

ROCHESTER & BALSAM

246-267 ROCHESTER STREET
OTTAWA, ONTARIO.
K1R 7M9

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DRAWING LIST

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PAGE 9	GREEN ROOF

DEVELOPMENT STATISTICS

CIVIC ADDRESS

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

ZONING - R4UD [1891] S275 H(12.5)-c

LOT AREA	20147 sq.ft. (1832 sq.m.)
BUILDING AREA	14808 sq.ft. (1346 sq.m.)

ZONING REQUIREMENTS

SETBACKS:	REQUIRED (R4UD)	REQUIRED (R5B)	PROPOSED
BUILDING HEIGHT	14.5 m	N/A	28.9 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 YARDS	1.5 m	7.5 m	1.5 m
REAR YARD (BALSAM)	9.6 m	7.5 m	8.65 m
REAR YARD (ROCHESTER)	8.54 m	7.5 m	5.06 m
MISCELLANEOUS:	REQUIRED (R4UD)	REQUIRED (R5B)	PROPOSED
PARKING SPACES	81 SPACES (15 VISITORS)	64 SPACES (13 VISITORS)	38 SPACES
SOFT LANDSCAPE AREA	550 sq.m. (30% LOT AREA)	N/A	792 sq.m.
BICYCLE RACK	65 (0.5 X UNIT)	65 (0.5 X UNIT)	162
AMENITY AREA	798 sq.m. (6 sq.m. X UNIT)	798 sq.m. (6 sq.m. X UNIT)	1,342 sq.m.
COMMUNAL AMENITY AREA	399 sq.m. (0.5 TOTAL)	399 sq.m. (0.5 TOTAL)	405 sq.m.

BUILDING STATISTICS

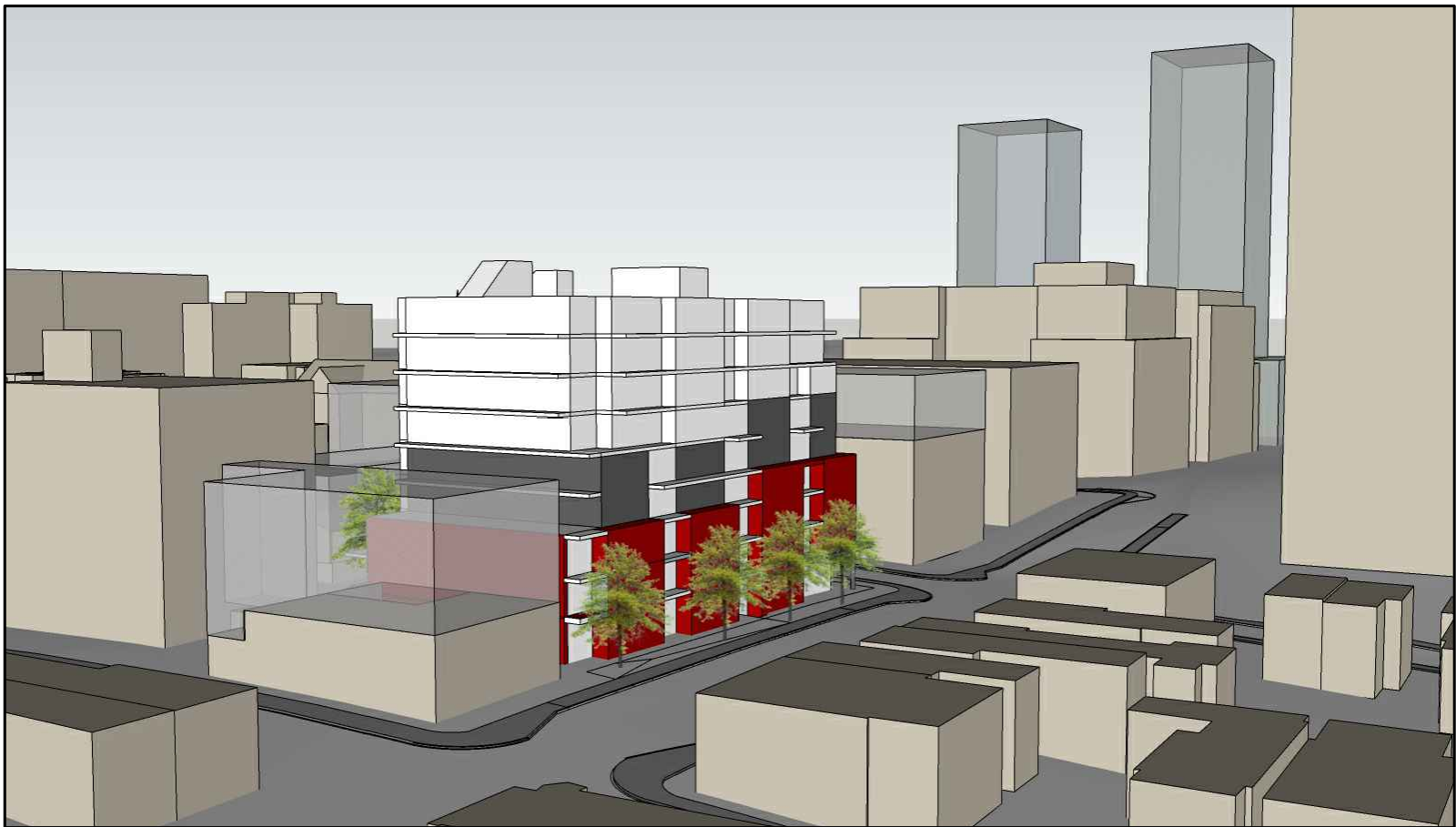
UNITS:		
STUDIO	(+/- 40 sq.m.)	6
STUDIO WITH DEN	(+/- 50 sq.m.)	39
ONE BEDROOM	(+/- 50 sq.m.)	21
ONE BEDROOM WITH DEN	(+/- 60 sq.m.)	34
TWO BEDROOM	(+/- 70 sq.m.)	18
TWO BEDROOM WITH DEN	(+/- 80 sq.m.)	15

