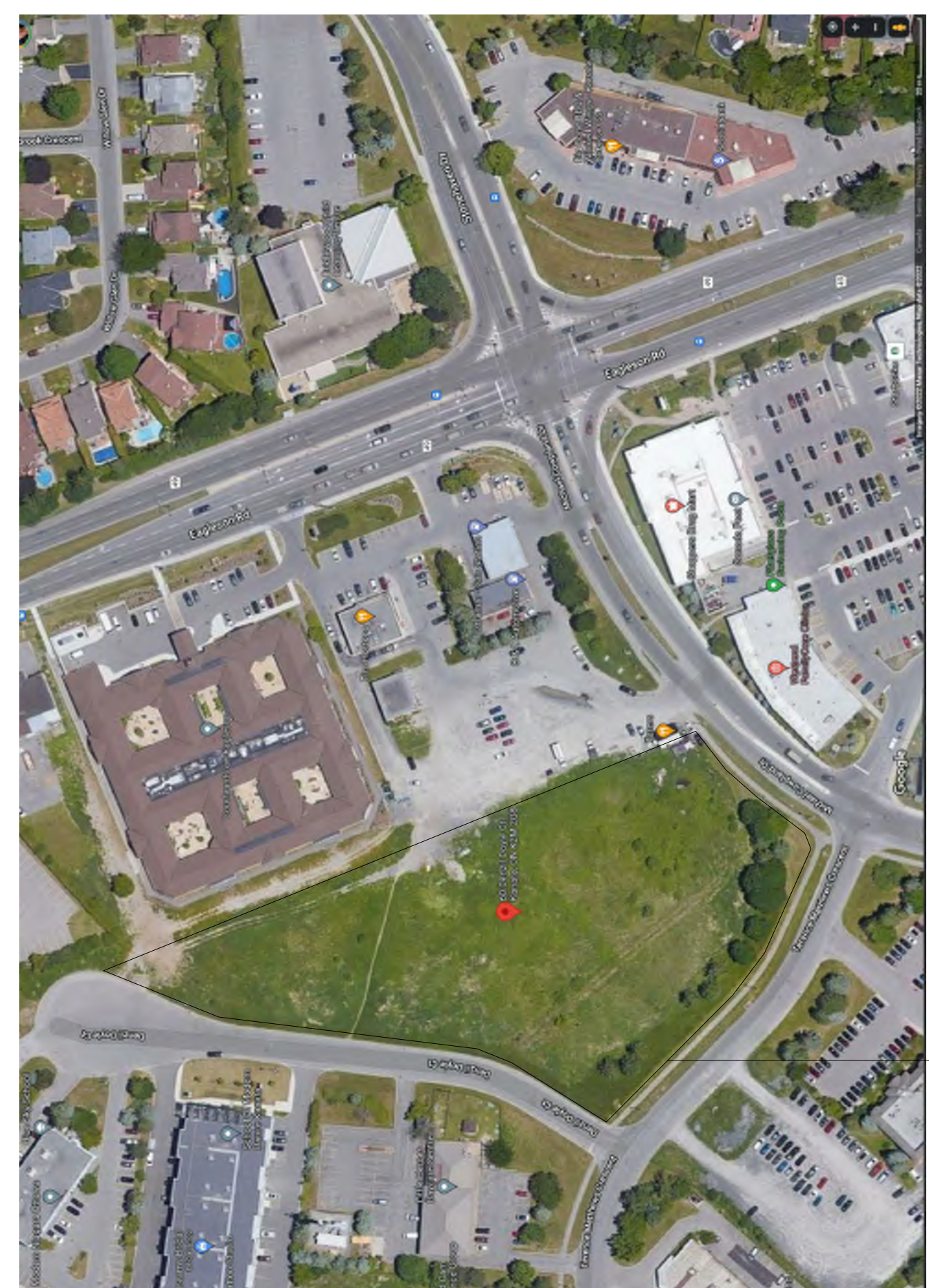
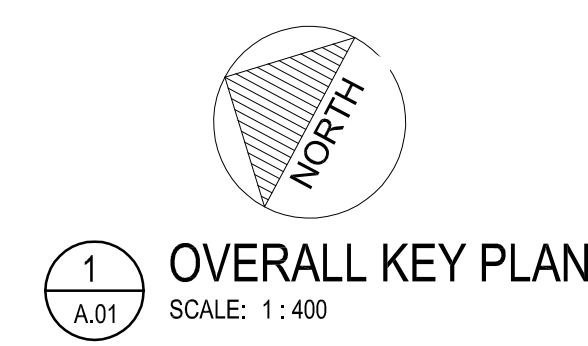
