

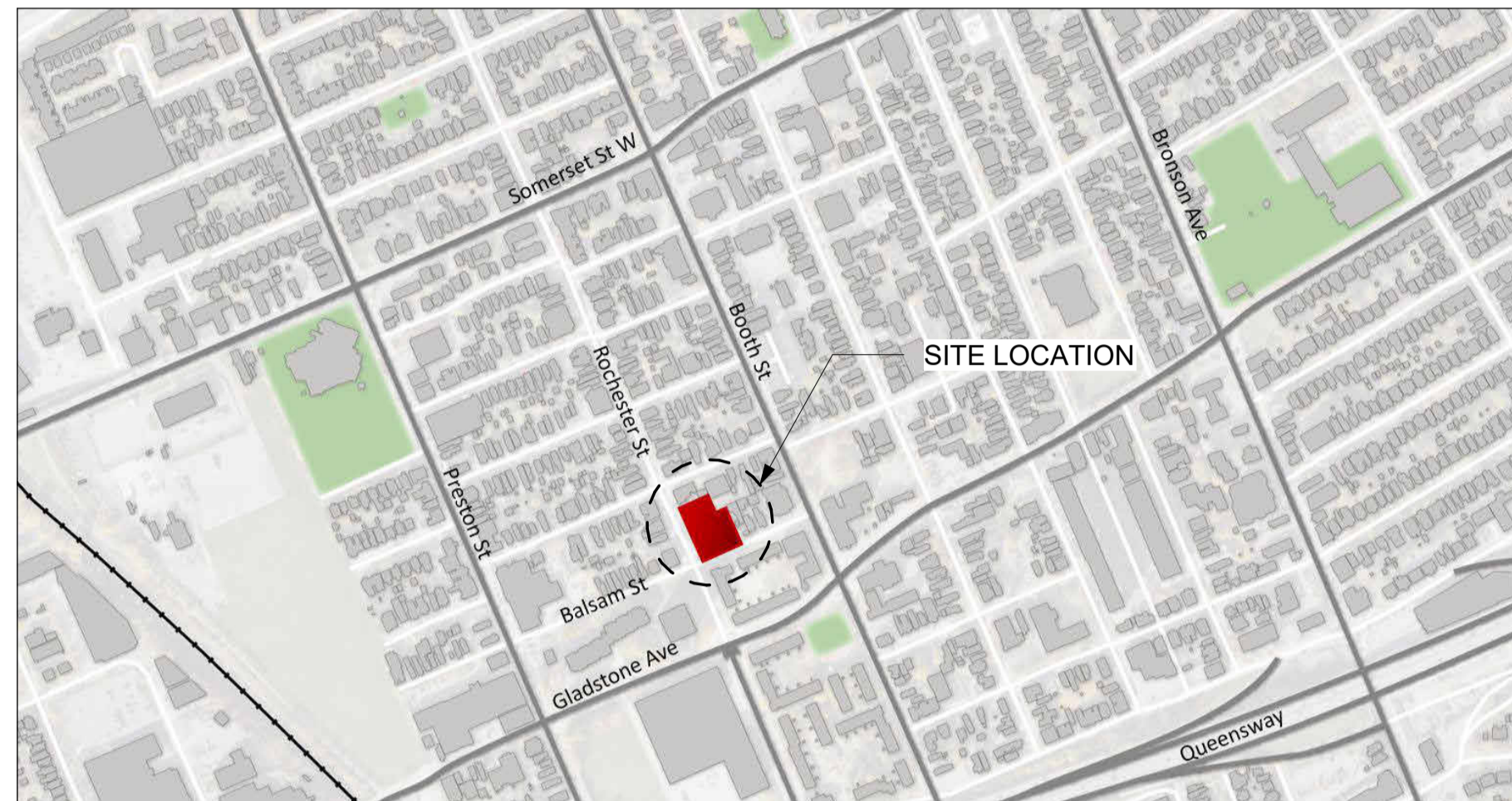
# ROCHESTER AND BALSAM

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 = 66.75m  
T/O ROOF SLAB = 95.98m

#### MISCELLANEOUS:

SETBACKS:	PROPOSED
PARKING SPACES	30 (20 RESIDENT + 10 VISITOR)
BICYCLE PARKING SPACES	105 (31 HORIZONTAL + 74 VERTICAL)
SOFT LANDSCAPED AREA	830 m <sup>2</sup> (45% LOT AREA)
AMENITY AREA	1066.2 m <sup>2</sup>
COMMUNAL AMENITY AREA	397 m <sup>2</sup>

## 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
<b>TOTAL: 118</b>	

## 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	
<b>TOTAL ACCESSIBLE UNITS: 24</b>	

## 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
--------	---

## GROSS CONSTRUCTION AREA

BASEMENT	1533.1 m <sup>2</sup>
1st FLOOR	1360.8 m <sup>2</sup>
2nd FLOOR	1197.5 m <sup>2</sup>
3rd FLOOR	1195.1 m <sup>2</sup>
4th FLOOR	1178.5 m <sup>2</sup>
5th FLOOR	1029.5 m <sup>2</sup>
6th FLOOR	955.4 m <sup>2</sup>
7th FLOOR	934.5 m <sup>2</sup>
8th FLOOR	900.6 m <sup>2</sup>
9th FLOOR	900.6 m <sup>2</sup>
ROOF	809.5 m <sup>2</sup>
Total	11995.1 m <sup>2</sup>

