

1 SITE PLAN
SCALE 1:400

ZONING:

ZONING MECHANISM	REQUIRED	PROPOSED
EXISTING ZONING =		
MINIMUM LOT AREA	2000 sq.m	15,514 sq.m
MINIMUM LOT WIDTH	NO. MIN.	51.82m
MAXIMUM LOT COVERAGE	65%	17%
FRONT YARD SETBACK (MIN):	7.5m	15.26m
REAR YARD SETBACK (MIN):	7.5m	242m
INTERIOR SIDE YARD SETBACK (MIN)	7.5m	4.89m
CORNER SIDE YARD SETBACK (MIN)	7.5m	9.16m
FLOOR SPACE INDEX (MAX):	2	0.44
BUILDING HEIGHT (MAX):	18m	10.3m
MIN. LANDSCAPE FOR PARKING		
ABUTTING A STREET	3m	N/A
NOT ABUTTING A STREET	3m	VARIES

FLOOR AREAS:

BASEMENT FOOTPRINT:
- 2,670 sq.m or [28,760 sq.ft.]

GROUND FLOOR FOOTPRINT:
- 2,670 sq.m or [28,760 sq.ft.]

SECOND FLOOR FOOTPRINT:
- 1,030 sq.m or [11,125 sq.ft.]
- 490 sq.m or [5,275 sq.ft.]

TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT):
- 6,860 sq.m or [73,945 sq.ft.]

TOTAL GROSS FLOOR AREA (NOT INCLUDING BASEMENT):
- 4,190 sq.m or [45,185 sq.ft.]

COMPONENT AREAS:

PRAYER HALL AREA:
MAIN HALL - 458 sq.m or [4,930 sq.ft.]
UPPER HALL - 215 sq.m or [2,314 sq.ft.]

SCHOOL:
16 CLASSROOMS (3 GROUND FLOOR, 13 2ND FLOOR)
920 sq.m or [9,892 sq.ft.]

GYMNASIUM:
- 630 sq.m or [6,781 sq.ft.]
APPROX. 20m WIDE x 30m LONG

POOL:
20m LONG x 10m WIDE

BICYCLE PARKING COUNTS

-BICYCLE
REQUIRED PARKING = 14 SPACES
1 SPOT PER 1,500 sq.m TOTAL GFA (5) +
1 SPOT PER 100 sq.m OF SCHOOL GFA (9)
(SCHOOL GFA = 946 sq.m)
TOTAL PROVIDED PARKING = 20 SPACES

PARKING COUNTS

-AUTOMOBILE
REQUIRED WORSHIP AREA PARKING = 99 SPACES
(10 PER 100 sq.m FLOOR AREA)
(990/100x10 = 99)
REQUIRED COMMUNITY CENTER PARKING = 56 SPACES
(4 PER 100 sq.m FLOOR AREA)
(1395/100x4 = 55.8)
REQUIRED ASSEMBLY SPACE PARKING = 103 SPACES
(10 PER 100 sq.m FLOOR AREA)
(1029/100x10 = 102.9)
REQUIRED CLASSROOM PARKING = 24 SPACES
(1.5 PER CLASSROOM)
(CLASSROOMS: 16x1.5= 24)
TOTAL REQUIRED PARKING = 282 SPACES

