

OVERALL SITE AREAS

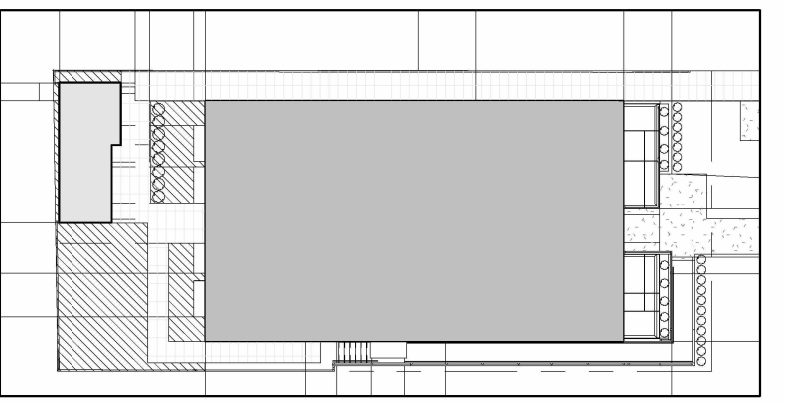
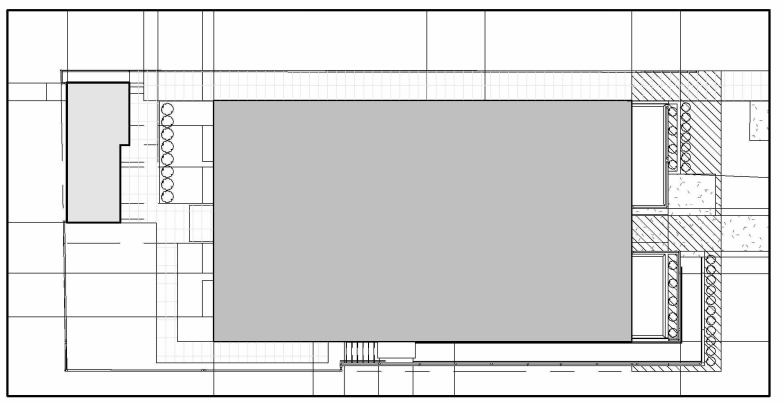
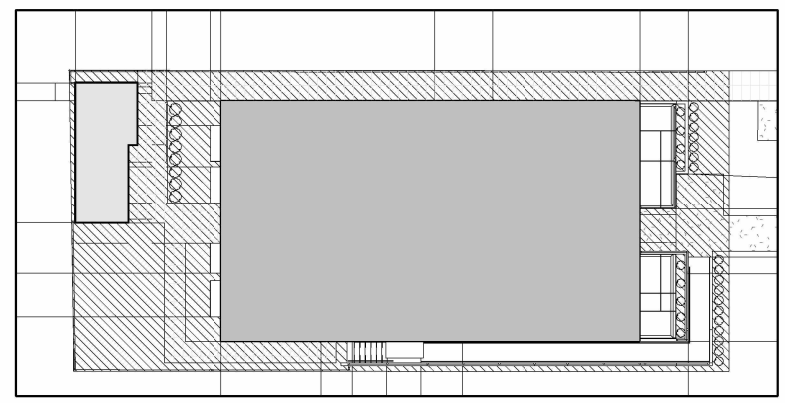
LOT AREA:	5472.1 SQFT
BUILDING AREA:	2797.1 SQFT
LANDSCAPING:	1381.1 SQFT
RATIO	34.5% OF LOT (30% MIN)

FRONT YARD

YARD AREA:	738.0 SQFT
SOFT LANDSCAPE:	353.1 SQFT*
RATIO	47.8% OF YARD (40% MIN)
*INCLUDES WALKWAYS AS PER ZONING 139.4.(4)	

REAR YARD

YARD AREA:	1246.3 SQFT
SOFT LANDSCAPE:	634.1 SQFT
RATIO	50.8% OF YARD (50% MIN)