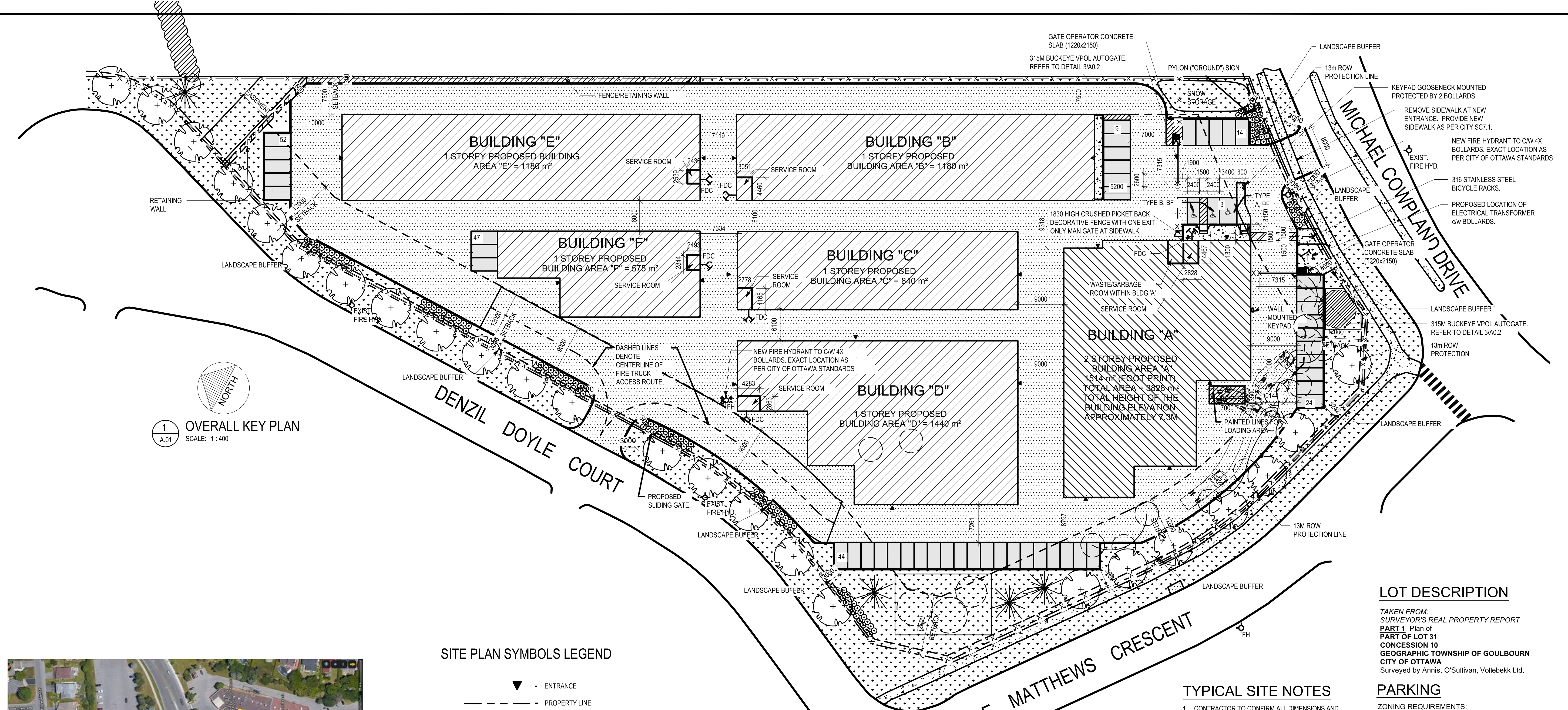