## GROSS FLOOR AREA

1st FLOOR	
COMMUNAL AMENITY	33.8 m <sup>2</sup>
LEASABLE AREA	493.7 m <sup>2</sup>
RETAIL AREA	115 m <sup>2</sup>
2nd FLOOR	
LEASABLE AREA	1008.4 m <sup>2</sup>
3rd FLOOR	
LEASABLE AREA	1005.7 m <sup>2</sup>
4th FLOOR	
LEASABLE AREA	963.8 m <sup>2</sup>
5th FLOOR	
LEASABLE AREA	804.5 m <sup>2</sup>
6th FLOOR	
LEASABLE AREA	775.4 m <sup>2</sup>
7th FLOOR	
LEASABLE AREA	725.9 m <sup>2</sup>
8th FLOOR	
LEASABLE AREA	725 m <sup>2</sup>
9th FLOOR	
LEASABLE AREA	725.1 m <sup>2</sup>
Total	7376.4 m <sup>2</sup>

## AMENITY AREA

1st FLOOR	
BALCONY	38.9 m <sup>2</sup>
COMMUNAL AMENITY	33.8 m <sup>2</sup>
OUTDOOR PATIO	78.8 m <sup>2</sup>
2nd FLOOR	
BALCONY	66.4 m <sup>2</sup>
3rd FLOOR	
BALCONY	66.5 m <sup>2</sup>
4th FLOOR	
BALCONY	91.9 m <sup>2</sup>
5th FLOOR	
BALCONY	113.4 m <sup>2</sup>
6th FLOOR	
BALCONY	68.4 m <sup>2</sup>
7th FLOOR	
BALCONY	96.4 m <sup>2</sup>
8th FLOOR	
BALCONY	63.6 m <sup>2</sup>
9th FLOOR	
BALCONY	63.6 m <sup>2</sup>
ROOF	
ROOF TOP PATIO	284.3 m <sup>2</sup>
Total	1066.2 m <sup>2</sup>

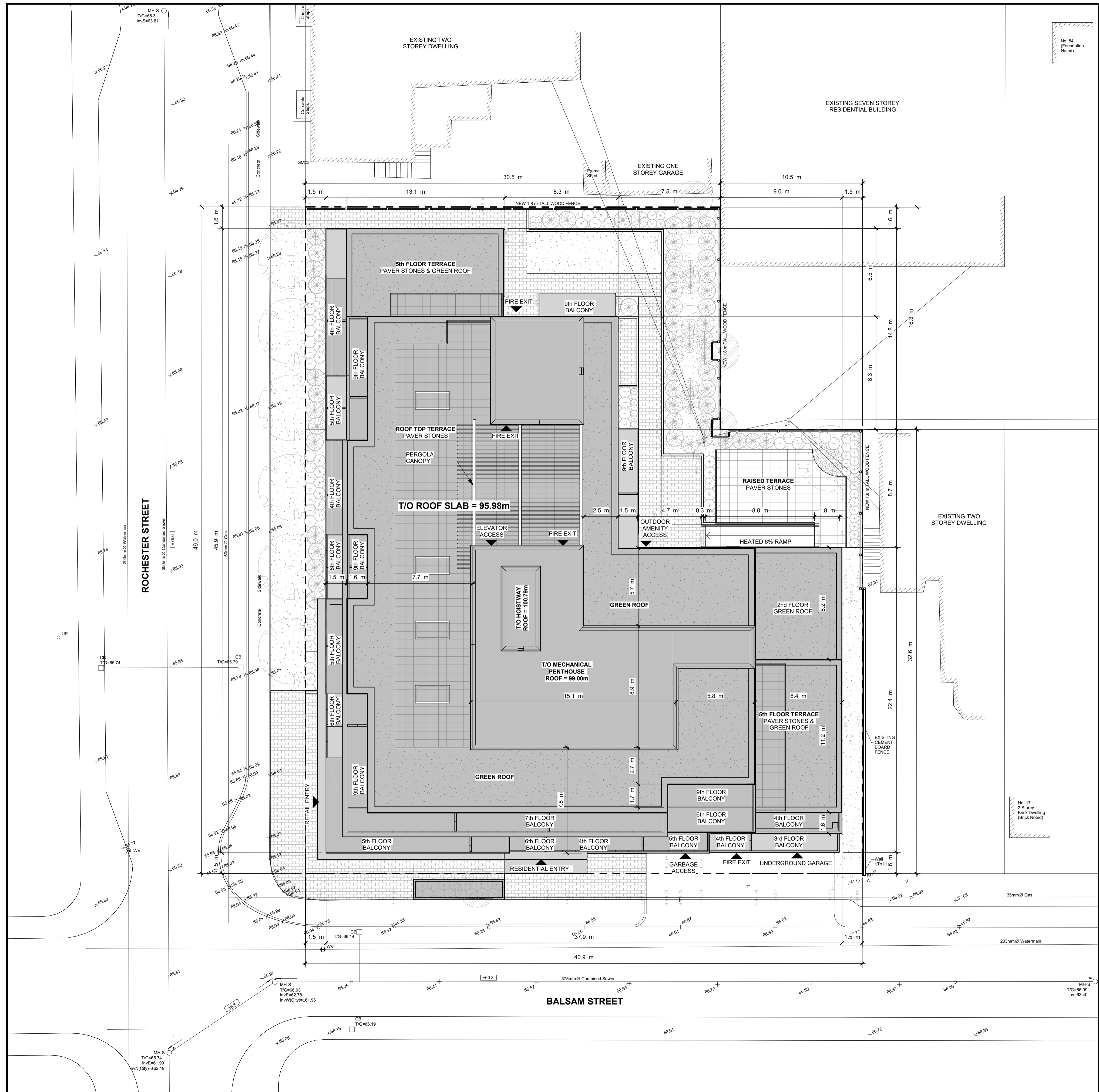
## COMMUNAL AMENITY AREA

1st FLOOR	
COMMUNAL AMENITY	33.8 m <sup>2</sup>
OUTDOOR PATIO	78.8 m <sup>2</sup>
ROOF	
ROOF TOP PATIO	284.3 m <sup>2</sup>
Total	397 m <sup>2</sup>

