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 W/ HIGH ALBEDO TO REDUCE URBAN HEAT ISLAND EFFECT *See Geotech for Structure Road Design*
- SAFTY 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
- SANITARY SEWER
- STORM MANHOLE
- STORM SEWER - <9000
- STORM SEWER - >9000
- 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 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
- 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

PARKING SPACE — 5.5 m × 2.6 m

PARKING SPACE TO BE REMOVED — 5.5 m × 2.6 m

EV CHARGING STATION — 8.7 m × 2.6 m

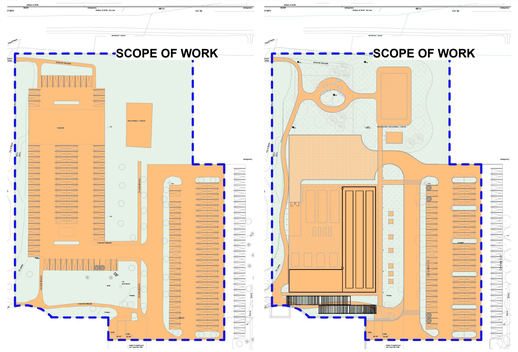
PARKING SPACE — 5.5 m × 2.6 m

AERIAL FIRE TRUCK

WIDTH	:2.54 m
TRACK	:2.54 m
LOCK TO LOCK TIME	:6.0 m
STEERING ANGLE	:37.0 m

TRUCK

WIDTH	:2.60 m
TRACK	:2.60 m
LOCK TO LOCK TIME	:6.0 m
STEERING ANGLE	:40.0 m



EXISTING CONDITIONS

	EXISTING	REMOVED	REMAINING
SOFTSCAPE	5142 m²	1687 m²	3495 m²
HARDSCAPE	6940 m²	1325 m²	5575 m²

PROPOSED

	PROPOSED	EXISTING	DELTA
SOFTSCAPE	4680 m²	5142 m²	4680-5142 = - 462 m²
HARDSCAPE	7402 m²	6940 m²	7402 - 6940 = + 462 m²

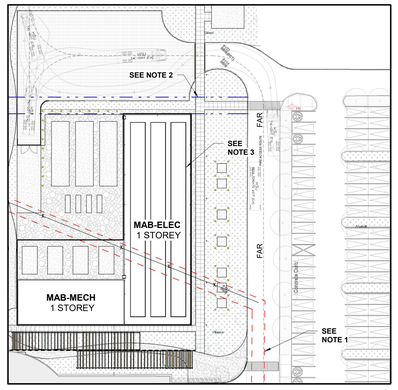
SITE DATA AND ZONING INFORMATION		
PROJECT LOCATION	2000 (OTT01) AND 3000 (OTT02) INNOVATION DRIVE, KANATA, ON K2K 3E8	
LEGAL DESCRIPTION	PART OF BLOCK 3, REGISTERED PLAN 4M1075, KANATA.	
PROPERTY OWNER	CISCO SYSTEMS INC, 170 WEST TASMAN DR., SAN JOSE, CA USA 95134.	
PROVISION	**IG6 H(44)**	**PROPOSED**
MINIMUM LOT AREA (TABLE 200C.I)	4000 m²	78,344.74 m²
MINIMUM LOT WIDTH (TABLE 200C.II)	45 m	335.0 m
MAXIMUM LOT COVERAGE (TABLE 200C.V).	45%	14.2%
MINIMUM FRONT YARD, CORNER SIDE YARD (TABLE 200C.III)	12 m	118.8 m
MINIMUM INTERIOR SIDE YARD (TABLE 200C.IV)	7.5 m 0 m for accessory building (Table 55)	98.02 m
MINIMUM REAR YARD (TABLE 200C.IV)	7.5 m 0 m for accessory building (Table 55)	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 M2 FOR THE FIRST 5000 M2 GFA, THEN 0.4 PER 100 M2 = (5 000/100*0.8) + (14729/10*0.4) = 40 + 59 SPACES = **99 SPACES**	COUNT INDICATES 20 SMALL SPACES, 24 BF SPACES, AND 757 PARKING SPACES PRESENT ON SITE.AFTER REMOVING 101 PARKING SPACES, THE TOTAL WILL BE REDUCED TO 656.
BICYCLE PARKING (TABLE 111A.E)	1 SPACE PER 1000 M2 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 FOORPRINT 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, VOLLEBEKK LTD. DATED JULY 24, 2025. PLAN SUBMISSION FORM V-110869

(Top) A landscaped garden foreground leads to the MAB with bronze-toned perforated panels and rooftop mechanical units. A paved service area with a parked truck contrasts with the greenery creating a functional yet natural setting.



