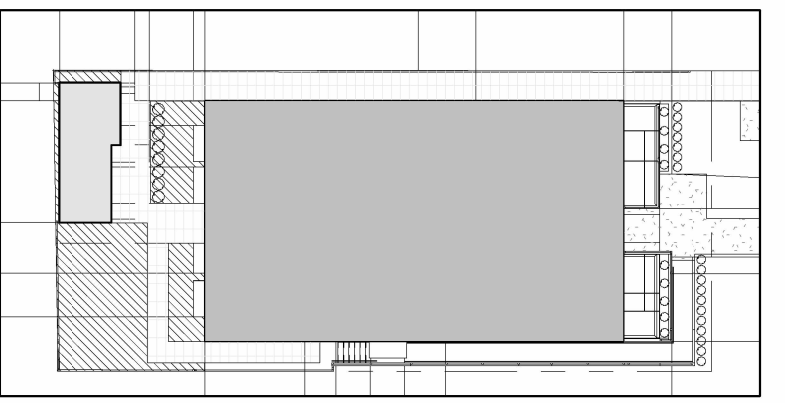
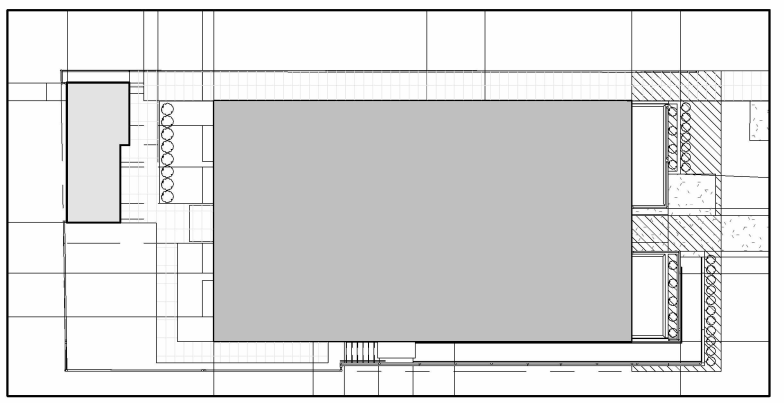
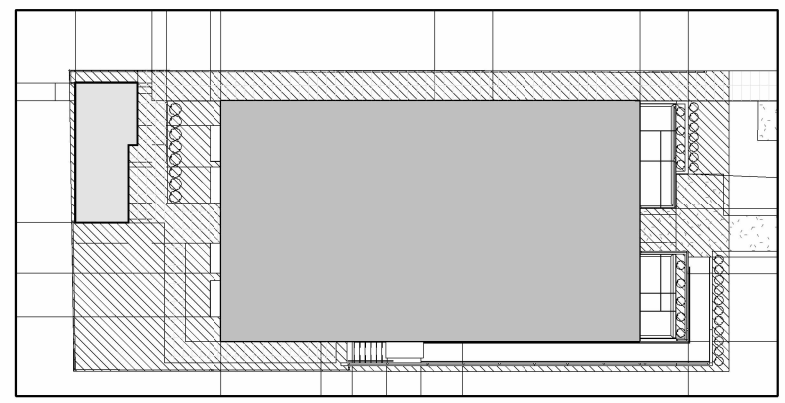


OVERALL SITE AREAS	
LOT AREA:	5472.1 SQFT
BUILDING AREA:	2797.1 SQFT
LANDSCAPING:	1341.1 SQFT
RATIO	34.5% OF LOT (30% MIN)

FRONT YARD	
YARD AREA:	738.0 SQFT
SOFT LANDSCAPE:	353.1 SQFT*
RATIO	47.8% OF YARD (40% MIN)
*INCLUDES WALKWAYS AS PER ZONING 134.4.(4)	

