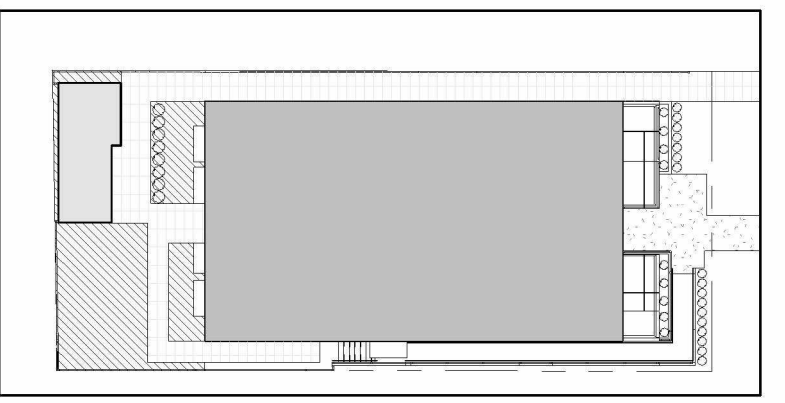
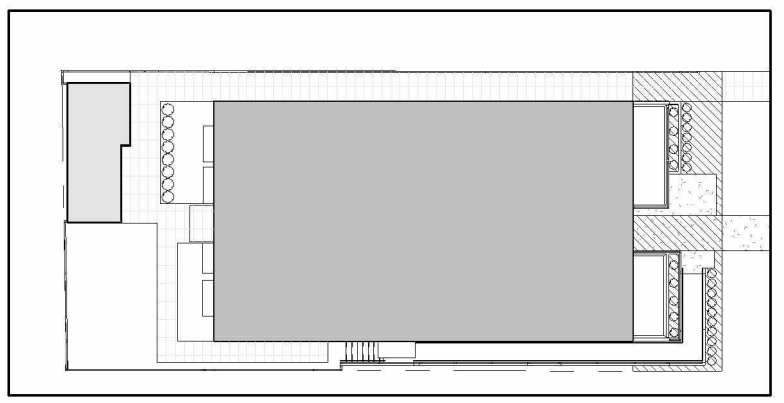
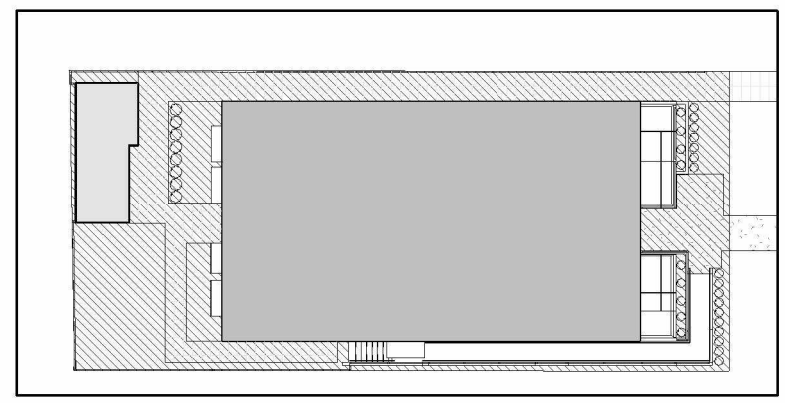


**OVERALL SITE AREAS**  
 LOT AREA: 5472.1 SQFT  
 BUILDING AREA: 2797.1 SQFT  
 LANDSCAPING: 1902.6 SQFT  
 LANDSCAPE RATIO: 34.8% OF LOT (30% MIN)

**FRONT YARD**  
 YARD AREA: 738.0 SQFT  
 SOFT LANDSCAPE: 348.99 SQFT\*  
 RATIO: 47.3% OF YARD (40% MIN)  
 \*INCLUDES WALKWAYS AS PER ZONING 134.4.(4)

