

Project No: 219-00058-11

September 22, 2023

Attn: Mr. Allan Evans
Fire Services

Re: **One Storey Buildings "B", "C", "D", "E" & "F"**
Two Storey Building "A"
75 Michael Cowpland Drive
Kanata, Ontario

Dear Mr. Evans:

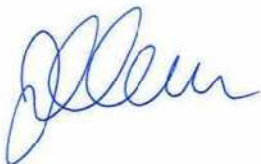
As requested by yourself, upon our Teams Meeting held on September 14, 2023, with Gabreille Schaeffer- Senior Engineer, Deepal Gunawardena-Building Official III of Building Code Services Branch and Rod Price-VP of Demarco Construction the proposed fire hydrant located just north of Building D and south of Building A will be removed. Note: All building Occupancies fall under 3.10 Self Service Storage Building, which in turn fall under F-2 Occupancy. All buildings are of non-combustible construction. All buildings are sprinklered with FDC (fire dept. connection) connections.

The Architectural A49 site plan drawing A-101 for the 75 Michael Cowpland Access Storage Facility meets the requirements under OBC 3.10.3.4.(3)(a)(ii), for a sprinklered building for provisions for Firefighting indicates the unobstructed path of travel for the firefighter from the vehicle in the fire truck access route to the fire department connection (FDC) is not more than 45m and as per OBC 3.10.3.4.(3)(a) (i), a fire department pumper vehicle can be adjacent to a hydrant. The existing fire hydrant located on Denzil Doyle just west of Building D will be used to meet the OBC references above and will also be provided with an unobstructed path consisting of a new poured concrete path/walkway from this existing fire hydrant to the fire truck access lane.

Likewise, the Architectural A49 site plan drawing A-101 for the 75 Michael Cowpland Access Storage Facility meets the requirements under OBC 3.10.3.4.(3)(a)(ii), for a sprinklered building for provisions for Firefighting indicates the unobstructed path of travel for the firefighter from the vehicle in the fire truck access route (east of Building A) to the fire department connection (FDC) is not more than 45m and as per OBC 3.10.3.4.(3)(a) (i), a fire department pumper vehicle can be adjacent to a hydrant. The existing fire hydrant located across Michael Cowpland Dr. (within 45m to FDC) just south of Building A will be used to meet the OBC references above.

Sincerely,

Architecture49 Inc.



JIE CHEN Architect, OAA, OAQ

Principal

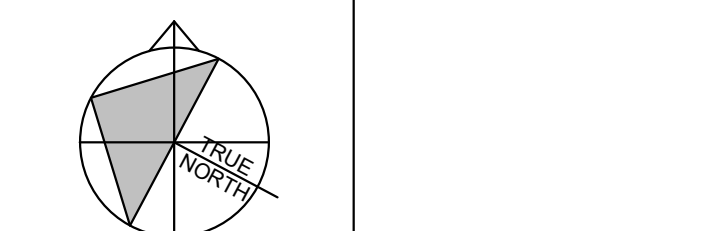


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THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS.

NORTH ARROW: DIGITAL REFERENCE:



PROJECT NO.: 229-00058-11 CONTRACT NO.:

DRAWN BY: NMAS CHECKED BY: JC/AB APPROVED BY: Approver

KEYPLAN:

2023.09.20 ISSUED FOR SITE PLAN RESUBMISSION

NO. DATE ISSUED

PROJECT

**ACCESS STORAGE
75 MICHAEL COWPLAND DRIVE**

DRAWING TITLE

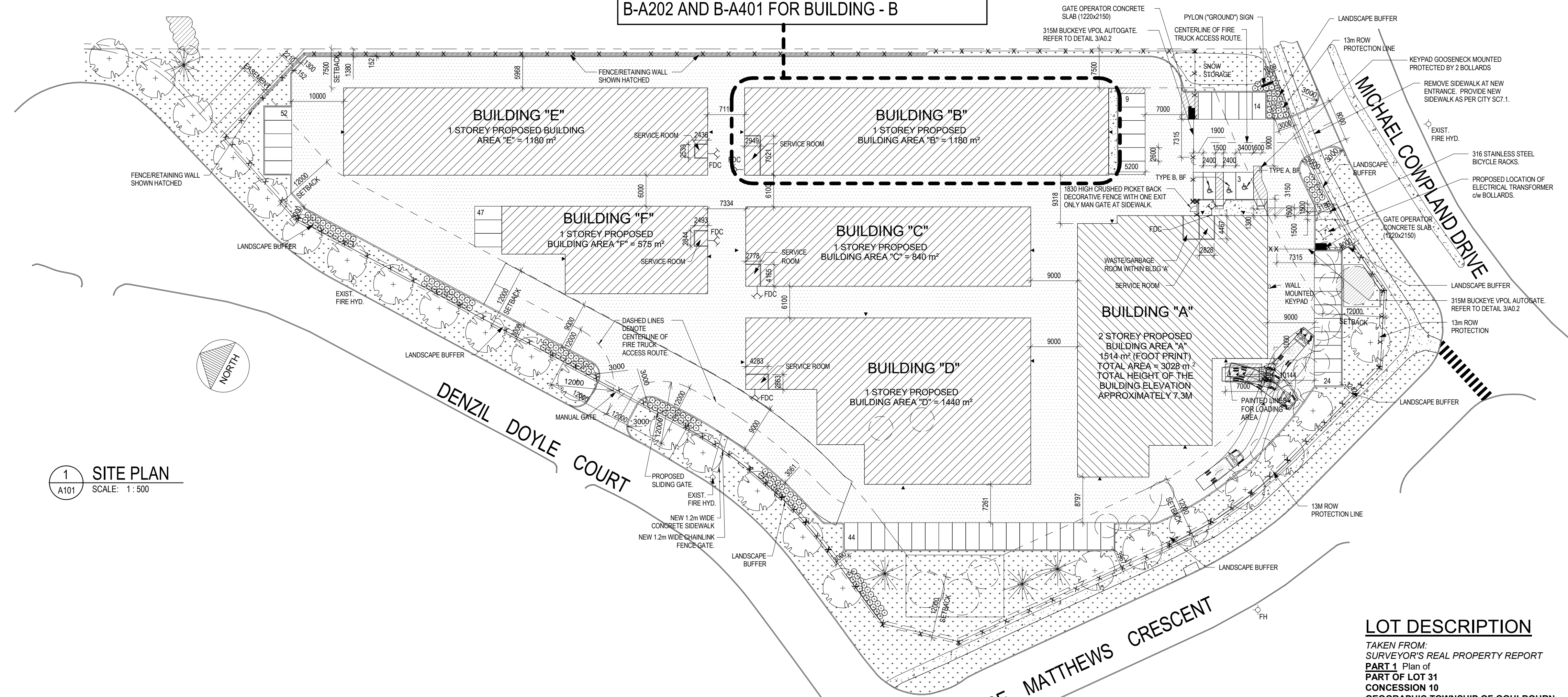
SITE PLAN - GENERAL

DRAWING NO.

A101

PRINT DATE: 9/20/2023 12:25:35 PM

REFER TO ARCHITECTURAL DRAWINGS B-A201,
B-A202 AND B-A401 FOR BUILDING - B



1 SITE PLAN
SCALE: 1:500

SITE PLAN SYMBOLS LEGEND

- ▼ = ENTRANCE
- ▽ = EXIT
- ⊕ = MANHOLE, CATCH BASIN, ETC. REFER TO CIVIL
- * = LS. LIGHT STANDARD. REFER TO ELECTRICAL AND STRUCTURAL
- ▭ = DENOTES SLOPED GRADE. REFER TO CIVIL
- ↔ = DENOTES FIRE TRUCK ACCESS ROUTE. REFER TO CIVIL DRAWINGS
- — — = PROPERTY LINE
- = SURVEY BAR
- UP = UTILITY POLE
- FH = FIRE HYDRANT
- BN = BASKETBALL NET
- · — · — = SIDEWALK CONCRETE SURFACE
- ||||| = PEDESTRIAN WALKWAY
- S- = SWALE. REFER TO CIVIL DRAWINGS
- - - = SETBACK LINE
- BH = BOREHOLE LOCATION
- GRASS
- X — X — X = FENCE LINE
- LANDSCAPING
- ASPHALT
- PAINTED LINES
- 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

SITE AND PARKING INFORMATION		
TYPE OF BUILDING OR USE	MINIMUM PARKING REQUIREMENT	PARKING CALCULATION
PRIMARY OCCUPANCY CAR DEALERSHIP (GROUP E OCCUPANCY)	TWO (2) PARKING SPACES FOR EACH TEACHING CLASSROOM OR EQUIVALENT PLUS ADDITIONAL SPACE FOR ANY PLACE OF ASSEMBLY AS REQUIRED IN ACCORDANCE WITH THE PARKING BY-LAW. TEN (10) PARKING SPACES WILL BE REQUIRED FOR GYMNASIUM USE.	PARKING SPACES REQUIRED = 52 52 PARKING SPACES ARE PROVIDED. BARRIER-FREE PARKING SPACES REQUIRED = 1 BARRIER-FREE PARKING SPACES PROVIDED = 2
SUBSIDIARY OCCUPANCY REPAIR GARAGE (GROUP F-2 OCCUPANCY)		
EXISTING PARKING		BUILDING AREA
ZONING = CH - COMMERCIAL HIGHWAY	FIRE TRUCK ACCESS ROUTE IS FROM NICK KANE DRIVE AND SHALL CONFORM TO OBC 2012 - 3.2.5.4, 3.2.5.5 AND 3.2.5.6	BUILDING AREA = 1180 SQ. M.
MIN. LOT AREA = REFER TO BY-LAW		SITE AREA
MIN. FRONT YARD SETBACK = 9 M		SITE AREA = 16575 SQ. M.
MIN. SIDE YARD SETBACK = 6 M		
MIN. REAR YARD SETBACK = 10.5 M		

