



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 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 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.

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 CONTRACTORS 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 CONTRACTORS 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

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 m2 (178,411.8 ft2)

Building Area:
Existing: N/A
Proposed: 8,557 m2 (92,106.8 ft2)

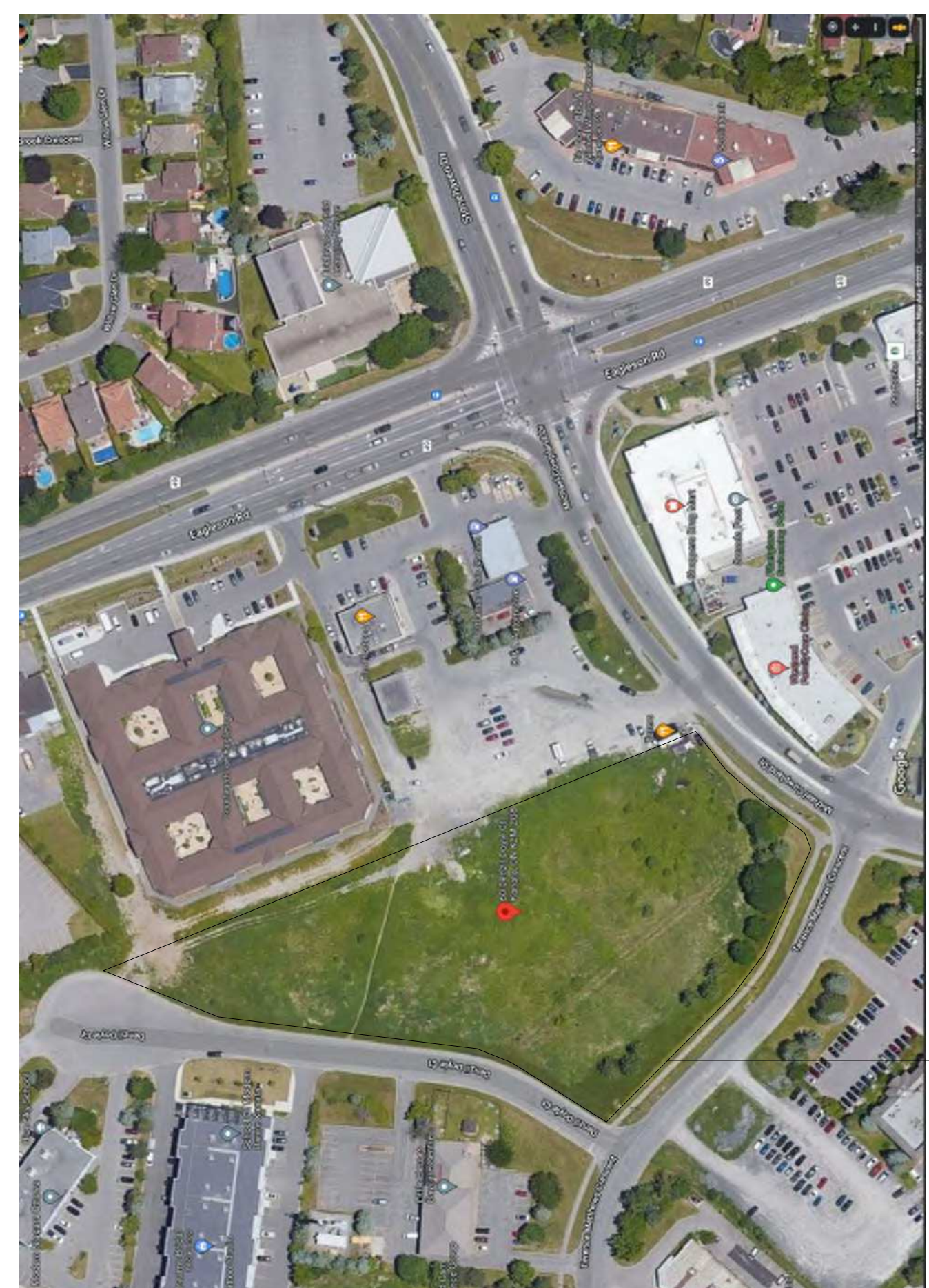
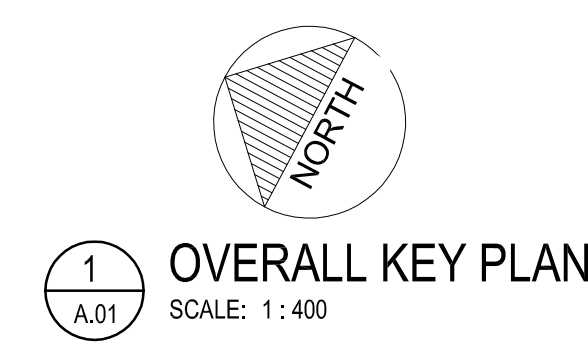
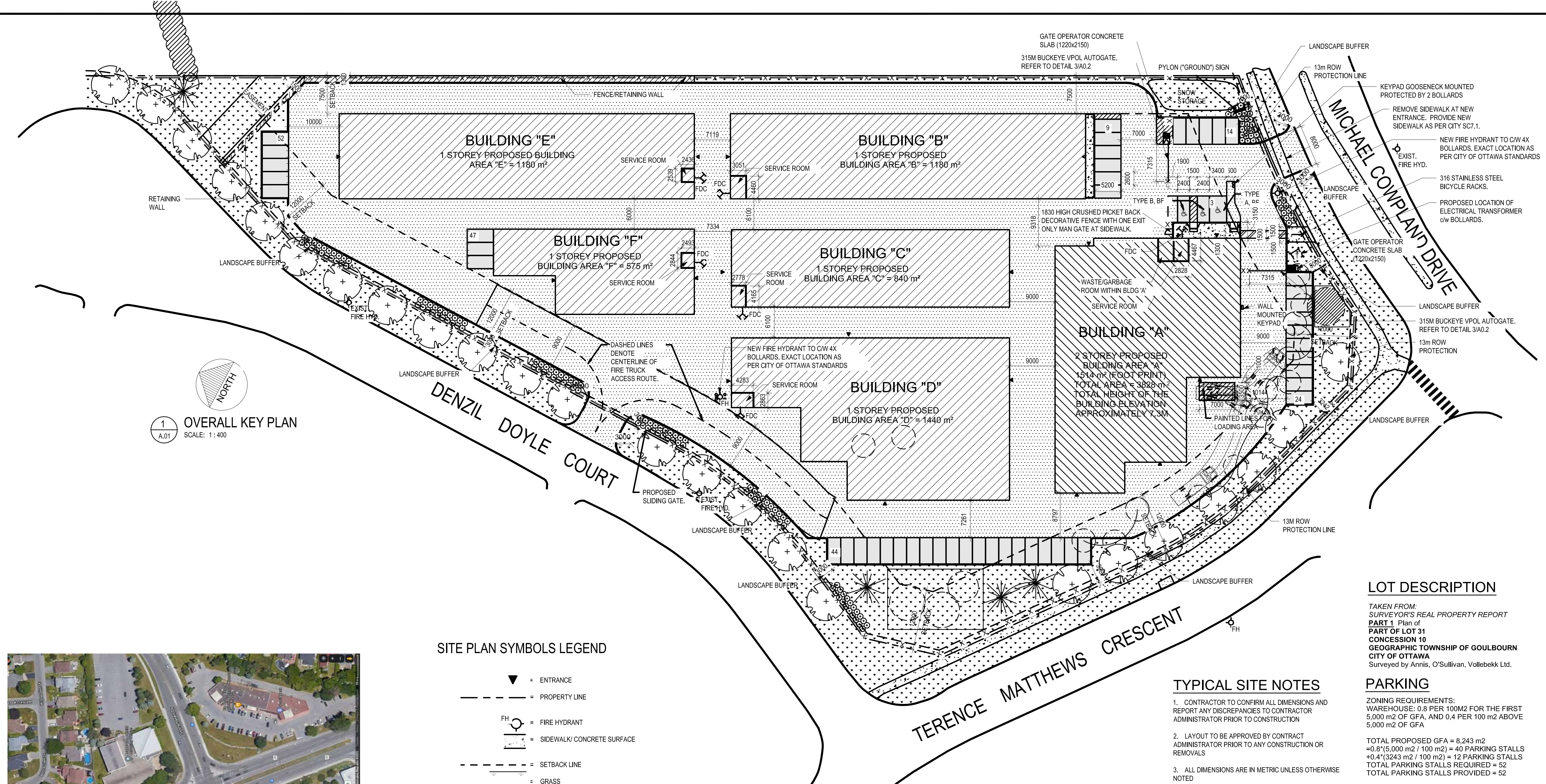
ZONING INFORMATION:
Zoning:
Business Park Industrial, Subzone 4 - Kanata South Business Park (IP4)

