

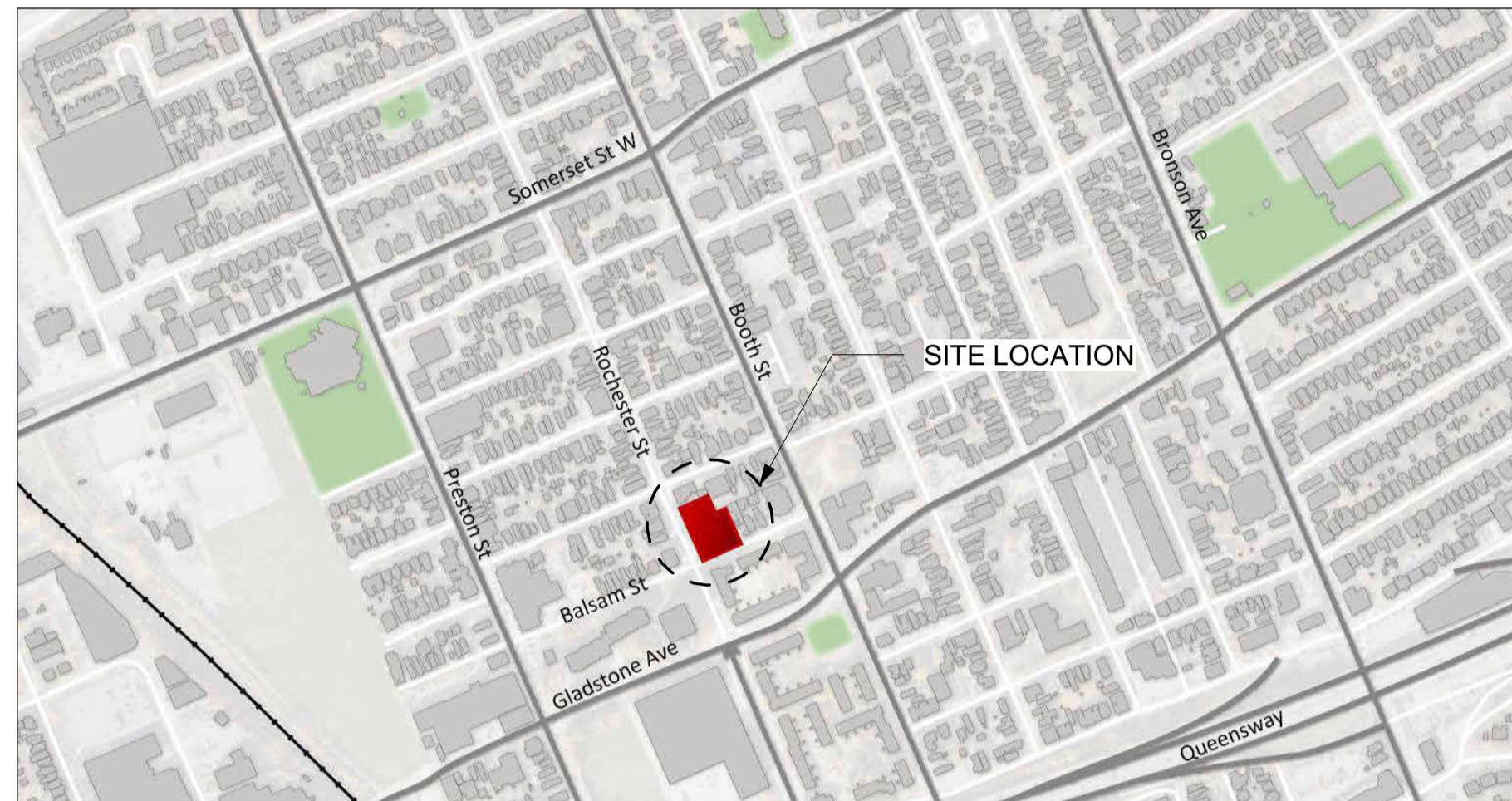
ROCHESTER AND BALSAM

245-267 ROCHESTER ST.
OTTAWA, ON. K1R 7M9

S.P.C. APPLICATION D02-02-22-0102

Z.B.L.A. APPLICATION D07-12-22-0156

KEY MAP



BUILDING STATISTICS

PROPOSED NINE STOREY RESIDENTIAL BUILDING

CIVIC ADDRESS:

245, 249, 261, 263 ROCHESTER ST. & 27 BALSAM ST.
OTTAWA, ONTARIO K1R 7M9

SITE STATISTICS:

LOT AREA 20,147 sq.ft. (1832 sq.m.)
BUILDING AREA 12,906 sq.ft. (1199 sq.m.)

ELEVATIONS:

T/O BASEMENT SLAB = 62.80m
T/O GROUND FLOOR SLAB = 66.73m
T/O ROOF SLAB = 95.96m

MISCELLANEOUS:

SETBACKS:	PROPOSED
PARKING SPACES	30 (20 RESIDENT + 10 VISITOR)
BICYCLE PARKING SPACES	210
SOFT LANDSCAPED AREA	830 m ² (45% LOT AREA)
AMENITY AREA	1102.3 m ²
COMMUNAL AMENITY AREA	444.3 m ²

TOTAL UNIT COUNT

UNIT TYPE	COUNT
ONE BEDROOM	30
ONE BEDROOM (ACCESSIBLE)	20
ONE BEDROOM WITH DEN	18
TWO BEDROOM	2
TWO BEDROOM (ACCESSIBLE)	1
TWO BEDROOM WITH DEN	8
STUDIO	21
STUDIO (ACCESSIBLE)	3
STUDIO WITH DEN	15
TOTAL: 118	

ACCESSIBLE UNITS

UNIT TYPE	COUNT
ONE BEDROOM	1
TWO BEDROOM	1
1st FLOOR: 2	
ONE BEDROOM	5
STUDIO	1
2nd FLOOR: 6	
ONE BEDROOM	5
STUDIO	1
3rd FLOOR: 6	
ONE BEDROOM	4
STUDIO	1
4th FLOOR: 5	
ONE BEDROOM	1
5th FLOOR: 1	
ONE BEDROOM	1
6th FLOOR: 1	
ONE BEDROOM	1
7th FLOOR: 1	
ONE BEDROOM	1
8th FLOOR: 1	
ONE BEDROOM	1
9th FLOOR: 1	
TOTAL ACCESSIBLE UNITS: 24	

CONSULTANTS

ARCHITECTURE

Simmonds Architecture inc.
340 Catherine st. Ottawa ON.
info@simmondsarch.com
(613)-567-7888

CIVIL

D.B. Gray Engineering inc.
700 Long Point Circle. Ottawa ON.
info@dbgrayengineering.com
(613)-249-8044

EXTERIOR LIGHTING

Goodkey, Weedmark & Associates
1688 Woodward dr. Ottawa ON
info@gwal.com
(613)-727-5111

PLANNER

J.L. Richards & Associates Limited
343 Preston st. Ottawa ON.
info@lrichards.ca
(613)-728-3571

LANDSCAPE ARCHITECT

James B. Lennox & Associates inc.
3331 Carling Ave. Ottawa ON.
jl@jbla.ca
(613)-722-5168

