

- GENERAL NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
  - CONTRACTOR MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER REGULATIONS BY AUTHORITIES HAVING JURISDICTION OVER THE WORK.
  - DO NOT SCALE THIS DRAWING.
  - THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED/SIGNED BY THE ARCHITECT.
  - COPYRIGHT OF THIS DRAWING IS RESERVED.

1 PROPOSED SITE PLAN - PHASE (2)  
A1.1 SCALE: 1:200

**ZONING DATA** (BASED ON ZONING BY-LAW 2008-250)

**MUNICIPAL ADDRESS:**  
351 SANDHILL ROAD, OTTAWA, ONTARIO, CANADA

**LEGAL DESCRIPTION:**  
PIN #: 045170006, PART OF LOT 10, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF MARCH/CITY OF OTTAWA

**PROPOSED ZONING DESIGNATION:**  
MINOR INSTITUTIONAL ZONE (I1) - AREA C SUBURBAN

**LOT AREA:**  
8,103.80 SQ. M. (2.0 ACRES)

**LOT DEVELOPMENT BREAKDOWN:**  
TOTAL BLDGS. FOOTPRINT: 1,605 SQ. M. (19.8%)  
GRASS/LANDSCAPING: 1,248 SQ.M.M. (15.4%)  
CONC. SIDEWALKS: 519 SQ. M. (6.4%)  
ASPHALT: 4,731.80 SQ. M. (58.4%)

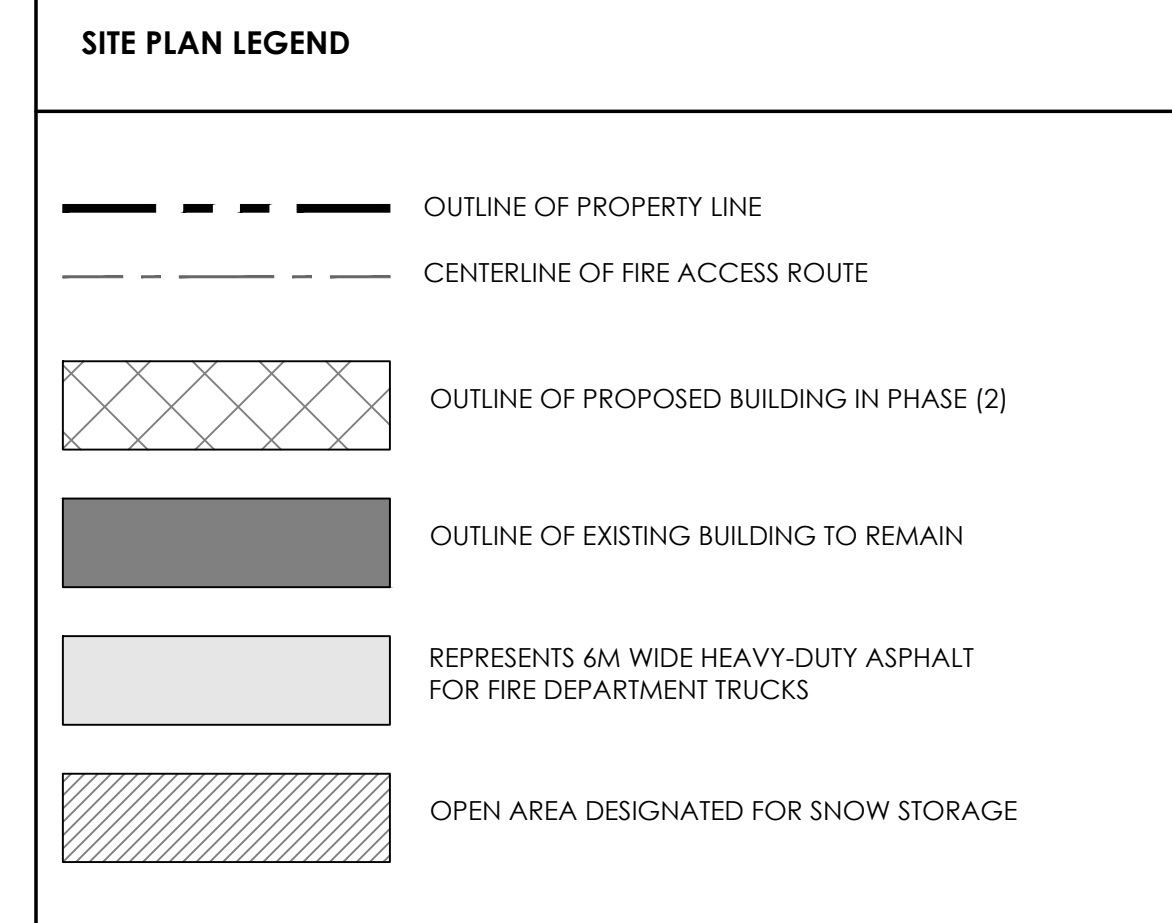
**BUILDING FOOTPRINT:**  
NEW BUILDING: 1,213 SQ. M.  
EXISTING MODIFIED BUILDING: 392 SQ. M.  
**GROSS BUILDING AREA: 1,605 SQ. M.**

