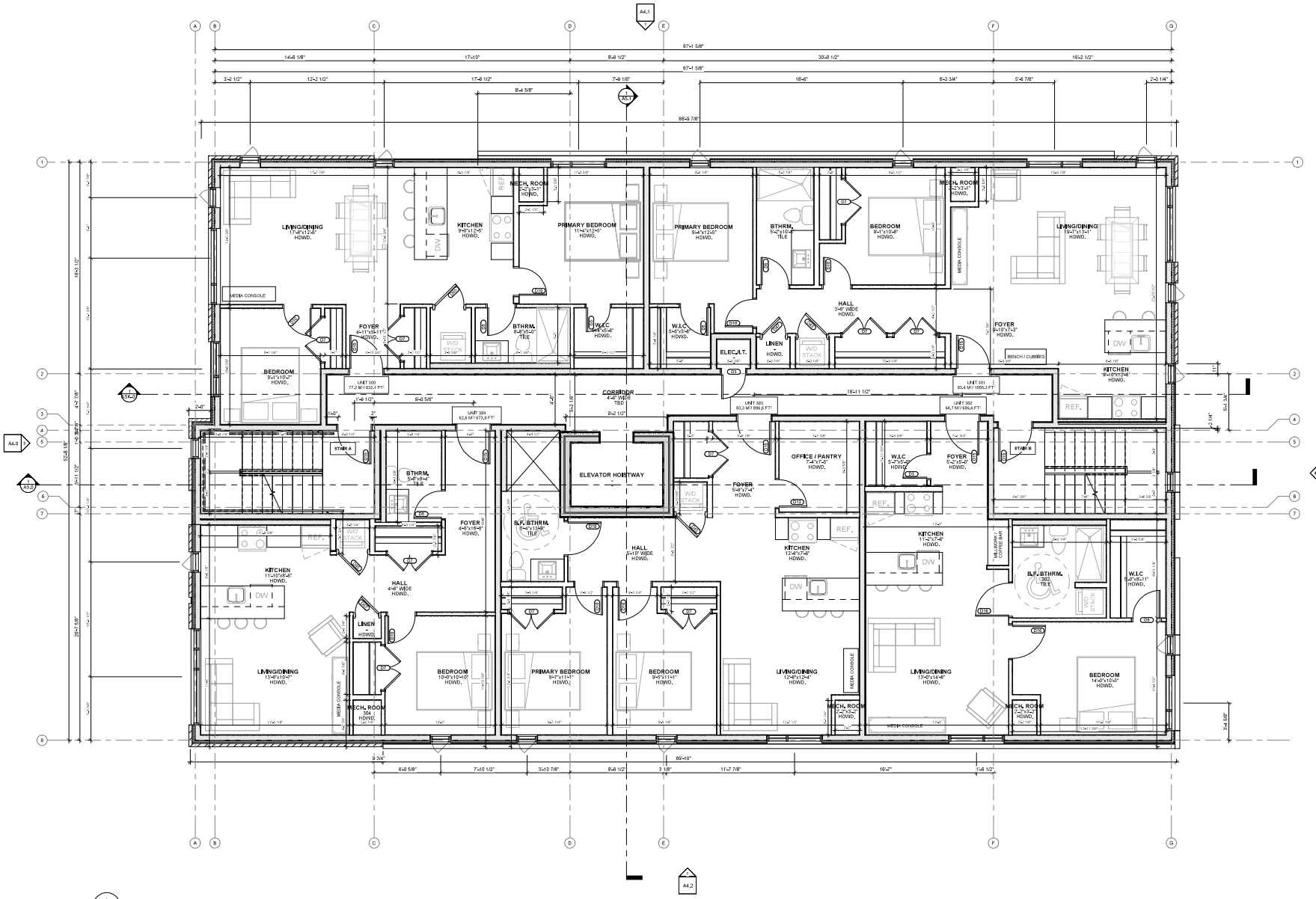
LAWRENCE ARCHITECTS
355-11 DONALD STREET
OTTAWA, ONTARIO
K2E 6S7
T (613) 726-1770
E INFO@LAWRENCEARC.COM

PROJECT:
Russell Development
21 RUSSELL AVE

SHEET TITLE:
SECOND FLOOR PLAN

DRAWN BY:	CHECKED BY:
V.K.	R.L.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:51:00	24-06-2025
JOB NUMBER:	SCALE:
LA4158-25	1/4" = 1'-0"

A2.4
PLAN #
APPLICATION #



1 A2.5 Third Floor Plan
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 AND MUST BE REFERENCED FOR WORK. CONSTRUCTION DRAWINGS ARE THE PRIMARY CONTRACT DOCUMENTS AND ARE INCLUDED WITH PLANNING CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL SUBCONTRACTORS TO TAKE THEIR OWN DIMENSIONS AND BE RESPONSIBLE FOR THEIR ACCURACY

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

NORTH ARROW:

no.	DATE	REVISION
09	2025.12.23	ISSUED FOR COORDINATION
05	2025.11.11	ISSUED FOR COORDINATION
04	2025.11.06	ISSUED FOR COORDINATION
03	2025.10.06	ISSUED FOR COORDINATION
02	2025.10.27	ISSUED FOR COORDINATION
01	2025.10.10	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS

205-11 DONALD STREET
OTTAWA, ONTARIO
K2E 6S7

T (613) 726-1770
E INFO@LAWRENCEARC.COM

PROJECT:

Russell Development

21 RUSSELL AVE

SHEET TITLE:

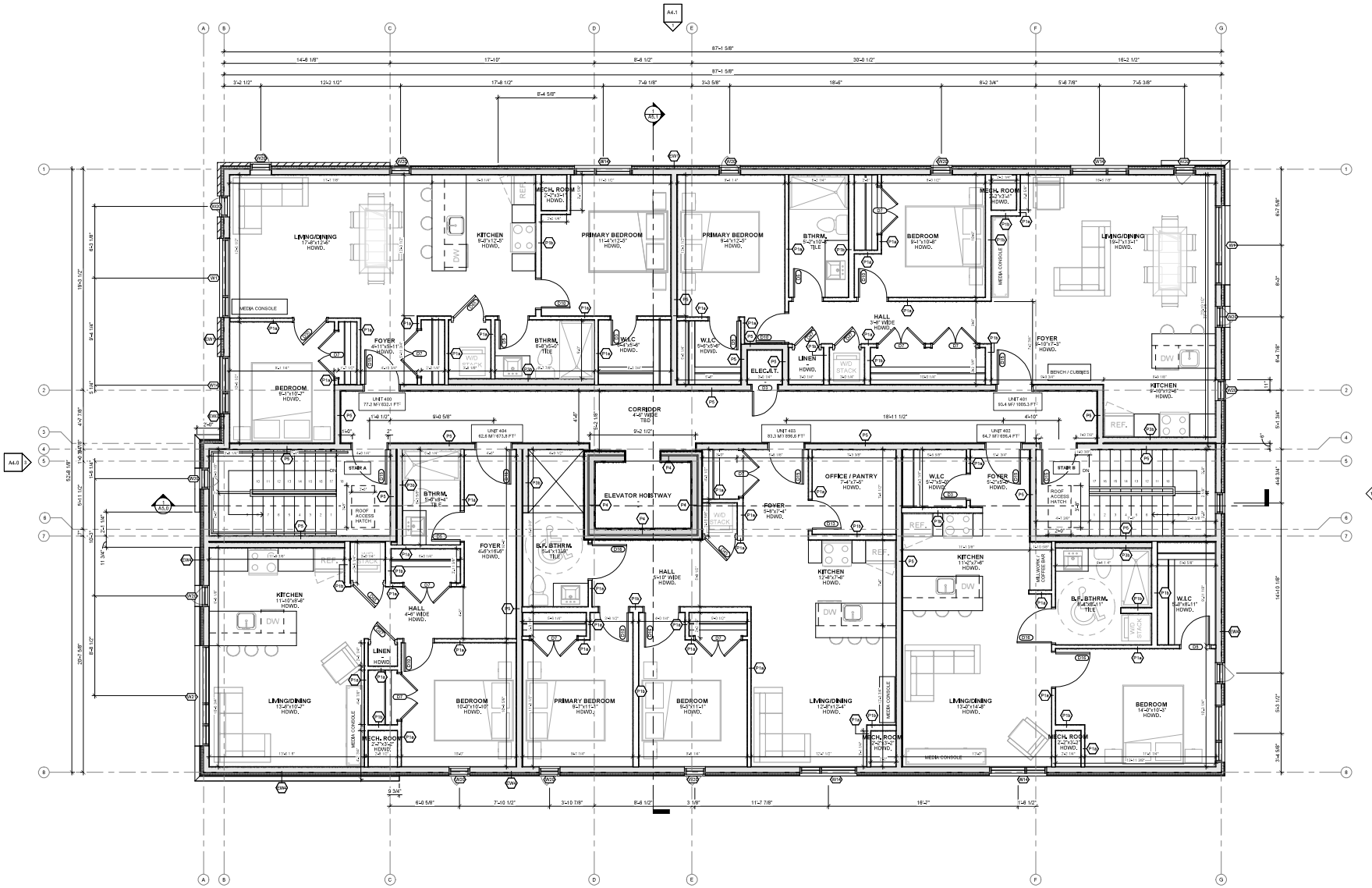
THIRD FLOOR PLAN

DRAWN BY:	CHECKED BY:
V.K.	B.L.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:51:03	24-04-2025
JOB NUMBER:	SCALE:
LA4139-25	1/4" = 1'-0"

A2.5

PLAN #

APPLICATION #



1 / A2.6 Fourth Floor Plan
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 AND MUST BE CONSIDERED PART OF THE CONTRACT DOCUMENTS AS THE AWARD OF CONTRACT IS INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL SUBCONTRACTORS TO TAKE THEIR OWN SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY

5) NEITHER LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

NORTH ARROW:

no.	DATE	REVISION
09	2025.12.23	ISSUED FOR COORDINATION
05	2025.11.11	ISSUED FOR COORDINATION
04	2025.11.06	ISSUED FOR COORDINATION
03	2025.10.06	ISSUED FOR COORDINATION
02	2025.10.27	ISSUED FOR COORDINATION
01	2025.10.10	ISSUED FOR REVIEW