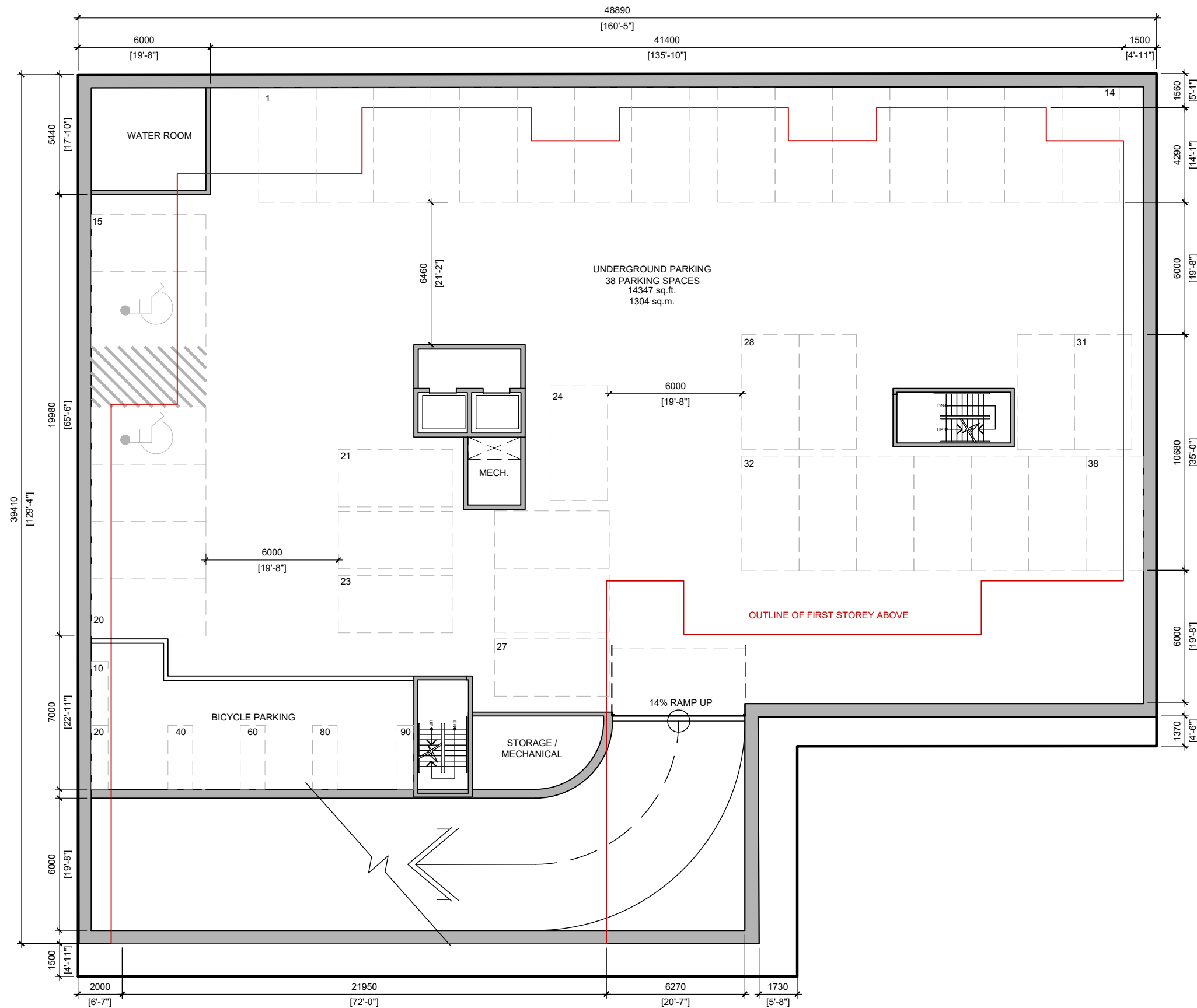
TOTAL **133**

