



Russell Development

71 RUSSELL AVE

ISSUED FOR SPA RESPONSE 1

2026.04.17

ARCHITECTURAL



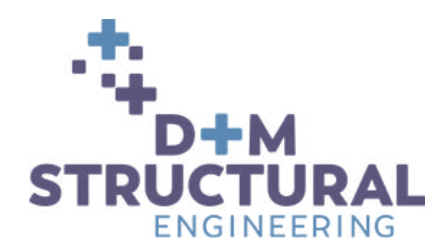
LAWRENCE ARCHITECT INC.
18 DEAKIN ST. SUITE 205
OTTAWA, ONTARIO K2E 8B7
(P) 613 739 7770
(F) 613 739 7703

PLANNING



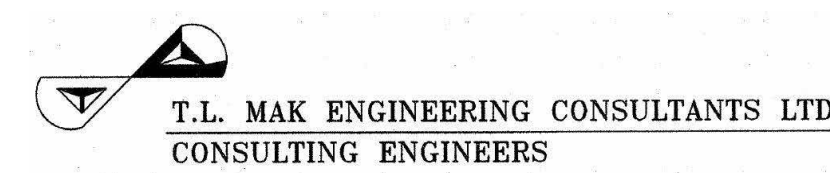
Q9 PLANNING + DESIGN
43 ECCLES ST. UNIT C
OTTAWA, ONTARIO K1R 6S3
(P) 613 850 8345

STRUCTURAL



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

CIVIL



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

LANDSCAPE

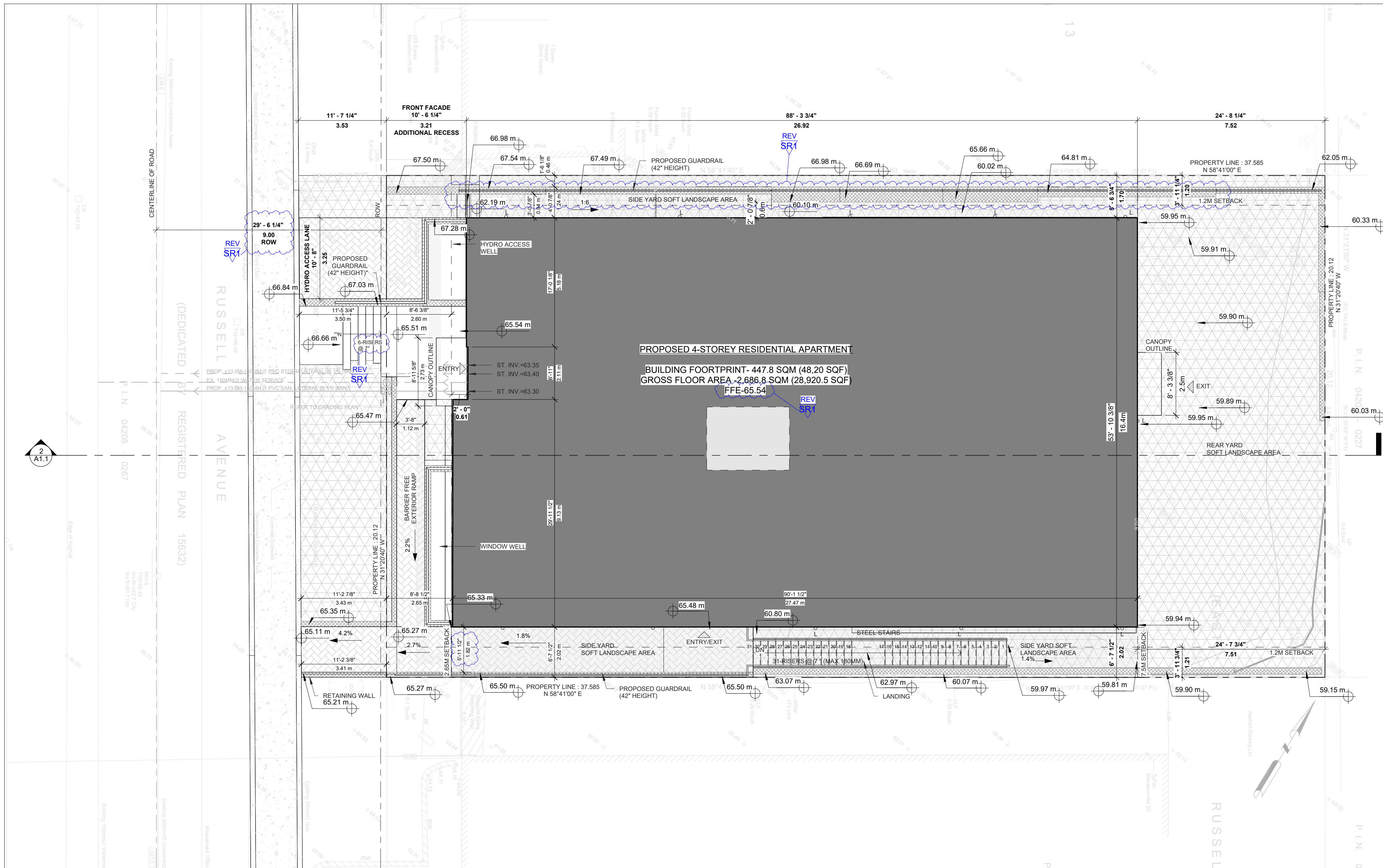


JAMES B LENNOX & ASSOCIATES
3332 CARLING AVE.
OTTAWA, ONTARIO K2H 5A8
(P) 613 722 5168

MECHANICAL /
ELECTRICAL



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



1 Site Plan
A1.0 SCALE 1:100



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

SITE PLAN NOTES	
NOTES	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHV	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA, X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 6MM X 1050MM BASE PLATE WITH 4 BOLT HOLES; SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BPFS	PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 2000MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BP PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURGONNETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELEC.
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP., - REFER TO CIVIL
RSL	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI). FULL WIDTH OF CURB RAMP RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE. - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL

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

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

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

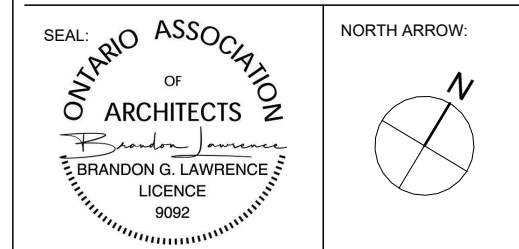
BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	447.8 M²	4,820 FT²
GROSS FLOOR AREA:		
BASEMENT	447.8 M²	4,820 FT²
SUB-BASEMENT	447.8 M²	4,820 FT²
GROUND FLOOR	447.8 M²	4,820 FT²
SECOND FLOOR	447.8 M²	4,820 FT²
THIRD FLOOR	447.8 M²	4,820 FT²
FOURTH FLOOR	447.8 M²	4,820 FT²
TOTAL	2,686.8 M²	28,920 FT²

ZONING PROVISIONS (R4UD(480))	SECTION	REQUIRED	PROVIDED
MIN. LOT WIDTH	S162, TABLE 162A	15M	20.12M
MIN. LOT AREA	S162, TABLE 162A	450M²	756.5M²
MAX. BUILDING HEIGHT	S162, TABLE 162A	14.5M	14.28M
MIN. FRONT YARD SETBACK	S144(1)(A); S162, TABLE 162A	1.4 SO (D) MIN. 1.5 APPLIES	2.69M
MIN. REAR YARD SETBACK TABLE 144A(III)	S143(3)(A)	11.27M (30% OF LOT DEPTH)	7.52M (20.02% OF LOT DEPTH)
MIN. REAR YARD AREA	S143(3)(A)	189.12M² (25% OF LOT AREA)	151.67M² (20.04% OF LOT AREA)
MIN. INTERIOR YARD SETBACK	S162, TABLE 162A	1.5M	2.02M, 1.7M
MIN. AREA OF SOFT LANDSCAPING IN REAR YARD	S161(15)(B)(i)	AREA=450M²; 50% OF REAR YARD AREA	100%
	S161(15)(B)(i)	MIN. AGGREGATE AREA OF 25M²; W/ ONE DIMENSION <= 2M	
MIN. LANDSCAPED AREA	S161(8)	226.95M²(30% OF LOT AREA)	281.0M²(37.1% OF LOT AREA)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	S161, TABLE 161	10.46M² (20% FOR LOT WITH FYS 1.5M-3M)	29.48M²(56.9% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE : 25% WINDOWS=52.5M²	29.45M²=61.73M²
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.6M (MIN. 20% OF FRONT FACADE)	0.61M (28.3M²-13.4%), 0.56 (63M²-29.9%)
MIN. PARKING SPACE	S106(1)	2.6m (WIDTH) x 5.2m (LENGTH) MAX. WIDTH<3.1M	N/A
UNIT BREAKDOWN	S161(16)	25% 2 BEDROOM UNITS TOTAL UNITS: 28 MIN. 2-BEDROOM UNITS: 7	43% PROVIDED TOTAL 2-BEDROOM UNITS: 12
MAX. DRIVEWAY WIDTH	S139, TABLE 139(3)(iii)	3M. NO DOUBLE DRIVEWAY PERMITTED	N/A
DRIVEWAY SEPARATION FROM INTERIOR LOT LINE	S139, TABLE 139(3)(iii)	0.15M (LANDSCAPED / DECORATIVE BRICK)	N/A
MIN. BICYCLE PARKING	S111, TABLE 111A(B)	14 (0.5 PER DWELLING UNIT)	32
MIN. NUMBER OF PARKING SPACES (RESIDENT)	S110	S101(3)(A) PARKING ONLY REQUIRED FOR UNITS > 12: 16 UNITS @ 0.5 SPACES PER DU = 8 SPACES	0 SPACES
MIN. NUMBER OF PARKING SPACES (VISITOR)	S102	S.102(2) 0 SPACES <= 12 SPACES TABLE 102: 0.1 SPACES PER DU @ 16 UNITS = 1.6 (2 SPACES)	0 SPACES
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(i)	A DISTANCE OF 1/2 THE DEPTH OF THE FRONT, REAR OR CORNER SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE	FRONT - 1.2M REAR - 1.0M
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(ii)	1.8 M INTO AN INTERIOR SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO A SIDE LOT LINE	N/A
ENCROACHMENTS: OPEN STAIRWAYS	S65(5)(B)(i)	WHERE AT OR BELOW THE FLOOR LEVEL OF THE FIRST FLOOR: 1. IN THE CASE OF THE INTERIOR SIDE YARD OR REAR YARD : NO LIMIT, AND 2. IN THE CASE OF THE FRONT YARD OR CORNER SIDE YARD: NO CLOSER THAN 0.6M TO A LOT LINE, AND	2.3M / 7'-9" BEYOND FRONT PROPERTY LINE
ENCROACHMENTS: OPEN STAIRWAYS	S65(4)(B)(ii)	OTHER CASES: IN THE CASE OF ANY YARD: 1.5 M, BUT NOT CLOSER THAN 1.8M TO A LOT LINE. EXCEPT THAT, SWITCHBACK STAIRS AND LANDINGS MAY PROJECT 2.2M INTO THE REAR YARD WHERE THESE ARE INTENDED TO PROVIDE A MEANS OF EGRESS FOR DWELLING UNITS LOCATED ON THE SECOND AND HIGHER STOREYS.	0.3M / 1'-1" EXTERIOR FACE OF STAIR TO PROPERTY LINE

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

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

CLIENT NAME:	
JERSEY DEVELOPMENTS INC.	
NOTES:	
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.	
2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.	
3) DO NOT SCALE DRAWINGS.	
4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.	
5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.	