## 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 Shaded Area]	PROPOSED BUILDING FOOTPRINT
[Dashed Line]	PROPOSED BUILDING PROJECTION
[Thick Solid Line]	PROPERTY LINE
[Dotted Line]	SETBACK LINE
[Hatched Area]	EXISTING NEIGHBOURING BUILDING
[Circle with Center Mark]	PROPOSED VEGETATION, REFER TO LANDSCAPING
[Triangle with Arrow]	ENTRANCE / EXIST
[Circle with Crosshair]	EXISTING ELEVATION MARKER
[Circle with Plus]	NEW ELEVATION MARKER

**DISCLAIMER:**  
 TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION HAS BEEN DERIVED FROM FARLEY, SMITH & DENIS SURVEYING LTD. REGISTERED PLAN 14 & REGISTERED PLAN 16

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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

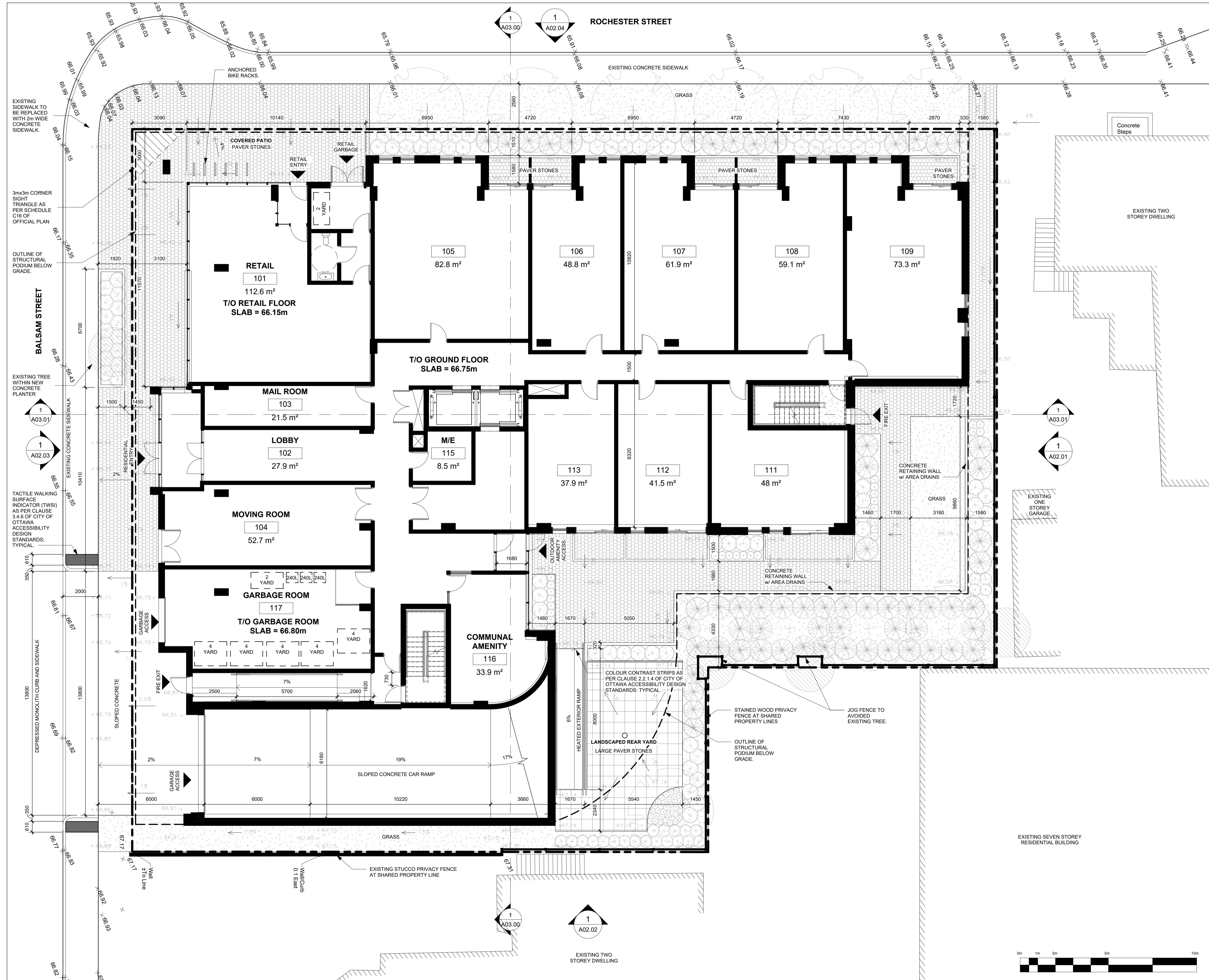
DRAWING TITLE:  
**SITE PLAN**

DATE: 2023.05.16 DRAWING NO:  
 SCALE: 1 : 150  
 DRAWN BY: Author  
 JOB NUMBER: 821-22

A00.04






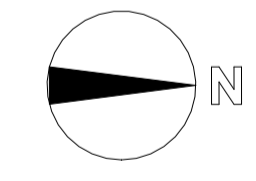


### GENERAL NOTES:

- 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 SIMMONDS.