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)



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

SITE LOCATION

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT



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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**

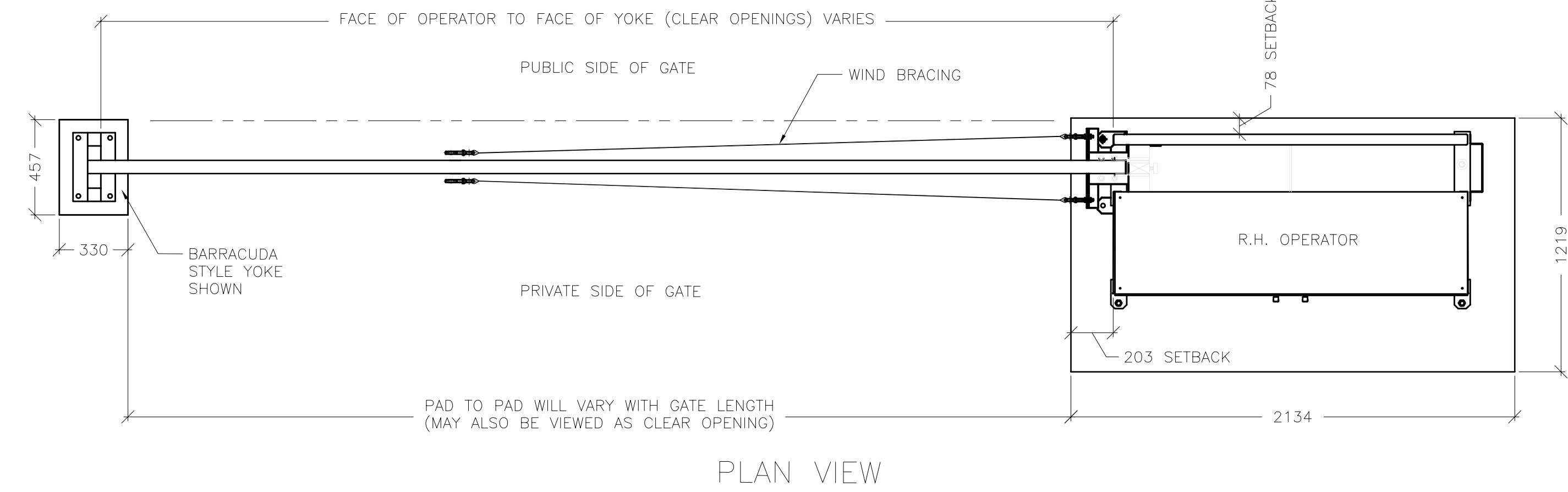
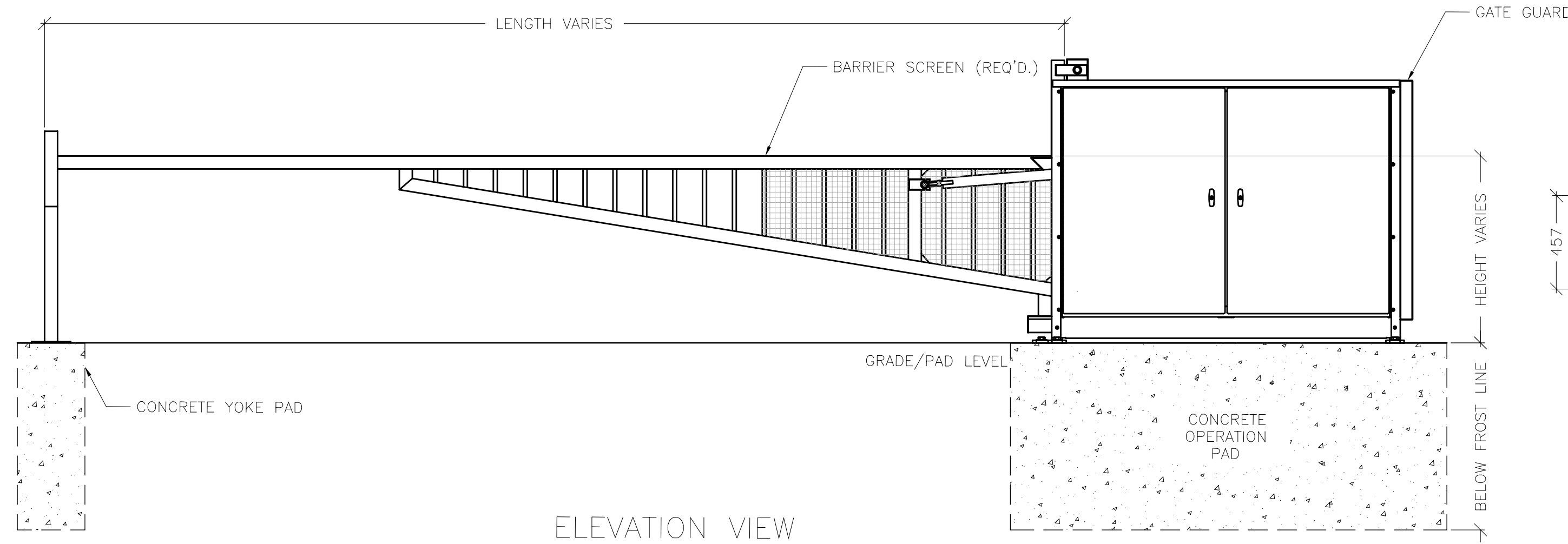
DRAWING TITLE