No.	DATE	REVISION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW



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

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

PROJECT:
Russell Development
71 RUSSELL AVE
SHEET TITLE:
SITE PLAN

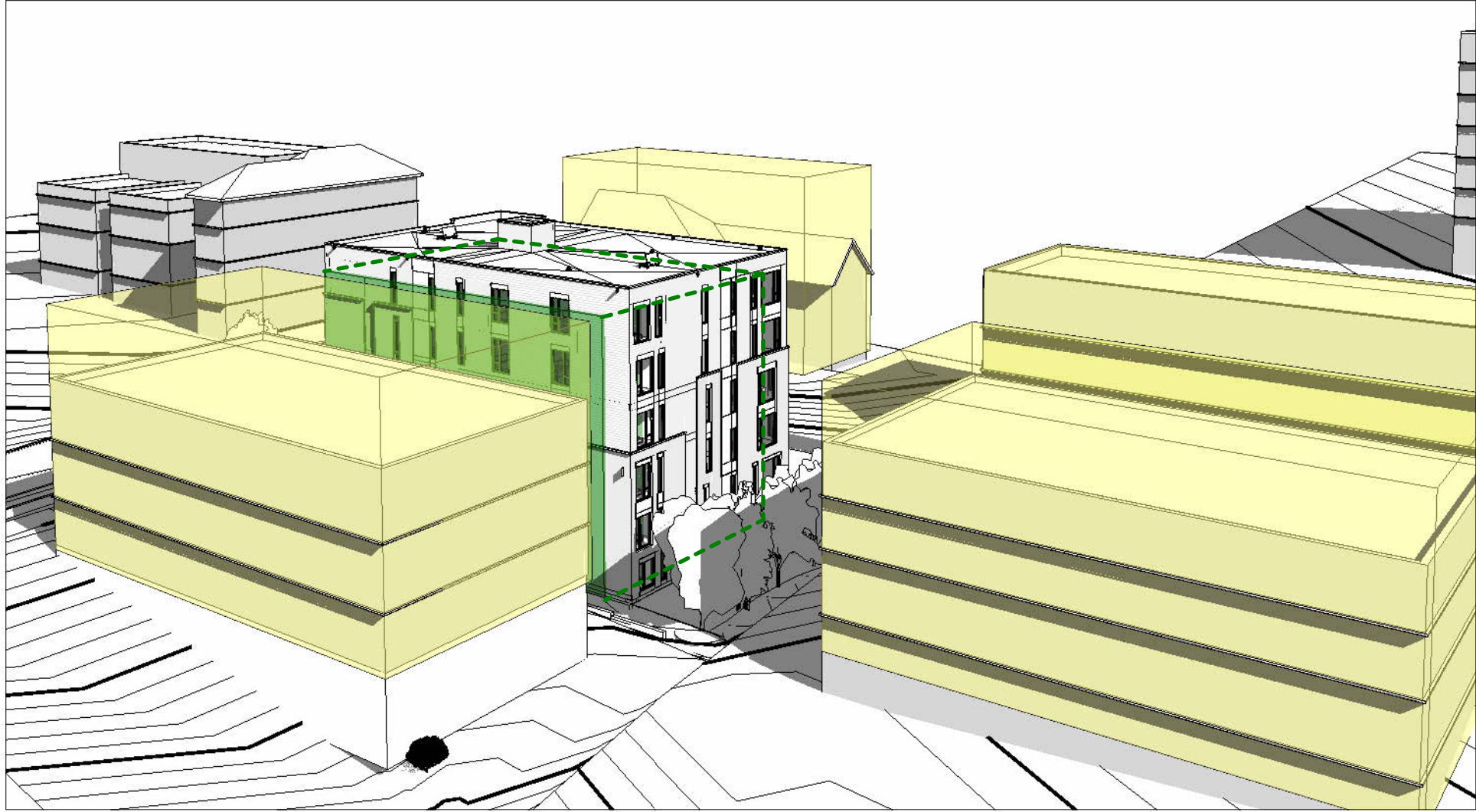
DRAWN BY:
Y.R.
PROJECT DATE:
17-04-2026 14:41:34
JOB NUMBER:
LA-1158-25

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

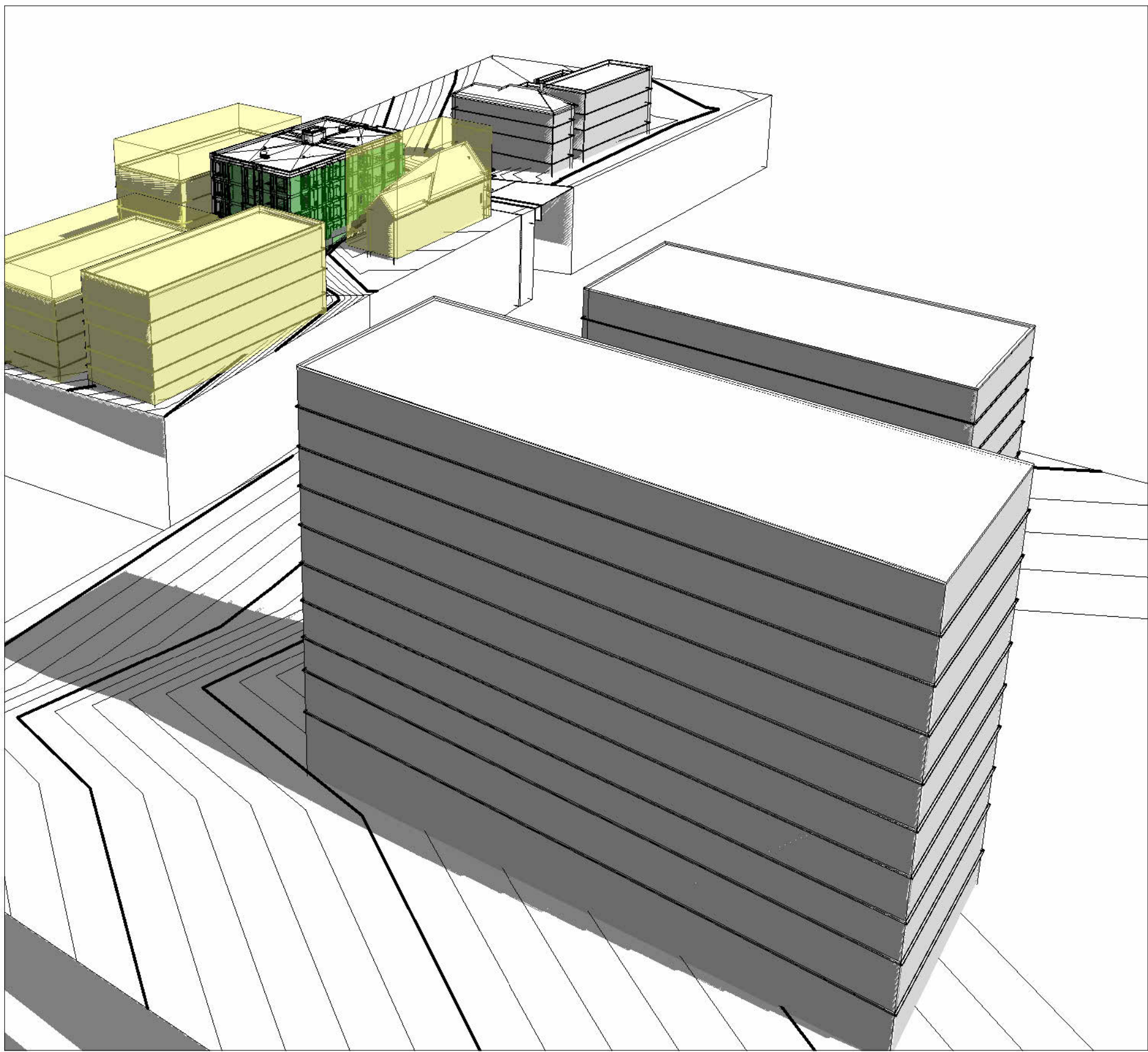
A1.0



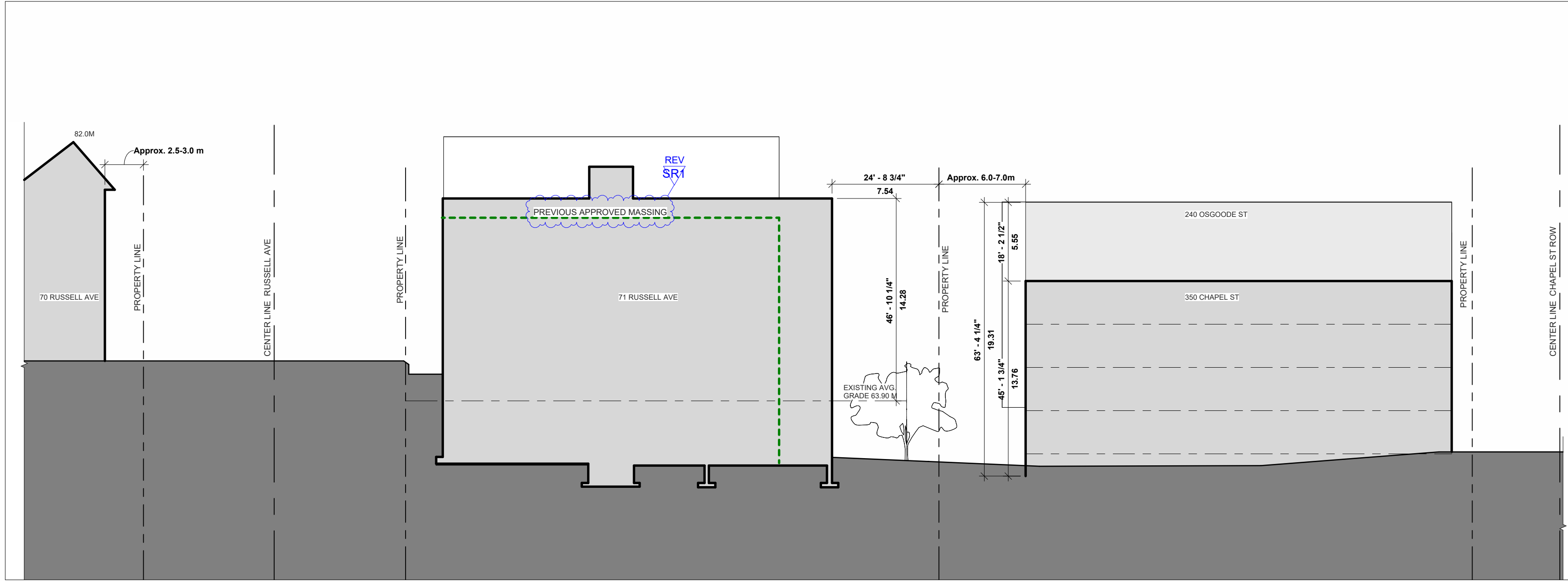
1 Context 1
A1.1 SCALE



5 Context 2
A1.1 SCALE



4 Context 3
A1.1 SCALE



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

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

LEGEND

- PLANNED CONTEXT
- APPROVED MASSING (PREV.)