EDIT FAMILY AND ADD BUILDING FOOTPRINT KEYPLAN HERE. REMOVE TEXT AND HIDDEN LINE. ADD SHADED AREAS WITH YES/NO PARAMETERS TO CONTROL VISIBILITY OF BUILDING PARTS.

2023.07.18	REISSUED FOR SITE PLAN APPLICATION
2023.06.06	REISSUED FOR SITE PLAN APPLICATION
2023.03.15	REISSUED FOR SITE PLAN APPLICATION
2022.12.12	ISSUED FOR SITE PLAN APPLICATION
NO. DATE	ISSUED
PROJECT	

**ACCESS STORAGE 75 MICHAEL COWPLAND DRIVE**

**GENERAL SITE PLAN**



SITE LOCATION

**SITE PLAN SYMBOLS LEGEND**

- ▼ = ENTRANCE
- = PROPERTY LINE
- FH = FIRE HYDRANT
- = SIDEWALK/ CONCRETE SURFACE
- - - = SETBACK LINE
- = GRASS
- X - X - X = FENCE LINE
- = LANDSCAPING
- = ASPHALT
- = PAINTED LINES
- T = PADMOUNT TRANSFORMER BY HYDRO OTTAWA, PROVIDE TRANSFORMER BASE TO HYDRO OTTAWA STANDARDS. PRECAST TRANSFORMER BASE AND BOLLARDS BY GENERAL CONTRACTOR. REFER TO HYDRO OTTAWA STANDARD DETAILS UFS0001, UGS0002 AND UTS0038.
- = BOLLARD
- = DENOTES TREE TO BE REMOVED
- = DENOTES TREE TO REMAIN
- ★ = DENOTES NEW TREE. REFER TO LANDSCAPE
- ⊕ = DENOTES NEW TREE. REFER TO LANDSCAPE

**ZONING**

75 Michael Cowpland Drive  
SITE INFORMATION  
Legal Description:  
Part of Lot 31, Concession 10, Geographic Township of Goulbourn, City of Ottawa  
Municipal Address:  
75 Michael Cowpland Drive, Kanata, ON  
Site Area:  
16,575 m<sup>2</sup> (178,411.8 ft<sup>2</sup>)  
Building Area:  
Existing: N/A  
Proposed: 8,557 m<sup>2</sup> (92,106.8 ft<sup>2</sup>)  
ZONING INFORMATION:  
Zoning:  
Business Park Industrial, Subzone 4 - Kanata South Business Park (IP4)  
Lot Coverage (Sec 205., Table 205):  
Required: 55% (maximum)  
Proposed: 41%  
Building Height (Sec. 205, Table 205(h)):  
Required: 22 m (maximum)  
Proposed: 6.8 m  
Floor Space Index (Sec. 205, Table 205(g)):  
Required: 2 (maximum)  
Proposed: 0.5  
Required Yards (Sec. 206, Table 206B):  
Min. Front Yard: Building A - 12 m (12 m required)  
Min. Interior Side Yard: Buildings B and E - 7.5 m (7.5 m required)  
Min. Rear Side Yard: 12 m (7.5 m required)

**TYPICAL SITE NOTES**

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION
- LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED TO CONSTRUCTION ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS
- LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- ALL EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SODDED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COSTS.
- ALL EXISTING TREES, SHRUB BEDS, MULCH BEDS, AND SOD TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COST.
- USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
- FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH). FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE.
- ALL TREES WITHIN OR IMMEDIATELY ADJACENT TO AREA OF WORK TO BE PROTECTED TO CITY OF OTTAWA TREE PROTECTION STANDARDS.  
REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF ALL EXISTING, REMOVED, AND PROPOSED TREE AND SHRUB PLANTING

**LOT DESCRIPTION**

TAKEN FROM:  
SURVEYOR'S REAL PROPERTY REPORT  
PART 1 Plan of  
PART OF LOT 31  
CONCESSION 10  
GEOGRAPHIC TOWNSHIP OF GOULBOURN  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