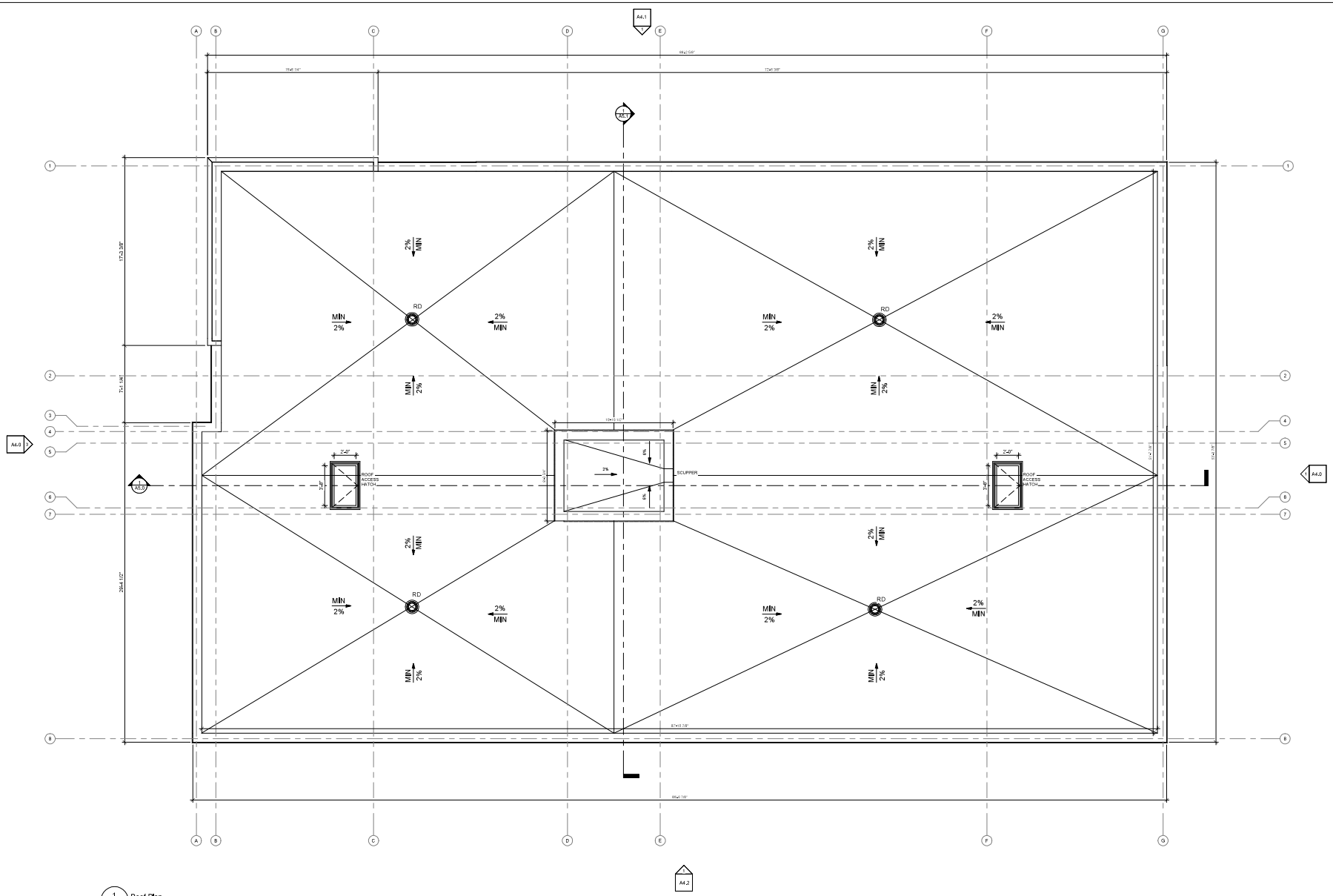
LAWRENCE ARCHITECTS
280-14 DES AN STREET
OTTAWA, ONTARIO
K2E 6S7
T (613) 726-1770
E INFO@LAWRENCEARC.COM

PROJECT:
Russell Development
21 RUSSELL AVE

SHEET TITLE:
FOURTH FLOOR PLAN

DRAWN BY:	CHECKED BY:
V.K.	R.L.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:51:07	24-04-2025
JOB NUMBER:	SCALE:
LA4139-25	1/4" = 1'-0"

A2.6
PLAN #
APPLICATION #



1 / A2.7 Roof Plan
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. THEY MUST BE REFERENCED FOR WORK. CONTRACTOR TO REVIEW ALL OF THE DRAWINGS IN INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL SUBCONTRACTORS 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.

NORTH ARROW:

No.	DATE	REVISION
09	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

205-71 BANK STREET
OTTAWA, ONTARIO
K2P 1X7

T (613) 729-7770
E INFO@LAWRENCEARC.COM

PROJECT:

Russell Development

21 RUSSELL AVE

SHEET TITLE:

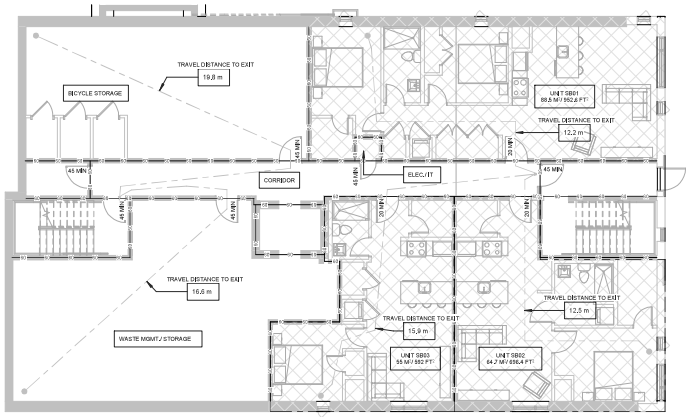
ROOF PLAN

DRAWN BY:	CHECKED BY:
VC	BJ
PLOT DATE:	PROJECT DATE:
23-12-2025 10:51:08	24-06-2025
JOB NUMBER:	SCALE:
LA4139-25	1/4" = 1'-0"

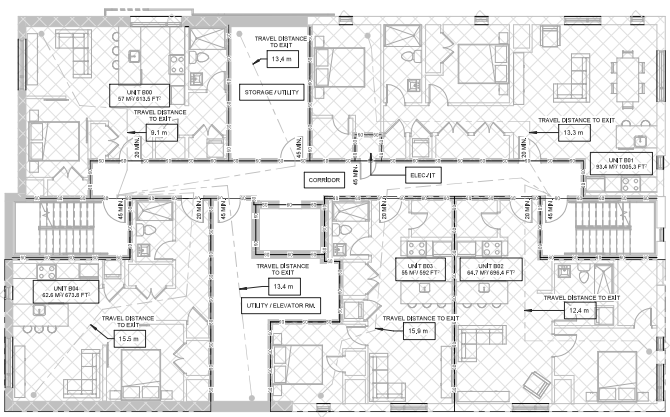
A2.7

PLAN #

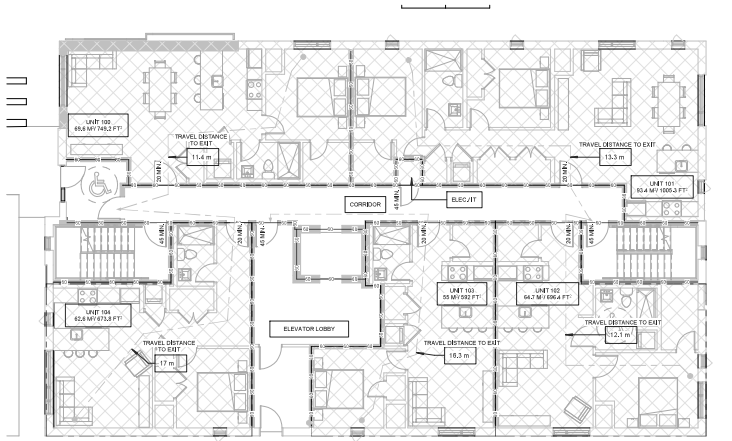
APPLICATION #



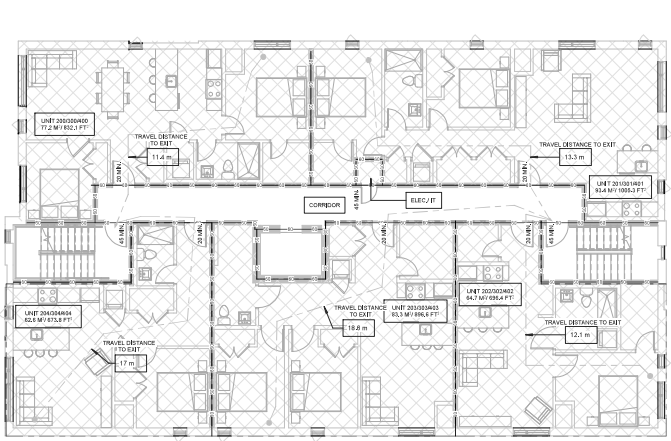
1 A2,8 T/O Sub-Basement
SCALE 1/8" = 1'-0"



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"

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 AND MUST BE FOLLOWED FOR EXECUTION OF WORK. THESE DRAWINGS ARE TO BE READ IN THE SAME MANNER AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

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

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

FRR LEGEND

FS FS	FIRE SEPERATION (0HR FRR)
1HR 1HR	1HR FRR
2HR 2HR	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
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.10	ISSUED FOR REVIEW

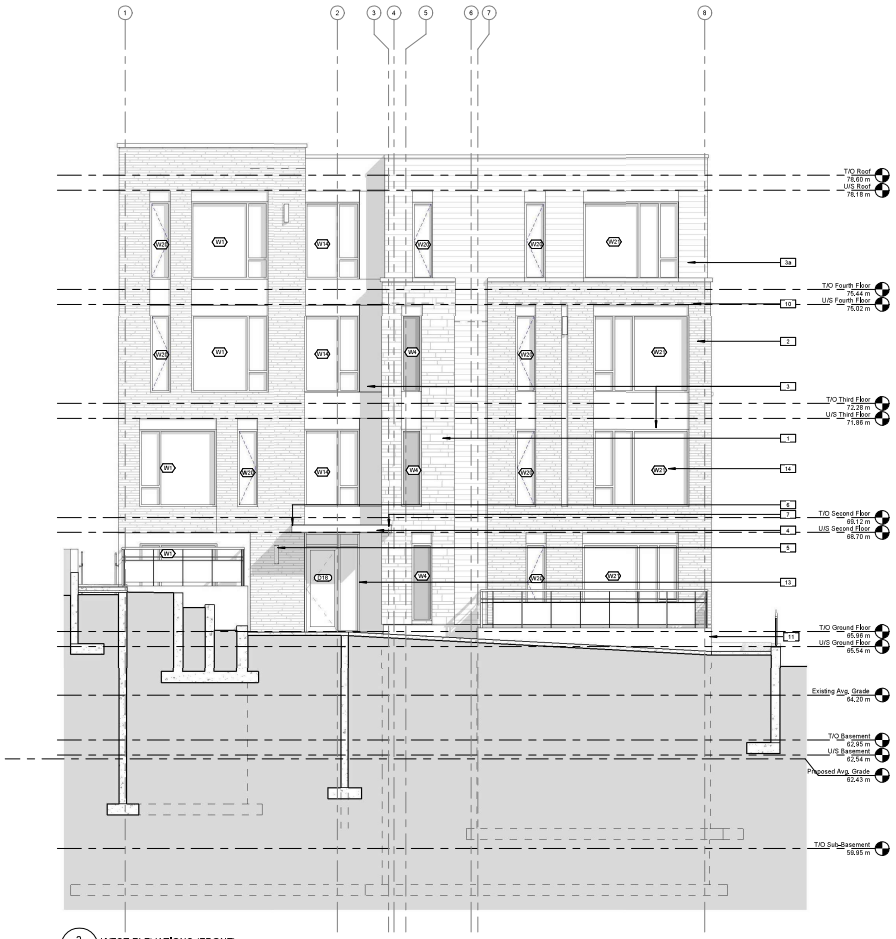
LAWRENCE ARCHITECTS
205-11 DONEY STREET
OTTAWA, ONTARIO
K2C 8S7
T (613) 729-1770
E INFO@LAWRENCEARC.COM