REV SR1



09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION



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

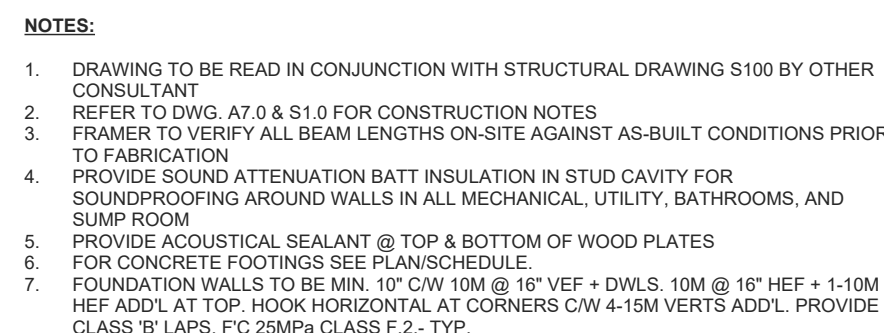
THIS DRAWING IS THE SOLE PROPERTY OF
LAWRENCE ARCHITECT INCORPORATED
REPRODUCTION IS NOT PERMITTED

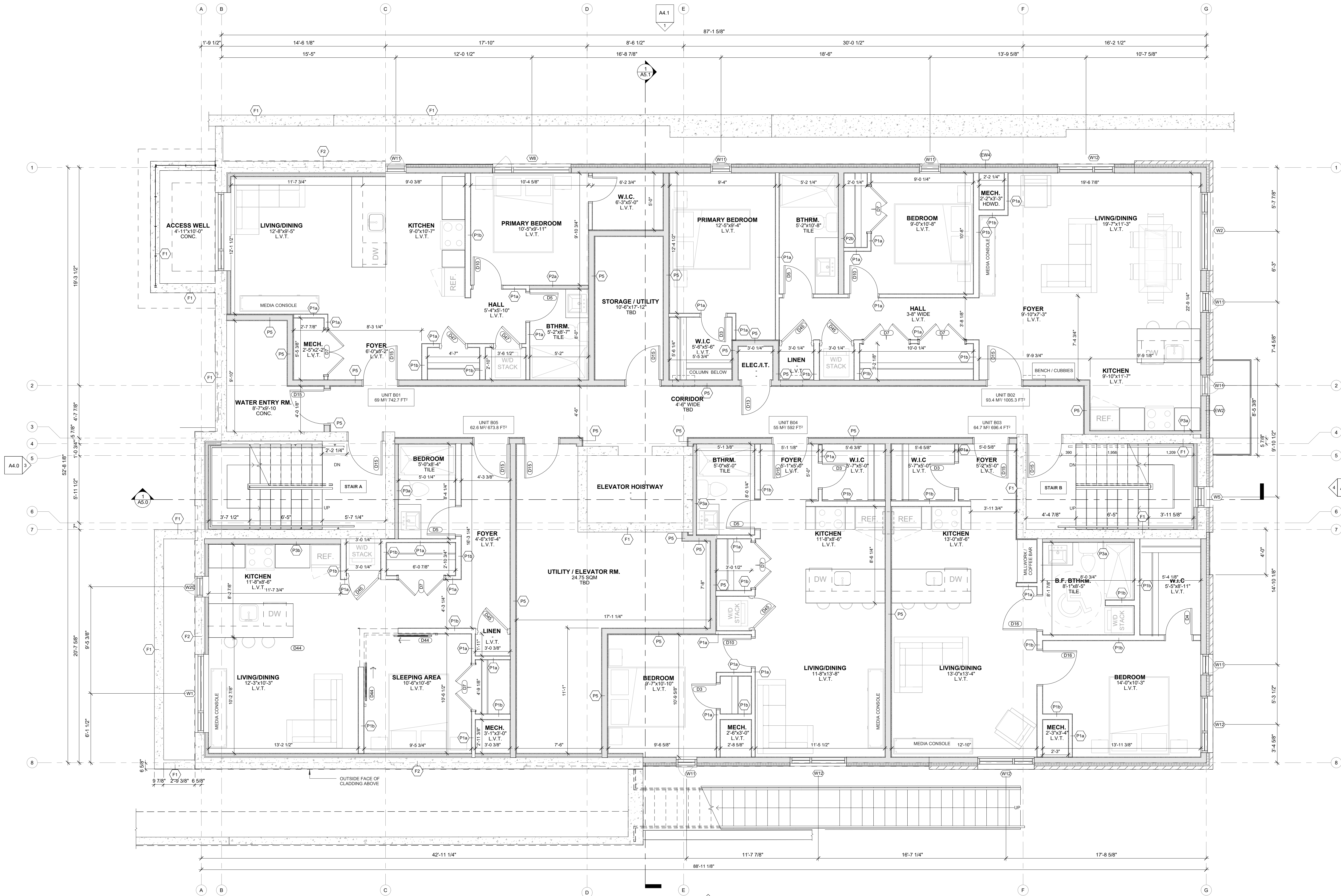
PROJECT:
Russell Development

71 RUSSELL AVE
SHEET TITLE:
SITE CONTEXT

DRAWN BY: Y.R. CHECKED BY: B.L.
PLOT DATE: 17-04-2026 14:42:01 PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25 SCALE: As indicated

A1.1



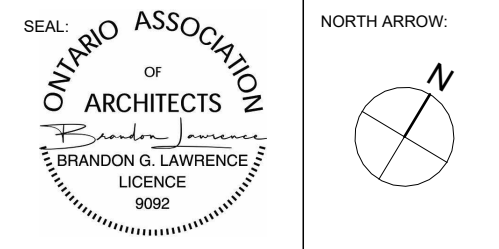


1
A2.2
Basement Plan
SCALE: 1/4" = 1'-0"

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 TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
 - 3) DO NOT SCALE DRAWINGS.
 - 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 - 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

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



09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

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

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

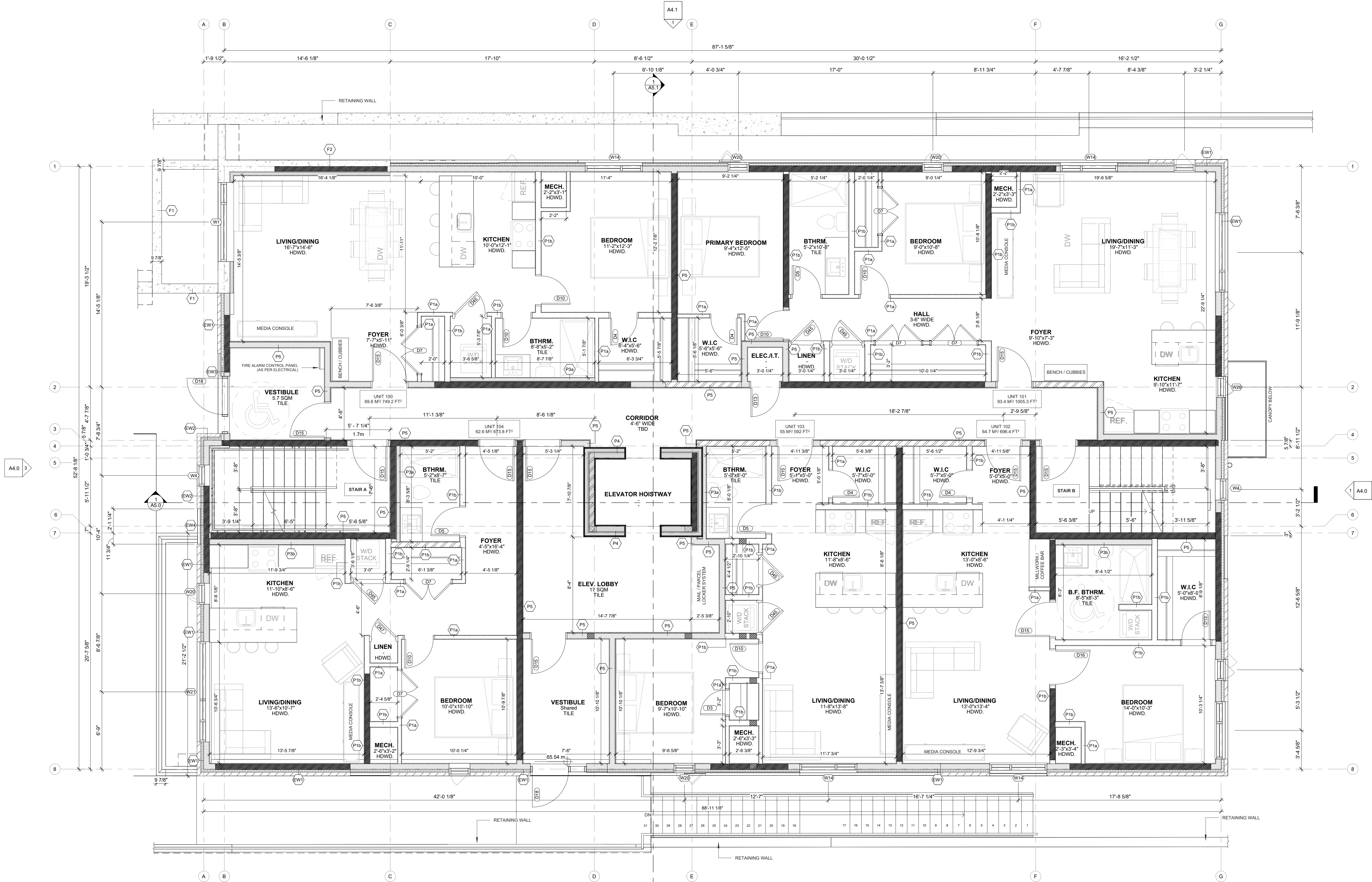
DRAWN BY:
Y.R.
PROJECT DATE:
17-04-2026 14:42:10
JOB NUMBER:
LA-1158-25

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

A2.2

APPLICATION # D07-12-26-0014

PLAN # 19441



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

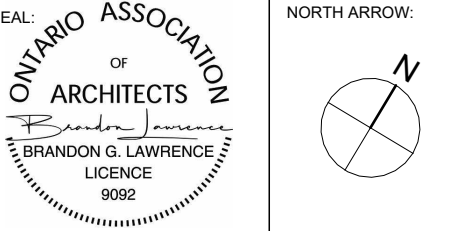
CLIENT NAME:
JERSEY DEVELOPMENTS INC.