**PARKING**

ZONING REQUIREMENTS:  
WAREHOUSE: 0.8 PER 100M2 FOR THE FIRST 5,000 m<sup>2</sup> OF G.F.A. AND 0.4 PER 100 m<sup>2</sup> ABOVE 5,000 m<sup>2</sup> OF G.F.A  
TOTAL PROPOSED G.F.A. = 8,243 m<sup>2</sup>  
= 0.8\*(5,000 m<sup>2</sup> / 100 m<sup>2</sup>) = 40 PARKING STALLS  
+ 0.4\*(3243 m<sup>2</sup> / 100 m<sup>2</sup>) = 12 PARKING STALLS  
TOTAL PARKING STALLS REQUIRED = 52  
TOTAL PARKING STALLS PROVIDED = 52  
FDC - APPROXIMATE LOCATION OF FIRE DEPARTMENT CONNECTION ON BUILDING

**SITE SUMMARY**

EXISTING LOT AREA	16575 SQ.M
PROPOSED BUILDING "A"	3028 SQ.M
PROPOSED BUILDING "B"	1180 SQ.M
PROPOSED BUILDING "C"	840 SQ.M
PROPOSED BUILDING "D"	1440 SQ.M
PROPOSED BUILDING "E"	1180 SQ.M
PROPOSED BUILDING "F"	575 SQ.M
TOTAL PROPOSED G.F.A.	8,243 SQ.M
LOT COVERAGE(8,243-1514 BLDG*A")	6729 40% PROPOSED

THE MAXIMUM PERMITTED LOT COVERAGE IS 55% AS PER TABLE 205(C)

**ONTARIO BUILDING CODE**

- SITE PLAN DESIGN IS BASED ON 'SECTION 3.10. SELF-SERVICE STORAGE BUILDINGS'.
- OCCUPANCY CLASSIFICATION IS F-2. ALL BUILDING ARE SPRINKLERED. OCCUPANT LOAD DOES NOT APPLY.
- SPATIAL SEPARATIONS DOES NOT APPLY BETWEEN BUILDINGS AS PER OBC 3.10.4.3 (4). THE DISTANCE BETWEEN INDIVIDUAL BUILDINGS SHALL NOT BE LESS THAN 6M.
- PER OBC 3.10. PROVISIONS FOR FIRE FIGHTING MEETS 9M WIDE ACCESS ROUTE AND UNOBSTRUCTED PATH OF TRAVEL FOR THE FIREFIGHTER FROM THE VEHICLE TO THE FIRE DEPARTMENT CONNECTION (FDC) OF MAX. 45M.



CONSULTANT

CONSULTANT

CONSULTANT

CLIENT



COPYRIGHT NOTICE  
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.  
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN  
PERMISSION BY ARCHITECTURE49 INC.

SEAL:

THIS BAR IS 25mm LONG WHEN PLOTTED AT  
CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW:	DIGITAL REFERENCE:
	EDIT FAMILY AND ADD OR CODE FOR BIM 360 SITE. REMOVE HIDDEN LINE.

PROJECT NO.: 219-00058-11 CONTRACT NO.  
DRAWN BY: NM/AS CHECKED BY: JC/AB APPROVED BY: Approver  
KEYPLAN:

EDIT FAMILY AND ADD BUILDING FOOTPRINT  
KEYPLAN HERE. REMOVE TEXT AND HIDDEN  
LINE. ADD SHADED AREAS WITH YES/NO  
PARAMETERS TO CONTROL VISIBILITY OF  
BUILDING PARTS.

