

PERMITTED CONTRUCTION & SPACIAL SEPARATION SCHEDULE								
ELEVATION	UNPROTECTED OPENINGS	EXPOSED BUILDING FACE	RATIO	SETBACK	MAX EBO 9.10.14.4(1)(a)	MAX EBO 9.10.14.4(1)(c)	MAX RATIO 9.10.14.4(1)(c)	CONSTRUCTION
FRONT	48.83 m²	123.42 m²	39.56%	14.22 m	67.88 m²	202.21 m²	55%	COMBUSTABLE CONSTRUCTION & CLADDING PERMITTED, 45 MIN FRR MIN
LEFT	11.38 m²	214.47 m²	5.30%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR
REAR	52.95 m²	123.42 m²	42.90%	7.50 m	23.45 m²	56.25 m²	19%	COMBUSTABLE CONSTRUCTION PERMITTED, NON-COMBUSTABLE CLADDING REQ'D, 1 HR FRR MIN
RIGHT	15.61 m²	214.47 m²	7.28%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR
TOTAL	128.76 m²	675.78 m²	19.05%					

NOTE:
• FOR REAR ELEVATION REFER TO A2.3 FOR LIMITING DISTANCE CALC WITH ACCESSORY BUILDING (UNIT 002/02) VS REMAINING EBO
• FOR RIGHT ELEVATION REFER TO A2.4 FOR LIMITING DISTANCE CALC BY FIRE COMPARTMENT AS PER 9.10.14.2.1.(ii)



MATERIALS	
BV	BRICK VANEER
CP	CONCRETE PAROSING
CNP	HARDIEPLANK SIDING BY JAMES HARDIE
GZG	42" GLASS GAURD
MBW	METAL FRAMED BALCONY C/W WIRE SUPPORT @ 2ND AND 3RD FLOOR
MF+MS	METAL FLASHING/EAVESTROUGH, & METAL SOFFIT
MLR	METAL ROOFING
MTL	METAL SIDING
OSG	60" HIGH OPAQUE SCREEN GUARD

j. guy monette

architecture and urban design

308a fairmont ave.
613.859.6483

ottawa, on, K1Y 1Y8
guymonette@rogers.com

PERMIT: CITY COMMENTS	4.1	FEB 25 2025
BUILDING PERMIT APPLICATION	3.0	DEC 26 2024
ISSUED FOR FINAL REVIEW	2.1	DEC 17 2024
ISSUED FOR MECH REVIEW	1.0	DEC 16 2024
REVISION	No	DATE

SEAL

It is the responsibility of the appropriate Contractor to check and verify all dimensions on site and report all errors and/or omissions to the Architect.

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Do not scale drawings.

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370 ATHLONE AVE
OTTAWA, ON
PROPOSED 16 UNIT APARTMENT

EAST ELEVATION

DESIGNED: JASON GRANT-HENLEY	A2.1
DRAWN: CHLOE CREW	
APPROVED: GUY MONETTE	
SCALE: 3/8" = 1'-0"	

