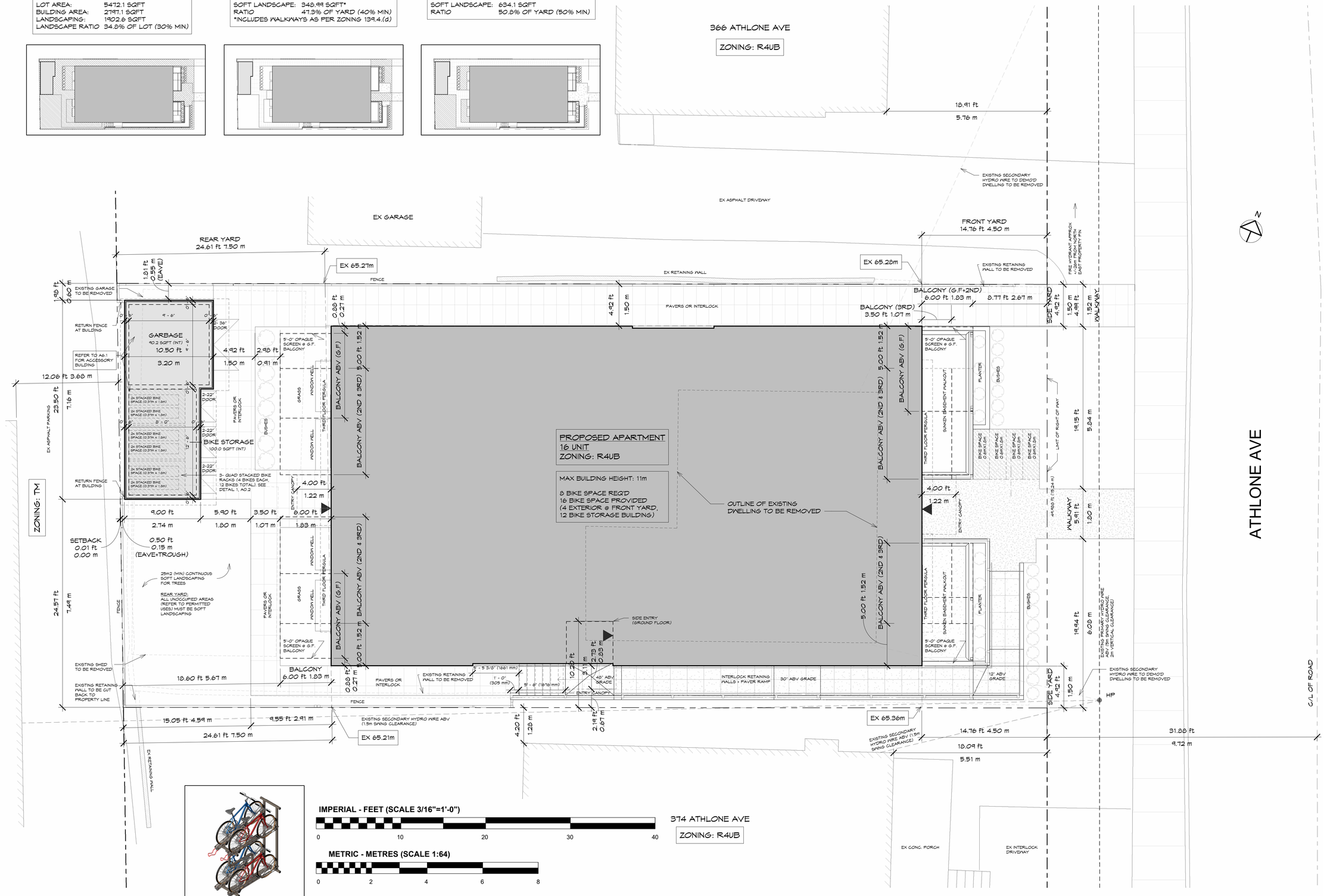
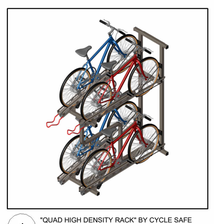
OVERALL SITE AREAS	
LOT AREA:	5472.1 SQFT
BUILDING AREA:	2797.1 SQFT
LANDSCAPING:	1902.6 SQFT
LANDSCAPE RATIO	34.8% OF LOT (30% MIN)

FRONT YARD	
YARD AREA:	738.0 SQFT
SOFT LANDSCAPE:	348.99 SQFT*
RATIO	47.3% OF YARD (40% MIN)

*INCLUDES WALKWAYS AS PER ZONING 139.4.(d)

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





1 "QUAD HIGH DENSITY RACK" BY CYCLE SAFE
NTS

IMPERIAL - FEET (SCALE 3/16"=1'-0")

0 10 20 30 40

METRIC - METRES (SCALE 1:64)

0 2 4 6 8

374 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	683.4 SF
UNIT 202	1 BEDROOM	584.7 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
GROSS FLOOR AREA:		8657.6 SF

PROJECT TEAM MEMBERS

OWNER/ DEVELOPER	DAVID ASTON JERSEY DEVELOPMENTS INC. 592 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 1455 YOUVILLE 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 1405 EAST DANBRO CRES, MISSISSAUGA
CONSTRUCTION CONSULTANT	DOUG BURNSIDE, DOLYN CONSTRUCTION LTD. 888 LADY ELLEN PL, OTTAWA
PROJECT MANAGEMENT	CHRISTINE MCGUAIG QR PLANNING + DESIGN 43 EGGLES ST UNIT C, OTTAWA

SITE PLAN - PROPOSED

370 ATHLONE AVE

NOV 12 2024

A0.2

SCALE: 3/16"=1'-0"
NOTE: HALF SCALE FOR 11"x17"

GRANT HENLEY design group

PROPOSED 16 UNIT APARTMENT

PRELIMINARY - NOT FOR CONSTRUCTION