PROJECT:
Russell Development
21 RUSSELL AVE

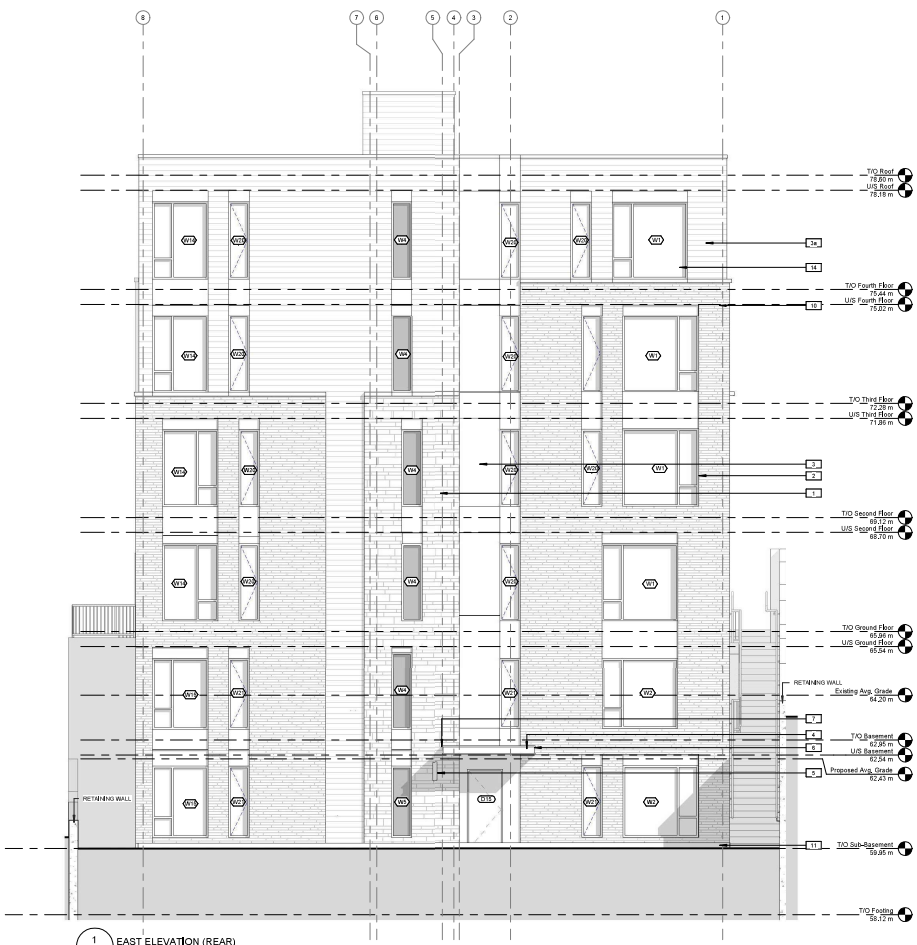
SHEET TITLE:
FIRE SAFETY PLANS

DRAWN BY: VJL
CHECKED BY: BJ.-
PLOT DATE: 23-12-2025 10:51:11
PROJECT DATE: 24-04-2025
JOB NUMBER: LA4153-25
SCALE: As indicated

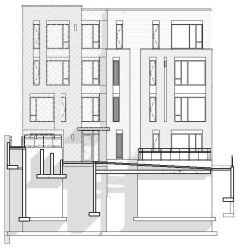
A2.8
PLAN #
APPLICATION #



2 A4,0 WEST ELEVATIONS (FRONT)
SCALE 3/16" = 1'-0"



1 A4,0 EAST ELEVATION (REAR)
SCALE 3/16" = 1'-0"



LIMITING DISTANCE CALCS
EBF = 221.5SQM
LIMITING DISTANCE = 2.4M
MAX. UPO AREA = 100% (210.9SQM)
PROPOSED = 0.2 SQM

CONSTRUCTION = COMBUSTIBLE,
LIMITING DISTANCE = 2.4M
CONSTRUCTION OR IS NONCOMBUSTIBLE

CLADDING = NON-COMBUSTIBLE

FRONT FACADE ADDITIONAL RECESS AREA @2.0M : 3% (6% ALLOWABLE)

FRONT FACADE ADDITIONAL RECESS AREA @2.5M : 15% (15% ALLOWABLE)

3 A4,0 WEST ELEVATIONS Calcs
SCALE 1 : 200

LIMITING DISTANCE CALCS
EBF = 221.5SQM
LIMITING DISTANCE = 2.4M
MAX. UPO AREA = 100% (210.9SQM)
PROPOSED = 0.2 SQM

CONSTRUCTION = COMBUSTIBLE,
LIMITING DISTANCE = 2.4M
CONSTRUCTION OR IS NONCOMBUSTIBLE

CLADDING = NON-COMBUSTIBLE

4 A4,0 EAST ELEVATION CALCS
SCALE 1 : 200

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 AND MUST BE CONSIDERED PART OF WORK. DRAWINGS ARE TO BE READ AS THE SAME DOCUMENT 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) NEITHER LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

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

NORTH ARROW:

No.	DATE	REVISION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.10	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS

325-71 BANK STREET
OTTAWA, ONTARIO
K2P 1X7

T (613) 729-7770
E INFO@LAWRENCEARC.COM

PROJECT:

Russell Development

21 RUSSELL AVE

SHEET TITLE:

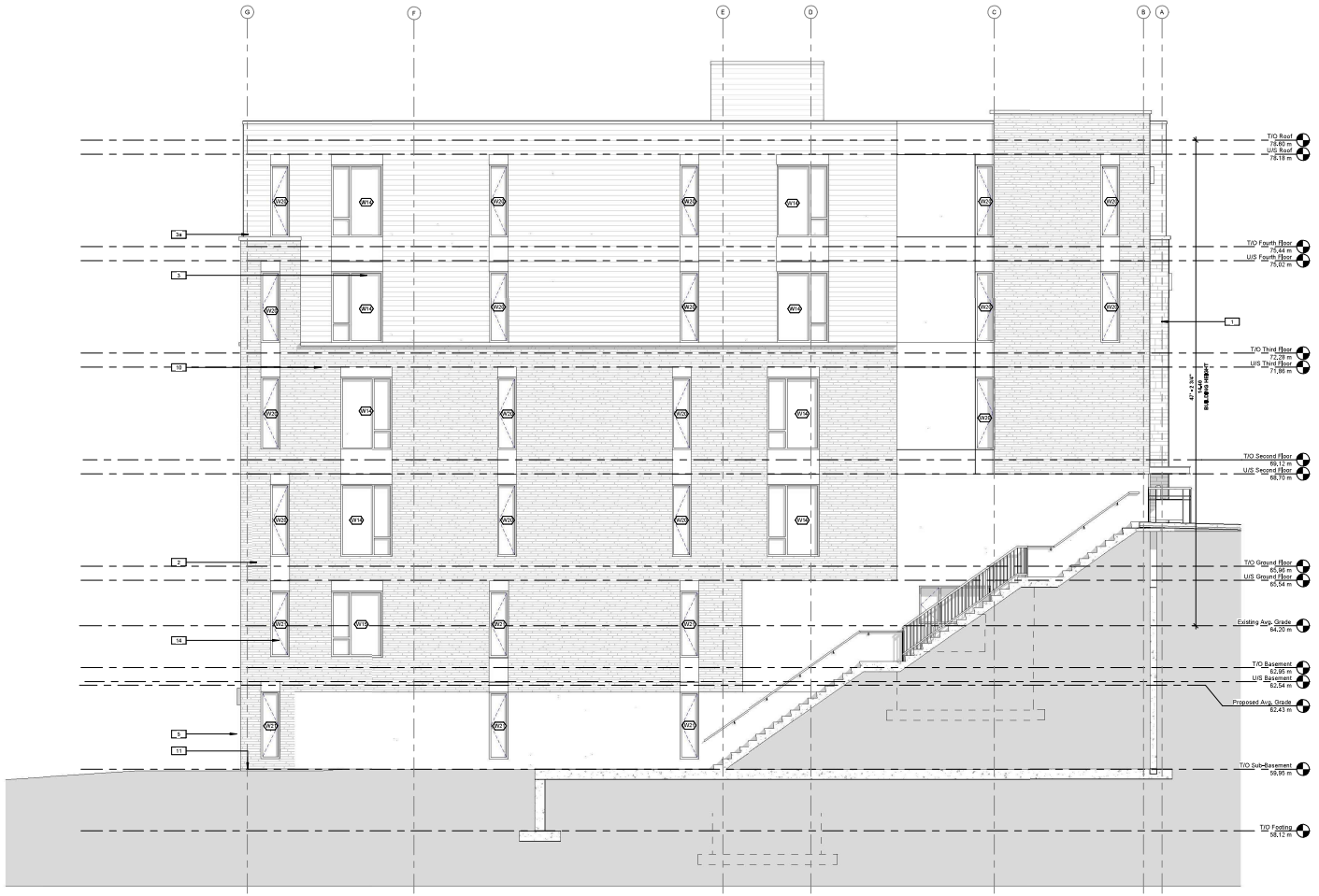
ELEVATIONS

DRAWN BY:	CHECKED BY:
VJL	BJ.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:51:18	24-04-2025
JOB NUMBER:	SCALE:
LA-41139-25	As indicated

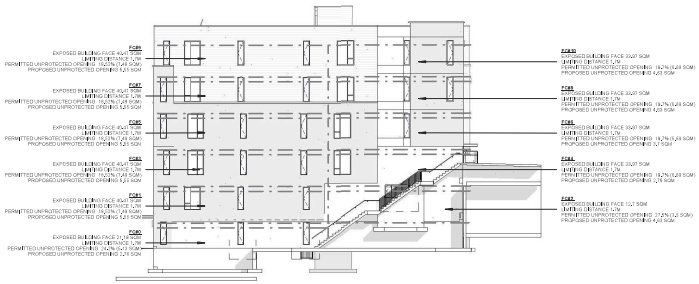
A4.0

PLAN #

APPLICATION #



1 / A4,1 NORTH ELEVATION (LEFT SIDE)
SCALE 3/16" = 1'-0"



2 / A4,1 NORTH ELEVATION Calcs
SCALE 1 : 200

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 AND MUST BE FOLLOWED FOR CONSTRUCTION. ALL REVISIONS TO THE DRAWINGS AND INTENT MUST BE NOTED AND INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL SUBCONTRACTORS 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.

