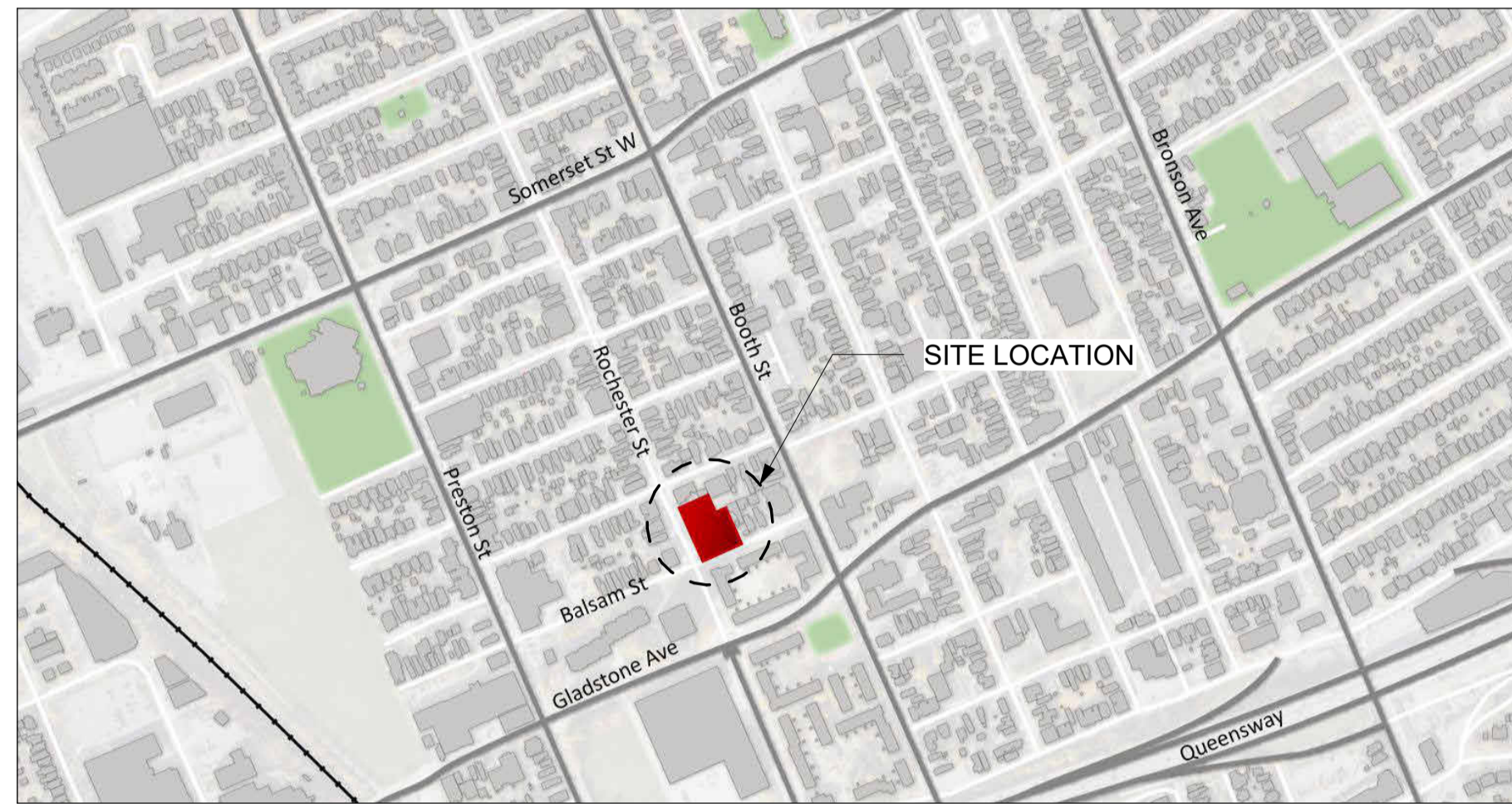


ROCHESTER AND BALSAM

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

KEY MAP



BUILDING STATISTICS

PROPOSED NINE STOREY RESIDENTIAL BUILDING

CIVIC ADDRESS:

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

ELEVATIONS:

T/O BASEMENT SLAB = 62.80m
T/O GROUND FLOOR SLAB = 66.70m
T/O ROOF SLAB = 95.93m

SITE STATISTICS:

LOT AREA 20,147 sq.ft. (1832 sq.m.)
BUILDING AREA 14,305 sq.ft. (1330 sq.m.)

ZONING REQUIREMENTS

SETBACKS:	REQUIRED (R4UD)	REQUIRED (R5B)	PROPOSED
BUILDING HEIGHT	14.5 m	N/A	29.2 m
FRONT YARD	4.5 m	3.0 m	1.0 m
CORNER SIDE YARD	4.5 m	3.0 m	2.0 m
INTERIOR SIDE YARD	1.5 m	7.5 m	1.5 m
REAR YARD (BALSAM)	9.6 m	7.5 m	8.7 m
REAR YARD (ROCHESTER)	8.54 m	7.5 m	4.9 m
MISCELLANEOUS:	REQUIRED (R4UD)	REQUIRED (R5B)	PROPOSED
PARKING SPACES	81 (66 RESIDENT + 15 VISITOR)	64 (49 RESIDENT + 13 VISITOR)	32 (19 RESIDENT + 13 VISITOR)
BICYCLE PARKING SPACES	65 (0.5 x UNIT)	65 (0.5 x UNIT)	210
SOFT LANDSCAPED AREA	550 m ² (30% LOT AREA)	N/A	580 m ²
AMENITY AREA	780 m ² (6 m ² X UNIT)	780 m ² (6 m ² X UNIT)	1390 m ²
COMMUNAL AMENITY AREA	390 m ² (50% REQUIRED AMENITY)	390 m ² (50% REQUIRED AMENITY)	425.2 m ²

CONSULTANTS

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CIVIL

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EXTERIOR LIGHTING

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info@gwal.com
(613)-727-5111

PLANNER

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info@jrichards.ca
(613)-728-3571

LANDSCAPE ARCHITECT

James B. Lennox & Associates inc.
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jl@jbla.ca
613-722-5168

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	NOTES AND ROOF PLAN

LANDSCAING

L-1	TREE CONSERVATION REPORT & LANDSCAPE PLAN
L-2	ROOF TERRACE LANDSCAPE PLAN
L-3	6th FLOOR LANDSCAPE PLAN
L-4	7th FLOOR LANDSCAPE PLAN

ELECTRICAL

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

GROSS FLOOR AREA

1st FLOOR	
LEASABLE AREA	564 m ²
RETAIL AREA	115 m ²
2nd FLOOR	
LEASABLE AREA	1127 m ²
3rd FLOOR	
LEASABLE AREA	1127 m ²
4th FLOOR	
LEASABLE AREA	1079 m ²
5th FLOOR	
LEASABLE AREA	1044.3 m ²
6th FLOOR	
LEASABLE AREA	919.5 m ²
7th FLOOR	
LEASABLE AREA	803 m ²
8th FLOOR	
LEASABLE AREA	795.9 m ²
9th FLOOR	
LEASABLE AREA	795.9 m ²
	8370.6 m ²

AMENITY AREA

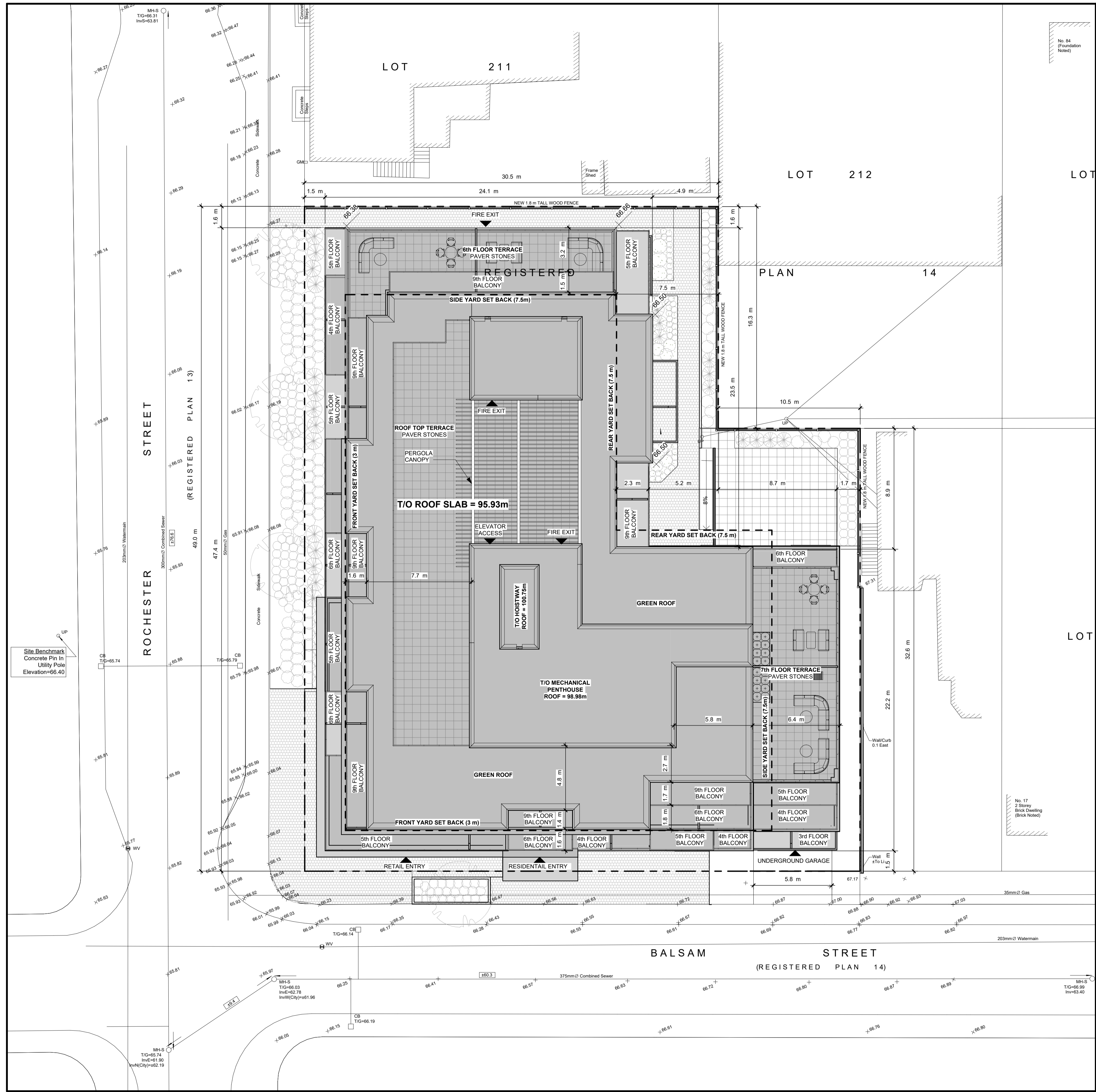
1st FLOOR	
BALCONY	42 m ²
OUTDOOR PATIO	67.1 m ²
RETAIL PATIO	75.4 m ²
2nd FLOOR	
BALCONY	74.7 m ²
3rd FLOOR	
BALCONY	74.7 m ²
4th FLOOR	
BALCONY	119.3 m ²
5th FLOOR	
BALCONY	116.2 m ²
6th FLOOR	
BALCONY	168.3 m ²
7th FLOOR	
BALCONY	184.4 m ²
8th FLOOR	
BALCONY	92.5 m ²
9th FLOOR	
BALCONY	92.5 m ²
ROOF	
ROOF TOP PATIO	282.7 m ²
	1389.6 m ²

ACCESSIBLE UNITS

UNIT TYPE	COUNT
1st FLOOR	
ONE BEDROOM	2
TWO BEDROOM	1
STUDIO	2
5	
2nd FLOOR	
ONE BEDROOM	4
STUDIO	1
5	
3rd FLOOR	
ONE BEDROOM	4
STUDIO	1
5	
4th FLOOR	
ONE BEDROOM	3
TWO BEDROOM	1
4	
5th FLOOR	
TWO BEDROOM	1
1	
6th FLOOR	
TWO BEDROOM	1
1	
TOTAL ACCESSIBLE UNITS: 21	

TOTAL UNIT COUNT

UNIT TYPE	COUNT
ONE BEDROOM	30
ONE BEDROOM (ACCESSIBLE)	13
ONE BEDROOM WITH DEN	31
TWO BEDROOM (ACCESSIBLE)	4
TWO BEDROOM WITH DEN	17
STUDIO	8
STUDIO (ACCESSIBLE)	4
STUDIO WITH DEN	23
TOTAL: 130	




GENERAL NOTES:

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

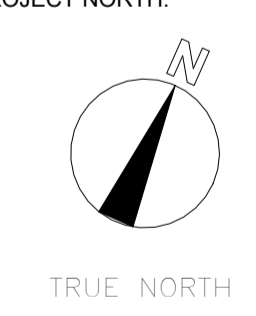
No.	Description	Date
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02
1	CIVIL COORDINATION R1	2022.08.30

ARCHITECT'S SEAL:



CHRISTOPHER SIMMONDS
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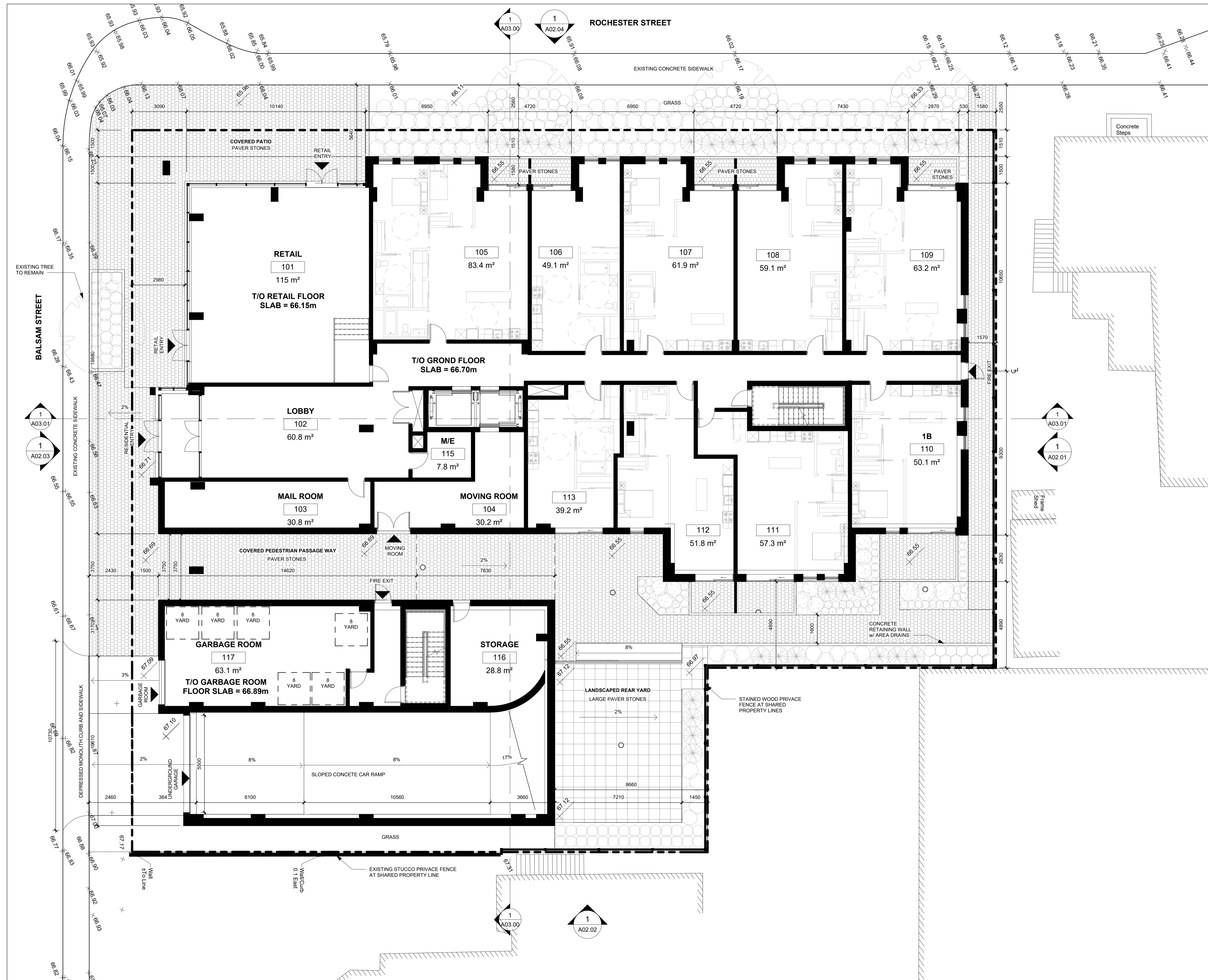
TRUE NORTH

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

PROJECT:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
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DRAWING TITLE:
SITE PLAN


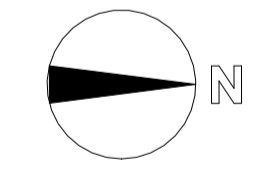
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DRAWN BY:	Author		
JOB NUMBER:	821-22		



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No.	Description	Date
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5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02
1	CIVIL COORDINATION R1	2022.08.30

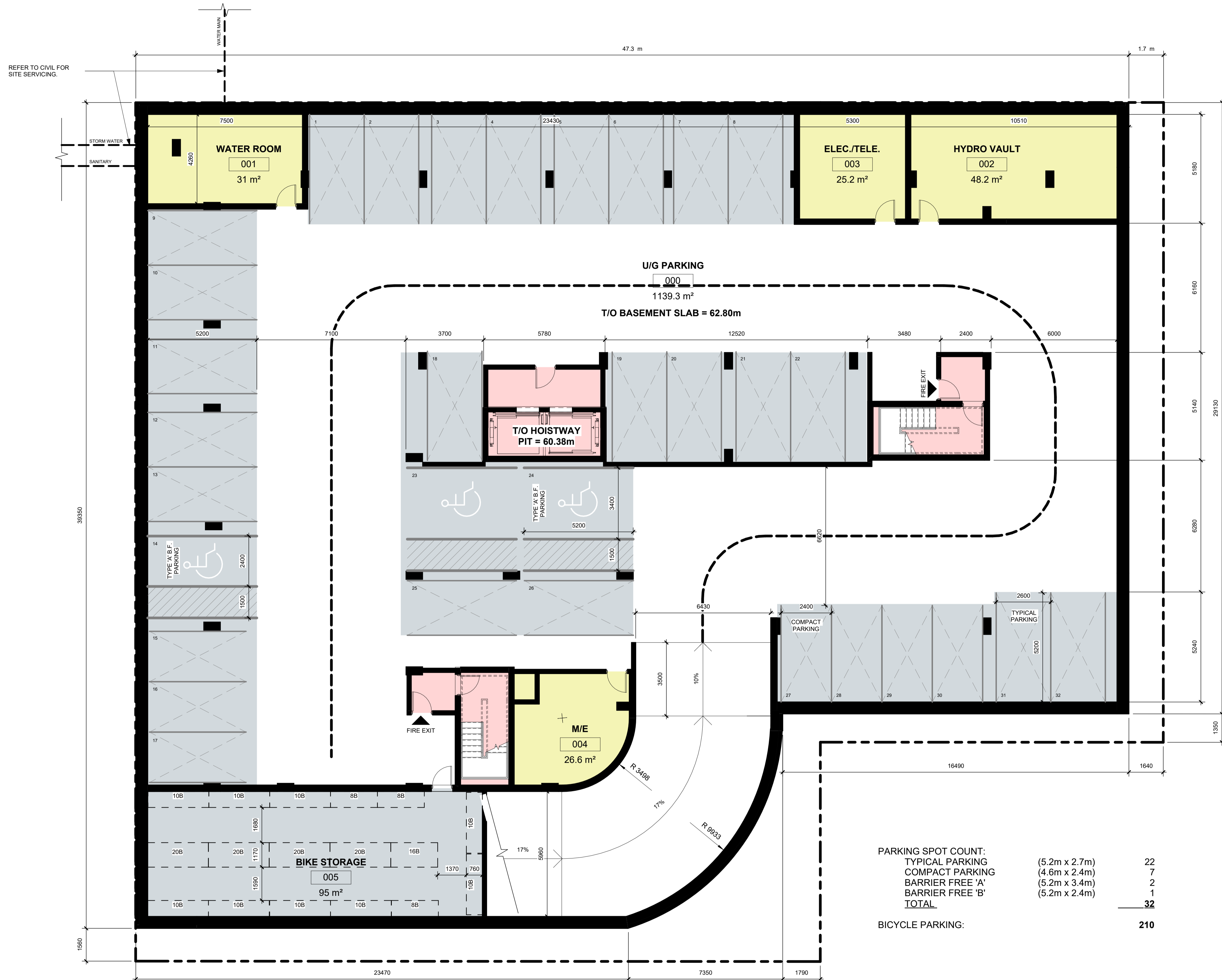
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DRAWING TITLE:
LANDSCAPE PLAN

DATE:	2022.10.07	DRAWING NO.:	A00.05
SCALE:	1 : 100		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		




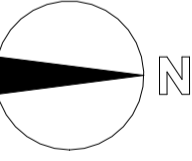
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ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
[Pink]	CIRCULATION
[Light Blue]	TWO BEDROOM - BARRIER FREE
[Medium Blue]	ONE BEDROOM - BARRIER FREE
[Light Purple]	STUDIO - BARRIER FREE
[Dark Blue]	TWO BEDROOM WITH DEN
[Light Blue]	ONE BEDROOM WITH DEN
[Medium 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
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
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1	CIVIL COORDINATION R1	2022.08.30

PARKING SPOT COUNT:		
TYPICAL PARKING	(5.2m x 2.7m)	22
COMPACT PARKING	(4.6m x 2.4m)	7
BARRIER FREE 'A'	(5.2m x 3.4m)	2
BARRIER FREE 'B'	(5.2m x 2.4m)	1
TOTAL		32
BICYCLE PARKING:		210

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DRAWING TITLE:
BASEMENT PLAN

DATE:	2022.10.07	DRAWING NO:	A01.00
SCALE:	As indicated		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		


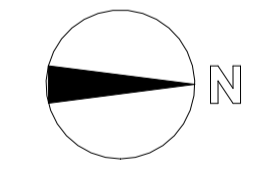


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ROOM TYPE LEGEND	
COLOUR	DESCRIPTION
	CIRCULATION
	TWO BEDROOM - BARRIER FREE
	ONE BEDROOM - BARRIER FREE
	STUDIO - BARRIER FREE
	TWO BEDROOM WITH DEN
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE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

No.	Description	Date
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1	CIVIL COORDINATION R1	2022.08.30

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DRAWING TITLE:
1st FLOOR PLAN

DATE:	2022.10.07	DRAWING NO.:	A01.10
SCALE:	As indicated		
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
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

No.	Description	Date
6	SITE PLAN APPLICATION	2022.10.07
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2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

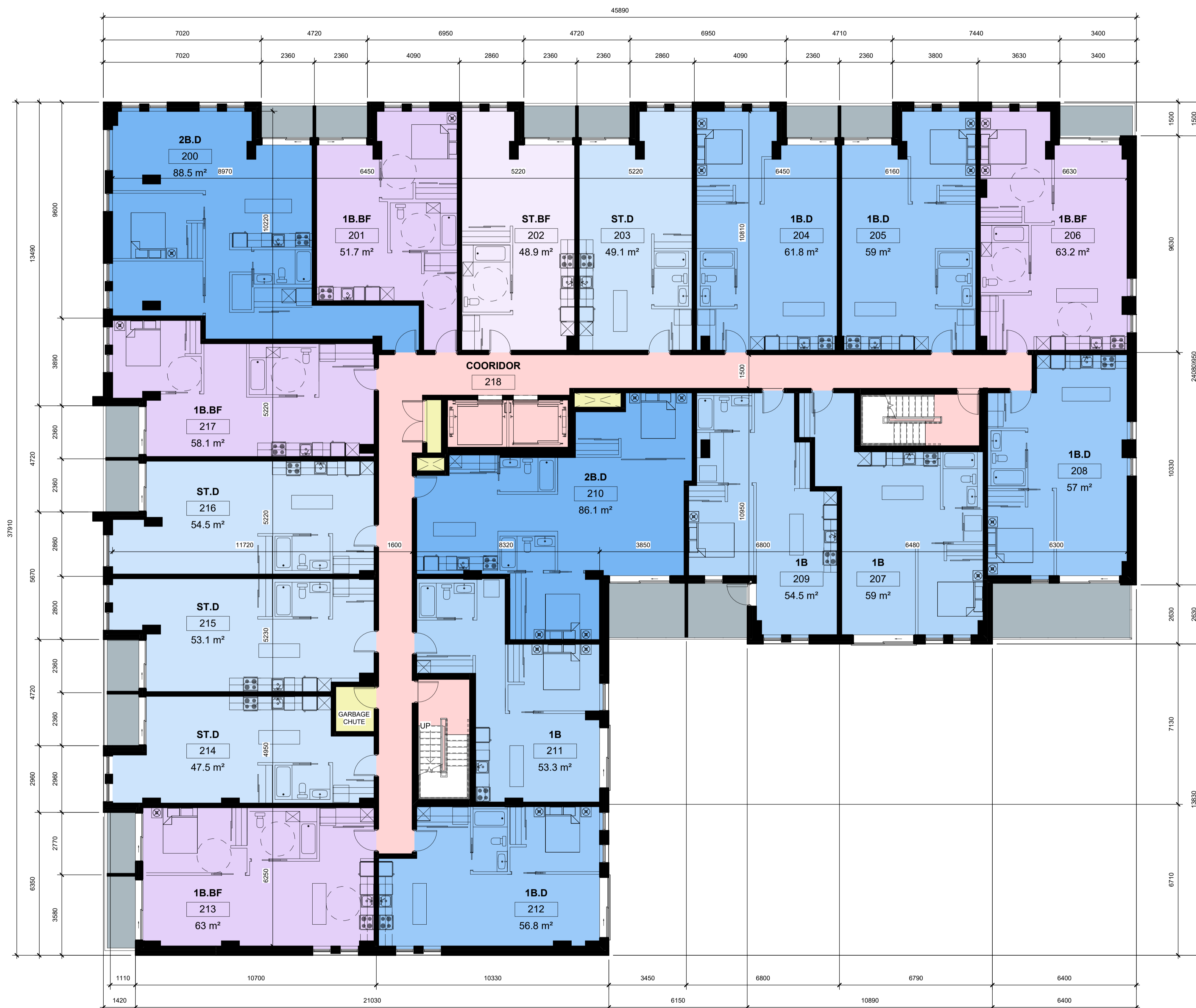
<p>ONTARIO ASSOCIATION OF ARCHITECTS LICENCE 4650</p>	<p>PROJECT NORTH:</p>
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DRAWING TITLE:
2nd FLOOR PLAN

DATE:	2022.10.07	DRAWING NO:	A01.20
SCALE:	As indicated		
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
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

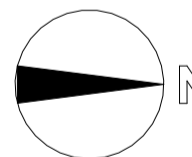
No.	Description	Date
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



CHRISTOPHER SIMMONDS
LICENCE 4650

PROJECT NORTH:

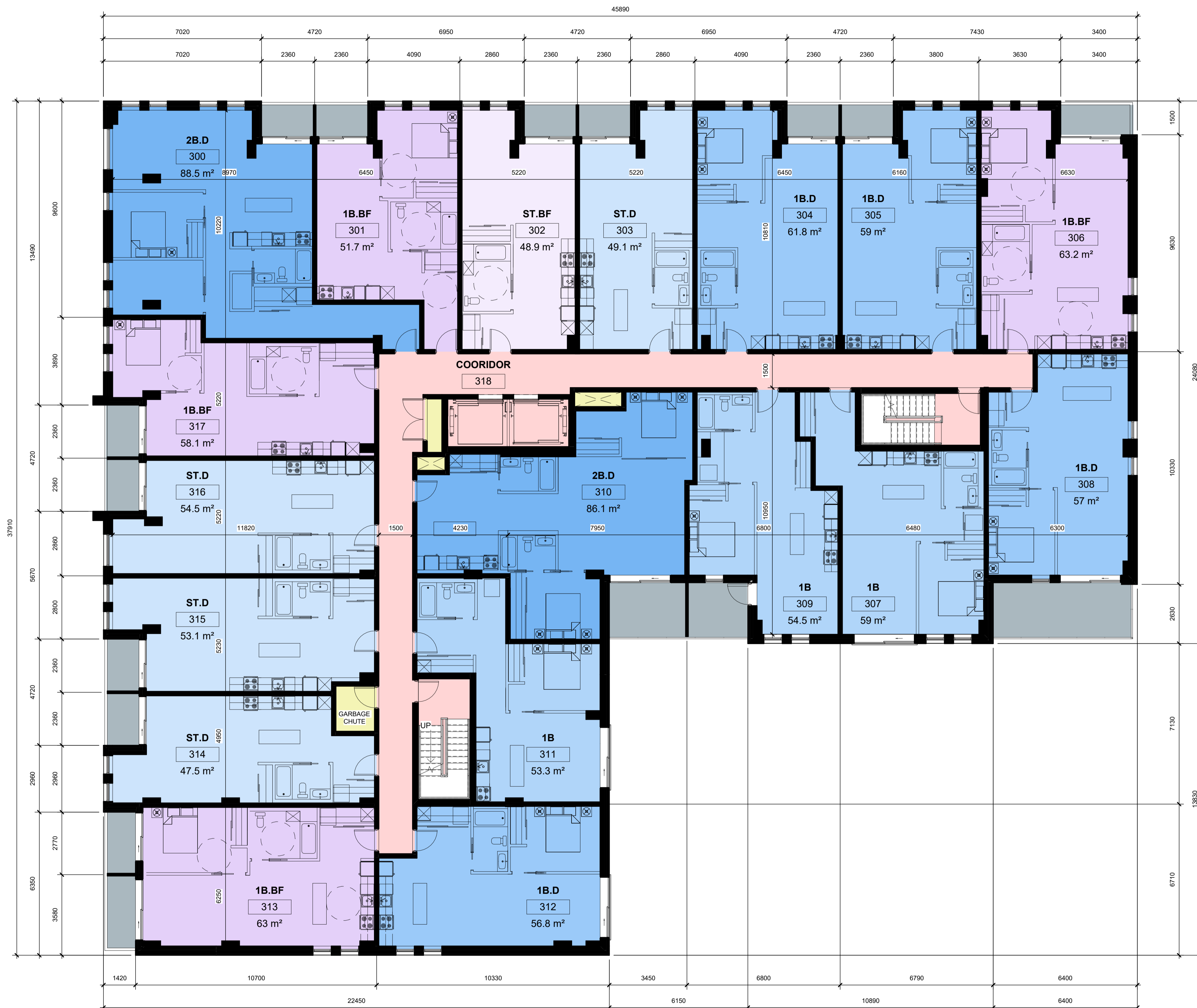


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DRAWING TITLE:
3rd FLOOR PLAN