FOR SITE PLAN CONTROL

FILE NUMBER: DOT-12-24-0114
PLAN NUMBER: #19203

PERMITTED CONTRUCTION & SPACIAL SEPARATION SCHEDULE								
ELEVATION	UNPROTECTED OPENINGS	EXPOSED BUILDING FACE	RATIO	SETBACK	MAX EBO 9.10.14.4(1)(a)	MAX EBO 9.10.14.4(1)(c)	MAX RATIO 9.10.14.4(1)(c)	CONSTRUCTION
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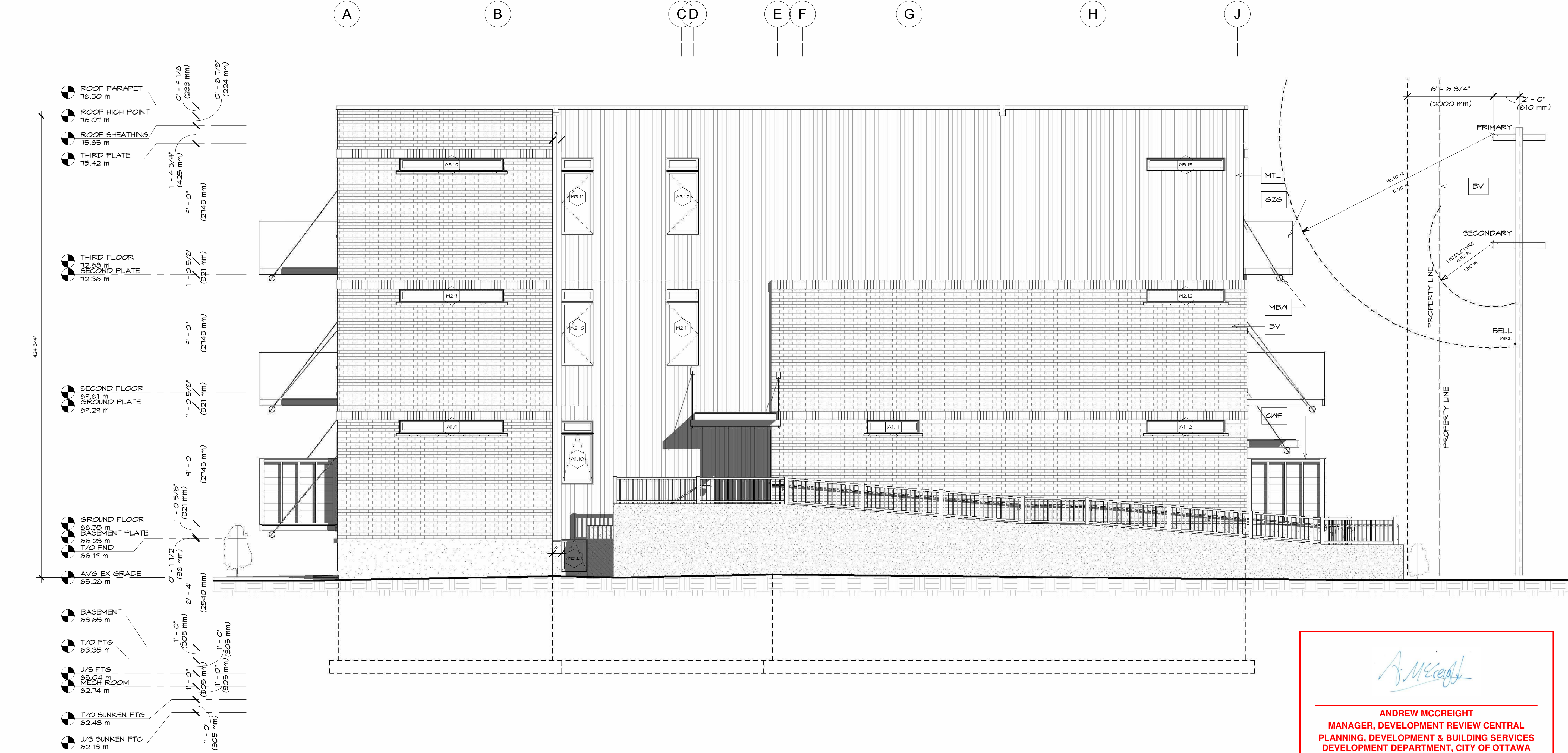
MATERIALS	
BV	BRICK VANEER
CP	CONCRETE PARADING
CNP	HARDIEPLANK SIDING BY JAMES HARDIE
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MF+MS	METAL FLASHING/EAVESTROUGH, & METAL SOFFIT
MLR	METAL ROOFING
MTL	METAL SIDING
OSS	60" HIGH OPAQUE SCREEN GUARD

j. guy monette

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SEAL

ONTARIO ASSOCIATION OF ARCHITECTS

GUY MONETTE

LICENCE 6162

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370 ATHLONE AVE
OTTAWA, ON
PROPOSED 16 UNIT APARTMENT

SOUTH ELEVATION

DESIGNED: JASON GRANT-HENLEY	A2.2
DRAWN: CHLOE CREW	
APPROVED: GUY MONETTE	
SCALE: 1/4" = 1'-0"	

FOR SITE PLAN CONTROL

FILE NUMBER: DOT-12-24-0114
PLAN NUMBER: #19203

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NOTE:

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MATERIALS	
BY	BRICK VANEER
CP	CONCRETE PARADING
CNP	HARDIPLANK SIDING BY JAMES HARDIE
SGZ	42" GLASS GAURD
MBN	METAL FRAMED BALCONY C/W WIRE SUPPORT @ 2ND AND 3RD FLOOR
MF+MS	METAL FLASHING/EAVESTROUGH, & METAL SOFFIT
MLR	METAL ROOFING
MSL	METAL SIDING
OTG	60" HIGH OPAQUE SCREEN GUARD

j. guy monette
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INTERLOCKING STONE BLOCK WINDOW WELL
(22" DEEP FROM FND WALL) C/W 4" Ø DRAIN
CONNECTION VERTICALLY TO KEEPING TILE.
TYP ALL WINDOW WELLS

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED

By Andrew McCreight at 12:17 pm, Mar 18, 2025

FILE NUMBER: D07-12-24-0114
PLAN NUMBER: #19203

<i>PERMIT: CITY COMMENTS</i>	<i>4.1</i>	<i>FEB 25 2025</i>
<i>BUILDING PERMIT APPLICATION</i>	<i>3.0</i>	<i>DEC 26 2024</i>
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370 ATHLONE AVE
OTTAWA, ON