- NOTES:
- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 - 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
 - 3) DO NOT SCALE DRAWINGS.
 - 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 - 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

WALL HATCH LEGEND

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

INSULATED WALL
NON-INSULATED WALL
ENGINEERED SHEAR WALL
LOADBEARING WALL



09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

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

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

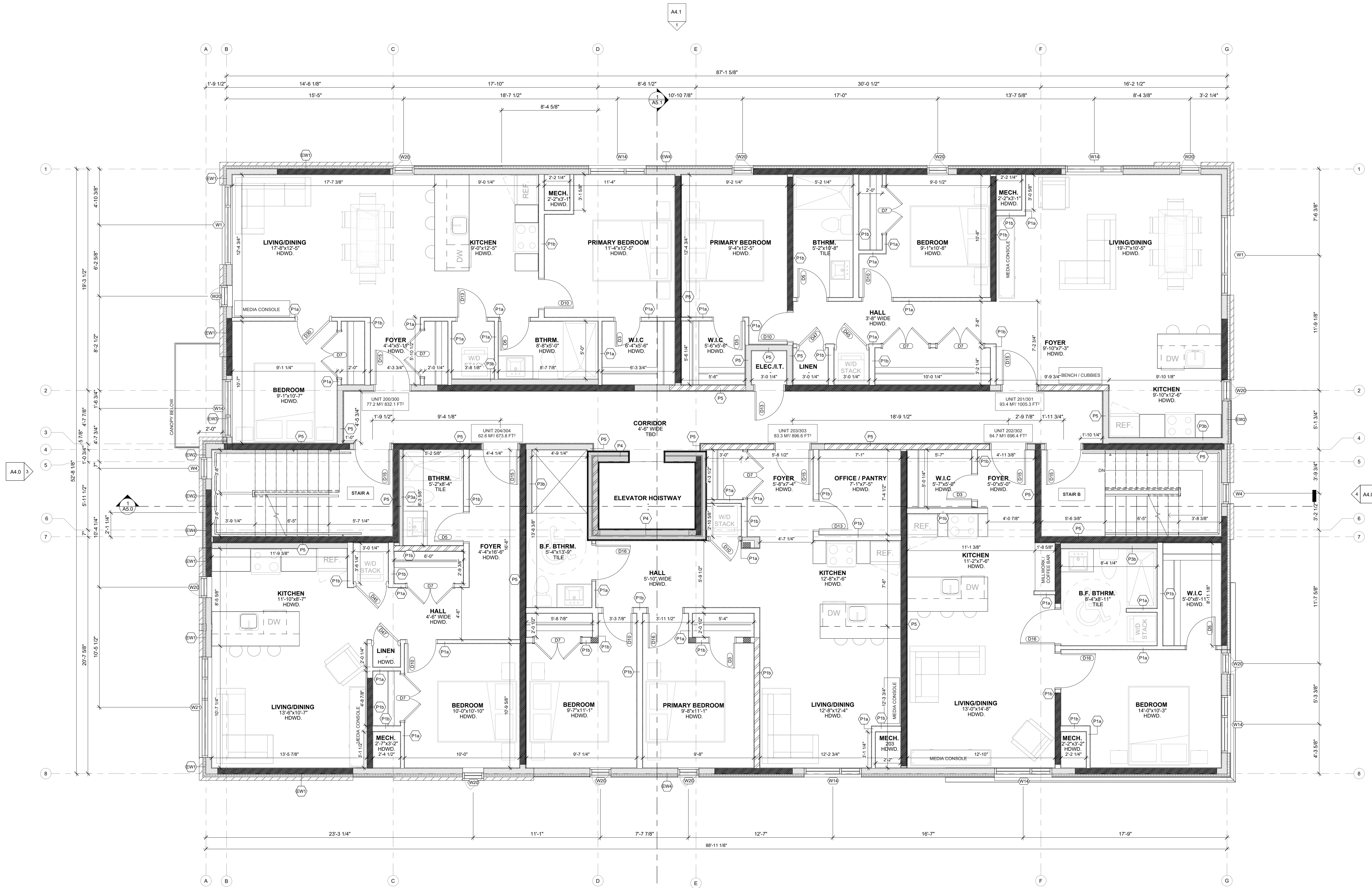
DRAWN BY:
Y.R.
PLOT DATE:
17-04-2026 14:42:15
JOB NUMBER:
LA-1158-25

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

A2.3

APPLICATION # D07-12-26-0014

PLAN # 19441



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

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

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

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

3) DO NOT SCALE DRAWINGS.

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

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

WALL HATCH LEGEND

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

INSULATED WALL
NON-INSULATED WALL
ENGINEERED SHEAR WALL
LOADBEARING WALL

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

NORTH ARROW:

09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

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

PROJECT:
Russell Development

71 RUSSELL AVE

SHEET TITLE:
SECOND FLOOR PLAN

DRAWN BY:
Y.R.

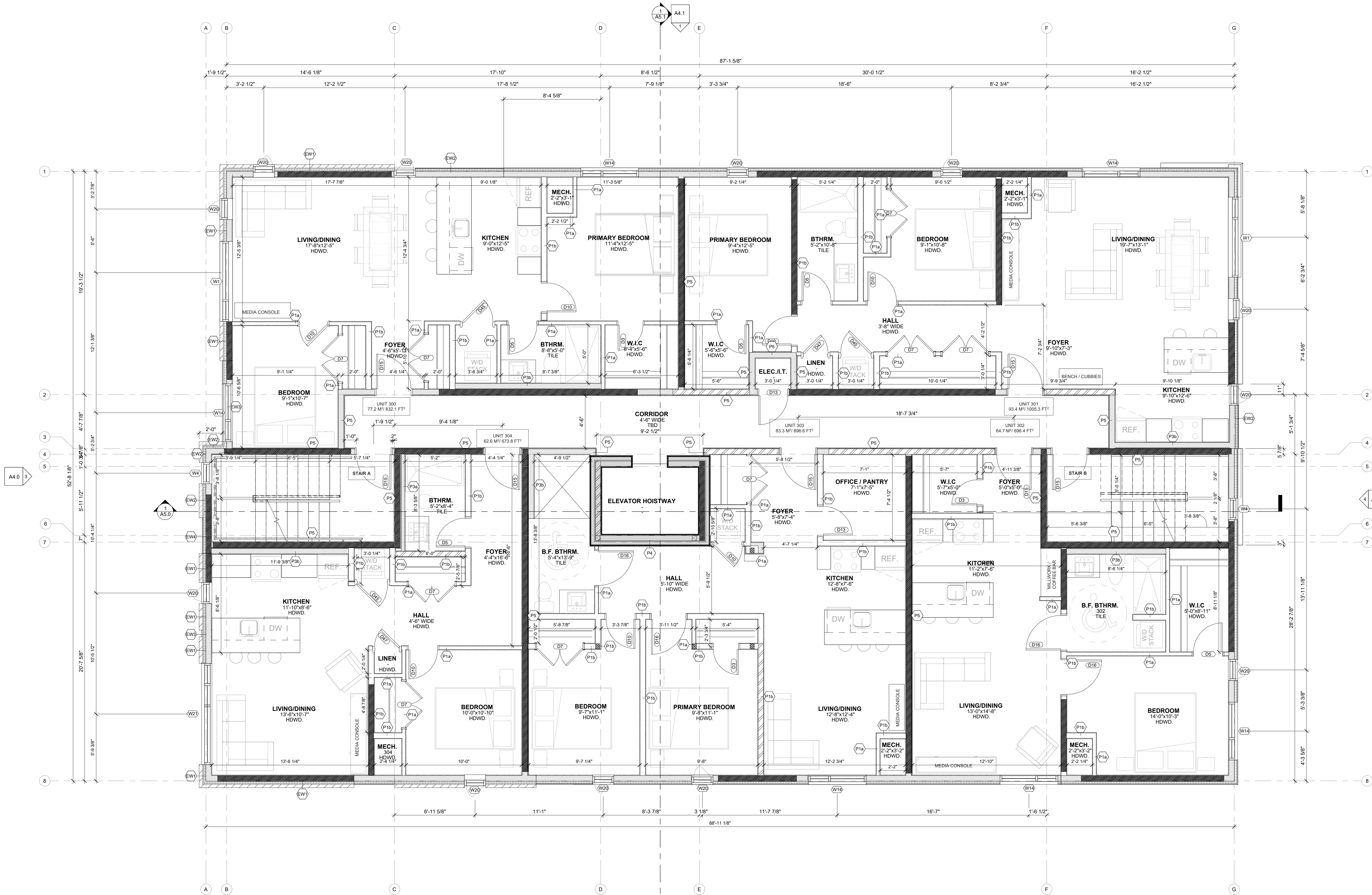
PROJECT DATE:
17-04-2026 14:42:20

JOB NUMBER:
LA-1158-25

CHECKED BY:
B.L.