DATE:	2022.10.07	DRAWING NO:	A01.30
SCALE:	As indicated		
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
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

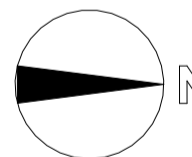
No.	Description	Date
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5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



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CHRISTOPHER SIMMONDS
LICENCE 4659

PROJECT NORTH:



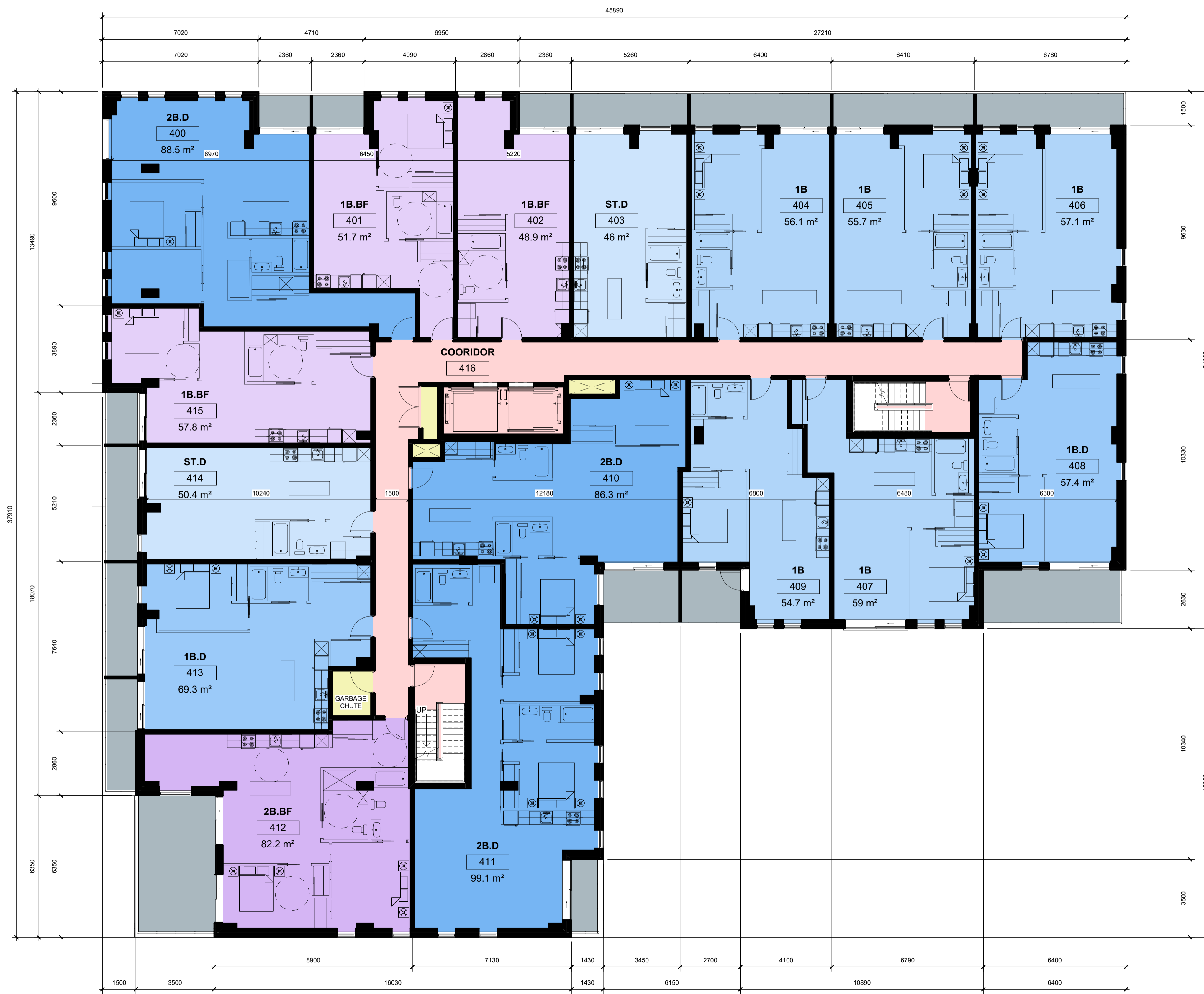
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DRAWING TITLE:
4th FLOOR PLAN

DATE:	2022.10.07	DRAWING NO.:	A01.40
SCALE:	As indicated		
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
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

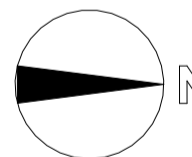
No.	Description	Date
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



CHRISTOPHER SIMMONDS
ARCHITECTS
LICENCE
4659

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

DRAWING TITLE:
5th FLOOR PLAN

DATE:	2022.10.07	DRAWING NO.:	A01.50
SCALE:	As indicated		
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
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

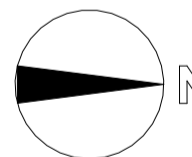
No.	Description	Date
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

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4659

PROJECT NORTH:

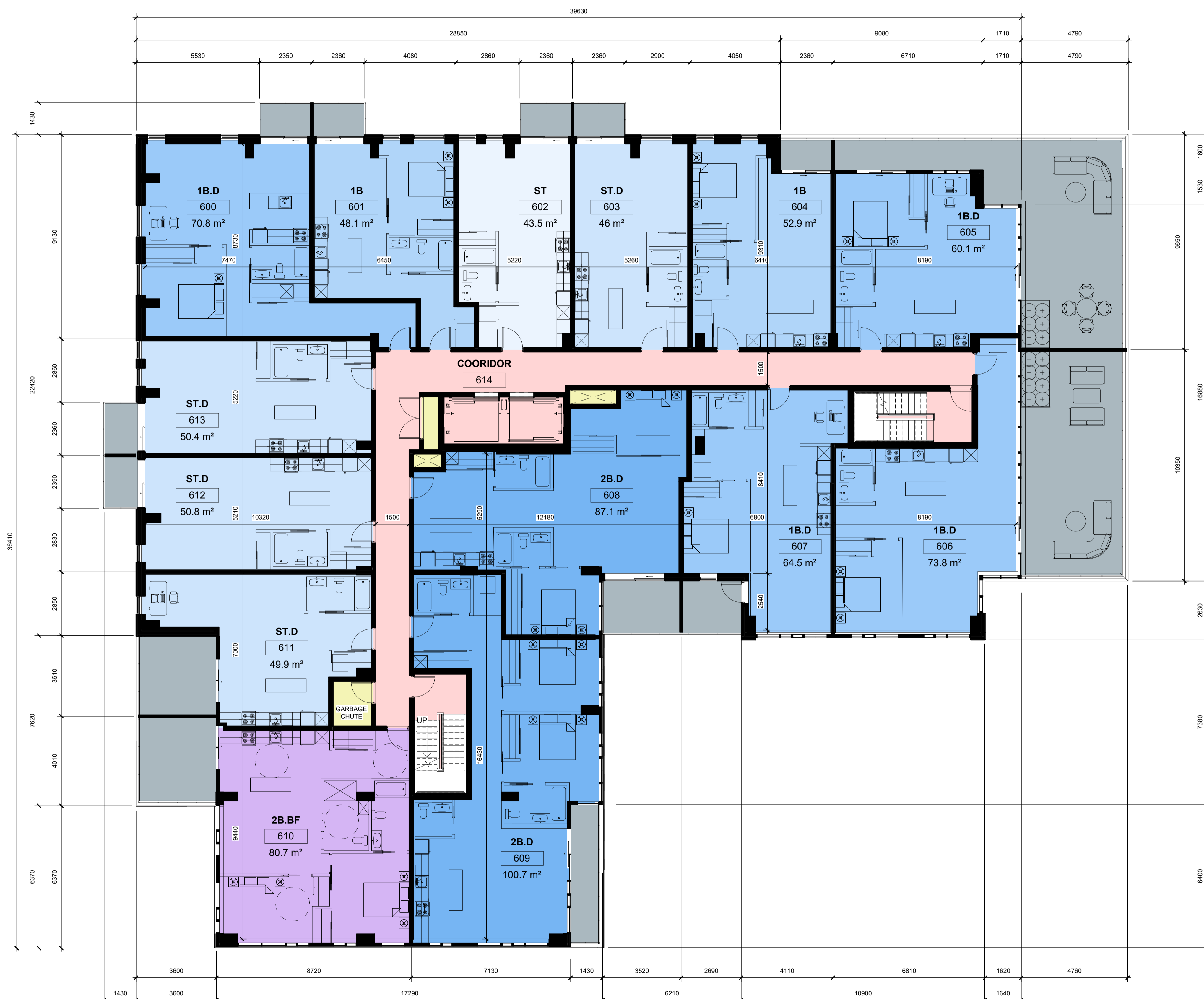


simmonds ARCHITECTURE
 340 Catherine Street
 Ottawa, ON K1R 1C4
 613.567.7888
 simmondsarch.com

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

DRAWING TITLE:
6th FLOOR PLAN

DATE:	2022.10.07	DRAWING NO:	A01.60
SCALE:	As indicated		
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
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

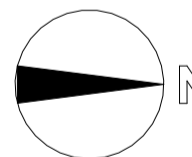
No.	Description	Date
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



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PROJECT NORTH:

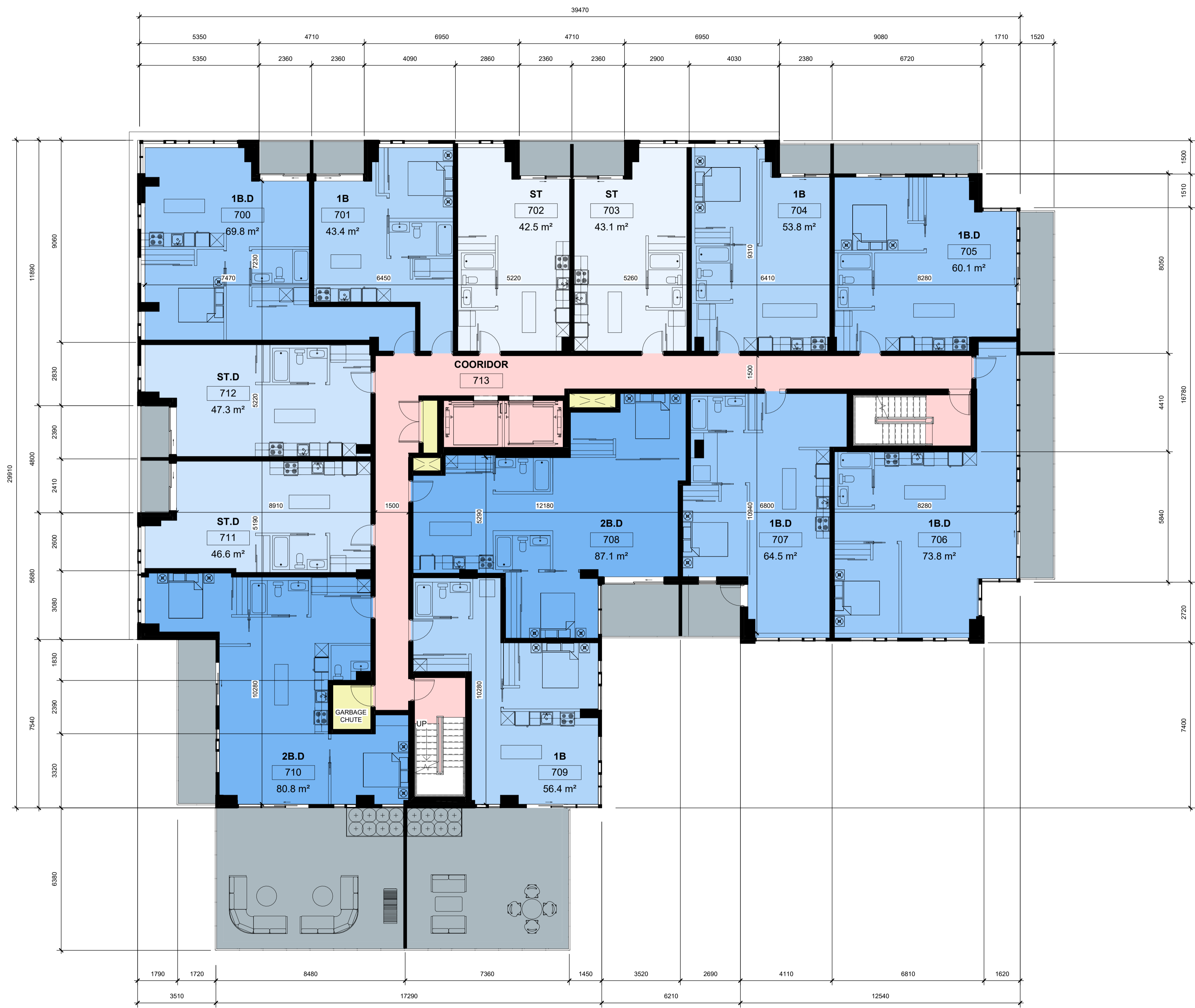


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PROJECT:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
7th FLOOR PLAN

DATE:	2022.10.07	DRAWING NO.:	A01.70
SCALE:	As indicated		
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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- 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
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

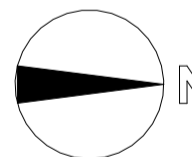
No.	Description	Date
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



ARCHITECTS
LICENCE
4650

PROJECT NORTH:

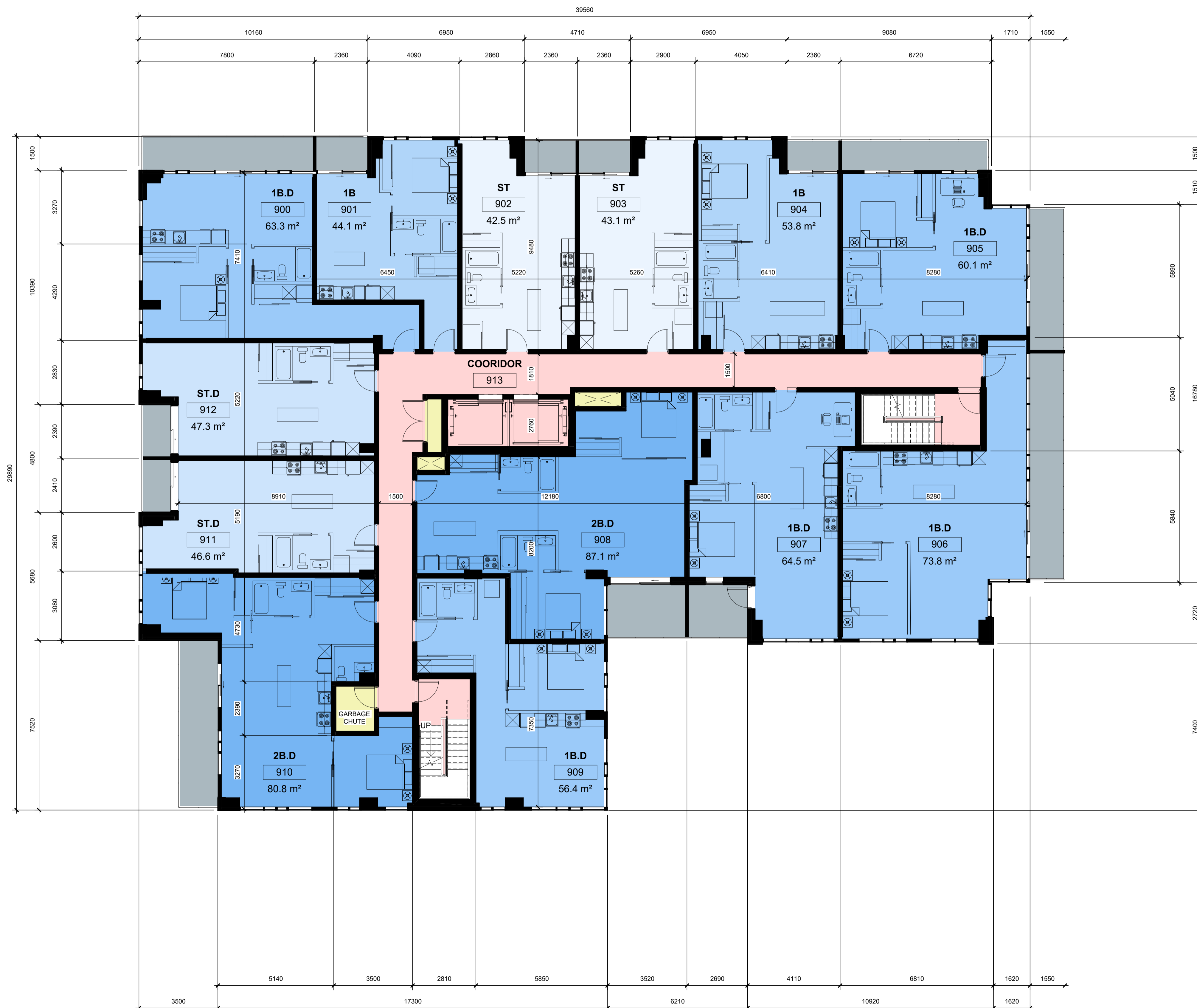


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PROJECT:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
9th FLOOR PLAN

DATE:	2022.10.07	DRAWING NO:	A01.90
SCALE:	As indicated		
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
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

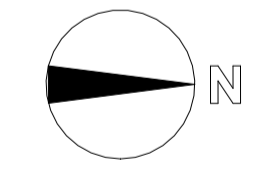
No.	Description	Date
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
2	PRELIMINARY ARCHITECTURAL PLANS	2022.09.02

ARCHITECT'S SEAL:



CHRISTOPHER SIMMONDS
LICENCE 4650

PROJECT NORTH:



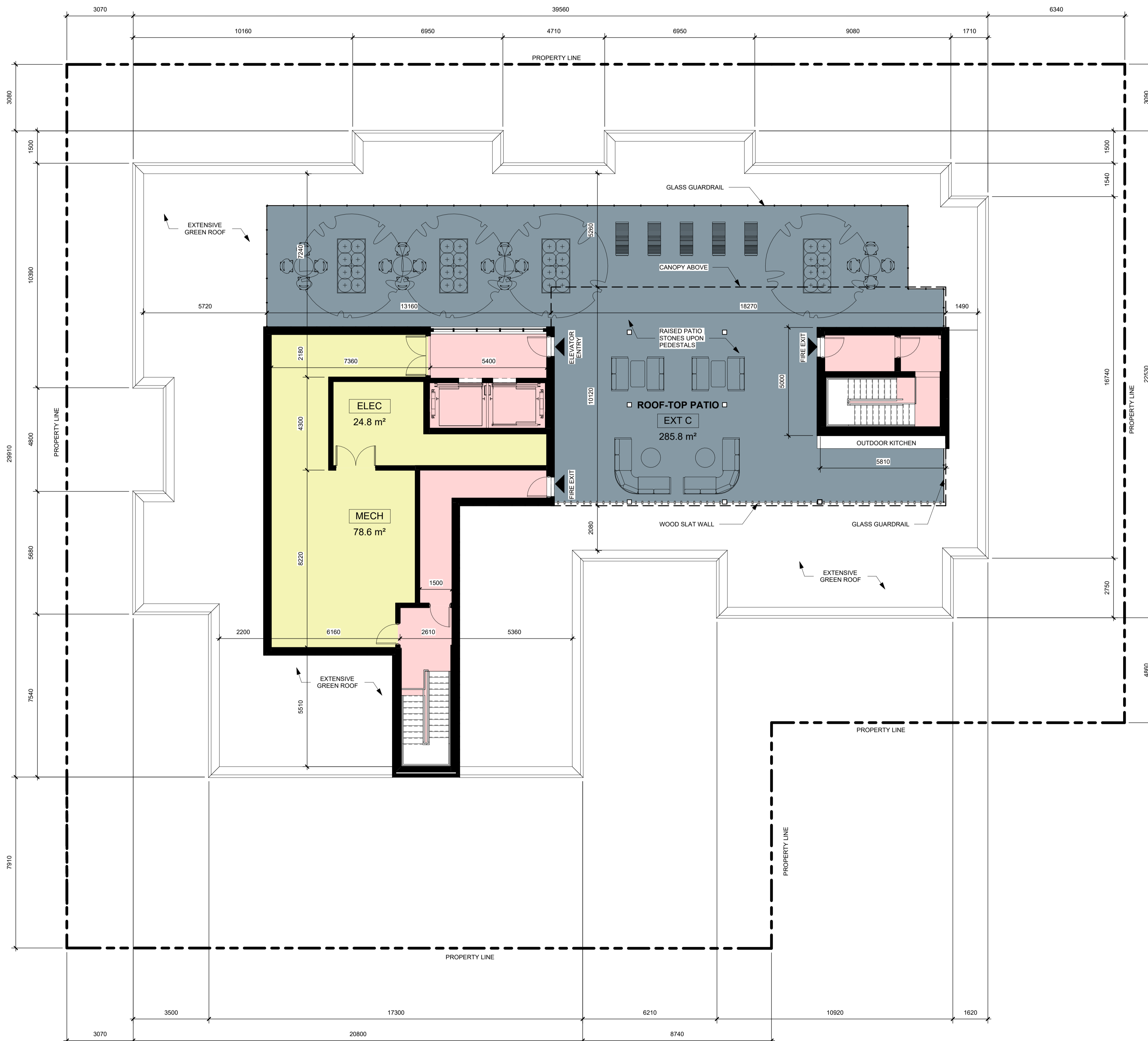
simmonds
ARCHITECTURE

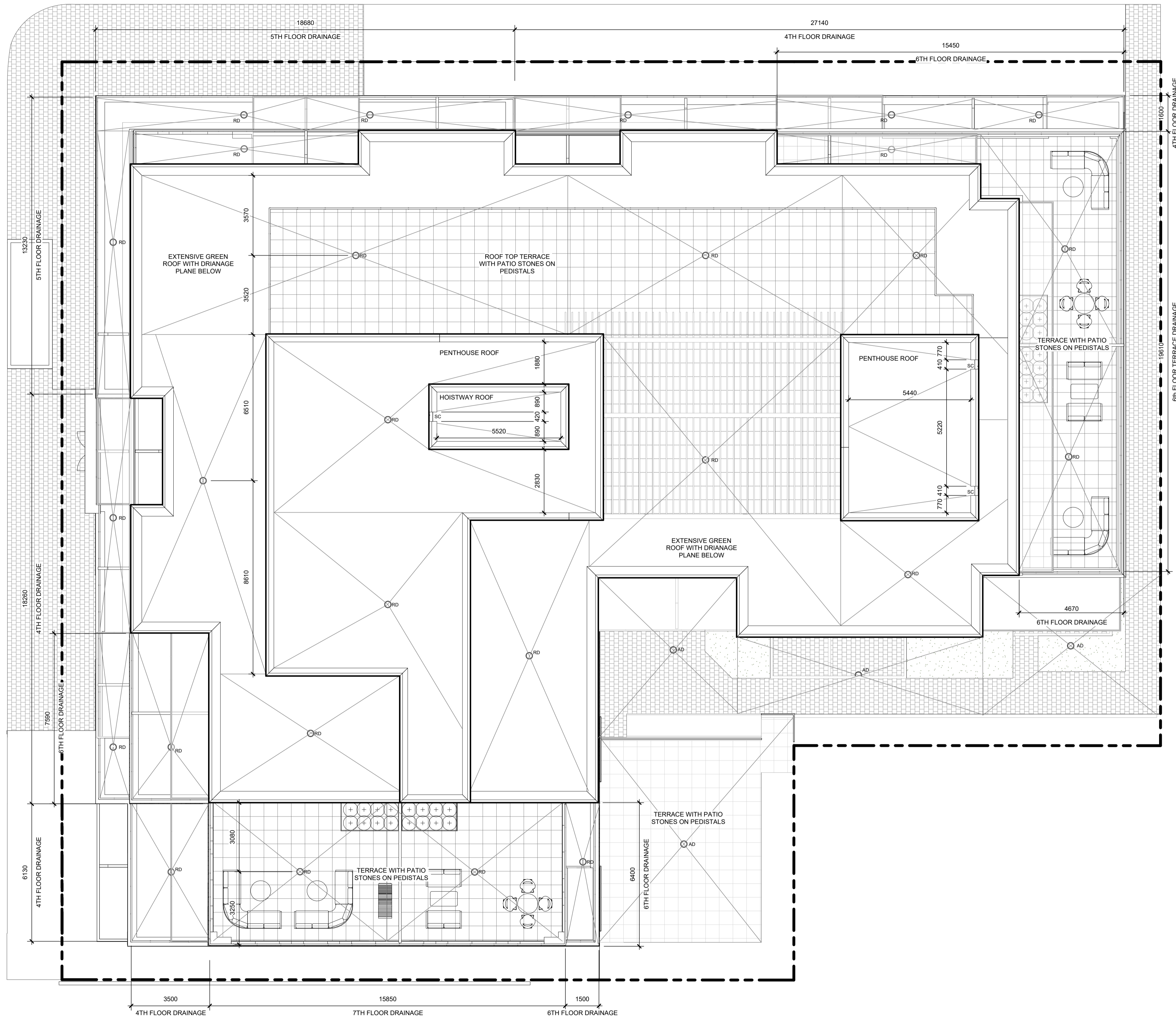
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PROJECT:
ROCHESTER AND BALSAM
245-267 ROCHESTER ST.
OTTAWA, ON. K1R 7M9

DRAWING TITLE:
ROOF TERRACE

DATE:	2022.10.07	DRAWING NO.:	A01.95
SCALE:	As indicated		
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.
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DRAINAGE LEGEND	
COLOUR / SYMBOL	DESCRIPTION
SC	SCUPPER
RD	ROOF DRAIN, REFER TO CIVIL FOR FLOW CONTROL PLAN
AD	AREA DRAIN, REFER TO CIVIL
	DRAINAGE PLANE SLOPE LINES

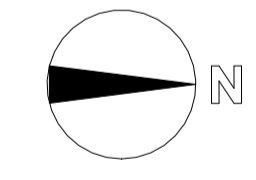
No.	Description	Date
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
4	PROPOSED ROOF DRAINAGE	2022.09.14

ARCHITECT'S SEAL:



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

DRAWING TITLE:
ROOF DRAINAGE PLAN



DATE:	2022.10.07	DRAWING NO.:	A01.96
SCALE:	As indicated		
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.
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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
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:
ROCHESTER AND BALSAM
 245-267 ROCHESTER ST.
 OTTAWA, ON. K1R 7M9

DRAWING TITLE:
NORTH ELEVATION

DATE:	2022.10.07	DRAWING NO.:	A02.01
SCALE:	As indicated		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		



GENERAL NOTES:

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- 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 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
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
3	LIGHTING COORDINATION	2022.09.06

	PROJECT NORTH:
--	----------------

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

DRAWING TITLE:
EAST ELEVATION

DATE:	2022.10.07	DRAWING NO:	A02.02
SCALE:	As indicated		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		



BALSAM st.

