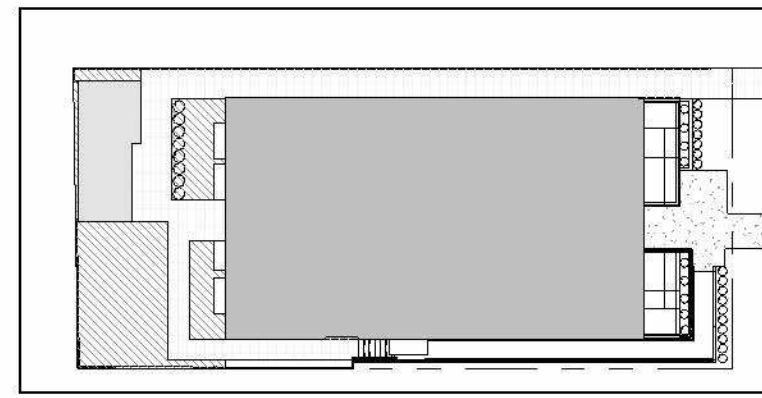
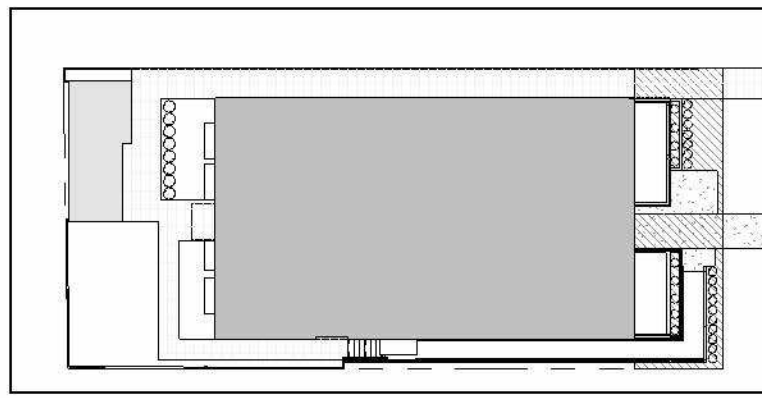
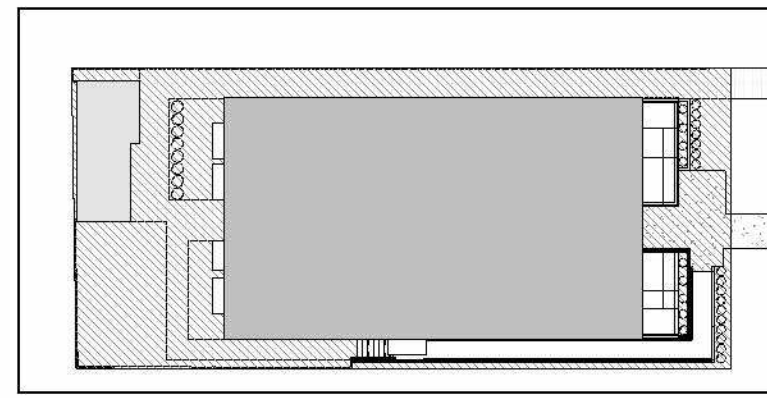


PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION DERIVED FROM "LOT 15, REGISTERED PLAN 263, CITY OF OTTAWA" BY FARLEY, SMITH & DENIS SURVEYING LTD. DATED MAY 26 2022

OVERALL SITE AREAS
 LOT AREA: 5472.1 SQFT / 508.4m²
 BUILDING AREA: 2797.1 SQFT / 259.9m²
 LANDSCAPING: 1906.8 SQFT / 177.1m²
 LANDSCAPE RATIO: 34.8% 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)

REAR YARD
 YARD AREA: 1246.3 SQFT / 115.9m²
 SOFT LANDSCAPE: 632.1 SQFT / 58.8m²
 RATIO: 50.7% OF YARD (50% MIN)