SURVEYOR

Farley, Smith & Denis Surveying Ltd.
30 Colonnade rd. Ottawa ON.
fedsurveys@bellnet.ca
(613)-727-8226

DRAWING LIST

ARCHITECTURAL

A00.00	COVER PAGE
A00.04	SITE PLAN
A00.05	LANDSCAPE PLAN
A01.00	BASEMENT PLAN
A01.10	1st FLOOR PLAN
A01.20	2nd FLOOR PLAN
A01.30	3rd FLOOR PLAN
A01.40	4th FLOOR PLAN
A01.50	5th FLOOR PLAN
A01.60	6th FLOOR PLAN
A01.70	7th FLOOR PLAN
A01.80	8th FLOOR PLAN
A01.90	9th FLOOR PLAN
A01.95	ROOF TERRACE
A01.96	ROOF DRAINAGE PLAN
A02.01	NORTH ELEVATION
A02.02	EAST ELEVATION
A02.03	SOUTH ELEVATION
A02.04	WEST ELEVATION
A03.00	CROSS SECTIONS
A03.01	LONGITUDINAL SECTIONS

CIVIL

C-1	SITE SERVICING PLAN
C-2	GRADING PLAN AND EROSION & SEDIMENT CONTROL PLAN
C-3	NOTES AND ROOF PLAN
C-4	DRAINAGE PLAN

LANDSCAPING

L-1	TREE CONSERVATION REPORT & LANDSCAPE PLAN
L-2	ROOF TERRACE LANDSCAPE PLAN

ELECTRICAL

E1	ELECTRICAL TITLE PAGE, SYMBOL LEGEND, LIGHT FIXTURE SCHEDULE, & DRAWING LIST
E2	ELECTRICAL SITE PLAN

SURVEY

T00.01	REGISTERED PLAN 14 & REGISTERED PLAN 16
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GROSS CONSTRUCTION AREA

BASEMENT	1533.1 m ²
1st FLOOR	1360.9 m ²
2nd FLOOR	1197.5 m ²
3rd FLOOR	1195.1 m ²
4th FLOOR	1178.5 m ²
5th FLOOR	1029.5 m ²
6th FLOOR	955.4 m ²
7th FLOOR	934.5 m ²
8th FLOOR	900.6 m ²
9th FLOOR	900.6 m ²
ROOF	809.5 m ²
Total	11995.1 m ²

GROSS FLOOR AREA

1st FLOOR	
LEASABLE AREA	493.7 m ²
RETAIL AREA	115 m ²
2nd FLOOR	
LEASABLE AREA	1008.4 m ²
3rd FLOOR	
LEASABLE AREA	1005.7 m ²
4th FLOOR	
LEASABLE AREA	963.8 m ²
5th FLOOR	
LEASABLE AREA	804.5 m ²
6th FLOOR	
LEASABLE AREA	775.4 m ²
7th FLOOR	
LEASABLE AREA	725.9 m ²
8th FLOOR	
LEASABLE AREA	725 m ²
9th FLOOR	
LEASABLE AREA	725.1 m ²
Total	7342.5 m ²

AMENITY AREA

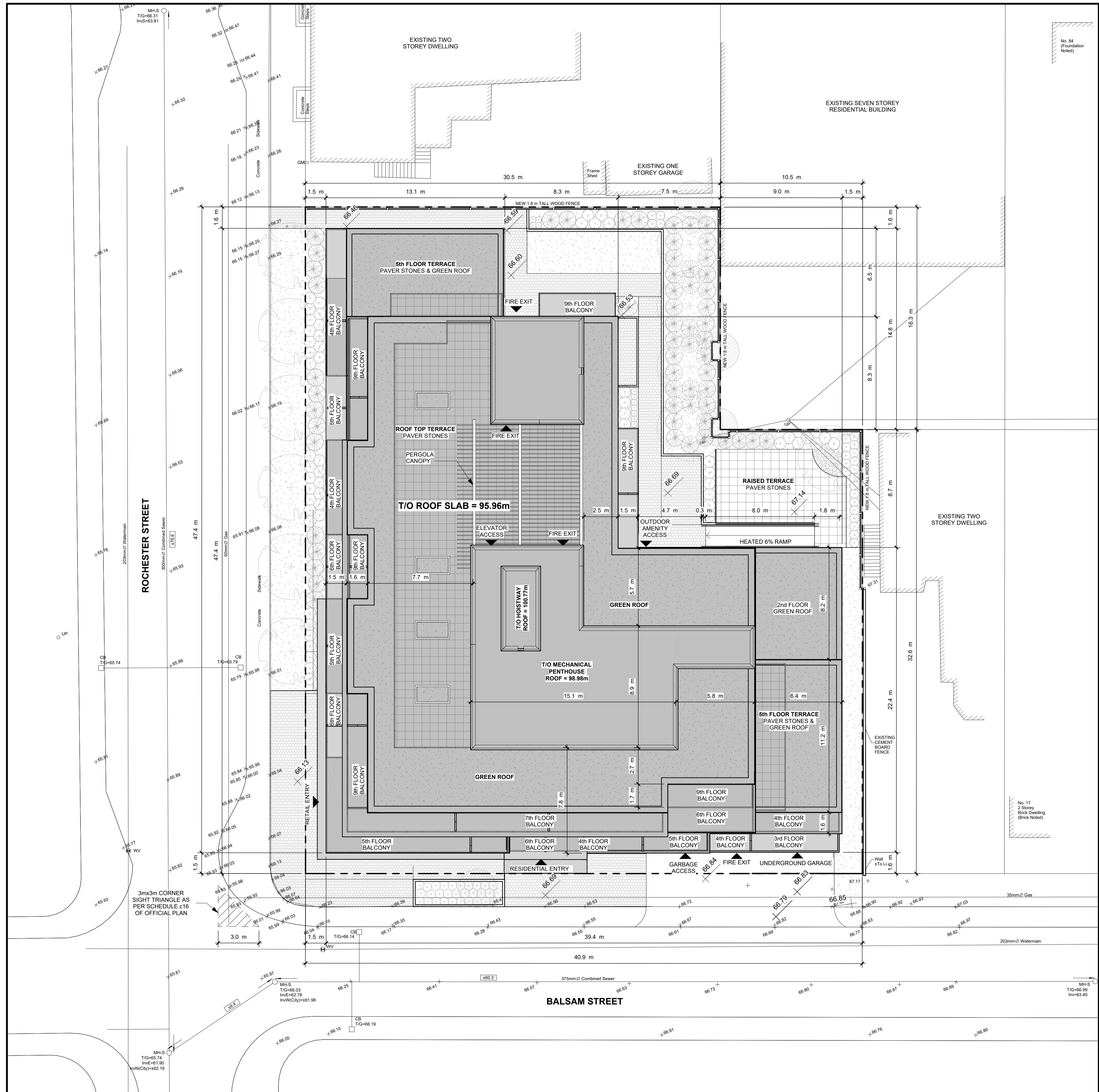
1st FLOOR	
BALCONY	38.9 m ²
OUTDOOR PATIO	78.8 m ²
RETAIL PATIO	81.2 m ²
2nd FLOOR	
BALCONY	66.4 m ²
3rd FLOOR	
BALCONY	66.5 m ²
4th FLOOR	
BALCONY	91.9 m ²
5th FLOOR	
BALCONY	113.4 m ²
6th FLOOR	
BALCONY	68.4 m ²
7th FLOOR	
BALCONY	96.4 m ²
8th FLOOR	
BALCONY	63.6 m ²
9th FLOOR	
BALCONY	63.6 m ²
ROOF	
ROOF TOP PATIO	284.3 m ²
Total	1113.6 m ²