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

DRAWING TITLE:
SOUTH ELEVATION

DATE:	2022.10.07	DRAWING NO.:	A02.03
SCALE:	As indicated		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		



PROPERTY LINE

PROPERTY LINE





- HOIST WAY 100.93 m
- PENTHOUSE 98.98 m
- ROOF 95.93 m
- 9th FLOOR 92.48 m
- 8th FLOOR 89.38 m
- 7th FLOOR 86.28 m
- 6th FLOOR 83.16 m
- 5th FLOOR 80.05 m
- 4th FLOOR 76.93 m
- 3rd FLOOR 73.81 m
- 2nd FLOOR 70.70 m
- 1st FLOOR 66.70 m

GENERAL NOTES:

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- 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 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
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26
3	LIGHTING COORDINATION	2022.09.06

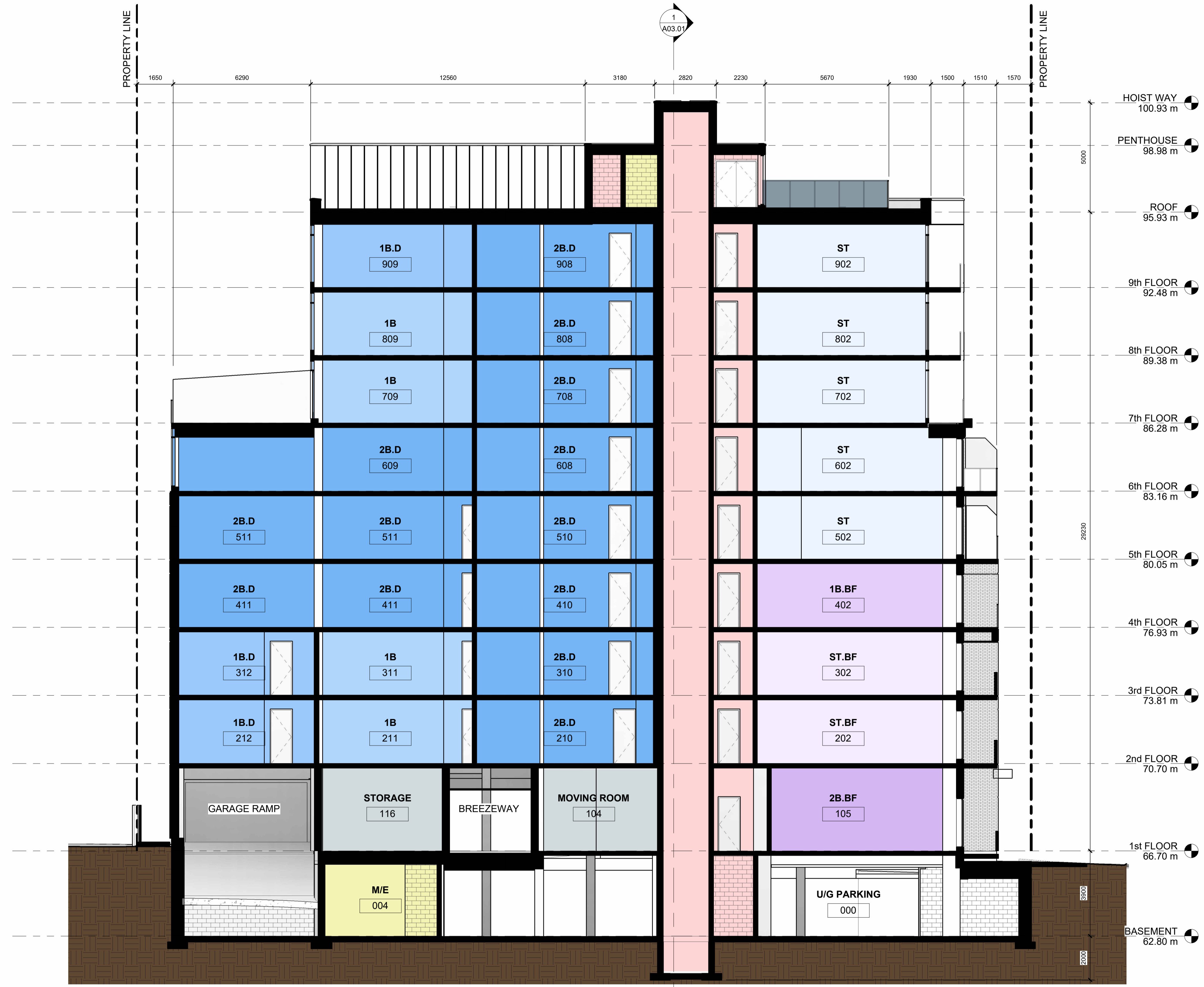
ARCHITECT'S SEAL:  PROJECT NORTH: 

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

DRAWING TITLE:
WEST ELEVATION

DATE:	2022.10.07	DRAWING NO.:	A02.04
SCALE:	As indicated		
DRAWN BY:	BSD		
JOB NUMBER:	821-22		


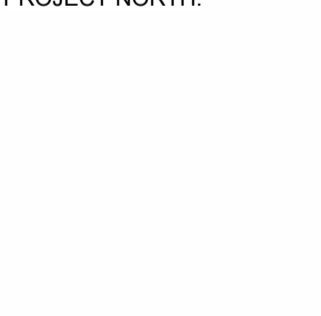


GENERAL NOTES:

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- 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]	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
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: 

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

DRAWING TITLE:
CROSS SECTIONS

DATE:	2022.10.07	DRAWING NO.:	A03.00
SCALE:	As indicated		
DRAWN BY:	Author		
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
	ONE BEDROOM WITH DEN
	ONE BEDROOM
	STUDIO WITH DEN
	STUDIO
	RESIDENT STORAGE
	PERSONAL AMENITY SPACE
	COMMUNAL AMENITY SPACE
	MECHANICAL / ELECTRICAL
	RETAIL

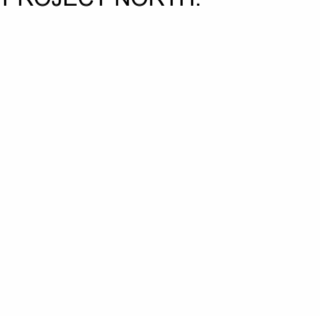
No.	Description	Date
6	SITE PLAN APPLICATION	2022.10.07
5	PRELIMINARY SITE PLAN APPLICATION	2022.09.26

ARCHITECT'S SEAL:



ARCHITECTS
LICENCE
4659

PROJECT NORTH:



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

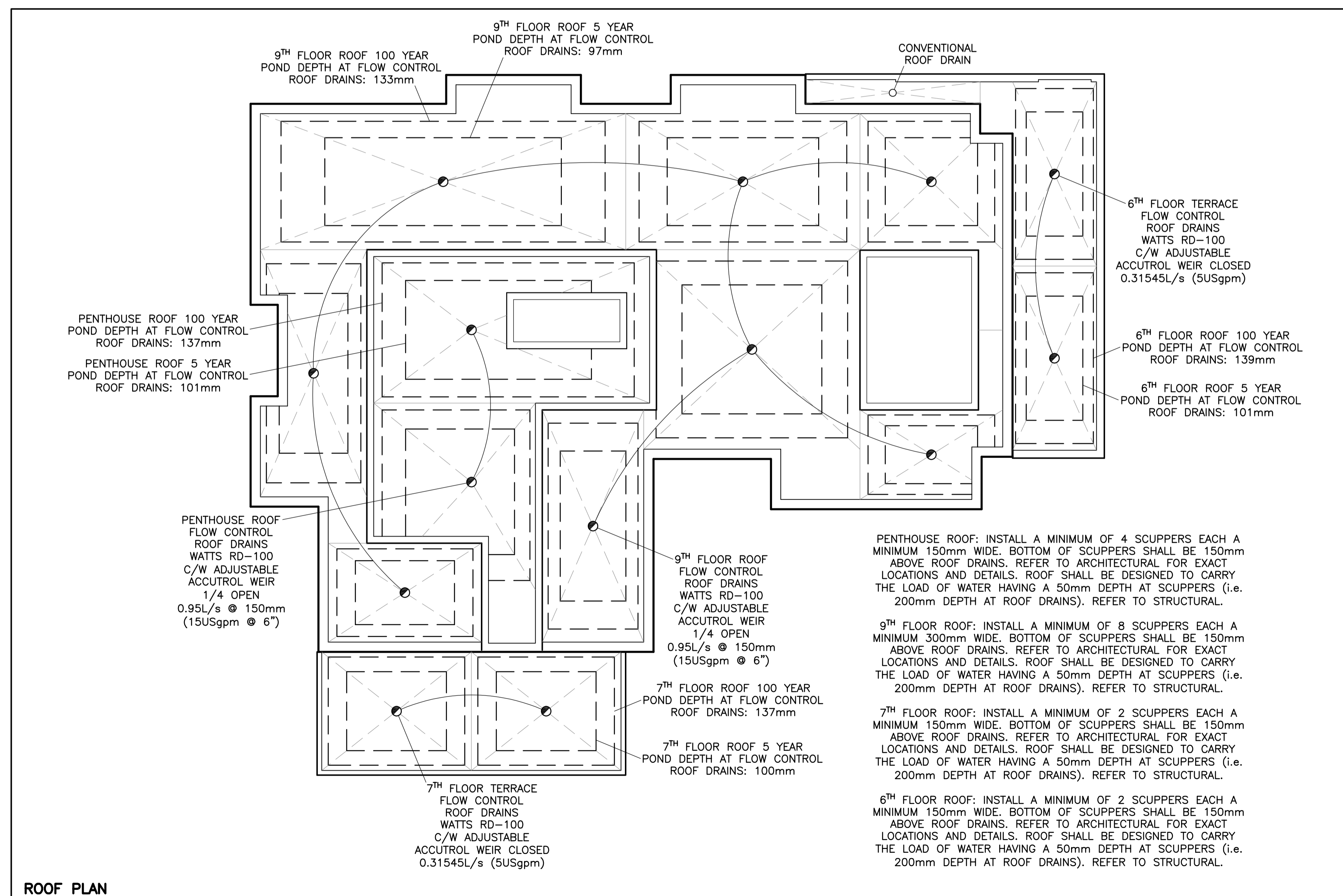
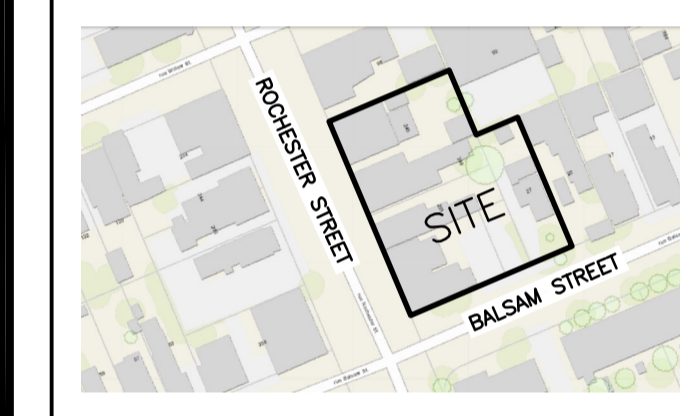
DRAWING TITLE:
LONGITUDINAL SECTIONS

DATE:	2022.10.07	DRAWING NO:	A03.01
SCALE:	As indicated		
DRAWN BY:	Author		
JOB NUMBER:	821-22		



NOTES

KEY PLAN



ROOF PLAN

No.	DATE	REVISION
1	SEP 22-22	PRELIMINARY

D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermain
 700 Long Point Circle 613-425-8044
 Ottawa, Ontario d.gray@dbgrayengineering.com

Project
PROPOSED 9-STORY MIXED-USE BUILDING
245-263 ROCHESTER STREET & 27 BALSAM STREET
 OTTAWA, ONTARIO

Drawing Title
NOTES AND ROOF PLAN

Engineer's Seal

Drawn	D.B.G.
H. Scale	1:150
V. Scale	
Date	SEP 1-22
Job No.	22076

Drawing No.
C-3
 of ?

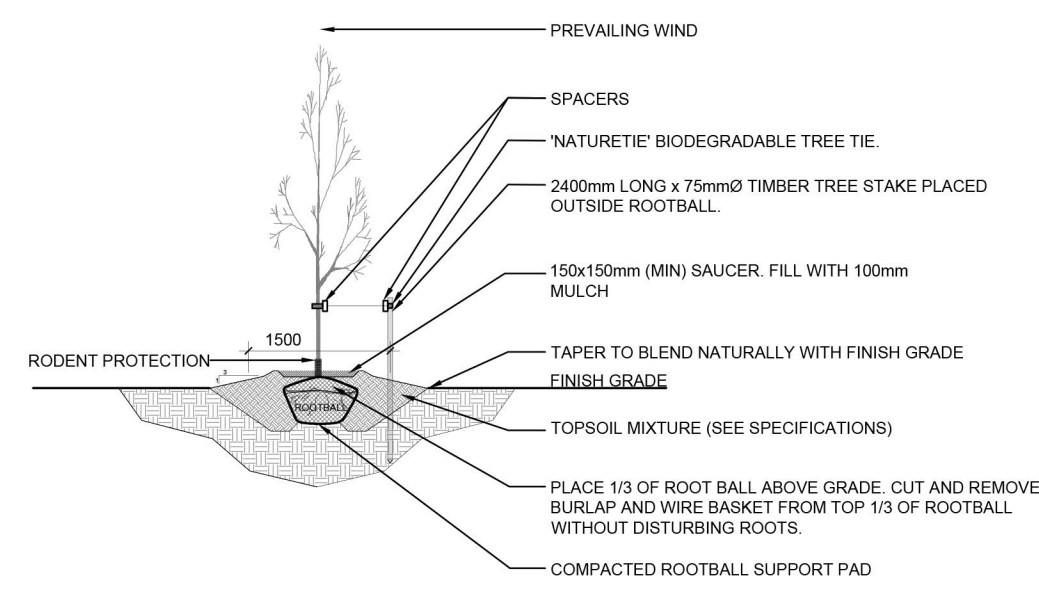


PROPOSED PLANT LIST

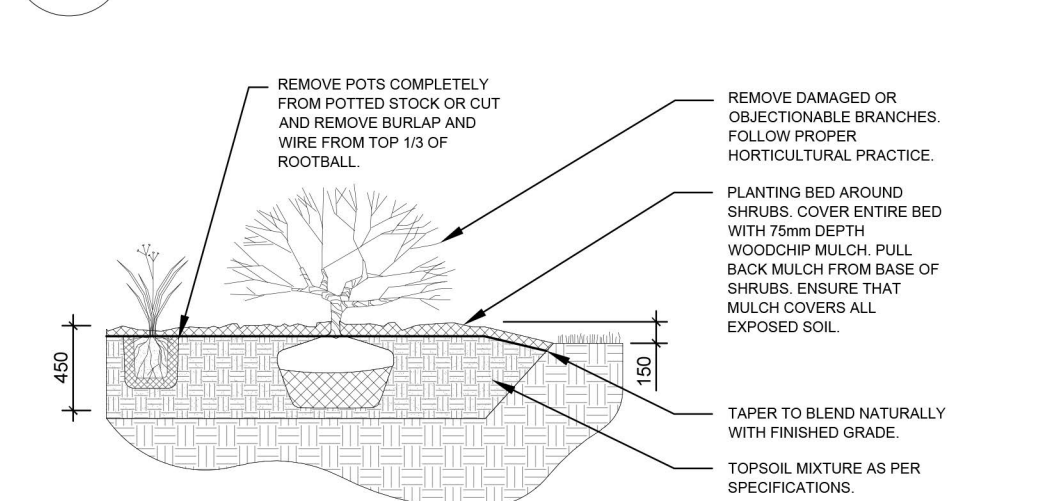
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
NM	3	<i>Acer platanoides</i> 'Columnare'	Columnare Norway Maple	60mm ø	B&B	
SHRUBS						
HY	51	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	3 gal. pot	Potted	800 mm o.c.
NB	3	<i>Physocarpus opulifolius</i> 'Little Devil'	Little Devil Ninebark	600mm ht.	Potted	1000 mm o.c.
MP	9	<i>Pinus mugo</i> 'Pumilio'	Dwarf Mugo Pine	600mm spr.	Potted	1000mm o.c.
UY	18	<i>Taxus cuspidata</i> 'Capitata'	Upright Japanese Yew	600 mm spr.	Potted	1200 mm o.c.
PERENNIALS						
DL	40	<i>Homocallis</i> 'Stella D'Oro'	Stella D'Oro Day Lily	150mm pot	Potted	400 mm o.c.
LG	63	<i>Leymus arenarius</i> 'Blue Dune'	Blue Dune Lyme Grass	250mm pot	Potted	800 mm o.c.
SA	13	<i>Perovskia atriplicifolia</i>	Russian sage	250mm pot	Potted	600 mm o.c.
SE	24	<i>Sedum telephium</i> 'Autumn Joy'	Autumn Joy Sedum	150mm pot	Potted	400 mm o.c.
SR	136	<i>Phalaris arundinacea</i> 'Strawberries & Cream'	Strawberries & Ribbon Grass	250mm pot	Potted	600 mm o.c.