**DISCLAIMER:**  
TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION HAS BEEN DERIVED FROM FARLEY, SMITH & DENIS SURVEYING LTD. REGISTERED PLAN 14 & REGISTERED PLAN 16

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - R1	2023.03.10
7	CONSULTANT COORDINATION	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:  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:  
**LANDSCAPE PLAN**

DATE:	2023.05.16	DRAWING NO.:	
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		

**A00.05**






# 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
[Light Blue]	CIRCULATION
[Light Purple]	TWO BEDROOM - BARRIER FREE
[Light Blue-Gray]	ONE BEDROOM - BARRIER FREE
[Light Blue]	STUDIO - BARRIER FREE
[Light Blue]	TWO BEDROOM WITH DEN
[Light Blue]	TWO BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM
[Light Blue]	STUDIO WITH DEN
[Light Blue]	STUDIO
[Light Gray]	RESIDENT STORAGE
[Light Gray]	PERSONAL AMENITY SPACE
[Light Gray]	COMMUNAL AMENITY SPACE
[Light Yellow]	MECHANICAL / ELECTRICAL
[Orange]	RETAIL

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - R1	2023.03.10
7	CONSULTANT CORRDIINATION	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

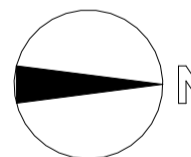
ARCHITECT'S SEAL:



**simmonds**  
ARCHITECTURE

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

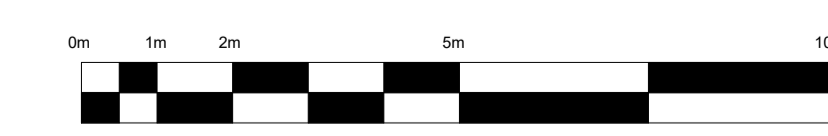
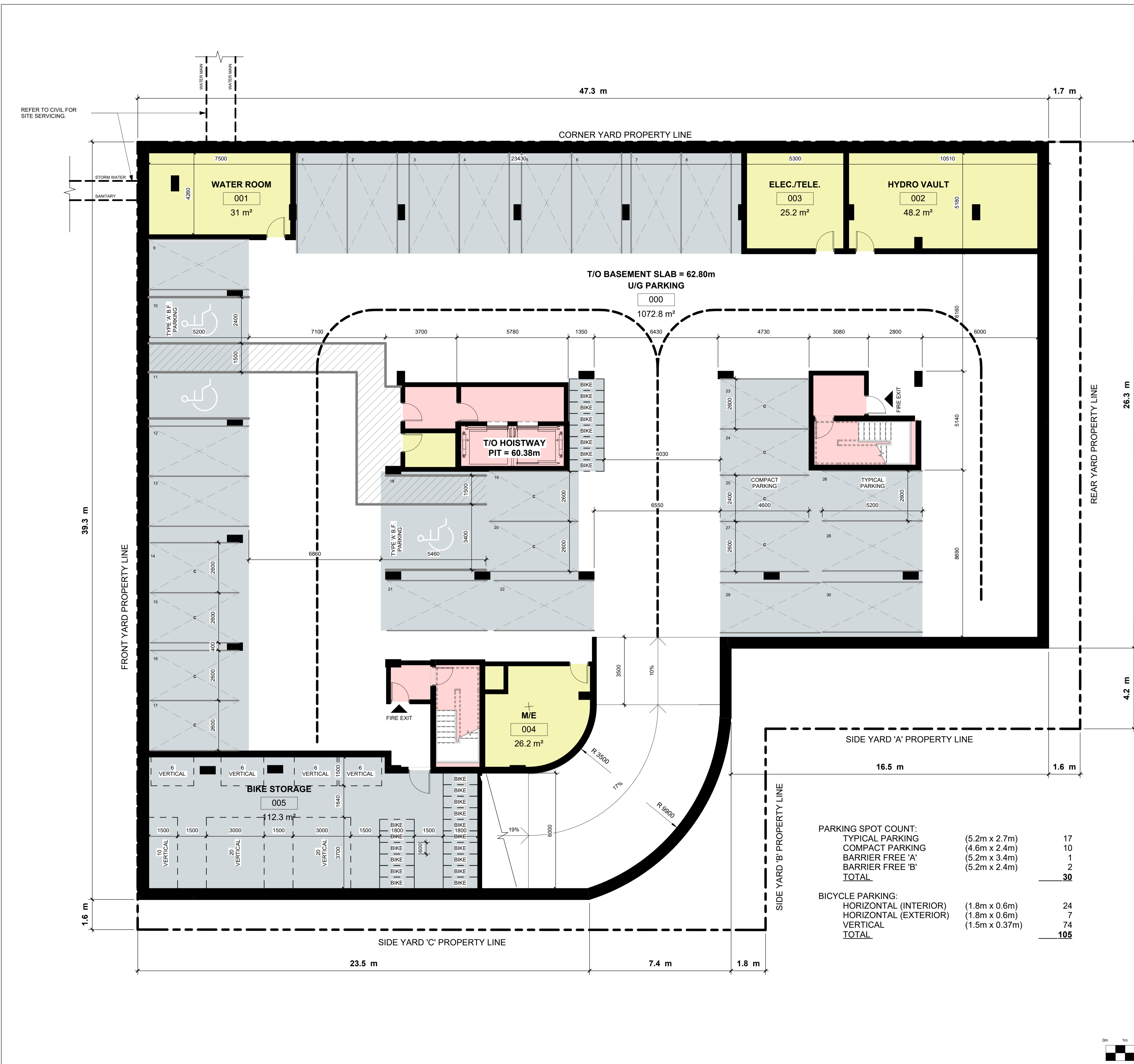
PROJECT NORTH:



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

DRAWING TITLE:  
**BASEMENT PLAN**

DATE:	2023.05.16	DRAWING NO.:	A01.00
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		





ROCHESTER ST.  
45.7 m


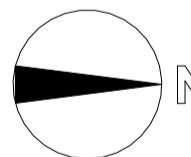


### GENERAL NOTES:

- 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.

ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
[Pink]	CIRCULATION
[Light Purple]	TWO BEDROOM - BARRIER FREE
[Light Blue]	ONE BEDROOM - BARRIER FREE
[Light Green]	STUDIO - BARRIER FREE
[Blue]	TWO BEDROOM WITH DEN
[Light 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
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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
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:  
**1st FLOOR PLAN**

DATE:	2023.05.16	DRAWING NO.:	<b>A01.10</b>
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
[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

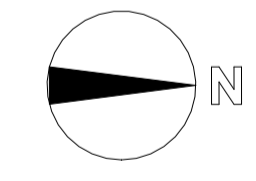
No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - R1	2023.03.10
7	CONSULTANT CORRINATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



simmonds ARCHITECTURE  
ARCHITECTURE

PROJECT NORTH:



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:  
**2nd FLOOR PLAN**

DATE:	2023.05.16	DRAWING NO.:	A01.20
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.

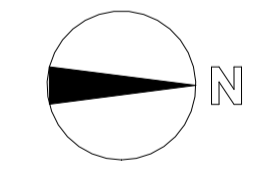
ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
[Pink]	CIRCULATION
[Light Purple]	TWO BEDROOM - BARRIER FREE
[Light Blue]	ONE BEDROOM - BARRIER FREE
[Light Green]	STUDIO - BARRIER FREE
[Dark Blue]	TWO BEDROOM WITH DEN
[Medium Blue]	TWO BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM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

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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:



**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:  
**3rd FLOOR PLAN**

DATE:	2023.05.16	DRAWING NO.:	A01.30
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
[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

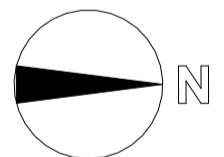
No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - R1	2023.03.10
7	CONSULTANT CORRINATION	2023.03.08
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



simmonds ARCHITECTURE

PROJECT NORTH:

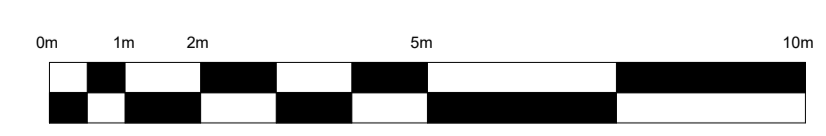


340 Catherine Street  
Ottawa, ON K1R 1C4  
613.567.7888  
simmondsarch.com

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

DRAWING TITLE:  
**5th FLOOR PLAN**

DATE:	2023.05.16	DRAWING NO:	A01.50
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		



3.0 m  
30.1 m  
7.8 m

37.9 m  
CORNER YARD PROPERTY LINE  
3.0 m  
FRONT YARD PROPERTY LINE  
20.0 m  
REAR YARD PROPERTY LINE  
7.5 m  
SIDE YARD 'A' PROPERTY LINE  
SIDE YARD 'B' PROPERTY LINE  
SIDE YARD 'C' PROPERTY LINE  
3.0 m  
21.0 m  
8.7 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.

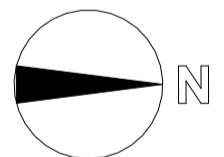
ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
[Pink]	CIRCULATION
[Light Blue]	TWO BEDROOM - BARRIER FREE
[Medium Blue]	ONE BEDROOM - BARRIER FREE
[Light Purple]	STUDIO - BARRIER FREE
[Dark Blue]	TWO BEDROOM WITH DEN
[Medium Blue]	TWO BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM
[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
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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:

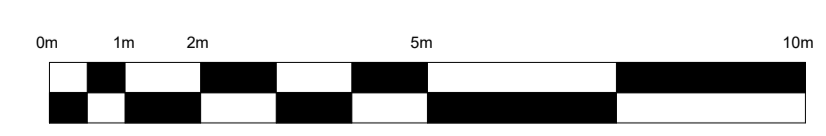


**simmonds** ARCHITECTURE  
 340 Catherine Street  
 Ottawa, ON K1R 1C4  
 613.567.7888  
 simmondsarch.com

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

DRAWING TITLE:  
**6th FLOOR PLAN**

DATE:	2023.05.16	DRAWING NO.:	A01.60
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.

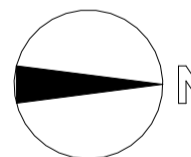
ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
	CIRCULATION
	TWO BEDROOM - BARRIER FREE
	ONE BEDROOM - BARRIER FREE
	STUDIO - BARRIER FREE
	TWO BEDROOM WITH DEN
	TWO BEDROOM WITH DEN
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL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

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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:



**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:  
**7th FLOOR PLAN**

DATE:	2023.05.16	DRAWING NO.:	A01.70
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.

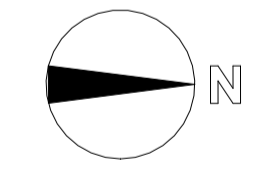
ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
	CIRCULATION
	TWO BEDROOM - BARRIER FREE
	ONE BEDROOM - BARRIER FREE
	STUDIO - BARRIER FREE
	TWO BEDROOM WITH DEN
	TWO BEDROOM WITH DEN
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL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

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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:



**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:  
**8th FLOOR PLAN**

DATE:	2023.05.16	DRAWING NO.:	A01.80
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.

