

Cisco Systems, Inc.

Cisco Ottawa Campus



Proposed Site Plan Application - 2000 Innovation Drive - FILE NO: PC2025-0127

MAB
2000 Innovation Drive,
Kanata, ON K2K 3E8 ,Canada

ISSUED FOR SITE PLAN CONTROL (SPC) ROUND 1
2025.12.12

MECHANICAL AUXILIARY BUILDING (MAB)

NOTE: PRE-CONSULTATION MEETING FEEDBACK RECEIVED JUNE 4,2025



CLIENT
Cisco Systems, Inc.

170 West Tasman Drive
San Jose, California, 95134

NO.	DESCRIPTION	DATE
1	ISSUED FOR SPC ROUND 1	2025.12.12

Cisco Ottawa Campus
MAB
2000 Innovation Drive,
Kanata, ON K2K 3E8

PRIME CONSULTANT

Arcadis Architects (Canada) Inc.
500-333 Preston Street,
Ottawa, Ontario, K1S 5N4
CONTACT - Troy Whalen
PHONE - 647-339-4060
EMAIL - Troy.Whalen@arcadis.com

DISCIPLINES - ARCHITECTURAL,
PLANNING, CIVIL, LANDSCAPE,
TRANSPORTATION, ENVIRONMENTAL
(ESA), ECOLOGY.

PROJECT MANAGER

CBRE
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Ottawa, ON, K1R 7Y6
CONTACT - Dom Seipp
PHONE - 613-899-5323
EMAIL - Domino.Seipp@cbre.com

GEOLOCATED SURVEY

Annis O'Sullivan Vollebakk Ltd.(AOV)
14 Concourse Gate #500,
Nepean, ON, K2E 7S6
PHONE - 613-727-0850
CELL - 613-880-7965

Note: AOV Carried By CISCO (Owner/Client)

**STRUCTURAL/MECHANICAL/ELECTRICAL/
PLUMBING (MEP)/FIRE PROTECTION ENGINEERS**

ARUP
47 Clarence Street, Suite 202,
Ottawa, ON, K1N 5P9
CONTACT - Khaled Abou-Alfa
EMAIL - Khaled.Abou-Alfa@arup.com

**STRUCTURED CABLING &
ACOUSTIC DESIGN**

TEECOM
50 California Street, Suite 1500,
San Francisco, CA, 94111
CONTACT - Dave Main
PHONE - 510-337-2800
EMAIL - Dave.Main@teecom.com

ARCHAEOLOGICAL ASSESSMENTS, PHASES 1 & 2

Nadine Kopp
Partner & Senior Archaeologist
Phone: 613-807-2071
Mobile: 613-807-1124
Website: www.matrixheritage.ca
Email: nkopp@matrixheritage.ca
Office Address: 6131 Perth StreetRichmond, Ontario,K0A 2Z0
Mailing Address: P.O. Box 69,Richmond, Ontario,K0A 2Z0

BUILDING CODE/LIFE SAFETY

Senez Consulting Ltd.
93 Skyway Avenue, Suite 102,
Toronto, ON, M9W 6N6
CONTACT - Gordana Tjanic
PHONE - 647-499-6565
EMAIL - Gordana@senezco.com

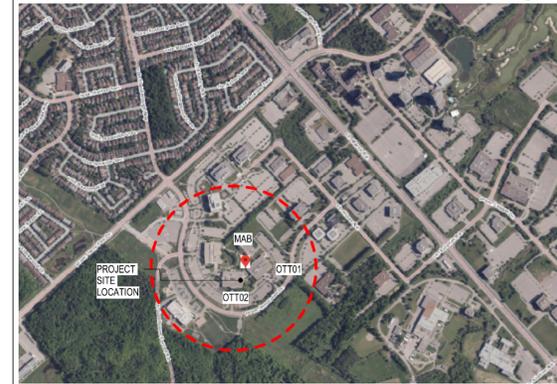
DOOR FRAMES & HARDWARE

Total Opening Consultants Ltd.
895 Don Mills Rd. Suite 900,
Toronto, ON M3C 1W3
CONTACT - Jean-Louis Bramwell
PHONE - 647-288-8063
EMAIL - Jean-Louis.Bramwell@totalopeningconsultants.com

MASW + GEOTECHNICAL REPORT

WSP Canada Inc.
1931 Robertson Road Buildings A and B
Ottawa, ON K2H 5B7 Canada
(613) 592-9600
Chris Hendry, P.Eng
Senior Geotechnical Engineer
E-mail:arthur.kuitchoupetke@wsp.com
Note: WSP carried by Cisco (Owner/Client)

LEGEND: OTTAWA 01 BLDG
OTT01: OTTAWA 02 BLDG
OTT02: OTTAWA 02 BLDG
MAB: MECHANICAL AUXILIARY BLDG (PROVIDING POWER +
COOLING TO COMPUTING LABS W/IN OTT01 BLDG)



ARCHITECTURE SHEET INDEX

NO.	SHEET NAME	ISSUED FOR SPC ROUND 1
AM-000	MAB - COVER SHEET	●
AM-102	SITE PLAN EXISTING CONDITIONS	●
AM-103	PROPOSED SITE PLAN	●
AM-104	PROPOSED SITE PLAN & GROUND LEVEL-ENLARGED	●
AM-105	SITE PLAN DEMO AND NEW	●
AM-201	ARCHITECTURAL CONCEPT	●
AM-202	BUILDING ELEVATIONS & SECTIONS	●
Grand total: 7		

Project credits: Christopher Fickert, Zandria Tolliver,
Mazen Totoni, Troy Whalen, Yazan Bilbeisi.

NOT FOR CONSTRUCTION

CONSULTANT

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Matrix
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Ontario,K0A 2Z0

SEAL



PRIME CONSULTANT

ARCADIS
333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
Tel 613 225 1311
www.arcadis.com

PROJECT NO: MAB-30298433	APPLICATION NO: PC2025-0127
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SHEET NUMBER AM-000	ISSUE 1
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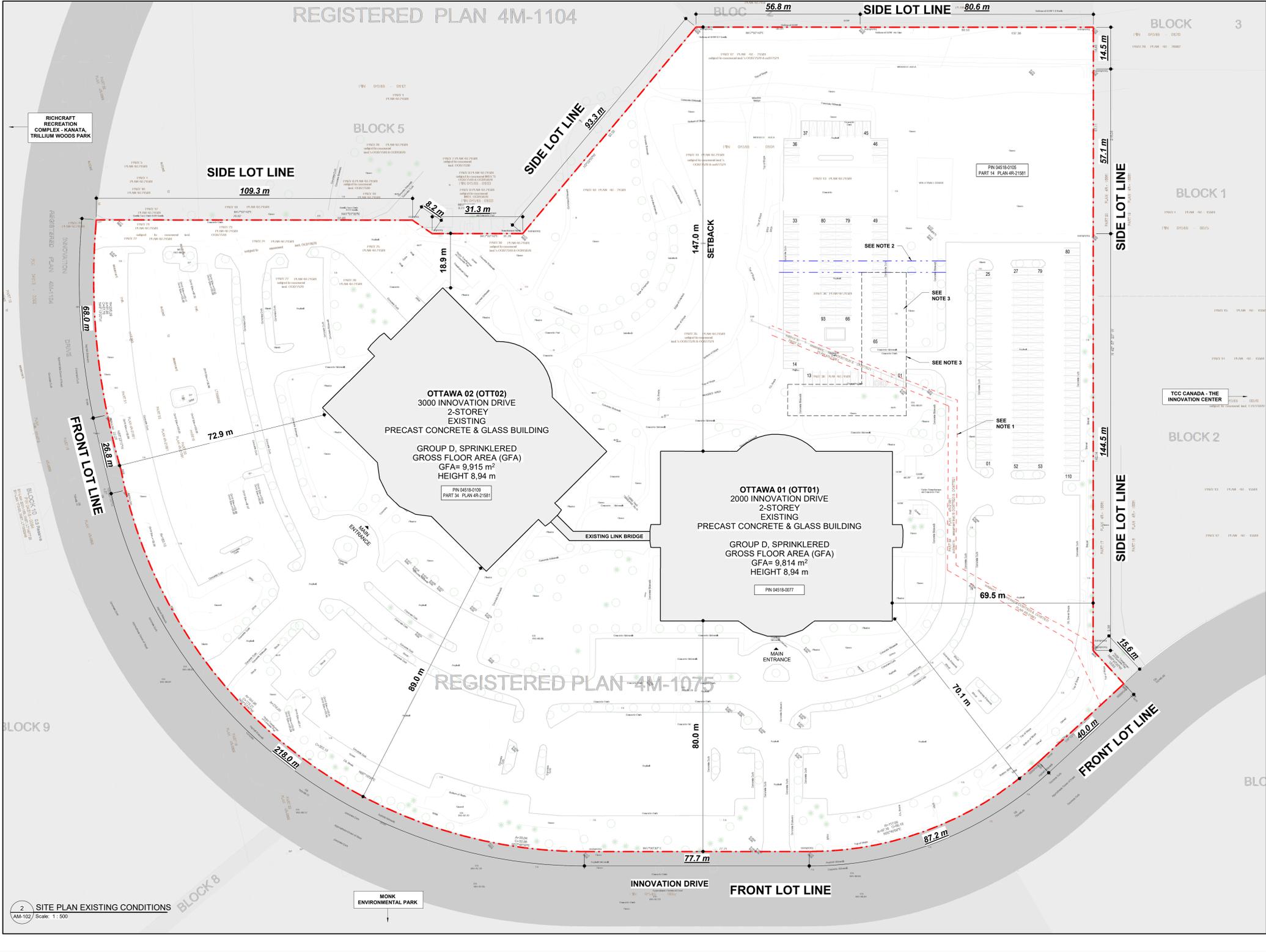
CLIENT