PROJECT DATE:
24-06-2025

SCALE:
As indicated



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

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

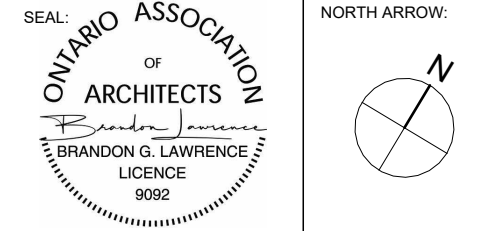
NOTES:

- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME HEADING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

WALL HATCH LEGEND

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

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



09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

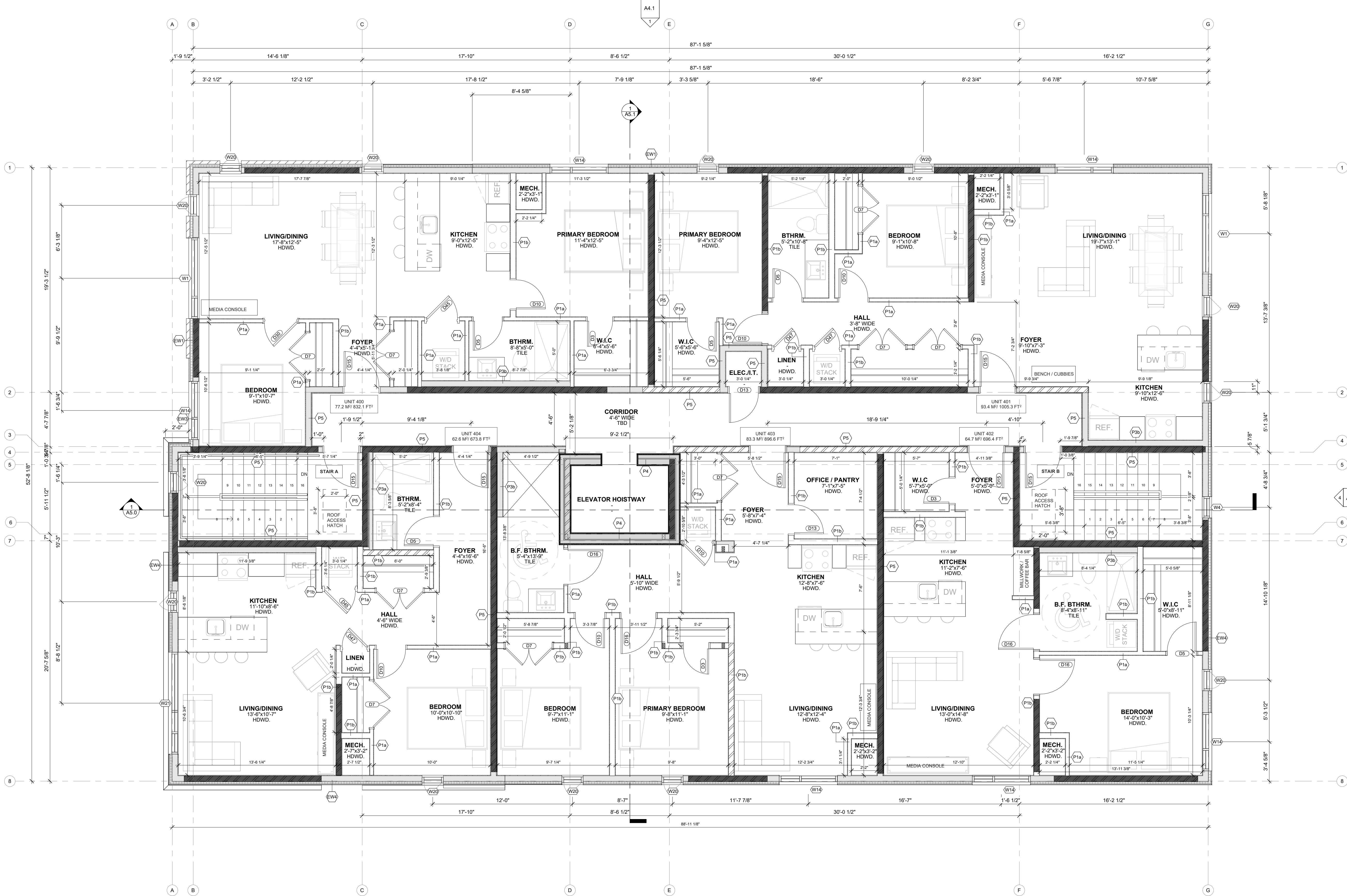
T: (613) 736-7770
E: INFO@LAWRENCEARC.COM

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

PROJECT:
Russell Development

71 RUSSELL AVE
SHEET TITLE:
THIRD FLOOR PLAN

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



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 TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

WALL HATCH LEGEND

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

- INSULATED WALL
- NON-INSULATED WALL
- ENGINEERED SHEAR WALL
- LOADBEARING WALL



NORTH ARROW:



09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE
ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

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

PROJECT:

Russell Development

71 RUSSELL AVE

SHEET TITLE:

FOURTH FLOOR PLAN

DRAWN BY:

Y.R.

PLST DATE:

17-04-2026 14:42:29

JOB NUMBER:

LA-1158-25

CHECKED BY:

B.L.

PROJECT DATE:

24-06-2025

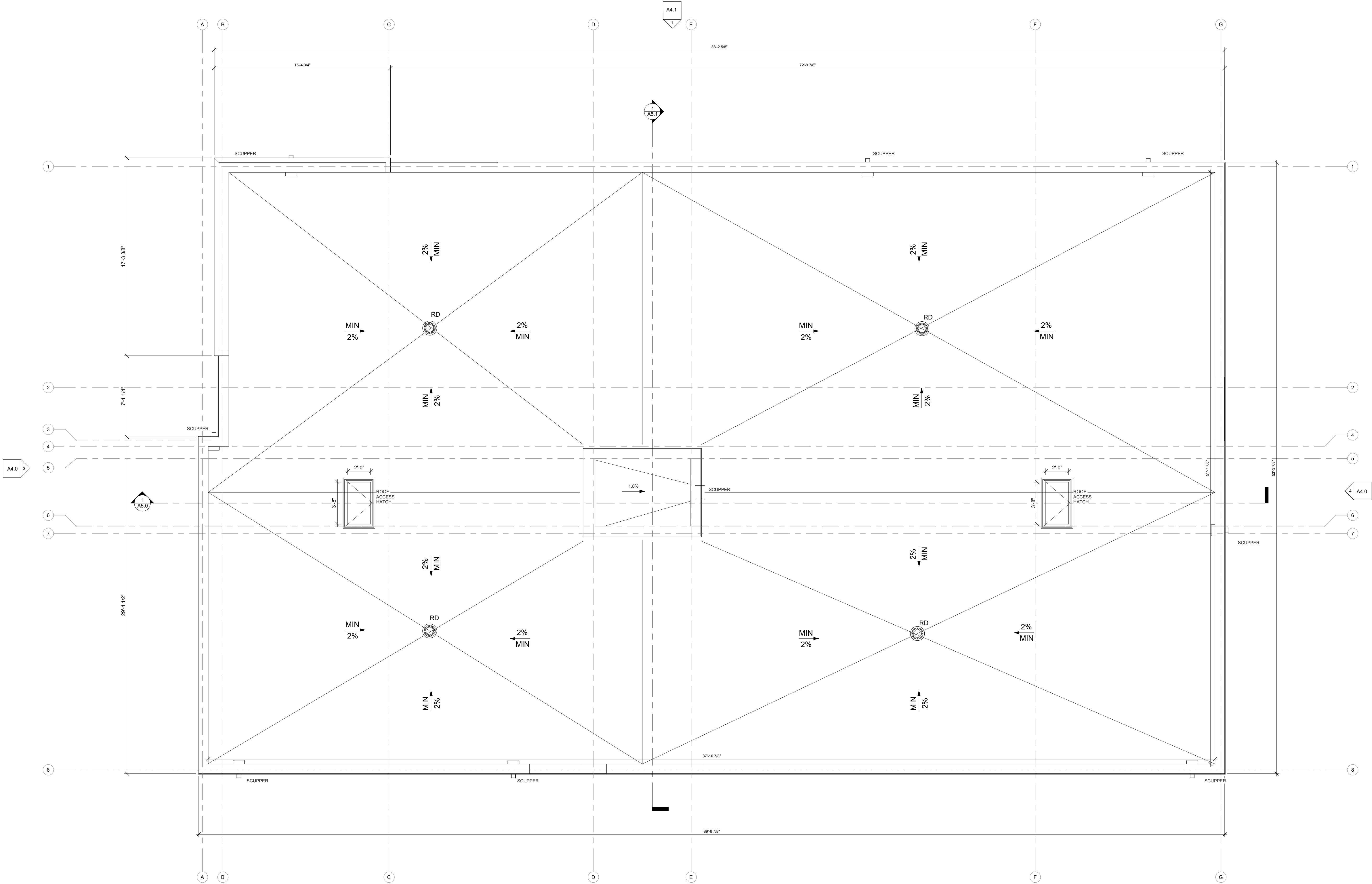
SCALE:

As indicated

A2.6

APPLICATION # D07-12-26-0014

PLAN # 19441



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

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



NORTH ARROW:



09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

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

PROJECT:

Russell Development

71 RUSSELL AVE

SHEET TITLE:

ROOF PLAN

DRAWN BY:

Y.R.

CHECKED BY:

B.L.

PLIST DATE:

17-04-2026 14:42:30

PROJECT DATE:

24-06-2025

JOB NUMBER:

LA-1158-25

SCALE:

1/4" = 1'-0"

A2.7

APPLICATION # D07-12-26-0014

PLAN # 19441

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME HEADING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

FRR LEGEND

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

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



No.	DATE	REVISION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 6B7

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

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

PROJECT:
Russell Development

71 RUSSELL AVE

SHEET TITLE:
FIRE SAFETY PLANS

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLOT DATE:
17-04-2026 14:42:33

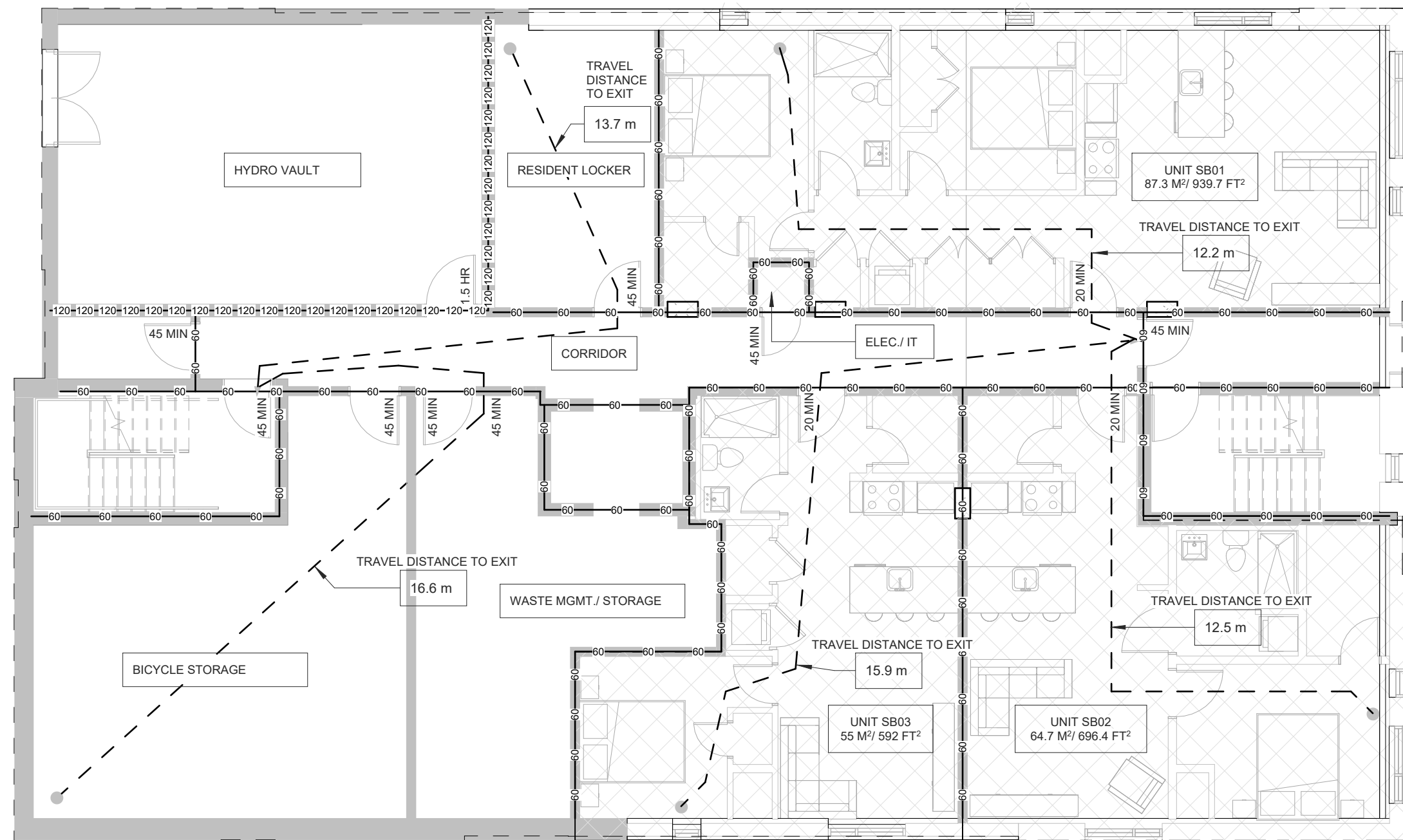
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