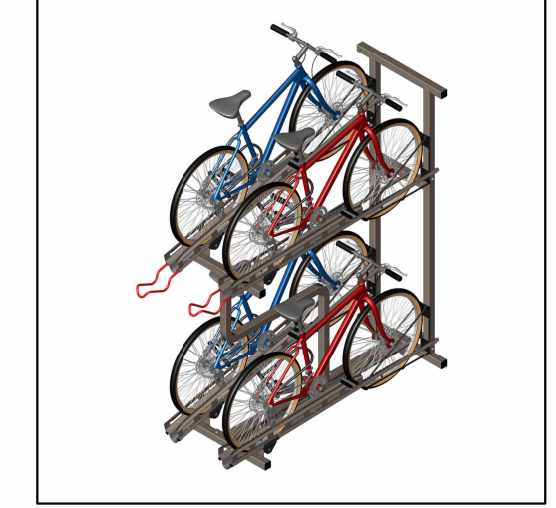
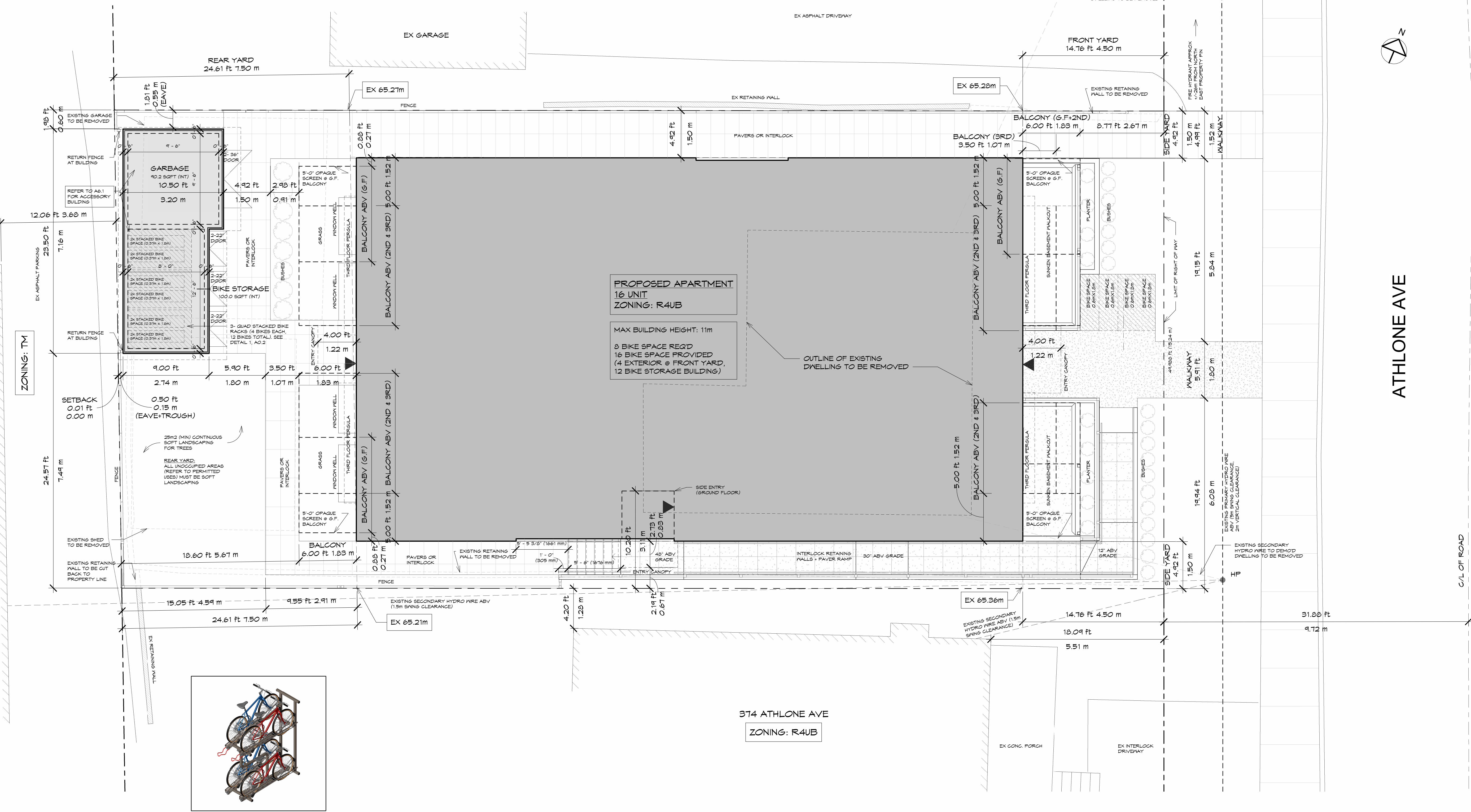