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 Arcadis Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC ROUND 1	2025.12.12

OT02 **MAB**
 OTT01



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NOTE 1:
 PRIVATE EASEMENT - SEWER LINE RELOCATION & TITLE UPDATE
 BACKGROUND
 THE SUBJECT PROPERTY CONTAINS A PRIVATE EASEMENT BETWEEN TWO PARTIES, ONE OF WHOM IS THE OWNER OF THE PROPERTY. THIS EASEMENT CURRENTLY ACCOMMODATES A SEWER LINE THAT IS PROPOSED TO BE RE-ROUTED AS PART OF UPCOMING SITE DEVELOPMENT WORK. AS THE SEWER LINE ALIGNMENT WILL CHANGE, THE EXISTING EASEMENT WILL NEED TO BE LIFTED AND REINSTATED ON TITLE TO REFLECT THE NEW LOCATION. THIS PROCESS REQUIRES A NEW AGREEMENT TO BE EXECUTED BETWEEN THE TWO PARTIES, INCORPORATING THE UPDATED EASEMENT DETAILS.
PER THE CITY'S REQUEST: IT IS UNDERSTOOD THAT THIS IS A PRIVATE EASEMENT, NOT ONE HELD BY THE CITY OF OTTAWA. HOWEVER, AS PART OF THE CITY'S CONDITIONS OF APPROVAL, WRITTEN CONFIRMATION FROM BOTH PARTIES TO THE EASEMENT IS REQUIRED TO SUPPORT THE PROPOSED LIFTING AND REINSTATEMENT. CONFIRMATION WILL BE PROVIDED FOR SPC #2.

NOTE 2:
 PROPOSED RELOCATED EASEMENT - SEE CIVIL DRAWINGS. TWO OPTIONS PRESENTED TO CITY STAFF IN OCT. 2025. RECOMMENDED OPTION PRESENTED FOR SPC #1.

NOTE 3:
 PROPOSED MAB OUTLINE.

Scale 1:500

SEAL

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PROJECT
 Cisco Ottawa Campus
 MAB
 2000 Innovation Drive,
 Kanata, ON K2K 3E8

PROJECT NO: MAB-30298433
APPLICATION NO: PC2025-0127

DRAWN BY: YB
CHECKED BY: YB

PROJECT MGR: YB
APPROVED BY: TW

SHEET TITLE
 SITE PLAN EXISTING CONDITIONS

SHEET NUMBER AM-102 **ISSUE** 1

SITE LEGEND:

- PROPERTY LINE
- ZONING SETBACKS
- FIRE ACCESS ROUTE (FAR)
- PROPOSED SITE PLAN SCOPE OF WORK
- PRIVATE EASEMENT TO BE RELOCATED
- PROPOSED EASEMENT
- EXISTING FIRE HYDRANT
- FENCE
- BOLLARDS
- BIKE RACKS
- EXIT OR ENTRANCE
- EXTERIOR LIGHT BOLLARD
- WALL MOUNTED DOWN LIGHT - DARK SKY COMPLIANT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SPECIMEN SHRUB
- TABLE AND CHAIRS
- PROPOSED LIGHT STANDARD
- EXISTING LIGHT STANDARD
- ARMOURSTONE BOULDERS
- NATIVE SEED MIX
- PERENNIAL PLANTING
- EXISTING SOD TO REMAIN
- BOUND AGGREGATE
- C.I.P CONCRETE PAVING
- GRAVEL
- LOOSE SAND
- HD INTERLOCKING PAVERS
- SAFTY ZONE / NO PARKING
- TACTILE WALKING SURFACE INDICATOR (TWS)
- DMC / MC / DC - DRESSER / MOUNTABLE CURB / BARRIER CURB ** PARKING AREAS AND ENTRANCES SHALL HAVE BARRIER CURBS
- DMC / MC / DC - DRESSER / MOUNTABLE CURB / BARRIER CURB

UTILITIES:

- SANITARY MANHOLE
- SANITARY SEWER
- STORM MANHOLE
- STORM SEWER - 8000
- STORM SEWER - 3000
- WATERMAIN
- STREET CATCHBASIN - TOP GRATE
- STREET CATCHBASIN - GUTTER
- DOUBLE CATCHBASIN - TOP
- DOUBLE CATCHBASIN - GUTTER
- DITCH INLET MANHOLE
- CATCHBASIN MANHOLE
- REAR YARD CATCHBASIN
- REAR YARD "TEE" CATCHBASIN
- REAR YARD "END" CATCHBASIN
- REAR YARD "CUSTOM ANGLED" CATCHBASIN
- REAR YARD "THREE WAY" CATCHBASIN
- PERFORATED REAR YARD SUBRAIN
- CSP CULVERT C/W DIAMETER
- VALVE AND VALVE CHAMBER
- VALVE AND VALVE CHAMBER C/W SERVICE POST
- FIRE HYDRANT C/W BOTTOM
- WIRE MAIN REDUCER
- VERTICAL BEND LOCATION
- SIAMENSE CONNECTION
- METER (IF REQUIRED)
- REMOTE METER (IF REQUIRED)
- WATER MAIN IDENTIFICATION (IF REQUIRED)
- PIPE CROSS IDENTIFICATION (IF REQUIRED)
- SINGLE SERVICE LOCATION
- DOUBLE SERVICE LOCATION
- SINGLE SERVICE LOCATION (REQUIRES SLEEVE)
- INFERRED REFUSAL (SEE GEOTECHNICAL)
- 100 YEAR STORM HYDRAULIC GRADE LINE
- UNDERSIDE OF FOOTING ELEVATION
- CLAY SEAL IN SEWER / WATERMAIN TRENCH

VEHICLES:

- AERIAL FIRE TRUCK
- TRUCK

SCOPE OF WORK

EXISTING CONDITIONS

	EXISTING	REMOVED	REMAINING
SOFTSCAPE	5142 m ²	1687 m ²	3455 m ²
HARDSCAPE	6940 m ²	1325 m ²	5615 m ²

PROPOSED

	PROPOSED	EXISTING	DELTA
SOFTSCAPE	4680 m ²	5142 m ²	-460-5142 = -462 m ²
HARDSCAPE	7402 m ²	6940 m ²	7402 - 6940 = +462 m ²

SITE DATA AND ZONING INFORMATION

PROJECT LOCATION: 2000 (OTT01) AND 3000 (OTT02) INNOVATION DRIVE, KANATA, ON K2K 3E8
 LEGAL DESCRIPTION: PART OF BLOCK 3, REGISTERED PLAN 4M1075, KANATA.
 PROPERTY OWNER: CISCO SYSTEMS INC, 170 WEST TASMAN DR., SAN JOSE, CA USA 95134

PROVISION	IG6 H(44)	PROPOSED
MINIMUM LOT AREA (TABLE 200C.1)	4000 m ²	78,344.74 m ²
MINIMUM LOT WIDTH (TABLE 200C.1)	45 m	335.0 m
MAXIMUM LOT COVERAGE (TABLE 200C.V)	45%	14.2%
MINIMUM FRONT YARD, CORNER SIDE YARD (TABLE 200C.II)	12 m	118.8 m
MINIMUM INTERIOR SIDE YARD (TABLE 200C.IV)	0 m for accessory building (T.208.5)	98.02 m
MINIMUM REAR YARD (TABLE 200C.IV)	0 m for accessory building (T.208.5)	85.00 m
MAXIMUM BUILDING HEIGHT (HEIGHT SUFFIX)	44 m	6.2 m
MINIMUM WIDTH OF LANDSCAPED AREA (TABLE 199.I)	ABUTTING INSTITUTIONAL ZONE: 3 M ABUTTING A STREET: 3 M ALL OTHERS: NO MINIMUM	4.5 m
PARKING (TABLE 101.N89)	0.8 PER 100 M ² FOR THE FIRST 5000 M ² GFA, THEN 0.4 PER 100 M ² = (5,000/100*0.8) + (14,729/100*0.4) = 69 SPACES 59 SPACES	COUNT INDICATES 20 SMALL SPACES, 24 BF SPACES AND 757 PARKING SPACES PRESENT ON SITE AFTER REMOVING 191 PARKING SPACES. THE TOTAL WILL BE REDUCED TO 656.
BICYCLE PARKING (TABLE 111A.E)	1 SPACE PER 1000 M ² GFA = 19729/1000 = 20 SPACES	#20 EXISTING TO REMAIN BICK RACKS AT OTT01, #20 EXISTING TO REMAIN BICK RACKS AT OTT02

