

REAR YARD
YARD AREA: 1246.3 SQFT / 115.9m²
SOFT LANDSCAPE: 634.2 SQFT / 58.9m²
RATIO: 50.9% OF YARD (50% MIN)

OVERALL SITE AREAS
LOT AREA: 5472.1 SQFT / 508.4m²
BUILDING AREA: 2790.7 SQFT / 259.3m²
LANDSCAPING: 1910.5 SQFT / 177.5m²
LANDSCAPE RATIO: 34.9% OF LOT (30% MIN)

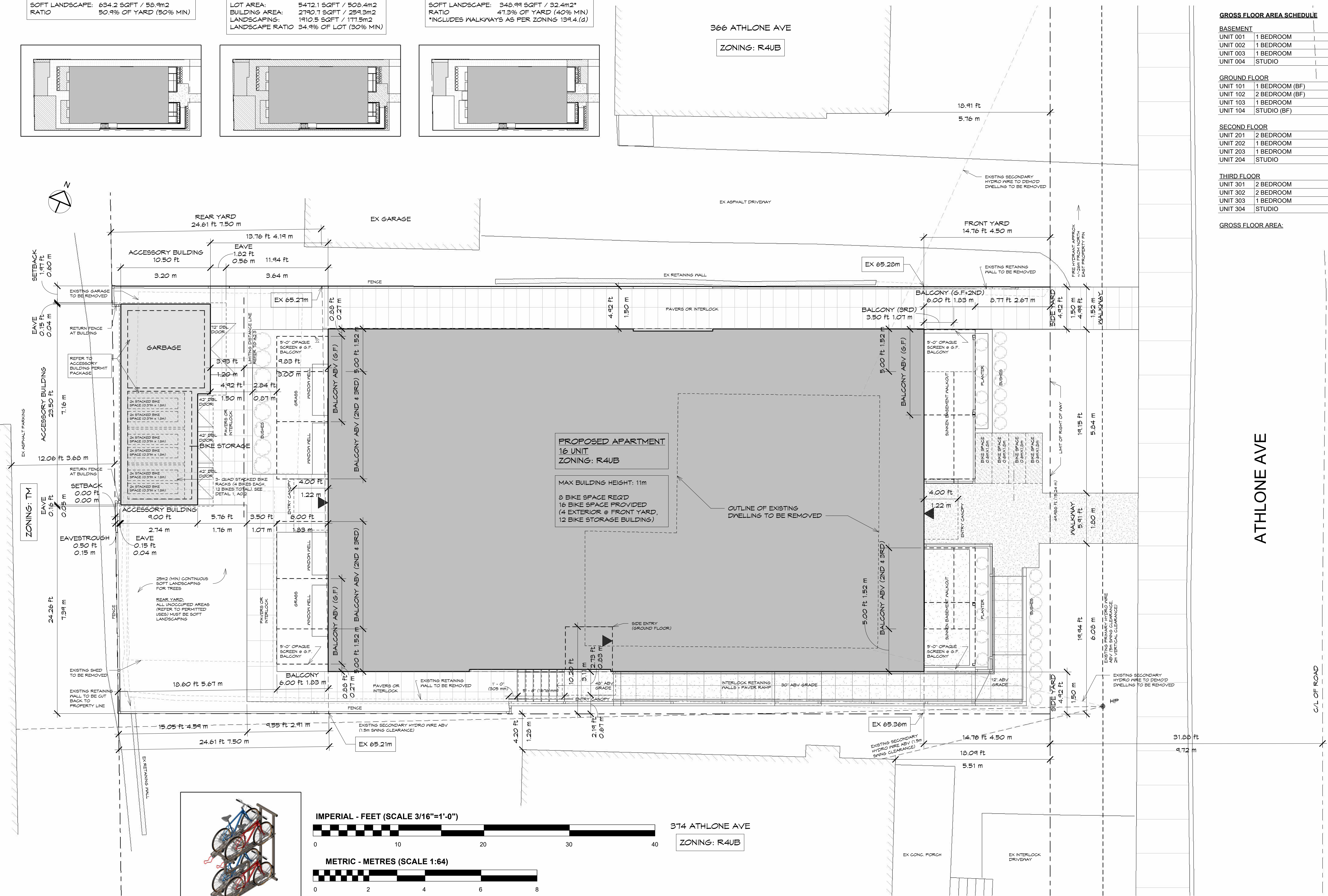
FRONT YARD
YARD AREA: 738.0 SQFT / 68.6m²
SOFT LANDSCAPE: 348.99 SQFT / 32.4m²
RATIO: 47.3% OF YARD (40% MIN)
*INCLUDES WALKWAYS AS PER ZONING 139.4.(d)