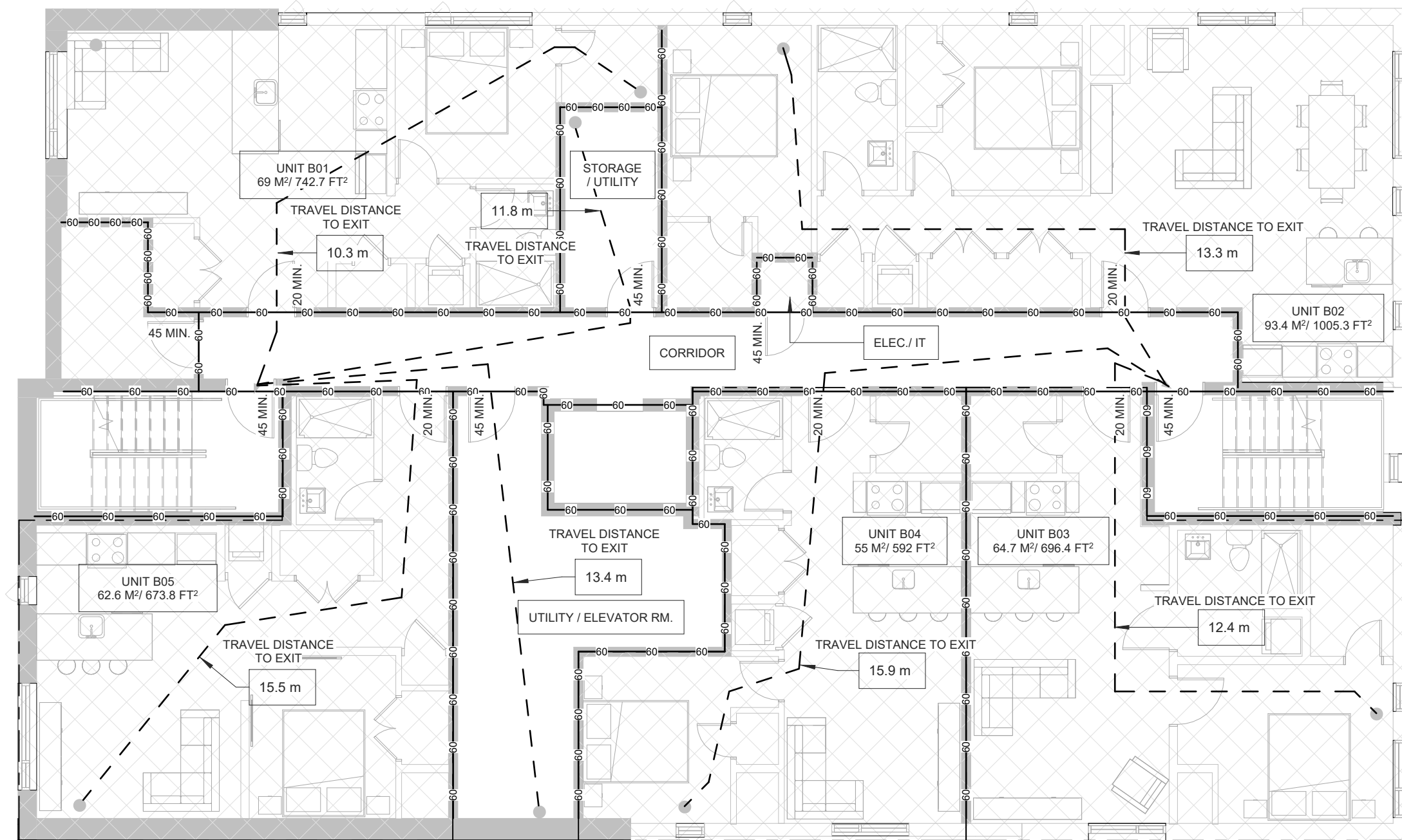
SCALE:
As indicated

A2.8

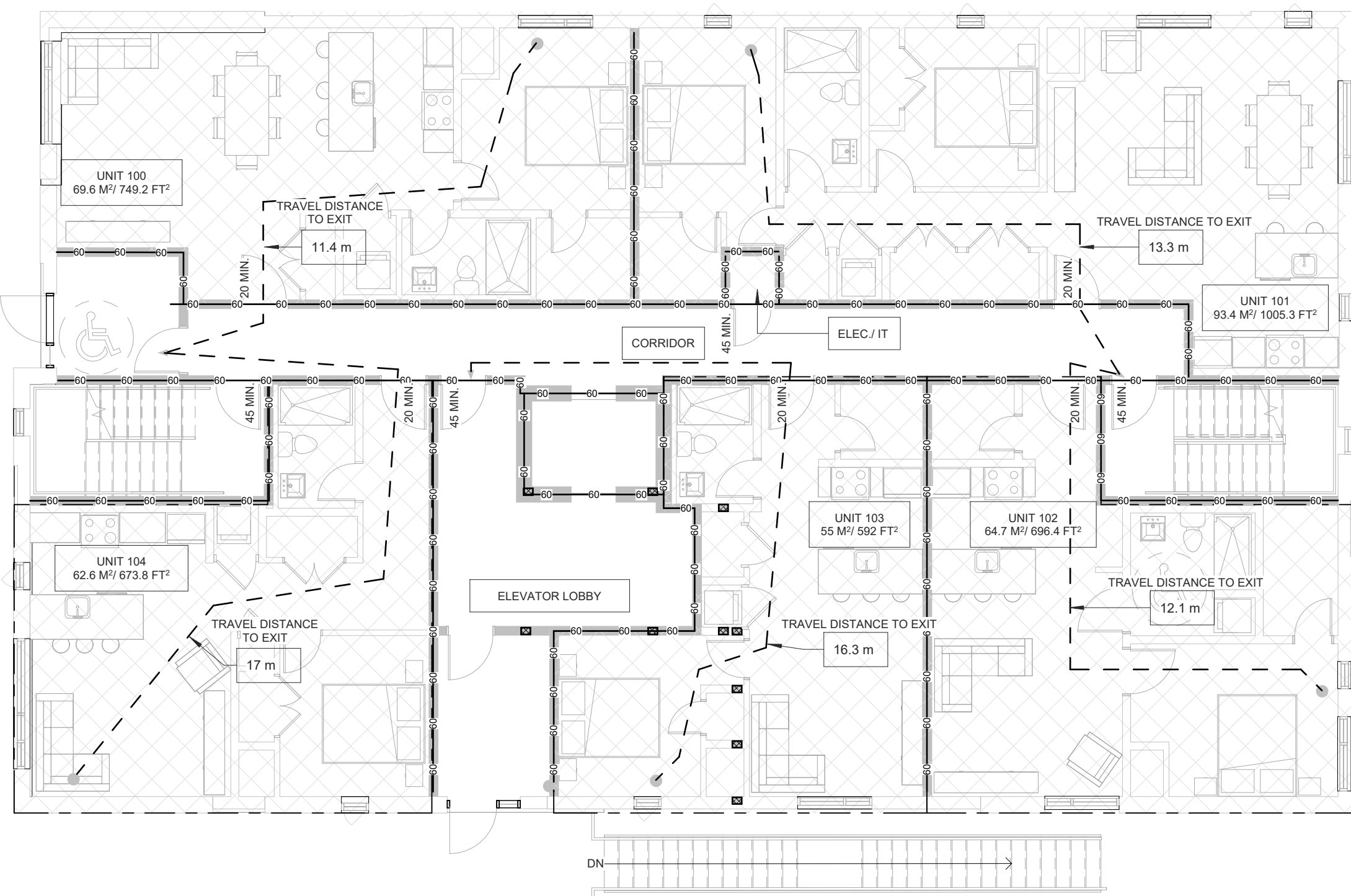
APPLICATION # D07-12-26-0014



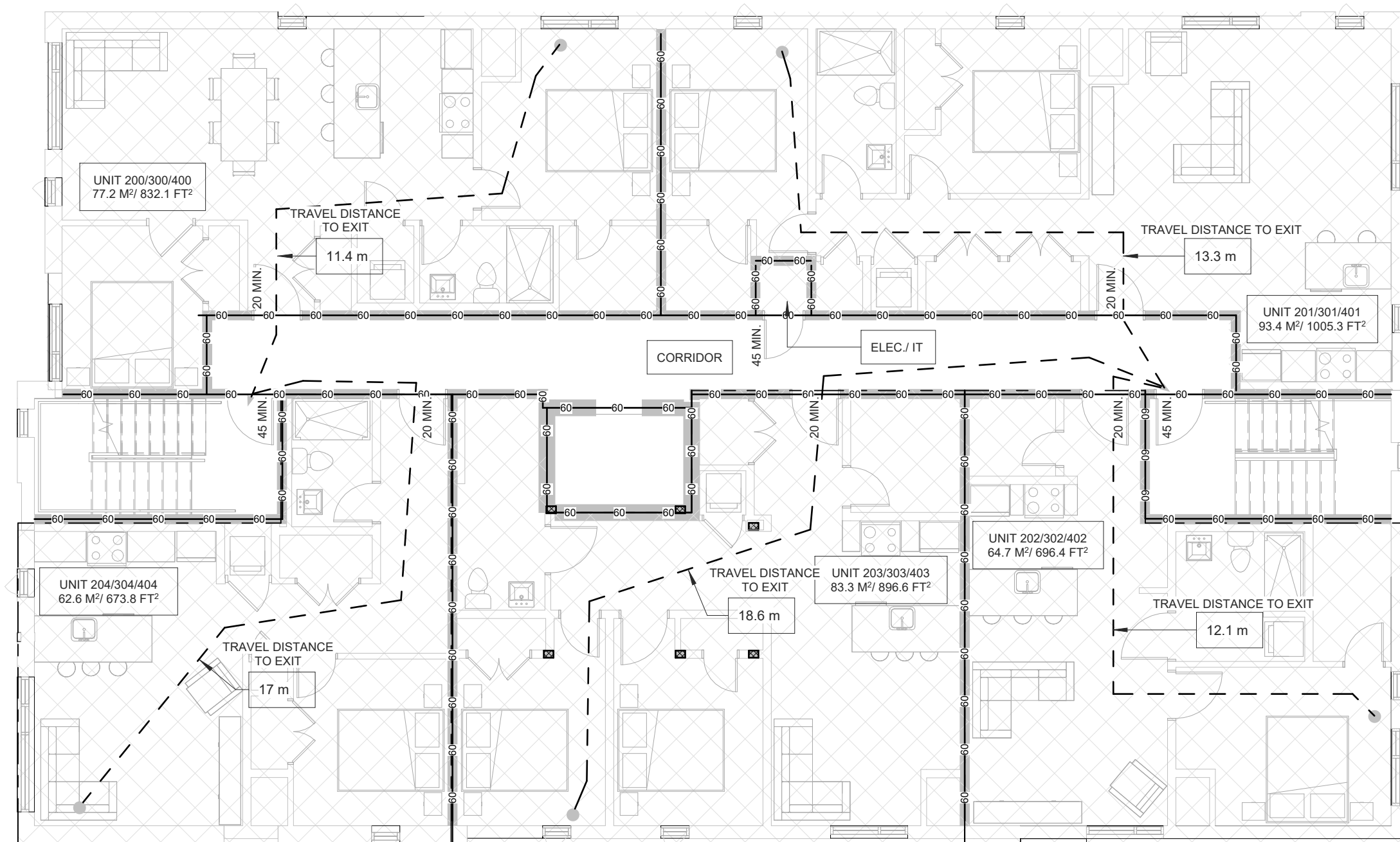
1
A2.8 T/O Sub-Basement
SCALE 1/8" = 1'-0"



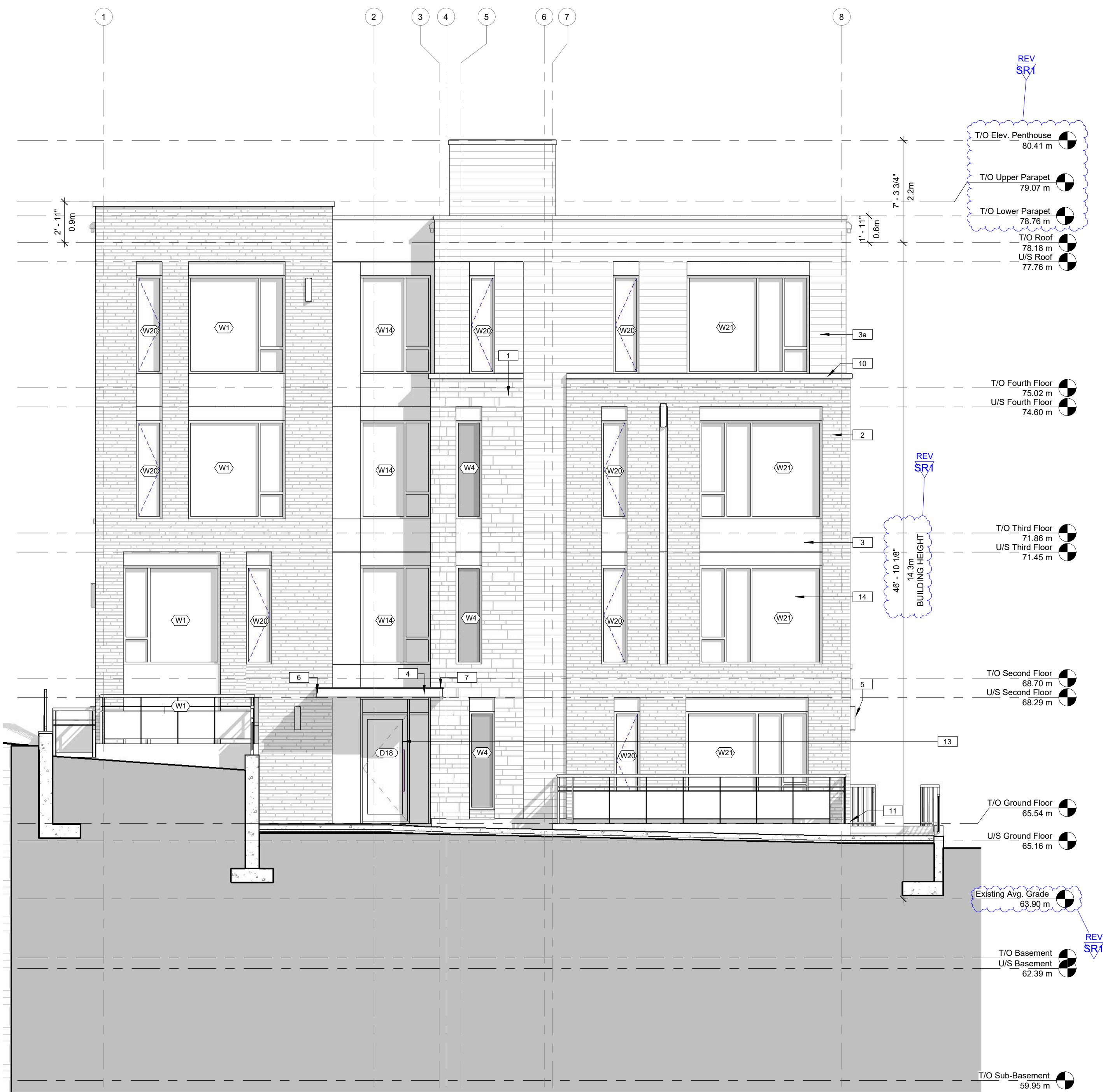
2
A2.8 T/O Basement
SCALE 1/8" = 1'-0"



3
A2.8 T/O Ground Floor
SCALE 1/8" = 1'-0"



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



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



3 WEST ELEVATIONS Calcs
SCALE 1:200



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



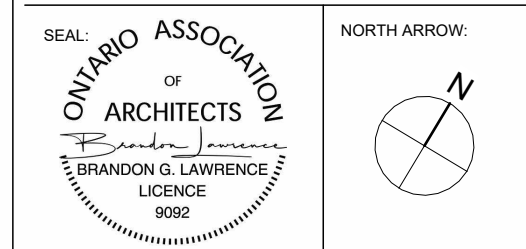
4 EAST ELEVATION CALCS
SCALE 1:200

LIMITING DISTANCE CALCS
ESP - 300 SQM
LIMITING DISTANCE - 7.5M