TOTAL LAND AREA: 7.83 HA / 843,509.03 SQ. FEET / 78,344.74 SQ. METERS

TOTAL FOOTPRINT AREA: 1-STOREY MAB BLDG MECH MAB BLDG AREA: 275 m²
ELEC. MAB BLDG AREA: 800 m²
TOTAL BUILDINGS FOOTPRINT = 1075 m²

TOTAL GROSS FLOOR AREA: EXISTING BUILDINGS: GROSS FLOOR AREA (GFA) BLDG OTT1 = 9,814 m²
GROSS FLOOR AREA (GFA) BLDG OTT2 = 9,915 m²
TOTAL BUILDINGS GROSS FLOOR AREA (GFA) = 19,729 m²

	EXISTING	REMAINING
CAR COUNT	COUNT INDICATES 20 SMALL SPACES, 24 BF SPACES AND 757 PARKING SPACES PRESENT ON SITE	757-101=656
BICYCLE COUNT	20 (EXISTING TO REMAIN)	NA

PROPERTY BOUNDARY INFORMATION DERIVED FROM: SURVEY PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. DATED JULY 24, 2025. PLAN SUBMISSION FORM Y-110869

CISCO

NOT FOR CONSTRUCTION

ARUP
47 Clarence Street, Suite 202, Toronto, ON, K1N 5P9

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FIRE SCIENCE & ENGINEERING
93 Skyway Avenue, Suite 102, Toronto, ON, M9W 6N6

TOTAL OPENING CONSULTANTS
895 Don Mills Rd., Suite 900, Toronto, ON, M3C 1Y3

CBRE
340 Albert Street, Suite 1900, Ottawa, ON, K1R 7Y6

Matrix
6131 Perth Street Richmond, ON, R6A 2Z0

ONTARIO ASSOCIATION OF ARCHITECTS
YAZAN BLUBERI
LICENSEE 10219

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333 Preston Street - Suite 500, Ottawa, ON K1S 5M4 Canada, tel 613 225 1311, www.arcadis.com

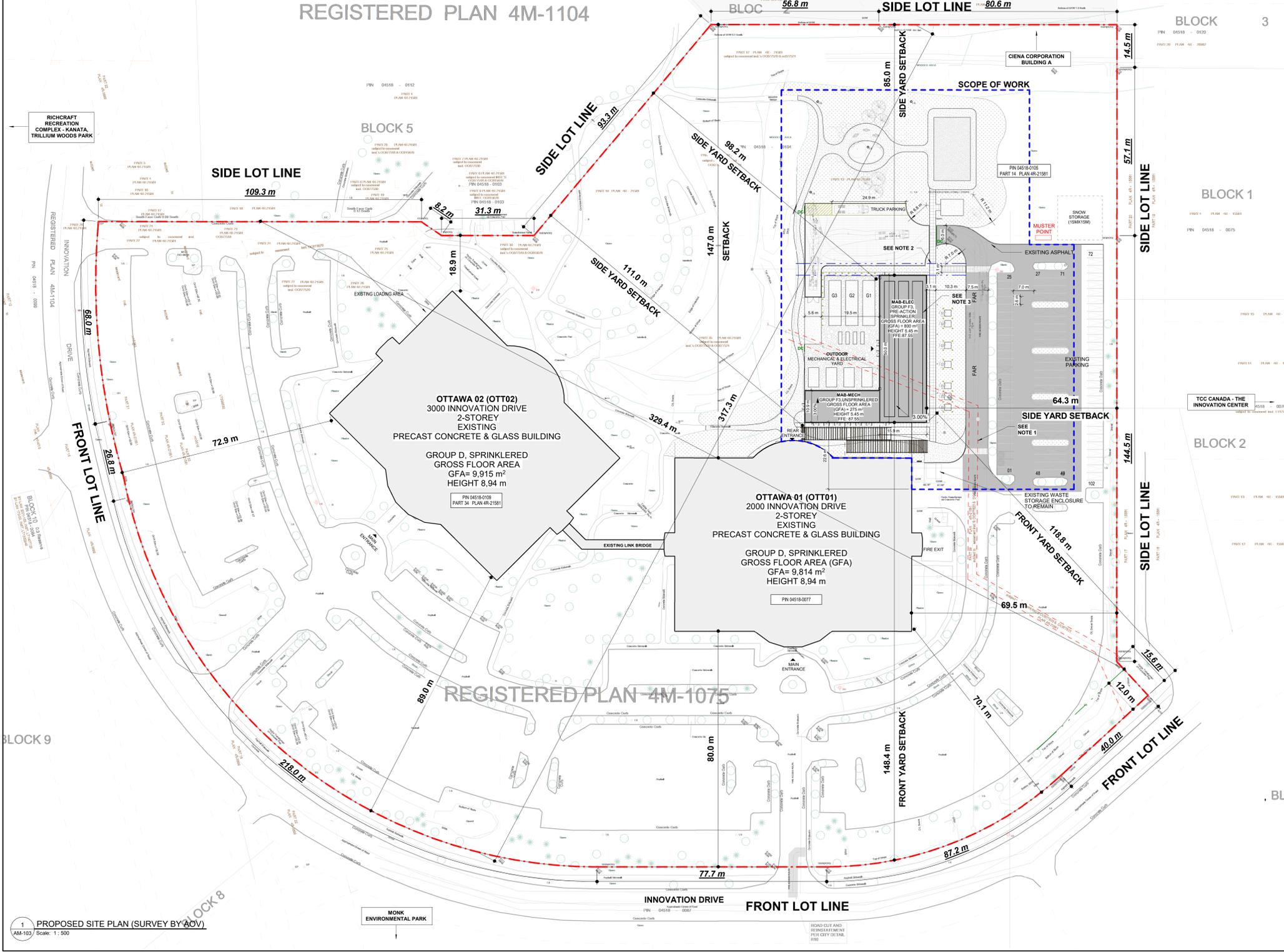
PROJECT: Cisco Ottawa Campus MAB
2000 Innovation Drive, Kanata, ON K2K 3E8

PROJECT NO: MAB-30298433
APPLICATION NO: PC2025-0127

DRAWN BY: YB
PROJECT MGR: YB
CHECKED BY: TW
APPROVED BY: TW

SHEET TITLE: PROPOSED SITE PLAN

SHEET NUMBER: AM-103
ISSUE: 1

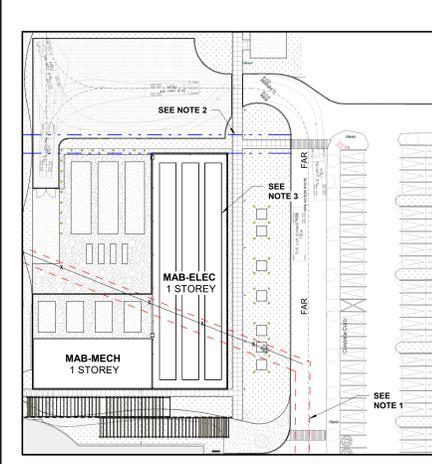


2 REFUL & HYDRO OTTAWA VEHICLE AUTO-TURNS
AM-103/ Scale: 1: 500

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NOTE 3:
PROPOSED MAB OUTLINE.