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

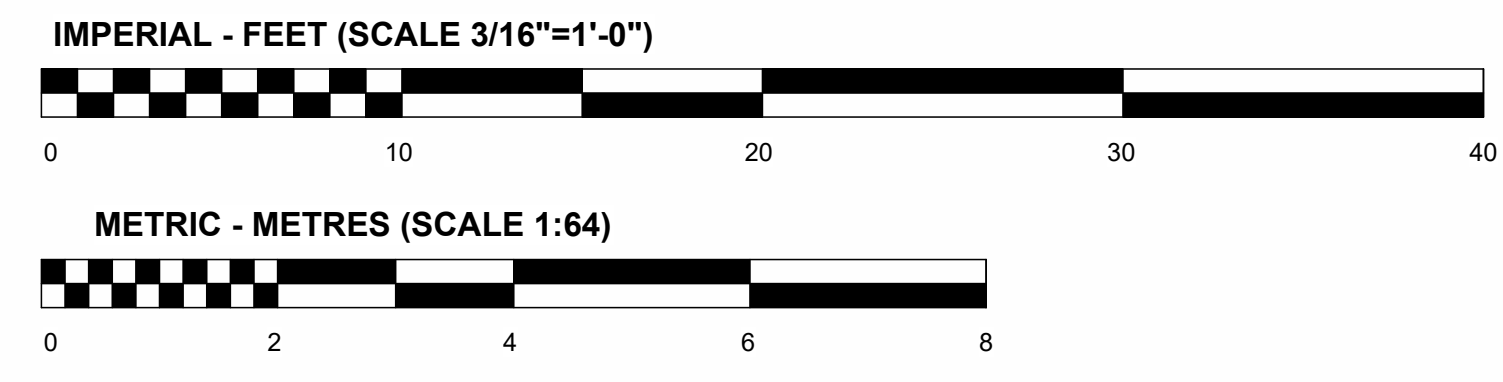
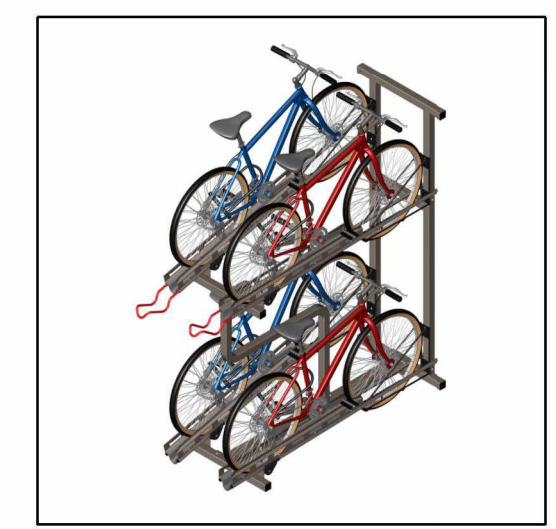
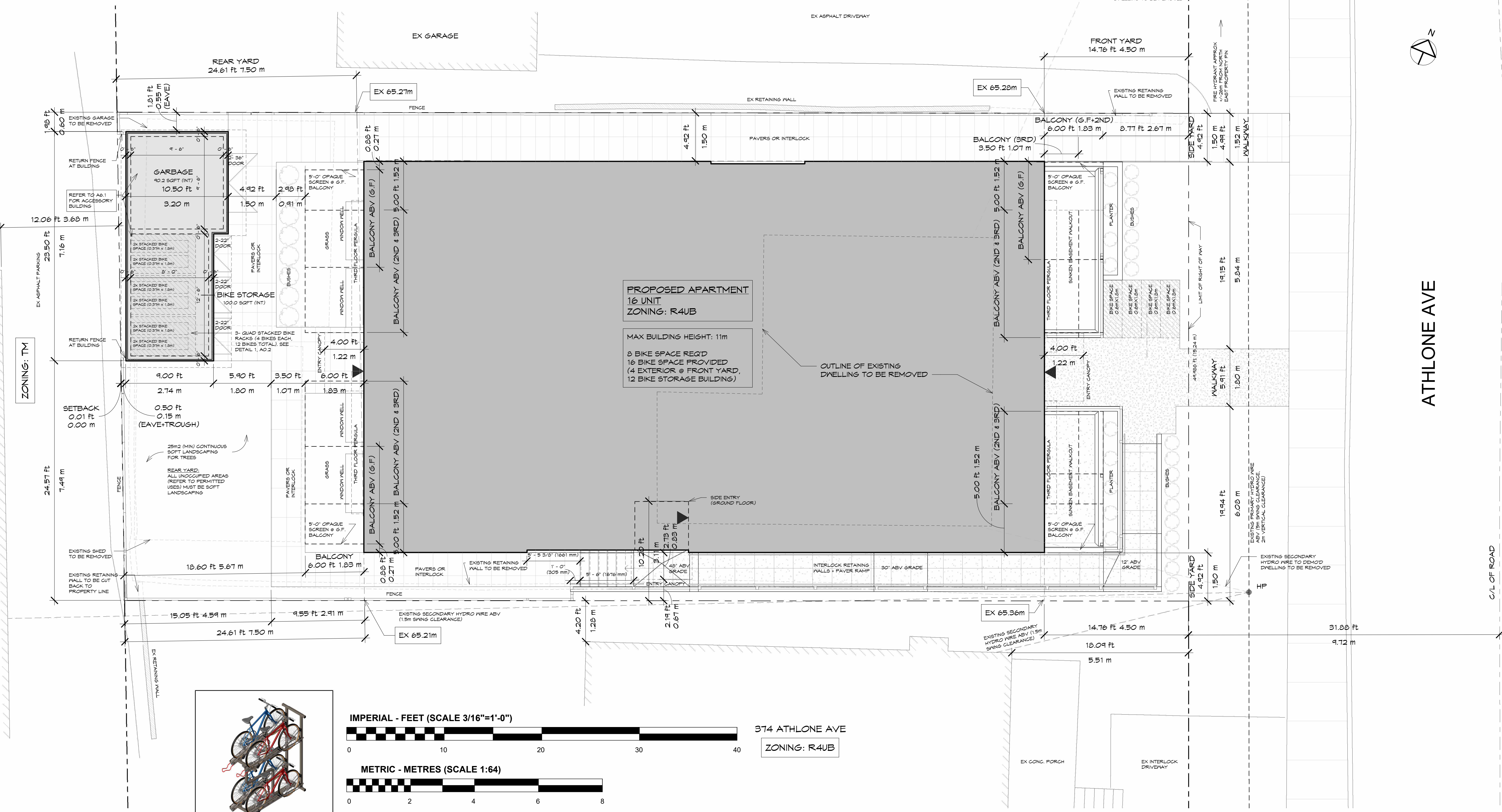