KEYNOTES-ELEVATION	
1	STONE MASONRY VENEER BY "ARMSCRAFT - PRESCO", COLOUR- TBD
2	BRICK MASONRY VENEER BY "PINDX - OSLO" COLOUR- TBD
3	HARDIE PANEL WITH REVEAL, COLOUR- TBD
3a	HARDIE SIDING, COLOUR- TBD
4	PREFINISHED ALUMINUM FASCIA C/W RAISED 1x3 PROFILE TAB, COLOUR - BLACK
5	WALL MOUNTED LIGHT SCONCE - REFER TO ELECTRICAL PLANS
6	PREFINISHED 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"-10" PRE-CAST CONCRETE SILL TO MATCH MASONRY.
11	CEMENT PARGING FOR EXPOSED FOUNDATION WALLS TO MIN. 8" BELOW GRADE
13	ALUMINUM CURTAIN WALL - BLACK ANODIZED FINISH
14	ALUMINUM WINDOW - BLACK ANODIZED FINISH

NORTH ARROW:

no.	DATE	REVISION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.19	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS

355-11 DENFIELD STREET
OTTAWA, ONTARIO
K2E 6S7

T (613) 726-1770
E INFO@LAWRENCEARC.COM

PROJECT:

Russell Development

21 RUSSELL AVE

SHEET TITLE:

ELEVATIONS

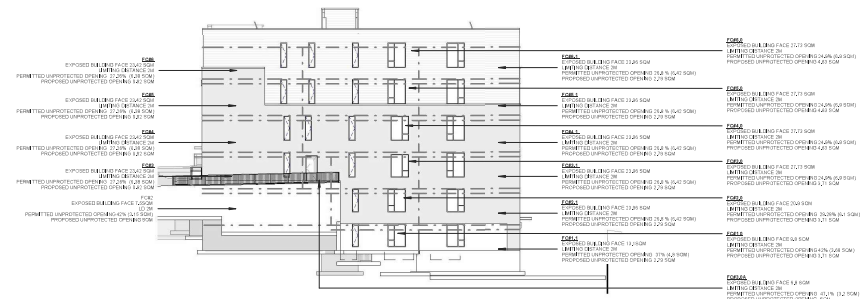
DRAWN BY:	CHECKED BY:
VJL	BJ.
PLOT DATE:	PROJECT DATE:
23-12-2025 11:30:25	24-06-2025
JOB NUMBER:	SCALE:
LA-4153-25	As indicated

A4.1

PLAN #

APPLICATION #

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



2 / A4.2 SOUTH ELEVATION Calss
SCALE: 1 : 200

KEYNOTES-ELEVATION	
1	STONE MASONRY VENEER BY "ARRISCRAFT" - PYRESCOT, COLOUR- TBD
2	BRICK MASONRY VENEER BY "BRICK - CRSLO", COLOUR- TBD
3	HARDIE PANEL WITH REVEAL, COLOUR- TBD
3a	HARDIE SIDING, COLOUR- TBD
4	PREFINISHED ALUMINUM FASCIA C/W PAN/SS 'NO PROFILE' TAB, COLOUR - BLACK
5	WALL MOUNTED LIGHT SCONCE - REFER TO ELECTRICAL PLANS
6	PREFINISHED 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 PARGING FOR EXPOSED FOUNDATION WALLS TO MIN. 6" BELOW GRADE
13	ALUMINUM CURTAIN WALL - BLACK ANODIZED FINISH
14	ALUMINUM WINDOW - BLACK ANODIZED FINISH

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. THEY MUST BE FOLLOWED IN THE EXECUTION OF WORK. THEY ARE TO BE READ AS PART OF THE AWARD DRAWING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL SUBCONTRACTORS TO TAKE THEIR OWN DIMENSIONS AT SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.

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

NORTH ARROW:

06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.10	ISSUED FOR REVIEW
no.	DATE	REVISION

LAWRENCE ARCHITECTS
205-71 DESIGN DRIVE
OTTAWA, ONTARIO
K2E 8B7
T: (613) 729-7770
E: INFO@LAWRENCEARC.COM

PROJECT:

Russell Development

21 RUSSELL AVE

SHEET TITLE:

ELEVATIONS

DRAWN BY: VJL	CHECKED BY: BJ.
PLOT DATE: 23-12-2025 11:31:17	PROJECT DATE: 24-06-2025
JOB NUMBER: LA4159-25	SCALE: As indicated

A4.2

PLAN #

APPLICATION #

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.

NOTES:

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

NORTH ARROW:

06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.10	ISSUED FOR REVIEW
no.	DATE	REVISION

LAWRENCE ARCHITECTS

205-71 DESIGN STREET
OTTAWA, ONTARIO
K2E 8S7

T (613) 729-1770
E INFO@LAWRENCEARC.COM

PROJECT:

Russell Development

21 RUSSELL AVE

SHEET TITLE:

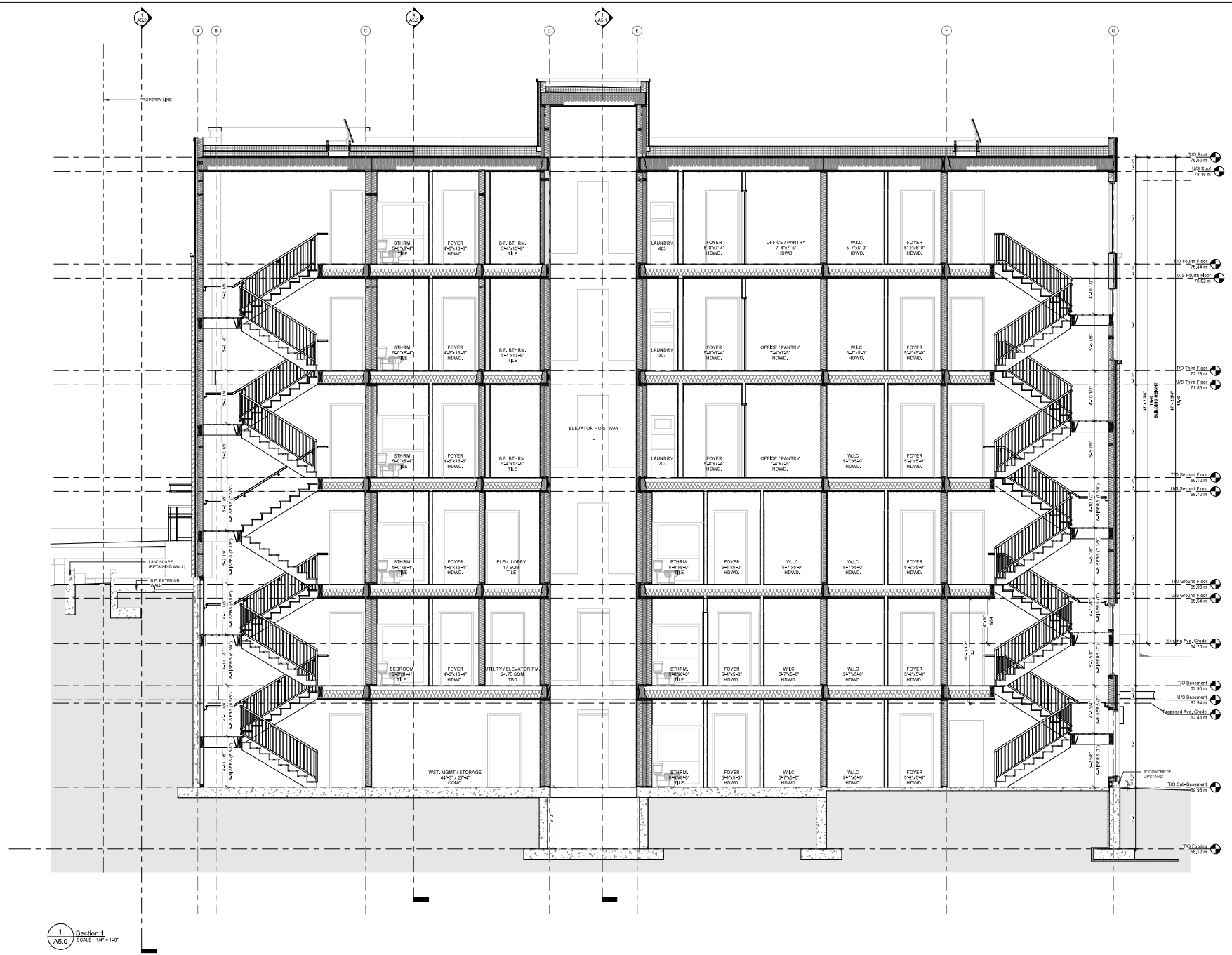
BUILDING PERSPECTIVE

DRAWN BY:	CHECKED BY:
VDL	BJ.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:51:42	24-06-2025
JOB NUMBER:	SCALE:
LA4159-05	

A4.3

PLAN #

APPLICATION #



1 / A5.0 Section 1
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 AND MUST BE CONSIDERED PART OF WORK. DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IN WRITING AT THE EARLIEST POSSIBLE TIME.

3) DO NOT SCALE DRAWINGS

4) ALL TRADES/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.

NORTH ARROW

No.	DATE	REVISION
09	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.10	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS
205-71 DESIGN STREET
OTTAWA, ONTARIO
K2E 8S7
T (613) 726-1770
E INFO@LAWRENCEARC.COM

PROJECT:

Russell Development

21 RUSSELL AVE

SHEET TITLE:

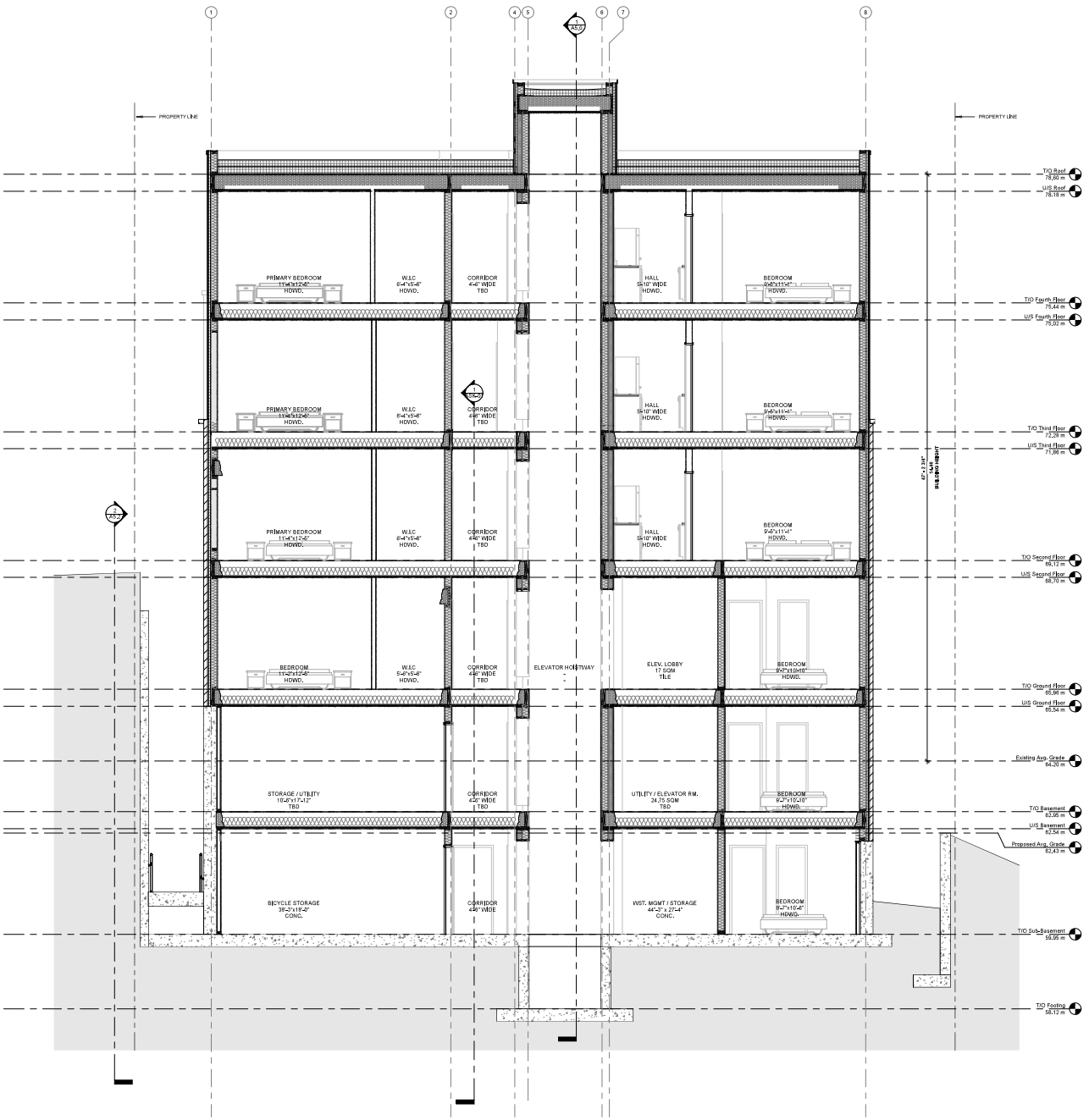
BUILDING SECTIONS

DRAWN BY:	CHECKED BY:
VDL	BJ+
PLOT DATE:	PROJECT DATE:
23-12-2025 10:51:46	24-06-2025
JOB NUMBER:	SCALE:
LA4159-25	1/4" = 1'-0"

A5.0

PLAN #

APPLICATION #



1 / A5.1 Section 2
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 PRIOR TO AND DURING EXECUTION OF WORK. THESE SHALL BE CONSIDERED AS THE SAME AS IF SHOWN IN THE CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL SUBCONTRACTORS 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.

NORTH ARROW:

no.	DATE	REVISION
09	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	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
280-14 DERBY STREET
OTTAWA, ONTARIO
K2P 8S7
T (613) 729-7770
E INFO@LAWRENCEARC.COM

PROJECT:

Russell Development

21 RUSSELL AVE

SHEET TITLE:

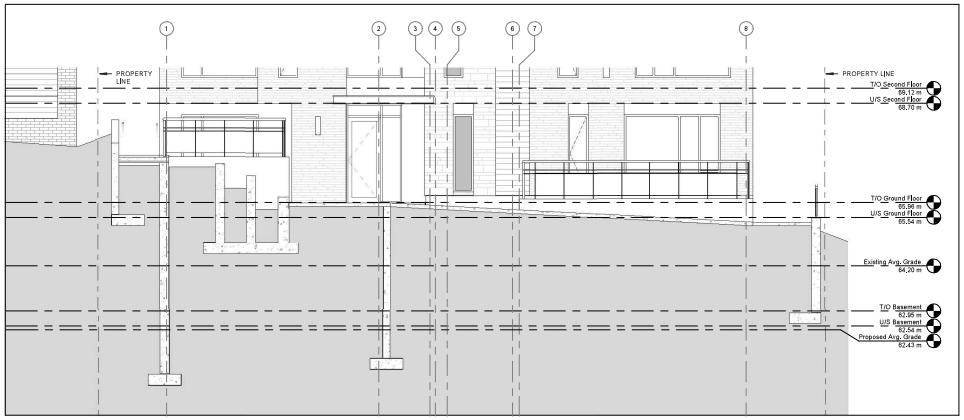
BUILDING SECTIONS

DRAWN BY:	CHECKED BY:
V.K.	R.L.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:51:49	24-04-2025
JOB NUMBER:	SCALE:
LA4139-25	1/4" = 1'-0"

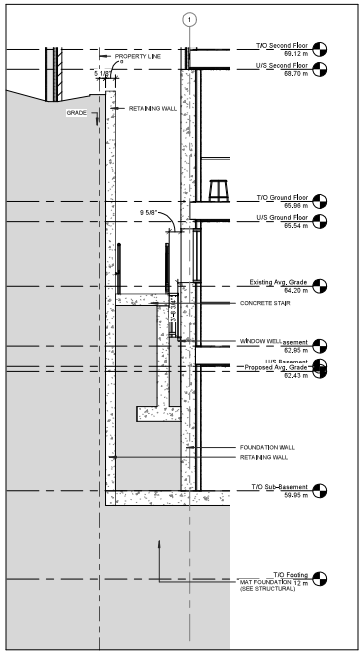
A5.1

PLAN #

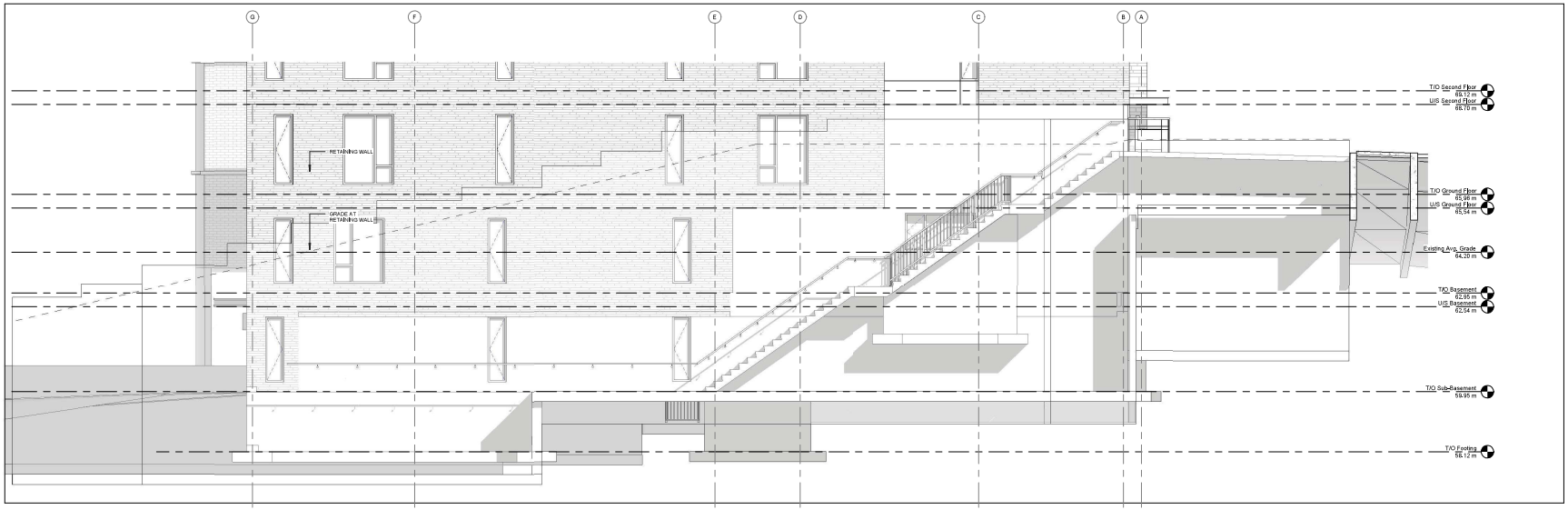
APPLICATION #



1 A5.2 FRONT GRADE DETAIL
SCALE 3/16" = 1'-0"



4 A5.2 WINDOW WELL IN STAIR WELL
SCALE 1/4" = 1'-0"



2 A5.2 RETAINING WALL
SCALE 3/16" = 1'-0"

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

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3) DO NOT SCALE DRAWINGS

4) ALL SUBCONTRACTORS 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.

NORTH ARROW:

no.	DATE	REVISION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.09	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.10	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS
350-71 DESIGN STREET
OTTAWA, ONTARIO
K2E 6S7
T. (613) 726-1770
E. INFO@LAWRENCEARC.COM

PROJECT:
Russell Development

21 RUSSELL AVE

SHEET TITLE:
SECTIONS

DRAWN BY:	CHECKED BY:
VZL	BJ.
PLOT DATE:	PROJECT DATE:
23-12-2025 10:51:54	24-06-2025
JOB NUMBER:	SCALE:
LA4159-25	As indicated

A5.2

PLAN #

APPLICATION #

ATTACHMENT 2 : WATER BOUNDARY CONDITIONS E-MAIL

From: Tony Mak
To: Mineault-Guitard, Alexandre
Date: Monday, December 1, 2025 5:56:27 PM
Attachments: image001.png
71 Russell Avenue November 2025.pdf

Hi Alex,

Attached please find the Water Boundary Conditions received from the City today for your calculation use.

Thank you,

Tony Mak, P. Eng.

T.L. Mak Engineering Consultants Ltd.
1455 Youville Drive, Suite 218
Ottawa, ON. K1C 6Z7
Tel. 613-837-5516 | Fax: 613-837-5277
E-mail: tlmakecl@bellnet.ca

From: Wessel, Shawn [mailto:shawn.wessel@ottawa.ca]
Sent: December 1, 2025 2:22 PM
To: tlmakecl
Cc: Hughes, Brett; David Aston
Subject: RE: 71 Russell Road - Water Boundary Conditions Request

Hello and good afternoon, Tony.

Please find the requested BC information for this site, below and attached:

The following are boundary conditions, HGL, for hydraulic analysis at 71 Russell Avenue (zone 1W) assumed to be connected via the 203 mm watermain on Russell Avenue. (see attached PDF for location).

-

Minimum HGL = 106.5 m

Maximum HGL = 115.0 m

Max Day + Fire Flow (250.0 L/s) = 102.0 m

These are for current conditions and are based on computer model simulation.

Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best

information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.