Scale 1:500

0 10 25 50 m

Scale 1:500

0 10 25 50 m

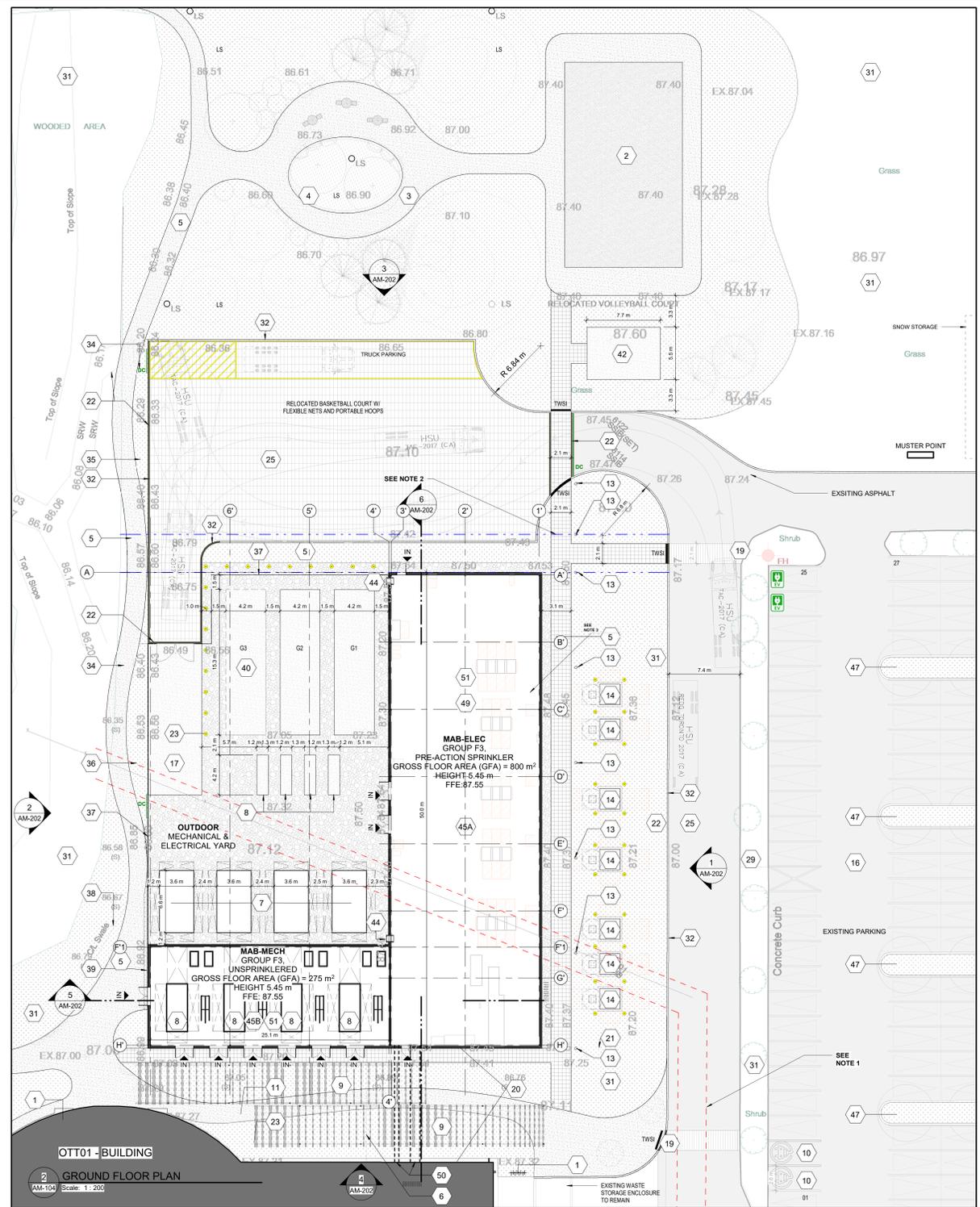
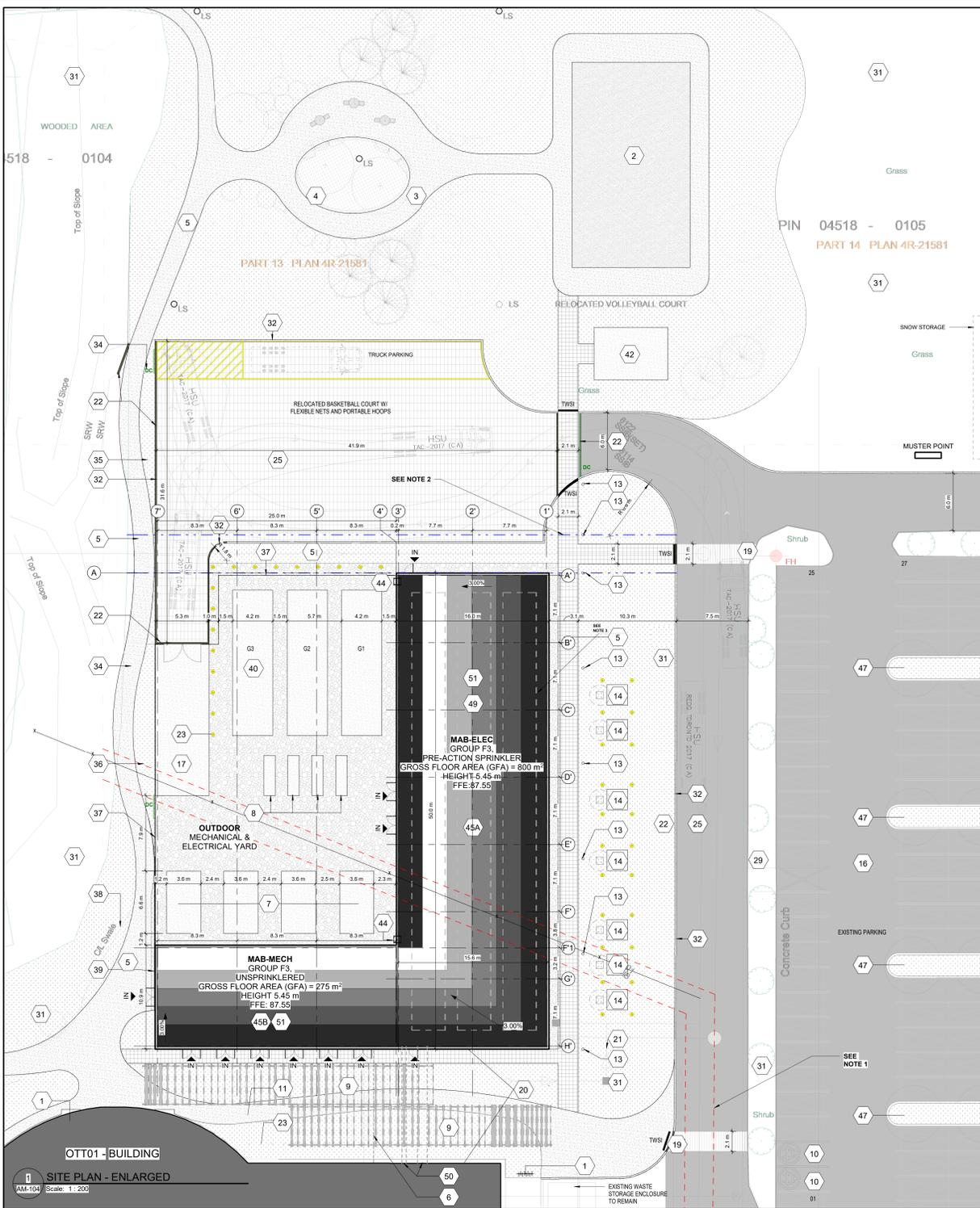
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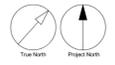
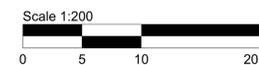
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FILED



SITE LEGEND:		EXISTING TREE TO REMAIN		NATIVE SEED MIX	
---	PROPERTY LINE	○	EXISTING TREE TO REMAIN	□	NATIVE SEED MIX
---	ZONING SETBACKS	○	EXISTING TREE TO BE REMOVED	□	PERENNIAL PLANTING
---	FIRE APPROVED ROUTE (FAR)	○	EXISTING CONIFEROUS TREE	□	EXISTING SOD TO REMAIN
---	PROPOSED SITE PLAN SCOPE OF WORK	○	PROPOSED DECIDUOUS TREE	□	BOUND AGGREGATE PAVING
---	PRIVATE EASEMENT TO BE RELOCATED	○	PROPOSED CONIFEROUS TREE	□	C.I.P CONCRETE PAVING
---	PROPOSED EASEMENT	○	EXISTING LIGHT STANDARD	□	GRAVEL
○	EXISTING FIRE HYDRANT	○	PROPOSED SPECIMEN SHRUB	□	LOOSE SAND
---	FENCE	○	TABLE AND CHAIRS	□	HD INTERLOCKING PAVERS
---	BOLLARDS	○	ARMOURSTONE BOLLARDS	□	TACTILE WALKING SURFACE INDICATOR (TWSI)
---	BIKE RACKS	○	ARMOURSTONE BOLLARDS	□	DMC / MC / DC - DEPRESSION / MOUNTABLE CURB / BARRIER CURB
---	EXIT OR ENTRANCE	○	ARMOURSTONE BOLLARDS	□	DMC / MC / DC - DEPRESSION / MOUNTABLE CURB / BARRIER CURB
---	EXTERIOR LIGHT BOLLARD	○	ARMOURSTONE BOLLARDS	□	DMC / MC / DC - DEPRESSION / MOUNTABLE CURB / BARRIER CURB
---	WALL MOUNTED DOWN LIGHT - DARK SKY COMPLIANT	○	ARMOURSTONE BOLLARDS	□	DMC / MC / DC - DEPRESSION / MOUNTABLE CURB / BARRIER CURB