SITE PLAN DETAILS

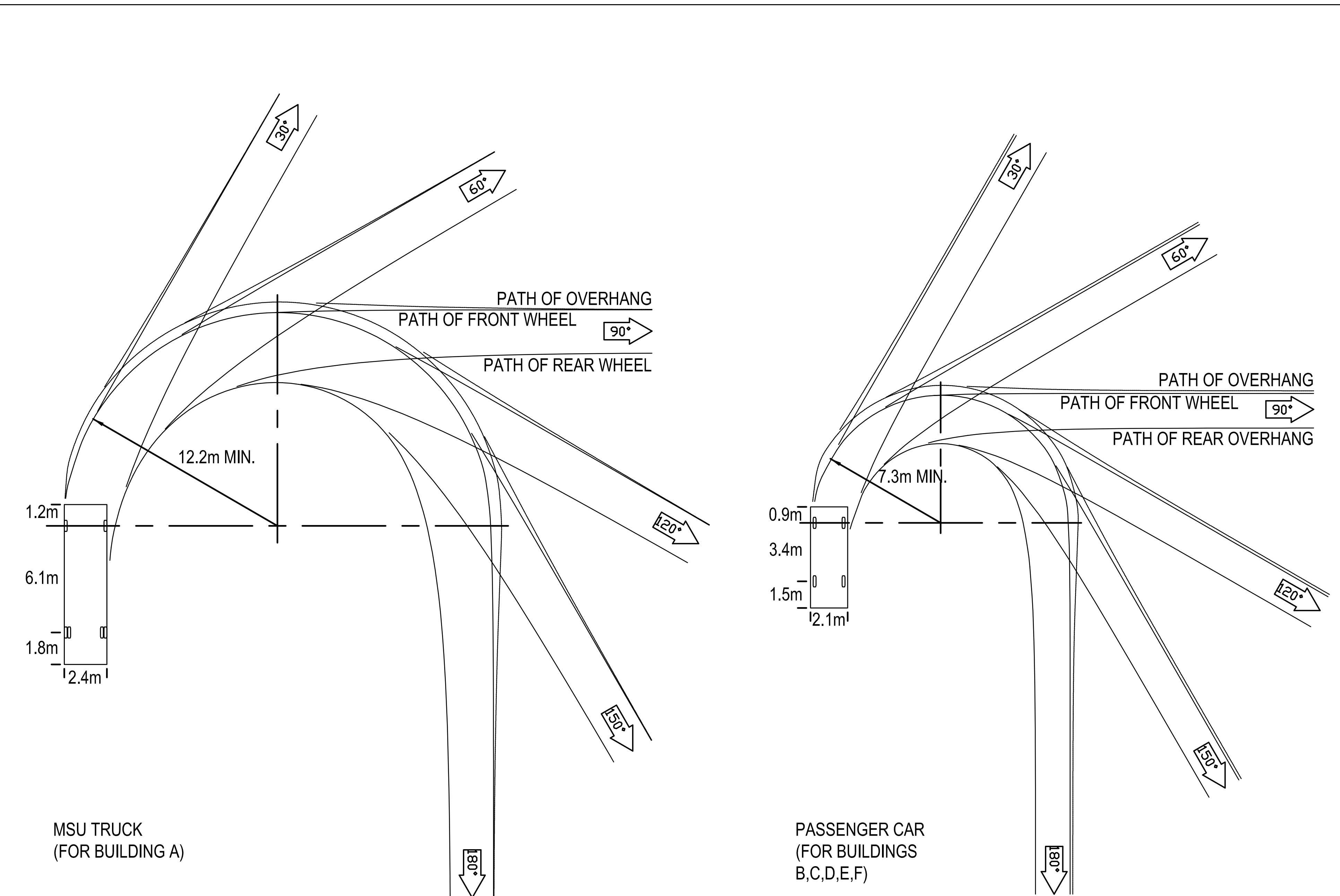
DRAWING NO.

A.02

#18885



3 PIVOT GATE
SCALE: 1:20



1 TURNING TEMPLATES
SCALE: 1:140

