

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

NATIVE SEED MIX

- PERENNIAL PLANTING
- EXISTING SOD TO REMAIN
- BOUND AGGREGATE
- 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
- 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

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

SANITARY MANHOLE

- SANITARY SEWER
- STORM MANHOLE
- STORM SEWER - <9000
- STORM SEWER - >9000
- WATERMAIN
- STREET CATCHBASIN - TOP GRATE
- DOUBLE CATCHBASIN - TOP
- DOUBLE CATCHBASIN - GUTTER
- DITCH INLET MANHOLE
- REAR YARD CATCHBASIN
- REAR YARD "TEE" CATCHBASIN
- REAR YARD "CUSTOM ANGLED" CATCHBASIN
- REAR YARD "THREE WAY" CATCHBASIN
- PERFORATED REAR YARD SUBDRAIN
- CSP CULVERT C/W DIAMETER VALVE AND VALVE CHAMBER
- PARK VALVE CHAMBER C/W SERVICE POST
- FIRE HYDRANT C/W BOTTOM WIRE MAIN REDUCER
- VERTICAL BEND LOCATION
- SIAMSE 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

AERIAL FIRE TRUCK

- WIDTH 12.8 m
- TRACK 5.64 m
- LOCK TO LOCK TIME 2.54 m
- STEERING ANGLE 37.0 m

TRUCK

- WIDTH 11.5 m
- TRACK 8.40 m
- LOCK TO LOCK TIME 2.60 m
- STEERING ANGLE 6.0 m
- STEERING ANGLE 40.0 m

PARKING SPACE TO BE REMOVED

PARKING SPACE

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	5575 m ²

PROPOSED

	PROPOSED	EXISTING	DELTA
SOFTSCAPE	4680 m ²	5142 m ²	4680-5142 = -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	IGR H(44)	PROPOSED
MINIMUM LOT AREA (TABLE 200C.I)	4000 m ²	78,344.74 m ²
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 REAR YARD (TABLE 200C.IV)	7.5 m	98.02 m
MINIMUM INTERIOR SIDE YARD (TABLE 200C.IV)	0 m for accessory building (TABLE 200C.IV)	85.00 m
MAXIMUM BUILDING HEIGHT (HEIGHT SURF)	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.NB)	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) = 59 SPACES + 59 SPACES = 118 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 M ² GFA = 14729/1000 = 15 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-STORY 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

CISCO

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Arcadis Architects (Canada) Inc.

OTT02 **MAB** **OTT01**

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC ROUND 1	2024.12.12
2	RESPONSE TO SPC ROUND 1 COMMENTS	2025.06.08
3	RESPONSE TO SPC ROUND 2 COMMENTS	2025.06.22
4	RESPONSE TO SPC ROUND 3 COMMENTS	2025.07.27