COMMUNAL AMENITY AREA

1st FLOOR	
OUTDOOR PATIO	78.8 m ²
RETAIL PATIO	81.2 m ²
ROOF	
ROOF TOP PATIO	284.3 m ²
Total	444.3 m ²

SETBACK SCHEDULE

LEVEL:	FRONT YARD SETBACKS: (BALSAM ST.)	CORNER YARD SETBACKS: (ROCHESTER ST.)	REAR YARD SETBACKS: (ABUTTING 98 WILLOW ST.)	SIDE YARD 'A' SETBACKS: (ABUTTING 90 WILLOW ST.)	SIDE YARD 'B' SETBACKS: (ABUTTING 90 WILLOW ST.)	SIDE YARD 'C' SETBACKS: (ABUTTING 23 BALSAM ST.)
ROOF	9.1 m	12.2 m	8.1 m	13.3 m	14.4 m	7.8 m
9th FLOOR	4.5 m	3.0 m	8.1 m	7.5 m	8.7 m	7.8 m
8th FLOOR	4.5 m	3.0 m	8.1 m	7.5 m	8.7 m	7.8 m
7th FLOOR	1.5 m	7.5 m	8.1 m	7.5 m	8.7 m	7.8 m
6th FLOOR	3.0 m	3.0 m	8.1 m	7.5 m	8.7 m	7.8 m
5th FLOOR	3.0 m	3.0 m	8.0 m	7.5 m	8.7 m	7.8 m
4th FLOOR	1.5 m	1.5 m	1.6 m	7.5 m	8.7 m	1.5 m
3rd FLOOR	1.5 m	1.5 m	1.6 m	7.5 m	8.7 m	1.5 m
2nd FLOOR	1.5 m	1.5 m	1.6 m	7.5 m	8.7 m	1.5 m
1st FLOOR	1.5 m	1.5 m	1.6 m	7.5 m	8.7 m	1.5 m
BASEMENT	0.0 m	0.0 m	1.6 m	4.2 m	1.8 m	1.5 m



GENERAL NOTES:

- A. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT. DO NOT SCALE DRAWINGS.
- B. ALL WORK SHALL COMPLY WITH THE NATIONAL BUILDING CODE OF CANADA AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- C. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC. COPYRIGHT RESERVED.

SITE PLAN LEGEND	
COLOUR / SYMBOL	DESCRIPTION
[Grey Box]	PROPOSED BUILDING FOOTPRINT
[Dashed Line]	PROPOSED BUILDING PROJECTION
[Solid Line]	PROPERTY LINE
[Dotted Line]	SETBACK LINE
[Hatched Area]	EXISTING NEIGHBOURING BUILDING
[Circle with X]	PROPOSED VEGETATION, REFER TO LANDSCAPING
[Triangle]	ENTRANCE / EXIST
[Crosshair]	EXISTING ELEVATION MARKER
[Crosshair]	NEW ELEVATION MARKER

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No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
7	CONSULTANT CORRINDATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02
1	CIVIL COORDINATION R1	2022.08.30

ARCHITECT'S SEAL:

CHRISTOPHER SIMMONDS
 LICENCE 4650

PROJECT NORTH:

TRUE NORTH

simmonds
 ARCHITECTURE

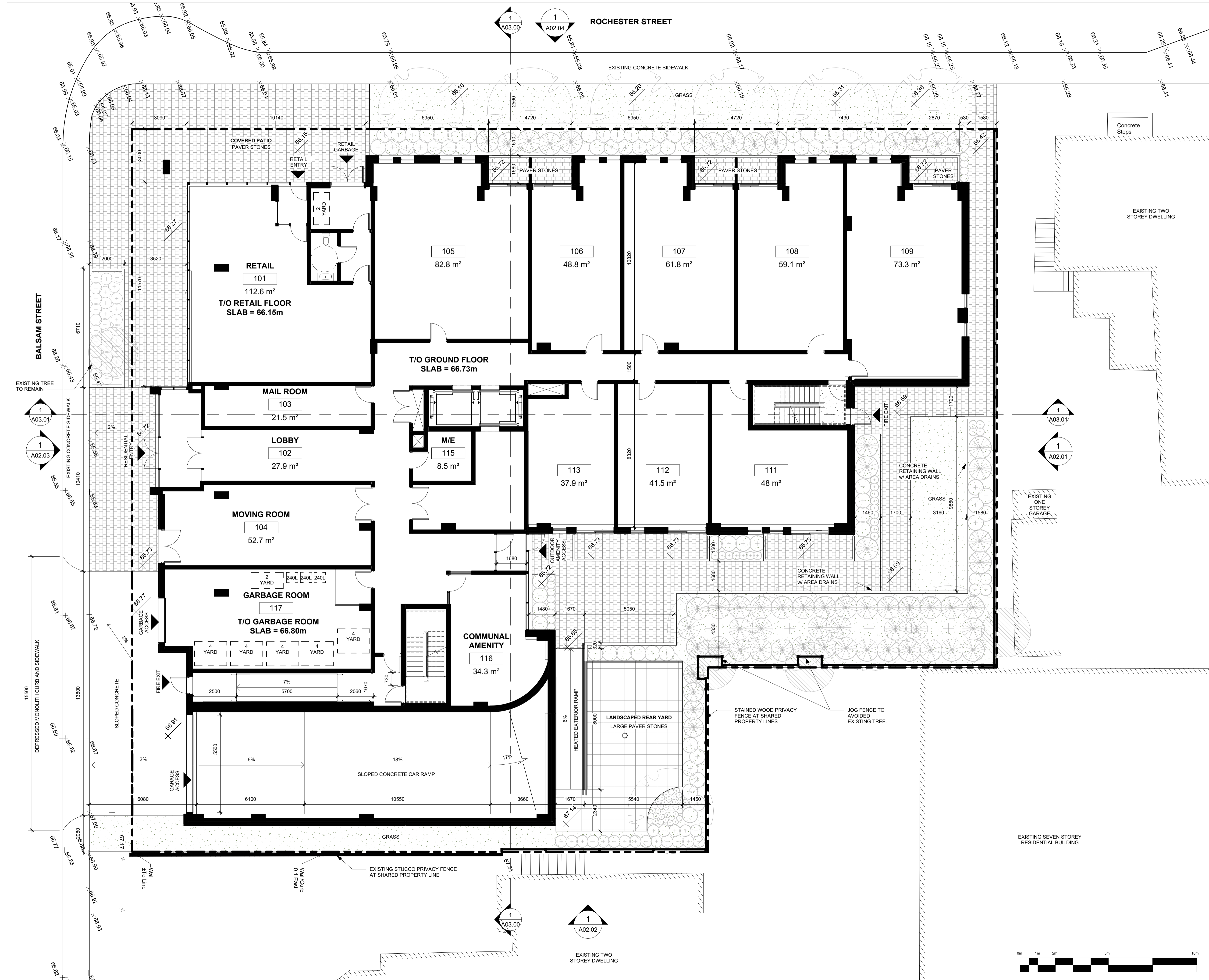
340 Catherine Street
 Ottawa, ON K1R 1C4
 613.567.7888
 simmondsarch.com