PROPOSED 16 UNIT APARTMENT

WEST ELEVATION

DESIGNED: JASON GRANT-HENLEY	A2.3
DRAWN: CHLOE CREW	
APPROVED: GUY MONETTE	
SCALE: 3/8" = 1'-0"	

FOR SITE PLAN CONTROL

PERMITTED CONTRUCTION & SPACIAL SEPARATION SCHEDULE								
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j. guy monette

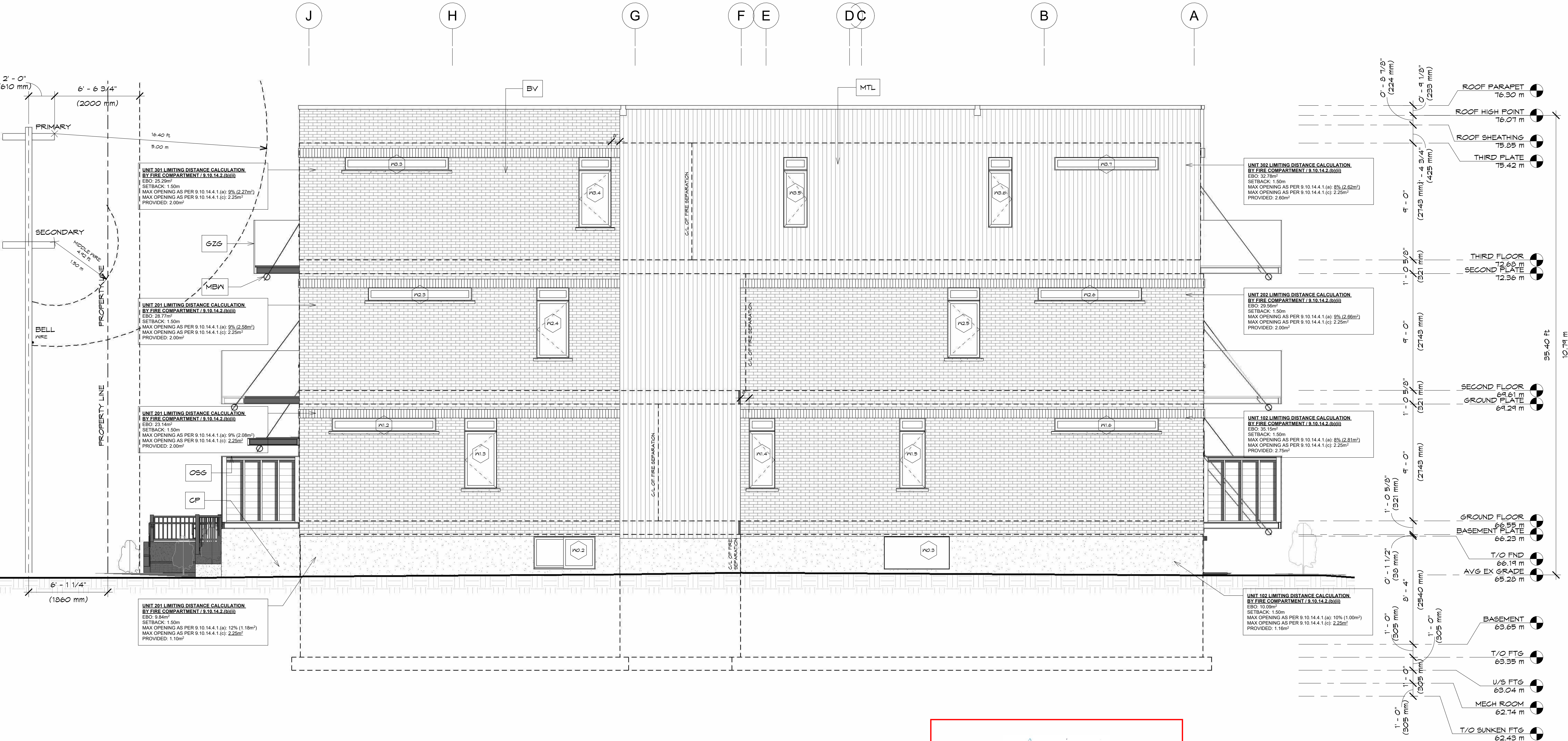
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ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 12:17 pm, Mar 18, 2025

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PLAN NUMBER: #19203

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ONTARIO ASSOCIATION
OF
ARCHITECTS

GUY MONETTE
LICENCE
6162

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PROPOSED 16 UNIT APARTMENT

NORTH ELEVATION

DESIGNED: JASON GRANT-HENLEY	A2.4
DRAWN: CHLOE CREW	
APPROVED: GUY MONETTE	
SCALE: 1/4" = 1'-0"	

FOR SITE PLAN CONTROL