Thank you

Regards,

Shawn Wessel, A.Sc.T.,rcji
Pronouns: he/him | Pronom: il
Project Manager - Infrastructure Approvals
Gestionnaire de projet – Approbation des demandes d'infrastructures

Development Review Central Branch | Direction de l'examen des projets d'aménagement, Centrale
Planning, Development & Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)
City of Ottawa | Ville d'Ottawa
110 Laurier Ave. W. | 110, avenue Laurier Ouest, Ottawa ON K1P 1J1
(613) 580 2424 Ext. | Poste 33017
Int. Mail Code | Code de Courrier Interne 01-14
shawn.wessel@ottawa.ca

Please consider the environment before printing this email
Out of Office Alert :

From: Tony Mak <tlmakecl@bellnet.ca>
Sent: Wednesday, November 19, 2025 10:04 AM
To: Wessel, Shawn <shawn.wessel@ottawa.ca>
Cc: Hughes, Brett <brett.hughes@ottawa.ca>; David Aston <dave@jerseydevelopments.ca>
Subject: 71 Russell Road - Water Boundary Conditions Request

Hi Shawn,

Regarding this site, we are requesting for water boundary conditions from the City of Ottawa to be provided for our hydraulic analysis. The particulars are as follows:

The proposed building is located within Pressure Zone 1W at 71 Russell Avenue, and is a 6-story apartment building (4-stories above grade, 2-stories partially below grade). The apartment building contains 28 units consisting of twelve (12) 2-bedroom units, fourteen (14) 1-bedroom units, and two (2) bachelor units.

Each floor covers an average gross floor area of approximately 447.7 m^2 based on the submitted building plans. The building is to be serviced by a 200 mm diameter watermain along Russell Avenue.

The domestic demands were calculated using the City of Ottawa's Water Design Guidelines, where the residential consumption rate of 280 L/cap/d was used to estimate average day demands (AVDY). Peaking factors are from Table 3-3 of the MECP Design Guidelines for Drinking Water Systems . Maximum day (MXDY) demands were calculated by multiplying AVDY demands by a factor of 8.8. Peak hour (PKHR) demands were calculated by multiplying AVDY by a factor of 13.3. Persons per unit (PPU) for each unit were estimated based on the City of Ottawa's Water Design Guidelines. **Table 1** shows the estimated domestic demands of the existing building.

Table 1: Estimated Domestic Demand

Unit Type	Unit Count	PPU	Consumption (L/c/d)	AVDY		MXDY		PKHR	
				L/d	L/s	L/d	L/s	L/d	L/s
Apartment, Bachelor / Studio	2	1.4	280	784	0.01	6,919	0.08	10,418	0.12
Apartment, 1-Bedroom	14	1.4	280	5,488	0.06	48,433	0.56	72,925	0.84
Apartment, 2-Bedroom	12	2.1	280	7,056	0.08	62,272	0.72	93,760	1.09
Total	***28***			***13,328***	***0.15***	***117,624***	***1.36***	***177,102***	***2.05***

As per the City of Ottawa's Water Design Guidelines (and Technical Bulletin IWSTB-2024-05), the Fire Underwriter Survey (FUS) method is to be used for fire flow requirements affecting municipal watermain sizing; with regards to fire protection on private property and not requiring new watermains, these are covered by the Ontario Building Code (OBC), using the OBC's Office of the Fire Marshal (OFM) method. If the required flow using the OBC/OFM method yields 9,000 L/min for the property, Technical Bulletin IWSTB-2024-05 specifies the FUS method to be used instead.

It is understood that the building will have a sprinkler system, assumed to be conformed to NFPA 13 and fully supervised, and it is assumed that the building has fire separations and fire resistance ratings in accordance with the Ontario Building Code. The lower floor of the proposed building is more than 50% below ground. The resulting total required fire flow using the OFM method is 9,000 L/min. Therefore, the FUS method was used to identify the fire flow requirement, which resulted in a fire flow

requirement of 15,000 L/min (250 L/s) for a duration of 3 hours.

In summary:

- AVDY = 13,328 L/d (0.15 L/s);
- MXDY = 117,624 L/d (1.36 L/s);
- PKHR = 177,102 L/d (2.05 L/s); and,
- Fire Flow = 15,000 L/min (250 L/s).

The City is requested to provide boundary conditions for the Average Day, Maximum Day, Peak Hour and Fire Flow conditions indicated above.

Thank you for your prompt attention to this matter. Please forward the boundary conditions as soon as possible.

Have a great weekend.

Regards,

Tony Mak, P. Eng.

T.L. Mak Engineering Consultants Ltd.
1455 Youville Drive, Suite 218
Ottawa, ON. K1C 6Z7
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E-mail: tlmakecl@bellnet.ca

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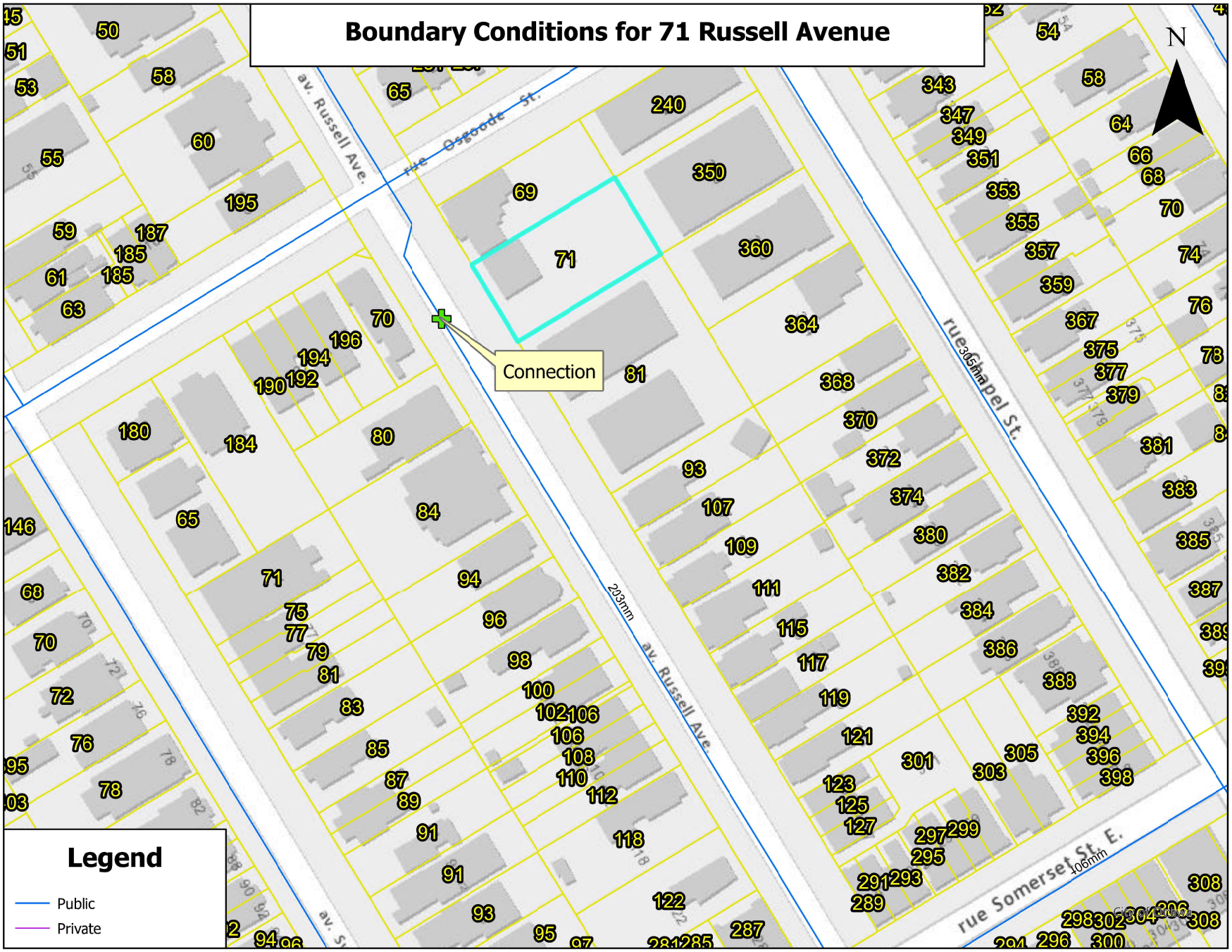
Boundary Conditions for 71 Russell Avenue
N
Connection
av. Russell Ave.
rue Osgoode St.
rue Somerset St. E.
rue Chapel St.
203mm
305mm
106mm
Legend
Public
Private

ATTACHMENT 3 : FIRE FLOW CALCULATION – OFM

FUS Fire Flow Calculation Sheet - 2020 FUS Guidelines

Stantec Project #: 163401084
Project Name: 71 Russell Road
Date: 11/17/2025
Fire Flow Calculation #: 2
Description: Residential

Data inputted by: Melissa Nelson, P.Eng
Data reviewed by: Alexandre Mineault-G, P.Eng.

Notes: *71 Russell Avenues comprises of a 6-storey residential apartment building. The 28-unit apartment building has twelve 2-bedroom units, fourteen 1-bedroom units, and two bachelor unites. The proposed building is wood frame construction, and assumed to have fire separations and fire resistence ratings in accordance with the Ontario Building Code. It is understood that the building will have a sprinkler system, and has a basement (more than 50% below ground).*

Step	Task	Notes										Value Used	Req'd Fire Flow (L/min)
1	Determine Type of Construction	Type V - Wood Frame / Type IV-D - Mass Timber Construction										1.5	-
2	Determine Effective Floor Area	Sum of All Floor Areas										YES	-
		448	448	448	448	448						2,239	-
3	Determine Required Fire Flow	($F = 220 \times C \times A^{1/2}$). Round to nearest 1000 L/min										-	16,000
4	Determine Occupancy Charge	Limited Combustible										-15%	13,600
5	Determine Sprinkler Reduction	Conforms to NFPA 13										-30%	-6800
		Standard Water Supply										-10%	
		Fully Supervised										-10%	
		% Coverage of Sprinkler System										100%	
5A	Determine Bylaw Requirement	Community bylaw requiring all building that may be built within 30m of subject building to be fully sprinkler protected										NO	-
6	Determine Increase for Exposures (Max. 75%)	Direction	Exposure Distance (m)	Exposed Length (m)	Exposed Height (Stories)	Length-Height Factor (m x stories)	Construction of Adjacent Wall	Firewall / Sprinklered ?				-	-
		Front	20.1 to 30	22	3	61-80	Type V	NO				6%	7,888
		Right	0 to 3	7	2	0-20	Type V	NO				20%	
		Rear	10.1 to 20	17	4	61-80	Type V	NO				13%	
		Left	3.1 to 10	28	3	81-100	Type V	NO				19%	
7	Determine Final Required Fire Flow	**Total Required Fire Flow in L/min, Rounded to Nearest 1000L/min**											**15,000**
		Total Required Fire Flow in L/s											**250**
		Required Duration of Fire Flow (hrs)											**3.00**
		Required Volume of Fire Flow (m^3)											**2,700**

Fire Flow Calculations as per the Ontario Building Code (OBC)

Stantec

OFM Fire Flow Calculation

Calculations based on *Fire Protection Water Supply Guideline for Part 3 in the Ontario Building Code* by the Office of the Fire Marshal (OFM 1999)

Data inputted by: Melissa Nelson P.Eng.
Data reviewed by: Alexandre Mineault-G, P.Eng.