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

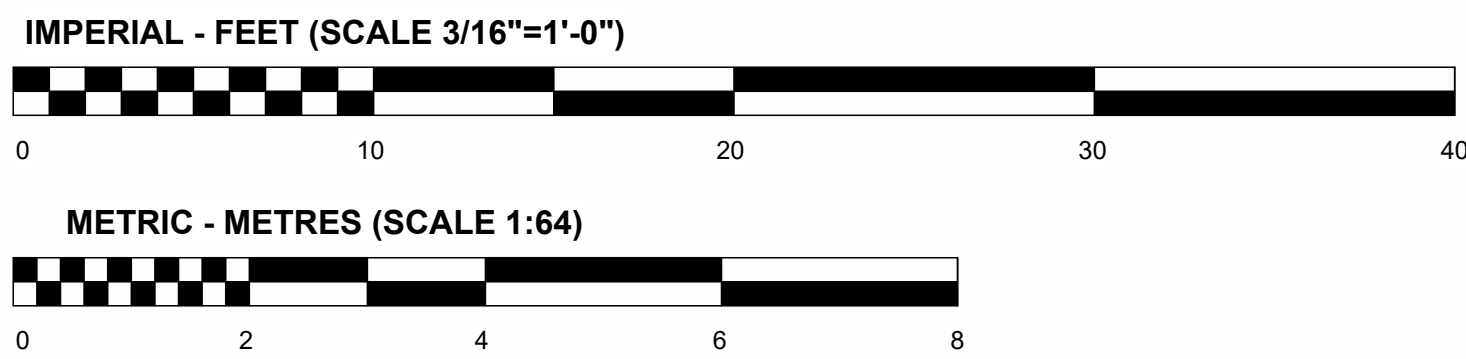
j. guy monette
architecture and urban design
308a fairmont ave. ottawa, on, K1Y 1Y8
613.859.6483 guymonette@rogers.com

PROJECT TEAM MEMBERS	
OWNER/DEVELOPER	DAVID ASTON JERSEY DEVELOPMENTS INC. 542 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 YOUSVILLE DRIVE, OTTAWA
ARCHITECT	J. GUY MONETTE ARCHITECTURE AND URBAN DESIGN 308A FAIRMONT AVE. OTTAWA
ARCHITECTURAL DESIGNER	JASON GRANT-HENLEY GRANT-HENLEY DESIGN GROUP 5510 SOUTH ISLAND PARK, MONTICLO
STRUCTURAL ENGINEER	COLIN DAVIS D&M STRUCTURAL 933 PRESTON ST SUITE 110, OTTAWA
MECHANICAL & ELECTRICAL ENGINEER	DINESH JAIN JAN CONSULTANTS 1405 EAST DANFORTH CRES. MISSISSAUGA
CONSTRUCTION CONSULTANT	DOLYN BURNESIDE DOLYN CONSTRUCTION LTD 888 LADY ELLEN PL. OTTAWA
PROJECT MANAGEMENT	CHRISTINE MCGUIGAN OF PLANNING + DESIGN 43 EGGLESS ST UNIT C, OTTAWA

GROSS FLOOR AREA SCHEDULE		
BASEMENT		
UNIT 001	1 BEDROOM	49.9 m ²
UNIT 002	1 BEDROOM	50.2 m ²
UNIT 003	1 BEDROOM	58.7 m ²
UNIT 004	STUDIO	39.6 m ²
		198.4 m ²
GROUND FLOOR		
UNIT 101	1 BEDROOM (BF)	49.3 m ²
UNIT 102	2 BEDROOM (BF)	61.7 m ²
UNIT 103	1 BEDROOM	45.4 m ²
UNIT 104	STUDIO (BF)	33.7 m ²
		190.1 m ²
SECOND FLOOR		
UNIT 201	2 BEDROOM	63.5 m ²
UNIT 202	1 BEDROOM	54.8 m ²
UNIT 203	1 BEDROOM	55.5 m ²
UNIT 204	STUDIO	38.8 m ²
		212.6 m ²
THIRD FLOOR		
UNIT 301	2 BEDROOM	59.5 m ²
UNIT 302	2 BEDROOM	59.6 m ²
UNIT 303	1 BEDROOM	55.5 m ²
UNIT 304	STUDIO	39.7 m ²
		214.3 m ²
GROSS FLOOR AREA:		815.3 m ²



1 NTS



374 ATHLONE AVE
ZONING: R4UB

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

PROPOSED SITE PLAN

DESIGNED: JASON GRANT-HENLEY	A0.2
DRAWN: CHLOE CREW	
APPROVED: GUY MONETTE	
SCALE: 3/16"=1'-0"	
FOR SITE PLAN CONTROL	