EXISTING TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP
TREES							
AC	1	<i>Acer negundo</i>	Manitoba Maple	500mm dbh	Fair	To remain	245 Rochester / 98 Willow
AE	2	<i>Acer negundo</i>	Manitoba Maple	200-400mm dbh	Fair	To be removed	245 Rochester / 90 Willow
AN	3	<i>Acer negundo</i>	Manitoba Maple	220-340mm dbh	Fair-good	To be removed	City of Ottawa
AP	3	<i>Acer platanoides</i>	Norway Maple	150-250mm dbh	Good	To be removed	City of Ottawa
FR	1	<i>Fraxinus spp.</i>	Ash	120mm dbh	Dead	To be removed	City of Ottawa
GT	1	<i>Gleditsia triacanthos</i>	Honey Locust	200mm dbh	Fair	To be removed	27 Balsam
MM	2	<i>Acer negundo</i>	Manitoba Maple	150-200mm dbh	Good	To be removed	245 & 261 Rochester
MN	1	<i>Acer negundo</i>	Manitoba Maple	200mm dbh	Good	To remain	98 Willow
SH	1	<i>Sorbus x hybrida</i>	Oakleaf Mountain Ash	490mm dbh	Good	To remain	City of Ottawa
UP	1	<i>Siberian Elm</i>	<i>Ulmus pumila</i>	240mm dbh	Fair	To be removed	City of Ottawa



2 DECIDUOUS TREE PLANTING



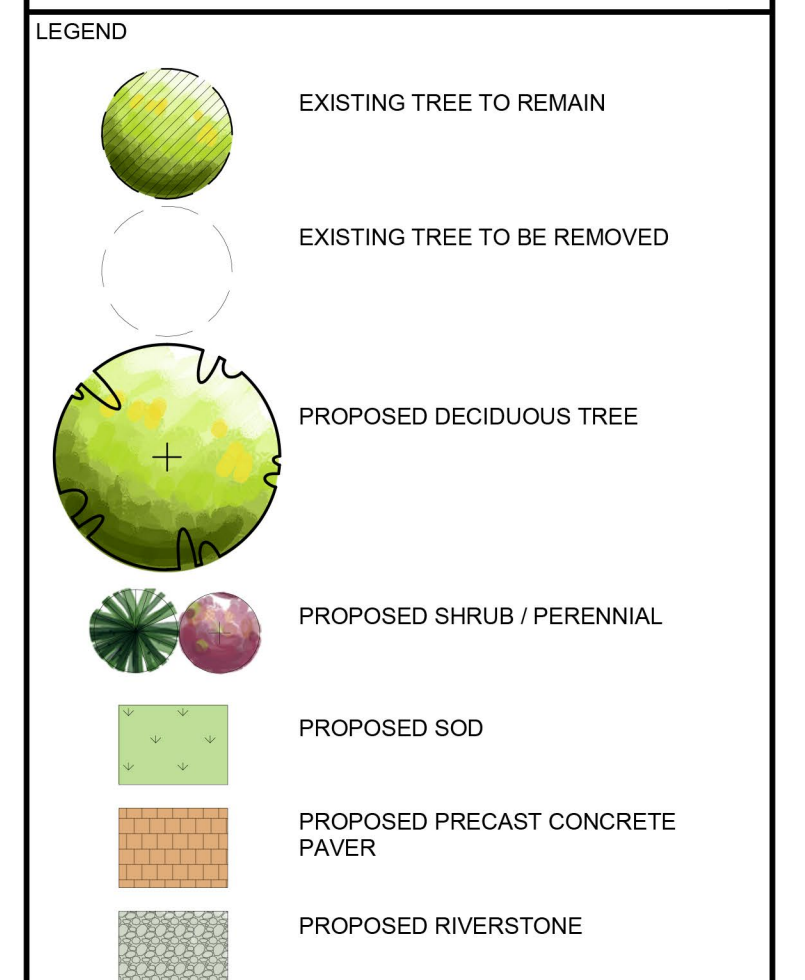
3 SHRUB / PERENNIAL PLANTING

- GENERAL NOTES:**
- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR OR OFFICIAL TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON THIS PLAN WITH ACTUAL SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
 - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
 - THE CONTRACTOR IS TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 - THE CONTRACTOR IS TO MAINTAIN A POSITIVE SURFACE RUN-OFF THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
 - THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS.
 - THE CONTRACTOR IS TO IDENTIFY ALL EXISTING TREES TO REMAIN ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS TO STAKE THE PROPOSED LOCATION OF ALL PLANT MATERIAL IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
 - MINIMUM DISTANCES FOR SELECTED DECIDUOUS TREES ARE AS FOLLOWS:
 - BUILDING FOUNDATIONS - 7.5M
 - SIDEWALKS - 1.5M
 - PUBLIC STREETS - 2.5M
 - UNDERGROUND INFRASTRUCTURE - 2.0M
 - ALL TREES WITHIN 1M OF UNDERGROUND UTILITY TRENCHES ARE TO BE EXCAVATED BY HAND.
 - REMOVE ALL PROTECTIVE WRAPPING FROM TREE TRUNKS AFTER INSTALLATION.
 - STAKING OF TREES SHALL ONLY BE PERFORMED IF NECESSARY.
 - ENSURE THAT MULCH IS PULLED BACK A MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.

CONSULTANTS

ARCHITECTS:
SIMMONDS ARCHITECTURE
346 CATHERINE STREET, OTTAWA, ON
K1R 1C4 Tel: (613) 967-7888

CIVIL ENGINEERS:
XXXX
XXXX
Tel: (613)



1	ISSUED FOR DISCUSSION AND REVIEW	10/03/2022	LC	JL
No.	Issue	Date	DR	CK

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3333 CARLING AVE. OTTAWA, ONTARIO K2H 3A8
Tel: (613) 722-5168 Fax: (613) 343-3942

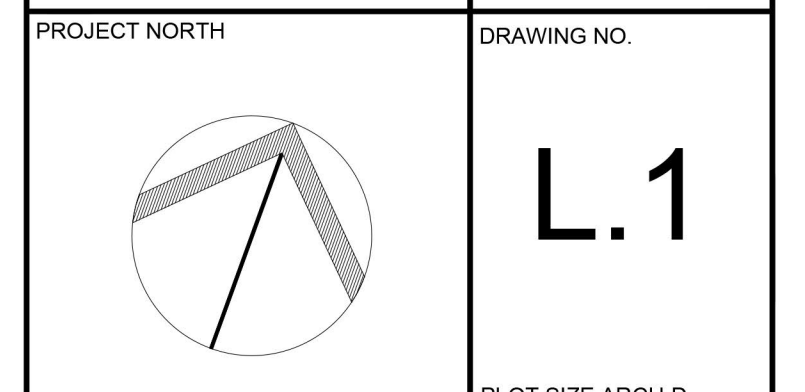
PROJECT

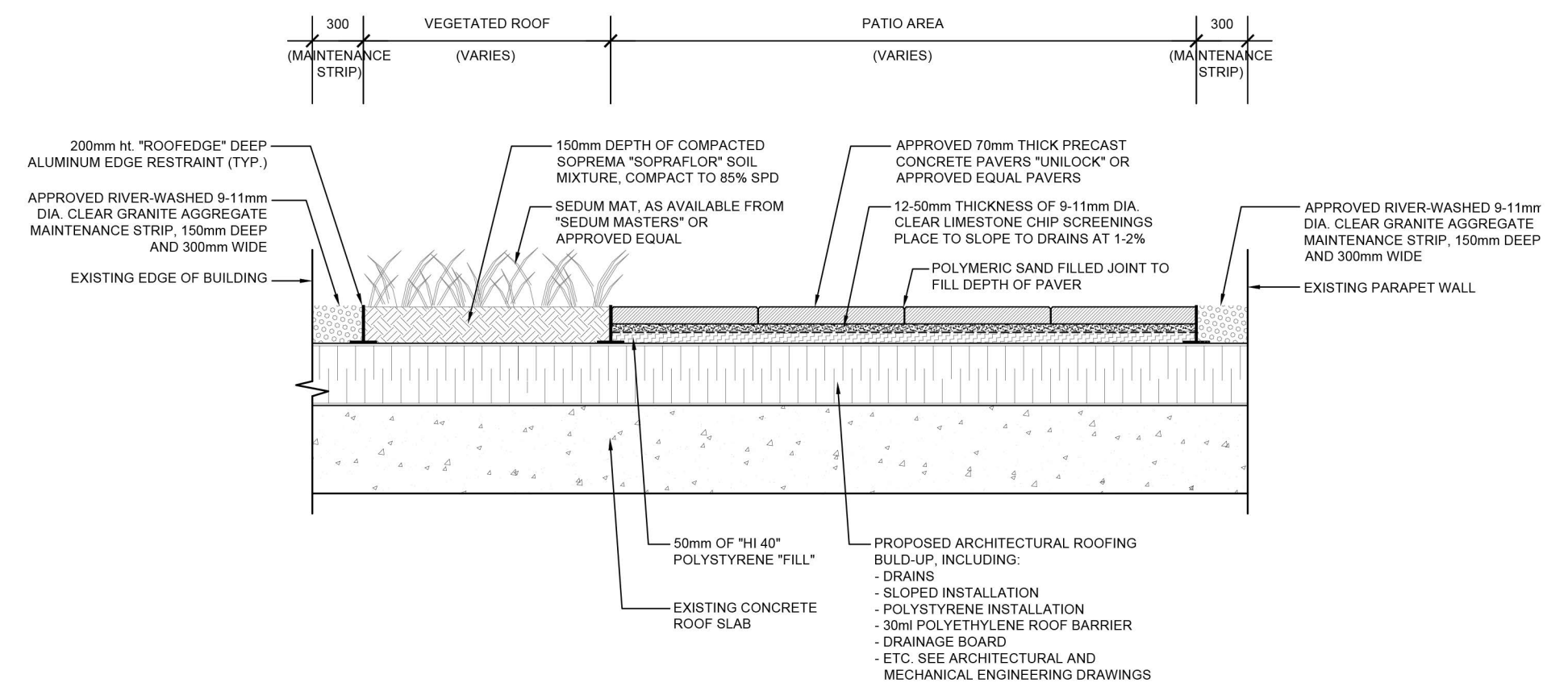
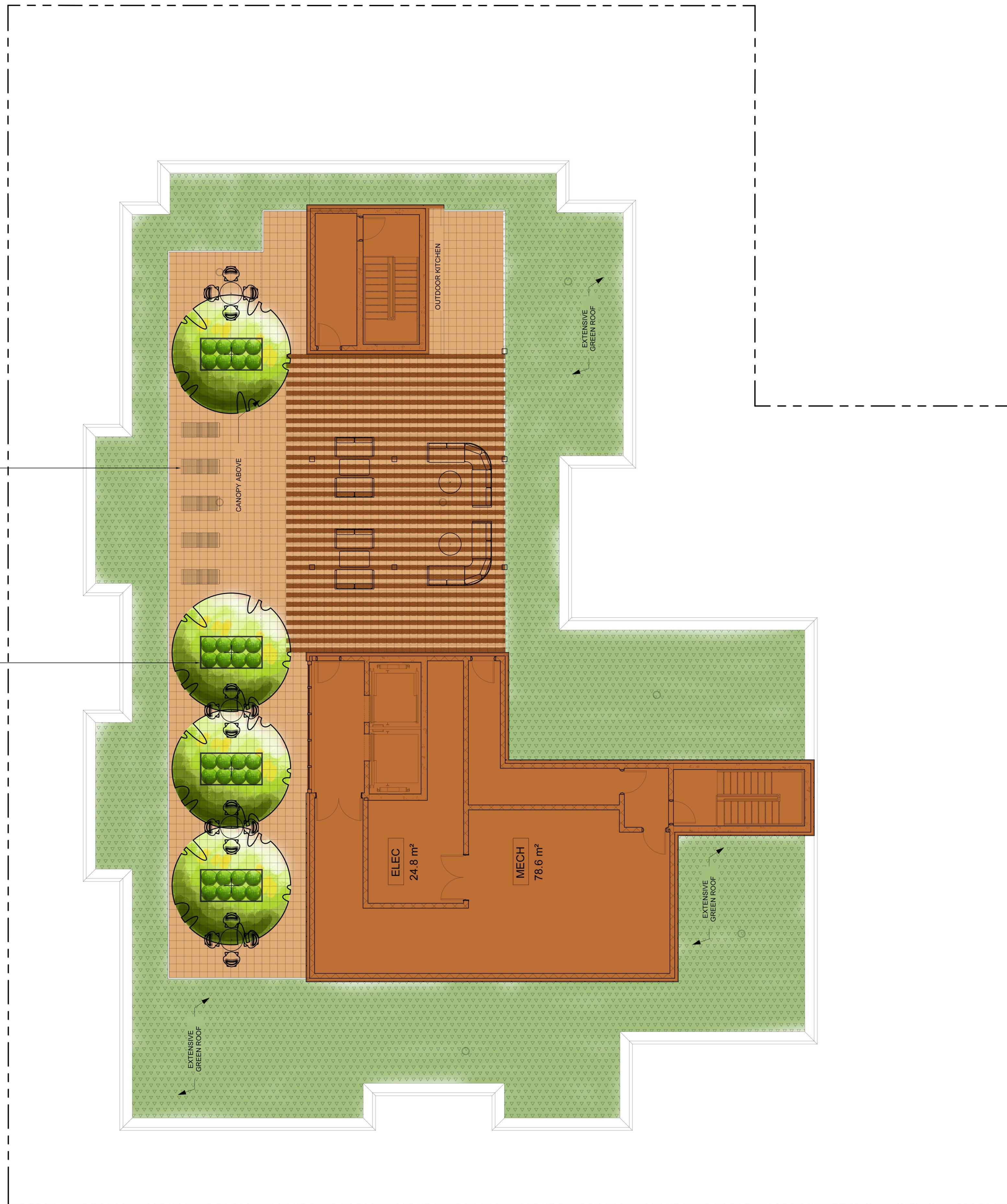
ROCHESTER AND BALSAM
245-267 ROCHESTER ST.
OTTAWA, ON. K1R 7M9

DRAWING

TREE CONSERVATION REPORT &
LANDSCAPE PLAN

STAMP	SCALE
	AS SHOWN
	START DATE
	AUGUST, 2022
	PROJECT NO.
	22-MIS-2281





1 ROOF TERRACE DETAIL
L.2 N.T.S.

PROPOSED LOUNGE CHAIR

PROPOSED PLANTER, TYP.