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

NOTE 1:

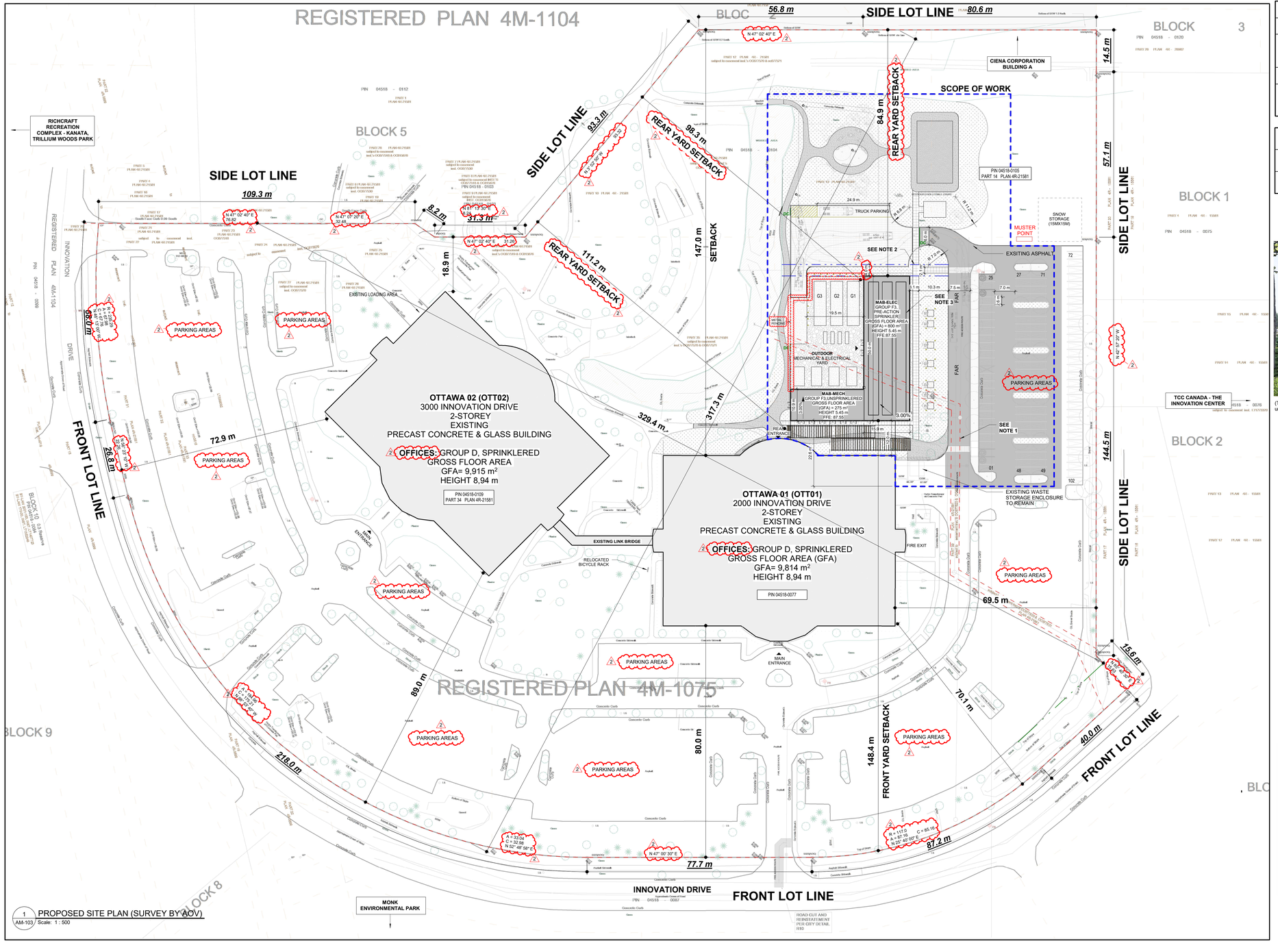
PRIVATE EASEMENT – SEWER LINE RELOCATION & TITLE UPDATE
BACKGROUND
THE SUBJECT PROPERTY CONTAINS A PRIVATE EASEMENT BETWEEN TWO PARTIES, ONE OF WHOM IS THE OWNER OF THE PROPERTY. THIS EASEMENT CURRENTLY ACCOMMODATES A SEWER LINE THAT IS PROPOSED TO BE RE-ROUTED AS PART OF UPCOMING SITE DEVELOPMENT WORK. 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.



1 AM-103 PROPOSED SITE PLAN (SURVEY BY AOV)
Scale: 1 : 500

Scale 1:500
0 10 25 50 m

True North
Project North

File No: D07-12-25-0168

CLIENT

CISCO

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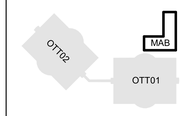
Arcadis Architects (Canada) Inc.



ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC ROUND 1	2025.12.12
2	RESPONSE TO SPC ROUND 1 COMMENTS	2026.05.08
3	RESPONSE TO SPC ROUND 2 COMMENTS	2026.06.22

NOT FOR CONSTRUCTION

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

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER AM-103
ISSUE 3

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