KEYNOTES		KEYNOTES	
No.	Note Content	No.	Note Content
1	EXISTING BICYCLE STORAGE RACKS TO BE RELOCATED	39	RAISED CONCRETE PADS. ENSURE POSITIVE DRAINAGE AWAY FROM BASE PAD
2	RELOCATED VOLLEYBALL COURT	40	POTENTIAL FUTURE GENERATOR
3	EXISTING CAR PARKING ASPHALT AREA CONVERTED TO LANDSCAPE (1050 SQM)	41	RELOCATED BICYCLE RACK HERE, 20 TOTAL
4	EXISTING SHED TO BE RELOCATED ON SITE	42	NEW CONCRETE PAD FOR EXISTING SHED IN PARKING LOT
5	NEW PEDESTRIAN WALKWAY, 2.1M WIDE PER ADA	43	EXISTING EV CHARGING STATION TO BE RELOCATED
6	THE MAIN WATERMAIN BLDG INV. TO BE COORDINATED BELOW GRADE, IF ITS SHALLOW DUE TO SITE CONSTRAINTS, HEAT TRACED CW INSULATION IS NEEDED TO MAB MECHANICAL ROOM	44	METAL ROOF ACCESS LADDER
7	FOUR COOLING TOWERS - SEE BENCH	45A	MAB - ELECTRICAL ENCLOSURE
8	PUMPS	46	MAB - MECHANICAL ENCLOSURE
9	4 SEVERAL TREELANDSCAPY BETWEEN THE EXISTING BUILDINGS AND THE NEW MAB BUILDING TO CONCEAL OVERHEAD SERVICES FROM MAB ELEC. TO OTT01	47	NEW LANDSCAPED ISLAND
10	NEW LOCATION OF EXISTING EV CHARGING STATION	48	PHOTOVOLTAIC PV PANEL
11	EXISTING PEDESTRIAN WALKWAY TO REMAIN	49	EXPOSED CONDUIT FROM MAB TO OTT01 TO BE CONCEALED ABOVE NEW CANOPY
12	FOUR DIESEL GENERATORS	50	EXPOSED CONDUIT FROM MAB TO OTT01 TO BE CONCEALED ABOVE NEW CANOPY
13	LANDSCAPE LIGHTING, DARK SKY COMPLIANT	51	(COLOURED ROOF GRAVEL (BLACK TO WHITE))
14	SEVEN HYDRO UTILITY TRANSFORMERS, OPEN ACCESS REQUIRED FOR HYDRO EQUIPMENT		
15	NEW ASPHALT ROAD PARKING		
16	EXISTING PARKING TO REMAIN		
17	NEW CONCRETE FINISH, 0.3M HIGH		
18	EXISTING LOOKING AREA		
19	CROSSWALK		
20	LIMITING DISTANCE BETWEEN THE MAB AND EXISTING OTT01 BUILDING IS 10m TO PREVENT INTERFERE OTT01 FACADE FIRE RATING		
21	1" SAN LEAVING, 2 METERS BELOW GRADE, REFERENCE CIVIL		
22	DEPRESSION CURB, DC		
23	NEW BOLLARDS (TYP)		
24	EXISTING TREES TO BE REMOVED		
25	EXISTING ROAD TO REMAIN		
26	DEMOLISH CURB		
27	DEMOLISH SIDE WALK		
28	FOUR FUEL TANKS		
29	EXISTING TREES TO REMAIN, SEE LANDSCAPE		
30	EXISTING ASPHALT AND PARKING TO REMAIN		
31	EXISTING SOFT LANDSCAPING TO REMAIN		
32	PROPOSED CURB PER SCL 1		
33	DEMOLISH EXISTING PARKING SPACES		
34	FULLY DEPRESSION CURB PER CITY SCL 1		
35	RE-GRADE EXISTING PATHWAY ENSURING POSITIVE DRAINAGE FROM CURB OUT TO EX. STORMWATER STORAGE AREA		
36	REPLACE EXISTING CURB		
37	NEW METAL FENCE		
38	PROVIDE SWALE ENSURING POSITIVE DRAINAGE TOWARDS CURB DEPRESSION		



This view shows a landscaped outdoor area with a mix of open green spaces, mature trees, and pedestrian pathways. In the background, the MAB with bronze-toned perforated panels and rooftop mechanical units contrasts with the natural setting. The foreground includes a sandy sports court with a volleyball net, while curved walkways and planted areas create a welcoming recreational environment.

The image depicts the MAB's flat roof and a patterned facade, characterized by clean geometric lines and a pergola-style entrance, set against a snowy backdrop.

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ARCHITECTS
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PROJECT
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APPLICATION NO: PC2025-0127

DRAWN BY: YB
CHECKED BY: YB
PROJECT MGR: TW
APPROVED BY: TW

SHEET TITLE
PROPOSED SITE PLAN & GROUND LEVEL-ENLARGED

SHEET NUMBER AM-104
ISSUE 1

NOT FOR CONSTRUCTION

CLIENT
CISCO

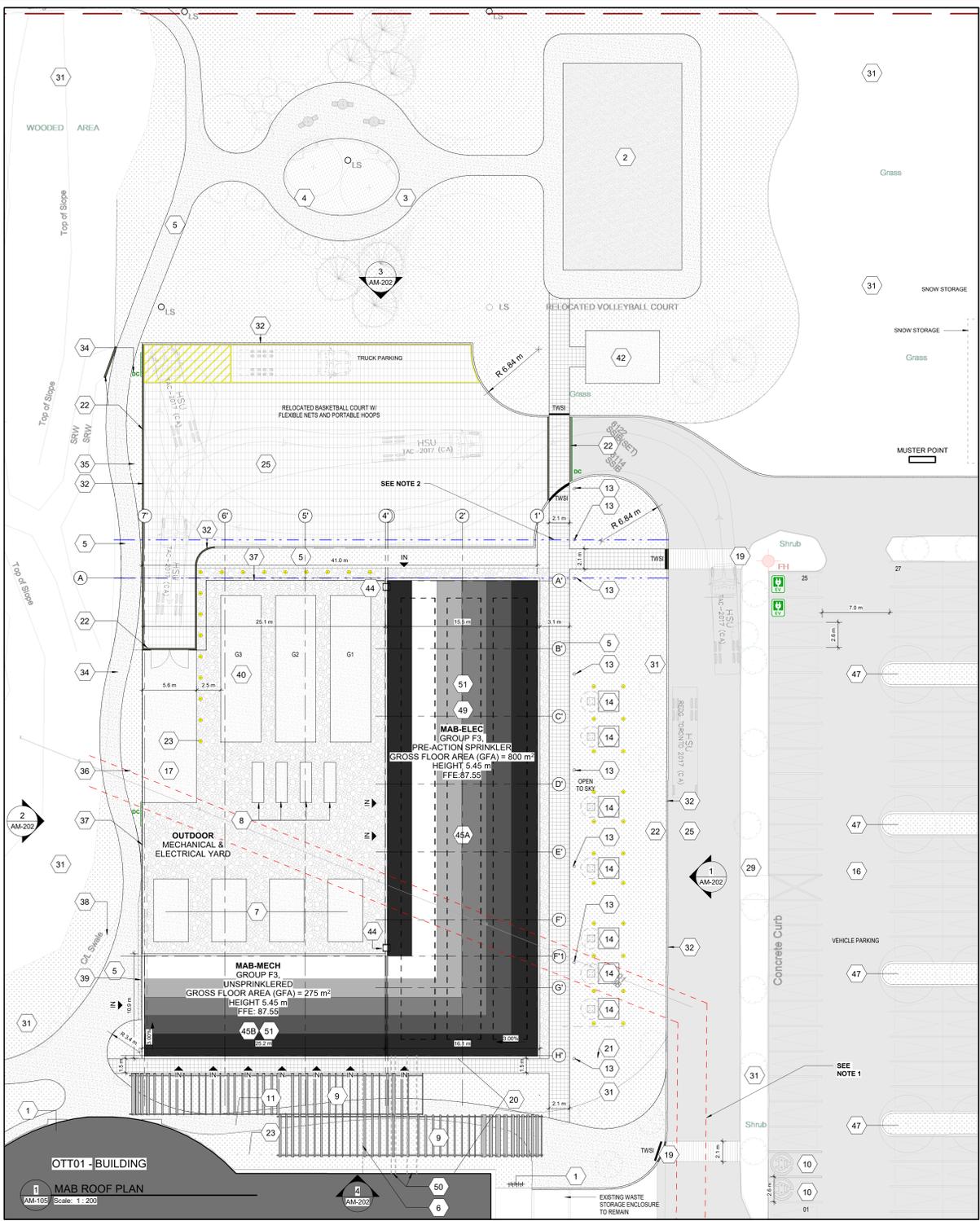
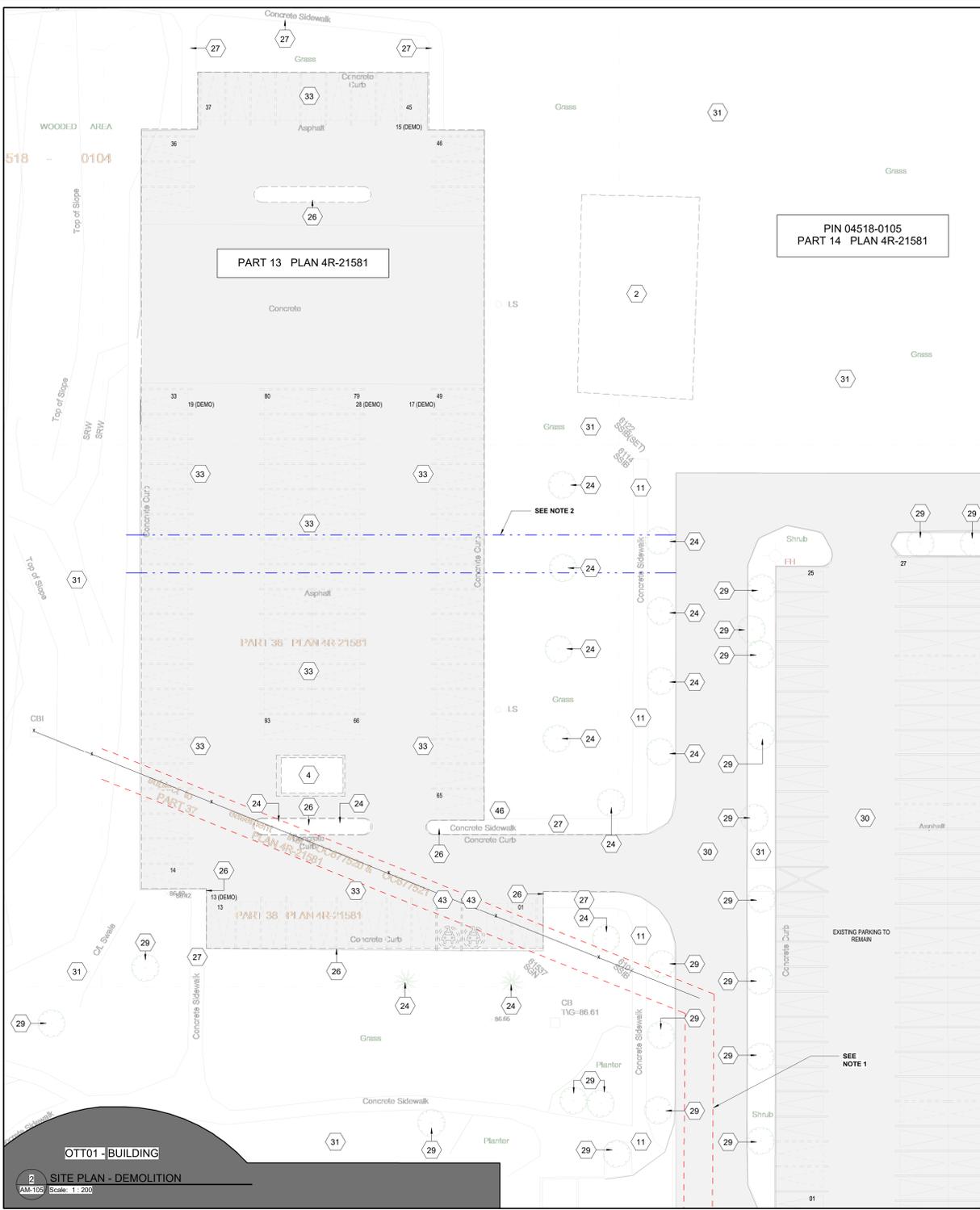
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC ROUND 1	2025.12.12