MAX. LPO AREA - 14% (222SQM)
PROPOSED - 65 SQM
CONSTRUCTION - COMBUSTIBLE,
ENCAPSULATED MASS TIMBER
CONSTRUCTION OR NONCOMBUSTIBLE
CLADDING - NONCOMBUSTIBLE

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3) DO NOT SCALE DRAWINGS.
4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

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



09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

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

PROJECT:
Russell Development

71 RUSSELL AVE

SHEET TITLE:
ELEVATIONS

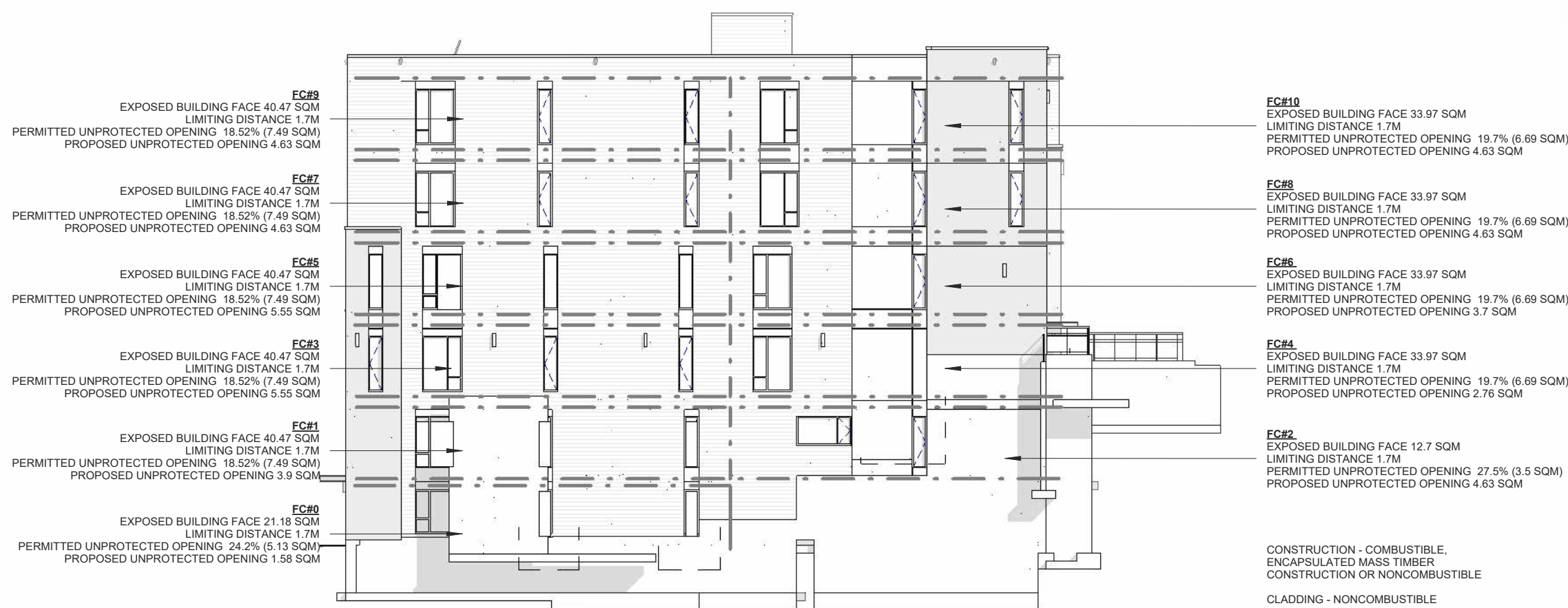
DRAWN BY: Y.R.	CHECKED BY: B.L.
PLST DATE: 17-04-2026 14:42:44	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: As indicated