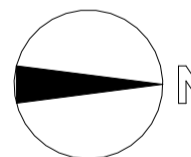
ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
	CIRCULATION
	TWO BEDROOM - BARRIER FREE
	ONE BEDROOM - BARRIER FREE
	STUDIO - BARRIER FREE
	TWO BEDROOM WITH DEN
	TWO BEDROOM WITH DEN
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL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

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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:



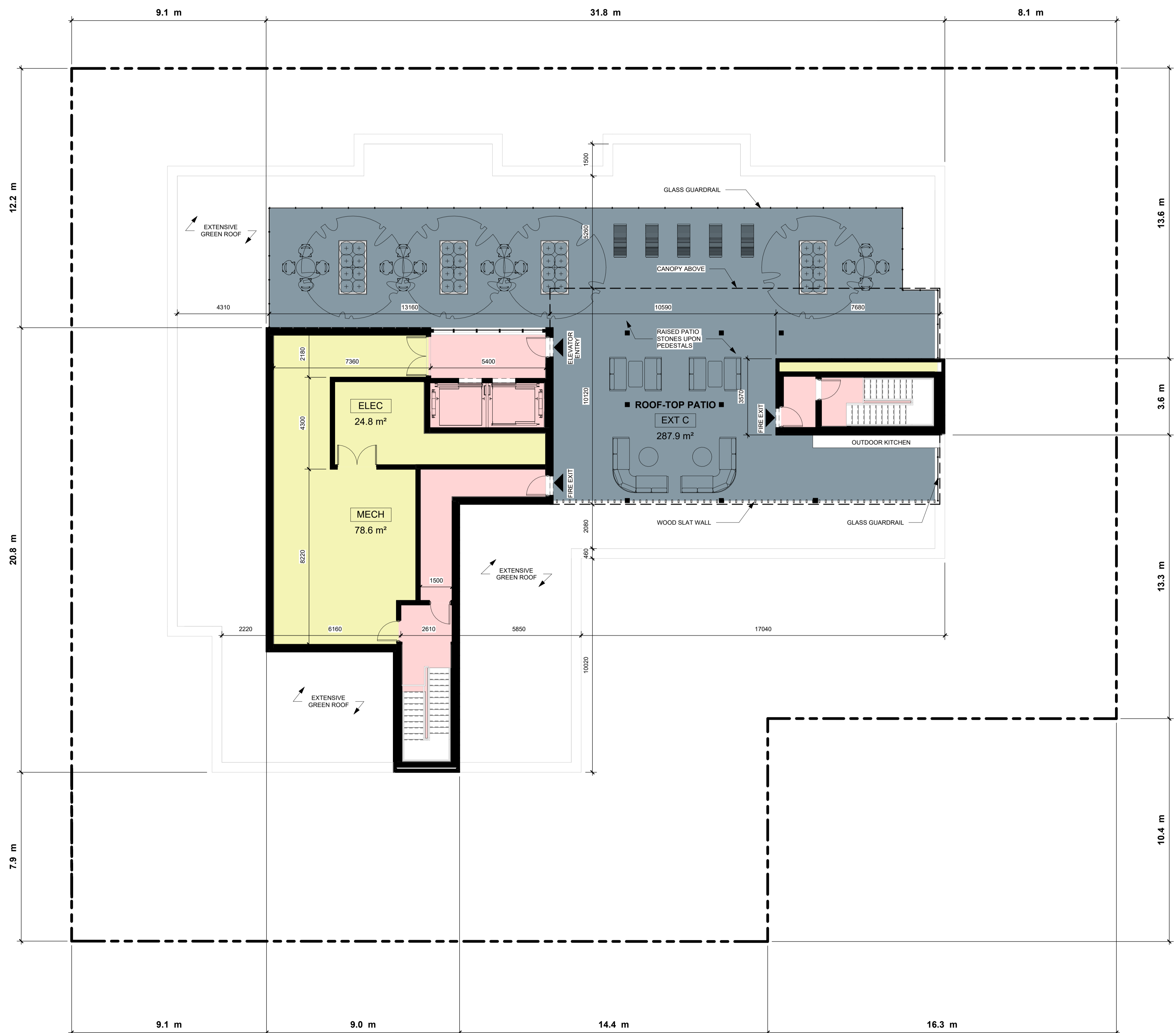
**simmonds** ARCHITECTURE  
 340 Catherine Street  
 Ottawa, ON K1R 1C4  
 613.567.7888  
 simmondsarch.com

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

DRAWING TITLE:  
**9th FLOOR PLAN**

DATE:	2023.05.16	DRAWING NO.:	A01.90
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		




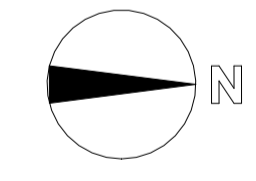


**GENERAL NOTES:**

- 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 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
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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:  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:  
**ROOF TERRACE**

DATE:	2023.05.16	DRAWING NO.:	<b>A01.95</b>
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.

## 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 IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES' WITH DARK GRAY FRAMES
	ANODIZED ALUMINUM WINDOW WALL GLAZING SYSTEM IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES' WITH DARK GRAY FRAMES & LIGHT ALUMINUM INFILL PANELS
	ANODIZED ALUMINUM PUNCHED WINDOW UNITS - DARK GRAY
	FLOOR MOUNTED TEMPERED GLASS GUARD RAIL IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES'
	FRONT FACE MOUNTED TEMPERED GLASS GUARD RAIL IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES'
	PREFINISHED METAL GUARD RAIL - DARK GRAY
	STAINED WOOD PRIVACY FENCE - DARK GRAY

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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: 

**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:  
**NORTH ELEVATION**

DATE:	2023.05.16	DRAWING NO.:	<b>A02.01</b>
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.