CONTRACT
OTT02, MAB, OTT01

SCALE
Scale: 1:200

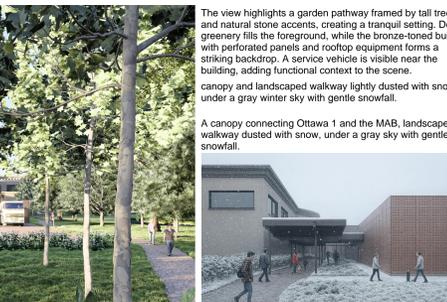
FILE NO: PC2025-0127



SITE LEGEND:	
	PROPERTY LINE
	ZONING SETBACKS
	FIRE ACCESS ROUTE (FAR)
	PROPOSED SITE PLAN SCOPE OF WORK
	PRIVATE EASEMENT TO BE RELOCATED
	PROPOSED EASEMENT
	EXISTING FIRE HYDRANT
	FENCE
	BOLLARDS
	BIKE RACKS
	EXIT OR ENTRANCE
	EXTERIOR LIGHT BOLLARD
	WALL MOUNTED DOWN LIGHT - DARK SKY COMPLIANT
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING CONIFEROUS TREE
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
	PROPOSED SPECIMEN SHRUB
	TABLE AND CHAIRS
	PROPOSED LIGHT STANDARD
	EXISTING LIGHT STANDARD
	ARMOURSTONE BOULDERS
	NATIVE SEED MIX
	PERENNIAL PLANTING
	EXISTING SOD TO REMAIN
	BOUND AGGREGATE PAVING
	C.I.P. CONCRETE PAVING
	GRAVEL
	LOOSE SAND
	HD INTERLOCKING PAVERS
	SAFETY ZONE - NO PARKING
	TACTILE WALKING SURFACE INDICATOR (TWSI)
	DMC / MC / DC - DEPRESSED / MOUNTABLE CURB / BARRIER CURB ** PARKING AREAS AND ENTRANCES SHALL HAVE BARRIER CURBS
	SANITARY MANHOLE
	STORM MANHOLE
	STORM SEWER - 3000
	WATERMAIN
	STREET CATCHBASIN - TOP GRATE
	DOUBLE CATCHBASIN - TOP GRATE
	DITCH INLET MANHOLE
	REAR YARD "THREE WAY" CATCHBASIN
	REAR YARD "TEE" CATCHBASIN
	REAR YARD "END" CATCHBASIN
	REAR YARD "CUSTOM ANGLED" CATCHBASIN
	PERFORATED REAR YARD SUBDRAIN
	CSP CULVERT C/W DIAMETER VALVE AND VALVE BOX
	VALVE AND VALVE CHAMBER
	PARK VALVE CHAMBER C/W SERVICE POST
	FIRE HYDRANT C/W BOTTOM
	WIRE MAIN REDUCER
	VERTICAL BEND LOCATION
	SIAMESE CONNECTION
	METER (IF REQUIRED)
	REMOTE METER (IF REQUIRED)
	WATER MAIN IDENTIFICATION (IF REQUIRED)
	PIPE CROSS IDENTIFICATION (IF REQUIRED)
	SINGLE SERVICE LOCATION
	DOUBLE SERVICE LOCATION
	INFERRED REFUSAL (SEE GEOTECHNICAL)
	100 YEAR STORM HYDRAULIC GRADE LINE
	CLAY SEAL IN SEWER / WATERMAIN TRENCH

KEYNOTES	
No.	Note Content
1	EXISTING BICYCLE STORAGE RACKS TO BE RELOCATED
2	RELOCATED VOLLEYBALL COURT
3	EXISTING CAR PARKING ASPHALT AREA CONVERTED TO LANDSCAPE (1010 SQM)
4	NEW PEDESTRIAN WALKWAY, 2.1M WIDE PER ADA
5	7.5M WATERMAIN BLDG INV. TO BE COORDINATED BELOW GRADE, IF ITS SHALLOW DUE TO SITE CONSTRAINTS, HEAT TRACED C/W INSULATION IS NEEDED TO MAB MECHANICAL ROOM
6	FOUR COOLING TOWERS - SEE BENCH
7	PUMPS
8	A 3.8kW TRILUCID CANOPY BETWEEN THE EXISTING BUILDINGS AND THE NEW MAB BUILDING TO CONCEAL OVERHEAD SERVICES FROM MAB BLDG. TO OTT01
9	NEW LOCATION OF EXISTING EV CHARGING STATION
10	EXISTING PEDESTRIAN WALKWAY TO REMAIN
11	FOUR DIESEL GENERATORS
12	LANDSCAPE LIGHTING, DARK SKY COMPLIANT
13	SEVEN HYDRO/OTTRABA TRANSFORMERS, OPEN ACCESS REQUIRED FOR HYDRO EQUIPMENT
14	NEW ASPHALT ROAD/PARKING
15	EXISTING PARKING TO REMAIN
16	NEW CONCRETE FINISH, 0.3M HIGH
17	EXISTING LOADING AREA
18	CROSSWALK
19	LIMITING DISTANCE BETWEEN THE MAB AND EXISTING OTT01 BUILDING IS 10m TO PREVENT OTTRABA'S OTT01 FACADE FIRE RATING
20	4" SAN LEAVING, 2 METERS BELOW GRADE, REFERENCE CIVIL
21	EXISTING CURB, DC
22	NEW BOLLARDS (TYP)
23	EXISTING TREES TO BE REMOVED
24	EXISTING ROAD TO REMAIN
25	DEMOLISH CURB
26	DEMOLISH SIDE WALK
27	FOUR FUEL TANKS
28	EXISTING TREES TO REMAIN, SEE LANDSCAPE
29	EXISTING ASPHALT AND PARKING TO REMAIN
30	EXISTING SOFT LANDSCAPING TO REMAIN
31	PROPOSED CURB PER SCL 1
32	DEMOLISH EXISTING PARKING SPACES
33	FULLY DEPRESSED CURB PER CITY SCL 1
34	RE-GRADE EXISTING PATHWAY ENSURING POSITIVE DRAINAGE FROM CURB OUT TO EX. STORMWATER STORAGE AREA
35	REPLACE EXISTING CURB
36	NEW METAL FENCE
37	PROVIDE SWALE ENSURING POSITIVE DRAINAGE TOWARDS CURB DEPRESSION

	EXISTING	REMAINING
CAR COUNT	COUNT INDICATES 20 SMALL SPACES, 24 BF SPACES AND 757 PARKING SPACES PRESENT ON SITE	757-101-656
BICYCLE COUNT	20 (EXISTING TO REMAIN)	NA



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PROJECT
Cisco Ottawa Campus
MAB
2000 Innovation Drive, Kanata, ON K2K 3E8

PROJECT NO: MAB-30298433
APPLICATION NO: PC2025-0127

DRAWN BY: YB
CHECKED BY: YB

PROJECT MGR: YB
APPROVED BY: TW

SHEET TITLE: SITE PLAN DEMO AND NEW

SHEET NUMBER: AM-105
ISSUE: 1

Architectural Concept



Night View: A perforated back-lit rainscreen glows warmly against the night sky, with light gently seeping through its patterned panels. Backlighting creates a soft, radiant effect that highlights the texture and geometry of the façade.