366 ATHLONE AVE

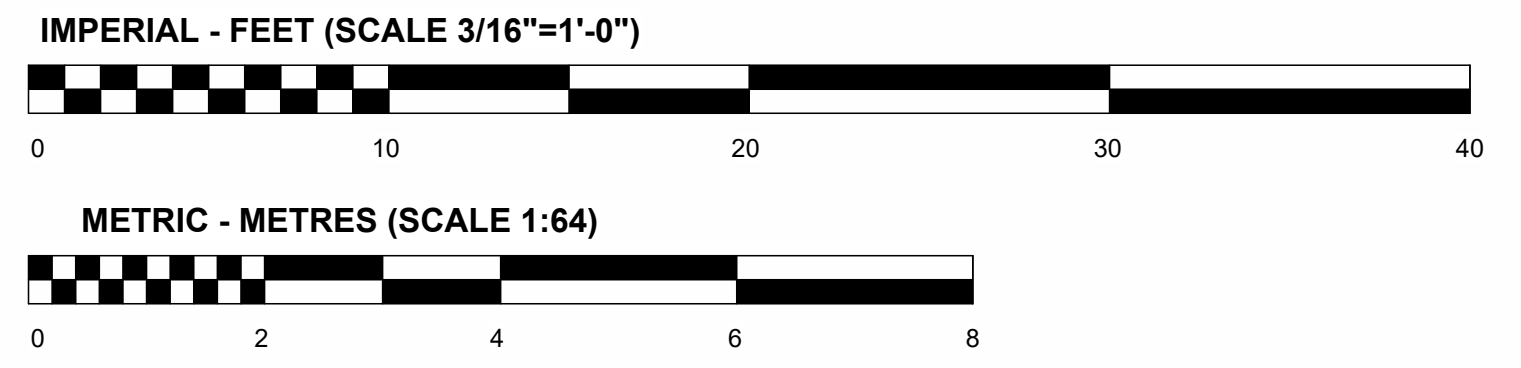
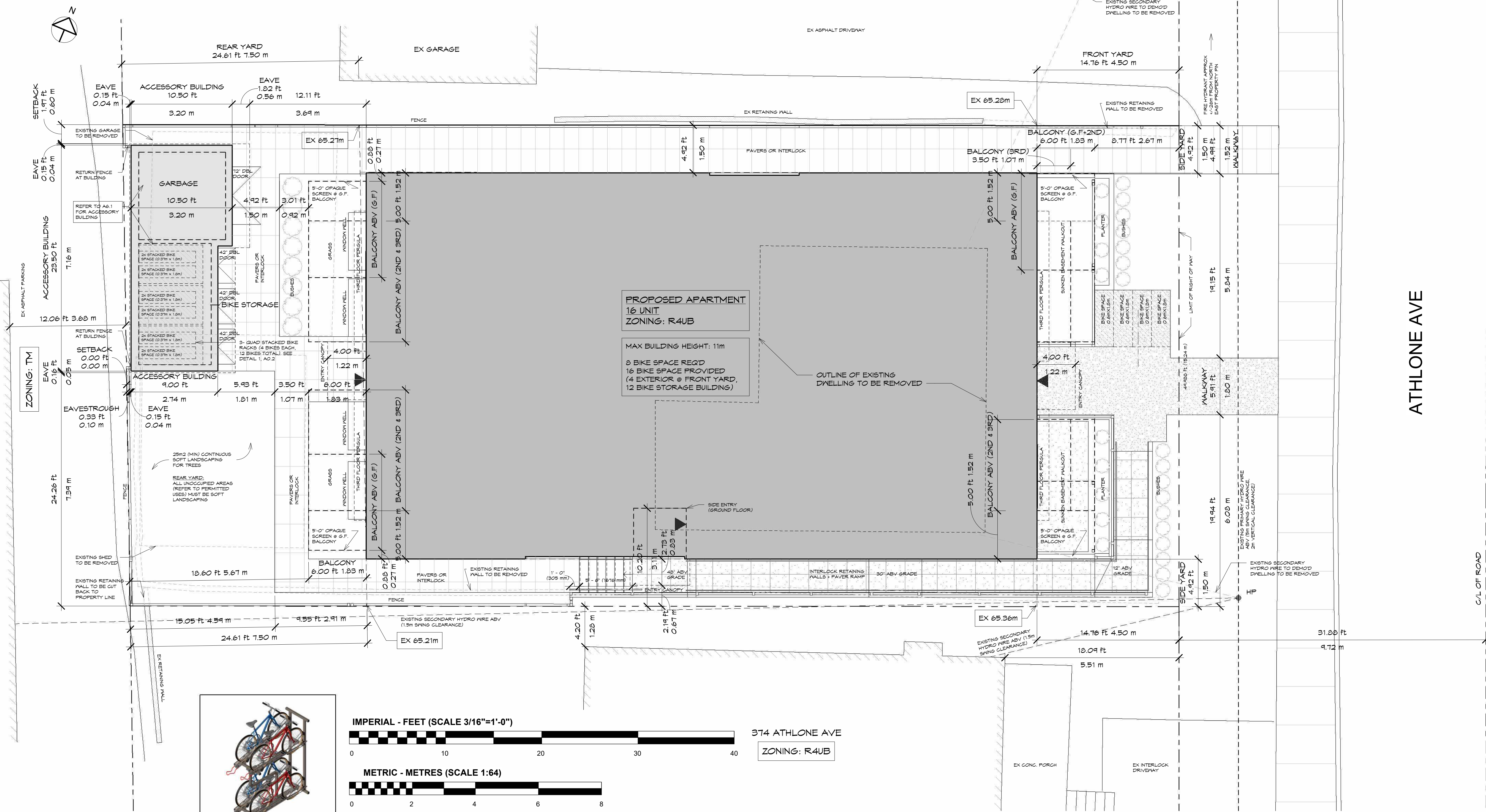
ZONING: R4UB