PROJECT:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
SITE PLAN

DATE:	2023.03.10	DRAWING NO.:	A00.04
SCALE:	1 : 150		
DRAWN BY:	Author		
JOB NUMBER:	821-22		




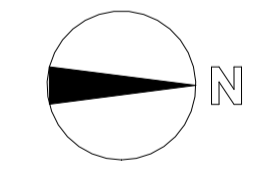


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7	CONSULTANT CORRINDATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02
1	CIVIL COORDINATION R1	2022.08.30

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PROJECT:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
LANDSCAPE PLAN

DATE:	2023.03.10	DRAWING NO.:	
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		

A00.05




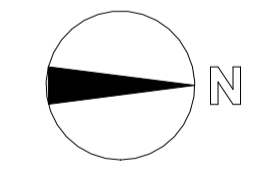


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ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
[Pink]	CIRCULATION
[Light Purple]	TWO BEDROOM - BARRIER FREE
[Light Blue]	ONE BEDROOM - BARRIER FREE
[Light Green]	STUDIO - BARRIER FREE
[Dark Blue]	TWO BEDROOM WITH DEN
[Medium Blue]	TWO BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM
[Light Blue]	STUDIO WITH DEN
[Light Blue]	STUDIO
[Grey]	RESIDENT STORAGE
[Light Green]	PERSONAL AMENITY SPACE
[Light Green]	COMMUNAL AMENITY SPACE
[Yellow]	MECHANICAL / ELECTRICAL
[Orange]	RETAIL

No.	Description	Date
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2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02
1	CIVIL COORDINATION R1	2022.08.30

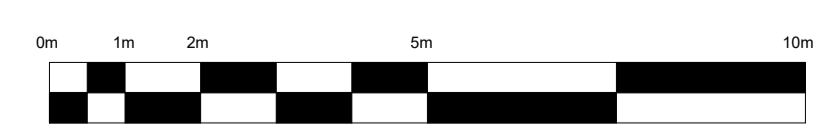
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PROJECT:
ROCHESTER AND BALSAM
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 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
1st FLOOR PLAN

DATE:	2023.03.10	DRAWING NO.:	A01.10
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		





1.5 m
1.5 m
37.9 m
1.5 m
1.5 m
1.5 m
1.5 m
1.5 m

45.9 m

1.6 m

CORNER YARD PROPERTY LINE

FRONT YARD PROPERTY LINE

REAR YARD PROPERTY LINE

SIDE YARD 'B' PROPERTY LINE

SIDE YARD 'A' PROPERTY LINE

SIDE YARD 'C' PROPERTY LINE

1.5 m 1.4 m 12.8 m 8.2 m 8.7 m
2.9 m 12.8 m 16.9 m


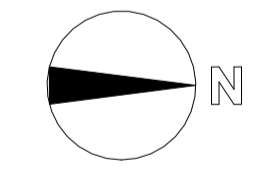


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ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
[Pink]	CIRCULATION
[Purple]	TWO BEDROOM - BARRIER FREE
[Light Purple]	ONE BEDROOM - BARRIER FREE
[Light Blue]	STUDIO - BARRIER FREE
[Dark Blue]	TWO BEDROOM WITH DEN
[Medium Blue]	TWO BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM
[Light Blue]	STUDIO WITH DEN
[Light Blue]	STUDIO
[Grey]	RESIDENT STORAGE
[Grey]	PERSONAL AMENITY SPACE
[Grey]	COMMUNAL AMENITY SPACE
[Yellow]	MECHANICAL / ELECTRICAL
[Orange]	RETAIL

No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
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6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:  PROJECT NORTH: 

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PROJECT:
ROCHESTER AND BALSAM
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 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
2nd FLOOR PLAN

DATE:	2023.03.10	DRAWING NO:	A01.20
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		




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[Light Green]	STUDIO - BARRIER FREE
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[Medium Blue]	TWO BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM
[Light Blue]	STUDIO WITH DEN
[Light Blue]	STUDIO
[Grey]	RESIDENT STORAGE
[Grey]	PERSONAL AMENITY SPACE
[Grey]	COMMUNAL AMENITY SPACE
[Yellow]	MECHANICAL / ELECTRICAL
[Orange]	RETAIL

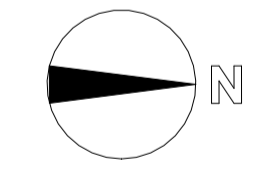
No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
7	CONSULTANT CORRINATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



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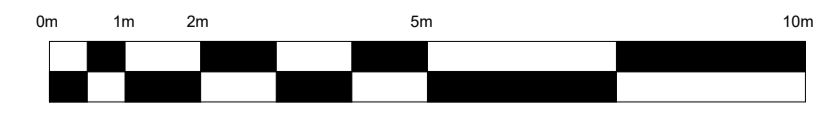


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DRAWING TITLE:
3rd FLOOR PLAN

DATE:	2023.03.10	DRAWING NO:	A01.30
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		






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[Light Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM
[Light Blue]	STUDIO WITH DEN
[Light Blue]	STUDIO
[Grey]	RESIDENT STORAGE
[Grey]	PERSONAL AMENITY SPACE
[Grey]	COMMUNAL AMENITY SPACE
[Yellow]	MECHANICAL / ELECTRICAL
[Orange]	RETAIL

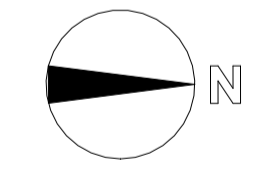
No.	Description	Date
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7	CONSULTANT CORRINATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



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PROJECT NORTH:

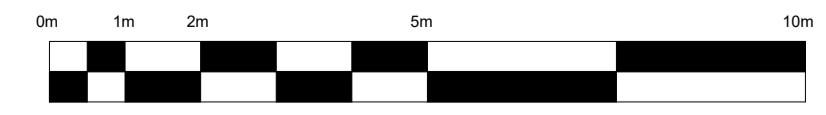


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PROJECT:
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OTTAWA, ON. K1R 7M9

DRAWING TITLE:
4th FLOOR PLAN

DATE:	2023.03.10	DRAWING NO:	A01.40
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		






GENERAL NOTES:

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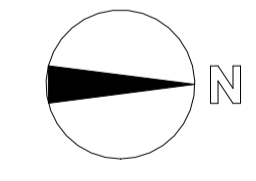
ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
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[Light Blue]	ONE BEDROOM
[Light Blue]	STUDIO WITH DEN
[Light Blue]	STUDIO
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No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
7	CONSULTANT CORRINATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



PROJECT NORTH:

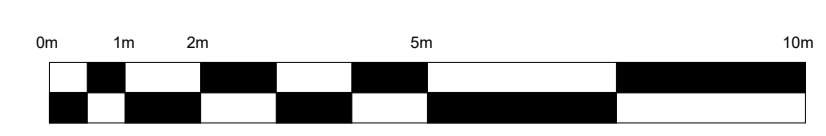


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PROJECT:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
5th FLOOR PLAN