Perforation patterns for texture. Lighting schemes: amber, golden, blue, & green.

Urban Context

The site, located in Kanata Business Park - Ottawa's west-end technology hub with over 540 companies including global IT, telecom, and cybersecurity leaders - informs massing, access, and views. It is highly visible and accessible from Innovation Drive, with circulation routes and adjacencies shaping façade articulation and service access.

Existing buildings feature a modern, low-rise campus design: flat roofs, large rectangular footprints, and symmetrical layouts around landscaped green spaces. Curved driveways and extensive parking reinforce accessibility and openness within the business park setting.

Design Implications

Summary of Architectural Design Implications for the Proposed MAB Project (per Kanata North Economic District Guidelines):

Mixed-Use & Walkability: Buildings should integrate residential, commercial, and employment spaces within Activity Centres to support an innovation ecosystem.

Human-Scale Design: Prioritize active street frontages, transparent ground floors, and continuous building edges to animate the public realm.

High-Rise Guidance: Step-backs, tower separation, and articulated façades are recommended for skyline quality and micro-climate mitigation — Not Applicable (N/A).

Sustainability: Ensure energy efficiency, preserve tree canopy, and connect with green spaces to promote climate resilience.

Future Mobility: Support transit proximity, structured parking, and adaptable layouts for evolving technologies and flexible land uses.



Aerial view of Kanata business park with multiple low-rise office buildings, large parking lots, tree-lined streets, and autumn foliage, with taller commercial buildings in the background.



Legend for aerial views:
 ○ EXISTING OTTAWA 01 (OTT01) - Owner: Cisco
 ○ EXISTING OTTAWA 02 (OTT02) - Owner: Cisco
 ○ PROPOSED MAB (MECHANICAL AUXILIARY BUILDING) - Owner: Cisco



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ISSUES	DESCRIPTION	DATE
No. 1	ISSUED FOR SPC ROUND 1	2025.12.12



Aerial View: The design presents a contemporary industrial facility with rectilinear massing. The composition integrates rooftop-ready photo-voltaic cells with a landscaped perimeter and organized service zones, balancing technical performance with refined architectural expression.



Pedestrian View: The façade consists of a series of perforated metal panels arranged in a uniform grid, creating a modern, textured appearance with subtle geometric patterns. The panels all share a perforated design, but the size and arrangement of the holes vary across panels.



Birds eye view: The design features a modern rectangular building with a patterned perforated rainscreen façade in bronze-like earthy tones, creating a contemporary look. It is set within a landscaped area with greenery, parking spaces, and a wide service driveway for access.

Design Approach



Contextual Integration

- Match OTT01+02 neutral tones and clean lines for harmony.
- Emphasize horizontal elements to complement low-rise form.
- Add landscaping buffers for smooth transition.

Facade Concept

- Material: Perforated Rainscreen System for durability and efficiency.
- Horizontal banding with subtle color variation for simplicity.

Roof Design

- Flat roof with parapet aligned to existing building; no rooftop equipment.

Design Concept

The proposed rainscreen system features a modular grid of perforated panels in warm, bronze-like tones, and texture evoke a sense of depth and craftsmanship while maintaining a contemporary aesthetic. This design balances durability and elegance, offering both functional performance and visual richness for modern architectural applications.

Design Approach Legend

- Contextual Integration**
Neutral tones, horizontal emphasis, and landscaping for harmony
- Facade Concept**
Insulated metal panels, horizontal banding, and ribbon windows for daylight and security
- Roof Design**
Flat roof with parapet, optional solar panels for sustainability
- Sustainability Features**
High-performance envelope and PV panels for energy efficiency
- Connection**
Sleek canopy linking buildings, concrete base trim, and integrated landscaping
- Mechanical & Electrical Services**
Secure yard with generators, cooling towers, diesel tanks, and transformers

The service yard uses an L-shaped footprint to house mechanical and electrical auxiliary buildings, creating a secure outdoor zone for 3 generators, 4 diesel tanks, and 4 cooling towers within a square enclosure. This efficient, compact layout consolidates critical infrastructure while ensuring operational access and reducing visual clutter. By defining a clear perimeter, the design reinforces order and containment, integrating the technical core seamlessly with the overall site composition.

Harmonizing with existing architecture, using durable and energy-efficient materials, and integrating sustainability through solar-ready roofs and high-performance envelopes. It also emphasizes functional layouts, secure infrastructure, and seamless connections to create an efficient, future-ready facility.

Functional Layout

- Service bays face parking for easy access.
- Pedestrian entry at landscaped edge; separation of vehicle & pedestrian paths.

Sustainability

- High-performance envelope with thermal breaks.
- Optional PV solar panels.

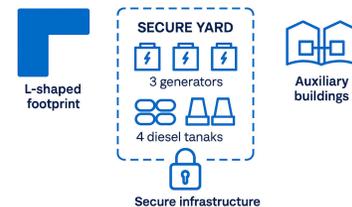
Connection & Detailing

- Sleek canopy linking new and existing buildings.
- Narrow horizontal ribbon windows for daylight/security.
- Light concrete base trim for durability; shrubs for edge softening.

Mechanical & Electrical

- 3 generators, 4 diesel tanks, 4 cooling towers, 7 Hydro Ottawa transformers, yard fence, and service access zone.

Functional Programming



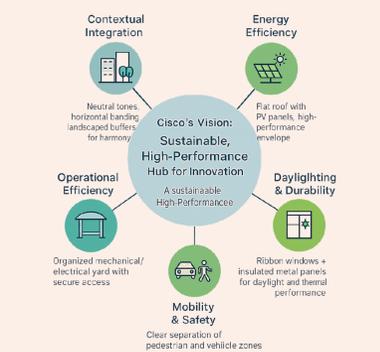
Key Design Principals



Sustainability

Advancing Cisco's Vision

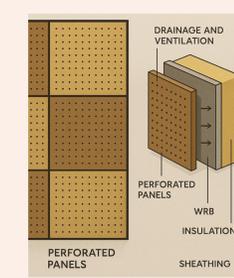
A Sustainable, High-Performance Hub for Innovation in Ottawa: The proposed design emphasizes contextual integration and operational efficiency while maintaining a strong visual connection to the existing OTT01 and OTT02 buildings. Neutral tones, horizontal banding, and landscaped buffers create harmony with the current campus, while insulated metal panels and ribbon windows deliver durability, daylighting, and energy performance. A flat roof with solar panels and a high-performance envelope reinforces sustainability, and the functional layout ensures clear separation of pedestrian and vehicle zones with convenient service access. Mechanical and electrical infrastructure is organized in a secure yard, complemented by a sleek canopy connection to the main building for seamless integration.



The proposed 0.3 m high concrete base complements the precast panel system of the existing building, ensuring visual continuity and structural integrity. Concrete provides a durable and stable foundation for the rainscreen, capable of resisting freeze-thaw cycles and de-icing salts common in Ottawa's harsh winters. This approach enhances longevity while maintaining a cohesive architectural expression between new and existing elements.

Perforated Panel Design Features

Modular rainscreen system. Perforated square panels in bronze-like tones.



Left image: There is a close-up view of the façade pattern, showing square panels in alternating shades of brown and tan, each with a grid of small perforations for ventilation and aesthetic texture.

Right image: A diagram details the assembly layers:

- Perforated panels as the outer rainscreen layer
- Drainage and ventilation cavity behind the panels
- WRB (Weather-Resistant Barrier) for moisture protection
- Insulation for thermal performance
- Sheathing as the structural backing



3D view: A modern, rectangular building with a patterned brown facade and rooftop mechanical units is surrounded by landscaped greenery and a paved parking area. The design features a shaded entrance walkway and organized outdoor utility structures along the side.