### 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 IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES' WITH DARK GRAY FRAMES
	ANODIZED ALUMINUM WINDOW WALL GLAZING SYSTEM IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES' WITH DARK GRAY FRAMES & LIGHT ALUMINUM INFILL PANELS
	ANODIZED ALUMINUM PUNCHED WINDOW UNITS - DARK GRAY
	FLOOR MOUNTED TEMPERED GLASS GUARD RAIL IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES'
	FRONT FACE MOUNTED TEMPERED GLASS GUARD RAIL IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES'
	PREFINISHED METAL GUARD RAIL - DARK GRAY
	STAINED WOOD PRIVACY FENCE - DARK GRAY

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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

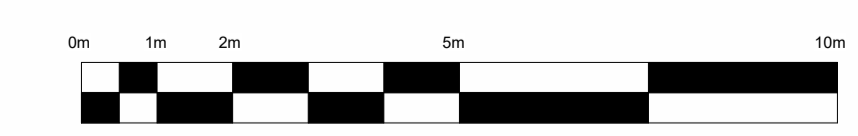
ARCHITECT'S SEAL: 	PROJECT NORTH: 
-----------------------	--------------------

**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:  
**EAST ELEVATION**

DATE:	2023.05.16	DRAWING NO.:	<b>A02.02</b>
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.

### 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 IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES' WITH DARK GRAY FRAMES
	ANODIZED ALUMINUM WINDOW WALL GLAZING SYSTEM IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES' WITH DARK GRAY FRAMES & LIGHT ALUMINUM INFILL PANELS
	ANODIZED ALUMINUM PUNCHED WINDOW UNITS - DARK GRAY
	FLOOR MOUNTED TEMPERED GLASS GUARD RAIL IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES'
	FRONT FACE MOUNTED TEMPERED GLASS GUARD RAIL IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES'
	PREFINISHED METAL GUARD RAIL - DARK GRAY
	STAINED WOOD PRIVACY FENCE - DARK GRAY

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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: 
-----------------------	--------------------

**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:  
**SOUTH ELEVATION**

DATE:	2023.05.16	DRAWING NO.:	<b>A02.03</b>
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		



PROPERTY LINE

PROPERTY LINE

- HOIST WAY 100.98 m
- PENTHOUSE 99.03 m
- ROOF 95.98 m
- 9th FLOOR 92.53 m
- 8th FLOOR 89.43 m
- 7th FLOOR 86.33 m
- 6th FLOOR 83.21 m
- 5th FLOOR 80.10 m
- 4th FLOOR 76.98 m
- 3rd FLOOR 73.86 m
- 2nd FLOOR 70.75 m
- 1st FLOOR 66.75 m

SERVICE ROOMS AND ROOF ACCESS

BUILDING HEIGHT

ROCHESTER st.



PROPERTY LINE

PROPERTY LINE





- HOIST WAY 100.98 m
- PENTHOUSE 99.03 m
- ROOF 95.98 m
- 9th FLOOR 92.53 m
- 8th FLOOR 89.43 m
- 7th FLOOR 86.33 m
- 6th FLOOR 83.21 m
- 5th FLOOR 80.10 m
- 4th FLOOR 76.98 m
- 3rd FLOOR 73.86 m
- 2nd FLOOR 70.75 m
- 1st FLOOR 66.75 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.

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 IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES' WITH DARK GRAY FRAMES
W2	ANODIZED ALUMINUM WINDOW WALL GLAZING SYSTEM IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES' WITH DARK GRAY FRAMES & LIGHT ALUMINUM INFILL PANELS
W3	ANODIZED ALUMINUM PUNCHED WINDOW UNITS - DARK GRAY
R1	FLOOR MOUNTED TEMPERED GLASS GUARD RAIL IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES'
R2	FRONT FACE MOUNTED TEMPERED GLASS GUARD RAIL IN CONFORMANCE WITH 'CITY OF OTTAWA - BIRD-SAFE DESIGN GUIDELINES'
R3	PREFINISHED METAL GUARD RAIL - DARK GRAY
F1	STAINED WOOD PRIVACY FENCE - DARK GRAY

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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: 