366 ATHLONE AVE  
 ZONING: R4UB

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	537.5 SF
UNIT 002	1 BEDROOM	540.0 SF
UNIT 003	1 BEDROOM	505.9 SF
UNIT 004	STUDIO	433.4 SF
2016.8 SF		
GROUND FLOOR		
UNIT 101	1 BEDROOM (BF)	530.7 SF
UNIT 102	2 BEDROOM (BF)	664.1 SF
UNIT 103	1 BEDROOM	488.4 SF
UNIT 104	STUDIO (BF)	362.7 SF
2045.9 SF		
SECOND FLOOR		
UNIT 201	2 BEDROOM	603.4 SF
UNIT 202	1 BEDROOM	509.7 SF
UNIT 203	1 BEDROOM	597.5 SF
UNIT 204	STUDIO	418.1 SF
2288.7 SF		
THIRD FLOOR		
UNIT 301	2 BEDROOM	640.7 SF
UNIT 302	2 BEDROOM	641.2 SF
UNIT 303	1 BEDROOM	597.5 SF
UNIT 304	STUDIO	426.8 SF
2306.2 SF		
<b>GROSS FLOOR AREA: 8657.6 SF</b>		



**PROJECT TEAM MEMBERS**

OWNER/DEVELOPER	DAVID ASTON JERSEY DEVELOPMENTS INC. 942 BRIERWOOD AVE, OTTAWA
LANDSCAPE ARCHITECT	JAMES LENNOX JAMES B. LENNOX & 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 YONGE DRIVE, OTTAWA
ARCHITECTURAL DESIGNER	JASON GRANT-HENLEY GRANT-HENLEY DESIGN GROUP 5510 SOUTH ISLAND PARK, MANOTICK
STRUCTURAL ENGINEER	COLIN DAVIS DM STRUCTURAL 333 PRESTON ST SUITE 110, OTTAWA
MECHANICAL & ELECTRICAL ENGINEER	DINESH JAIN JAIN CONSULTANTS 7405 EAST DANFORTH CRES, MISSISSAUGA
CONSTRUCTION CONSULTANT	DOUG BURNSIDE DPM CONSTRUCTION LTD. 885 LADY ELLEN PL., OTTAWA
PROJECT MANAGEMENT	CHRISTINE MCGLAUGHLIN OF PLANNING + DESIGN 43 EGLISE ST UNIT C, OTTAWA

**SITE PLAN - PROPOSED**  
**370 ATHLONE AVE**  
 NOV 12 2024  
 SCALE: 3/16"=1'-0"  
 NOTE: HALF SCALE FOR 11'x17'  
**A0.2**  
**GRANT-HENLEY**  
 PROPOSED 16 UNIT APARTMENT  
 PRELIMINARY - NOT FOR CONSTRUCTION