366 ATHLONE AVE
ZONING: R4UB

PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION DERIVED FROM "LOT 75, REGISTERED PLAN 263, CITY OF OTTAWA" BY FARLEY, SMITH & DENIS SURVEYING LTD. DATED MAY 26 2022

GROSS FLOOR AREA

BASEMENT		
UNIT 001	1 BEDROOM / 1 BATH (BF)	531.5 SF
UNIT 002	1 BEDROOM / 1 BATH (BF)	540.0 SF
UNIT 003	1 BEDROOM / 1 BATH (BF)	505.9 SF
UNIT 004	STUDIO / 1 BATH	433.4 SF
2016.8 SF		
GROUND FLOOR		
UNIT 101	1 BEDROOM / 1 BATH (BF)	530.7 SF
UNIT 102	2 BEDROOM / 1 BATH (BF)	664.1 SF
UNIT 103	1 BEDROOM / 1 BATH (BF)	488.4 SF
UNIT 104	STUDIO / 1 BATH (BF)	362.7 SF
2045.9 SF		
SECOND FLOOR		
UNIT 201	2 BEDROOM / 1 BATH	683.4 SF
UNIT 202	1 BEDROOM / 1 BATH	589.7 SF
UNIT 203	1 BEDROOM / 1 BATH	597.5 SF
UNIT 204	STUDIO / 1 BATH	418.1 SF
2288.7 SF		
THIRD FLOOR		
UNIT 301	2 BEDROOM / 1 BATH	640.7 SF
UNIT 302	2 BEDROOM / 1 BATH	641.2 SF
UNIT 303	1 BEDROOM / 1 BATH	597.5 SF
UNIT 304	STUDIO / 1 BATH	426.8 SF
2306.2 SF		
GROSS FLOOR AREA: 8657.6 SF		



PROJECT TEAM MEMBERS

OWNER/DEVELOPER	DAVID ASTON JERSEY DEVELOPMENTS INC. 942 BRIERWOOD AVE, OTTAWA
LANDSCAPE ARCHITECT	JAMES LENOX JAMES B. LENOX & ASSOCIATES 3332 CARLING AVE, OTTAWA
LAND SURVEYOR	FARLEY SMITH & DENIS SURVEYING 30 COLONNADE RD, NEPEAN
CIVIL ENGINEER	TONY MAK T. L. MAK ENGINEERING CONSULTANTS 1485 YONGEVILLE DRIVE, OTTAWA
ARCHITECTURAL DESIGNER	JASON GRANT-HENLEY GRANT-HENLEY DESIGN GROUP 5510 SOUTH ISLAND PARK, MANOTICK
STRUCTURAL ENGINEER	COLIN DAVIS DMV STRUCTURAL 333 PRESTON ST SUITE 110, OTTAWA
MECHANICAL & ELECTRICAL ENGINEER	DINESH JAIN JAIN CONSULTANTS 7405 EAST DANFORD CRES, MISSISSAUGA
CONSTRUCTION CONSULTANT	DOUG BURTON DOLBY CONSTRUCTION LTD. 885 LADY ELLEN PL., OTTAWA
PROJECT MANAGEMENT	CHRISTINE MCGLOUGH CM PLANNING + DESIGN 43 EGGLER ST UNIT C, OTTAWA

SITE PLAN - PROPOSED
370 ATHLONE AVE
OCT 30 2024
SCALE: As indicated
NOTE: HALF SCALE FOR 11'x17'
A0.2
GRANT-HENLEY
PROPOSED 16 UNIT APARTMENT
PRELIMINARY - NOT FOR CONSTRUCTION