DATE:	2023.03.10	DRAWING NO.:	A01.50
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		






GENERAL NOTES:

- A. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT. DO NOT SCALE DRAWINGS.
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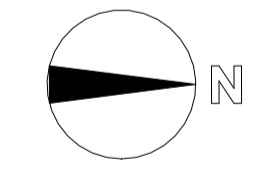
ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
[Pink]	CIRCULATION
[Light Blue]	TWO BEDROOM - BARRIER FREE
[Medium Blue]	ONE BEDROOM - BARRIER FREE
[Light Purple]	STUDIO - BARRIER FREE
[Dark Blue]	TWO BEDROOM WITH DEN
[Medium Blue]	TWO BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM
[Light Blue]	STUDIO WITH DEN
[Light Blue]	STUDIO
[Grey]	RESIDENT STORAGE
[Grey]	PERSONAL AMENITY SPACE
[Grey]	COMMUNAL AMENITY SPACE
[Yellow]	MECHANICAL / ELECTRICAL
[Orange]	RETAIL

No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
7	CONSULTANT CORRINATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



PROJECT NORTH:

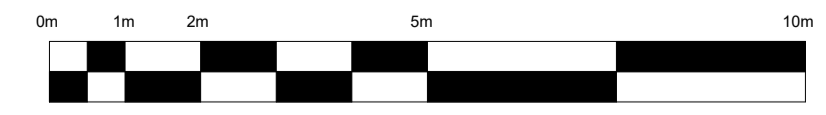


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PROJECT:
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DRAWING TITLE:
6th FLOOR PLAN

DATE:	2023.03.10	DRAWING NO.:	A01.60
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		




GENERAL NOTES:

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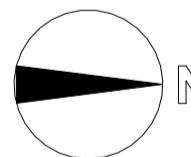
ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
	CIRCULATION
	TWO BEDROOM - BARRIER FREE
	ONE BEDROOM - BARRIER FREE
	STUDIO - BARRIER FREE
	TWO BEDROOM WITH DEN
	TWO BEDROOM WITH DEN
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
7	CONSULTANT CORRINATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

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PROJECT:
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DRAWING TITLE:
7th FLOOR PLAN

DATE:	2023.03.10	DRAWING NO.:	A01.70
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		




GENERAL NOTES:

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ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
	CIRCULATION
	TWO BEDROOM - BARRIER FREE
	ONE BEDROOM - BARRIER FREE
	STUDIO - BARRIER FREE
	TWO BEDROOM WITH DEN
	TWO BEDROOM WITH DEN
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

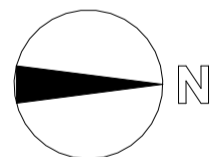
No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
7	CONSULTANT CORRINATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



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PROJECT NORTH:

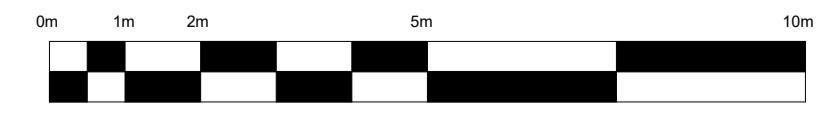


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DRAWING TITLE:
8th FLOOR PLAN

DATE:	2023.03.10	DRAWING NO.:	A01.80
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		




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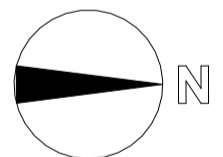
ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
	CIRCULATION
	TWO BEDROOM - BARRIER FREE
	ONE BEDROOM - BARRIER FREE
	STUDIO - BARRIER FREE
	TWO BEDROOM WITH DEN
	TWO BEDROOM WITH DEN
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
7	CONSULTANT CORRINATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



PROJECT NORTH:

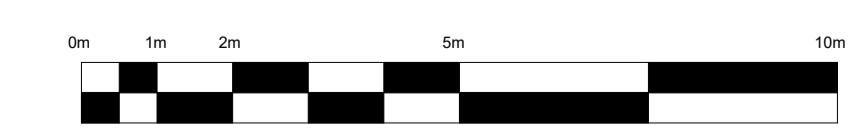


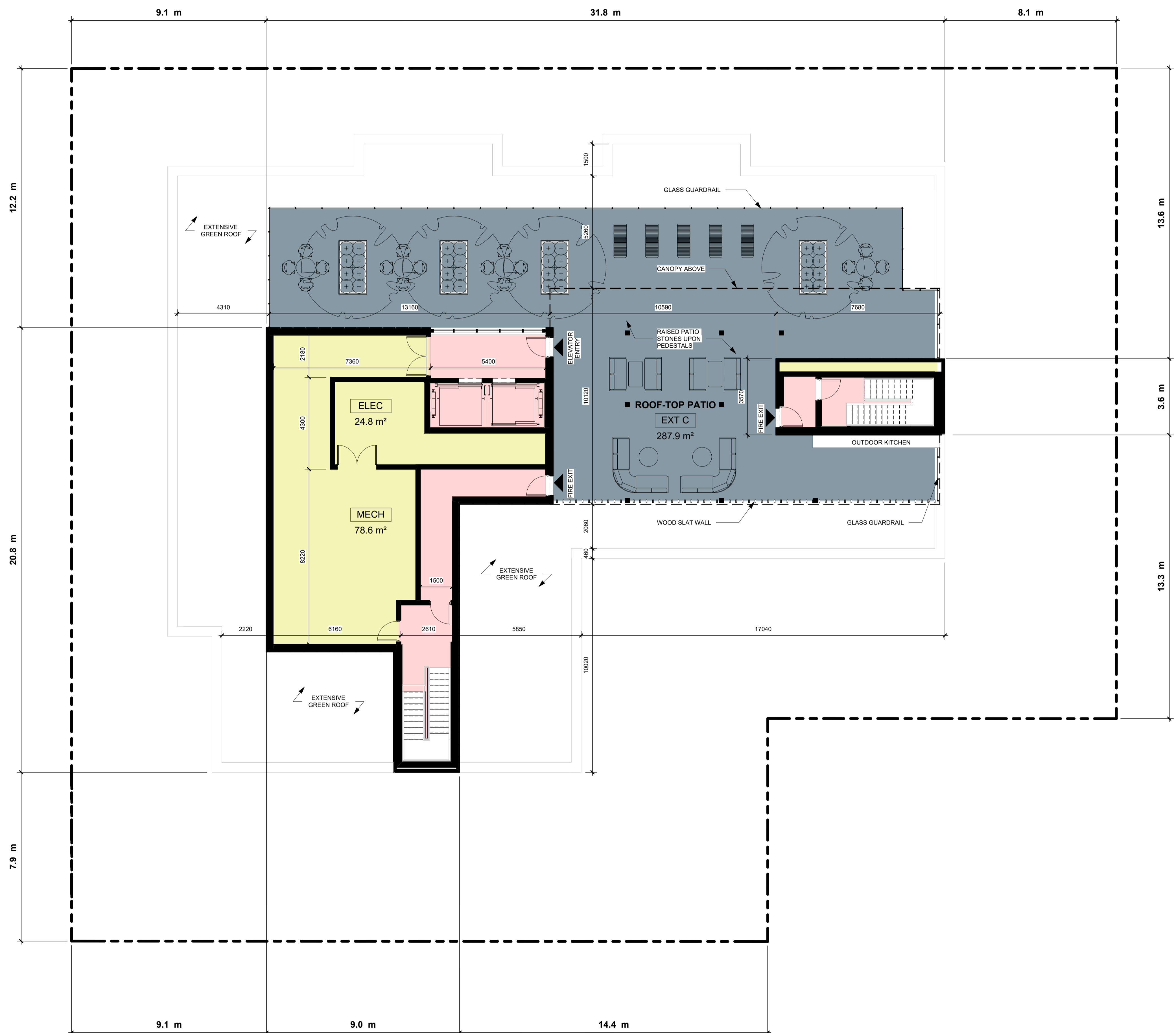
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DRAWING TITLE:
9th FLOOR PLAN