GROSS FLOOR AREA SCHEDULE

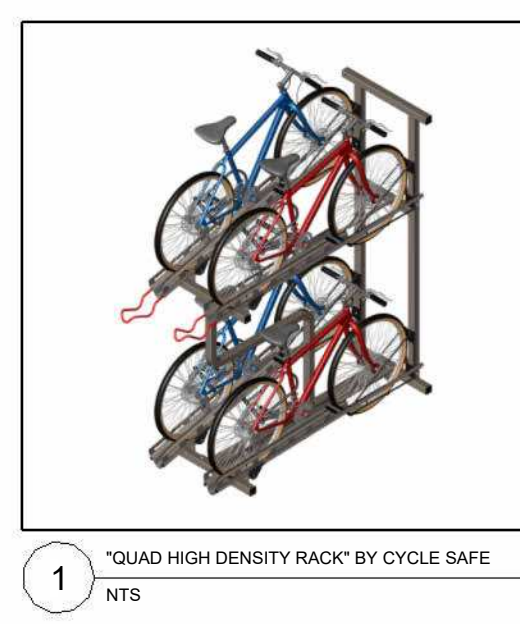
BASEMENT		
UNIT 001	1 BEDROOM	49.9 m ²
UNIT 002	1 BEDROOM	50.2 m ²
UNIT 003	1 BEDROOM	58.7 m ²
UNIT 004	STUDIO	39.6 m ²
198.4 m ²		
GROUND FLOOR		
UNIT 101	1 BEDROOM (BF)	49.3 m ²
UNIT 102	2 BEDROOM (BF)	61.7 m ²
UNIT 103	1 BEDROOM	45.4 m ²
UNIT 104	STUDIO (BF)	33.7 m ²
190.1 m ²		
SECOND FLOOR		
UNIT 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	58.8 m ²
UNIT 303	1 BEDROOM	55.5 m ²
UNIT 304	STUDIO	39.7 m ²
213.5 m ²		
GROSS FLOOR AREA: 815.3 m²		

PROJECT TEAM MEMBERS

OWNER/DEVELOPER	DAVID ASTON JERSEY DEVELOPMENTS INC. 943 BIRKWOOD AVE. OTTAWA
LANDSCAPE ARCHITECT	JAMES LINDON JAMES E. LEVONIK & ASSOCIATES 3552 GARLING AVE. OTTAWA
LAND SURVEYOR	FARLEY, SMITH & DENIS SURVEYING 30 GOLDENADE RD. NEPEAN
CIVIL ENGINEER	TOMMY MAK T. L. MAK ENGINEERING CONSULTANTS 1455 YOVILLE DRIVE, OTTAWA
ARCHITECT	J. GUY MONETTE ARCHITECTURE AND URBAN DESIGN 2054 FAIRMONT AVE. OTTAWA
ARCHITECTURAL DESIGNER	JASON GRANT-HENLEY GRANT-HENLEY DESIGN GROUP 8810 SOUTH ISLAND PARK, HANOTICK
STRUCTURAL ENGINEER	COLIN DAVIS DVA STRUCTURAL 333 PRESTON ST SUITE 110, OTTAWA
MECHANICAL & ELECTRICAL ENGINEER	DINESH JAIN JAIN CONSULTANTS 1409 EAST DANBRO CRES. MISSISSAUGA
CONSTRUCTION CONSULTANT	DOUG BURKHARDT 2357M CONSTRUCTION LTD. 585 LADY ELLEN PL. OTTAWA
PROJECT MANAGEMENT	CHRISTINE MCGUIRE DM PLANNING & DESIGN 45 EGLES ST UNIT C, OTTAWA



374 ATHLONE AVE
 ZONING: R4UB



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

PROPOSED SITE PLAN

370 ATHLONE AVE