1 ROOF TERRACE LANDSCAPE PLAN
L.2 SCALE 1:100



CONSULTANTS

ARCHITECTS: SIMMONDS ARCHITECTURE
346 CATHERINE STREET, OTTAWA, ON
K1R 1C4 Tel: (613) 967-7868

CIVIL ENGINEERS: XXXXX
XXXXX
Tel: (613)

LEGEND

- PROPOSED SEDUM MAT COMPLETE WITH 150mm MIN. SOIL MIXTURE TO A 100LB LIVE LOAD
- PROPOSED PRECAST CONCRETE PAVERS

1	ISSUED FOR DISCUSSION AND REVIEW	10/03/2022	LC	JL
No.	Issue	Date	DR	CK

JAMES B. LENNOX & ASSOCIATES INC.
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PROJECT
ROCHESTER AND BALSAM
245-267 ROCHESTER ST.
OTTAWA, ON. K1R 7M9

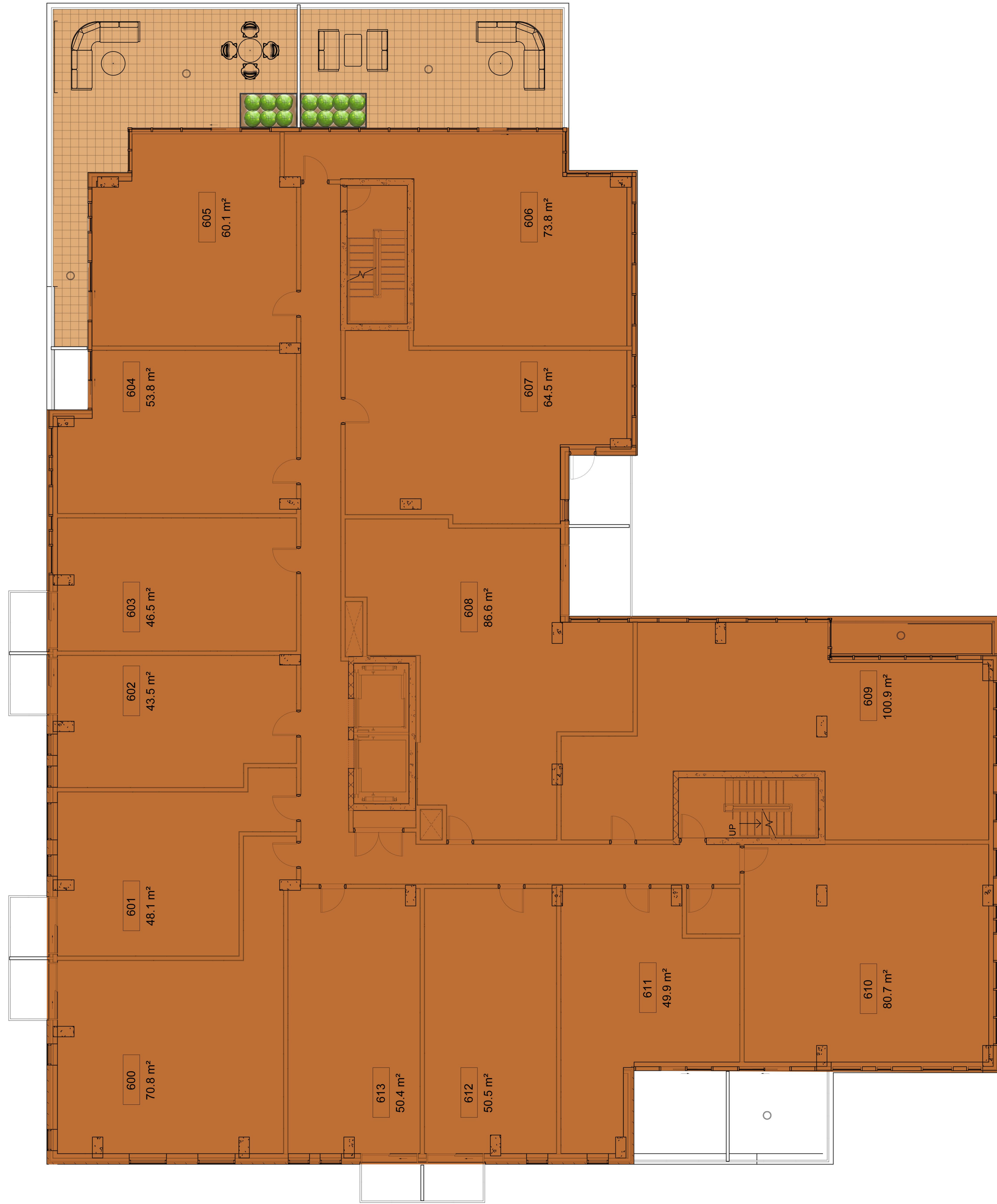
DRAWING
ROOF TERRACE LANDSCAPE PLAN

STAMP	SCALE
	AS SHOWN
	START DATE
	AUGUST, 2022
	PROJECT NO.
	22-MIS-2281

PROJECT NORTH

DRAWING NO.
L.2

PLOT SIZE ARCH-D



CONSULTANTS

ARCHITECTS:
SIMMONDS ARCHITECTURE
342 CATHERINE STREET, OTTAWA, ON
K1R 1C4 Tel: (613) 967-7868

CIVIL ENGINEERS:
XXXX
XXXX
Tel: (613)

LEGEND

PROPOSED SEDUM MAT COMPLETE WITH 150mm MIN. SOIL MIXTURE TO A 100LB LIVE LOAD

PROPOSED PRECAST CONCRETE PAVERS

No	Issue	Date MM/DD/YY	DR	CK
1	ISSUED FOR DISCUSSION AND REVIEW	10/03/2022	LC	JL

JAMES B. LENNOX & ASSOCIATES INC.
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PROJECT

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

DRAWING

6th FLOOR LANDSCAPE PLAN

STAMP	SCALE
	AS SHOWN
	START DATE
	AUGUST, 2022
PROJECT NO.	22-MIS-2281

PROJECT NORTH

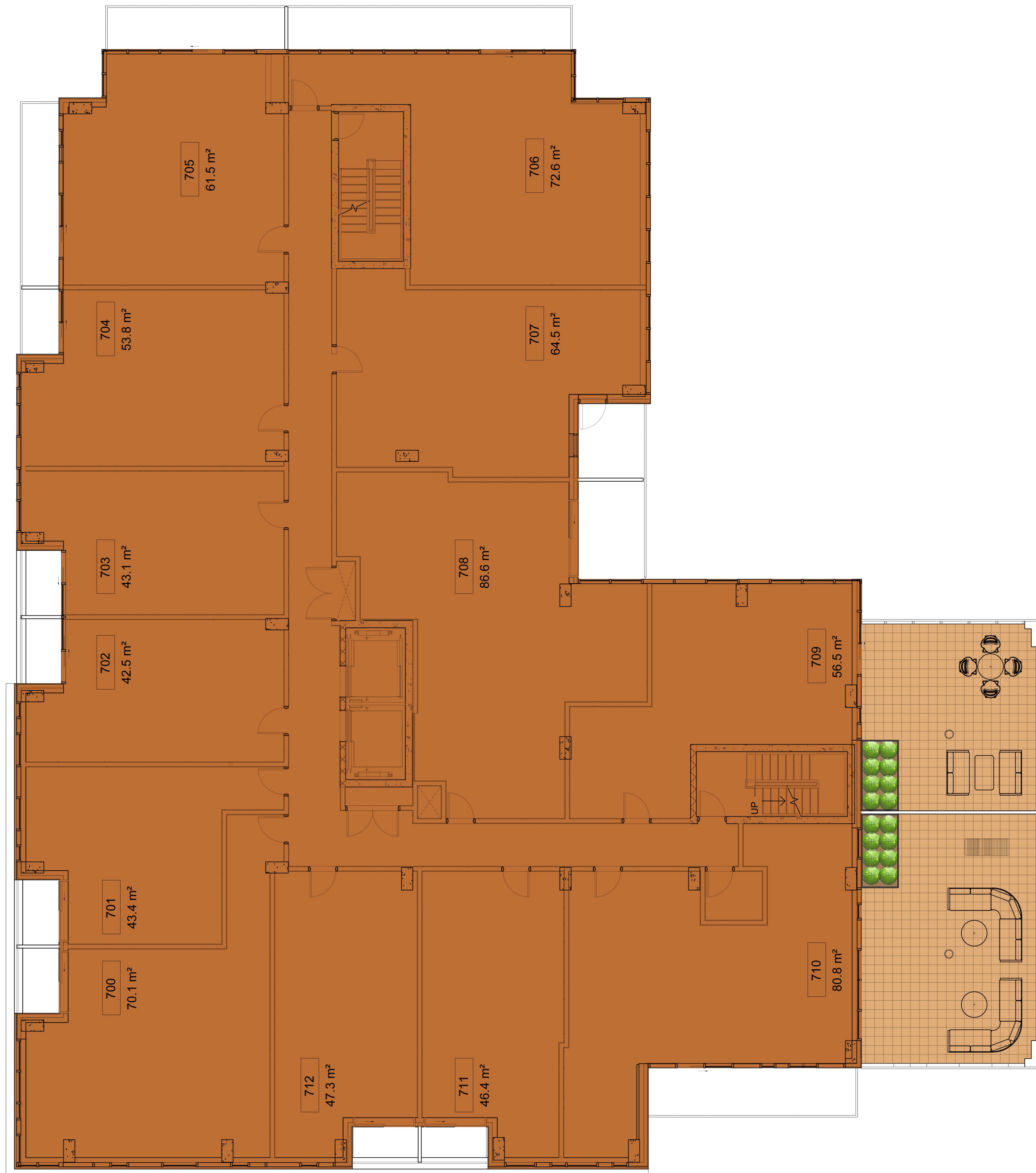
DRAWING NO.

L.3

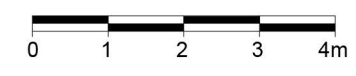
PLOT SIZE ARCH-D

1 6th FLOOR LANDSCAPE PLAN
L.3 SCALE 1:100





1 7th FLOOR LANDSCAPE PLAN
L.4 SCALE 1:100



CONSULTANTS									
ARCHITECTS: SIMMONDS ARCHITECTURE 345 CATHERINE STREET, OTTAWA, ON K1R 7C4 Tel: (613) 967-7868									
CIVIL ENGINEERS: XXXX XXXX Tel: (613)									
LEGEND									
	PROPOSED SEDUM MAT COMPLETE WITH 150mm MIN. SOIL MIXTURE TO A 100LB LIVE LOAD								
	PROPOSED PRECAST CONCRETE PAVERS								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> </tr> </table>									
1	ISSUED FOR DISCUSSION AND REVIEW	10/03/2022	LC	JL					
No.	Issue	Date MM/DD/YY	DR	CK					
JAMES B. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS 3333 CARLING AVE. OTTAWA, ONTARIO K2H 5A8 Tel. (613) 722-5168 Fax. (866) 343-3942									
PROJECT									
ROCHESTER AND BALSAM 245-267 ROCHESTER ST. OTTAWA, ON. K1R 7M9									
DRAWING									
7th FLOOR LANDSCAPE PLAN									
STAMP			SCALE						
			AS SHOWN						
			START DATE						
			AUGUST, 2022						
			PROJECT NO.						
			22-MIS-2281						
PROJECT NORTH			DRAWING NO.						
			L.4						
PLOT SIZE ARCH-D									

ROCHESTER & BALSAM

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

Client

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FLUORESCENT/LED LIGHT FIXTURE - TYPE AS SHOWN
	CEILING MOUNTED LIGHT FIXTURE - TYPE AS SHOWN
	WALL MOUNTED LIGHT FIXTURE - TYPE AS SHOWN
	EXTERIOR POLE MOUNT LIGHT FIXTURE - TYPE AS NOTED
	VALENCE LIGHTING - TYPE AS SHOWN
	TRACK LIGHTING - TYPE AS SHOWN
	WALL MOUNTED SWITCH - M.H. 1200mm A.F.F.
	WALL MOUNTED DOUBLE GANG SWITCH - M.H. 1200mm A.F.F.
	WALL MOUNTED TRIPLE GANG SWITCH - M.H. 1200mm A.F.F.
	WALL MOUNTED FOUR GANG SWITCH - M.H. 1200mm A.F.F.
	WALL MOUNTED 3-WAY SWITCH - M.H. 1200mm A.F.F.
	WALL MOUNTED TIMER SWITCH - M.H. 1200mm A.F.F.
	KEY SWITCH - M.H. 1200mm A.F.F.
	PHOTOCELL
	RELAY FOR LIGHTING CONTROL
	MOTION SENSOR SWITCH
	DIMMER SWITCH
	DOOR SWITCH
	CEILING MOUNTED OCCUPANCY SENSOR
	CEILING MOUNTED DAYLIGHT SENSING DETECTOR
	CEILING MOUNTED EXIT LIGHT, SINGLE OR DOUBLE-FACE AS SHOWN
	WALL MOUNTED EXIT LIGHT, SINGLE OR DOUBLE-FACE AS SHOWN
	EMERGENCY BATTERY UNIT C/W RECEPTACLE AND LIGHTING HEADS
	REMOTE EMERGENCY LIGHTING DUAL HEAD - WALL MOUNTED

FIRE ALARM LEGEND	
SYMBOL	DESCRIPTION
	FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUNCIATOR PANEL
	FIRE ALARM HEAT DETECTOR, 57°C FIXED TEMP.
	FIRE ALARM HEAT DETECTOR, 57°C RATE OF RISE AND FIXED TEMP.
	FIRE ALARM SMOKE DETECTOR CO = CARBON MONOXIDE DETECTOR COMBO RB = DETECTOR COMPLETE WITH AUXILIARY RELAY BASE
	DUCT MOUNTED SMOKE DETECTOR C/W LED INDICATOR
	FIRE ALARM PULL STATION
	FIRE ALARM HORN/STROBE, CEILING MOUNTED
	FIRE ALARM HORN, WALL MOUNTED
	FIRE ALARM HORN AND STROBE LIGHT, WALL MOUNTED
	FIRE ALARM STROBE LIGHT, WALL MOUNTED
	RESIDENTIAL COMBINATION CO/SMOKE ALARM/STROBE LIGHT
	FIRE ALARM SUPERVISED VALVE
	FIRE ALARM FLOW SWITCH
	FIRE ALARM TAMPER SWITCH
	FIRE ALARM CHECK VALVE
	FIRE ALARM LOW PRESSURE SWITCH
	MAGNETIC DOOR HOLD OPEN DEVICE
	CARBON MONOXIDE DETECTOR
	ELECTRICALLY ACTUATED FIRE DAMPER / SMOKE DAMPER / FIRE/SMOKE DAMPER
	FIRE ALARM RELAY
	NATURAL GAS VALVE
	LINE ISOLATOR

PROJECT NOTES	
GENERAL	
ELECTRICAL DRAWING SHALL BE READ IN CONJUNCTION WITH MECHANICAL, ARCHITECTURAL AND STRUCTURAL SPECIFICATIONS AND DRAWINGS. REFER TO ARCHITECTURAL DETAIL DRAWINGS FOR DIMENSIONS AND ADDITIONAL INFORMATION.	