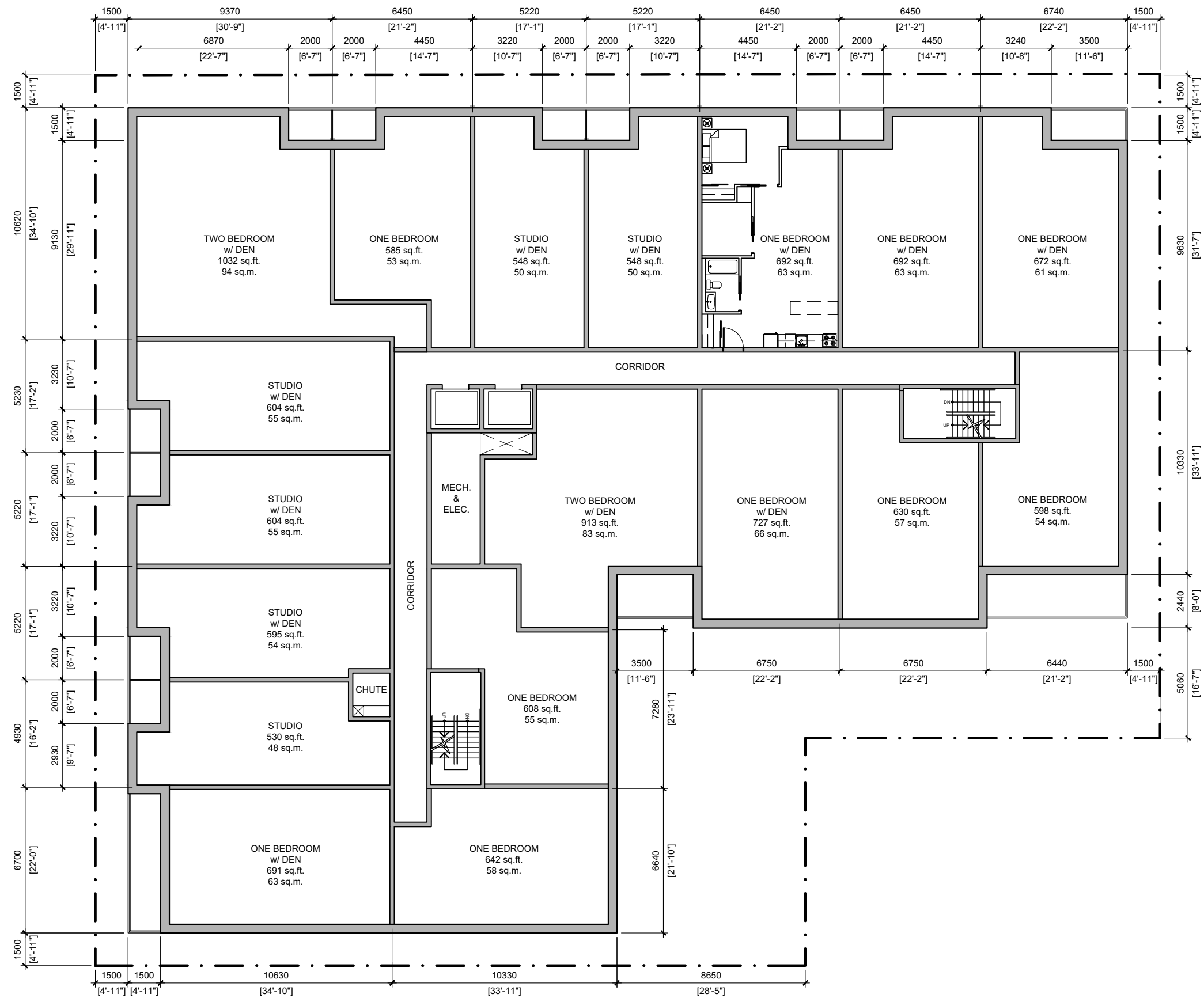
GROSS FLOOR AREA:

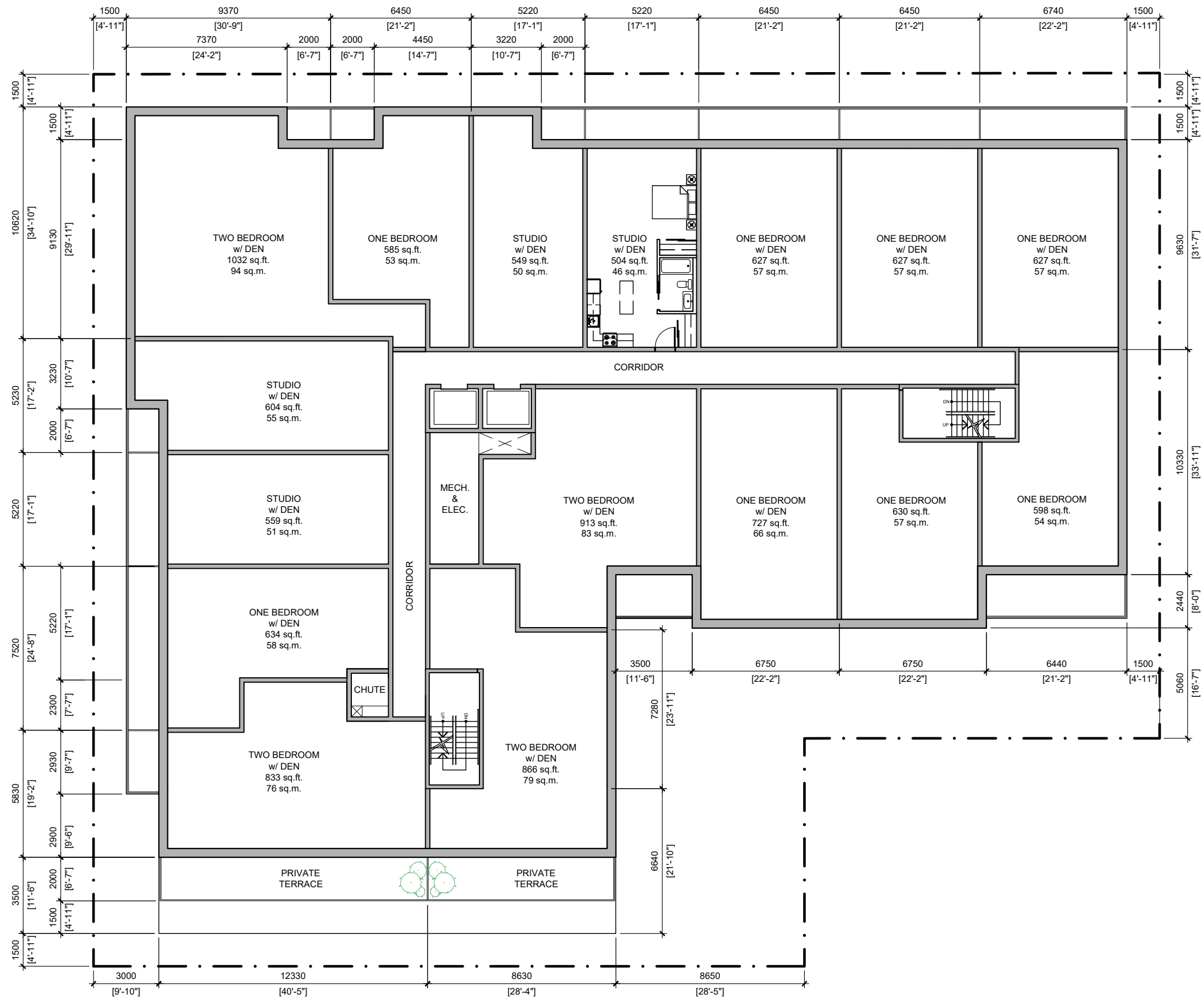
U/G PARKING	7706 sq.ft.	(716 sq.m.)
FIRST FLOOR	6013 sq.ft.	(559 sq.m.)
SECOND FLOOR	12249 sq.ft.	(1138 sq.m.)
THIRD FLOOR	12249 sq.ft.	(1138 sq.m.)
FOURTH FLOOR	10285 sq.ft.	(955 sq.m.)
FIFTH FLOOR	9896 sq.ft.	(919 sq.m.)
SIXTH FLOOR	9238 sq.ft.	(858 sq.m.)
SEVENTH FLOOR	9009 sq.ft.	(837 sq.m.)
EIGHTH FLOOR	8839 sq.ft.	(821 sq.m.)
NINTH FLOOR	8839 sq.ft.	(821 sq.m.)