A4.0

APPLICATION # D07-12-26-0014



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

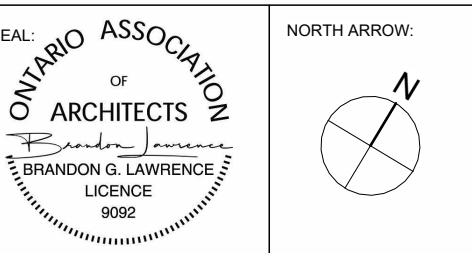


2 NORTH ELEVATION Calcs
SCALE 1:200

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 TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
 - 3) DO NOT SCALE DRAWINGS.
 - 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 - 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

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



No.	DATE	REVISION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW



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

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

PROJECT:
Russell Development
71 RUSSELL AVE
SHEET TITLE:
ELEVATIONS

DRAWN BY:
Y.R.
PLST DATE:
17-04-2026 14:42:52
JOB NUMBER:
LA-1158-25

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

A4.1

APPLICATION # D07-12-26-0014



1 FRONT PERSPECTIVE 1
A4.3 SCALE



3 FRONT PERSPECTIVE 2
A4.3 SCALE



2 REAR PERSPECTIVE 1
A4.3 SCALE



4 REAR PERSPECTIVE 2
A4.3 SCALE

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



NORTH ARROW:



09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

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

PROJECT:
Russell Development

71 RUSSELL AVE

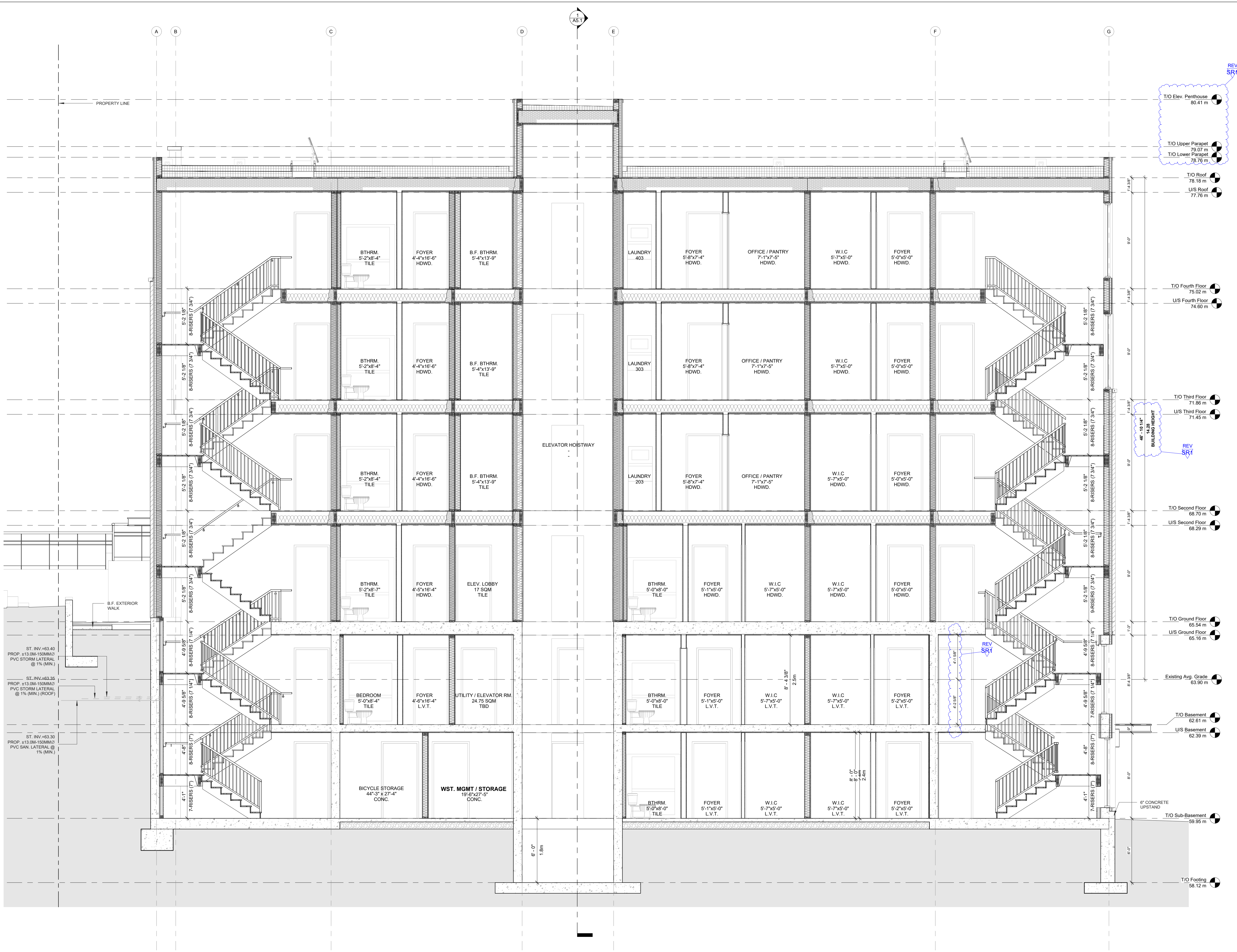
SHEET TITLE:
BUILDING PERSPECTIVE

DRAWN BY: Y.R. CHECKED BY: B.L.
PLOT DATE: 17-04-2026 14:43:16 PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25 SCALE:

A4.3

APPLICATION # D07-12-26-0014

PLAN # 19441

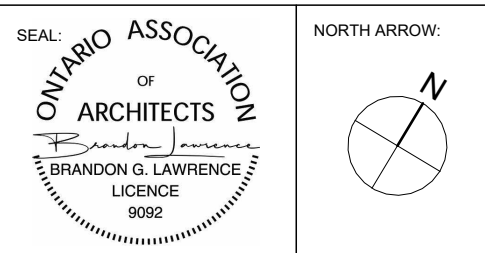


1
A5.0 BUILDING SECTION (LONG.)
SCALE 1/4" = 1'-0"

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME HEADING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



No.	DATE	REVISION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

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

PROJECT:
Russell Development

71 RUSSELL AVE
SHEET TITLE:
BUILDING SECTIONS

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

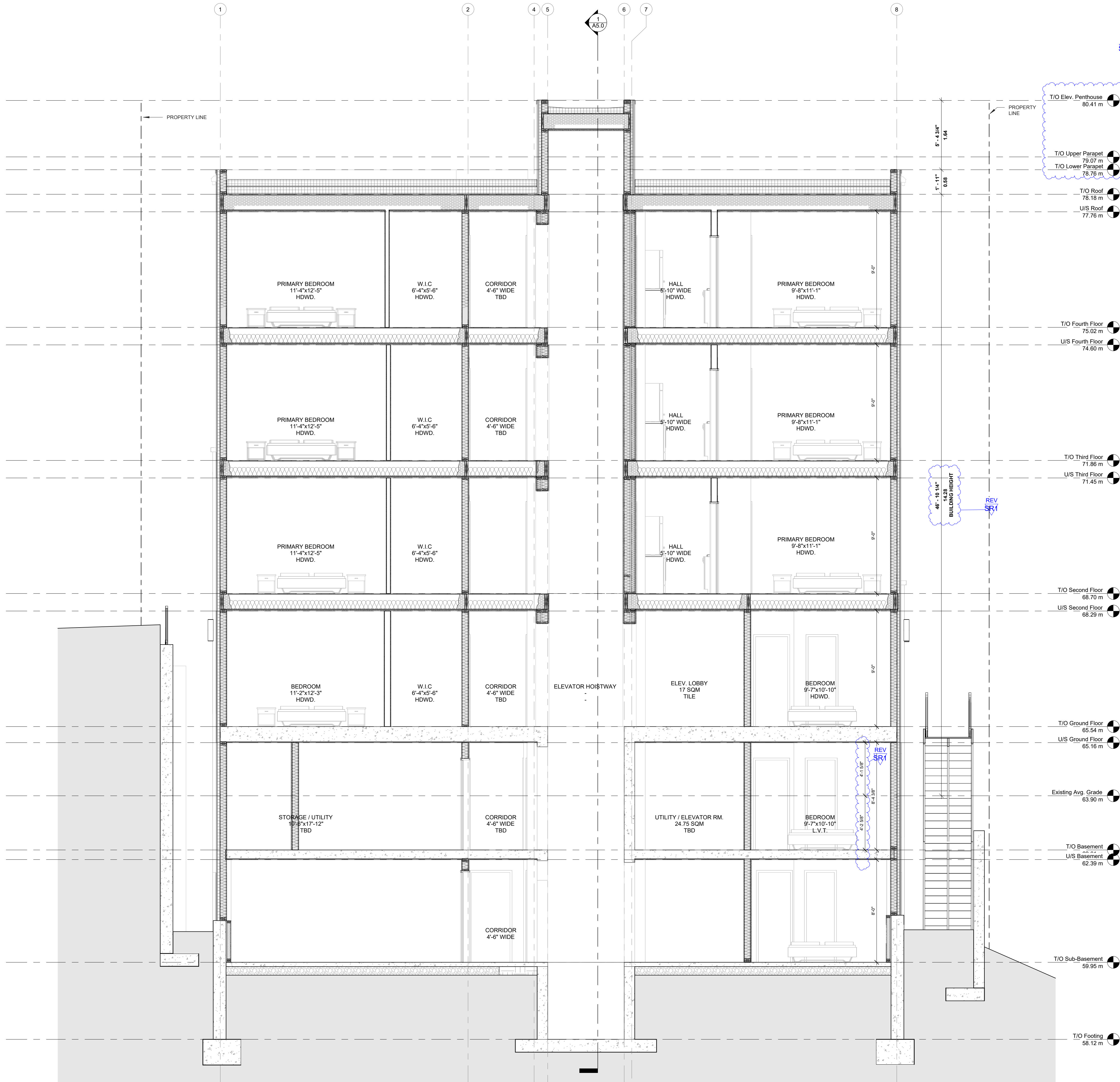
PROJECT DATE:
24-06-2025

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

A5.0

PLAN # 19441

APPLICATION # D07-12-26-0014



CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:

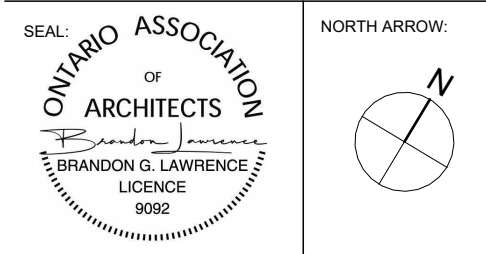
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

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

3) DO NOT SCALE DRAWINGS.

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

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



09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

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

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

PROJECT:
Russell Development

71 RUSSELL AVE

SHEET TITLE:
BUILDING SECTIONS

DRAWN BY: Y.R.	CHECKED BY: B.L.
PLST DATE: 17-04-2026 14:43:22	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: 1/4" = 1'-0"

A5.1

APPLICATION # D07-12-26-0014