**LOT COVERAGE:**  
(1,605/8,103.80) X 100 = 19.8%

**NEW BUILDING AREA BREAKDOWN:**  
BASEMENT FLOOR AREA: 620 SQ. M.  
GROUND FLOOR AREA: 491 SQ. M.  
SECOND FLOOR AREA: 1,213 SQ. M.  
**GROSS FLOOR AREA: 2,324 SQ. M.**

**NEW BUILDING USE FLOOR AREA BREAKDOWN:**  
GYMNASIUM: 494 SQ. M.  
PRAYER HALLS: 429 SQ. M.  
MULTI-PURPOSE ROOMS: 182 SQ. M.  
OFFICES: 20 SQ. M.  
MEETING ROOM: 22 SQ. M.  
CLASSROOMS [TOTAL OF 3]: 82 SQ. M.

I1 ZONING PROVISIONS	ZONING MECHANISM	REQUIRED	PROVIDED
LOT	LOT WIDTH	15M (min.)	61M (PER THE SURVEY PLAN)
	LOT AREA	400 SQ. M. (min.)	8,174.65 SQ. M. (PER THE SURVEY PLAN)
SETBACKS	FRONT YARD SETBACK	7.5M (min.)	40.4M
	REAR YARD SETBACK	7.5M (min.)	37.5M
	SIDE YARD SETBACK	7.5M (min.)	12.5M
BUILDING HEIGHT	MAX. PERMITTED HEIGHT	15M	11.95M
PARKING	PLACE OF WORSHIP (NEW BLDG.)	N46: 10/100 SQ. M. (429/100 X 10) = 42.9	
	PLACE OF WORSHIP (EXIST. BLDG.)	N66: 10/100 SQ. M. (194/100 X 10) = 19.4	
	MULTI-PURPOSE ROOMS	N24: 4/100 SQ. M. (182/100 X 4) = 7.28	
	GYMNASIUM	N24: 4/100 SQ. M. (494/100 X 10) = 19.76	
	OFFICE		
	CLASSROOMS	N81: 1.5/CLASSROOM (1.5 X 3) = 4.5	
	<b>TOTAL REQUIRED:</b>	<b>93.84</b>	123
	SMALL CAR PERMITTED	40% (41.6 SPACES)	22.74% (28 SPACES)
	DISABLED PARKING SPACES	2	3
	BICYCLE PARKING	1/1,500 SQ. M. GFA	
		EXISTING BUILDING GFA: 392 SQ. M.	
		NEW BUILDING GFA: 2,324 SQ. M.	
		<b>TOTAL GFA: 2,716 SQ. M.</b>	
		<b>2 REQUIRED BICYCLE PARKING SPACES</b>	4



- NOTES**
- EXISTING SITE INFORMATION INCLUDING LOT LINES, GRADES, TOPOGRAPHY, VEGETATION ETC., SHOWN ON THIS DRAWING FOR COORDINATION PURPOSES ONLY AND ARE BASED ON THE TOPOGRAPHIC SURVEY PLAN PREPARED BY FAIRHALL WOLFART & WOODLAND, ONTARIO LAND SURVEYOR, DATED DECEMBER 2016.
  - REFER TO THE LANDSCAPE PLAN FOR EXISTING & PROPOSED TREES AND VEGETATION.

ORIENTATION

PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS  
AHMED AHMED  
LICENCE 7766

**A+ Architecture Inc.**  
555 LEGGETT DRIVE  
TOWER A, SUITE 304  
KANATA, ON K2K 2X3  
+1 613 699 6860  
info@aplus-arch.com  
www.aplus-arch.com

CLIENT

**KANATA MUSLIM ASSOCIATION**

PROJECT

**KMA MOSQUE AND COMMUNITY CENTER**  
351 SANDHILL ROAD  
KANATA, ON K2K 1X7

DRAWING TITLE

**PROPOSED SITE PLAN - PHASE (2)**

DRAWN BY: C.G.M. DRAWING NO.:  
REVIEWED BY: A.A. **A1.1**  
START DATE: 2016/11/23  
PROJECT NO.: 16010 REVISION NO.: 00