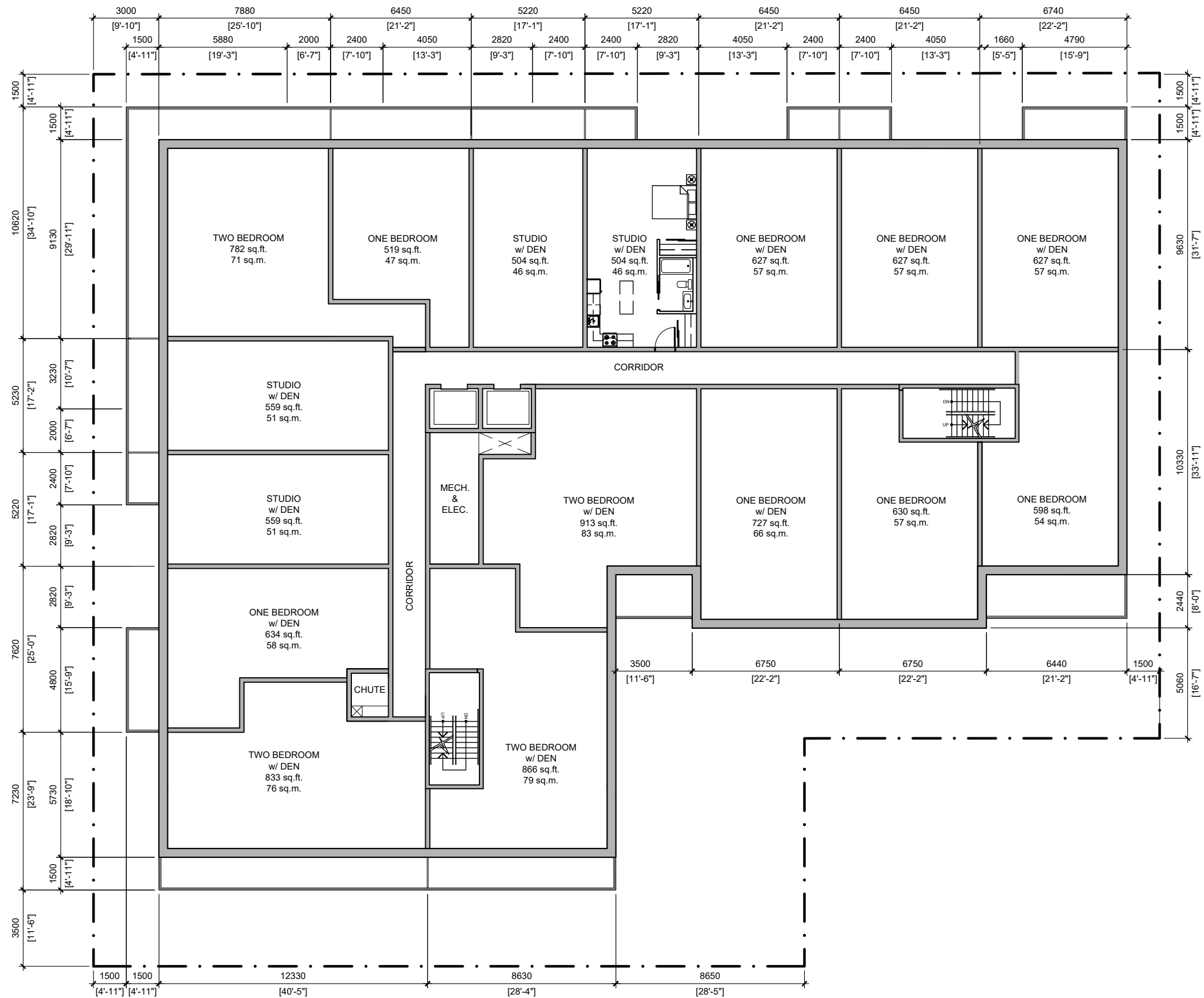
TOTAL **94,323 sq.ft.** **(8,744 sq.m.)**