2023.07.18 RE-ISSUED FOR SITE PLAN APPLICATION  
NO. DATE ISSUED  
PROJECT

**ACCESS STORAGE 75  
MICHAEL COWPLAND  
DRIVE**

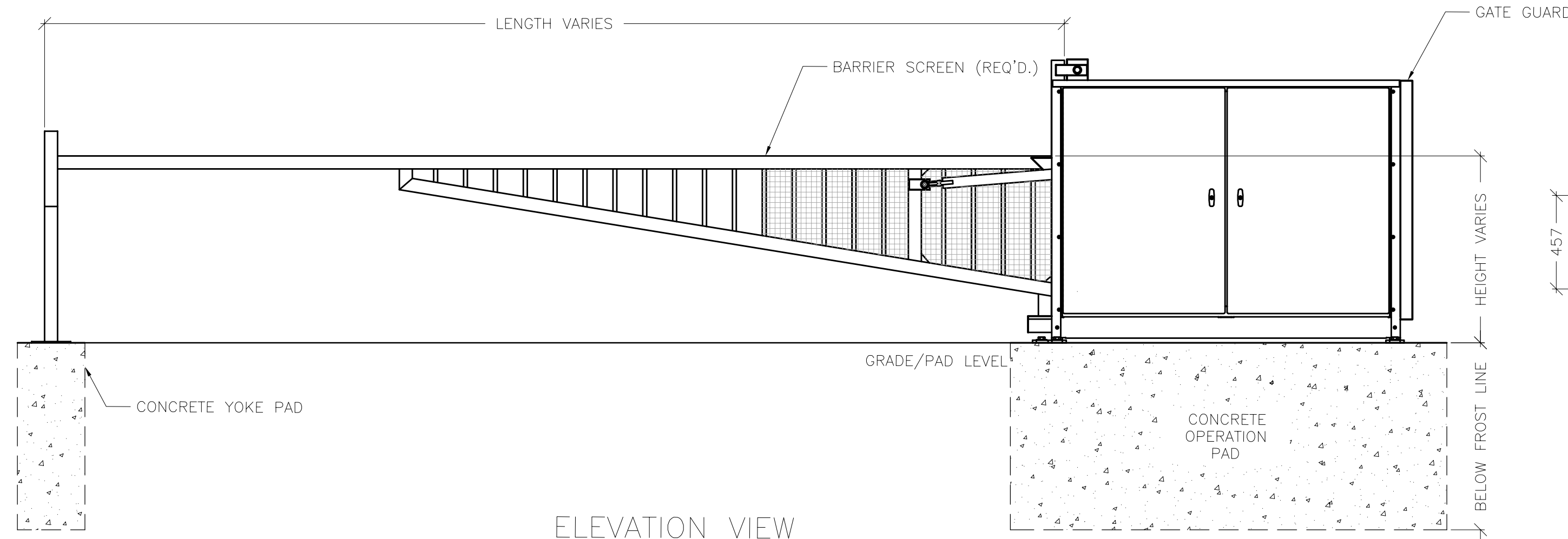
DRAWING TITLE

**SITE PLAN DETAILS**

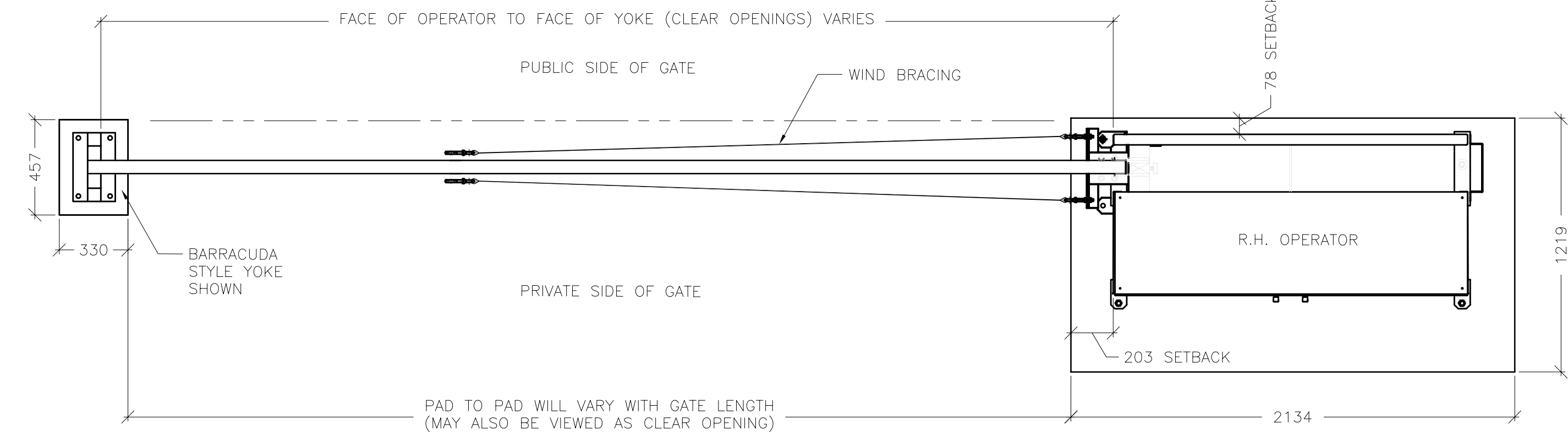
DRAWING NO.