DATE:	2023.03.10	DRAWING NO:	A01.90
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		






GENERAL NOTES:

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ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
[Pink]	CIRCULATION
[Light Purple]	TWO BEDROOM - BARRIER FREE
[Light Blue]	ONE BEDROOM - BARRIER FREE
[Light Green]	STUDIO - BARRIER FREE
[Dark Blue]	TWO BEDROOM WITH DEN
[Medium Blue]	TWO BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM
[Light Blue]	STUDIO WITH DEN
[Light Blue]	STUDIO
[Light Blue]	RESIDENT STORAGE
[Light Blue]	PERSONAL AMENITY SPACE
[Light Blue]	COMMUNAL AMENITY SPACE
[Yellow]	MECHANICAL / ELECTRICAL
[Orange]	RETAIL

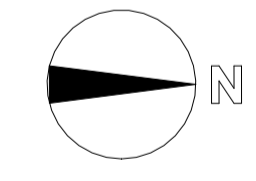
No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



ARCHITECTS
CHRISTOPHER SIMMONDS
LICENCE
4650

PROJECT NORTH:

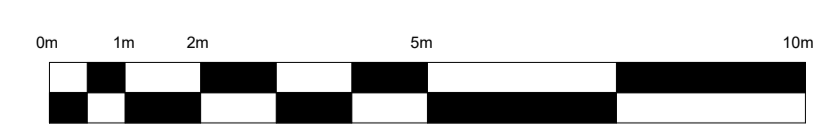


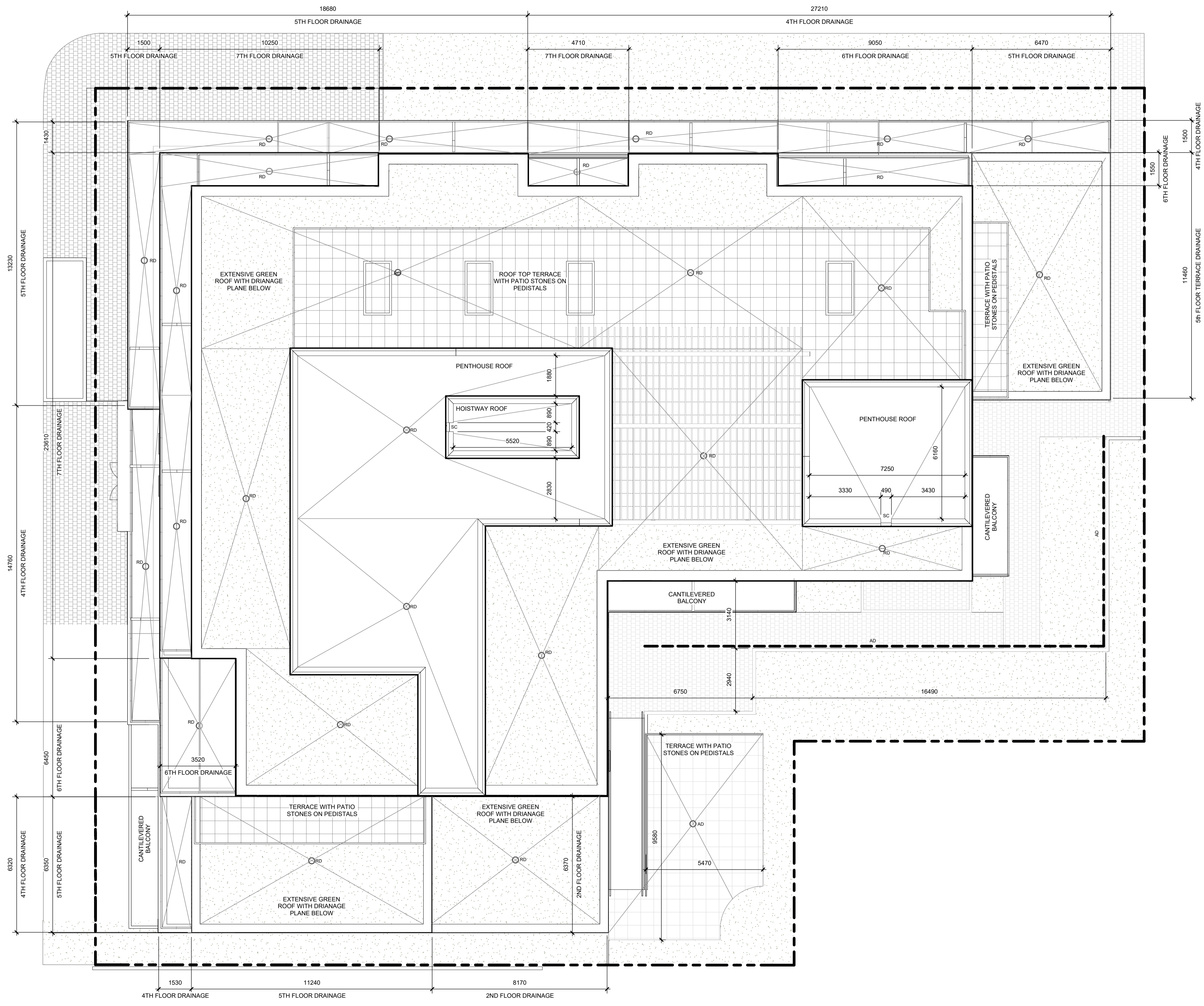
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PROJECT:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
ROOF TERRACE

DATE:	2023.03.10	DRAWING NO.:	A01.95
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		




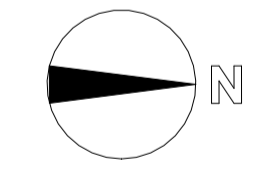


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DRAINAGE LEGEND	
COLOUR / SYMBOL	DESCRIPTION
SC	SCUPPER
RD	ROOF DRAIN, REFER TO CIVIL FOR FLOW CONTROL PLAN
AD	LINEAR DRAIN, REFER TO CIVIL
- - - - -	DRAINAGE PLANE SLOPE LINES

No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
7	CONSULTANT CORRINATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
4	PROPOSED ROOF DRAINAGE	2022.09.14

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DRAWING TITLE:
ROOF DRAINAGE PLAN

DATE:	2023.03.10	DRAWING NO:	A01.96
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		



GENERAL NOTES:

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MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	BRICK MASONRY VENEER WITH FLOOR PLATE REVEAL - HERITAGE ORANGE
	BRICK MASONRY VENEER WITH FLOOR PLATE REVEAL - DARK GRAY
	HORIZONTAL PREFINISHED METAL SIDING - DARK GRAY
	VERTICAL PREFINISHED METAL SIDING - DARK GRAY
	PREFINISHED METAL BALCONY SCREENS - DARK GRAY
	PREFINISHED METAL PERGOLA AND SCREEN - DARK GRAY
	ANODIZED ALUMINUM STORE-FRONT CURTAIN WALL WITH DARK GRAY FRAMES
	ANODIZED ALUMINUM WINDOW WALL GLAZING SYSTEM WITH DARK GRAY FRAMES & LIGHT ALUMINUM INFILL PANELS
	ANODIZED ALUMINUM PUNCHED WINDOW UNITS - DARK GRAY
	TEMPERED GLASS GUARD RAIL - FLOOR MOUNTED
	TEMPERED GLASS GUARD RAIL - FRONT FACE MOUNTED
	PREFINISHED METAL GUARD RAIL - DARK GRAY
	STAINED WOOD PRIVACY FENCE - DARK GRAY

No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
3	LIGHTING COORDINATION	2022.09.06

ARCHITECT'S SEAL: 	PROJECT NORTH:
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PROJECT:
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 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
NORTH ELEVATION

DATE:	2023.03.10	DRAWING NO.:	A02.01
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		





GENERAL NOTES:

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MATERIAL LEGEND

SYMBOL	DESCRIPTION
	BRICK MASONRY VENEER WITH FLOOR PLATE REVEAL - HERITAGE ORANGE
	BRICK MASONRY VENEER WITH FLOOR PLATE REVEAL - DARK GRAY
	HORIZONTAL PREFINISHED METAL SIDING - DARK GRAY
	VERTICAL PREFINISHED METAL SIDING - DARK GRAY
	PREFINISHED METAL BALCONY SCREENS - DARK GRAY
	PREFINISHED METAL PERGOLA AND SCREEN - DARK GRAY
	ANODIZED ALUMINUM STORE-FRONT CURTAIN WALL WITH DARK GRAY FRAMES
	ANODIZED ALUMINUM WINDOW WALL GLAZING SYSTEM WITH DARK GRAY FRAMES & LIGHT ALUMINUM INFILL PANELS
	ANODIZED ALUMINUM PUNCHED WINDOW UNITS - DARK GRAY
	TEMPERED GLASS GUARD RAIL - FLOOR MOUNTED
	TEMPERED GLASS GUARD RAIL - FRONT FACE MOUNTED
	PREFINISHED METAL GUARD RAIL - DARK GRAY
	STAINED WOOD PRIVACY FENCE - DARK GRAY

No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
3	LIGHTING COORDINATION	2022.09.06

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PROJECT:
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 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
EAST ELEVATION

DATE:	2023.03.10	DRAWING NO:	A02.02
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		





GENERAL NOTES:

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MATERIAL LEGEND

SYMBOL	DESCRIPTION
	BRICK MASONRY VENEER WITH FLOOR PLATE REVEAL - HERITAGE ORANGE
	BRICK MASONRY VENEER WITH FLOOR PLATE REVEAL - DARK GRAY
	HORIZONTAL PREFINISHED METAL SIDING - DARK GRAY
	VERTICAL PREFINISHED METAL SIDING - DARK GRAY
	PREFINISHED METAL BALCONY SCREENS - DARK GRAY
	PREFINISHED METAL PERGOLA AND SCREEN - DARK GRAY
	ANODIZED ALUMINUM STORE-FRONT CURTAIN WALL WITH DARK GRAY FRAMES
	ANODIZED ALUMINUM WINDOW WALL GLAZING SYSTEM WITH DARK GRAY FRAMES & LIGHT ALUMINUM INFILL PANELS
	ANODIZED ALUMINUM PUNCHED WINDOW UNITS - DARK GRAY
	TEMPERED GLASS GUARD RAIL - FLOOR MOUNTED
	TEMPERED GLASS GUARD RAIL - FRONT FACE MOUNTED
	PREFINISHED METAL GUARD RAIL - DARK GRAY
	STAINED WOOD PRIVACY FENCE - DARK GRAY

No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
3	LIGHTING COORDINATION	2022.09.06

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 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
SOUTH ELEVATION

DATE:	2023.03.10	DRAWING NO:	A02.03
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		

PROPERTY LINE

PROPERTY LINE



- HOIST WAY 100.96 m
- PENTHOUSE 99.01 m
- ROOF 95.96 m
- 9th FLOOR 92.51 m
- 8th FLOOR 89.41 m
- 7th FLOOR 86.31 m
- 6th FLOOR 83.19 m
- 5th FLOOR 80.08 m
- 4th FLOOR 76.96 m
- 3rd FLOOR 73.84 m
- 2nd FLOOR 70.73 m
- 1st FLOOR 66.73 m

ROCHESTER st.

PROPERTY LINE

PROPERTY LINE


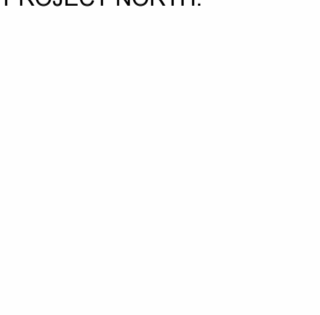


GENERAL NOTES:

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MATERIAL LEGEND	
SYMBOL	DESCRIPTION:
M1	BRICK MASONRY VENEER WITH FLOOR PLATE REVEAL - HERITAGE ORANGE
M2	BRICK MASONRY VENEER WITH FLOOR PLATE REVEAL - DARK GRAY
C1	HORIZONTAL PREFINISHED METAL SIDING - DARK GRAY
C2	VERTICAL PREFINISHED METAL SIDING - DARK GRAY
P1	PREFINISHED METAL BALCONY SCREENS - DARK GRAY
P2	PREFINISHED METAL PERGOLA AND SCREEN - DARK GRAY
W1	ANODIZED ALUMINUM STORE-FRONT CURTAIN WALL WITH DARK GRAY FRAMES
W2	ANODIZED ALUMINUM WINDOW WALL GLAZING SYSTEM WITH DARK GRAY FRAMES & LIGHT ALUMINUM INFILL PANELS
W3	ANODIZED ALUMINUM PUNCHED WINDOW UNITS - DARK GRAY
R1	TEMPERED GLASS GUARD RAIL - FLOOR MOUNTED
R2	TEMPERED GLASS GUARD RAIL - FRONT FACE MOUNTED
R3	PREFINISHED METAL GUARD RAIL - DARK GRAY
F1	STAINED WOOD PRIVACY FENCE - DARK GRAY

No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
3	LIGHTING COORDINATION	2022.09.06