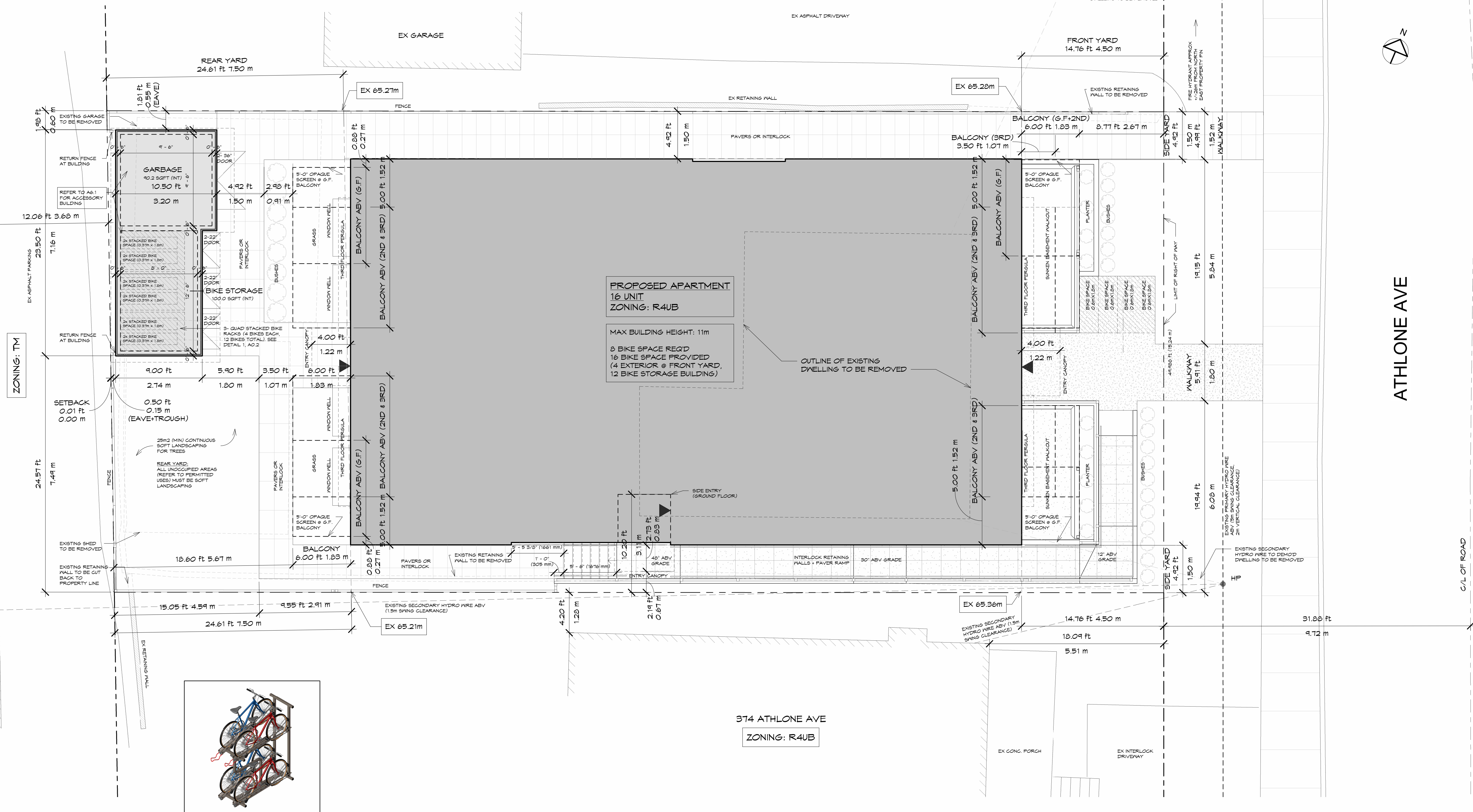
REAR YARD	
YARD AREA:	1246.3 SQFT
SOFT LANDSCAPE:	634.1 SQFT
RATIO	50.8% OF YARD (50% MIN)



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 / 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 (BF)	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 (BF)	683.4 SF
UNIT 202	1 BEDROOM / 1 BATH (BF)	589.7 SF
UNIT 203	1 BEDROOM / 1 BATH (BF)	597.5 SF
UNIT 204	STUDIO / 1 BATH (BF)	418.1 SF
		2288.7 SF
THIRD FLOOR		
UNIT 301	2 BEDROOM / 1 BATH (BF)	640.7 SF
UNIT 302	2 BEDROOM / 1 BATH (BF)	641.2 SF
UNIT 303	1 BEDROOM / 1 BATH (BF)	597.5 SF
UNIT 304	STUDIO / 1 BATH (BF)	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 DANFORTH CRES, MISSISSAUGA
CONSTRUCTION CONSULTANT	DOUG BURTON DOLBY CONSTRUCTION LTD. 685 LADY ELLEN PL., OTTAWA
PROJECT MANAGEMENT	CHRISTINE MCGLOUGH GM 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"
PROPOSED 16 UNIT APARTMENT
PRELIMINARY - NOT FOR CONSTRUCTION

A0.2
GRANT-HENLEY
ARCHITECTS