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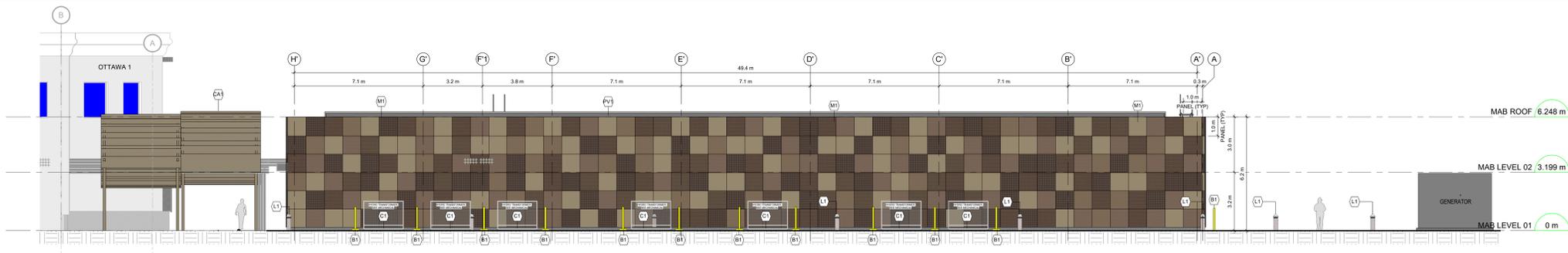
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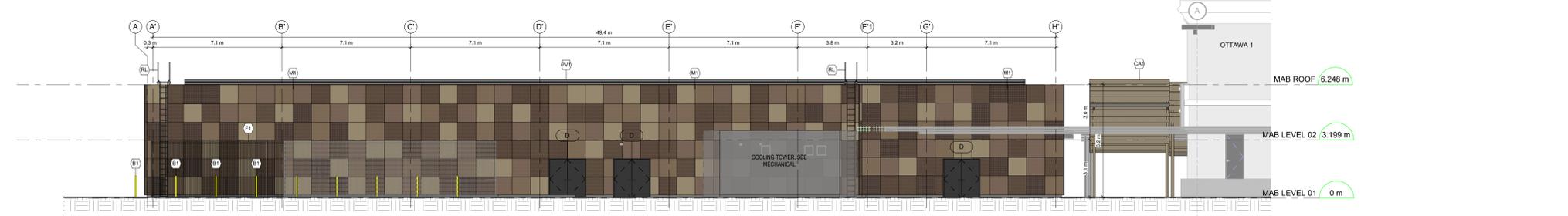
PROJECT NO.: MAB-30298433
APPLICATION NO.: PC2025-0127
DRAWN BY: YB
CHECKED BY: YB
PROJECT MGR.: YB
APPROVED BY: TW

SHEET TITLE: ARCHITECTURAL CONCEPT

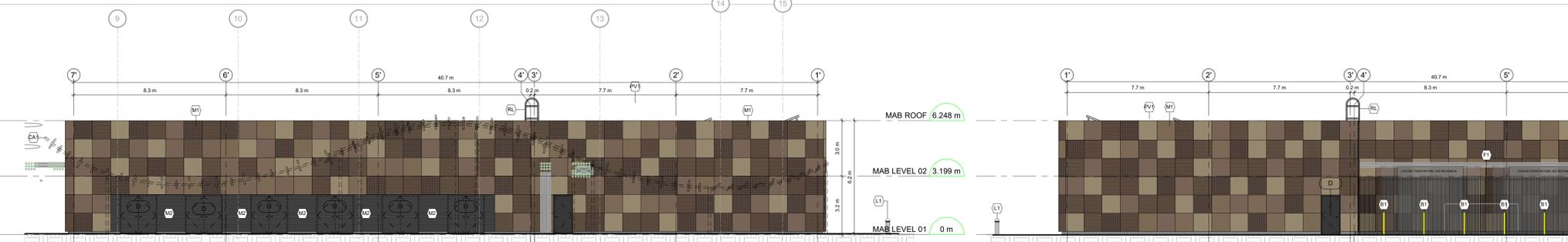
SHEET NUMBER: AM-201
ISSUE: 1



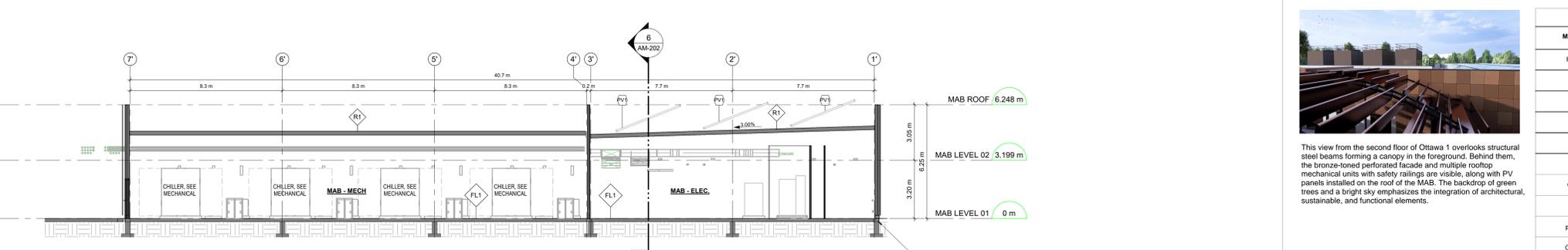
1 MAB BLDG ELEVATION - EAST FACE
Scale: 1:100



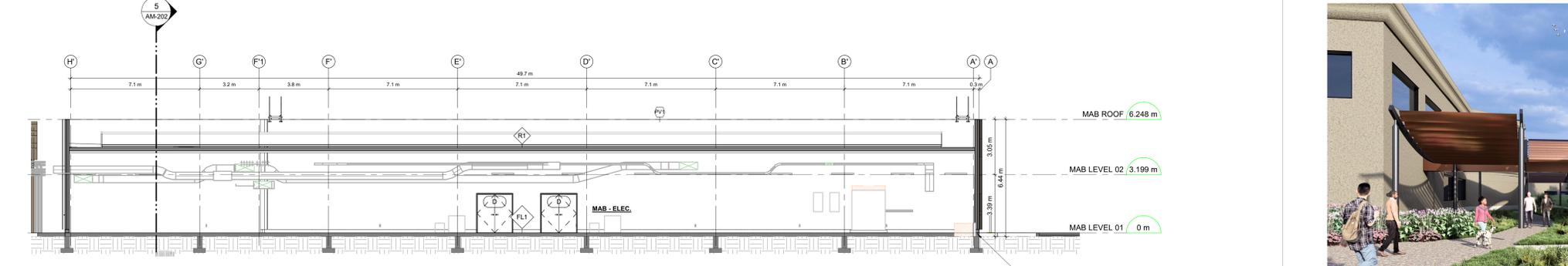
2 MAB BLDG ELEVATION - WEST FACE
Scale: 1:100



4 MAB BLDG ELEVATION - SOUTH FACE
Scale: 1:100



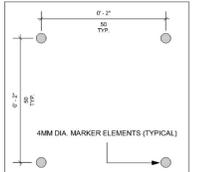
5 SECTION 01
Scale: 1:100



6 SECTION 02
Scale: 1:100

Bird-Safe Grate Design Requirements
MAXIMUM OPENING SIZE (POROSITY):
 • 20 MM x 20 MM
 • OR 10 MM x 50 MM
 These dimensions prevent small birds from getting trapped or injured in grates.
APPLICABLE TO:
 • VENTILATION GRATES
 • PIPE GRATES
 • ANY GRADE-LEVEL OR BUILDING-INTEGRATED GRATING NEAR VEGETATION OR OPEN AREAS
 • AVOID REFLECTIVE SURFACES NEAR GRATES (BIRDS MAY FLY TOWARD REFLECTIONS)
 • USE NON-REFLECTIVE FINISHES AND VISUAL MARKERS ON ADJACENT GLASS
 • INTEGRATE GRATES FLUSH WITH SURFACES TO AVOID CREATING LEDGES OR GAPS THAT ATTRACT NESTING.

OTTAWA BIRD-SAFE DESIGN GUIDELINE
 SEPTEMBER 2020



FRIT PATTERN
 - THREAT FACTOR 24
 - COLOUR: V951 WHITE
 - 1/8" DOTS (SCREEN 5006); 40% COVERAGE



View from Ottawa 1's secondary entrance reveals a curving pathway bordered by greenery and trees. The bronze-toned perforated facade of the MAB runs along the right side, adding contrast to the natural setting.



This view from the second floor of Ottawa 1 overlooks structural steel beams forming a canopy in the foreground. Behind them, the bronze-toned perforated facade and multiple rooftop mechanical units with safety railings are visible, along with PV panels installed on the roof of the MAB. The backdrop of green trees and a bright sky emphasizes the integration of architectural, sustainable, and functional elements.

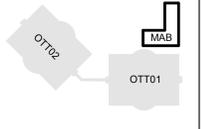
MATERIAL SCHEDULE		
MARK	FINISH	COLOUR
FL1	EXPOSED CONCRETE, SLAB ON GRADE	
M1	PRE-FINISHED RAINSCREEN METAL SYSTEM	SHADES OF BRONZE
M2	METAL LOUVERS	BLACK
D	MAN DOOR	BLACK
R1	BITUMINOUS ROOFING	
L1	LANDSCAPE BOLLARD DOWNLIGHTING - DARK SKY COMPLIANT	BLACK
C1	CONCRETE PAD	
F1	METAL FENCING, 100MM O.C.	BLACK
PV1	PHOTOVOLTAIC PANELS	
CA1	METAL EXTERIOR CANOPY	SHADES OF BRONZE
RL	METAL ROOF ACCESS LADDER	BLACK
BL	CONCRETE BOLLARD	YELLOW



A pathway connecting Ottawa 1 and the MAB showcases a bronze-toned perforated facade complemented by sleek canopy structures. Lush landscaping and defined pedestrian routes create a welcoming transition.



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PROJECT NO: MAB-30298433
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DRAWN BY: ARCADIS
CHECKED BY: YB
PROJECT MGR: YB
APPROVED BY: TW

SHEET TITLE
 BUILDING ELEVATIONS & SECTIONS

SHEET NUMBER AM-202
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