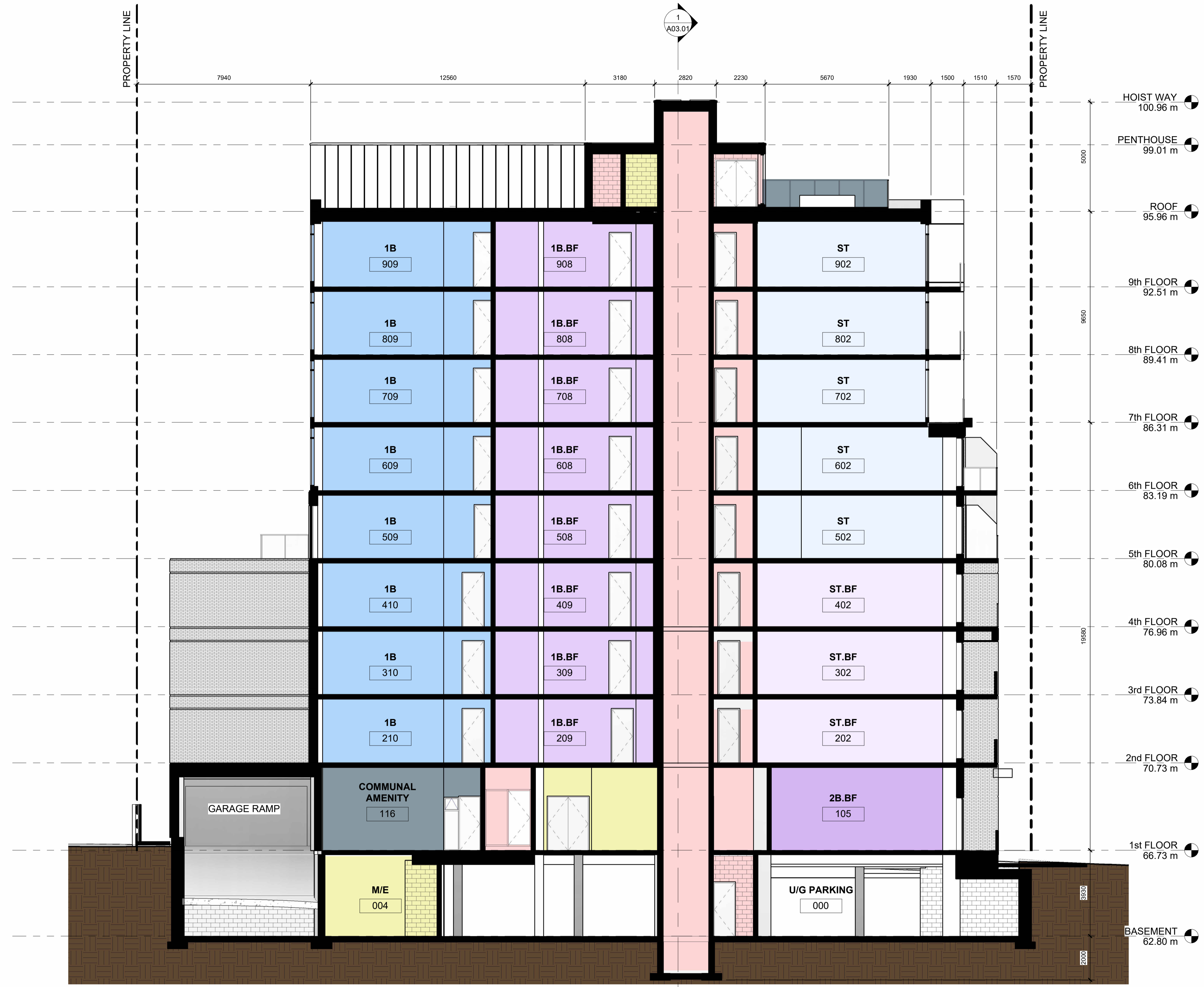
ARCHITECT'S SEAL:  PROJECT NORTH: 

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 Ottawa, ON K1R 1C4
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 simmondsarch.com

PROJECT:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
WEST ELEVATION

DATE:	2023.03.10	DRAWING NO.:	A02.04
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		


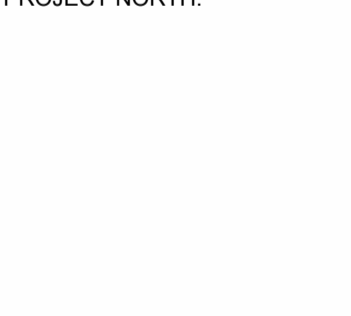


GENERAL NOTES:

- A. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT. DO NOT SCALE DRAWINGS.
- B. ALL WORK SHALL COMPLY WITH THE NATIONAL BUILDING CODE OF CANADA AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- C. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC. COPYRIGHT RESERVED.

ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
[Pink]	CIRCULATION
[Light Blue]	TWO BEDROOM - BARRIER FREE
[Light Purple]	ONE BEDROOM - BARRIER FREE
[Light Blue]	STUDIO - BARRIER FREE
[Blue]	TWO BEDROOM WITH DEN
[Blue]	TWO BEDROOM WITH DEN
[Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM
[Light Blue]	STUDIO WITH DEN
[Light Blue]	STUDIO
[Grey]	RESIDENT STORAGE
[Grey]	PERSONAL AMENITY SPACE
[Grey]	COMMUNAL AMENITY SPACE
[Yellow]	MECHANICAL / ELECTRICAL
[Orange]	RETAIL

No.	Description	Date
8	ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATION R1	2023.03.10
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
1	CIVIL COORDINATION R1	2022.08.30

ARCHITECT'S SEAL:  PROJECT NORTH: 

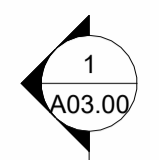
simmonds ARCHITECTURE
 340 Catherine Street
 Ottawa, ON K1R 1C4
 613.567.7888
 simmondsarch.com

PROJECT:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
CROSS SECTIONS

DATE:	2023.03.10	DRAWING NO:	
SCALE:	1 : 100		
DRAWN BY:	Author		
JOB NUMBER:	821-22		

A03.00



PROPERTY LINE

PROPERTY LINE

1500 1500 1490 4640 7260 6160 10460 7880 6500 1580




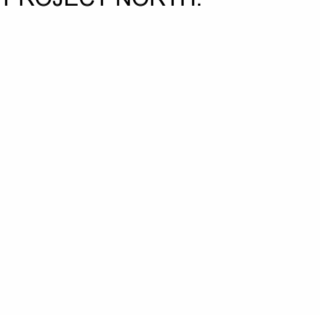
- HOIST WAY 100.96 m
- PENTHOUSE 99.01 m
- ROOF 95.96 m
- 9th FLOOR 92.51 m
- 8th FLOOR 89.41 m
- 7th FLOOR 86.31 m
- 6th FLOOR 83.19 m
- 5th FLOOR 80.08 m
- 4th FLOOR 76.96 m
- 3rd FLOOR 73.84 m
- 2nd FLOOR 70.73 m
- 1st FLOOR 66.73 m
- BASEMENT 62.80 m

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COLOUR	DESCRIPTION
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[Light Blue]	TWO BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM
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No.	Description	Date
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ARCHITECT'S SEAL:  PROJECT NORTH: 

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PROJECT:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
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DRAWING TITLE:
LONGITUDINAL SECTIONS

DATE:	2023.03.10	DRAWING NO:	
SCALE:	1 : 100		
DRAWN BY:	Author		
JOB NUMBER:	821-22		

A03.01

D02-02-22-0102 / D07-12-22-0156 #18869