GENERAL SITE PLAN NOTES

- OBC 3.2.5.5.(1) LOCATION OF ACCESS ROUTES
ACCESS ROUTES REQUIRED BY ARTICLE 3.2.5.4 SHALL BE LOCATED SO THAT THE PRINCIPLE ENTRANCE AND EVERY ACCESS OPENING REQUIRED BY ARTICLE 3.2.5.1 AND 3.2.5.2 ARE LOCATED NOT LESS THAN 3M AND NOT MORE THAN 15M FROM THE CLOSEST PORTION OF THE ACCESS ROUTE REQUIRED FOR FIRE DEPARTMENT USE, MEASURED HORIZONTALLY FROM THE FACE OF THE BUILDING.
- OBC 3.2.5.6.(1) ACCESS ROUTE DESIGN
A PORTION OF A ROADWAY OR YARD PROVIDED AS A REQUIRED ACCESS ROUTE FOR FIRE DEPARTMENT USE SHALL, (a) HAVE A CLEAR WIDTH OF NOT LESS THAN 6M, UNLESS IT CAN BE SHOWN THAT LESSER WIDTHS ARE SATISFACTORY, (b) HAVE A CENTERLINE RADIUS NOT LESS THAN 12M, (c) HAVE AN OVERHEAD CLEARANCE OF NOT LESS THAN 5M, (d) HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M, (e) BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.
- PROVIDE 75mm THK HI-40 UNDER ALL EXTERIOR CONCRETE SIDEWALK AT ALL ENTRANCES/EXITS. EXTEND RIGID INSULATION MIN 1220 PAST THE EDGE OF CONCRETE SIDEWALKS.
- FOR CONCRETE SIDEWALK EXPANSION AND CONTRACTION JOINTS, REFER TO CIVIL DETAIL AND SPECIFICATIONS.
- REFER TO LANDSCAPING PLAN AND CIVIL PLANS FOR LOCATION OF SOD. ALL REMAINING AREAS NOT SLATED FOR SOD TO RECEIVE TOPSOIL AND SEED.
- REFER TO CIVIL DRAWINGS FOR LOCATIONS OF FIRE ROUTE SIGNAGE.
- REFER TO CIVIL DRAWINGS FOR TACTILE INDICATORS.
- ALL CURBS ADJACENT TO PARKING AREAS AND CURBS FORMING PART OF SIDEWALKS ADJACENT TO PARKING AREAS TO BE PAINTED YELLOW.
- ENSURE FINAL PLACEMENT OF FIRE DEPARTMENT CONNECTION IS NOT MORE THAN 45 m FROM THE NEAREST FIRE HYDRANT AS PER OBC 3.2.5.16.(2).

ZONING

75 Michael Cowpland Drive
Municipal Address:
75 Michael Cowpland Drive, Kanata, ON

Site Area:
16,575 m² (178,411.8 ft²)

Building Area:
Existing: N/A
Proposed: 8,243 m² (88,726.91 ft²)

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: 6.6 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, SLOPED 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 SLOPED/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 Arnis, O'Sullivan, Vollebek Ltd.

PARKING

ZONING REQUIREMENTS:
WAREHOUSE: 0.8 PER 100M² FOR THE FIRST 5,000 M² OF GFA, AND 0.4 PER 100 M² ABOVE 5,000 M² OF GFA

TOTAL PROPOSED GFA = 8,243 M²
= 0.8(5,000 M² / 100 M²) = 40 PARKING STALLS
+ 0.4(3243 M² / 100 M²) = 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 AND BUILDING DESIGN IS BASED ON "SECTION 3.10. SELF-SERVICE STORAGE BUILDINGS".
- OCCUPANCY CLASSIFICATION IS F-2. BUILDING IS SPRINKLERED. CONSTRUCTION IS NON-COMBUSTIBLE. 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 FIRE FIGHTER FROM THE VEHICLE TO THE FIRE DEPARTMENT CONNECTION (FDC) OF MAX. 45M.
- BUILDING IS EXEMPT PER OBC, MMA SUPPLEMENTARY STANDARD SB-10, DIVISION 3 ENERGY EFFICIENCY DESIGN AFTER DECEMBER 31, 2016, PER SECTION 1.2.1.1 (1)(d) AND 1.2.1.1 (2)(b).