Stantec Proje 163401084
Project Name: 71 Russell Road
Date: 11/17/2025
Fire Flow Calc 1
Description: Residential

Notes: *71 Russell Avenues comprises of a 6-storey residential apartment building. The 28-unit apartment building has twelve 2-bedroom units, fourteen 1-bedroom units, and two bachelor units. The proposed building is wood frame construction, and assumed to have fire separations and fire resistence ratings in accordance with the Ontario Building Code . It is understood that the building will have a sprinkler system, and has a basement (more than 50% below ground).*

Office of the Fire Marshal Determination of Required Fire Protection Water Supply

Step	Task	Notes		Multiplier Associated with Option		Value Used	
1	**General Building Details**						
1.1	Enter Number of Storeys	Number of Floors/Storeys in the Unit (incl. basement):			6	6	Storeys
1.2	Choose Type of Housing (if TH, Enter Number of Units Per TH Block)	Type of Housing	Single Family	0	Other (Comm, Ind, Apt etc.)	28	Units
			Townhouse - indicate # of units	0			
			Other (Comm, Ind, Apt etc.)	28			
1.3	Choose Presence of Sprinklers	Sprinklers?			Yes	Yes	N/A
1.4	Choose Presence of Firewalls	Firewall separations?			None	None	N/A
1.5	Choose Presence of Stand-Pipe System	Stand-pipe system?			None	None	N/A
2	**Determining Water Supply Coefficient K**						
2.1	Choose Type of Construction	**Type of Construction**					
		Type of Construction	Non-combustible construction + fire separations + fire-resistance ratings in accordance with Section 3.2.2 of OBC	Type I	Type III	N/A	N/A
			Non-combustible construction + fire separations + no fire-resistance rating	Type II			
			Combustible construction + fire separations + fire-resistance ratings in accordance with Section 3.2.2 of OBC	Type III			
			Combustible construction + fire separations + no fire-resistance rating	Type IV			
2.2	Choose Classification	**Building Classification**					
		Occupancy Classification (OBC)	A-2, B-1, B-2, B-3, C, D	18	C	A-2, B-1, B-2, B-3, C, D	N/A
			A-4, F-3	22			
			A-1, A-3	25			
			E, F-2	31			
			F-1	41			
2.3	Water Supply Coefficient (K)	Water Supply Coefficient K				18	N/A
3	**Determining Building Volume V**						
3.1	Enter Ground Floor Area of One Unit	**Floor Space Area**					
		Average Floor Area (A) :			448 Square Metres (m2)	448	Area in Square Meters (m^2)
3.2	Building Height (h)	**Building Height**					
		Bottom Elevation :			59.0 Meters (m)	18.5	Height in Meters (m)
		Top Elevation :			77.5 Meters (m)		
3.3	Building Volume (V)	Building Volume V = A * h				8,310	Volume in Meters Cube (m^3)
4	**Determining Spatial Coefficient S**						
4.1	Choose Exposure Distances from Building to Property Line	Exposure Distance from Building to Property Line in Meters (m)	**North Side**	1.7	0.50	0.99	Distance in Meters (m)
			Property Line to Street Centreline (Street Facing)	0.6			
			Total Exposure Distance	**2.3**			
			East Side	7.5	0.00		
			Property Line to Street Centreline (Street Facing)	6.2			
			Total Exposure Distance	**13.7**			
			South Side	2.0	0.49		
			Property Line to Street Centreline (Street Facing)	3.1			
			Total Exposure Distance	**5.1**			
			West Side	10.8	0.00		
			Property Line to Street Centreline (Street Facing)	2.6			
			Total Exposure Distance	**13.4**			
4.2	Total Spatial Coefficient (S_{tot})	Total Spatial Coefficient $S_{tot} = 1 + \Sigma S_x$				1.99	N/A
5	**Determining Required Minimum Supply of Water Q and Fire Flow**						
5.1	Obtain Required Fire Volume, Flow & Duration	**Minimum Supply of Water, rounded to nearest 1,000 L; $Q = K*V*S_{tot}$**				**297,000 L**	
		Required Minimum Water Supply Flow Rate (L/min)				**9,000 L/min**	
		Required Minimum Water Supply Flow Rate (L/s)				**150 L/s**	
		Required Minimum Duration of Fire Flow (min)				**40 min**	

ATTACHMENT 4 : FIGURE 1 – FUS EXPOSURE DISTANCES

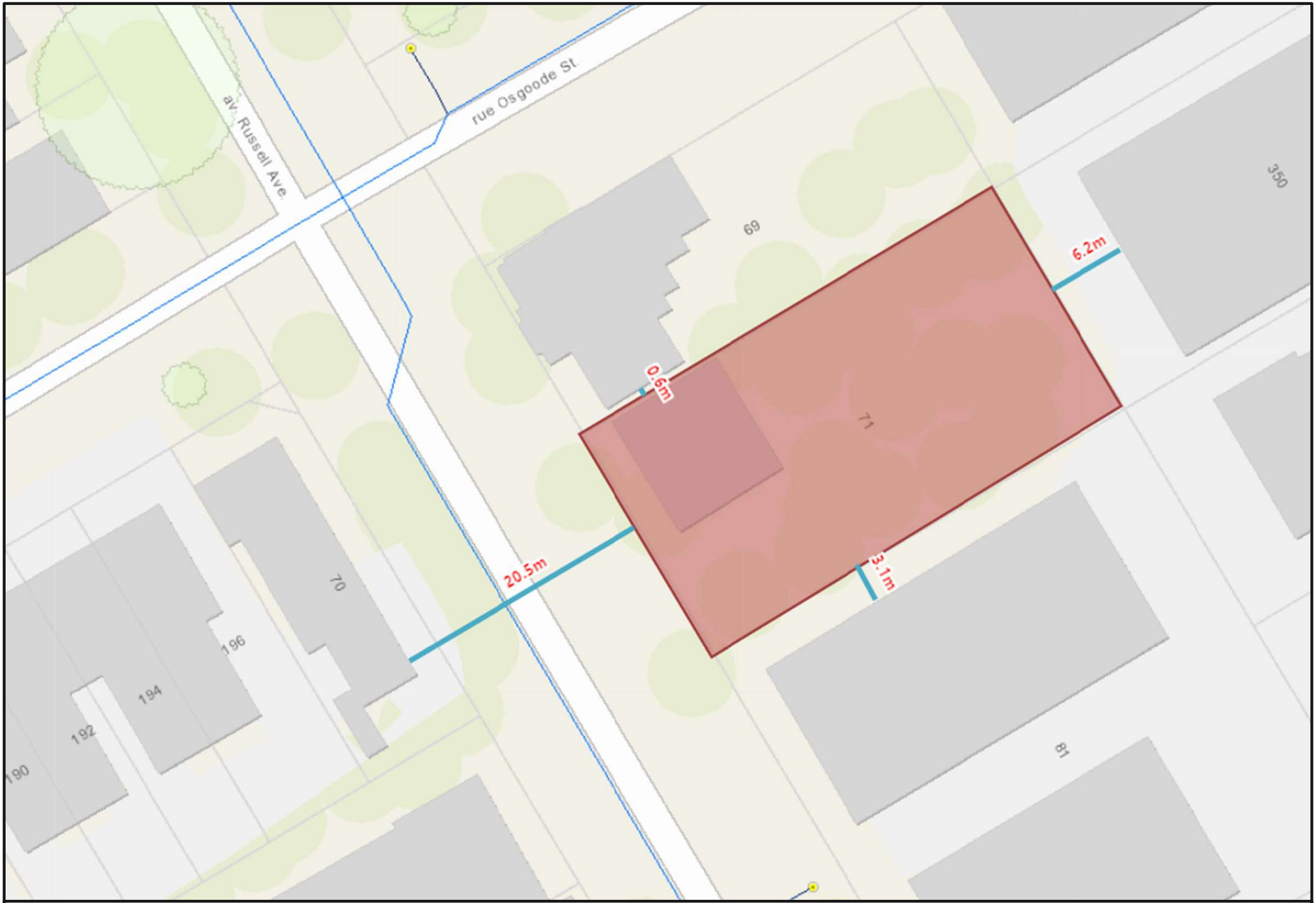

Figure 1: FUS Exposure Distances (Property Line to Adjacent Buildings)

Source: geoOttawa 2025; *Contains information licensed under the Open Government License – City of Ottawa.*

ATTACHMENT 5 : SUPPORTING HYDRAULIC CALCULATIONS

Supporting Hydraulic Calculations

Stantec Project #: 163401084
Project Name: 71 Russell Road
Date: December 4, 2025
Data inputted by: Melissa Nelson, P.Eng.
Data reviewed by: Alexandre Mineault-G, P.Eng.

Boundary Conditions provided by the City:

Scenario 1: Peak Hour (Min HGL): 106.5 m;
Scenario 2: Average Day (Max HGL): 115.0 m; and
Scenario 3: Maximum Day plus Fire Flow: 102.0 m.

Sample Calculations

HGL (m) = hp + hz *(1)*

where: hp = Pressure Head (m); and hz = Elevation Head (m), estimated from topography.

For Scenario 1, we have:

HGL(m) = 106.5 and hz (m) = 62.43.

Rearranging Equation 1, we can calculate the Pressure Head (hp) as follow:

hp (m) = HGL - hz
∴ hp = 106.5 - 62.4 m = 44.1 m.

To convert from Pressure Head (m) to a pressure value (kPa), the following equation can be used:

P (kPa) = (ρ * g * hp) / 1000 *(2)*

where: ρ = density of water = 1000 kg/m^3; and g = gravitational acceleration = 9.81 m/s^2.

Using Equation 2, we can calculate the Pressure Head (hp) as follow:

P (kPa) = (1000 * 9.81 * 44.07) / 1000
∴ P = 432 kPa.

Considering that 1 kPa = 0.145 psi, the pressure under Scenario 1 is equal to:

P = 63 psi.

Applying the same procedures, the pressures under Scenario 2 and Scenario 3 are calculated as follows:
Scenario 2: P = 75 psi; and Scenario 3: P = 56 psi.