PROVIDED PARKING = 168 (2.6m x 5.2m) PARKING +
113 (2.4m x 5.2m) PARKING +
3 HANDICAPPED SPACES
TOTAL: 284

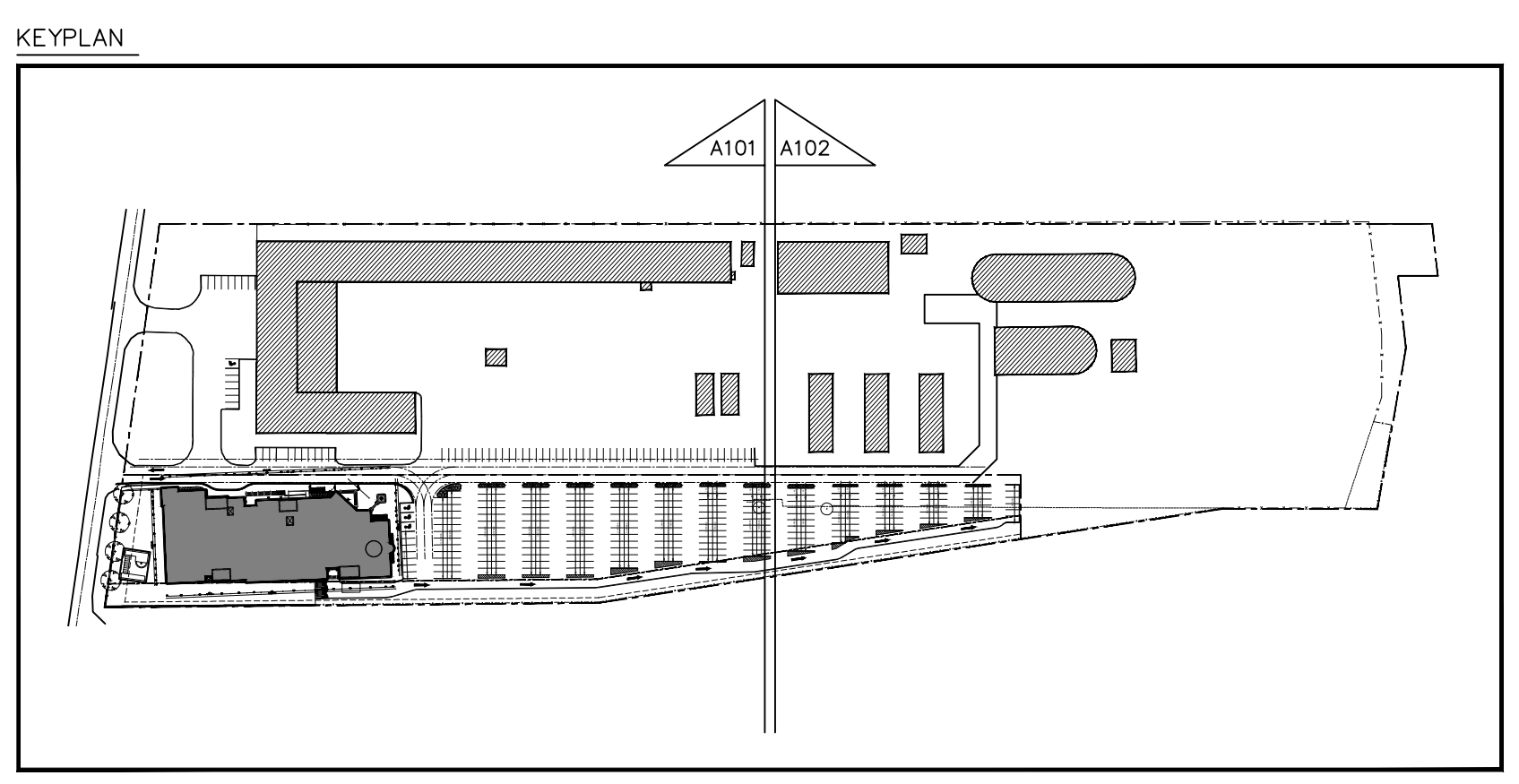
LEGEND

— x — EXISTING FENCE TO REMAIN
x x x x x NEW 1.8m HIGH CHAIN LINK FENCE
— o — NEW 1.8m HIGH ORNAMENTAL METAL FENCE

APPROVED REFUSED

THIS ___ DAY OF ___, 20__

DON HERWEYER, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2. ALL UTILITIES SHOWN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK.
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPERTY UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BLOCK UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DISTRICT UNLESS OTHERWISE SPECIFIED.

PROPOSED RESISTANCE RATING LEGEND:
1.5M - 1.5M RESISTANCE RATING
2.0M - 2.0M RESISTANCE RATING
2.5M - 2.5M RESISTANCE RATING
3.0M - 3.0M RESISTANCE RATING

SEE A102 FOR CONTINUATION OF SITE PLAN

PROFESSIONAL ASSOCIATION OF ARCHITECTS OF ONTARIO
REGISTERED ARCHITECT
DON HERWEYER
1842
1842

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DATE: 2014-07-12
AS NOTED: 2016-06-15

ALBION MOSQUE
3095 ALBION ROAD, OTTAWA, ON.

PROJECT NUMBER: SL-087-12

SITE PLAN

A 101