POWER LEGEND	
SYMBOL	DESCRIPTION
	15A, 120V WALL MOUNTED DUPLEX RECEPTACLE
	DEDICATED DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPTING RECEPTACLE
	RECEPTACLE INSTALLED OVER COUNTER
	DUPLEX RECEPTACLE, HALF SWITCHED
	5-20R HOUSEKEEPING RECEPTACLE
	SPLIT CIRCUIT RECEPTACLE
	5-20R RECEPTACLE INSTALLED OVER COUNTER
	15A, 120V WALL MOUNTED QUAD RECEPTACLE
	SPECIAL RECEPTACLE - TYPE AS INDICATED
	JUNCTION BOX, 250x250x150mm UNLESS NOTED OTHERWISE B = WINDOW BLIND SINGLE GANG BOX
	MAIN JUNCTION/PULL BOX
	DISCONNECT SWITCH
	COMBINATION MAGNETIC MOTOR STARTER
	MANUAL MOTOR STARTER C/W AUX. CONTACTS - CSA CERTIFIED AS A DISCONNECTING MEANS AND LOCKABLE IN THE "OFF" POSITION.
	MOTORIZED DAMPER BY MECHANICAL
	TRANSFORMER
	THERMOSTAT PROVIDED BY ELECTRICAL
	THERMOSTAT SUPPLIED BY MECH. INSTALLED & WIRED BY ELECTRICAL
	SPEED SWITCH SUPPLIED BY MECH. INSTALLED & WIRED BY ELECTRICAL
	TIME CLOCK
	SINGLE PHASE ELECTRIC MOTOR
	THREE PHASE ELECTRIC MOTOR - HORSEPOWER AS SHOWN
	SURFACE MOUNTED PANEL
	RECESSED PANEL
	GENERATOR C/W ENVIRONMENTAL HOUSING
	BARRIER-FREE DOOR OPERATOR C/W PUSHBUTTONS
	FLEXIBLE CONDUIT
	CONDUIT DOWN
	CONDUIT UP
	HARD WIRE CONNECTION
	PILOT LIGHT
	HOMERUN BACK TO PANEL
	WIRING IN OR UNDER FLOOR
	CONDUIT STUB C/W BUSHING
	HIGH TEMPERATURE ALARM BELL
	VARIABLE FREQUENCY DRIVE

SITE SERVICES LEGEND	
SYMBOL	DESCRIPTION
	HYDRO METER
	HYDRO OTTAWA PAD MOUNT TRANSFORMER
	HYDRO OTTAWA HIGH VOLTAGE PAD MOUNT SWITCH
	UTILITY MANHOLE REFER TO NOTES
	UTILITY POLE (HYDRO/TEL/TV) REFER TO NOTES
	UNDERGROUND CONDUIT/DUCT FOR HIGH VOLTAGE PRIMARY POWER CABLES
	UNDERGROUND POWER UTILITY CONDUIT & WIRING H= LOW VOLTAGE HYDRO, SL= SITE LIGHTING
	UNDERGROUND COMM UTILITY CONDUIT & WIRING F= FIBER OPTIC, T= TELEPHONE, C= CABLE TV
	CONCRETE ENCASED DUCTBANK
	SINGLE HEAD POST TOP LIGHT STANDARD
	DOUBLE HEAD POST TOP LIGHT STANDARD
	WALL MOUNT LUMINAIRE
	TELEPHONE PEDESTAL
	CABLE TV PEDESTAL

TELECOMMUNICATION LEGEND	
SYMBOL	DESCRIPTION
	DATA OUTLET BOX
	TELEPHONE OUTLET BOX
	COMBINATION DATA/TELEPHONE OUTLET BOX
	CATV OUTLET BOX
	TELEPHONE JUNCTION BOX
	DATA JUNCTION BOX
	SERVICE 'IFFY' POLE
	PUBLIC ADDRESS (P/A) SPEAKER, CEILING MOUNTED
	PUBLIC ADDRESS (P/A) SPEAKER, WALL MOUNTED
	PUBLIC ADDRESS HORN
	PUBLIC ADDRESS VOLUME CONTROL
	CLOCK OUTLET, WALL MOUNTED
	CLOCK OUTLET, CEILING MOUNTED
	MICROPHONE OUTLET
	SMART BOX FOR TELEPHONE AND CATV

SECURITY LEGEND	
SYMBOL	DESCRIPTION
	CARD READER
	PROXIMITY READER/RECEIVER
	ELECTRICAL STRIKE
	DOOR CONTACT
	REQUEST TO EXIT
	MAG LOCK
	KEYPAD
	KEY SWITCH
	CEILING STROBE LIGHT
	WALL MOUNT STROBE LIGHT
	BUZZER
	SECURITY CCTV CAMERA
	SECURITY MOTION SENSOR
	DOOR ENTRY INTERCOM STATION
	OCCUPIED SIGN
	DOOR LOCK SIGN
	AUDIO/VISUAL EMERGENCY CALL DURESS LIGHT
	DOOR PUSH BUTTON

HEATING LEGEND	
SYMBOL	DESCRIPTION
	BASEBOARD HEATER C/W BUILT-IN THERMOSTAT
	BASEBOARD HEATER C/W BUILT-IN RELAY
	CONSOLE HEATER: SURFACE MOUNT, RECESSED
	FORCED FLOW HEATER: SURFACE, RECESSED
	HOT WATER TANK
	RADIANT HEATER
	UNIT HEATER

EXTERIOR LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	CATALOG NUMBER	LAMPS PER FIXTURE			MOUNTING	REMARKS
			TYPE	WATTS	COLOUR		
A	EXTERIOR WALL PACK	BEGA					
	WALL LUMINAIRE - DIRECTED LIGHT	22215K3	LED	3.0	3000K	120	SURFACE WALL
B	BOLLARD	LOUIS POULSEN LIGHTING					
	LED BOLLARD - 180° DISTRIBUTION	FLINDT BOLLARD 3000K CORTEN	LED	15	3000K	120	SURFACE GROUND
C	BOLLARD	BEGA					
	LED BOLLARD - 180° DISTRIBUTION	77753K3	LED	10.0	3000K	120	SURFACE GROUND
D	EXTERIOR LINEAR	PACO LIGHTING					
	LED VAPOUR TIGHT FIXTURE	PLUAC-D-4F-40-40-MV-D	LED	39	4000K	120	RECESSED CEILING
E	EXTERIOR WALL SCONCE	EUREKA LIGHTING					
	PLATE OUT SINGLE	3449-LED-30-120-DV	LED	4.9	3000K	120	SURFACE WALL
F	RECESSED CEILING DOWNLIGHT	BEGA					
	LED VORTEX REFLECTOR NARROW BEAM	24801K3	LED	10.4	3000K	120	RECESSED CEILING
G	ARCHITECTURAL WALL SCONCE	LITHONIA LIGHTING					
	PRECISION REFRACTIVE OPTIC	WDGE2 LED P2 30K 70CRI TFM	LED	19	3000K	120	SURFACE WALL
H	SURFACE CEILING DOWN LIGHT	LUMINIS CANADA					
	SYRIOS SQUARE, FLOOD OPTICS	S0610-L1L15-R30-120	LED	15	4000K	120	SURFACE WALL

NOTES:
1. FINAL FIXTURE FINISH/TRIM/COLOUR TEMPERATURE SELECTION SHALL BE BY INTERIOR DESIGNER.
2. ALL INTEGRATED LED FIXTURES SHALL BE C/W DRIVERS.
3. PROVIDE DRYWALL ADAPTOR KIT IN ALL FIXTURES IN HARD CEILING.

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
F	FLOOR MOUNTED
GFI	GROUND FAULT INTERRUPTING, 5 mA
GND	GROUND
C	CEILING MOUNTED
OC	OVER COUNTER
WP	WEATHERPROOF
RB	RELAY BASE
AFI	ARC FAULT CIRCUIT INTERRUPTER
MW	MICROWAVE
DW	DISHWASHER
OAH	OVERALL HEIGHT
HP	HEAT PUMP
AV	AUDIO/VISUAL EQUIPMENT RACK
ATS	AUTOMATIC TRANSFER SWITCH

DRAWING LIST	
DRAWING	DESCRIPTION
E1	ELECTRICAL LEGEND, DRAWING LIST & LIGHT FIXTURE SCHEDULE
E2	ELECTRICAL SITE PLAN

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER FAILURE TO OBTAIN AND / OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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Goodkey Weedmark
Consulting Engineers

GOODKEY WEEDMARK & ASSOCIATES LIMITED
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Project north
Nord du projet

Seal/Scieu

LICENSED PROFESSIONAL ENGINEER
D.B. VYAS
100133120
DEC 10, 2022
PROVINCE OF ONTARIO

Project/Projet
ROCHESTER AND BALSAM
245-267 ROCHESTER ST.
OTTAWA, ON. K1R 7M9

Drawing title/Titre du dessin
**ELECTRICAL TITLE PAGE,
SYMBOL LEGEND,
LIGHT FIXTURE SCHEDULE
& DRAWING LIST**

Scale	AS NOTED	Project no./No. du projet	2022-456
Echelle		Design by	B. POTTER
Design by	B. POTTER	Conçu par	B. POTTER
Drawn by	B. POTTER	Dessiné par	B. POTTER
Reviewed by	D. VYAS	Examiné par	D. VYAS

E1

2

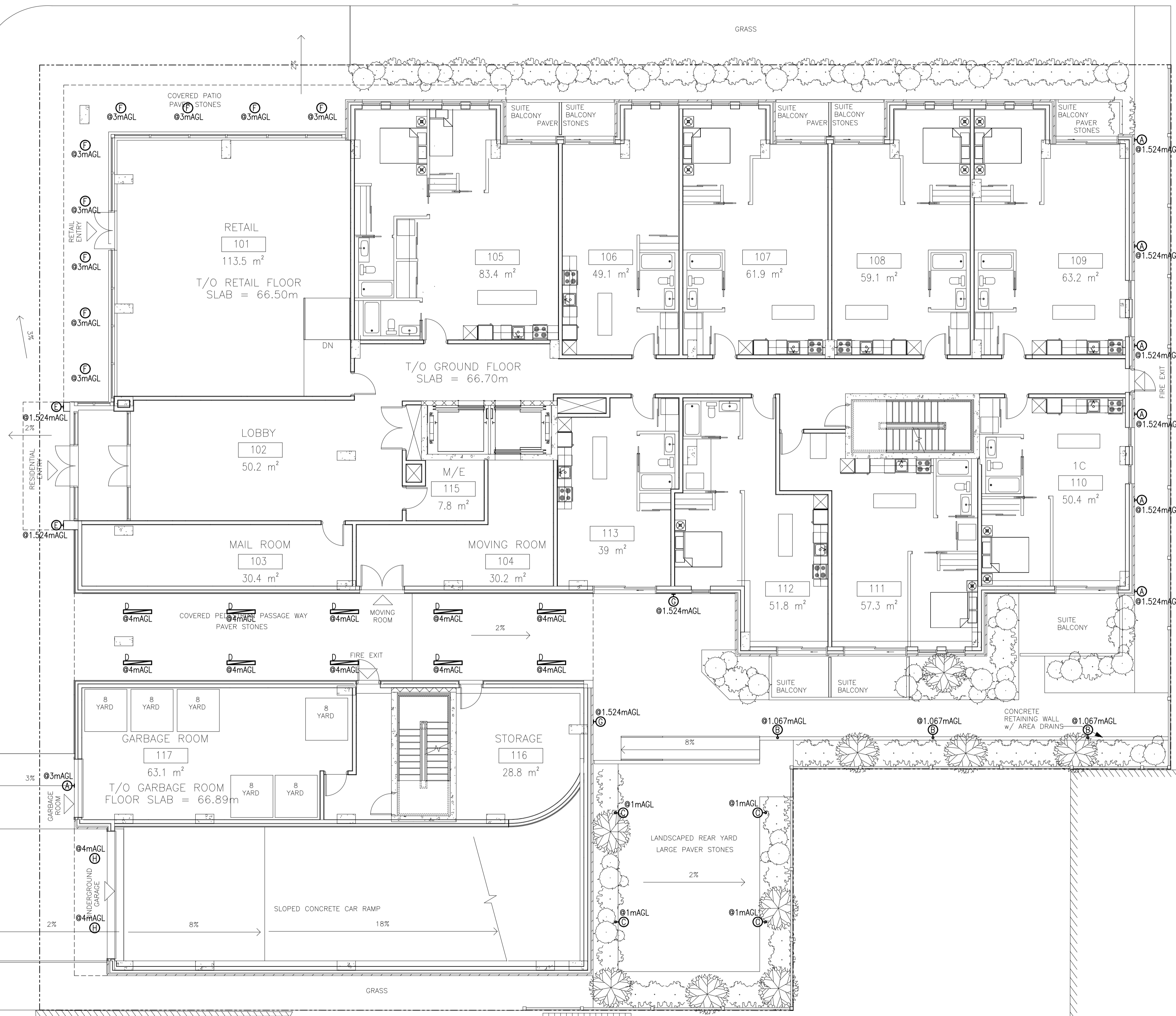
ROCHESTER STREET

EXISTING CONCRETE SIDEWALK

GRASS

BALSAM STREET

EXISTING CONCRETE SIDEWALK



Client

DATE	REVISION	REF
2022-10-07	ISSUED FOR SITE PLAN	1
2022-09-26	ISSUED FOR REVIEW	-

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Consulting Engineers

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Project north Nord du projet

Seal/Sciau

LICENSED PROFESSIONAL ENGINEER
D.B. VYAS
100133120
DEC 10, 2022
PROVINCE OF ONTARIO

Project/Projet
ROCHESTER AND BALSAM
245-267 ROCHESTER ST.
OTTAWA, ON. K1R 7M9

Drawing title/Titre du dessin
ELECTRICAL LAYOUT
SITE PLAN

1 ELECTRICAL LAYOUT - SITE PLAN
E2 1:100

Scale Échelle	AS NOTED	Project no./No. du projet 2022-456
Design by Conçu par	B. POTTER	Drawing/Dessin
Drawn by Dessiné par	B. POTTER	E2
Reviewed by Examiné par	D. VYAS	