**A.02**

#18885

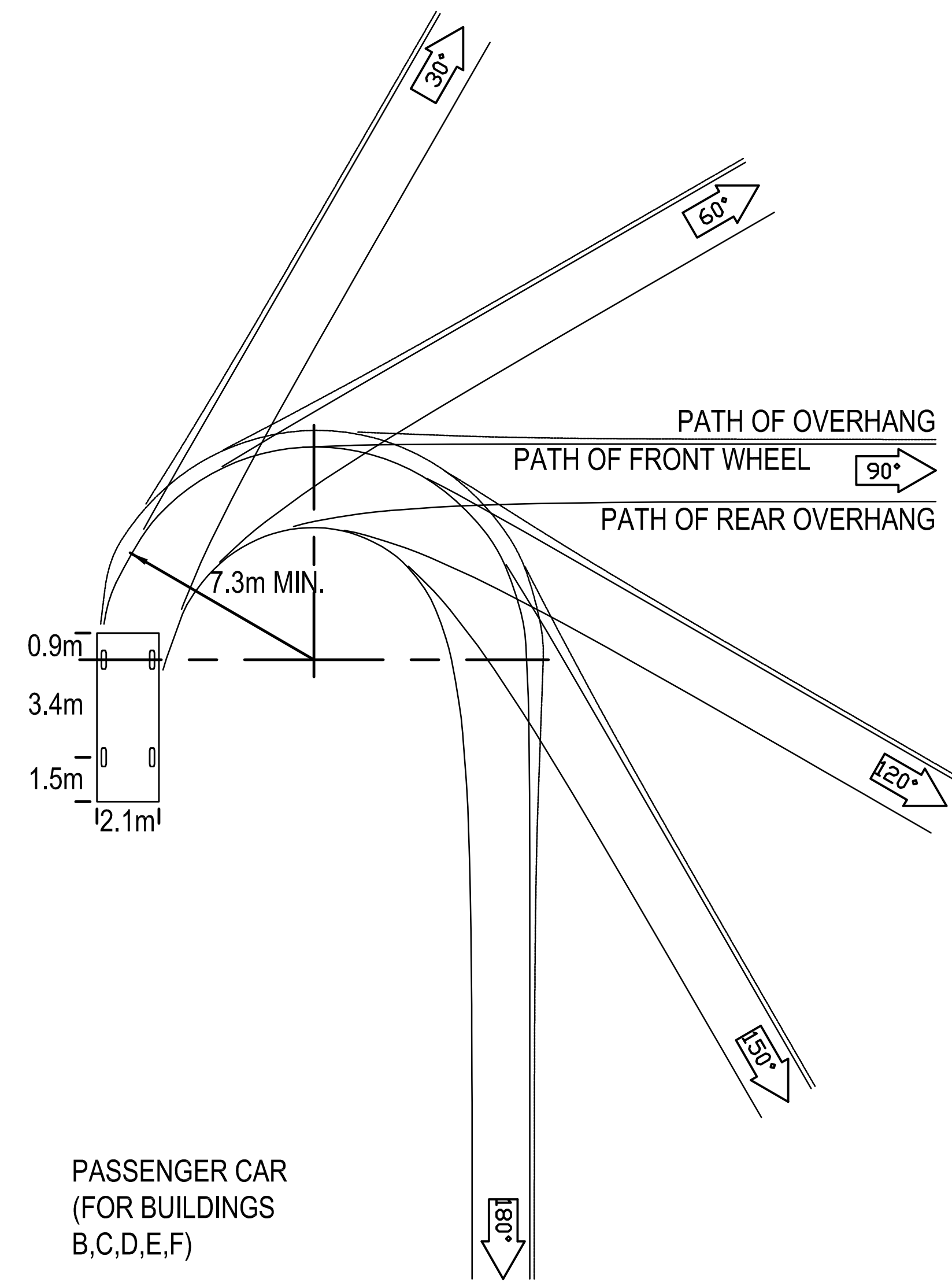
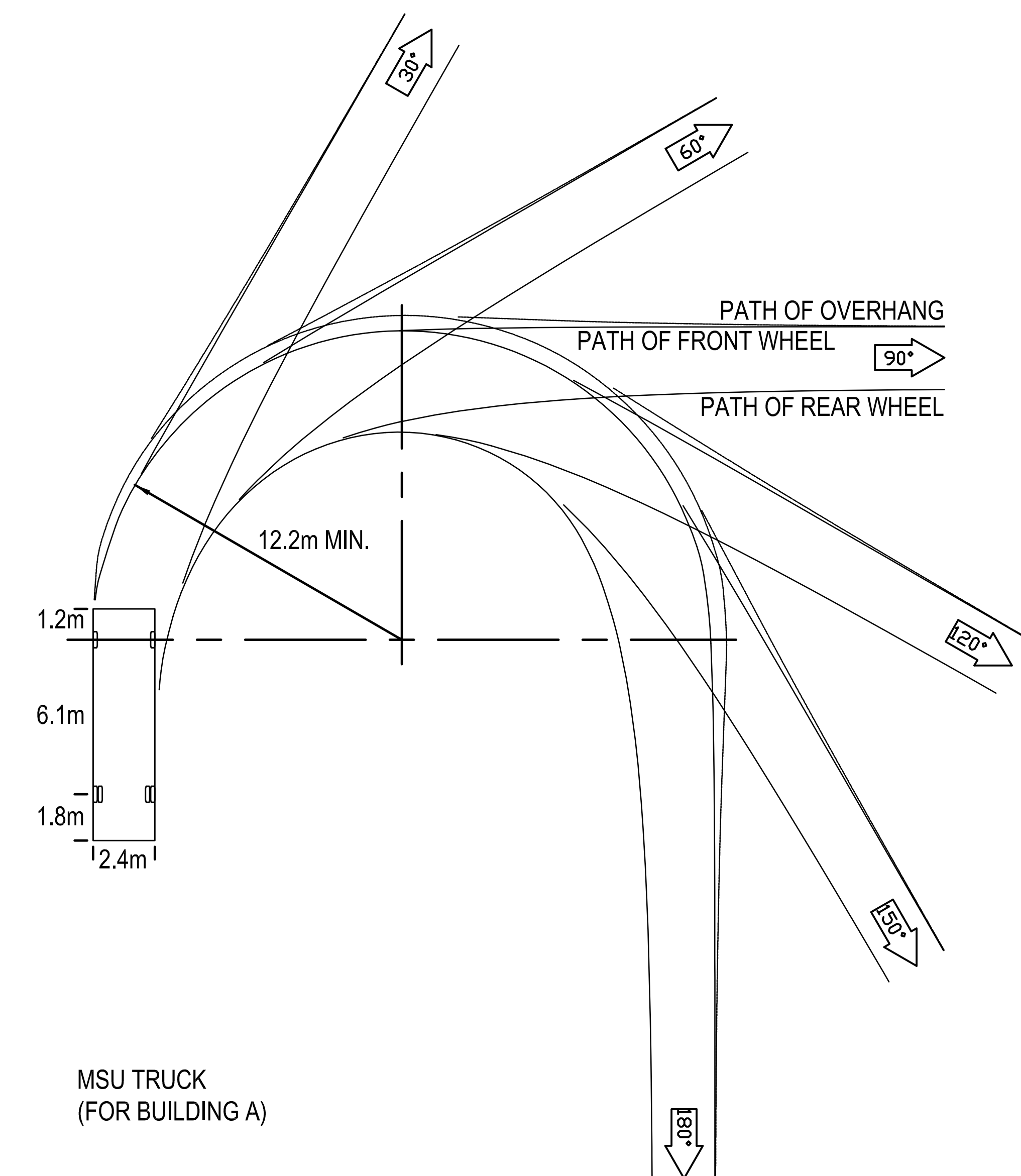


ELEVATION VIEW



PLAN VIEW

3 PIVOT GATE  
SCALE: 1:20



1 TURNING TEMPLATES  
SCALE: 1:140