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

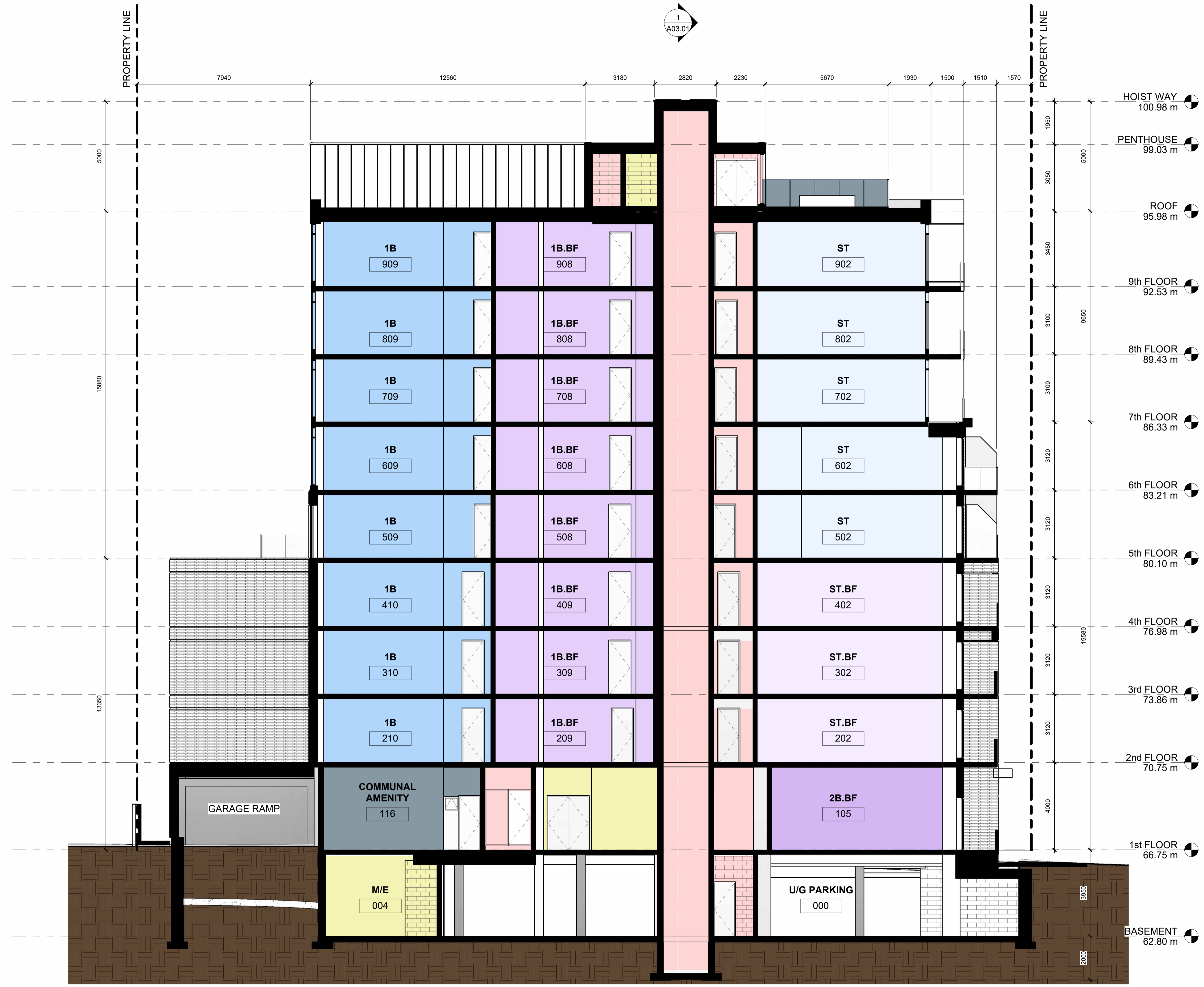
PROJECT:  
**ROCHESTER AND BALSAM**  
 245-267 ROCHESTER ST.  
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:  
**WEST ELEVATION**

DATE:	2023.05.16	DRAWING NO.:	<b>A02.04</b>
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		






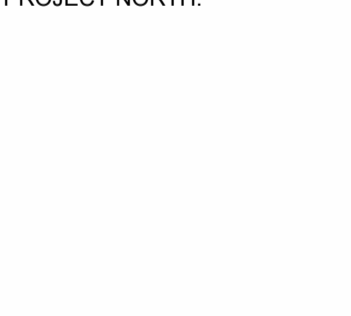


**GENERAL NOTES:**

- 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.

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

No.	Description	Date
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - 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

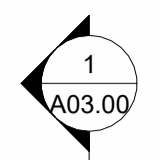
PROJECT:  
**ROCHESTER AND BALSAM**  
 245-267 ROCHESTER ST.  
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:  
**CROSS SECTIONS**

DATE:	2023.05.16	DRAWING NO.:	<b>A03.00</b>
SCALE:	1 : 100		
DRAWN BY:	Author		
JOB NUMBER:	821-22		







PROPERTY LINE

PROPERTY LINE

1500 1500 1490 4640 7260 6160 10460 7880 6500 1580




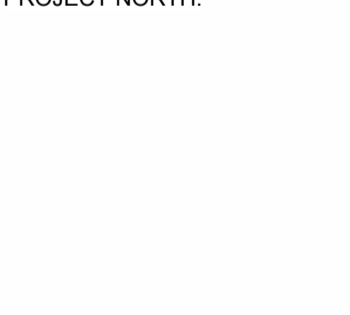
- HOIST WAY 100.98 m
- PENTHOUSE 99.03 m
- ROOF 95.98 m
- 9th FLOOR 92.53 m
- 8th FLOOR 89.43 m
- 7th FLOOR 86.33 m
- 6th FLOOR 83.21 m
- 5th FLOOR 80.10 m
- 4th FLOOR 76.98 m
- 3rd FLOOR 73.86 m
- 2nd FLOOR 70.75 m
- 1st FLOOR 66.75 m
- BASEMENT 62.80 m

**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.

ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
[Pink]	CIRCULATION
[Light Purple]	TWO BEDROOM - BARRIER FREE
[Light Blue]	ONE BEDROOM - BARRIER FREE
[Light Blue]	STUDIO - BARRIER FREE
[Light Blue]	TWO BEDROOM WITH DEN
[Light 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
9	Z.B.L.A. & S.P.C. APPLICATIONS - R2	2023.05.19
8	Z.B.L.A. & S.P.C. APPLICATIONS - R1	2023.03.10
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26

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:  
**LONGITUDINAL SECTIONS**

DATE:	2023.05.16	DRAWING NO.:	
SCALE:	1 : 100		
DRAWN BY:	Author		
JOB NUMBER:	821-22		

**A03.01**