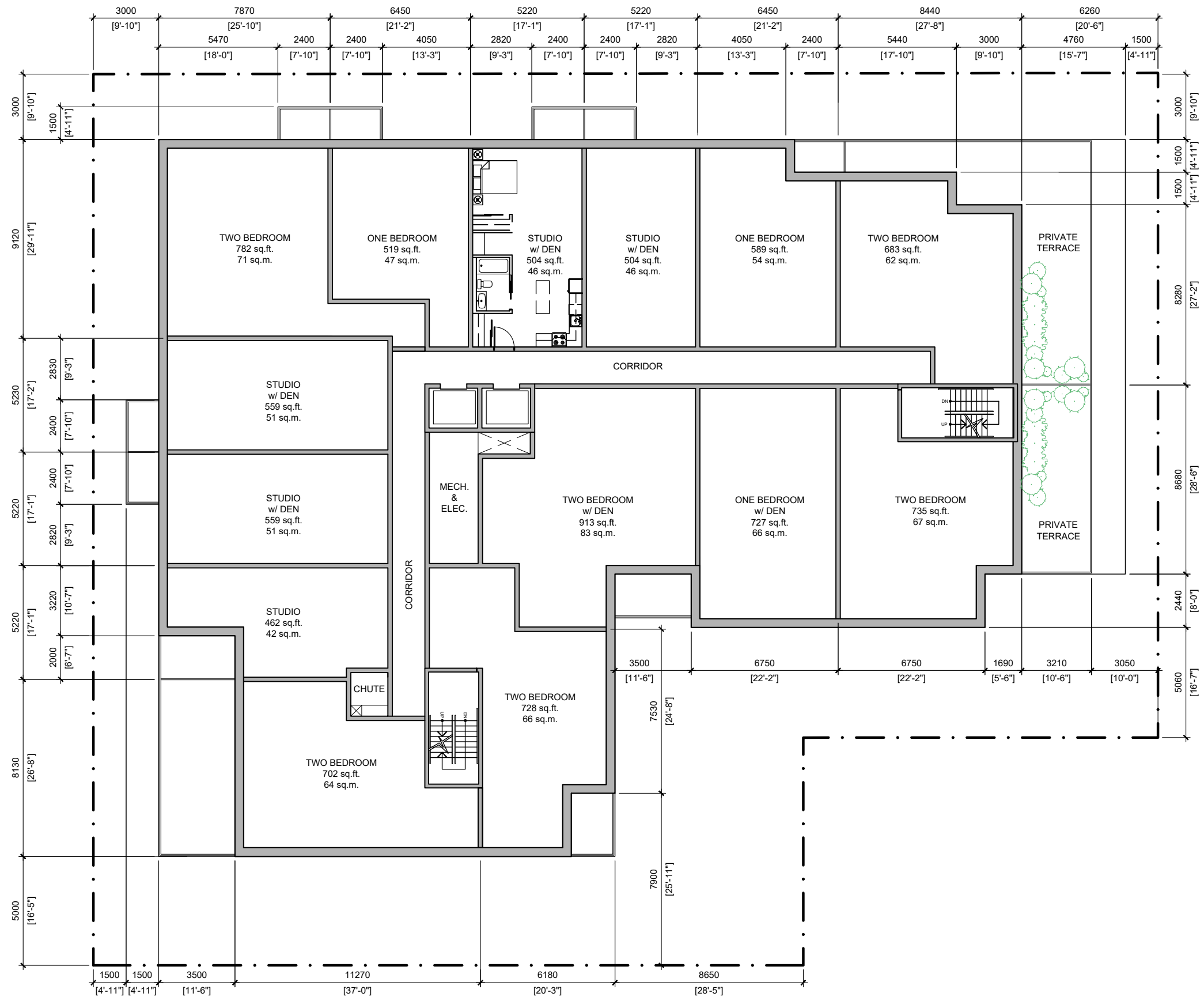












LEGEND

PROPERTY LINE

SETBACK

OVERHANG ABOVE

ENTRANCE MARKER

VEGETATION