To summarize:

Scenario 1: Minimum Pressure under Peak Hour Demand: 432 kPa (63 psi)
Scenario 2: Maximum Pressure under Average Day Demand: 515 kPa (75 psi)
Scenario 3: Minimum Pressure under Maximum Day + Fire Flow Demand: 388 kPa (56 psi)

ATTACHMENT 6 : FIGURE 2 – HYDRANT SPACING

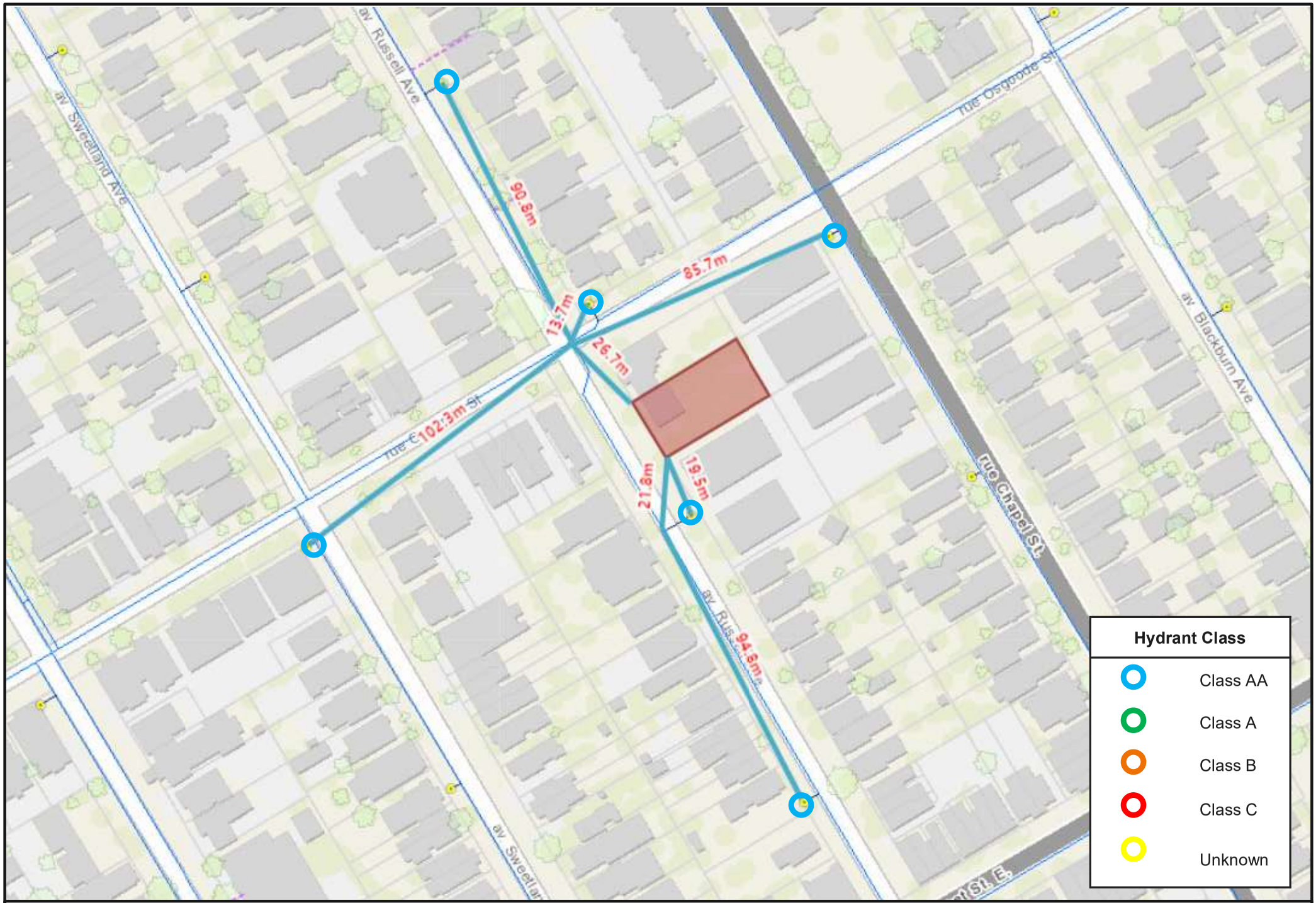

Figure 2: Hydrant Spacing

Source: geoOttawa 2025; *Contains information licensed under the Open Government License – City of Ottawa.*

PROPOSED SIX (6) STOREY RESIDENTIAL APARTMENT

BUILDING LOT DEVELOPMENT SITE

71 RUSSELL AVENUE

LOT 14

EAST SIDE OF RUSSELL AVENUE

R-PLAN 58319

CITY OF OTTAWA

APPENDIX E

CITY OF OTTAWA

SANITARY SEWER DESIGN SHEET

SHEET No. 1 OF 1

SANITARY SEWER DESIGN SHEET

q = average daily per capita flow (280 L/cap. d)
I = unit of peak extraneous flow (0.33 L/ha. s)
M = peaking factor
Q (p) = peak population flow (L/s)
Q (I) = peak extraneous flow (L/s)
Q (d) = peak design flow

DENSITY
- 2 BEDROOM = 2.1 ppu
- 1 BEDROOM = 1.4 ppu
- BACHELOR = 1.4 ppu

$M = 1 + \frac{14}{4 + \sqrt{P}} * K$ where P population in 1000's

$Q(p) = \frac{PqM}{86.4}$ (L/s) K=0.8

Q(i) = IA (L/s) where A = area in hectares

Q(d) = Q(p) + Q(i) (L/s)

LOCATION			INDIVIDUAL		CUMULATIVE		Peaking factor M	Pop. flow Q(p) (L/s)	Peak extraneous flow Q(i) (L/s)	Peak design flow Q(d) (L/s)	PROPOSED SEWER						
STREET	FROM	TO	Pop.	Area A (hectares)	Pop.	Area A (hectares)					Length (m)	Pipe size (mm)	Type of pipe	Grade %	Capacity (L/s) n=0.013	Full flow velocity (m/s)	Actual velocity at Q(d)
71 RUSSELL AVENUE	SITE	EX 300Ø COMBINED SEWER	47.6	0.076	47.6	0.076	3.66	0.565	0.025	0.59	13.0	150	PVC	1.0 (min.)	19.8	1.12	

LICENSED PROFESSIONAL ENGINEER
01/20/26
TONY L-M. MAK
PROVINCE OF ONTARIO

(File # 825-96)

DESIGN	TLM
CHECKED	TLM
DATE	JAN. 2026

PROJECT 71 RUSSELL AVENUE
PROPOSED SIX (6) STOREY APARTMENT BUILDING SITE – CITY OF OTTAWA

SHEET No. 1 of 1

PROPOSED SIX (6) STOREY RESIDENTIAL APARTMENT

BUILDING LOT DEVELOPMENT SITE

71 RUSSELL AVENUE

LOT 14

EAST SIDE OF RUSSELL AVENUE

R-PLAN 58319

CITY OF OTTAWA

APPENDIX F

DEVELOPMENT SERVICING STUDY CHECKLIST SUMMARY

Servicing study guidelines for development applications

4. Development Servicing Study Checklist

The following section describes the checklist of the required content of servicing studies. It is expected that the proponent will address each one of the following items for the study to be deemed complete and ready for review by City of Ottawa Infrastructure Approvals staff.

The level of required detail in the Servicing Study will increase depending on the type of application. For example, for Official Plan amendments and re-zoning applications, the main issues will be to determine the capacity requirements for the proposed change in land use and confirm this against the existing capacity constraint, and to define the solutions, phasing of works and the financing of works to address the capacity constraint. For subdivisions and site plans, the above will be required with additional detailed information supporting the servicing within the development boundary.

4.1 General Content

- ☐ Executive Summary (for larger reports only).
- ☒ Date and revision number of the report.
- ☒ Location map and plan showing municipal address, boundary, and layout of proposed development.
- ☒ Plan showing the site and location of all existing services.
- ☐ Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.
- ☐ Summary of Pre-consultation Meetings with City and other approval agencies.
- ☐ Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defendable design criteria.
- ☒ Statement of objectives and servicing criteria.
- ☒ Identification of existing and proposed infrastructure available in the immediate area.
- ☐ Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available).
- ☐ Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.
- ☐ Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts.
- ☐ Proposed phasing of the development, if applicable.

☒ Reference to geotechnical studies and recommendations concerning servicing.

☒ All preliminary and formal site plan submissions should have the following information:
- Metric scale
- North arrow (including construction North)
- Key plan
- Name and contact information of applicant and property owner
- Property limits including bearings and dimensions
- Existing and proposed structures and parking areas
- Easements, road widening and rights-of-way
- Adjacent street names

4.2 Development Servicing Report: Water

☐ Confirm consistency with Master Servicing Study, if available
☒ Availability of public infrastructure to service proposed development
☒ Identification of system constraints
☒ Identify boundary conditions
☒ Confirmation of adequate domestic supply and pressure
☒ Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter's Survey. Output should show available fire flow at locations throughout the development.
☒ Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.
☐ Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design
☐ Address reliability requirements such as appropriate location of shut-off valves
☒ Check on the necessity of a pressure zone boundary modification.
☒ Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range

- ☒ Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.
- ☐ Description of off-site required feedermains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.
- ☒ Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.
- ☒ Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.

4.3 Development Servicing Report: Wastewater

- ☒ Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).
- ☐ Confirm consistency with Master Servicing Study and/or justifications for deviations.
- ☐ Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.
- ☒ Description of existing sanitary sewer available for discharge of wastewater from proposed development.
- ☐ Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)
- ☒ Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.
- ☐ Description of proposed sewer network including sewers, pumping stations, and forcemains.
- ☐ Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).
- ☐ Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.
- ☐ Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.
- ☐ Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.
- ☐ Special considerations such as contamination, corrosive environment etc.

4.4 Development Servicing Report: Stormwater Checklist

- ☒ Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)
- ☐ Analysis of available capacity in existing public infrastructure.
- ☒ A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.
- ☒ Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5 year event (dependent on the receiving sewer design) to 100 year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.
- ☐ Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.
- ☒ Description of the stormwater management concept with facility locations and descriptions with references and supporting information.
- ☐ Set-back from private sewage disposal systems.
- ☐ Watercourse and hazard lands setbacks.
- ☐ Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.
- ☐ Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.
- ☒ Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5 year return period) and major events (1:100 year return period).
- ☐ Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.
- ☒ Calculate pre and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.
- ☐ Any proposed diversion of drainage catchment areas from one outlet to another.
- ☒ Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.
- ☐ If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100 year return period storm event.
- ☐ Identification of potential impacts to receiving watercourses
- ☐ Identification of municipal drains and related approval requirements.
- ☒ Descriptions of how the conveyance and storage capacity will be achieved for the development.
- ☒ 100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.

- ☐ Inclusion of hydraulic analysis including hydraulic grade line elevations.
- ☒ Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.
- ☐ Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.
- ☐ Identification of fill constraints related to floodplain and geotechnical investigation.

4.5 Approval and Permit Requirements: Checklist

The Servicing Study shall provide a list of applicable permits and regulatory approvals necessary for the proposed development as well as the relevant issues affecting each approval. The approval and permitting shall include but not be limited to the following:

- ☐ Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement Act. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams as defined in the Act.
- ☐ Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.
- ☐ Changes to Municipal Drains.
- ☐ Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)

4.6 Conclusion Checklist

- ☒ Clearly stated conclusions and recommendations
- ☐ Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.
- ☒ All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario