522 Cambridge Street South, Ottawa, ON

Client:
522 Cambridge Ltd.

Project Number:
OTT-25015974-A0

Application Stage:
Site Plan Control

EXP Services Inc.
100-2650 Queensview Drive
Ottawa, ON K2B 8H6

Date Submitted:

Revised: July 23, 2026
April 30, 2026

522 Cambridge Street South, Ottawa, ON

Type of Document:
Stormwater Management & Site Servicing Report

Client:
522 Cambridge Ltd.

Project Number:
OTT-25015974-A0

Application Stage:
Site Plan Control

Prepared By:
EXP Services Inc.
100-2650 Queensview Drive
Ottawa, Ontario K2B 8H6
Canada
T: 613 688-1899
F: 613 225-7337
www.**exp**.com

Prepared By:



Nikhil Parmar, E.I.T.
Engineering Designer
Infrastructure Services

Reviewed By:



Aaditya Jariwala, M.Eng, P.Eng.
Project Manager
Infrastructure Services

Date Submitted:

Revised: July 23, 2026
April 30, 2026

Legal Notification

This report was prepared by **EXP** Services Inc. for the account of the Client (522 Cambridge Ltd.). Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. **EXP** Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.

Table of Contents

1 Introduction 1
2 Existing Conditions 1
3 References 1
4 Watermain Design 2
4.1 Required Fire Flow 2
4.2 Water Service Design 2
4.3 Pressure Check 3
4.4 Review of Hydrant Spacing 4
5 Sanitary Sewer Design 4
5.1 Peak Design Flow 4
6 Stormwater Management 5
6.1 Storm Design Criteria 5
6.2 Pre-Development Conditions 5
6.3 Allowable Release Rate 6
6.4 Post-Development Conditions 6
6.4.1 Storage Requirements 7
6.4.2 Flow Controlled Roof Drains Sizing 7
6.4.3 Summary of SWM Storage Requirements 7
6.5 Storm Sewer Design 7
6.6 Emergency Flow routes 8
7 Erosion and Sediment Control 8
8 Conclusions 9

List of Appendices

Appendix A – Figures
Appendix B – Water Servicing
Appendix C – Sanitary Sewer Design Sheet
Appendix D – Stormwater Management Design Sheet
Appendix E – Additional Information
Appendix F – Drawings

1 Introduction

EXP Services Inc. (EXP) was retained by 522 Cambridge Ltd. to provide site grading, servicing and Stormwater Management report for the proposed four (4) storey, nineteen (19) unit residential apartment building located at 522 Cambridge Street South in the City of Ottawa.

The property is approximately 0.06 hectare in area and is bound by Cambridge Street South to the east, existing residential development to the north, south, and west of the project site. Refer to **Figure A1** in **Appendix A** for the site location.

This Stormwater Management & Site Servicing Report will address the Servicing requirements for the proposed development including the domestic and fire water, sanitary and storm servicing. The report will also cover the stormwater management requirements and the proposed methods to meet those requirements.

2 Existing Conditions

The subject property is currently occupied by a one (1) storey single family residential unit. Under existing conditions, the site is serviced by existing 450 mm diameter combined sewer conveying sanitary flows and 203 mm diameter watermain providing domestic water supply. The topography of the site slopes from the rear towards Cambridge Street South which drains to the north.

- Existing municipal infrastructure within the Cambridge Street South right of way:
    - Combined Sewer:
        - 450 mm diameter combined sewer as noted on the As-built drawing provided by the City of Ottawa (See **Appendix F**).
    - Water
        - 203 mm diameter watermain
    - Other
        - Gas
        - Rogers
        - Hydro

3 References

Various documents were referred to in preparing the current report including:

Sewer Design Guidelines, Fourth Edition, Document SDG004, December 2025, City of Ottawa.

Water Distribution Guidelines – Third Edition, Document WDG003, May 13, 2025, City of Ottawa.

Stormwater Management Planning and Design Manual, Ontario Ministry of the Environment and Climate Change, March 2003 (SMPDM).

Design Guidelines for Drinking-Water Systems, Ontario Ministry of the Environment and Climate Change, 2008 (GDWS).

Fire Underwriters Survey, Water Supply for Public Fire Protection (FUS), 2020.

Ontario Building Code 2012, Ministry of Municipal Affairs and Housing.

Geotechnical Investigation Report prepared by EXP Services Inc, Dated October 6, 2025.

4 Watermain Design

4.1 Required Fire Flow

The fire flow demand calculations were prepared based on the Ontario Building Code (OBC 2012) criteria. The following inputs were considered based on the response and documentation received from the Architect (Included in **Appendix B**).

- Wood Frame Construction - Combustible
- Limited Combustible Building Contents
- Adequate Sprinkler Conforms to NFPA13
- Standard Water Supply for Fire Department Hose Line and for Sprinkler System
- Fully Supervised Sprinkler System
- Exposures Measured from satellite imagery

The required fire flow calculated per OBC 2012 was 105 L/s (6,300 L/min). Refer to **Table B2** in **Appendix B** for detailed fire flow demand calculations.

4.2 Water Service Design

The domestic water demands for the proposed apartment building were calculated per the City of Ottawa Water Design Guidelines (December 8, 2025).

The following inputs were used for water demand calculations:

- Residential demands = 280 L/person/day
- 1.4 persons per 1-bedroom apartment
- 2.1 persons per 2-bedroom apartment
- Max. Day Peaking Factor (Residential) = 9.39
- Peak Hour Peaking Factor (Residential) = 14.13

Residential peaking factors were taken from MOECC Table 3-3. Refer to **Table B1** in **Appendix B** for detailed calculations. The proposed building's domestic demands were calculated as follows.

Water Demands:

Average daily demand = 0.11 L/s

Maximum daily demand = 1.00 L/s

Maximum hourly daily demand = 1.51 L/s

The estimated average daily demand of the proposed development is less than 50 m^3/day. Therefore, one – 100 mm diameter PVC water service is proposed for domestic and sprinkler demands. The proposed water service is to be connected to the existing 203 mm diameter municipal watermain on Cambridge Street South. Refer to Site Servicing Drawing (C100) – included in **Appendix F**.

4.3 Pressure Check

The City of Ottawa provided boundary conditions based on the domestic and fire flow demands as shown in the table below:

Scenario	Demand	
	L/min	L/s
Average Daily Demand	6.60	0.11
Maximum Daily Demand	60.00	1.00
Peak Hour	90.6	1.51
Fire Flow Demand	6,300	105

The boundary conditions provided by the City are as follows:

203 mm Municipal Watermain on Cambridge Street South.		
Demand Scenario	**Head (m)**	**Pressure[1] (psi)**
Min HGL	107.4	42.7
Max HGL	114.6	52.9
Max Day plus Fire Flow	105.6	40.1
[1] Ground Elevation =	77.40	m

Based on the above noted boundary conditions, estimated residual pressure at the building basement FFE during domestic demands will range between 44.7 psi to 55.0 psi, which has been shown in **Table B3** in **Appendix B**. The pressure boosting measures might be required to serve upper units which will be evaluated and proposed by the mechanical engineer.

Typical sprinkler demands for a building of this size is ±35 L/sec. Proposed 100 mm dia. water service can supply the sprinkler demands with ±3.22 psi pressure loss. Anticipated residual pressure at the building basement FFE during sprinkler demands will be ±40 psi. Mechanical engineer will have to propose pressure boosting measures for the sprinkler system, as necessary.

The residual pressure in the municipal watermain along Cambridge Street South during max Day + Fire Flow demand was noted as 40.1 which is more than the minimum required pressure of 20 psi.

Based on the above noted analysis, the existing water supply system and the proposed services will have adequate capacity to meet the domestic, and fire demands for the proposed building. Refer to **Table B3** in **Appendix B** for detailed pressure calculations and correspondence with the City of Ottawa indicating boundary conditions.

4.4 Review of Hydrant Spacing

A review of the hydrant spacing was completed to ensure compliance with Appendix I of Technical Bulletin ISTB-2018-02. As per Section 3 of Appendix I, hydrants within 150 meters were reviewed to assess the total possible contribution of flow from these contributing hydrants. For each hydrant, the distance along a fire route was measured and assigned contributing flows. A review of the available fire hydrants within 150 m distance along the fire route from the building was carried out which is summarized in the table below.

Table 4-1: Summary of Nearby Municipal Hydrants

Hydrant #	Location	City / Private	Color Code	Distance from the Building (m)	Fire Flow Contribution for Class AA Hydrant (L/min)
366029H108	Clemow Avenue	City	Blue	13	5,700
366029H191	MaClean Street	City	Blue	63	5,700
366029H180	Carling Avenue	City	Blue	71	5,700
				Total:	17,100

As noted in the table above, there are three (3) existing municipal fire hydrants along a fire route providing accessible fire flow of 17,100 L/min. This is well above the required fire flow of 6,300 L/min. Refer to **Figure A2** in **Appendix A** for the hydrant location plan.

Based on the boundary conditions received from the city and review of the available municipal hydrants as noted above, the proposed development can be serviced for the required fire flow.

5 Sanitary Sewer Design

5.1 Peak Design Flow

The anticipated peak sanitary flows from the site have been calculated as per the City of Ottawa Sewer Design Guidelines December 2025).

The following inputs were used for sanitary demand calculations:

- Residential Avg. Daily Sewage Flow = 280 L/person/day
- 1.4 persons per 1-bedroom apartment
- 2.1 persons per 2-bedroom apartment
- Peaking Factor (Residential) per Harmon equation (K=0.8) = 3.68
- Peak Extraneous flow =0.33 l/s/ha
- Site area = 0.06 ha

The anticipated peak sanitary flows (including infiltration) for the proposed development were calculated to be **0.412 L/s**. The proposed 150 mm diameter PVC sanitary service at 2.0% slope having a full flow capacity of 17.5 L/sec will be connected to the existing municipal 450 mm dia. combined sewer on Cambridge Street South. A monitoring hole will be provided at the property line on the proposed building sanitary service.

Basement units and elevator pit will be pumped while the above ground units will discharge into the proposed building sanitary service lateral via gravity.

Refer to drawing C100 - Site Servicing plan in **Appendix F** and the sanitary sewer design sheet **Table C1** in **Appendix C** for further details.

6 Stormwater Management

6.1 Storm Design Criteria

The storm sewer system and stormwater management for the proposed development were designed in conformance with the City of Ottawa Sewer Design Guidelines (December 2025). The stormwater servicing design criteria stipulated in the Pre-Consultation meeting feedback form provided by the City of Ottawa for the proposed development are as follows:

- Control 100-year post-development runoff to 2-year pre-development levels with maximum pre-development runoff coefficient of 0.40 or the actual existing site runoff coefficient, whichever is less.
- Time of concentration of min 10 mins.
- Storm sewer outlets should not be submerged.
- Foundation drainage (weeping tile system) is to be independently connected to sewer main unless being pumped with appropriate back up power, sufficient sized pump and back flow prevention.
- No onsite water quality control treatment is required.

See the Pre-Consultation meeting feedback form provided by the City of Ottawa in **Appendix E.**

6.2 Pre-Development Conditions

The 0.06-hectare site at 522 Cambridge Street South is currently developed and occupied by a single family residential dwelling and a metal shed which are to be demolished prior to construction of the proposed development. The topography of the site slopes from the rear towards Cambridge Street South which drains northerly. The calculated time of concentration under pre-development conditions was 3.35 minutes, therefore, a standard minimum time of concentration of 10 minutes was used.

Runoff coefficient for hard surfaces such as building roof, asphalt, concrete were taken as 0.90, for semi-pervious surfaces such as gravel were considered as 0.80 and for soft landscaped surfaces were considered as 0.20. The average runoff coefficient for the site was calculated using the area weighted method in excel. The existing land cover areas were taken from the topographical plan of survey. The pre-development weighted average runoff coefficient was calculated as **0.42**.

The pre-development peak runoff rates for the site were calculated for the 2, 5, and 100-year storm events to be **5.4 L/s**, **7.4 L/s**, and **15.8 L/s,** respectively.

In accordance with the criteria provided by the city, a pre-development weighted average runoff coefficient of **0.40** should be used as it is less than the calculated coefficient of **0.42**. Therefore, pre-development peak runoff rates for the site with average runoff coefficient of 0.42 were calculated for the 2, 5, and 100-year storm events to be **5.2 L/s**, **7.1 L/s**, and **15.1 L/s** respectively.

See **Table D1-D4** in **Appendix D**.

6.3 Allowable Release Rate

Per the stormwater management criteria noted above, the allowable release rates for the proposed development for the 100-year storm is restricted to 2-year pre-development levels. However, during the email correspondences with the city staff, it was noted to control post-development release rates to the pre-development levels during each storm event with maximum allowable runoff coefficient of 0.40. Correspondence with the staff is attached to the report in **Appendix D.**

The allowable peak post development flow rate for the proposed development is summarized as follows:

- 2-year: 5.2 L/s
- 5-year: 7.1 L/s
- 100-year: 15.1 L/s

See **Table D4** in **Appendix D**.

6.4 Post-Development Conditions

The post-development weighted average runoff coefficient is calculated as **0.77** which is greater than the pre-development average runoff coefficient due to additional paved surface and building areas added to the site as part of the proposed development. Therefore, the post-development flowrates are required to control to pre-development levels.

Under post-development conditions the site is considered as three catchments. Catchment PR-1 corresponds to the roof of the proposed building. Roof catchment is controlled by a total of 6 roof drains which will collectively release stormwater from the rooftop at 1.89 L/s. Runoff generated on the rooftops will be attenuated by flow control weirs mounted on the roof drains with adequate storage provided for the 100-year storm event. Scuppers are provided that will discharge to the ground surface if roof drains are plugged or overwhelmed by exceptional rainfall events in excess of the 100-year storm. The controlled runoff from the building roof during 2-year, 5-year and the 100-year storm events is restricted to 1.89 L/s.

Catchment POS-1, and POS-2 correspond to the remainder of the site which will flow uncontrolled to the combined sewer and Cambridge Street South Right of Way, respectively. Catchment POS-1 will capture flow from the building perimeter to the south, east & west and will be conveyed via proposed storm sewer system which will be connected to the municipal combine sewer located on Cambridge Street South. Catchment POS-2 will flow uncontrolled via overland on Cambridge Street South without being captured by the proposed storm sewer system.

Uncontrolled release rate from rest of the site under post-development conditions are calculated as 3.54 L/sec, 4.81 L/sec and 10.30 L/sec during 2-year, 5-year and 100-year storm events, respectively.

The City of Ottawa guidelines state that in the absence of conservative data for the foundation drainage flow, 0.55 L/s/ha to be used, therefore, the total flow for the site was calculated to be 0.03 L/s.

Therefore, the total post development stormwater release rates from the proposed development during 2-year, 5-year and 100-year storm events are calculated as 5.47 L/sec, 6.73 L/sec and 12.22 L/sec, respectively. The flow rate for the 2-year storm event is increased by 0.26 L/s which is negligible and therefore, no negative impacts are anticipated on the downstream infrastructures.

Refer to **Table D5** and **Table D6** in **Appendix D** for post-development average runoff coefficient calculations and post-development stormwater discharge rates calculations.

6.4.1 Storage Requirements

Storage is provided in roof catchment PR-1, such that the combined roof discharge is kept as minimum as possible to restrict post-development release rates to the pre-development levels and is calculated to be 1.89 L/s.

Surface ponding volumes over roof drains were determined by the conic volume method. Roof ponding depths must be less than or equal to 150 mm during a 100-year storm event.

Maximum calculated ponding depth during 100-year storm event in roof area PR-1 is 147 mm.

No ground surface storage is provided.

Refer to **Table D7 to Table D13** in **Appendix D** for detailed roof drain control and storage calculations.

6.4.2 Flow Controlled Roof Drains Sizing

Roof catchments PR-1 corresponds the area of the building rooftop. A total of 6 roof drains is proposed to control the flow from the building roof. Roof drains in each roof area will be equipped with WATTS Accutrol single weir RD1 roof drain with flow control weir set at closed position. The drains were specified based on the required storage volume and associated head of water during 100-year storm event.

See the discharge characteristics published by the manufacturer in **Appendix D.** Detailed drain sizing calculations are shown in **Tables D7-D9** in **Appendix D.** For 5-year and 100-year ponding limits refer to drawing C500 in **Appendix F.** Flow rates, storage requirements, and ponding depths are summarize below in **Section 6.4.3**.

6.4.3 Summary of SWM Storage Requirements

The stormwater management storage volume requirements were determined by allowable flow rate from the proposed roof drain. The allowable flow rate of 1.89 L/s resulted in a required storage volume of 12.54 m³ for the 100-year storm. The maximum available storage on the building rooftop was calculated to be 14 m³ meeting the quantity control requirements for the site.

Area No	Area (ha)	C_{AVG100}	100-Year Release Rate (Controlled) (L/s)	100-Year Ponding Depth (mm)	100-Year Storage Requirement (m^3)	Max Storage Provided (m^3)	ICD Control
PR-1	0.0338	1.00	**1.89**	147	**12.54**	14	RD1 Watts Roof Drains - Closed position

*__Bold__ flows are controlled.

6.5 Storm Sewer Design

The proposed paved area will be conveyed via proposed storm sewer system sized for 100-year storm. Stormwater from the rear side of the building will be captured by proposed area drain located throughout the site.

Storm sewer from the building roof drains will discharge into 150mm dia. Storm service lateral. The 150 mm diameter pipe at 2.0% slope has a full flow capacity of 23.5 L/s.

Remainder of the site will be serviced by 150mm dia. Storm sewers at 1.50% slope. The onsite storm sewers and storm service lateral for the building roof drains will be connected to storm monitoring manhole (STMMH01) within the property. A single 200 mm dia. Storm sewer at 1.0% slope will be connected from STMMH01 to municipal combined sewer on Cabridge Street S, having full flow capacity of 33.2 L/sec.

Building foundation and under slab drainage system will be pumped. A separate 150 mm diameter storm service lateral will be connected to the existing combined sewer located on Cambridge Street South at 2.0% slope.

Refer to **Table D14** in **Appendix D** for 100-year storm sewer design sheet.

Drains from the proposed window wells will be connected to the proposed STMMH1 independently of building foundation drain underfloor drainage system.

6.6 Emergency Flow routes

Roof catchment PR-1 is proposed with scuppers at an elevation of 150 mm above the roof drains, that will spill to ground surface during an overflow event. Catchment POS-1 is conveyed via proposed storm sewer system sized for 100-year storm. In the event of storm greater than 100-year or storm sewer system surcharges, stormwater will be conveyed via emergency flow route located along the northern property line and conveyed towards Cambridge Street South. Catchment POS-2 will flow uncontrolled and discharged to the Cambridge Street South Right of Way by means of surface drainage.

7 Erosion and Sediment Control

During all construction activities, erosion and sedimentation shall be controlled by the following techniques:

- Extent of exposed soils shall be limited at any given time;
- Exposed areas shall be re-vegetated as soon as possible;
- Minimize the area to be cleared and disruption of adjacent areas;
- Siltsack or approved equivalent shall be installed inside all catch basins, catch basin manholes, and storm manholes as identified on the erosion and sediment control plan;
- Visual inspection shall be completed daily on sediment control barriers and any damage will be repaired immediately. Care will be taken to prevent damage during construction operations;
- In some cases, barriers may be removed temporarily to accommodate the construction operations. The affected barriers will be reinstated at night when construction is completed;
- Sediment control devices will be cleaned of accumulated silt as required. The deposits will be disposed of as per the requirements of the contract;
- During construction, if the engineer believes that additional prevention methods are required to control erosion and sedimentation, the contractor will install additional silt fences or other methods as required to the satisfaction of the engineer; and,
- Construction and maintenance requirements for erosion and sediment controls are to comply with Ontario Provincial Standard Specification (OPSS) 805.

8 Conclusions

This report addresses the site servicing and stormwater management requirements for the site plan control application for the proposed development. Based on the analysis provided in this report, the conclusions are as follows:

- The proposed apartment building will be serviced by a 100 mm diameter water service connection, which will adequately service the proposed development for the domestic and fire flow demands. Additionally, water boundary conditions from the City suggests sufficient flow and pressure availability in the 203 mm diameter municipal watermain on Cambridge Street South for domestic and fire demands.
- The proposed buildings sanitary demand will be serviced by a 150 mm diameter sanitary pipe. No capacity constraints were noted in the existing 450mm diameter municipal combined sewer on Cambridge Street South by the City. A monitoring manhole is provided within the property. Sanitary service will be complete with backflow prevention.
- Stormwater Management criteria for the proposed development will be achieved by restricting the post-development stormwater discharge rates from the site to the pre-development flow rates with a runoff coefficient of 0.40.
- Required on-site SWM storage volumes will be achieved using surface storage on the building roof. Flow attenuation will be achieved by the flow-controlled roof drains. Overflow scuppers are provided and will discharge to ground surface.
- Foundation drain will be serviced by 150 mm diameter service laterals discharging into existing combined sewer. A 200 mm dimeter storm service lateral discharging the runoff from project site by connecting storm manhole STMMH 1 to the existing combine sewer on Cambridge Street South. Window wells will be indirectly connected to STMMH 01. Foundation and under slab drains will be pumped.
- No stormwater quality controls are proposed.
- Temporary erosion and sediment control measures for the subject site have been identified.

Appendix A – Figures

Figure A1 – Site Location Plan

Figure A2 – Hydrant Location Plan



exp Services Inc.
100-2650 Queensview Drive
Ottawa, ON K2B 8H6
www.exp.com

DESIGN	N/A
DRAWN	NP
DATE	---
FILE NO	OTT-25015974-A0

522 CAMBRIDGE STREET S

SITE LOCATION PLAN

SCALE: N.T.S

SKETCH NO: FIG A1

Filename: \\exp\data\ott\ott-25015974-a0\60 execution\65 drawings\ott-25015974-a0 - 522 cambridge street s.dwg
Last Saved:4/16/2026 4:14:16 PM
References: XREF - SITE PLAN.dwg; XREF - TOPO.dwg; XREF - AS-BUILT.dwg; A2-106.dwg
Pen Table: exp-ott-pens.ctb Plotted by: ParmarN



exp Services Inc. 100-2650 Queensview Drive Ottawa, ON K2B 8H6 www.exp.com	DESIGN N/A DRAWN NP DATE --- FILE NO OTT-25015974-A0	522 CAMBRIDGE STREET S HYDRANT LOCATION PLAN	SCALE N.T.S SKETCH NO FIG A2

Filename: \\exp\data\ott\ott-25015974-a0\60 execution\65 drawings\ott-25015974-a0 - 522 cambridge street s.dwg
Last Saved:4/28/2026 10:41:12 AM
References: XREF - SITE PLAN.dwg; XREF - TOPO.dwg; A2-106.dwg
Pen Table: exp-ott-pens.ctb Plotted by: ParmarN

Appendix B – Water Servicing

Table B1 - Water Demand Chart

Table B2 - OBC Fire Flow Demand Calculations

Table B3 - Estimated Water Pressure at Proposed Building FFE

Correspondence from Architect Re Fire Flow Requirements

Water Boundary Conditions from the City

TABLE B-1: Water Demand Chart

Location: 522 CAMBRIDGE STREET SOUTH
Project No: 25015974-A0
Designed by: A. Johnson
Checked By: A. Jariwala
Date Revised: April 2026

Water Consumption
Residential = **280** L/cap/day

Population Densities

Single Family	person/unit	3.4
Semi-Detached	person/unit	2.7
Duplex	person/unit	2.3
Townhome (Row)	person/unit	2.7
Bachelor Apartment	person/unit	1.4
1 Bedroom Apartment	person/unit	1.4
2 Bedroom Apartment	person/unit	2.1
3 Bedroom Apartment	person/unit	3.1
4 Bedroom Apartment	person/unit	4.1
Avg. Apartment	person/unit	1.8

Proposed Buildings	No. of Residential Units										Total Persons (pop)	Residential Demands in (L/sec)					Total Demands (L/sec)		
	Singles/Semis/Towns				Apartments							Avg. Day Demand (L/day)	Peaking Factors (x Avg Day)		Max Day Demand (L/day)	Peak Hour Demand (L/day)	Avg Day (L/s)	Max Day (L/s)	Max Hour (L/s)
	Single Family	Semi-Detached	Duplex	Townhome	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Avg Apt.			Max Day	Peak Hour					
Appartment Building					2	8	9				32.9	9,212	9.39	14.13	86,490	130,195	0.107	1.001	1.507
Total =					2	8	9				32.9	9,212			86,490	130,195	0.11	1.00	1.51

PEAKING FACTORS FROM MOECC TABLE 3-3 (Peaking Factors for Water Systems Servicing Fewer Than 500 persons)

Dwelling Units Serviced	Equiv Pop	Night Min Factor	Maximum Day Factor	Peak Hour Factor
10	30	0.10	9.50	14.30
50	150	0.10	4.90	7.40
100	300	0.20	3.60	5.40
150	450	0.30	3.00	4.50
167	500	0.40	2.90	4.30

TABLE B2: FIRE FLOW REQURIEMENTS BASED ON ONTARIO BUILDING CODE
PROJECT: OTT-25015974-A0
Building: 522 CAMBRIDGE STREET SOUTH

3. Buildings Requiring On-Site Water Supply

(a) Except for sprinklered buildings and as required by Items 3(c) and 3(e), buildings should have a supply of water available for firefighting purposes not less than the quantity derived from the following formula:

$$Q = K \cdot V \cdot S_{tot}$$

where

Q = minimum supply of water in litres

K = water supply coefficient from Table 1

V = total building volume in cubic metres

S_{tot} = total of spatial coefficient values from property line exposures on all sides as obtained from the formula:

$$S_{tot} = 1.0 + [S_{side1} + S_{side2} + S_{side3} + \ldots \text{etc.})]$$

where

S_{side} values are established from Figure 1, as modified by Items 3(d) and 3(f), and

S_{tot} need not exceed 2.0.

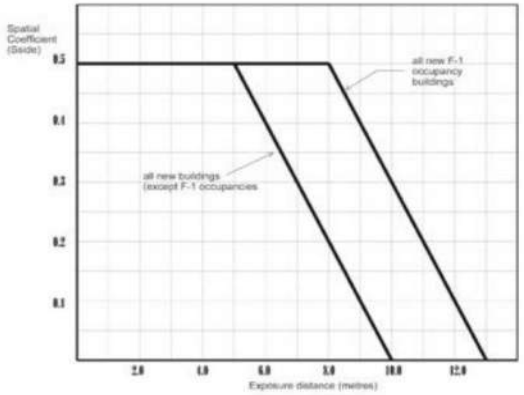


Figure 1
Spatial Coefficient vs Exposure Distance

	Direction				
	North	East	South	West	
Distance	1.60	26.55	0.00	0.00	Stot
S	0.5	0	0.5	0.5	2.5

Q	226722.845
K	23
V	3943.006
Stot	2.5

RFF	6300	L/min
	105	L/sec

	AREA (SQ.M.)	HEIGHT (M)	VOLUME (CU.M.)
LEVEL 01	206.26	3.5	721.91
LEVEL 02	264.39	3.2	846.048
LEVEL 03	264.39	3.2	846.048
LEVEL 04	264.39	3.5	925.365
Basement	208.15	2.9	603.635
			3943.006

Table 1

Water Supply Coefficient - K

Type of Construction	Classification by Group or Division in Accordance with Table 3.1.2.1. of the Building Code				
	A-2 B-1 B-2 B-3 C D	A-4 F-3	A-1 A-3	E F-2	F-1
Building is of noncombustible construction with fire separations and fire-resistance ratings provided in accordance with Subsection 3.2.2., including loadbearing walls, columns and arches.	10	12	14	17	23
Building is of noncombustible construction or of heavy timber construction conforming to Article 3.1.4.6. Floor assemblies are fire separations but with no fire-resistance rating. Roof assemblies, mezzanines, loadbearing walls, columns and arches do not have a fire-resistance rating.	16	19	22	27	37
Building is of combustible construction with fire separations and fire-resistance ratings provided in accordance with Subsection 3.2.2., including loadbearing walls, columns and arches. Noncombustible construction may be used in lieu of fire-resistance rating where permitted in Subsection 3.2.2.	18	22	25	31	41
Building is of combustible construction. Floor assemblies are fire separations but with no fire-resistance rating. Roof assemblies, mezzanines, loadbearing walls, columns and arches do not have a fire-resistance rating.	23	28	32	39	53
Column 1	2	3	4	5	6

Table 2

Part 3 Buildings under the Building Code	Required Minimum Water Supply Flow Rate, L/min
One-storey building with building area not exceeding 600 m²	1 800
All other buildings	2 700 (if Q ≤ 108 000 L)[1] 3 600 (if Q > 108 000 L and ≤ 135 000 L)[1] 4 500 (if Q > 135 000 L and ≤ 162 000 L)[1] 5 400 (if Q > 162 000 L and ≤ 190 000 L)[1] 6 300 (if Q > 190 000 L and ≤ 270 000 L)[1] 9 000 (if Q > 270 000 L)[1]

TABLE B3
ESTIMATED WATER PRESSURE AT PROPOSED BUILDING

Description	From	To	Demand (L/sec)	Pipe Length (m)	Pipe Dia (mm)	Dia (m)	Q (m^3/sec)	Area (m^2)	C	Vel (m/s)	Slope of HGL (m/m)	Head Loss (m)	Elev From (m)	Elev To (m)	*Elev Diff (m)	Pressure From kPa	(psi)	Pressure To kPa	(psi)	Pressure Drop (psi)
Avg Day Conditions																				
Single 100mm water service	Main	Building	0.11	13 m	100	0.100	0.00011	0.00785398	110	0.014	0.000006	8E-05	77.40	75.94	1.5	364.9	(52.9)	379.3	(55.0)	-2.08
Max Day Conditions																				
Single 100mm water service	Main	Building	1.000	13 m	100	0.100	0.001	0.00785398	110	0.1273	0.000364	0.0049	77.40	75.94	1.5	294.3	(42.7)	308.6	(44.8)	-2.07
Peak Hour Conditons																				
Single 100mm water service	Main	Building	1.510	13 m	100	0.100	0.00151	0.00785398	110	0.1923	0.000781	0.0105	77.40	75.94	1.5	294.3	(42.7)	308.5	(44.7)	-2.06
Max Day plus Sprinkler Demands																				
Single 100mm water service	Main	Building	36.00	13 m	100	0.100	0.036	0.00785398	110	4.5837	0.277746	3.7218	77.40	75.94	1.5	294.3	(42.7)	272.1	(39.5)	3.22

Water Demand Info

Average Demand =	0.11	L/sec
Max Day Demand =	1.00	L/sec
Peak Hr Demand =	1.51	L/sec
Fireflow Requriement =	150	L/sec
Max Day Plus FF Demand =	151.0	L/sec
Assumed Sprinkler Demand=	35.0	L/sec

Pipe Lengths

From watermain to building =	13.4 m
Hazen Williams C Factor for Friction Loss in Pipe, C=	110

Boundary Conditon

	Min HGL	Max HGL	Max Day + Fire Flow	
HGL (m)	107.4	114.6	105.6	<----- (From City of Ottawa at connnection point)
Approx Ground Elev (m) =	77.40	77.4	77.40	
Approx Bld Basement FF Elev (m) =	75.94	75.94	75.94	
Pressure (m) =	30	37.2	28.2	
Pressure (Pa) =	294,300	364,932	276,642	
Pressure (psi) =	42.7	52.9	40.1	

Nikhil Parmar

From: Jonathan Huska <jonathan@linebox.ca>
Sent: Wednesday, April 1, 2026 10:17 AM
To: Alexander Johnson
Cc: Aaditya Jariwala; Nikhil Parmar; Luis Josué; Erick Torres; Marc-Alexander Shank; Paul Chartrand
Subject: Re: 522 Cambridge - Water Sanitary and Fire Flow Demands
Attachments: A0-801.dwg; A0-801.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Apologies—there was an error in the bike parking counts. Please find the corrected site plan attached.

Jonathan Huska
Intermediate Technologist, BIM Lead

613.216.2609 x104
705.698.9195
Ottawa - Toronto - Montreal

On Wed, Apr 1, 2026 at 10:07 AM Jonathan Huska <jonathan@linebox.ca> wrote:

> Good morning,
>
> 1. What will be the building construction type per FUS 2020:
>   a. Wood Frame (where all structural elements are made of wood)
>   b. Ordinary construction (structural elements are wood but the exterior walls are masonry)
>   c. Non-combustible construction (all structural elements are constructed with non-combustible material with min. 1-hour fire rating)
>   d. Fire resistive construction (all structural elements have min. 2-hour fire rating)
>
> Answer:

Based on the current drawings, the proposed building will primarily use wood-frame construction, incorporating a combination of metal siding and masonry veneer. Exterior side yard walls are required to be constructed as non-combustible assemblies (1 Hour) (metal or CMU) in accordance with Table 3.2.3.7, as the area of unprotected openings remains below 10%.

This is subject to final confirmation through structural engineering coordination. This response is issued for review and coordination with InHarmony as part of the ongoing design development process.

2. Will the internal and external openings (horizontal and vertical) be protected per NBC?

   Answer:

   Openings located within the side yard setbacks or front and rear should not require sprinklering and will be designed within the allowable limits for unprotected openings under the OBC.

   Interior glazing and openings will remain unsprinklered. Fire-rated assemblies will be provided where required by code, and glazing will not be introduced in locations that would exceed allowable unprotected opening limits.

3. Provide GFA of each floor and floor heights.

   Answer:

   Refer to the updated Site Plan package for current gross floor area calculations. Refer to the attached elevation for floor-to-floor heights.

4. Confirm the building occupancy group and division per OBC.

   Answer:

   3.2.2.52. Group C, up to 4 Storeys, Sprinklered.

5. Confirm any internal fire walls with min. 2-hour fire rating.

   Answer:

   To be confirmed through coordination with Mechanical and Fire Protection design. At this stage, a 2-hour fire separation is anticipated for rooftop mechanical enclosures and basement storage areas, subject to final program and classification.

6. Confirm if the building will be equipped with a fully automatic and supervised sprinkler system conforming to NFPA 13.

   Answer:

   The building will be fully sprinklered in accordance with NFPA 13 requirements.

7. Confirm suite types i.e. Bachelor, 1-bedroom, 2-bedroom, etc. and total expected occupancy.

Answer:

Refer to the updated Site Plan for the current unit breakdown.

8. Basement of the building will be min. 50% below ground. This will be confirmed once we coordinate the FFE and basement floor levels.

   Answer:

   Acknowledged. This will be confirmed during coordination of finished floor elevations and finalized grading design strategy.

9. Can you please provide CAD delineating roof drainage areas, drain locations, penthouses, parapets and overflow scuppers. We aren't there yet but we will need this information to complete our stormwater management design.

   Answer:

   A coordinated roof drainage plan will be provided following finalization of unit layouts. Drain locations will be coordinated with architectural planning, with preference given to locating plumbing stacks within low-impact areas such as closets to optimize acoustic separation and efficiency of services distribution. We can issue a preliminary drainage layout shortly that will be designed solely based on roof area not units below, and will be subject to revision once finalized unit layouts are complete.

Please let me know if you require any further clarification.

I have CC'd the InHarmony team on this as well if they would like to add anything further.

Kind regards,

Jonathan Huska
Intermediate Technologist, BIM Lead

613.216.2609 x104

705.698.9195

Ottawa - Toronto - Montreal

On Tue, Mar 31, 2026 at 4:39 PM Alexander Johnson <Alexander.Johnson@exp.com> wrote:

> Thank you Jonathan,

An additional request. Can you please provide CAD delineating roof drainage areas, drain locations, penthouses, parapets and overflow scuppers. We aren't there yet but we will need this information to complete our stormwater management design.

Thanks,

Alex

Alexander Johnson, E.I.T.
EXP | Engineering Designer
t : +1.613.688.1899, 63222 | e : alexander.johnson@exp.com

exp.com | legal disclaimer
keep it green, read from the screen

From: Jonathan Huska <jonathan@linebox.ca>
Sent: Tuesday, March 31, 2026 4:32 PM
To: Alexander Johnson <Alexander.Johnson@exp.com>
Cc: Aaditya Jariwala <Aaditya.Jariwala@exp.com>; Nikhil Parmar <nikhil.parmar@exp.com>
Subject: Re: 522 Cambridge - Water Sanitary and Fire Flow Demands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Alexander,

Thanks for the breakdown and questions, I will try to get you the answers by tomorrow EOD.

Thanks,

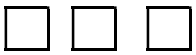
Jonathan Huska
Intermediate Technologist, BIM Lead




613.216.2609 x104


705.698.9195


Ottawa - Toronto - Montreal



On Tue, Mar 31, 2026 at 12:49 PM Alexander Johnson <Alexander.Johnson@exp.com> wrote:

> Hello Johnathan,
>
> I am assisting Aaditya with this project. We need some additional information to determine the domestic water demands, sanitary demands, and required fire flow. Please provide comment on the items below. We would like to submit boundary conditions request to the City by the end of this week and need this information to proceed.
>
> 1. What will be the building construction type per FUS 2020:
>
>   - Wood Frame (where all structural elements are made of wood)
>
>   - Ordinary construction (structural elements are wood but the exterior walls are masonry)
>
>   - Non-combustible construction (all structural elements are constructed with non-combustible material with min. 1-hour fire rating)
>
>   - Fire resistive construction (all structural elements have min. 2-hour fire rating)
>
> 2. Will the internal and external openings (horizontal and vertical) be protected per NBC?
> 3. Provide GFA of each floor and floor heights.
> 4. Confirm the building occupancy group and division per OBC.
> 5. Confirm any internal fire walls with min. 2-hour fire rating.
> 6. Confirm if the building will be equipped with a fully automatic and supervised sprinkler system conforming to NFPA 13.
> 7. Confirm suite types i.e.. Bachelor, 1- bedroom, 2-bedroom, etc. and total expected occupancy.
> 8. Basement of the building will be min. 50% below ground. This will be confirmed once we coordinate the FFE and basement floor levels.
>
> Thanks,
>
> Alex

Alexander Johnson, E.I.T.
EXP | Engineering Designer
t : +1.613.688.1899, 63222 | e : alexander.johnson@exp.com
2650 Queensview Drive
Suite 100
Ottawa, ON K2B 8H6
CANADA

exp.com | legal disclaimer
keep it green, read from the screen

Nikhil Parmar

From: Azimi, Farbod <farbod.azimi@ottawa.ca>
Sent: Friday, April 10, 2026 2:44 PM
To: Alexander Johnson
Cc: Aaditya Jariwala; Nikhil Parmar; Wu, John; Jhamb, Nishant
Subject: RE: 522 Cambridge Street South - File No.: PC2026-0020 - Boundary Conditions Request
Attachments: 522 Cambridge Street South April 2026.pdf; 2601_522 Cambridge St S_LB_Site Plan.pdf; 522 Cambridge Street S - Correspondence with Architect Re FUS parameters.pdf; 2026-04-06 - 522 CAMBRIDGE ST S - WAT-SAN-RFF - WORKSHEETS AND SKETCHES.pdf



Good afternoon, Alexander,

The following are boundary conditions, HGL, for hydraulic analysis at 522 Cambridge Street South (zone 1W) assumed to be connected via the 203 mm watermain on Cambridge Street South (see attached PDF for location).

Minimum HGL = 107.4 m
Maximum HGL = 114.6 m
MaxDay + FireFlow (105 L/s) = 105.6 m

These are for current conditions and are based on computer model simulation.
Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation. Fire Flow analysis is a reflection of available flow in the watermain; there may be additional restrictions that occur between the watermain and the hydrant that the model cannot take into account.

Regarding the sanitary sewer connection, the City's Asset Management team has confirmed that there are no capacity concerns with the proposed peak Sanitary flows.

For the Storm connection, SWM will be required to control the 100-yr post development flows to a 2-yr predevelopment level using existing C (max =0.4).

Kind regards,

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

From: Alexander Johnson <Alexander.Johnson@exp.com>
Sent: Monday, April 6, 2026 10:52 AM
To: Wu, John <John.Wu@ottawa.ca>; Azimi, Farbod <farbod.azimi@ottawa.ca>
Cc: aaditya.jariwala <aaditya.jariwala@exp.com>; Nikhil Parmar <nikhil.parmar@exp.com>
Subject: 522 Cambridge Street South - File No.: PC2026-0020 - Boundary Conditions Request

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Hello John/Farbod,

EXP has been retained by the proponent of a 4-storey, 19-unit apartment building located at 522 Cambridge Street South - **File No.: PC2026-0020**

Proposed water service connection is shown on the attached sketch. I kindly request that you provide water boundary conditions based on the estimated demands summarized below:

Water Demands:
Avg. Day: **0.11** L/sec
Max. Day Demands: **1.00** L/sec
Peak Hourly Demands: **1.51** L/sec
RFF per OBC: **105** L/s

Additionally requesting confirmation of capacity in the existing **450mm** diameter combined sewer on Cambridge Street South adjacent to the subject property.

Sanitary Demands:
Sanitary Demands (incl. Infiltration): **0.412** L/sec

Supporting calculations and boundary condition request location plan are attached to this email.

Thank you

Alexander Johnson, P.Eng.
EXP | Engineering Designer
t : +1.613.688.1899, 63222 | e : alexander.johnson@exp.com
2650 Queensview Drive
Suite 100
Ottawa, ON K2B 8H6
CANADA

exp.com | legal disclaimer

keep it green, read from the screen

'

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. Thank you.

Le présent courriel a été expédié par le système de courriels de la Ville d'Ottawa. Toute distribution, utilisation ou reproduction du courriel ou des renseignements qui s'y trouvent par une personne autre que son destinataire prévu est interdite. Je vous remercie de votre collaboration.

'

Appendix C – Sanitary Sewer Design Sheet

C1 - Sanitary Sewer Design Sheet

TABLE C1 : SANITARY DEMAND CHART

LOCATION				RESEDENTIAL AREAS AND POPULAITONS												INFILTRATION				SEWER DATA						
					NUMBER OF UNITS							POPULATION				AREA (ha)										
Street	U/S MH	D/S MH	Desc	Area (ha)	Singles	Semis	Towns	1-Bed Apt.	2-Bed Apt.	3-Bed Apt.	4-Bed Apt.	INDIV	ACCU	Peak Factor	Peak Flow (L/sec)	INDIV	ACCU	INFILT FLOW (L/s)	TOTAL FLOW (L/s)	Nom Dia (mm)	Actual Dia (mm)	Slope (%)	Length (m)	Capacity (L/sec)	Q/Q_{CAP} (%)	Full Velocity (m/s)
Cambridge	BLDG	SANMH1		0.0610				10	9			32.9	32.9	3.68	0.392	0.061	0.061	0.020	***0.412***	150	155.00	2.00	6.54	23.5	1.8%	1.7
	SANMH1	CAMBRIDGE		-				-	-			-	-	-	-	-	-	-	***0.412***	150	155.00	1.00	10.60	16.6	2.5%	1.2
				0.061				**10**	**9**			**33**				**0.061**										

Residential Avg. Daily Flow, q (L/p/day) = 280
Residential Correction Factor, K = 0.80
Manning N = 0.013
Peak extraneous flow, I (L/s/ha) = 0.33

Peak Population Flow, (L/sec) = P*q*M/86.4
Peak Extraneous Flow, (L/sec) = I*Ac
Residential Peaking Factor, M = 1 + (14/(4+P^0.5)) * K
A_c = Cumulative Area (hectares)
P = Population (thousands)
Sewer Capacity, Qcap (L/sec) = 1/N $S^{1/2}$ $R^{2/3}$ A_c
(Manning's Equation)

Unti Type	Persons/Unit
Singles	3.0
Semi-Detached	2.7
Townhomes	2.7
Single Apt. Unit	1.4
2-bed Apt. Unit	2.1
3-bed Apt. Unit	3.1
4-bed Apt. Unit	3.8

Designed:	Project:
Nikhil Parmar E.I.T.	OTT-25015974-A0
Checked:	Location:
A. Jariwala, P.Eng.	522 CAMBRIDGE STREET SOUTH, Ottawa, ON
File Reference:	Page No:
OTT-25015974-A0 - Sanitary - SAN Design Sheet.xlsx	**1 of 1**

Appendix D – Stormwater Management Design Sheet

Table D1 - Calculation of Average Runoff Coefficients for Pre-Development Conditions

Table D2 - Calculation of Catchment Time of Concentration for Pre-Development Conditions

Table D3 - Calculation of Peak Runoff for Pre-Development Conditions

Table D4 - Calculation of Allowable Release Rate With C=0.40

Table D5 - Average Runoff Coefficients for Post-Development Conditions

Table D6 - Summary of Post-Development Peak Flows (Uncontrolled and Controlled)

Table D7 - 2-Year, 5-Year & 100-Year Roof Drains Design Sheet - Using Flow Controlled Roof Drains

Table D8 - Storage Volumes Roof Area #PR-1A (2 Year, 5 Year And 100 Year Storms) (MRM)

Table D9 - Storage Volumes Roof Area #PR-1B (2 Year, 5 Year And 100 Year Storms) (MRM)

Table D10 - Storage Volumes Roof Area #PR-1C (2 Year, 5 Year And 100 Year Storms) (MRM)

Table D11 - Storage Volumes Roof Area #PR-1D (2 Year, 5 Year And 100 Year Storms) (MRM)

Table D12 - Storage Volumes Roof Area # PR-1E (2 Year, 5 Year And 100 Year Storms) (MRM)

Table D13 - Storage Volumes Roof Area # PR-1F (2 Year, 5 Year And 100 Year Storms) (MRM)

Table D14 - 100-Year Storm Sewer Calculation Sheet

Corr with the City for SWM Controls

Watts Adjustable Flow Control for Roof Dains Tech Sheet

ADS Nyloplast Tech Sheet

TABLE D1
CALCULATION OF AVERAGE RUNOFF COEFFICIENTS FOR PRE-DEVELOPMENT CONDITIONS

Area No.	Roof Areas		Mixed Gravel Concret & Broken Asphalt		Grass		Reserved		Reserved		Sum AC	Total Area (m^2)	C_{AVG}
	C=0.90		C=0.80		C=0.20								
	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C			
E1 (SITE)	123.76	111.4	75.94	60.8	409.93	82.0					**254.1**	**609.63**	**0.42**

TABLE D2
CALCULATION OF CATCHMENT TIME OF CONCENTRATION FOR PRE-DEVELOPMENT CONDITIONS

Catchment No.	Area (ha)	High Elev (m)	Low Elev (m)	Flow Path Length (m)	Indiv Slope	Avg. C	Time of Conc. Tc (mins)	Description
E1 (SITE)	0.0610	77.90	77.47	44.2	1.0	0.42	3.35	10 minutes

Notes
1) For Catchments with Runoff Coefficient less than C=0.40, Time of Concentration Based on Federal Aviation Formula (Airport Method), from MTO Drainage Manual Equation 8.16, where: $T_C = 3.26 * (1.1-C) * L^{0.5} / S_W^{0.33}$
2) For Catchments with Runoff Coefficient greater than C=0.40, Time of Concentration Based on Bransby Williams Equation, from MTO Drainage Manual Equation 8.15, where: $T_C = 0.057 * L / (S_W^{0.2} * A^{0.1})$
3) The standard minimium Time of Concentraion of 10 minutes was used, rather then the calaculted time, since calcualted time was less than 10 minutes.

TABLE D3
CALCULATION OF PEAK RUNOFF FOR PRE-DEVELOPMENT CONDITIONS

Area No	Outlet Location	Area (ha)	Time of Conc, Tc (min)	Storm = 2 yr			Storm = 5 yr			Storm = 100 yr		
				I_2 (mm/hr)	Cavg	Q_2 (L/sec)	I_5 (mm/hr)	Cavg	Q_5 (L/sec)	I_{100} (mm/hr)	Cavg	Q_{100} (L/sec)
E1 (SITE)	OFFSITE	0.0610	10	76.81	0.42	**5.4**	104.19	0.42	**7.4**	178.56	0.52	**15.8**

Notes
1) Intensity, I = 732.951/(Tc+6.199)$^{0.810}$ (2-year)
2) Intensity, I = 998.071/(Tc+6.053)$^{0.814}$ (5-year)
3) Intensity, I = 1735.688/(Tc+6.014)$^{0.820}$ (100-year)
4) Cavg for 100-year is increased by 25% to a maximum of 1.0
5) The standard minimium Time of Concentraion of 10 minutes was used, rather then the calaculted time, since calcualted time was less than 10 minutes.

TABLE D4
CALCULATION OF ALLOWABLE RELEASE RATE WITH C=0.4

Area No	Outlet Location	Area (ha)	Time of Conc, Tc (min)	Storm = 2 yr			Storm = 5 yr			Storm = 100 yr		
				I_2 (mm/hr)	Cavg	Q_2 (L/sec)	I_5 (mm/hr)	Cavg	Q_5 (L/sec)	I_{100} (mm/hr)	Cavg	Q_{100} (L/sec)
E1 (SITE)	OFFSITE	0.0610	10	76.81	0.40	**5.2**	104.19	0.40	**7.1**	178.56	0.50	**15.1**

Notes
1) Intensity, I = 732.951/(Tc+6.199)$^{0.810}$ (2-year)
2) Intensity, I = 998.071/(Tc+6.053)$^{0.814}$ (5-year)
3) Intensity, I = 1735.688/(Tc+6.014)$^{0.820}$ (100-year)
4) Cavg for 100-year is increased by 25% to a maximum of 1.0
5) The standard minimium Time of Concentraion of 10 minutes was used, rather then the calaculted time, since calcualted time was less than 10 minutes.
6) The calculated pre-development runoff coefficient is greater than the allowable runoff coefficient of 0.40, as such a maximum runoff coefficient of 0.40 is used to determine the flows.

TABLE D5
AVERAGE RUNOFF COEFFICIENTS FOR POST-DEVELOPMENT CONDITIONS

Area No.	Roof Areas C=0.90		Concrete/Asphalt C=0.90		Grass C=0.20		River Stone C=0.20		Pavers C=0.70		Sum AC	Total Area (m^2)	C_{AVG}	Comment
	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C	Area (m^2)	A * C				
POS-1	9.81	8.8	104.20	93.8	52.47	10.5	41.00	8.2			121.3	207.48	0.58	Ground surface
PR-1	339.00	305.1									305.1	339.00	0.90	Rear Roof
POS-2			45.70	41.1	17.48	3.5					44.6	63.18	0.71	Front Roof
											471.0	**609.66**	**0.77**	

TABLE D6
SUMMARY OF POST-DEVELOPMENT PEAK FLOWS (Uncontrolled and controlled)

Area No	Area (ha)	Time of Conc, Tc (min)	Storm = 2 yr				Storm = 5 yr				Storm = 100 yr				ICD
			C_{AVG}	I_2 (mm/hr)	Q (L/sec)	Q_{CAP} (L/sec)	C_{AVG}	I_5 (mm/hr)	Q (L/sec)	Q_{CAP} (L/sec)	C_{AVG}	I_{100} (mm/hr)	Q (L/sec)	Q_{CAP} (L/sec)	
POS-1	0.0207	10	0.58	76.81	2.59	2.59	0.58	104.19	3.51	3.51	0.73	178.56	7.53	7.53	**N/A**
PR-1	0.0339	10	0.90	76.81	6.51	**(1.89)**	0.90	104.19	8.84	**(1.89)**	1.00	178.56	16.83	**(1.89)**	**WATTS ACCUTROL RD1 WEIR - CLOSED**
POS-2	0.0063	10	0.71	76.81	0.95	0.95	0.71	104.19	1.29	1.29	0.88	178.56	2.77	2.77	**N/A**
Foundation Drain Flow						0.03				0.03				0.03	
Post-Dev Site	**0.0610**				10.06	**(5.47)**			13.64	**(6.73)**			27.12	**(12.22)**	
Pre-Dev Site (C=0.4)						5.21				7.1				15.1	

Notes

1) Intensity, $I = 732.951/(Tc+6.199)^{0.810}$ (2-year)

2) Intensity, $I = 998.071/(Tc+6.053)^{0.814}$ (5-year)

3) Intensity, $I = 1735.688/(Tc+6.014)^{0.820}$ (100-year)

4) Cavg for 100-year is increased by 25% to a maximum of 1.0

5) Time of Concentration, Tc = ***10 mins***

5) Controlled release rate (Q_{CAP}) is denoted by **(1.03)**

Table D7: 2-year, 5-year & 100-year Roof Drains Design Sheet - Using Flow Controlled Roof Drains

Project: OTT-25015974-A0
Location: 522 Cambridge Street W
Date: April 2026

Area #	Roof Drain Type	No Drains per Area	No of Weirs per Drain	Weir Position	Runoff Coeff (Cavg)		Drainage Area		2-year Event						5-year Event						100-year Event						Storage Required *(MRM)*			Maximium Storage Provided at Spill Elevation					
					2-year & 5-year	100-year	m^2	ha	Runoff Rate (L/sec)	2yr Ponding Depth (mm)	Roof Drain Capacity Per Weir (gpm)	Roof Drain Capacity Per Drain per weir (gpm)	Roof Drain Capacity Per Drain (L/sec)	Total Flow From Roof Drains (L/sec)	Runoff Rate (L/sec)	5yr Ponding Depth (mm)	Roof Drain Capacity Per Weir (gpm)	Roof Drain Capacity Per Drain per weir (gpm)	Roof Drain Capacity Per Drain (L/sec)	Total Flow From Roof Drains (L/sec)	Runoff Rate (L/sec)	100yr Ponding Depth (mm)	Roof Drain Capacity Per Weir (gpm)	Roof Drain Capacity Per Drain per weir (gpm)	Roof Drain Capacity Per Drain (L/sec)	Total Flow From Roof Drains (L/sec)	2-year (m^3)	5-year (m^3)	100-year (m^3)	Area Available for Storage (m^2)	Max Prism Depth (mm)	Max Prisim Volume (m^3)	% Volume Used for Ponding		
																																2-year	5-year	100-year
PR-1A	RD1	1	1	2-Closed	0.90	1.00	64.31	0.0064	1.236	92	5.0	5.0	0.315	0.315	1.677	113	5.0	5.0	0.315	0.315	3.192	145	5.0	5.0	0.315	0.315	0.63	1.17	2.48	54.7	150	2.7	23%	43%	91%
PR-1B	RD1	1	1	2-Closed	0.90	1.00	48.42	0.0048	0.930	86	5.0	5.0	0.315	0.315	1.262	107	5.0	5.0	0.315	0.315	2.404	140	5.0	5.0	0.315	0.315	0.39	0.76	1.67	41.2	150	2.1	19%	37%	81%
PR-1C	RD1	1	1	2-Closed	0.90	1.00	48.81	0.0049	0.938	86	5.0	5.0	0.315	0.315	1.272	108	5.0	5.0	0.315	0.315	2.423	140	5.0	5.0	0.315	0.315	0.39	0.77	1.69	41.5	150	2.1	19%	37%	81%
PR-1D	RD1	1	1	2-Closed	0.90	1.00	40.24	0.0040	0.773	88	5.0	5.0	0.315	0.315	1.049	112	5.0	5.0	0.315	0.315	1.997	147	5.0	5.0	0.315	0.315	0.28	0.56	1.28	27.0	150	1.4	20%	42%	95%
PR-1E	RD1	1	1	2-Closed	0.90	1.00	67.78	0.0068	1.303	93	5.0	5.0	0.315	0.315	1.767	114	5.0	5.0	0.315	0.315	3.365	146	5.0	5.0	0.315	0.315	0.68	1.26	2.67	57.6	150	2.9	24%	44%	93%
PR-1F	RD1	1	1	2-Closed	0.90	1.00	69.09	0.0069	1.328	93	5.0	5.0	0.315	0.315	1.801	114	5.0	5.0	0.315	0.315	3.430	147	5.0	5.0	0.315	0.315	0.70	1.30	2.74	58.7	150	2.9	24%	44%	93%
Totals							**338.7**	**0.0339**	**6.51**		**30.00**		**1.89**	**1.89**	**0.00**		**30.00**		**1.89**	**1.89**	**16.81**		**30.00**		**1.89**	**1.89**	**3.07**	**5.81**	**12.54**	**281**		**14.0**			
Min										**86**						**107**						**140**													
Max										**93**						**114**						**147**													

Runoff Based on the Following:

Storm Frequency (years) =	2	5	100
Time of Conc (mins) =	10	10	10
Storm Intensity (mm/hr) =	76.8	104.2	178.6

Roof Drains have Following Flow Rates per weir: WATTS Flow Controlled Drain

Weir Position	Flow (gpm) per depth							Max Flow Rate per Weir @150mm (L/s)
	0	25	50	75	100	125	150	
	0	0.025	0.05	0.075	0.1	0.125	0.15	
1-None	0	0	0	0	0	0	0	0.000
2-Closed	0	5	5	5	5	5	5	0.315
3-1/4 open	0	5	10	11	13	14	15	0.946
4-1/2 open	0	5	10	12	15	18	20	1.262
5-3/4 open	0	5	10	14	18	21	25	1.577
6-Full	0	5	10	15	20	25	30	1.890

Roof Drain Types

Drain Type =	RD1	RD2	RD3
Max Overflow Depth (mm)	150 mm	150 mm	150 mm
Flow Controlled (Yes/No)	Yes	Yes	Yes
Ponding	Yes	Yes	Yes
Weir Desc	Accutrol	Accutrol	Accutrol
No. Weirs	1	2	3

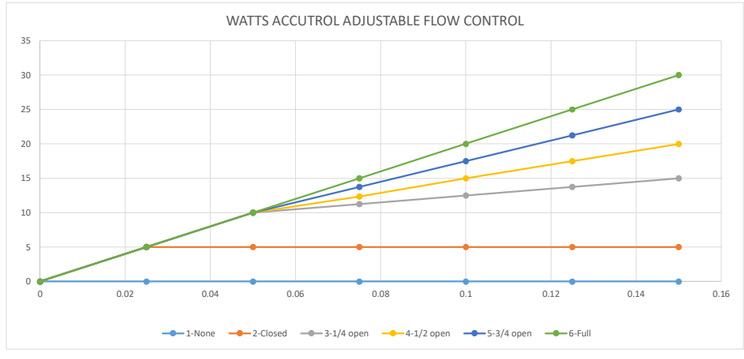


Table D8 Storage Volumes Roof Area #PR-1A (2 Year, 5 Year and 100 Year Storms) (MRM)

C_{AVG} = 0.90 (dimensionless)
C_{100} = 1.00
Time Interval = 5 (mins)
Drainage Area = 0.00643 (hectares)

	Release Rate = 0.315 (L/sec) Return Period = 2 (years) IDF Parameters, A = 732.951, B = 0.810 (I = A/(T_c+C), C = 6.199					Release Rate = 0.3155 (L/sec) Return Period = 5 (years) IDF Parameters, A = 998.071, B = 0.814 (I = A/(T_c+C), C = 6.053					Release Rate = 0.3155 (L/sec) Return Period = 100 (years) IDF Parameters, A = 1735.69, B = 0.820 (I = A/(T_c+C), C = 6.014				
Duration (min)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)
0	167.2	2.7	0.32	2.4	0.00	230.5	4.1	0.315	3.8	0.00	398.6	7.1	0.3	6.8	0.00
5	103.6	1.7	0.32	1.4	0.41	141.2	2.5	0.315	2.2	0.66	242.7	4.3	0.3	4.0	1.21
10	76.8	1.2	0.32	0.9	0.55	104.2	1.9	0.315	1.5	0.93	178.6	3.2	0.3	2.9	1.73
15	61.8	1.0	0.32	0.7	0.61	83.6	1.5	0.315	1.2	1.06	142.9	2.6	0.3	2.2	2.02
20	52.0	0.8	0.32	0.5	0.63	70.3	1.3	0.315	0.9	1.13	120.0	2.1	0.3	1.8	2.19
25	45.2	0.7	0.32	0.4	0.62	60.9	1.1	0.315	0.8	1.16	103.8	1.9	0.3	1.5	2.31
30	40.0	0.6	0.32	0.3	0.59	53.9	1.0	0.315	0.6	1.17	91.9	1.6	0.3	1.3	2.39
35	36.1	0.6	0.32	0.3	0.56	48.5	0.9	0.315	0.6	1.16	82.6	1.5	0.3	1.2	2.44
40	32.9	0.5	0.32	0.2	0.51	44.2	0.8	0.315	0.5	1.14	75.1	1.3	0.3	1.0	2.47
45	30.2	0.5	0.32	0.2	0.46	40.6	0.7	0.315	0.4	1.11	69.1	1.2	0.3	0.9	2.48
50	28.0	0.5	0.32	0.1	0.41	37.7	0.7	0.315	0.4	1.07	64.0	1.1	0.3	0.8	2.48
55	26.2	0.4	0.32	0.1	0.35	35.1	0.6	0.315	0.3	1.03	59.6	1.1	0.3	0.8	2.48
60	24.6	0.4	0.32	0.1	0.29	32.9	0.6	0.315	0.3	0.98	55.9	1.0	0.3	0.7	2.46
65	23.2	0.4	0.32	0.1	0.22	31.0	0.6	0.315	0.2	0.93	52.6	0.9	0.3	0.6	2.44
70	21.9	0.4	0.32	0.0	0.16	29.4	0.5	0.315	0.2	0.88	49.8	0.9	0.3	0.6	2.41
75	20.8	0.3	0.32	0.0	0.09	27.9	0.5	0.315	0.2	0.82	47.3	0.8	0.3	0.5	2.38
80	19.8	0.3	0.32	0.0	0.02	26.6	0.5	0.315	0.2	0.77	45.0	0.8	0.3	0.5	2.35
85	18.9	0.3	0.32	0.0	-0.05	25.4	0.5	0.315	0.1	0.70	43.0	0.8	0.3	0.5	2.31
90	18.1	0.3	0.32	0.0	-0.13	24.3	0.4	0.315	0.1	0.64	41.1	0.7	0.3	0.4	2.27
95	17.4	0.3	0.32	0.0	-0.20	23.3	0.4	0.315	0.1	0.58	39.4	0.7	0.3	0.4	2.22
100	16.7	0.3	0.32	0.0	-0.28	22.4	0.4	0.315	0.1	0.51	37.9	0.7	0.3	0.4	2.17
105	16.1	0.3	0.32	-0.1	-0.35	21.6	0.4	0.315	0.1	0.44	36.5	0.7	0.3	0.3	2.12
110	15.6	0.3	0.32	-0.1	-0.43	20.8	0.4	0.315	0.1	0.37	35.2	0.6	0.3	0.3	2.07
115	15.0	0.2	0.32	-0.1	-0.51	20.1	0.4	0.315	0.0	0.31	34.0	0.6	0.3	0.3	2.02
120	14.6	0.2	0.32	-0.1	-0.58	19.5	0.3	0.315	0.0	0.23	32.9	0.6	0.3	0.3	1.96
Max =					**0.63**					**1.17**					**2.48**

Notes

1) Peak flow is equal to the product of 2.78 x C x I x A
2) Rainfall Intensity, $I = A/(Tc+C)^B$
3) Release Rate = Min (Release Rate, Peak Flow)
4) Storage Rate = Peak Flow - Release Rate
5) Storage = Duration x Storage Rate
6) Maximium Storage = Max Storage Over Duration

Table D9 Storage Volumes Roof Area #PR-1B (2 Year, 5 Year and 100 Year Storms) (MRM)

C_{AVG} = 0.90 (dimensionless)
C_{100} = 1.00
Time Interval = 5 (mins)
Drainage Area = 0.00484 (hectares)

	Release Rate = 0.315 (L/sec) Return Period = 2 (years) IDF Parameters, A = 732.951, B = 0.810 (I = A/(T_c+C), C = 6.199					Release Rate = 0.3155 (L/sec) Return Period = 5 (years) IDF Parameters, A = 998.071, B = 0.814 (I = A/(T_c+C), C = 6.053					Release Rate = 0.3155 (L/sec) Return Period = 100 (years) IDF Parameters, A = 1735.69, B = 0.820 (I = A/(T_c+C), C = 6.014				
Duration (min)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)
0	167.2	2.0	0.32	1.7	0.00	230.5	3.1	0.315	2.8	0.00	398.6	5.4	0.3	5.1	0.00
5	103.6	1.3	0.32	0.9	0.28	141.2	1.9	0.315	1.6	0.48	242.7	3.3	0.3	3.0	0.89
10	76.8	0.9	0.32	0.6	0.37	104.2	1.4	0.315	1.1	0.65	178.6	2.4	0.3	2.1	1.25
15	61.8	0.7	0.32	0.4	0.39	83.6	1.1	0.315	0.8	0.73	142.9	1.9	0.3	1.6	1.45
20	52.0	0.6	0.32	0.3	0.38	70.3	0.9	0.315	0.6	0.76	120.0	1.6	0.3	1.3	1.56
25	45.2	0.5	0.32	0.2	0.35	60.9	0.8	0.315	0.5	0.76	103.8	1.4	0.3	1.1	1.62
30	40.0	0.5	0.32	0.2	0.31	53.9	0.7	0.315	0.4	0.74	91.9	1.2	0.3	0.9	1.66
35	36.1	0.4	0.32	0.1	0.25	48.5	0.7	0.315	0.3	0.71	82.6	1.1	0.3	0.8	1.67
40	32.9	0.4	0.32	0.1	0.20	44.2	0.6	0.315	0.3	0.67	75.1	1.0	0.3	0.7	1.67
45	30.2	0.4	0.32	0.1	0.14	40.6	0.5	0.315	0.2	0.62	69.1	0.9	0.3	0.6	1.66
50	28.0	0.3	0.32	0.0	0.07	37.7	0.5	0.315	0.2	0.57	64.0	0.9	0.3	0.5	1.64
55	26.2	0.3	0.32	0.0	0.01	35.1	0.5	0.315	0.2	0.52	59.6	0.8	0.3	0.5	1.61
60	24.6	0.3	0.32	0.0	-0.06	32.9	0.4	0.315	0.1	0.46	55.9	0.8	0.3	0.4	1.57
65	23.2	0.3	0.32	0.0	-0.14	31.0	0.4	0.315	0.1	0.40	52.6	0.7	0.3	0.4	1.53
70	21.9	0.3	0.32	0.0	-0.21	29.4	0.4	0.315	0.1	0.34	49.8	0.7	0.3	0.4	1.49
75	20.8	0.3	0.32	-0.1	-0.28	27.9	0.4	0.315	0.1	0.27	47.3	0.6	0.3	0.3	1.44
80	19.8	0.2	0.32	-0.1	-0.36	26.6	0.4	0.315	0.0	0.20	45.0	0.6	0.3	0.3	1.39
85	18.9	0.2	0.32	-0.1	-0.44	25.4	0.3	0.315	0.0	0.13	43.0	0.6	0.3	0.3	1.34
90	18.1	0.2	0.32	-0.1	-0.52	24.3	0.3	0.315	0.0	0.06	41.1	0.6	0.3	0.2	1.28
95	17.4	0.2	0.32	-0.1	-0.60	23.3	0.3	0.315	0.0	-0.01	39.4	0.5	0.3	0.2	1.23
100	16.7	0.2	0.32	-0.1	-0.68	22.4	0.3	0.315	0.0	-0.08	37.9	0.5	0.3	0.2	1.17
105	16.1	0.2	0.32	-0.1	-0.76	21.6	0.3	0.315	0.0	-0.16	36.5	0.5	0.3	0.2	1.11
110	15.6	0.2	0.32	-0.1	-0.84	20.8	0.3	0.315	0.0	-0.23	35.2	0.5	0.3	0.2	1.05
115	15.0	0.2	0.32	-0.1	-0.92	20.1	0.3	0.315	0.0	-0.31	34.0	0.5	0.3	0.1	0.98
120	14.6	0.2	0.32	-0.1	-1.00	19.5	0.3	0.315	-0.1	-0.38	32.9	0.4	0.3	0.1	0.92
Max =					**0.39**					**0.76**					**1.67**

Notes

1) Peak flow is equal to the product of 2.78 x C x I x A
2) Rainfall Intensity, $I = A/(Tc+C)^B$
3) Release Rate = Min (Release Rate, Peak Flow)
4) Storage Rate = Peak Flow - Release Rate
5) Storage = Duration x Storage Rate
6) Maximium Storage = Max Storage Over Duration

Table D10 Storage Volumes Roof Area #PR-1C (2 Year, 5 Year and 100 Year Storms) (MRM)

C_{AVG} = 0.90 (dimmensionless)
C_{100} = 1.00
Time Interval = 5 (mins)
Drainage Area = 0.00488 (hectares)

	Release Rate = 0.315 (L/sec)					Release Rate = 0.3155 (L/sec)					Release Rate = 0.3155 (L/sec)				
	Return Period = 2 (years)					Return Period = 5 (years)					Return Period = 100 (years)				
	IDF Parameters, A = 732.951, B = 0.810					IDF Parameters, A = 998.071, B = 0.814					IDF Parameters, A = 1735.69, B = 0.820				
	($I = A/(T_c+C)$, C = 6.199					($I = A/(T_c+C)$, C = 6.053					($I = A/(T_c+C)$, C = 6.014				
Duration (min)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)
0	167.2	2.0	0.32	1.7	0.00	230.5	3.1	0.315	2.8	0.00	398.6	5.4	0.3	5.1	0.00
5	103.6	1.3	0.32	0.9	0.28	141.2	1.9	0.315	1.6	0.48	242.7	3.3	0.3	3.0	0.89
10	76.8	0.9	0.32	0.6	0.37	104.2	1.4	0.315	1.1	0.66	178.6	2.4	0.3	2.1	1.26
15	61.8	0.8	0.32	0.4	0.39	83.6	1.1	0.315	0.8	0.74	142.9	1.9	0.3	1.6	1.46
20	52.0	0.6	0.32	0.3	0.38	70.3	1.0	0.315	0.6	0.77	120.0	1.6	0.3	1.3	1.57
25	45.2	0.6	0.32	0.2	0.35	60.9	0.8	0.315	0.5	0.77	103.8	1.4	0.3	1.1	1.64
30	40.0	0.5	0.32	0.2	0.31	53.9	0.7	0.315	0.4	0.75	91.9	1.2	0.3	0.9	1.68
35	36.1	0.4	0.32	0.1	0.26	48.5	0.7	0.315	0.3	0.72	82.6	1.1	0.3	0.8	1.69
40	32.9	0.4	0.32	0.1	0.21	44.2	0.6	0.315	0.3	0.68	75.1	1.0	0.3	0.7	1.69
45	30.2	0.4	0.32	0.1	0.15	40.6	0.6	0.315	0.2	0.64	69.1	0.9	0.3	0.6	1.68
50	28.0	0.3	0.32	0.0	0.08	37.7	0.5	0.315	0.2	0.59	64.0	0.9	0.3	0.6	1.66
55	26.2	0.3	0.32	0.0	0.01	35.1	0.5	0.315	0.2	0.53	59.6	0.8	0.3	0.5	1.63
60	24.6	0.3	0.32	0.0	-0.06	32.9	0.4	0.315	0.1	0.47	55.9	0.8	0.3	0.4	1.59
65	23.2	0.3	0.32	0.0	-0.13	31.0	0.4	0.315	0.1	0.41	52.6	0.7	0.3	0.4	1.56
70	21.9	0.3	0.32	0.0	-0.20	29.4	0.4	0.315	0.1	0.35	49.8	0.7	0.3	0.4	1.51
75	20.8	0.3	0.32	-0.1	-0.28	27.9	0.4	0.315	0.1	0.28	47.3	0.6	0.3	0.3	1.47
80	19.8	0.2	0.32	-0.1	-0.35	26.6	0.4	0.315	0.0	0.22	45.0	0.6	0.3	0.3	1.42
85	18.9	0.2	0.32	-0.1	-0.43	25.4	0.3	0.315	0.0	0.15	43.0	0.6	0.3	0.3	1.36
90	18.1	0.2	0.32	-0.1	-0.51	24.3	0.3	0.315	0.0	0.08	41.1	0.6	0.3	0.2	1.31
95	17.4	0.2	0.32	-0.1	-0.59	23.3	0.3	0.315	0.0	0.00	39.4	0.5	0.3	0.2	1.25
100	16.7	0.2	0.32	-0.1	-0.67	22.4	0.3	0.315	0.0	-0.07	37.9	0.5	0.3	0.2	1.19
105	16.1	0.2	0.32	-0.1	-0.75	21.6	0.3	0.315	0.0	-0.14	36.5	0.5	0.3	0.2	1.13
110	15.6	0.2	0.32	-0.1	-0.83	20.8	0.3	0.315	0.0	-0.22	35.2	0.5	0.3	0.2	1.07
115	15.0	0.2	0.32	-0.1	-0.91	20.1	0.3	0.315	0.0	-0.29	34.0	0.5	0.3	0.1	1.01
120	14.6	0.2	0.32	-0.1	-0.99	19.5	0.3	0.315	-0.1	-0.37	32.9	0.4	0.3	0.1	0.94
Max =					**0.39**					**0.77**					**1.69**

Notes

1) Peak flow is equal to the product of 2.78 x C x I x A
2) Rainfall Intensity, $I = A/(Tc+C)^B$
3) Release Rate = Min (Release Rate, Peak Flow)
4) Storage Rate = Peak Flow - Release Rate
5) Storage = Duration x Storage Rate
6) Maximium Storage = Max Storage Over Duration

Table D11 Storage Volumes Roof Area #PR-1D (2 Year, 5 Year and 100 Year Storms) (MRM)

C_{AVG} = 0.90 (dimensionless)
C_{100} = 1.00
Time Interval = 5 (mins)
Drainage Area = 0.00402 (hectares)

	Release Rate = 0.315 (L/sec) Return Period = 2 (years) IDF Parameters, A = 732.951, B = 0.810 (I = A/(T_c+C), C = 6.199					Release Rate = 0.3155 (L/sec) Return Period = 5 (years) IDF Parameters, A = 998.071, B = 0.814 (I = A/(T_c+C), C = 6.053					Release Rate = 0.3155 (L/sec) Return Period = 100 (years) IDF Parameters, A = 1735.69, B = 0.820 (I = A/(T_c+C), C = 6.014				
Duration (min)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)
0	167.2	1.7	0.32	1.4	0.00	230.5	2.6	0.315	2.3	0.00	398.6	4.5	0.3	4.1	0.00
5	103.6	1.0	0.32	0.7	0.22	141.2	1.6	0.315	1.3	0.38	242.7	2.7	0.3	2.4	0.72
10	76.8	0.8	0.32	0.5	0.27	104.2	1.2	0.315	0.9	0.51	178.6	2.0	0.3	1.7	1.01
15	61.8	0.6	0.32	0.3	0.28	83.6	0.9	0.315	0.6	0.56	142.9	1.6	0.3	1.3	1.15
20	52.0	0.5	0.32	0.2	0.25	70.3	0.8	0.315	0.5	0.56	120.0	1.3	0.3	1.0	1.23
25	45.2	0.5	0.32	0.1	0.21	60.9	0.7	0.315	0.4	0.55	103.8	1.2	0.3	0.8	1.27
30	40.0	0.4	0.32	0.1	0.16	53.9	0.6	0.315	0.3	0.52	91.9	1.0	0.3	0.7	1.28
35	36.1	0.4	0.32	0.0	0.10	48.5	0.5	0.315	0.2	0.48	82.6	0.9	0.3	0.6	1.28
40	32.9	0.3	0.32	0.0	0.04	44.2	0.5	0.315	0.2	0.43	75.1	0.8	0.3	0.5	1.26
45	30.2	0.3	0.32	0.0	-0.03	40.6	0.5	0.315	0.1	0.38	69.1	0.8	0.3	0.5	1.23
50	28.0	0.3	0.32	0.0	-0.10	37.7	0.4	0.315	0.1	0.32	64.0	0.7	0.3	0.4	1.20
55	26.2	0.3	0.32	-0.1	-0.17	35.1	0.4	0.315	0.1	0.26	59.6	0.7	0.3	0.4	1.16
60	24.6	0.2	0.32	-0.1	-0.25	32.9	0.4	0.315	0.1	0.19	55.9	0.6	0.3	0.3	1.12
65	23.2	0.2	0.32	-0.1	-0.32	31.0	0.3	0.315	0.0	0.12	52.6	0.6	0.3	0.3	1.07
70	21.9	0.2	0.32	-0.1	-0.40	29.4	0.3	0.315	0.0	0.06	49.8	0.6	0.3	0.2	1.01
75	20.8	0.2	0.32	-0.1	-0.48	27.9	0.3	0.315	0.0	-0.02	47.3	0.5	0.3	0.2	0.96
80	19.8	0.2	0.32	-0.1	-0.56	26.6	0.3	0.315	0.0	-0.09	45.0	0.5	0.3	0.2	0.90
85	18.9	0.2	0.32	-0.1	-0.64	25.4	0.3	0.315	0.0	-0.16	43.0	0.5	0.3	0.2	0.84
90	18.1	0.2	0.32	-0.1	-0.72	24.3	0.3	0.315	0.0	-0.24	41.1	0.5	0.3	0.1	0.78
95	17.4	0.2	0.32	-0.1	-0.80	23.3	0.3	0.315	-0.1	-0.31	39.4	0.4	0.3	0.1	0.72
100	16.7	0.2	0.32	-0.1	-0.88	22.4	0.3	0.315	-0.1	-0.39	37.9	0.4	0.3	0.1	0.65
105	16.1	0.2	0.32	-0.2	-0.96	21.6	0.2	0.315	-0.1	-0.47	36.5	0.4	0.3	0.1	0.58
110	15.6	0.2	0.32	-0.2	-1.05	20.8	0.2	0.315	-0.1	-0.54	35.2	0.4	0.3	0.1	0.52
115	15.0	0.2	0.32	-0.2	-1.13	20.1	0.2	0.315	-0.1	-0.62	34.0	0.4	0.3	0.1	0.45
120	14.6	0.1	0.32	-0.2	-1.22	19.5	0.2	0.315	-0.1	-0.70	32.9	0.4	0.3	0.1	0.38
Max =					**0.28**					**0.56**					**1.28**

Notes

1) Peak flow is equal to the product of 2.78 x C x I x A
2) Rainfall Intensity, $I = A/(Tc+C)^B$
3) Release Rate = Min (Release Rate, Peak Flow)
4) Storage Rate = Peak Flow - Release Rate
5) Storage = Duration x Storage Rate
6) Maximium Storage = Max Storage Over Duration

Table D12 Storage Volumes Roof Area #PR-1E (2 Year, 5 Year and 100 Year Storms) (MRM)

C_{AVG} = 0.90 (dimensionless)
C_{100} = 1.00
Time Interval = 5 (mins)
Drainage Area = 0.00678 (hectares)

	Release Rate = 0.315 (L/sec) Return Period = 2 (years) IDF Parameters, A = 732.951, B = 0.810 (I = A/(T_c+C), C = 6.199					Release Rate = 0.3155 (L/sec) Return Period = 5 (years) IDF Parameters, A = 998.071, B = 0.814 (I = A/(T_c+C), C = 6.053					Release Rate = 0.3155 (L/sec) Return Period = 100 (years) IDF Parameters, A = 1735.69, B = 0.820 (I = A/(T_c+C), C = 6.014				
Duration (min)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)
0	167.2	2.8	0.32	2.5	0.00	230.5	4.3	0.315	4.0	0.00	398.6	7.5	0.3	7.2	0.00
5	103.6	1.8	0.32	1.4	0.43	141.2	2.7	0.315	2.3	0.70	242.7	4.6	0.3	4.3	1.28
10	76.8	1.3	0.32	1.0	0.59	104.2	2.0	0.315	1.6	0.99	178.6	3.4	0.3	3.0	1.83
15	61.8	1.0	0.32	0.7	0.66	83.6	1.6	0.315	1.3	1.13	142.9	2.7	0.3	2.4	2.14
20	52.0	0.9	0.32	0.6	0.68	70.3	1.3	0.315	1.0	1.21	120.0	2.3	0.3	1.9	2.33
25	45.2	0.8	0.32	0.5	0.68	60.9	1.1	0.315	0.8	1.25	103.8	2.0	0.3	1.6	2.46
30	40.0	0.7	0.32	0.4	0.65	53.9	1.0	0.315	0.7	1.26	91.9	1.7	0.3	1.4	2.55
35	36.1	0.6	0.32	0.3	0.62	48.5	0.9	0.315	0.6	1.26	82.6	1.6	0.3	1.2	2.61
40	32.9	0.6	0.32	0.2	0.58	44.2	0.8	0.315	0.5	1.24	75.1	1.4	0.3	1.1	2.64
45	30.2	0.5	0.32	0.2	0.53	40.6	0.8	0.315	0.5	1.22	69.1	1.3	0.3	1.0	2.66
50	28.0	0.5	0.32	0.2	0.48	37.7	0.7	0.315	0.4	1.18	64.0	1.2	0.3	0.9	2.67
55	26.2	0.4	0.32	0.1	0.42	35.1	0.7	0.315	0.3	1.14	59.6	1.1	0.3	0.8	2.67
60	24.6	0.4	0.32	0.1	0.36	32.9	0.6	0.315	0.3	1.10	55.9	1.1	0.3	0.7	2.66
65	23.2	0.4	0.32	0.1	0.30	31.0	0.6	0.315	0.3	1.05	52.6	1.0	0.3	0.7	2.64
70	21.9	0.4	0.32	0.1	0.24	29.4	0.6	0.315	0.2	1.00	49.8	0.9	0.3	0.6	2.62
75	20.8	0.4	0.32	0.0	0.17	27.9	0.5	0.315	0.2	0.95	47.3	0.9	0.3	0.6	2.59
80	19.8	0.3	0.32	0.0	0.10	26.6	0.5	0.315	0.2	0.89	45.0	0.8	0.3	0.5	2.56
85	18.9	0.3	0.32	0.0	0.03	25.4	0.5	0.315	0.2	0.83	43.0	0.8	0.3	0.5	2.52
90	18.1	0.3	0.32	0.0	-0.04	24.3	0.5	0.315	0.1	0.77	41.1	0.8	0.3	0.5	2.48
95	17.4	0.3	0.32	0.0	-0.11	23.3	0.4	0.315	0.1	0.71	39.4	0.7	0.3	0.4	2.44
100	16.7	0.3	0.32	0.0	-0.19	22.4	0.4	0.315	0.1	0.64	37.9	0.7	0.3	0.4	2.39
105	16.1	0.3	0.32	0.0	-0.26	21.6	0.4	0.315	0.1	0.57	36.5	0.7	0.3	0.4	2.35
110	15.6	0.3	0.32	-0.1	-0.34	20.8	0.4	0.315	0.1	0.51	35.2	0.7	0.3	0.3	2.30
115	15.0	0.3	0.32	-0.1	-0.42	20.1	0.4	0.315	0.1	0.44	34.0	0.6	0.3	0.3	2.24
120	14.6	0.2	0.32	-0.1	-0.49	19.5	0.4	0.315	0.1	0.37	32.9	0.6	0.3	0.3	2.19
Max =					**0.68**					**1.26**					**2.67**

Notes

1) Peak flow is equal to the product of 2.78 x C x I x A
2) Rainfall Intensity, $I = A/(Tc+C)^B$
3) Release Rate = Min (Release Rate, Peak Flow)
4) Storage Rate = Peak Flow - Release Rate
5) Storage = Duration x Storage Rate
6) Maximium Storage = Max Storage Over Duration

Table D13 Storage Volumes Roof Area #PR-1F (2 Year, 5 Year and 100 Year Storms) (MRM)

C_{AVG} = 0.90 (dimmensionless)
C_{100} = 1.00
Time Interval = 5 (mins)
Drainage Area = 0.00691 (hectares)

	Release Rate = 0.315 (L/sec)					Release Rate = 0.3155 (L/sec)					Release Rate = 0.3155 (L/sec)				
	Return Period = 2 (years)					Return Period = 5 (years)					Return Period = 100 (years)				
	IDF Parameters, A = 732.951, B = 0.810					IDF Parameters, A = 998.071, B = 0.814					IDF Parameters, A = 1735.69, B = 0.820				
	($I = A/(T_c+C)$), C = 6.199					($I = A/(T_c+C)$), C = 6.053					($I = A/(T_c+C)$), C = 6.014				
Duration (min)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m^3)
0	167.2	2.9	0.32	2.6	0.00	230.5	4.4	0.315	4.1	0.00	398.6	7.7	0.3	7.3	0.00
5	103.6	1.8	0.32	1.5	0.44	141.2	2.7	0.315	2.4	0.72	242.7	4.7	0.3	4.3	1.30
10	76.8	1.3	0.32	1.0	0.61	104.2	2.0	0.315	1.7	1.01	178.6	3.4	0.3	3.1	1.87
15	61.8	1.1	0.32	0.8	0.68	83.6	1.6	0.315	1.3	1.16	142.9	2.7	0.3	2.4	2.19
20	52.0	0.9	0.32	0.6	0.70	70.3	1.3	0.315	1.0	1.24	120.0	2.3	0.3	2.0	2.39
25	45.2	0.8	0.32	0.5	0.70	60.9	1.2	0.315	0.9	1.28	103.8	2.0	0.3	1.7	2.52
30	40.0	0.7	0.32	0.4	0.68	53.9	1.0	0.315	0.7	1.30	91.9	1.8	0.3	1.4	2.61
35	36.1	0.6	0.32	0.3	0.65	48.5	0.9	0.315	0.6	1.29	82.6	1.6	0.3	1.3	2.67
40	32.9	0.6	0.32	0.3	0.61	44.2	0.8	0.315	0.5	1.28	75.1	1.4	0.3	1.1	2.71
45	30.2	0.5	0.32	0.2	0.56	40.6	0.8	0.315	0.5	1.26	69.1	1.3	0.3	1.0	2.73
50	28.0	0.5	0.32	0.2	0.51	37.7	0.7	0.315	0.4	1.22	64.0	1.2	0.3	0.9	2.74
55	26.2	0.5	0.32	0.1	0.45	35.1	0.7	0.315	0.4	1.19	59.6	1.1	0.3	0.8	2.74
60	24.6	0.4	0.32	0.1	0.39	32.9	0.6	0.315	0.3	1.14	55.9	1.1	0.3	0.8	2.73
65	23.2	0.4	0.32	0.1	0.33	31.0	0.6	0.315	0.3	1.10	52.6	1.0	0.3	0.7	2.71
70	21.9	0.4	0.32	0.1	0.27	29.4	0.6	0.315	0.2	1.04	49.8	1.0	0.3	0.6	2.69
75	20.8	0.4	0.32	0.0	0.20	27.9	0.5	0.315	0.2	0.99	47.3	0.9	0.3	0.6	2.66
80	19.8	0.3	0.32	0.0	0.13	26.6	0.5	0.315	0.2	0.93	45.0	0.9	0.3	0.5	2.63
85	18.9	0.3	0.32	0.0	0.06	25.4	0.5	0.315	0.2	0.88	43.0	0.8	0.3	0.5	2.60
90	18.1	0.3	0.32	0.0	-0.01	24.3	0.5	0.315	0.2	0.82	41.1	0.8	0.3	0.5	2.56
95	17.4	0.3	0.32	0.0	-0.08	23.3	0.4	0.315	0.1	0.75	39.4	0.8	0.3	0.4	2.52
100	16.7	0.3	0.32	0.0	-0.16	22.4	0.4	0.315	0.1	0.69	37.9	0.7	0.3	0.4	2.48
105	16.1	0.3	0.32	0.0	-0.23	21.6	0.4	0.315	0.1	0.62	36.5	0.7	0.3	0.4	2.43
110	15.6	0.3	0.32	0.0	-0.31	20.8	0.4	0.315	0.1	0.56	35.2	0.7	0.3	0.4	2.38
115	15.0	0.3	0.32	-0.1	-0.38	20.1	0.4	0.315	0.1	0.49	34.0	0.7	0.3	0.3	2.33
120	14.6	0.3	0.32	-0.1	-0.46	19.5	0.4	0.315	0.1	0.42	32.9	0.6	0.3	0.3	2.28
Max =					**0.70**					**1.30**					**2.74**

Notes

1) Peak flow is equal to the product of 2.78 x C x I x A
2) Rainfall Intensity, $I = A/(Tc+C)^B$
3) Release Rate = Min (Release Rate, Peak Flow)
4) Storage Rate = Peak Flow - Release Rate
5) Storage = Duration x Storage Rate
6) Maximium Storage = Max Storage Over Duration

Table D14 - 100-YEAR STORM SEWER DESIGN SHEET

Return Period Storm =	**100**	(5-years, 100-years)
Default Inlet Time=	10	(minutes)
Manning Coefficient =	0.013	(dimensionless)

LOCATION			AREA (hectares)				FLOW (UNRESTRICTED - RATIONAL METHOD)							SEWER DATA									
Location	From Node	To Node	Area No.	Area (ha)	∑ Area (ha)	Average R	Indiv. 2.78*A*R	Accum. 2.78*A*R	Tc (mins)	I (mm/h)	Indiv. Flow (L/sec)	Return Period	Q (L/sec)	Dia (mm) Actual	Dia (mm) Nominal	Type	Slope (%)	Length (m)	Capacity (L/sec)	Velocity (m/s)		Time in Pipe, Tt (min)	Hydraulic Ratios	
																				Vf	Va		Qa/Qf	Va/Vf
	AD1	AD2	POS-1	0.021	0.021	0.73	0.042	0.042	10.00	178.56	7.53	100.00	7.53	155	150	PVC	1.50	4.61	20.4	1.06	0.75	0.10	0.37	0.71
	AD2	AD3	POS-1		0.021			0.04	10.10	177.62		100.00	7.49	155	150	PVC	1.50	9.66	20.4	1.06	0.75	0.22	0.37	0.71
	AD3	AD4	POS-1		0.021			0.04	10.32	175.70		100.00	7.41	155	150	PVC	1.50	33.67	20.4	1.06	0.75	0.75	0.36	0.71
522 Cambridge Street S	AD4	STMMH1	POS-1		0.021	0.90		0.04	10.85	171.10		100.00	7.21	155	150	PVC	1.50	8.85	20.4	1.06	0.74	0.20	0.35	0.70
	BLD ROOF	STMMH1	PR-1	0.0339	0.055	0.90	0.08	0.04	10.00	178.56	15.14	100.00	**1.89**	155	150	PVC	2.00	7.42	23.5	1.22	0.63	0.20	0.08	0.52
	STMMH1	MUNI COMB. SEWER			0.055			0.08	11.25	167.89	-	100.00	9.10	201	200	PVC	1.00	10.30	33.2	1.04	0.73	0.23	0.27	0.70

Definitions:
Q = 2.78*AIR, where
Q = Peak Flow in Litres per second (L/s)
A = Watershed Area (hectares)
I = Rainfall Intensity (mm/h)
R = Runoff Coefficients (dimensionless)

Notes:

		5yr	100yr
Ottawa Rainfall Intensity Values:	a =	998.071	1735.69
From Sewer Desing Guidelines,	b=	0.814	0.820
December 2025	c =	6.053	6.014

Designed:
Nikhil Parmar E.I.T.

Checked:
Aaditya Jariwala, M.Eng, P.Eng.

Dwg Reference:
C100

Project:
522 Cambridge Street South

Location:
Ottawa, Ontario

File Ref:
OTT-25015974-A0 - SWM DESIGN SHEETS.xlsx

Sheet No:
1 of 1

Nikhil Parmar

From: Azimi, Farbod <farbod.azimi@ottawa.ca>
Sent: Wednesday, April 22, 2026 3:25 PM
To: Aaditya Jariwala
Cc: Nikhil Parmar; Wu, John; Jhamb, Nishant; Alexander Johnson; Hughes, Brett
Subject: RE: 522 Cambridge Street South - File No.: PC2026-0020 - Boundary Conditions Request
Attachments: 2601_522 Cambridge St S_LB_Site Plan.pdf

You don't often get email from farbod.azimi@ottawa.ca. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaditya,

Thank you for your email, we certainly appreciate the difficulty with conforming to the City's typical SWM Quantity Control design criteria for infill projects with limited space and large impermeable areas.

The City's quantity control criteria require SWM to control the 100-yr post development flows to a 2-yr predevelopment level using existing C (max =0.4); However, if you can demonstrate a reduction in the post-development discharge rates (controlled and uncontrolled cumulative) compared to the pre-development discharge rates for the 2yr, 5yr, and 100yr storm events, we can support this proposal. Please ensure this is clearly detailed in the SWM Report submission.

In addition, the 20 mm orifice size is too small. The minimum allowable size for an ICD is 75 mm, or alternatively, a vortex flow regulator may be used. Pumping at a discharge rate of 3.1 L/s is also an acceptable option.

Kind regards,

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

From: Aaditya Jariwala <Aaditya.Jariwala@exp.com>
Sent: Tuesday, April 21, 2026 12:00 PM
To: Azimi, Farbod <farbod.azimi@ottawa.ca>
Cc: Nikhil Parmar <nikhil.parmar@exp.com>; Wu, John <John.Wu@ottawa.ca>; Jhamb, Nishant <nishant.jhamb@ottawa.ca>; Alexander Johnson <alexander.johnson@exp.com>
Subject: RE: 522 Cambridge Street South - File No.: PC2026-0020 - Boundary Conditions Request

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Hi Farbod,

We have performed some preliminary stormwater management calculations based on the comments highlighted in your email below, also captured in the phase-1 feedback form.
2-year pre-development flowrate with 0.4 runoff coefficient results in allowable release rate of 5.2 L/sec. In post development, most of the site area is taken up by the new building. We are proposing flow-controlled roof drains. This will result in max. controlled flow rate from the building roof of 1.89 L/sec. Therefore, the remaining side yards, front yard and backyard has to be controlled to 3.1 L/sec. With underground storage, this allowable release rate drops by 50%, down to 1.6 L/sec, resulting in a 20mm orifice. We propose to let the remaining site drain uncontrolled towards the City ROW. Which will be 10.46 L/sec during 100-year storm event. The new building roof will still be controlled to 1.89 L/sec. Due to site constraints, capturing the stormwater into the onsite sewer system and controlling it poses a challenge. Additionally, the orifice size is extremely small, poses clogging risk.

Please advise,

Aaditya Jariwala, M.Eng, P.Eng.
EXP | Project Manager
t : +1.613.688.1899, 63240 | m : +1.613.816.5961 | e : aaditya.jariwala@exp.com
exp.com | legal disclaimer
keep it green, read from the screen

From: Azimi, Farbod <farbod.azimi@ottawa.ca>
Sent: Friday, April 10, 2026 2:44 PM
To: Alexander Johnson <Alexander.Johnson@exp.com>
Cc: Aaditya Jariwala <Aaditya.Jariwala@exp.com>; Nikhil Parmar <nikhil.parmar@exp.com>; Wu, John <John.Wu@ottawa.ca>; Jhamb, Nishant <nishant.jhamb@ottawa.ca>
Subject: RE: 522 Cambridge Street South - File No.: PC2026-0020 - Boundary Conditions Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Alexander,

The following are boundary conditions, HGL, for hydraulic analysis at 522 Cambridge Street South (zone 1W) assumed to be connected via the 203 mm watermain on Cambridge Street South (see attached PDF for location).

Minimum HGL = 107.4 m
Maximum HGL = 114.6 m
MaxDay + FireFlow (105 L/s) = 105.6 m

These are for current conditions and are based on computer model simulation.
Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model

simulation. Fire Flow analysis is a reflection of available flow in the watermain; there may be additional restrictions that occur between the watermain and the hydrant that the model cannot take into account.

Regarding the sanitary sewer connection, the City's Asset Management team has confirmed that there are no capacity concerns with the proposed peak Sanitary flows.

For the Storm connection, SWM will be required to control the 100-yr post development flows to a 2-yr predevelopment level using existing C (max =0.4).

Kind regards,

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

From: Alexander Johnson <Alexander.Johnson@exp.com>
Sent: Monday, April 6, 2026 10:52 AM
To: Wu, John <John.Wu@ottawa.ca>; Azimi, Farbod <farbod.azimi@ottawa.ca>
Cc: aaditya.jariwala <aaditya.jariwala@exp.com>; Nikhil Parmar <nikhil.parmar@exp.com>
Subject: 522 Cambridge Street South - File No.: PC2026-0020 - Boundary Conditions Request

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Hello John/Farbod,

EXP has been retained by the proponent of a 4-storey, 19-unit apartment building located at 522 Cambridge Street South - **File No.: PC2026-0020**

Proposed water service connection is shown on the attached sketch. I kindly request that you provide water boundary conditions based on the estimated demands summarized below:

Water Demands:
Avg. Day: **0.11** L/sec
Max. Day Demands: **1.00** L/sec
Peak Hourly Demands: **1.51** L/sec
RFF per OBC: **105** L/s

Additionally requesting confirmation of capacity in the existing **450mm** diameter combined sewer on Cambridge Street South adjacent to the subject property.

Sanitary Demands:
Sanitary Demands (incl. Infiltration): **0.412** L/sec

Supporting calculations and boundary condition request location plan are attached to this email.

Thank you



Alexander Johnson, P.Eng.
EXP | Engineering Designer
t : +1.613.688.1899, 63222 | e : alexander.johnson@exp.com
2650 Queensview Drive
Suite 100
Ottawa, ON K2B 8H6
CANADA

exp.com | legal disclaimer

keep it green, read from the screen
'

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. Thank you.

Le présent courriel a été expédié par le système de courriels de la Ville d'Ottawa. Toute distribution, utilisation ou reproduction du courriel ou des renseignements qui s'y trouvent par une personne autre que son destinataire prévu est interdite. Je vous remercie de votre collaboration.

'
'

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. Thank you.

Le présent courriel a été expédié par le système de courriels de la Ville d'Ottawa. Toute distribution, utilisation ou reproduction du courriel ou des renseignements qui s'y trouvent par une personne autre que son destinataire prévu est interdite. Je vous remercie de votre collaboration.

'

WATTS®	Adjustable Accutrol Weir Tag: _____	Adjustable Flow Control for Roof Drains

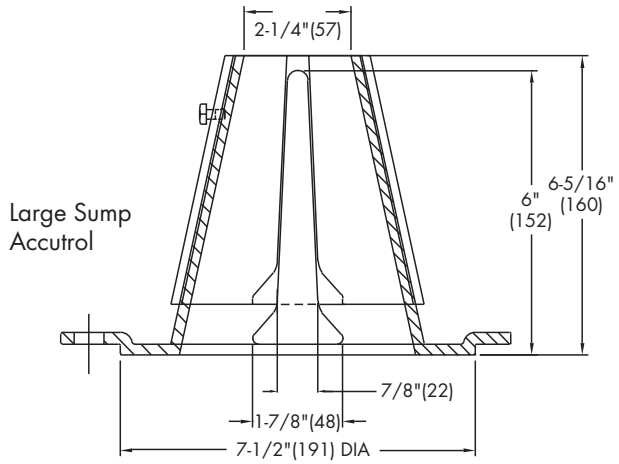
ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

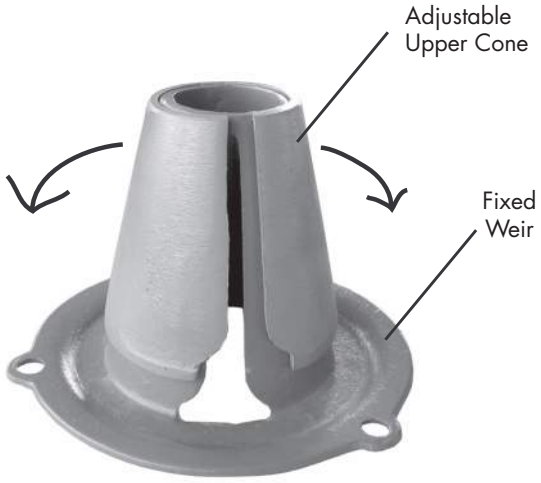
For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the flow rate for depths over 2" of head, set the slot in the adjustable upper cone according to the flow rate required. Refer to Table 1 below.
Note: Flow rates are directly proportional to the amount of weir opening that is exposed.

EXAMPLE:

For example, if the adjustable upper cone is set to cover 1/2 of the weir opening, flow rates above 2"of head will be restricted to 2-1/2 gpm per inch of head.

Therefore, at 3"of head, the flow rate through the Accutrol Weir that has 1/2 the slot exposed will be:
[5 gpm (per inch of head) x 2 inches of head] + 2-1/2 gpm (for the third inch of head) = 12-1/2 gpm.





1/2 Weir Opening Exposed Shown Above

TABLE 1. Adjustable Accutrol Flow Rate Settings

Weir Opening Exposed	1"	2"	3"	4"	5"	6"
	Flow Rate (gallons per minute)					
Fully Exposed	5	10	15	20	25	30
3/4	5	10	13.75	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	12.5	13.75	15
Closed	5	5	5	5	5	5

Job Name _____ Contractor _____

Job Location _____ Contractor's P.O. No. _____

Engineer _____ Representative _____

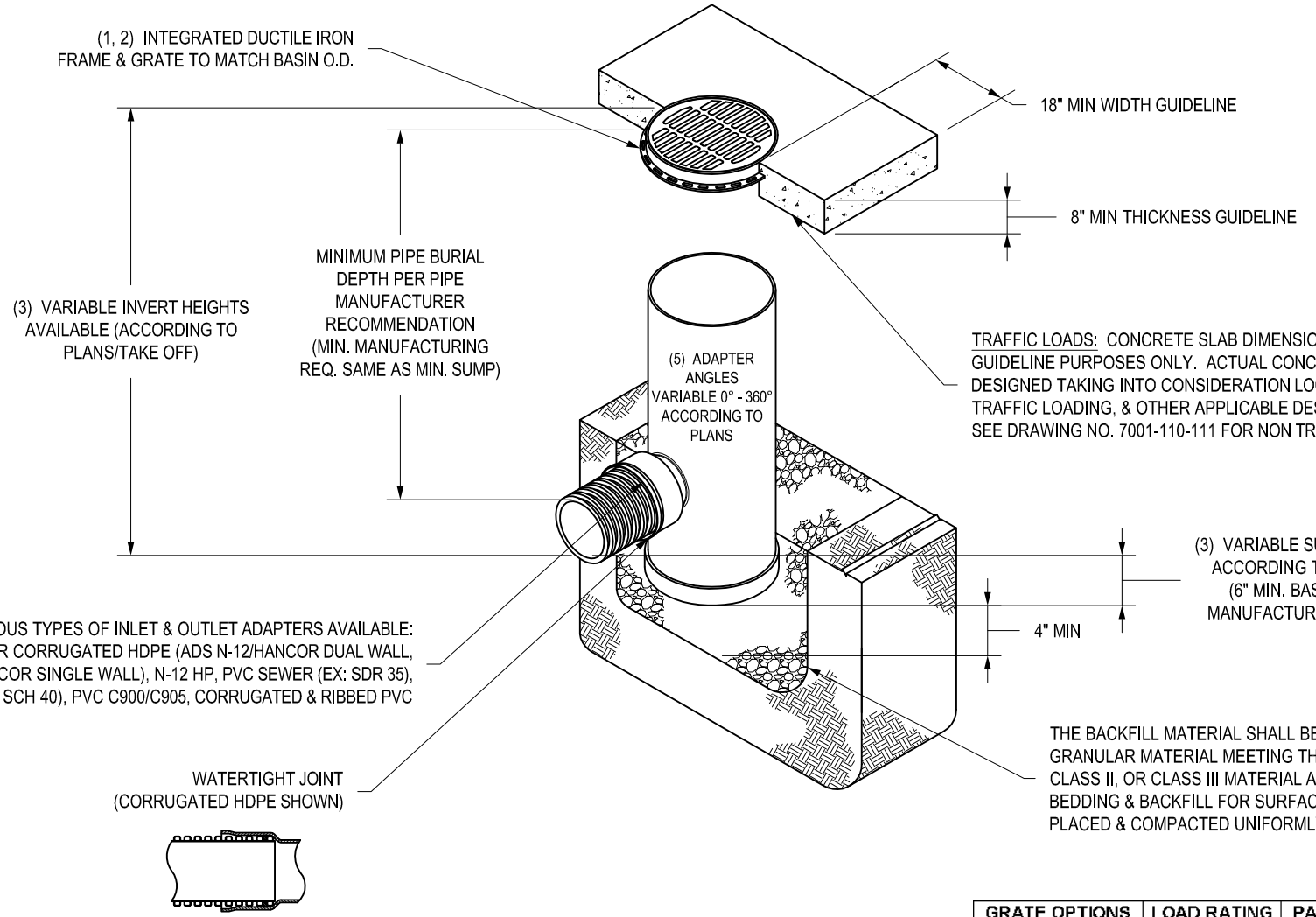
Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Watts products previously or subsequently sold.

USA: Tel: (800) 338-2581 • Fax: (828) 248-3929 • Watts.com
Canada: Tel: (905) 332-4090 • Fax: (905) 332-7068 • Watts.ca
Latin America: Tel: (52) 81-1001-8600 • Fax: (52) 81-8000-7091 • Watts.com

WATTS®
A Watts Water Technologies Company

© 2016 Watts

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-03-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE 03-14-16			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-192	REV E

Appendix E – Additional Information

Pre-Consultation: Meeting Feedback

File No.: PC2026-0020

March 19, 2026

Peter Hume/Alison Clarke
CAMBRIDGE
Via email: alison@tsgdi.ca

Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Control Application – 522 Cambridge Street South

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on March 3, 2026.

Pre-Consultation Preliminary Assessment

Next Steps

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. For your next submission, please submit the required Application Form, together with the necessary studies and/or plans to planningcirculations@ottawa.ca, copy (cc:) to the file lead and planning support.

2. In your subsequent pre-consultation or application submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed is requested with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.

3. Please note, if your development proposal changes significantly in scope, design, or density it is recommended that a subsequent pre-consultation application be submitted.

Supporting Information and Material Requirements

1. The attached **Study and Plan Identification List** outlines the information and material that has been identified, during this phase of pre-consultation, as either required (R) or advised (A) as part of a future complete application submission.

    a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

Planning

Comments:

1. Policy Overview:
    a. Downtown Core Transect – Schedule A
        a. The Downtown Core Transect has a number of policies pertaining to motor vehicle parking.
    b. Neighbourhood Designation – Schedule B1
    c. Evolving Neighbourhood Overlay – Scheudle B1
2. Zoning:
    a. 2008-250 Zoning By-law: Residential Fourth Density Zone, Subzone UD (R4UD)
    b. 2026-50 Zoning By-law: Neighbourhood Fourth Density, Subzone B (N4B)
    c. Please note that the current Zoning By-law 2008-250 remains in effect until the new Zoning By-law is enacted by Council and all appeals have been resolved. For provisions in the new Zoning By-law that are under appeal, the related provisions in the current Zoning By-law 2008-250 will remain in effect with **the most restrictive provisions from both by-laws applying**.

       Please refer to the landing page for *New Zoning By-law Final Draft (By-law No. 2026-50) | City of Ottawa* to review the new zones and zone codes. A full list of zone codes is found in Section 134, Table 134B.
3. Lot Geometry:
    a. Frontage on Cambridge Street South approximately 15.96 metres.
    b. Lot depth of approximately 38.7 metres.
    c. Lot area of approximately 608.8 square metres.

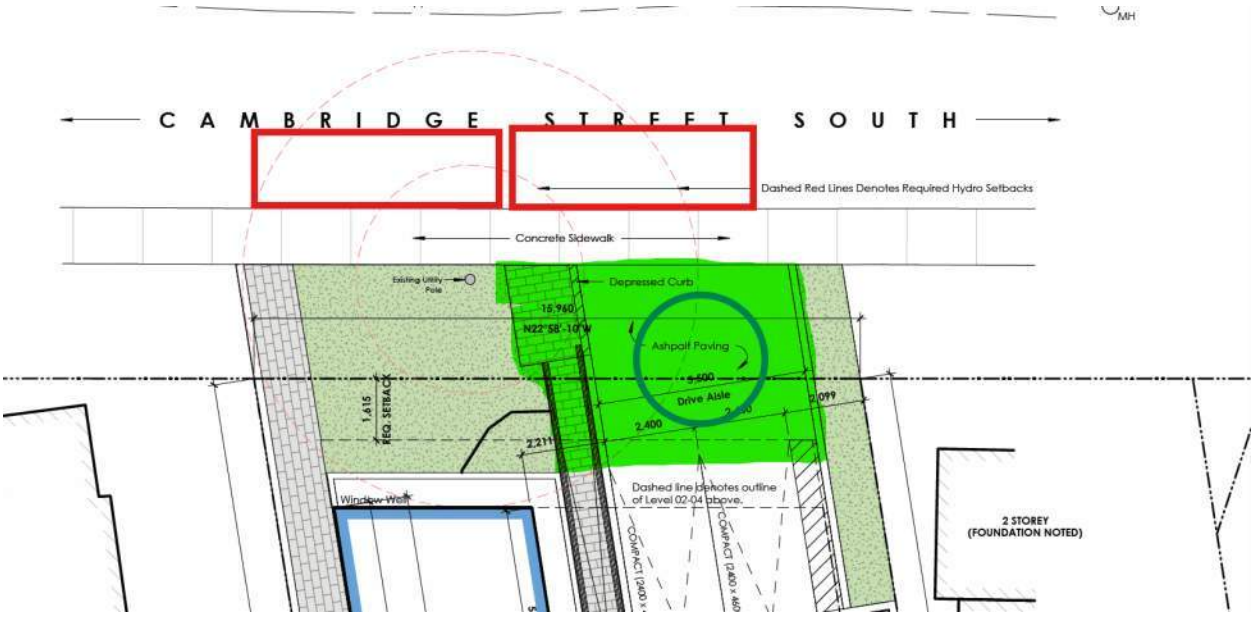
4. Staff have concerns with the provisions of vehicular parking being provided within the front yard with respect to the policies of the Official Plan:

    a. The intent of Section 5.1.1 of the Official Plan is to maintain and enhance an urban pattern of built form, site design and mix of uses.

        a. The intent of Section 5.1.2 of the Official Plan is to prioritze walking, cycling and transit within, and to and from, the Downtown Core. Section 5.1.2 Policy 3) a) of states that “Motor vehicle parking shall not be required in new development, other than visitor parking for large-scale residential development”

        b. Further, Section 5.1.2 Policy 3) c) states that “Where new development includes parking as an accessory use, such parking shall be located underground or, if within the principal building, never at grade along the frontage of any public street”

5. Staff encourage the applicant to reconsider the parking scheme in future submissions. Please consider the removal of the proposed parking and instead enhance the curb space allotted on Cambridge Street South which would be able to accommodate the two parking spaces proposed. See image below.



6. The removal of on site parking would also allow for the proposed development to provide more soil volume for street trees, expand soft landscaping in the front yard, and provide for street-level front facing entrances that better address the sidewalk.

7. Please consider the internalization of the bicycle parking and waste areas, and please incorporate a 1:1 ratio of bicycle parking spaces per dwelling unit to support the community as a 15-minute neighbourhood, and to supplement the lack of vehicular parking on-site. The removal of the vehicle parking within the front yard may allow for greater GFA within the building to host these facilities indoors. Further, the internalization of these elements would address a number of guidelines and policies supporting the strengthening of the urban tree canopy, provision of greenspace and soft landscaping, and will provide for a more functional rear yard for residents to utilize. Please note that Zoning By-law 2026-50 stipulates bicycle parking rates in Table 613B and requires a ratio of 1:1 Long-term spaces per dwelling unit.

8. Due to the southern interior lot line's irregular geometry, the proposed development would require zoning relief to address the reduced interior side yard setback.

9. To determine conformity with Zoning By-law 2008-250 please include the following in future site plan submission:

    a. The front yard setbacks of the abutting lots so Staff may determine the front yard setback in accordance with Section 123.

    b. The dimensions of the front yard so Staff may determine the minimum required aggregated soft landscaping in accordance with Section 139.

10. To determine conformity with Zoning By-law 2026-50 please include the following in future site plan submission:

    a. Height of the rooftop amenity area to determine conformity with Section 203 – Projections Above the Hieight Limit (3)(n).

    b. Waste storage area dimensions, in area, as to determine conformity with Section 217.

11. To determine conformity with both Zoning By-laws please include the following in future site plan submission:

    a. Unit count, regarding amenity area calculations and parking rates.

        a. The unit breakdown differs between the site plan amenity area calculation (18 units) and the floor plan unit breakdown (19 units).

    b. Dimensions of the walkway and location of permanent fixtures or landscaping to ensure conformity with Section 604(4), Section 606 of Zoning By-law 2026-50 and Section 161(15) of Zoning By-law 2008-250.

a. Please note the intent of the zoning by-law is to prohibit illigal parking in front yards by way of a hard surface abutting the driveway.

b. Further, the dimensions of the walkway are important for accessibilty purposes and further elaborated in Section 161(15).

c. Dimention of the southern interior lot line abutting the driveway, as shown in orange below.

d. Dimensions of the driveway, including the areas outlined in red below.



12. Staff appreciate the intensification in the Downtown Core Transect and further appreciate the unit mix, including nine two-bedroom units. Staff would appreciate the addition of larger dwelling units as outlined in Section 3.2 of the Official Plan and expanded on in Section 708 (2) of the 2026-50 Zoning By-law.

13. Please add a note on the snow management strategy to future site plan submissions.

14. Please add the requirements as per the Site Plan Terms of Reference such as a north arrow to future site plan submissions.

15. Section 37 requirements / Community Benefits Charge

    a. The former Section 37 regime has been replaced with a "Community Benefits Charge", By-law No. 2022-307, of 4% of the land value. This charge will be required for ALL buildings that are 5 or more storeys and 10 or more units and will be required at the time of building permit unless the development is subject to an existing registered Section 37 agreement. Questions regarding this change can be directed to Connie.Gleason@ottawa.ca and aziz.khalil@ottawa.ca.

Urban Design

Comments:

16. Low-Rise Residential Infill Guidelines apply and must be addressed in the design. Please be aware that the City is finalizing updated NEW Urban Design Guidelines for Low-Rise Infill Housing | Engage Ottawa guidelines and are targeting the end of April for implementation.

17. The building entrance must be more prominent and visible from the street.

18. Please remove at least one of the front parking spaces to reduce the curb cut provided.

19. Ensure that the existing 2-3 storey form of neighbouring buildings is reflected in the architecture of the building.

20. Limit projecting balconies due to the tight site conditions.

21. Look for opportunity to locate garbage and bicycle parking interior to the building to improve site amenity.

Feel free to contact Lisa Stern, Urban Planner III, for follow-up questions.

Engineering

Comments:

    a. Application of the IDF information derived from the Meteorological Services of Canada rainfall data, taken from the MacDonald Cartier Airport, collected 1966 to 1997.

    b. For separated sewer systems built up until 2016, the design of the storm sewers were based on a 5-year storm; storm systems after such time are, generally, based on a 2-year level-of-service.

c. In separated areas, the pre-development runoff shall be the lower of the existing coefficient or a maximum equivalent 'C' of 0.5, whichever is less (§ 8.3.7.3).

d. For a combined sewer system, the maximum C = 0.4 or the pre-development C value, whichever is less. In the absence of other information, the allowable release rate shall be based on a 2-year storm event.

e. A calculated time of concentration (cannot be less than 10 minutes).

f. Flows to the storm sewer in excess of the 2-year storm release rate, up to and including the 100-year storm event, must be detained on site.

g. Storm sewer outlets should not be submerged.

h. The quantity control criteria: 100-year post-development to 2-year pre-development with a maximum pre-development runoff c = 0.4 or the actual existing site runoff coefficient, whichever is less.

i. No onsite quality control treatment is required.

22. Deep Services (Storm, Sanitary and/or Water Supply)

a. Provide existing servicing information and the recommended location for the proposed connections. Services should ideally be grouped in a common trench to minimize the number of road cuts.

b. Connections to trunk sewers and easement sewers are typically not permitted.

c. Provide information on the monitoring manhole requirements – should be located in an accessible location on private property near the property line (ie. Not in a parking area).

d. Review provision of a high-level sewer.

e. Sewer connections to be made above the springline of the sewermain as per:

i. Std Dwg S11.1 for flexible main sewers – connections made using approved tee or wye fittings.

ii. Std Dwg S11 (For rigid main sewers) – lateral must be less that 50% the diameter of the sewermain,

iii. Std Dwg S11.2 (for rigid main sewers using bell end insert method) – for larger diameter laterals where manufactured inserts are not

available; lateral must be less that 50% the diameter of the sewermain,

iv. Connections to manholes permitted when the connection is to rigid main sewers where the lateral exceeds 50% the diameter of the sewermain. – Connect obvert to obvert with the outlet pipe unless pipes are a similar size.

23. An MECP Environmental Compliance Approval **Municipal/Private Sewage Works** may be required for the proposed development. A Ministry contact has been provided below but please work with City staff on the need (or not) of an application.

    Please review the requirements of the ESAR requirements prior to preparing the servicing and storm water management report:

    https://www.ontario.ca/page/environmental-activity-and-sector-registry

    a. Patrick Lalonde at (613) 521-3450 or Patrick.Lalonde@ontario.ca

24. Water

    a. Water Boundary condition requests must include the location of the service (map or plan with connection location(s) indicated) and the expected loads required by the proposed development, including calculations. Please provide the following information:

        a. Location of service

        b. Type of development

        c. The amount of fire flow required (per OBC, FUS is required if OBC method determines that the required fire flow is greater than 9000L/min). Both the OBC and FUS calculations are required to be included if OBC determines that the fire flow is greater than 9000L/min.

        d. Average daily demand: ___ l/s.

        e. Maximum daily demand: ___l/s.

        f. Maximum hourly daily demand: ___ l/s.

25. Sewer (sanitary and storm)

    a. Sanitary sewer capacity, please provide the new Sanitary sewer discharge and we confirm if sanitary sewer main has the capacity.

b. Sanitary sewer monitoring maintenance hole is required to be installed at the property line (on the private side of the property) as per City of Ottawa Sewer-Use By-Law 2003-514 (14) *Monitoring Devices*.

26. Stormwater

a. Underground Storage: Please note that the Modified Rational Method for storage computation in the Sewer Design Guidelines was originally intended to be used for above ground storage (i.e. parking lot) where the change in head over the orifice varied from 1.5 m to 1.2 m (assuming a 1.2 m deep CB and a max ponding depth of 0.3 m). This change in head was small and hence the release rate fluctuated little, therefore there was no need to use an average release rate.

When underground storage is used, the release rate fluctuates from a maximum peak flow based on maximum head down to a release rate of zero. This difference is large and has a significant impact on storage requirements. **We therefore require that an average release rate equal to 50% of the peak allowable rate shall be applied to estimate the required volume. Alternatively, the consultant may choose to use a submersible pump in the design to ensure a constant release rate.**

In the event that there is a disagreement from the designer regarding the required storage, The City will require that the designer demonstrate their rationale utilizing dynamic modelling, that will then be reviewed by City modellers in the Water Resources Group.

Provide information on type of underground storage system including product name and model, number of chambers, chamber configuration, confirm invert of chamber system, top of chamber system, required cover over system and details, interior bottom slope (for self-cleansing), chart of storage values, length, width and height, capacity, entry ports (maintenance) etc. UG storage to provide actual 2- and 100-year event storage requirements.

In regard to all proposed UG storage, ground water levels (and in particular HGW levels) will need to be reviewed to ensure that the proposed system does not become surcharged and thereby ineffective.

Modeling can be provided to ensure capacity for both storm and sanitary sewers for the proposed development by City's Water Distribution Dept. – Modeling Group, through PM and upon request.

b. **If rooftop control** and storage is proposed as part of the SWM solutions sufficient details (Cl. 8.3.8.4) shall be discussed and document in the report and on the plans. Roof drains are to be connected downstream of any incorporated ICDs within the SWM system and not to the foundation drain system. Provide a **Roof Drain Plan** as part of the submission.

c. Please note that the minimum orifice dia. for a plug style **ICD is 83mm and the minimum flow rate from a vortex ICD is 6 L/s** in order to reduce the likelihood of plugging.
d. Document how any foundation drainage system will be integrated into the servicing design and show the positive outlet on the plan. Foundation drainage is to be independently connected to sewer main unless being pumped with appropriate back up power, sufficient sized pump and back flow prevention. **It is recommended that the foundation drainage system be drained by a sump pump connection to the storm sewer to minimize risk of basement flooding as it will provide the best protection from the uncontrolled sewer system compared to relying on the backwater valve.**

27. Grading

Post-development site grading shall match existing property line grades to minimize disruption to the adjacent residential properties. A **topographical plan of survey** shall be provided as part of the submission and a note provided on the plans.

28. Fire-fighting flow rate(s)

a. Please review Technical Bulletin ISTB-2018-02, maximum fire flow hydrant capacity is provided in Section 3 Table 1 of Appendix I. A hydrant coverage figure shall be provided and demonstrate there is adequate fire protection for the proposal.

b. [Fire flow demand requirements shall be based on **ISTB-2021-03**]

c. Exposure separation distances shall be defined on a figure to support the FUS calculation and required fore flow (RFF).

d. **Hydrant capacity shall be assessed to demonstrate the RFF can be achieved**. Please identify which hydrants are being considered to meet the RFF on a fire hydrant coverage plan as part of the boundary conditions request.

29. Geotechnical (including, where applicable, detailed sensitive marine clay investigation)

Please ensure that the geotechnical report speaks to the protection of adjacent structures and analyzes the impact of excavation and settlement on adjacent structure namely the existing retaining wall in the rear yard, as well as the adjacent foundations.

A Geotechnical Study/Investigation shall be prepared in support of this development proposal.

Reducing the groundwater level in this area can lead to potential damages to surrounding structures due to excessive differential settlements of the ground. The impact of groundwater lowering on adjacent properties needs to be discussed and investigated to ensure there will be no short term and long-term damages associated with lowering the groundwater in this area.

Geotechnical Study shall be consistent with the Geotechnical Investigation and Reporting Guidelines for Development Applications. See the Studies Plans and Identification List for more information.

If Sensitive marine clay soils are present in this area that are susceptible to soil shrinkage that can lead to foundation and building damages. All six (6) conditions listed in the Tree Planting in Sensitive Marine Clay Soils-2017 Guidelines are required to be satisfied. Note that if the plasticity index of the soil is determined to be less than 40% a minimum separation between a street tree and the proposed building foundations of 4.5m will need to be achieved. A memorandum addressing the Tree in Clay Soil Guidelines prepared by a geotechnical engineer is required to be provided to the City.

https://ottawa.ca/en/city-hall/planning-and-development/community-plans-and-design-guidelines/design-and-planning/completed-guidelines/tree-planting-sensitive-marine-clay-soils-2017-guidelines

30. Slope stability

    A report addressing the stability of slopes, prepared by a qualified geotechnical engineer licensed in the Province of Ontario, should be provided wherever a site has slopes (existing or proposed) steeper than 5 horizontal to 1 vertical (i.e., 11 degree inclination from horizontal) and/or more than 2 metres in height.

31. Retaining Walls

    Retaining walls over 1.0m in height must be designed and sealed by a structural P.Eng. A stamped engineering report, stating that retaining wall is designed with factor of safety ≥1.5 against global instability is required. Successive walls are considered as a single wall if the spacing is less than 1.5 m between the two walls, or the grading is greater than 5% between the two walls.

32. CCTV sewer inspection

    CCTV sewer inspection required for pre and post construction conditions to ensure no damage to City Assets surrounding site.

33. Snow Storage

Any portion of the subject property which is intended to be used for permanent or temporary snow storage shall be as shown on the approved site plan and grading plan. Snow storage shall not interfere with approved grading and drainage patters or servicing. Snow storage areas shall be setback from the property lines, foundations, fencing or landscaping a minimum of 1.5m. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance. If snow is to be removed from the site please indicate this on the plan(s).

34. Road Reinstatement

Where servicing involves three or more service trenches, either a full road width or full lane width 40 mm asphalt overlay will be required, as per amended Road Activity By- Law 2003-445 and City Standard Detail Drawing R10. The amount of overlay will depend on condition of roadway and width of roadway(s).

35. Exterior Site Lighting

The following will be added as a condition of approval:

Any proposed light fixtures (both pole-mounted and wall mounted) must be part of the approved Site Plan. All external light fixtures must meet the criteria for Full Cut-off Classification as recognized by the Illuminating Engineering Society of North America (IESNA or IES) and must result in minimal light spillage onto adjacent properties (as a guideline, 0.5 fc is normally the maximum allowable spillage). In order to satisfy these criteria, the please provide the City with a **Certification (Statement) Letter** from an acceptable professional engineer stating that the design is compliant.

36. Environmental Site Assessment

    A Phase I ESA is required to be completed in accordance with Ontario Regulation 153/04 in support of this development proposal to determine the potential for site contamination. Depending on the Phase I recommendations a Phase II ESA may be required.

    The Phase I ESA shall provide all the required Environmental Source Information as required by O. Reg. 153/04. ERIS records are available to public at a reasonable cost and need to be included in the ESA report to comply with O.Reg. 153/04 and the Official Plan. The City will not be in a position to approve the Phase I ESA without the inclusion of the ERIS reports.

    Official Plan Section 4.8.4:

    https://ottawa.ca/en/city-hall/planning-and-development/official-plan-and-master-plans/official-plan/volume-1-official-plan/section-4-review-development-applications#4-8-protection-health-and-safety

Feel free to contact Amy Whelan P.Eng, Project Manager, for follow-up questions.

Noise

Comments:

37. A Transportation Noise Assessment is required as the subject development is located within 100m proximity of Carling Avenue and existing Arterial Road.

Feel free to contact Amy Whelan P.Eng, Project Manager, for follow-up questions.

Transportation

Comments:

38. Right-of-way protection.

    a. See Schedule C16 of the Official Plan.

    b. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

39. The Screening Form has indicated that no TIA Triggers have been met. This development would not generate sufficient traffic to warrant a TIA report. The consultant is to address how they plan to enable and encourage travel by sustainable modes (i.e., to make walking, cycling, transit, carpooling and telework more convenient, accessible, safe, and comfortable). Please complete the City of Ottawa's *TDM Measures Checklist*.

40. Cambridge Street S is classified as a Local Road. There is no additional protected ROW limits identified in the OP.

41. The city's right-of-way limits are to be labelled on the drawings.

42. The consultant should review the sight distance to the access and any obstructions that may hinder the view of the driver.

43. The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/law-z/private-approach-law-no-2003-447 or as approved through the Site Plan control process.

44. No private approach shall be constructed within 0.3 metres of any adjacent property measured at the highway line, and at the curb line or roadway edge.

45. No private approach intended for two-way vehicular traffic shall exceed 9.0 metres in width at the roadway edge, and in no case shall the width exceed 50% of the frontage on which the approach or approaches are located.

46. The concrete sidewalks should be 2.0 metres in width and be continuous and depressed through the proposed accesses

47. The closure of an existing private approach shall reinstate the sidewalk, shoulder, curb, and boulevard to City standards.

48. All underground and above ground building footprints and permanent walls need to be shown on the plan to confirm that any permanent structure does not extend either above or below into the road right-of-way protection limits.

49. Permanent structures such as curbing, stairs, retaining walls, and underground parking foundation also bicycle parking racks are not to extend into the City's right-of-way limits.

50. Bicycle parking spaces are required as per Section 111 of the Ottawa Comprehensive Zoning By-law. Bicycle parking spaces should be in safe, secure places near main entrances and preferably protected from the weather.

51. The Owner shall be required to enter into maintenance and liability agreement for all pavers, plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

Feel free to contact Wally Dubyk, Transportation Project Manager, for follow-up questions.

Environment

Comments:

52. There are no triggers for an Environmental Impact Study.

53. Please consider if there are features that can be added reduce the urban heat island effect (see OP 10.3). For example, this impact can be reduced by adding large canopy trees, green rooves or vegetation walls, or incorporating building with low heat absorbing materials.

Feel free to contact Matthew Hayley, Environmental Planner, for follow-up questions.

Forestry

Comments:

54. A Tree Conservation Report is required & should provide protection recommendations for existing hedges, & trees that can be retained on & bordering the site. Particular attention should be paid to maintaining screening along the North, West, and South property lines surrounding the existing rear yard.

55. Landscape Plan are required, showing tree planting on site following development. At least 30 m^3 soil volume should be provided to support one large-growing tree in the rear yard, and additional tree planting opportunities should be explored in the frontage. Small or medium-sized trees should be planted in front of the building along Cambridge to enhance the streetscape.

56. The following Tree Conservation Report (TCR) guidelines have been adapted from the Schedule E of the Tree Protection By-law – for more information on these requirements please contact julian.alvarez-barkham@ottawa.ca.

    a. A Tree Conservation Report (TCR) must be supplied for review along with the suite of other plans/reports required by the City.

        a. An approved TCR is a requirement of Site Plan approval.

    b. Any removal of privately-owned trees 10cm or larger in diameter within the urban area, or city-owned trees of any diameter requires a tree permit issued under the Tree Protection Bylaw (Bylaw 2020 – 340); the permit will be based on an approved TCR and made available at or near plan approval.

    c. The TCR must contain 2 separate plans:

        a. Plan/Map 1 - show existing conditions with tree cover information.

b. Plan/Map 2 - show proposed development with tree cover information.

d. The TCR must list all trees on site, as well as off-site trees if the CRZ (critical root zone) extends into the developed area, by species, diameter, and health condition.

    a. For ease of review, the Planning Forester suggests that all trees be numbered and referenced in an inventory table.

e. Please identify trees by ownership – private onsite, private on adjoining site, city owned, co-owned (trees on a property line)

f. If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained.

    a. Compensation may be required for the removal of city owned trees.

g. The removal of trees on a property line will require the permission of both property owners.

h. All retained trees must be shown, and all retained trees within the area impacted by the development process must be protected as per City guidelines available on the Tree Protection Specification or by searching Ottawa.ca.

    a. The location of tree protection fencing must be shown on the plan.

    b. Show the critical root zone of the retained trees.

i. As per the Official Plan §4.8.2, the retention of healthy trees must be prioritized wherever possible. Please seek opportunities for retention of trees that will contribute to the design and function of the site.

57. The following Landscape Plan (LP) guidelines have been adapted from Schedule E of the Tree Protection By-law – for more information on these requirements please contact julian.alvarez-barkham@ottawa.ca.

    a. Please ensure any retained trees are shown on the LP.

    b. Minimum Setbacks

        i. Maintain 1.5m from sidewalk or MUP/cycle track or water service laterals.

        ii. Maintain 2.5m from curb.

        iii. Coniferous species require a minimum 4.5m setback from curb, sidewalk, or MUP/cycle track/pathway.

iv. Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing, except where otherwise approved in naturalization / afforestation areas.

v. Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when planting around overhead primary conductors.

b. Tree specifications

i. Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.

ii. Maximize the use of large deciduous species wherever possible to maximize future canopy coverage.

c. Tree planting on city property shall be in accordance with the City of Ottawa's Tree Planting Specification; and if possible, include watering and warranty as described in the specification.

d. No root barriers, dead-man anchor systems, or planters are permitted.

e. No tree stakes unless necessary (and only 1 on the prevailing winds side of the tree)

f. Hard surface planting

i. If there are hard surface plantings, a planting detail must be provided.

ii. Curb style planter design is highly recommended.

iii. No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.

c. Trees are to be planted at grade.

d. Soil Volume - Please demonstrate as per the **Landscape Plan Terms of Reference** that the available soil volumes for new plantings will meet or exceed the following:

Tree Type/Size	Single Tree Soil Volume (m^3)	Multiple Tree Soil Volume (m^3/tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

   i. It is strongly suggested that the proposed species list include a column listing the available soil volume.

e. Sensitive Marine Clay - Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines.

f. The City requests that consideration be given to planting native species wherever there is a high probability of survival to maturity.

g. Efforts shall be made to provide as much future canopy cover as possible at a site level, through tree planting and tree retention. The Landscape Plan shall show/document that the proposed tree planting and retention will contribute to the City's overall canopy cover over time. **Please provide a projection of the future canopy cover for the site to 40 years.**

Feel free to contact Julian Alvarez-Barkham, Forester, for follow-up questions.

Parkland

Comments:

58. The amount of required parkland conveyance will be in the form of Cash-in-Lieu of Parkland and is to be calculated at Building Permit as per the City of Ottawa Parkland Dedication By-law No.2022-280 (or as amended):

    a. For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):

        a. one hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

    b. For conveyance of parkland, cash-in-lieu of conveyance parkland, or combination thereof:

        a. 5% of the gross land area (residential ≤ 18 units/net ha).

Preliminary Parkland Dedication Calculation:

59. The following information will be required at building permit to confirm and calculate the parkland conveyance:

    a. Gross land area, in square meters

    b. Number of residential units proposed/existing

    c. Gross floor area of proposed residential development

    d. Gross floor area of proposed/existing commercial development

    e. The proportion of commercial/residential development proposed on site.

60. Please note, if the proposed unit count, land use changes or gross floor area changes, then the parkland dedication requirement will be re-evaluated accordingly.

61. CREO will provide the parkland appraisal fee as referenced in Schedule “B” of the site plan agreement and at the expense of the Owner.

Feel free to contact Lousie Cerveny, Parks Planner, for follow-up questions.

Other

62. The High Performance Development Standard (HPDS) is a collection of voluntary and required standards that raise the performance of new building projects to achieve sustainable and resilient design and will be applicable to Site Plan Control and Plan of Subdivision applications.

a. The HPDS was passed by Council on April 13, 2022, but is not in effect at this time, as Council has referred the 2023 HPDS Update Report back to staff with the direction to bring forward an updated report to Committee at a later date. The timing of an updated report to Committee is unknown at this time, and updates will be shared when they are available.

b. Please refer to the HPDS information at ottawa.ca/HPDS for more information.

63. Under the Affordable Housing Community Improvement Plan, a Tax Increment Equivalent Grant (TIEG) program was created to incentivize the development of affordable rental units. It provides a yearly fixed grant for 20 years. The grant helps offset the revenue loss housing providers experience when incorporating affordable units in their developments.

    a. To be eligible for the TIEG program you must meet the following criteria:

        a. the greater of five units OR 15 per cent of the total number of units within the development must be made affordable

        b. provide a minimum of 15 per cent of each unit type in the development as affordable

        c. enter into an agreement with the city to ensure the units maintain affordable for a minimum period of 20 years at or below the city-wide average market rent for the entire housing stock based on building form and unit type, as defined by the Canada Mortgage and Housing Corporation

        d. must apply after a formal Site Plan Control submission, or Building Permit submission for projects not requiring Site Plan Control, and prior to Occupancy Permit issuance

    b. Please refer to the TIEG information *at Affordable housing community improvement plan / Plan d'améliorations communautaires pour le logement abordable for more details or contact the TIEG coordinator via email at affordablehousingcip@ottawa.ca.*

Submission Requirements and Fees

1. A Site Plan Control – Complex, and Minor Variance or Minor Zoning By-law Amendment will be required for the future development. If parking is found not to conform to Official Plan policy, an Official Plan Amendment may also be required.

    a. Additional information regarding fees related to planning applications can be found here.

2. The attached **Study and Plan Identification List** outlines the information and material that has been identified as either required (R) or advised (A) as part of a future complete application submission.
    a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.
3. All of the above comments or issues should be addressed to ensure the effectiveness of the application submission review.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

Yours Truly,

Jean-Charles Renaud, Planner III

Encl. ADS Site Plan Checklist
HPDS Example Checklist
HPDS Overview for Applicants
Studies and Plans Identification List
Supplementary Development Information

c.c. Jack Smith, Planner II
Spencer Mulvaney, Planner I
Farbod Azimi, Infrastructure Project Manager
John Wu, Infrastructure Project Manager
Louise Cerveny, Parks Planner II
Lisa Stern, Urban Design Planner III
Matthew Hayley, Environmental Planner III
Julian Alvarez-Barkham, Planner Forester
Sue Stefko - suestefko@hotmail.com

Appendix F – Drawings

Topographical Survey

Architectural Plans

C000 – Notes & Details

C001 – Existing Conditions and Removals Plan

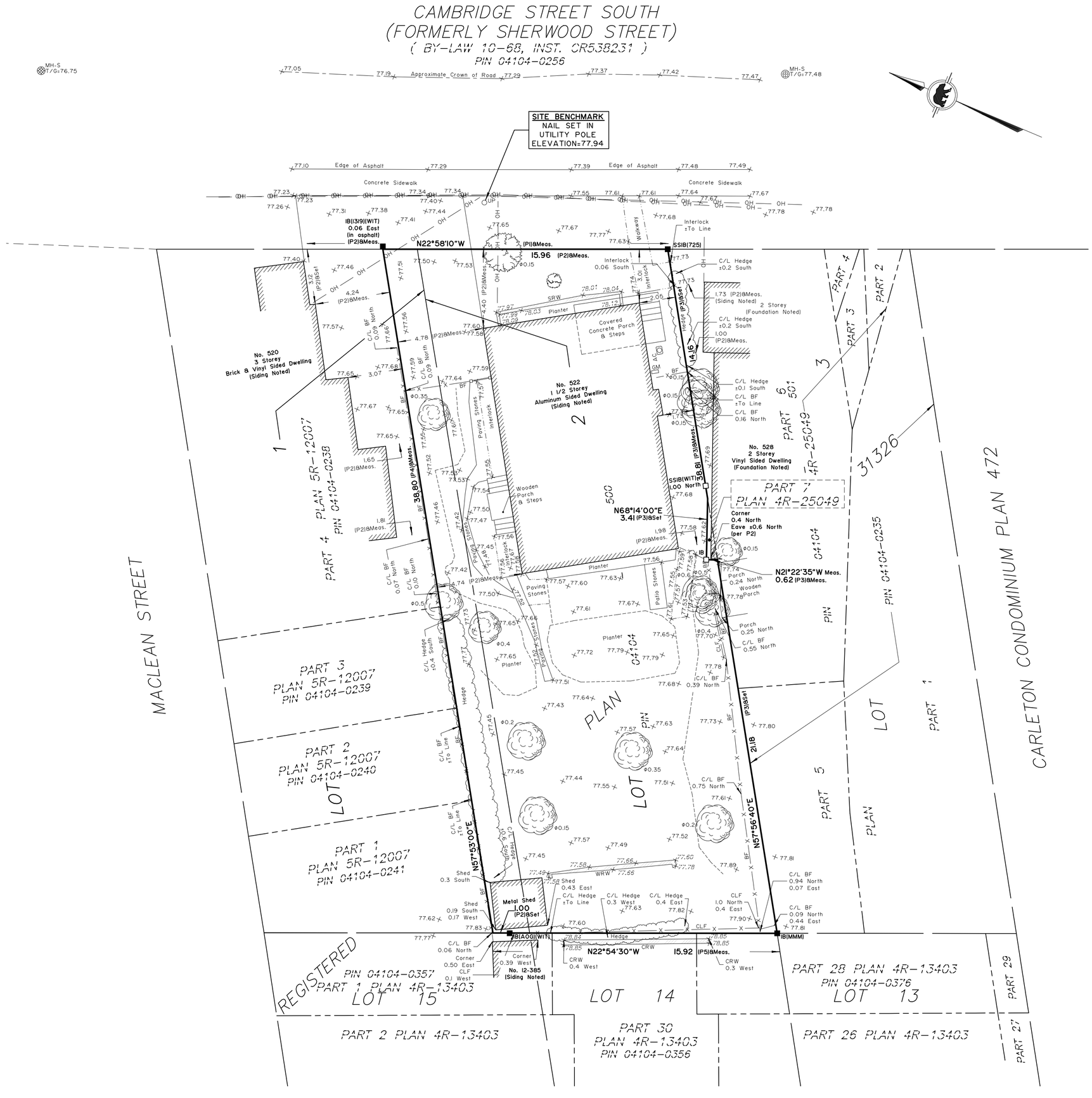
C100 – Site Servicing Plan

C200 – Site Grading Plan

C300 – Erosion and Sediment Control Plan

C400 – Pre-development Catchment Plan

C500 – Post-Development Site Catchments



TOPOGRAPHIC PLAN OF SURVEY OF

LOT 2 AND PART OF LOT 1 REGISTERED PLAN 31326 CITY OF OTTAWA

MONUMENT-URSO SURVEYING LTD.

SCALE 1 : 150

6 4.5 3 1.5 0 3 6

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4TH DAY OF SEPTEMBER, 2025.

SEPTEMBER 25th, 2025
DATE

COEL STOREY
ONTARIO LAND SURVEYOR

LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
□	"	PLANTED SURVEY MONUMENT
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
(WIT)	"	WITNESS
ACC.	"	ACCEPTED
MEAS.	"	MEASURED
(1476)	"	MONUMENT-URSO SURVEYING LTD.
(P1)	"	REGISTERED PLAN 31326
(P2)	"	PLAN BY (AOG) DATED JULY 25, 2024
(P3)	"	PLAN 4R-25049
(P4)	"	PLAN 5R-12007
(P5)	"	PLAN 4R-13403
CRW	"	CONCRETE RETAINING WALL
WRW	"	WOOD RETAINING WALL
AC	"	AIR CONDITIONER
GM	"	GAS METER
MH	"	MAINTENANCE HOLE - UNIDENTIFIED
MH-S	"	MAINTENANCE HOLE - SANITARY
—OH—	"	OVERHEAD WIRES
	"	DECIDUOUS TREE
	"	CONIFEROUS TREE
	"	SHRUB
CLF	"	CHAIN-LINK FENCE
BF	"	BOARD FENCE
C/L	"	CENTRELINE

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-109948

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, Section 29(3).

BEARING NOTES

BEARINGS ARE MTM GRID, DERIVED FROM CAN-NET GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' WEST LONGITUDE OF MTM ZONE 9 NAD83 (CSRS)(2010.0).

FOR BEARING COMPARISONS A ROTATION OF 00°23'10" CLOCKWISE WAS APPLIED TO PLAN P1 AND A ROTATION OF 00°17'10" COUNTER-CLOCKWISE WAS APPLIED TO PLANS P3, P4 & P5 TO CONVERT TO GRID BEARINGS.

UTILITY NOTE

THIS DRAWING DOES NOT SERVE AS A COMPREHENSIVE CONFIRMATION OF ALL UTILITIES PRESENT. IT IS THE USERS RESPONSIBILITY TO CONTACT THE RELEVANT UTILITY AUTHORITIES FOR VERIFICATION.

ONLY UTILITIES VISIBLE ON THE SURFACE HAVE BEEN IDENTIFIED PRIOR TO ANY ACTIVITIES SUCH AS DIGGING, IT IS MANDATORY TO OBTAIN A FIELD LOCATION OF UNDERGROUND UTILITIES FROM THE APPROPRIATE AUTHORITY.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28:78) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

THE USER OF THIS INFORMATION BEARS THE RESPONSIBILITY TO CONFIRM THAT THE JOB BENCHMARK REMAINS UNALTERED AND UNDISTURBED, AND THAT ITS RELATIVE HEIGHT AND DESCRIPTION ALIGN WITH THE DETAILS PRESENTED IN THIS PLAN.

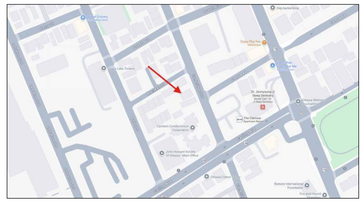
© MONUMENT-URSO SURVEYING LTD, 2025. "THIS PLAN IS PROTECTED BY COPYRIGHT"

Monument-Urso Surveying Ltd.
Ontario Land Surveyors | Canada Land Surveyors
1755 WOODWARD DRIVE, SUITE 200 OTTAWA, ON K2C 0P9 TEL: (613) 800-1583
536 'C' FOURTH LINE EAST SAULT STE. MARIE ON, P6A 6J8 TEL: (705) 254-7851 FAX: (705) 254-5571

DRAWN: DG	FIELD: ST/MM	FILE No: 25-0420 522CambridgeSt POS F - Client Copy
PROCESSED: CS	CHECKED: CS	

522 CAMBRIDGE ST SOUTH

ARCHITECTURAL DRAWING PACKAGE



ARCHITECT
Linebox Studio Inc.

Address: 116 Lisgar Street, Suite 110, Ottawa, ON, K2P 0C2
Tel. 613.216.2609

Architect: Andrew Reeves
Point of Contact: Jonathan Huska

STRUCTURAL ENGINEERS
Entuitive Consulting Engineers

Address: 275 Slater St, Suite 1001, Ottawa, ON K1P 5H9
Tel. 343.308.9274

Point of Contact: Greg Woltman

MECHANICAL AND ELECTRICAL ENGINEERS
Quasar Consulting Group

Address: 150 Isabella St, Ottawa, ON K1S 1V7
Tel. 613.518.8344

Point of Contact: Craig Ogden

CIVIL ENGINEERS
EXP

Address: 2650 Queensview Dr Suite 100, Ottawa, ON K2B 8H6
Tel. 613.688.1899

Point of Contact: Aaditya Jairwala

LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.

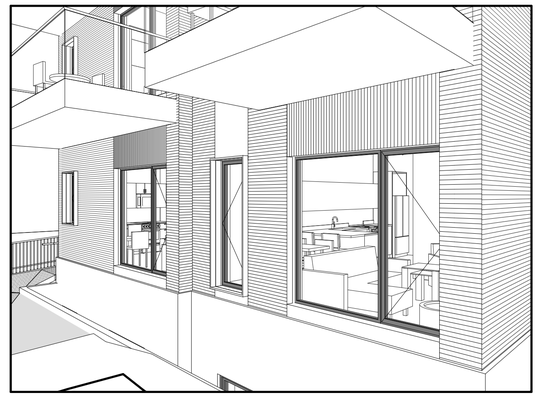
Address: 3332 Carling Ave Ottawa ON K2H 5A8
Tel. 613.722.5168

Point of Contact: Mike Lennox

ARCHITECTURAL DRAWING LIST

DWG NO.	DRAWING TITLE	CURRENT REV. DATE
A0 GENERAL		
A0-000	COVER SHEET	2026-07-17
A0-100	GENERAL NOTES	2026-07-17
A0-101	GENERAL NOTES	2026-07-17
A0-200	OBC MATRIX AND CODE NOTES	2026-07-17
A0-201	BUILDING CODE ANALYSIS	2026-07-17
A0-202	BUILDING CODE ANALYSIS	2026-07-17
A0-210	CODE NOTES - BARRIER-FREE PATH OF TRAVEL	2026-07-17
A0-211	CODE NOTES - BARRIER-FREE WASHROOMS	2026-07-17
A0-212	CODE NOTES - BARRIER-FREE SHOWERS/TUBS AND ELEVATORS/LISTS	2026-07-17
A0-300	ASSEMBLY SCHEDULES	2026-07-17
A0-301	ASSEMBLY SCHEDULES - GYPSUM AND CMU	2026-07-17
A0-401	WINDOW SCHEDULE	2026-07-17
A0-500	DOOR TYPES	2026-07-17
A0-501	DOOR SCHEDULES	2026-07-17
A0-801	SITE PLAN - PROPOSED	2026-07-17
A1 DEMOLITION		
A1-100	SITE PLAN - DEMOLITION	2026-07-17
A2 PLANS		
A2-100	FLOOR PLAN - B1 (BASEMENT)	2026-07-17
A2-101	FLOOR PLAN - LEVEL 01	2026-07-17
A2-102	FLOOR PLAN - LEVEL 02 - 04 (TYPICAL)	2026-07-17
A2-105	FLOOR PLAN - LEVEL 05 (ROOFTOP)	2026-07-17
A2-106	ROOF PLAN	2026-07-17
A3 REFLECTED CEILING PLANS		
A3-100	BASEMENT - REFLECTED CEILING PLAN	2026-07-17
A3-101	LEVEL 01 - REFLECTED CEILING PLAN	2026-07-17
A3-102	LEVELS 02 - 04 (TYPICAL) - REFLECTED CEILING PLAN	2026-07-17
A3-103	LEVELS 05 (ROOFTOP) - REFLECTED CEILING PLAN	2026-07-17
A4 ELEVATIONS		
A4-100	EAST (CAMBRIDGE ST S) ELEVATION	2026-07-17
A4-101	SOUTH ELEVATION	2026-07-17
A4-102	WEST ELEVATION	2026-07-17
A4-103	NORTH ELEVATION	2026-07-17
A5 SECTIONS		
A5-100	BUILDING SECTION (NORTH / SOUTH)	2026-07-17
A5-101	BUILDING SECTION (NORTH / SOUTH)	2026-07-17
A5-110	BUILDING SECTION (EAST / WEST)	2026-07-17
A7 VERTICAL CIRCULATION		
A7-100	EXIT STAIRS - ENLARGED PLANS	2026-07-17
A7-101	EXIT STAIRS - ENLARGED PLANS	2026-07-17
A7-102	EXIT STAIRS - SECTION	2026-07-17
A7-103	EXIT STAIRS - SECTION	2026-07-17
A7-110	ELEVATOR - ENLARGED PLANS & SECTION	2026-07-17







C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70cafa9a2a\ffcaa8e2-ce29-4275-b3ca-a4e637ff0505.rvt
2026-07-17 3:08:16 PM

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 **Fax. 1(866) 343-3942**
landscape architect | architecte paysagiste

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

no revisions date

stamp | timbre

FOR PROGRESS PRELIMINARY REVIEW ONLY
2026-07-17 3:08:16 PM

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

COVER SHEET

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	

A0-000

D07-12-26-0047

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE, REPORT TO THE OWNER AND ARCHITECT ON ANY DISCREPANCIES BETWEEN THE EXISTING SITE CONDITIONS AND THE FINAL DRAWINGS PRIOR TO CONTINUING CONSTRUCTION.
2. CONTRACTOR TO BE RESPONSIBLE FOR CONFORMANCE OF WORKMANSHIP, MATERIAL, AND METHODS.
3. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE 2024 ONTARIO BUILDING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR TO CHECK AVAILABILITY OF ALL MATERIALS AND REPORT ANY DISCONTINUATIONS OR DELAYS TO THE OWNER AND ARCHITECT.
5. CONTRACTOR TO CLEAN ALL WINDOWS, FLOORS, ETC. AT THE COMPLETION OF CONSTRUCTION.
6. CONTRACTOR TO OBTAIN AND BE FAMILIAR WITH ALL REQUIRED TESTING AND REPORTS DURING THE PROGRESS OF THE WORK.
7. FINISH MATERIALS TO MEET 2024 ONTARIO BUILDING CODE REQUIREMENTS FOR FLAME SPREAD RATINGS AND SMOKE DEVELOPED CLASSIFICATION.
8. ALL INTERIOR FURNISHINGS ARE BY THE TENANT UNLESS OTHERWISE NOTED.
9. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL ITEMS.
10. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR BASE BUILDING RELEVANT NOTES AND DETAILS.
11. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR HEATING, VENTILATION, AIR CONDITIONING, LIGHTS, AND SPRINKLERS.
12. ALL CONSTRUCTION TO CONFORM TO 2024 ONTARIO BUILDING CODE SECTION 3.8 BARRIER-FREE DESIGN.
13. CAULK AND SEAL ALL AROUND OPENINGS AT PENETRATIONS.
14. FOR ALL ELECTRICAL, AV & MECHANICAL EQUIPMENT MOUNTING HEIGHTS REFER TO ENGINEERING DRAWINGS.
15. ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE COMPLEMENTARY. ANYTHING SHOWN ON ARCHITECTURAL DRAWINGS AND NOT SHOWN ON STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS OR VISE VERSA, SHALL BE INTERPRETED AS BEING SHOWN ON ALL FOUR. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
16. DO NOT SCALE DRAWINGS
17. ALL STEEL STUDS TO BE DESIGNED & STAMPED BY PROFESSIONAL ENGINEER LICENSED IN ONTARIO - SUBMIT SHOP DRAWINGS
18. CONCRETE FLOORS TO BE SMOOTH & LEVEL WITH A MAXIMUM DEVIATION OF 1/4 INCH IN 20 FEET READY TO ACCEPT TENANT'S FLOOR FINISH MATERIAL UNLESS NOTED OTHERWISE ON FLOOR PLAN OR SPECIFICATIONS.
19. SEE DOOR SCHEDULE FOR DOOR & FRAME TYPE, SIZE & HARDWARE.
20. METAL ROOF DECK CEILING TO BE SUITABLE FOR PAINT.
21. ROUGH IN OF WASHROOM FIXTURES TO BE BY GENERAL CONTRACTOR & LOCATION OF SUITE FINAL LAYOUT TO FOLLOW ON COMMERCIAL AND RESIDENTIAL SUITES IDENTIFIED AS 'BY FUTURE PERMITS'.
22. TENANT TO OBTAIN A SEPARATE PERMIT REGARDING EXTERIOR SIGNAGE.
23. SHOP QUALITY SPRINKLER DRAWINGS COMPLETE WITH HYDRAULIC CALCULATIONS TO BE SUBMITTED TO THE CITY UNDER SEPARATE COVER BY THE SUCCESSFUL CONTRACTOR'S SPRINKLER SYSTEM DESIGN ENGINEER WHEREVER SPRINKLERS ARE REQUIRED.
24. USE HILTI FS601 OR FS-ONE FLEXIBLE FIRE STOP AT TOP OF ALL FIRE RATED WALLS AT ROOF DECKS AND WALL PENETRATIONS TO SUIT RATING OF WALL (TYP.)
25. ALL R.W.L. TO BE TIGHT TO BACK OF COLUMNS (STEEL)
26. 50mm METAL STRAPS @ 600 o.c AT ALL DOUBLE WALL CONSTRUCTION TO SECURE BATT INSULATION IN PLACE.
27. ALL STEEL STRUCTURAL MEMBERS TO BE WITHIN STUD CAVITIES
28. PIPING, TUBING, DUCTS, CHIMNEYS, OPTICAL FIBRE CABLES, ELECTRICAL WIRES AND CABLES, TOTALLY ENCLOSED NON-COMBUSTIBLE RACEWAYS, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR BUILDING SERVICES THAT PENETRATE A MEMBRANE FORMING PART OF AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING, OR A FIRE SEPARATION, SHALL BE SEALED BY A FIRE STOP SYSTEM.
29. AT ALL TRANSITIONS OF MATERIALS, JOINTS TO BE CAULKED c/w BACKER ROD
30. WRAP ENTIRE PERIMETER OF ROUGH OPENINGS WITH POSITIVELY LAPPED PEEL AND STICK MEMBRANE BEFORE INSTALLATION OF WINDOW AND DOOR FRAMES.
31. PROVIDE 12.7mm EXTERIOR GRADE PLYWOOD @ ALL SIGNAGE, AWNINGS, LIGHT FIXTURE LOCATIONS, AND GAS PIPES UNLESS OTHERWISE NOTED. PROVIDE WOOD BLOCKING FOR ALL WASHROOM FIXTURES, ELECTRICAL & MECHANICAL FIXTURES WHERE APPLICABLE (TYP.)
32. GENERAL CONTRACTOR TO ENSURE THAT FIRE RATING OF DEMISING WALLS IS NOT ALTERED FROM THE DESIGNATED WALL CONSTRUCTION LISTED
33. GAS PIPES TO BE PAINTED SAME COLOR AS WALL OR CEILING ON WHICH THEY ARE MOUNTED. w/ YELLOW STRIPES SPACED @ 4'-0" FROM EACH OTHER
34. WHERE FIRE RATED WALL RUNS PERPENDICULAR TO METAL DECK, DRYWALL TO FOLLOW DECK CONTOUR c/w 12mm TO 20mm GAP. FILL ALL VOIDS WITH FIRE STOP MINERAL WOOL AND FIRE STOP CAULKING/SPRAY TO MAINTAIN WALL FIRE RATING.
35. HORIZONTAL JOINT @ DEFLECTION TRACK CAULKING TO MAINTAIN FIRE RATING (TYP.)
36. VERTICAL DRYWALL CONTROL JOINT TO BE @ EVERY STEEL COLUMN TYP. (SEE SPECIFICATIONS)
37. PAINT EXTERIOR H.M. DOOR EDGES
38. GRADES SHOWN ON FLOOR PLANS, ELEVATIONS, AND SECTION DATUM TAGS ARE FOR REFERENCE ONLY. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL GRADES WITH GRADING PLAN.
39. GENERAL CONTRACTOR TO BOX IN ALL ELEC. & MECH. SERVICES NOT CONCEALED IN WALLS UNLESS OTHERWISE NOTED. PROVIDE ACCESS PANELS WHERE APPLICABLE.
40. GENERAL CONTRACTOR TO CLEAN (SCRAPE AND VACUUM) BOTTOM OF STUD TRACK BEFORE BATT TYPE INSULATION INSTALLATION.
41. REFER TO WALL TYPES, ULC MANUAL, AND OBC DRAWINGS FOR ALL FIRE RATINGS REQUIRED FOR ALL INTERIOR AND EXTERIOR WALLS. NO SUBSTITUTIONS FOR GYPSUM BOARD LISTED IN THE ULC MANUAL FOR THE FIRE RATED WALLS.
42. FIRE STOP NOTE: FOR ALL DOUBLE STUD WALLS WITHIN AN AIR SPACE MORE THAN 25mm - PROVIDE 12.7 EXTERIOR GRADE GYPSUM WALL BOARD FIRE STOP @ 3m o.c. VERTICAL INTERVALS x 20m o.c. HORIZONTAL INTERVALS OR FILL CAVITY WITH BATT TYPE INSULATION.
43. PROVIDE STAMPED MANUFACTURER SHOP DRAWINGS FOR ALL PUNCH WINDOWS, STOREFRONTS, CURTAIN WALLS, WINDOW WALLS. INCLUDE NAFS RATING, WINDOW TESTING TO BE CONDUCTED.

NOTES: ONTARIO BUILDING CODE
INTERIOR FINISHES:

ALL SURFACES FOR EXIT STAIRS, LOBBIES (ELEVATOR), SERVICE ROOMS MEET:
- FLAME SPREAD RATING: 25
- SMOKE DEVELOPED RATING: 50

10% MAX. OF A SURFACE WITHIN AN EXIT OR LOBBY:
- FLAME SPREAD RATING: 150
- SMOKE DEVELOPED RATING: 300

ALL OTHER WALLS:
- FLAME SPREAD RATING: 150
- SMOKE DEVELOPED RATING: 0

COMBUSTIBLE CEILING FINISHES:
- FLAME SPREAD RATING: 25

GENERAL NOTES FOR WALLS WITH S.T.C. RATINGS

1. WALLS MUST EXTEND SLAB TO SLAB.
2. THERE IS TO BE A MINIMUM AMOUNT OF STUDS PER WALL. (NO ADDITIONAL STUDS SHOULD BE INSTALLED)
3. INNER AND OUTER LAYERS OF DRYWALL SHOULD HAVE NO GAPS OVER 6 MM.
4. INNER LAYERS SHOULD BE TAPED BUT NOT SANDED.
5. JOINTS MUST BE STAGGERED.
6. FIRE RATED CAULKING SHOULD BE USED AS THE PRIMARY SEALANT.
7. FIRE RATED CAULKING SHOULD BE DONE ON ALL LAYERS OF DRYWALL AROUND ENTIRE PERIMETER EXCEPT AT DRYWALL JOINTS.
8. FIRE RATED CAULKING ON ANY GAP OVER 6 MM MUST BE OVER ROD BACKUP. BUT GAPS OVER 6 MM ARE TO BE AVOIDED.
9. ELECTRICAL BOXES ON OPPOSING FACES OF THE WALL SHOULD BE LOCATED IN SEPARATE STUD CAVITIES.
10. FIT DRYWALL TIGHTLY WITHIN 6 MM OF ALL SERVICES INCLUDING ELECTRICAL BOXES FOR EACH DRYWALL LAYER.
11. ALL ELECTRICAL SERVICES IN PARTY WALLS SHOULD HAVE BACK BOXES.
12. FIBERGLASS OR MINERAL FIBER BATT SHOULD BE RUN BEHIND AND AROUND ALL ELECTRICAL BOXES.
13. ALL PENETRATIONS THROUGH RATED WALLS MUST BE SEALED AIR-TIGHT WITH A COMBINATION OF JOINT COMPOUND AND CAULKED
14. NO DRYWALL IS TO PASS BETWEEN ROOMS. FOR EXAMPLE DRYWALL IS TO BE BROKEN (SEPARATED) AT TEES, CROSS AND CORNER JUNCTIONS. THIS AVOIDS A DIRECT LINK BETWEEN THE TWO ROOMS WHICH WOULD DECREASES STC RATINGS CONSIDERABLY.
15. BLOCKING INSTALLED IN THE DEMISING WALLS SHOULD NOT BRIDGE THE TWO FACES OF THE WALLS, BUT BE INSTALLED ONLY ON THE FACE OF THE STUDS ACCEPTING THE CABINETRY
16. BLOCKING FOR CABINETS WILL BE REPLACING PART OF THE INNER LAYER OF A DOUBLE LAYER DRYWALL WALL WITH PLYWOOD. WHEREVER PLYWOOD IS USED INSTEAD OF DRYWALL, SEAL ALL AROUND THE PLYWOOD TO THE ADJACENT DRYWALL.
17. BATT TYPE INSULATION FOR INTERIOR WALLS MAY BE MINERAL WOOL OR FIBERGLASS - AT OWNER'S DISCRETION

GENERAL NOTES FOR ROOF PLANS

DRAINAGE:
- CO-ORDINATE ROOF DRAIN LOCATIONS AS SHOWN W/ MECH. DWGS.
- ROOF TRUSS /BEAM FRAMING TO BE SHIMMED /LOWERED AS REQ'D. @ LOW POINTS ALONG GRIDS TO PROVIDE ROOF SLOPE. CO-ORD W/ STRUCT DWGS.
- PROVIDE TAPERED ROOF INSULATION AS REQ'D TO ACHIEVE POSITIVE DRAINAGE IN ALL NOTED AREAS.
- ENSURE THAT RAIN WATER LEADERS ARE GROUPED (SEE MECH. DWGS).

ROOF ASSEMBLY:
PROVIDE MANUF SPECS & DETAILS FOR APPROVAL BY ARCHITECT, FOR NEW ROOF SYSTEM C/W RIGID INSULATION & BASE SHEATHING. SEE TYP SECT. DETAILS.
SEE MECH /ELECT DWGS FOR ROOF EQUIPMENT OPENINGS, CURBS, ETC & ROOF MEMBRANE MANUFACTURER'S INSTALLATION DETAILS /SPECS AT ALL LOCATIONS.

WARRANTY:
- PROVIDE WRITTEN WARRANTY FROM BOTH THE ROOFING CONTRACTOR & THE ROOFING MEMBRANE MANUFACTURER, CO-ORD WITH OWNER FOR REQUIREMENTS, THIS WARRANTY SHALL COVER BOTH MATERIALS & WORKMANSHIP FOR ALL COMPONENTS OF THE ROOFING SYSTEM INCLUDING, BUT NOT LIMITED TO ROOF MEMBRANE, FLASHING, MECHANICAL & ELECTRICAL EQUIPMENT PENETRATIONS AND TERMINATIONS W/ OTHER ELEMENTS OF THE BUILDING ENVELOPE
SYSTEM.

- COORDINATE SAFETY ROOF ANCHORS W/ STRUCTURAL ENGINEERING DRAWINGS FOR REQUIRED STRUCTURAL CONNECTIONS

- REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILS

GENERAL NOTES FOR FLOOR FINISH PLANS

1. ALL WALL TILE LOCATIONS TO BE SHOWN ON INTERIOR ELEVATIONS AND ALL RELATED DETAILING ON ARCHITECTURAL DRAWINGS.
2. ALL FLOORING MATERIALS AND RELATED WALL TILES TO BE INSTALLED IN FULL ACCORDANCE WITH SPECIFICATIONS AND RELATED ARCHITECTURAL DETAILS.
3. METAL TRANSITION STRIPS ARE TO BE SUPPLIED AND INSTALLED AT ALL TRANSITIONS BETWEEN DISSIMILAR FLOOR FINISHES AS PER SPECIFICATIONS.
4. TILE EDGING STRIPS ARE TO BE USED AT ALL TILE EDGES AS NOTED IN SPECIFICATIONS.
5. ALL FLOORING MATERIALS ARE TO BE INSTALLED ONLY ONCE ALL SUBFLOOR CONDITIONS ENSURING PROPER INSTALLATION ARE MET (INCLUDING ALL REQUIRED FLOOR LEVELING ON STRUCTURE).
6. ANY FLOORING MATERIALS EXHIBITING IMPROPER ADHESION, SIGNS OF TELEGRAPHING, CALENDERING, OR IRREGULARITIES THROUGH THE FINISHED SUBFLOOR, ETC, MAY BE DEEMED UNSUITABLE - REQUIRING RECTIFICATION TO THE ARCHITECTS STANDARDS.
7. EXTEND ALL FLOORING UNDER MILLWORK.
8. FLOOR MATERIAL HATCHES ARE NOT INDICATIVE OF PATTERN. SEE FLOORING MATERIAL LEGEND FOR NOTES ON INSTALLATION.
9. ALL FINISHING PRODUCING NOXIOUS OR IRRITATING FUMES OR ODORS (ELECTROSTATIC PAINTING, FLOOR FINISHES, ETC.) SHALL BE DONE ONLY AFTER BUILDING MANAGEMENT REVIEW AND ONLY AFTER BUSINESS HOURS.
10. ALL VCT, RUBBER, & OTHER HARD SURFACE FLOORING TO BE PREPPED AND SEALED TO MANUFACTURERS' RECOMMENDATIONS
11. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MORE NOTES ON FLOOR FINISHES
12. FLOOR FINISHES TO BE PROTECTED FROM DAMAGES ONCE INSTALLED.

GENERAL NOTES FOR RESIDENTIAL SUITES

BATHROOMS:
*PROVIDE WOOD BLOCKING BEHIND TOILETS, BATHTUBS & SHOWERS TO PROVIDE FOR FUTURE GRAB BARDS & ACCESSORIES. SEE TYPICAL SUITE ELEVATIONS & DETAILS.

*BATHROOM VANITY w/ RECESSED SINK & BASE CABINETS ARE TYPICAL. COORDINATE WIDTH.

*COORDINATE TOWEL BAR(S), TOILET PAPER DISPENSER LOCATIONS.

*DIMENSIONS OF TUB/SHOWER SUIT TO FIT MANUFACTURER.

*PROVIDE WOOD BLOCKING SUPPORT FOR OPTIONAL FUTURE GRAB BARS TOWEL BAR & DISPENSERS.

*ALL WALLS & CEILINGS TO HAVE MOLD RESISTANT GYPSUM BOARD

*BATHTUBS AND SHOWERS ON EXTERIOR WALLS TO HAVE VAPOUR IMERMEABLE MEMBRANE BENEATH TILE.

*ALL BATHROOMS ONN EXTERIOR WALLS TO HAVE MOISTURE RESISTANT GYPSUM BOARD

*SUITE WASHROOM WALL STUD FRAMING TO BE FILLED TO ABOVE CEILING w/ SOUND BATT (TYPICAL)

KITCHEN:
KITCHENS SHOWN FOR GENERAL LAYOUT. CABINETRY & COUNTER-TOP STYLE, FINISHES, HARDWARE, ETC. TBD. PROVIDE SHOP DRAWINGS & SAMPLES FOR ARCHITECT'S APPROVAL.

*PROVIDE REQ'D BACKING AS PER MANUF. SPEC

LAUNDRY/ WASHER/DRYER CLOSET
*COORDINATE DIMENSIONS & CLEARANCES REQUIRED FOR WASHER/ DRYER UNIT, PLUMBING CONNECTIONS, & DOOR FRAME CLEARANCE (TYPICAL)

*COORDINATE 'FLOOD SAVER' OR APPROVED EQUAL (REFER TO MECHANICAL)

MATERIAL NOTES

- ALUMINUM
- BATT / FIBRE INSULATION
- BRICK
- CONCRETE
- CONCRETE BLOCK
- EARTH
- GLASS
- GRAVEL
- GYPSUM BOARD
- PLASTER / MORTAR / GROUT
- PLYWOOD
- PRECAST (CONCRETE)
- RIGID INSULATION
- SEMI-RIGID INSULATION
- STEEL
- STONE
- TILE
- WOOD

SYMBOL LEGEND

FIRE STRATEGY LEGEND

- 00 min (0HR)
- 45 min (0.75HR)
- 60 min (1.0HR)
- 90 min (1.5HR)
- 120 min (2.0HR)
- 180 min (3.0HR)
- TRAVEL DISTANCE
- SEPARATION DISTANCE BETWEEN EXITS
- DEAD END TRAVEL DISTANCE
- FIRE HOSE LENGTH

GENERAL NOTES FOR DEMOLITION PLANS

1. ALL DEMOLITION TO MAKE GOOD ALL CONNECTIONS.
2. DASHED LINES ON DEMOLITION PLAN REPRESENT WALLS, DOORS, WINDOWS, MILLWORK, PLUMBING FIXTURES, ETC. TO BE REMOVED. PATCH & REPAIR EXISTING ADJOINING AREAS TO REMAIN. MAKE GOOD ALL CONNECTIONS.
3. THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE DRAWINGS.
4. CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION PLAN WITH HVAC, ELECTRICAL AND PLUMBING REQUIREMENTS. REBUILD ANY AREAS TO REMAIN THAT HAVE BEEN DAMAGED OR DISTURBED BY HVAC, ELECTRICAL OR PLUMBING REQUIREMENTS.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DEVIATION FROM THE DRAWINGS.
6. MAINTAIN ACCESS TO EXITS AT ALL TIMES ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER.
7. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING.
8. CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
9. DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF SITE. COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS.
10. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON SITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION.
11. NOTIFY OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK.
12. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION.
13. WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
VISIT/LIVRAISON OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

PROGRESS PRELIMINARY REVIEW ONLY
NOT INTENDED FOR CONSTRUCTION
FOR PRELIMINARY REVIEW ONLY

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

GENERAL NOTES

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

A0-100

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVKBD_3c827117-58e2-4e4c-a2f2-bd70cafa9a2a\lfcea8e2-6c29-4275-b3ca-a4e637f10505.rvt
2024-07-17 3:08:17 PM

INDEX TO ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE
AL	ALUMINUM
AFL	ACCESS FLOOR
AVB	AIR / VAPOUR BARRIER
CIP	CAST IN PLACE
CLG	CEILING
CLR	CLEAR
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CP	CARPET
CPT	CARPET TILE
CRK	CORK
CT	CERAMIC TILE
DEMO	DEMOLITION
DET	DETAIL
DIFF	DIFFUSER
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
EA	EACH
ELEC	ELECTRIC
EL	ELEVATION
ELEV	ELEVATOR
EOS	EDGE OF SLAB
EQ	EQUAL
EX	EXISTING
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FFL	FINISH FLOOR LEVEL
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLR FIN	FLOOR FINISH
FOF	FACE OF FINISH
FOG	FACE OF GLASS
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIRE PROOFING
FRR	FIRE RESISTANCE RATER
FR	FRAME
FT	FEET
FURN	FURNITURE
GALV	GALVANIZED
GE	GENERAL EXHAUST
GL	GLASS
GLZ	GLAZING
GRL	GRILLE
GYP	GYPSUM BOARD
HDWD	HARDWOOD
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HMF	HOLLOW METAL FRAME
HORIZ	HORIZONTAL
HP	HEIGH POINT
HT	HEIGHT
INSUL	INSULATION
INTER	INTERMEDIATE
JAN	JANITOR
JB	JAMBOARD
JT	MATERIAL JOINT
LIN	LINEAR
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MIRR	MIRROR
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPG	OPENING
PCC	PRECAST CONCRETE
PE	PASSENGER ELEVATOR
PERF	PERFORATED
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLYWD	PLYWOOD
POL	POLISHED
PREFAB	PREFABRICATED
PREFIN	PREFINISHE
PT	PAINT
RA	RETURN AIR
RB	RUBBER BASE
RBF	RUBBER FLOORING
RC	REINFORCED CONCRETE
RCP	REFLECTED CEILING PLAN
REINF	REINFORCE
REQD	REQUIRED
RF	RESINOUS FLOORING
RM	ROOM
RO	ROUGH OPENING
RSO	ROUGH STEEL OPEINING
RVL	REVEAL
SA	SUPPLY AIR
SE	SERVICE ELEVATOR
SEC	SECTION
SF	SQUARE FOOT (FEET)
SIM	SIMILAR
SPKR	SPEAKER
SPKLR	SPRINKLER
SQ	SQUARE
SSL	STRUCTURAL SLAB LEVEL
SST	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TA	TOILET ACCESSORY
TER	TERRAZZO
TG	TEMPERED GLASS
T&G	TONGUE AND GROOVE
THRES	THRESHOLD
TL	TILE
TMPD	TEMPERED
TOL	TOP OF LANDING
TOS	TOP OF SLAB
TOW	TOP OF WALL
TP	TRANSITION POINT
TYP	TYPICAL
U/S	UNDERSIDE OF
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VYL	VINYL
WC	WALL COVERING
WCST	WAINSCOT
WD	WOOD
WDF	HARDWOOD WOOD FLOORING
WP	WORKING POINT
WPM	WATERPROOF MEMBRANE

SYMBOL LEGEND

DRAWING TITLE	1 / A101 View Name — View Scale — A202 — DRAWING NUMBER / SCALE / SOURCE DRAWING / DRAWING NUMBER
CALLOUT	1 / A101 — REFERENCE DRAWING / DRAWING NUMBER
SECTION MARKER	1 / A101 — SECTION / VIEW NUMBER / SECTION REFERENCING SHEET
EXTERIOR ELEVATION MARKER	1 / A101 — ELEVATION / VIEW NUMBER / ELEVATION REFERENCING SHEET
INTERIOR ELEVATION MARKER	1 / 4 A101 2 / 3 — ELEVATION / VIEW NUMBER / INTERIOR ELEVATION REFERENCING SHEET
GRID BUBBLE	0
ELEVATION DATUM	DATUM NAME 146.070m
ROOM TAG	**ROOM NAME** 101
MATERIAL/FIXTURE TAG	XX-##
DOOR TAG	XXXX
GYPSUM WALL TAG	1 / GWB / A
WINDOW TAG	1†
SHEET NOTE	X.#
SPOT ELEVATION MARKER	
FLOOR TRANSITION	TX
WALL FINISH INDICATOR	WALL FINISH / BASE FINISH (BASE TYPE)

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

PROGRESS PRINT ONLY
PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION
FOR RELEASE

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
no	revisions	date

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

GENERAL NOTES

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

A0-101

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVEBD\3c827117-88e2-4e4c-a2f2-bd70ca6e92da\fca68e2-4c29-4275-b3ca-a4e637f0505.rvt
2026-07-17 3:08:18 PM

ENERGY EFFICIENCY DESIGN — SB-10 TABLE 5.5-6-2017

	REQUIRED INSULATION		PROVIDED INSULATION	
	MIN. RSI	MIN. R-VALUE	RSI	R-VALUE
ROOFS - INSULATION ENTIRELY ABOVE DECK	6.2 ci	R-35 ci		
WALLS, ABOVE GRADE - WOOD FRAMED	2.3 + 1.8 ci	R-13 + R10 ci		
WALLS, BELOW GRADE	3.5 ci	R-20 ci		
FLOORS - WOOD FRAMED	6.7 + 0.5 ci	R-38 + R-3 ci		
SLAB-ON-GROUND FLOORS	1.8 full slab	R-10 full slab		

	REQUIRED			PROVIDED		
	MAX. U-VALUE (SI)	MAX. SHGC	MIN. VT/SHGC	U-VALUE (SI)	SHGC	VT/SHGC
OPAQUE DOORS	U-2.56					
VERTICAL FENESTRATION, 0% - 40% OF WALL						
NONMETAL FRAMING: ALL	U-1.64	0.40	1.10			
METAL FRAMING: ENTRANCE DOOR	U-3.48	0.40	1.10			

GENERAL NOTES

ADDITIONAL CONSTRUCTION REQUIREMENTS;
(GENERAL FIRE SAFETY)

-ALL CANOPY STRUCTURES ARE TO BE OF 'NON-COMBUSTIBLE' CONSTRUCTION, HOWEVER, O.B.C. 3.1.5.2. & 3.1.5.3 PERMITS MINOR COMBUSTIBLE ELEMENTS.

-ALL GROUP - 'C' RESIDENTIAL USE DWELLING UNITS/SUITES ARE TO BE SEPARATED FROM EACH OTHER, AND THE REMAINDER OF THE BUILDING BY 1 HOUR 'FIRE SEPARATIONS' (MIN.) AS PER O.B.C. - 3.3.4.2.(1)

-ALL CORRIDORS HAVE BEEN DESIGNED TO MEET REQUIREMENTS INCLUDING;
I. MINIMUM REQUIRED WIDTH
II. SMOKE DETECTORS
III. EMERGENCY LIGHTING
IV. MINIMUM LIGHTING LEVELS
V. FLAME SPREAD RATINGS
VI. VISUALLY AND PHYSICALLY OPEN
VII. MAXIMUM TRAVEL DISTANCE
VIII. NO FUEL-FIRED APPLIANCES
IX. NO DEAD-END PORTION WITHOUT SECOND MEANS OF EGRESS

-COMMON 'TENANT STORAGE AREAS' HAVE BEEN SEPARATED FROM REMAINING FLOOR AREAS BY ONE(1) HOUR FIRE SEPARATIONS (MIN.) AS PER O.B.C. - 3.3.4.3.(2)

-'VERTICAL SERVICE SPACES' ARE TO BE SEPARATED FROM ALL OTHER PORTIONS OF EACH ADJACENT STOREY BY 1 HOUR FIRE SEPARATIONS AS PER O.B.C-TABLE 3.6.3.1.

-'MECHANICAL ROOMS' HAVE BEEN SEPARATED FROM REMAINING FLOOR AREAS BY ONE(1) HOUR FIRE SEPARATION (MIN.), AS PER O.B.C. - 3.6.2.1

-'ELECTRICAL ROOM' HAS BEEN SEPARATED FROM REMAINING FLOOR AREAS BY ONE(1) HOUR FIRE SEPARATION (MIN.) AS PER O.B.C. - 3.6.2.1.(6)

-GARBAGE ROOMS HAVE BEEN SEPARATED BY ONE(1) HOUR FIRE SEPARATION (MIN.) AS PER O.B.C. - 3.6.2.5.(1)(A)

-ALL DOORS, AND MECHANICAL DUCTS THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL CONFORM TO O.B.C, TABLE 3.1.8.4. FOR THE REQUIRED CORRESPONDING FIRE RATING AS INDICATED (INCLUDES FIRE DAMPERS AS PER O.B.C. - 3.1.8.7)

-REFER TO O.B.C. - 3.1.8.8 TO CONFIRM EXEMPTIONS FOR SPECIFIC FIRE DAMPERS (AT UNRATED FIRE SEPARATIONS IF APPLICABLE).

-MAXIMUM OPENING SIZES WITHIN ALL REQUIRED FIRE SEPARATIONS ARE NOT TO EXCEED THE DIMENSIONS AS PER O.B.C. - 3.1.8.6.(2)

FIRE ALARM AND DETECTION SYSTEMS;
-'FIRE ALARM SYSTEM' IS REQUIRED AS PER O.B.C. - 3.2.4.1.(2)(C)(I), ETC

-HEAT DETECTORS WILL NOT BE REQUIRED WITH THE PROVISION OF ELECTRICALLY-SUPERVISED 'SPRINKLER SYSTEM' AS PER O.B.C. - 3.2.4.12 (3.2.4.9.)

-'FIRE DETECTORS' TO BE LOCATED IN ALL STORAGE ROOMS, SERVICE ROOMS, JANITOR'S ROOMS, ELEVATORS, AS PER O.B.C. - 3.2.4.10

-'SMOKE DETECTORS' ARE TO BE INSTALLED IN PUBLIC CORRIDOR, ELEVATOR MACHINE ROOM AS PER O.B.C. - 3.2.4.11.

-'MANUAL PULL STATIONS' ARE TO BE LOCATED AS PER O.B.C. - 3.2.4.18.

EMERGENCY LIGHTING;
-TO BE PROVIDED AND LOCATED AS PER O.B.C. - 3.2.7.3.

STANDPIPE SYSTEM;
-IS NOT REQUIRED

FLAME SPREAD RATINGS;
-REQUIREMENTS FOR FLAME SPREAD RATINGS ARE TO BE SATISFIED WITH RESPECT TO LOCATIONS AS SPECIFIED BY O.B.C. - 3.1.13.2 (INCL. TABLE 3.1.13.2).

REQUIREMENTS FOR EXITING;
-OVERALL BUILDING 'REQUIRED EXIT CAPACITIES' HAVE BEEN PROVIDED AS PER O.B.C. - 3.4

-AT LEAST 2 'EXIT STAIRS' HAVE BEEN PROVIDED AND LOCATED TO SATISFY THE REQUIREMENTS OF O.B.C. - 3.4.2.1.(1) (MIN. NUMBER OF EXITS), 3.4.4.4. (INTEGRITY OF EXITS), AND 3.4.2.5.(1)(C) (MAXIMUM 45M TRAVEL DISTANCE). EXIT STAIRWELLS TO BE SEPARATED FROM REMAINDER OF BUILDING WITH 2 HOUR RATED ASSEMBLIES AS PER 3.4.4.1.(1)

-'MINIMUM WIDTHS' FOR ALL 'EXIT STAIRS' HAVE BEEN DESIGNED AS PER O.B.C. - 3.4.3.1., 3.4.3.2 & 3.4.3.4

-'MINIMUM WIDTHS' FOR 'ACCESS TO EXIT' CORRIDORS WHICH SERVE GROUP 'C' FLOOR AREAS HAVE BEEN PROVIDED AS PER THE REQUIREMENTS OF O.B.C.

-'MINIMUM DOOR WIDTHS' FOR ALL EXITS SERVING GROUP -'C' FLOOR AREAS HAVE BEEN PROVIDED AS PER O.B.C.

(NOTE:)
-REFER TO O.B.C. - 3.3.1.12.(1) TO CONFIRM MIN. REQUIRED DOOR WIDTHS AT OTHER LOCATIONS AS INDICATED.

-'HANDRAIL' & 'GUARD' DETAILS ARE TO SATISFY THE REQUIREMENTS OF O.B.C. - 3.4.6.5. & 3.4.6.6.

-IDENTIFICATION OF FLOOR LEVELS AND STAIR DESIGNATION IS TO BE PROVIDED FOR BOTH SIDES OF ALL DOORS INTO EXIT STAIRS AS PER O.B.C. - 3.4.6.19.(1) & (2).

ELEVATOR REQUIREMENTS;
-TO SATISFY THE REQUIREMENTS FOR 'ELEVATORS' AS PER O.B.C. - 3.5.2 INCLUDING;

-ELEVATOR TO BE DESIGNED TO SATISFY 'BARRIER-FREE' REQUIREMENTS OF O.B.C. - 3.8.3.5.

SOUND TRANSMISSION;
-SOUND TRANSMISSION CLASS (S.T.C.) MIN. RATINGS ARE TO BE PROVIDED FOR ALL 'DWELLING UNIT /SUITES' AS PER O.B.C. - 3.3.4.6.(1) - REFER TO SECTION #5 / 5.9.1.2

-MINIMUM 55 STC FROM ELEVATOR AREAS TO FLOOR AREAS

-MINIMUM 50 STC FROM ALL OTHER AREAS

-REFER TO GENERAL NOTES FOR WALLS WITH STC RATINGS FOR MORE INFORMATION

WINDOW REQUIREMENTS;
-PROPOSED INTERIOR 'WIRED GLASS ASSEMBLIES' ARE TO MEET THE REQUIREMENTS OF O.B.C. - 3.1.8.16. (APPLICABLE TO ONE-HOUR MAX. FIRE SEPARATIONS ONLY). (REFER ALSO TO S.G.-2.3.14)

-PROTECTION OF 'OPENINGS' WITHIN 'FIRE SEPARATIONS' WITH REQUIRED FIRE RATINGS EXCEEDING ONE-HOUR ARE TO BE PROTECTED BY CLOSURES WITH FIRE RATINGS AS REQUIRED BY O.B.C. - 3.1.8.4.(2).

BARRIER-FREE REQUIREMENTS;
-'BUILDING ENTRANCES' (INCLUDING 'VESTIBULE' DOORS) ARE TO PROVIDE FOR 'BARRIER-FREE' ACCESS AS PER, O.B.C. - 3.8.1.2. AND 3.8.3.3.(5) & (6) (POWER OPERATORS).

-'BARRIER-FREE PATH OF TRAVEL' MIN. WIDTHS HAVE BEEN PROVIDED AS PER O.B.C. 3.8.1.3. AT ALL LOCATIONS AS CONFIRMED BY O.B.C. - 3.8.2.1.(1) AND (2)

(NOTE:)
-A 'BARRIER FREE' PATH OF TRAVEL IS NOT REQUIRED WITHIN INDIVIDUAL DWELLING UNIT/SUITES OF RESIDENTIAL OCCUPANCY AS EXEMPTED BY O.B.C. - 3.8.2.1.(3) (J).

- 15% OF RESIDENTIAL SUITES REQUIRED TO BE PROVIDED WITH A BARRIER FREE PATH OF TRAVEL INTO AT LEAST THE FOLLOWING SPACES
- AT LEAST ONE BEDROOM
- AT LEAST ONE BATHROOM
- THE KITCHEN
- A LIVING ROOM OR SPACE

- UNITS REQUIRED TO BE BARRIER FREE HAVE BEEN DISTRIBUTED BETWEEN STOREYS AS PER 3.8.2.1(8).

WASHROOM REQUIREMENTS;
- EACH 'DWELLING UNIT /SUITE' HAS BEEN PROVIDED W/ PLUMBING FACILITIES AS PER O.B.C. - 3.7.4.5.

SPATIAL SEPARATION AND EXPOSURE PROTECTION;
(NOTES:)
-ALL DWELLING UNIT/SUITES HAVE BEEN SEPARATED BY 1 HOUR FIRE COMPARTMENTS (MIN.) AS PER O.B.C. - 3.2.3.2.(2).

-AS PER O.B.C. - TABLE 3.2.3.1.D., 'UNPROTECTED OPENINGS' ARE PERMITTED AS DESIGNED & OUTLINED IN MATRIX CALCULATIONS & NO 'SPECIAL CONSTRUCTION' IS REQUIRED AS PER O.B.C. 3.2.3.7.

DESIGN OF 'DWELLING UNITS'
- RESIDENTIAL FLOORS DESIGNED TO MEET THE REQUIREMENTS OF SECTION 3.3.4.

- DESIGN TO MEET THE REQUIREMENTS OF SECTION 9.5 AND THE WINDOW AREAS OF 3.7.2.1

- - - - - - - - - - - - - - - - - END OF O.B.C. ANALYSIS, - - - - - - - - - - - - - - - - - -

Name of Practice:
LINEBOX STUDIO INC.
Certificate of Practice Number:
116 Lisgar Street (Suite 110) - Ottawa, ON, K2P 0C2
613.216.2609

Name of Project:
522 Cambridge St. South

Location:
522 Cambridge St. South, Ottawa, Ontario K1S 4J3

Stamp:

Ontario Building Code Data Matrix Parts 3 or 9

Item				Building Code Reference	
				References are to Division B unless noted [A] for Division A or [C] for Division C	
1	Project Description:	■ New ☐ Addition ☐ Change of Use ☐ Alteration	☐ Part 11 11.1 to 11.4	■ Part 3 1.1.2. [A]	☐ Part 9 1.1.2. [A] & 9.10.1.3.
2	Major Occupancy(s): **Group C Residential Occupancies**			3.1.2.1.(1)	9.10.2.
3	Building Area (m²)	Existing **N/A**	New **349 m²** Total **349 m²**	1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area	**Level** / **Area** Level 01 306.83 m² Level 02 339.43 m² Level 03 339.43 m² Level 04 339.43 m² Level 05 (Roof Top) 79.90 m² **Total 1,405.01 m²**		1.4.1.2. [A]	1.4.1.2. [A]
5	Number of Storeys	Above grade **Five (5)**	Below grade **One (1)**	1.4.1.2. [A] & 3.2.1.1.	1.4.1.2[A] & 9.10.4
6	Number of Streets/Fire Fighter Access **One (1)**			3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification: **3.2.2.52. Group C, up to 4 Storeys, Sprinklered.**			3.2.2.20.-.83	9.10.2.
8	Sprinkler System Proposed	■ Entire Building ☐ Selected Compartments ☐ Selected Floor Areas ☐ Basement ☐ In lieu of roof rating ☐ Not Required		3.2.2.20.-.83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe required	■ Yes ☐ No		3.2.5.8.-.9	N/A
10	Fire Alarm required	■ Yes ☐ No		3.2.4.	9.10.18.
11	Water Service/Supply is Adequate	■ Yes ☐ No		3.2.5.7.	N/A
12	High Building	☐ Yes ■ No		3.2.6.	N/A
13	Construction Restrictions	■ combustable permitted ☐ Non-combustable required ☐ Both ☐ combustable ☐ Non-combustable ■ Both		3.2.2.20.-.52	N/A
14	Mezzanine(s) Area (m²)	**14 m²**		3.2.1.1.(3)-(8)	9.10.4.1.
15	Occupant Load: Floor Level / Area — Occupancy Type — Based on — Occupant Load [Persons] B1 (Basement) — ***Residential*** — ***Des. 2 per bedrm*** — ***10 person(s)*** Level 01 — ***Residential*** — ***Des. 2 per bedrm*** — ***10 person(s)*** Level 02 — ***Residential*** — ***Des. 2 per bedrm*** — ***12 person(s)*** Level 03 — ***Residential*** — ***Des. 2 per bedrm*** — ***12 person(s)*** Level 04 — ***Residential*** — ***Des. 2 per bedrm*** — ***12 person(s)*** Level 05 — ***Area per person(s) 0.75 m² per person*** — ***0.75 x 69 m² = 52 person(s)***			3.1.17.	9.9.1.3.
16	Barrier-free Design	■ Yes ☐ No (Explain) _____		3.8.	9.5.2.
17	Hazardous Substances	☐ Yes ■ No		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) / Listed Design No. or Description (SB-2) Floors ***60 min.*** — *Refer to A0-300* Roof ***n/a*** — *n/a* Mezzanine ***60 min.*** — *Refer to A0-300* FRR of Supporting Members; NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY — Listed Design No. Or Description (SB-2) Floors ***60 min.*** — *Refer to A0-300* Roof ***n/a*** — *n/a* Mezzanine ***60 min.*** — *Refer to A0-300*		3.2.2.20.-.83 & 3.2.1.4.	9.10.8. 9.10.9.
19	Spatial Separation – Construction of Exterior Walls			3.2.3.	9.10.14.

Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
North										
South										
East										
West										

20 Plumbing Fixture Requirements		Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided	Building Code Reference: ■ Part 3 ☐ Part 9
Level B1:	Occupancy ***Residential***	***10***	***3.7.4.5.***	***3***	***4***	
1st Floor:	Occupancy ***Residential***	***10***	***3.7.4.5.***	***3***	***4***	
2nd Floor:	Occupancy ***Residential***	***12***	***3.7.4.5.***	***4***	***5***	
3rd Floor:	Occupancy ***Residential***	***12***	***3.7.4.5.***	***4***	***5***	
4th Floor:	Occupancy ***Residential***	***12***	***3.7.4.5.***	***4***	***5***	
5th Floor:	Occupancy ***Assembly***	***52***	***3.7.4.5.***	***5***	***-***	

21 Other (describe) _____

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2B 8A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

IN PROGRESS
PRELIMINARY REVIEW ONLY
FOR PRELIMINARY REVIEW ONLY

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

OBC MATRIX AND CODE NOTES

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

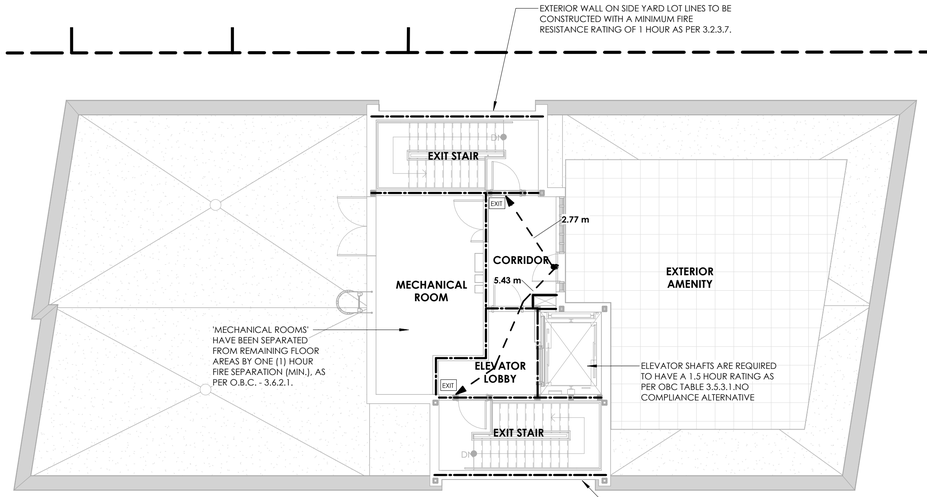
A0-200

D07-12-26-0047

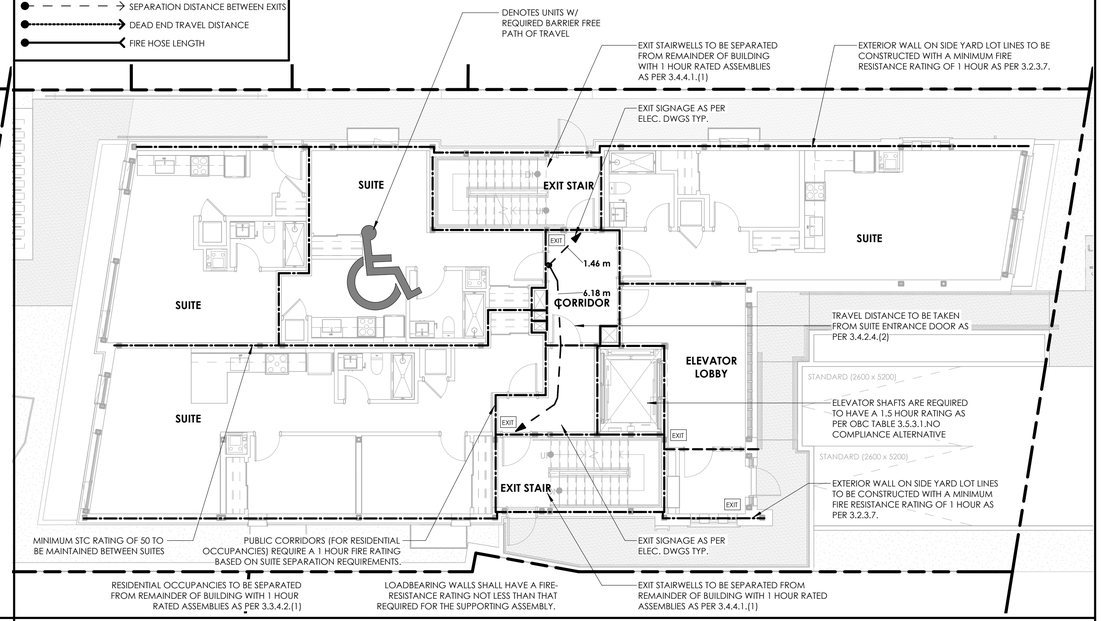
C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70ca1a92a2\1fcaa8e2-6c29-4275-b3cc-d4e637ff0506.rvt
2026-07-17 3:08:19 PM

FIRE STRATEGY LEGEND

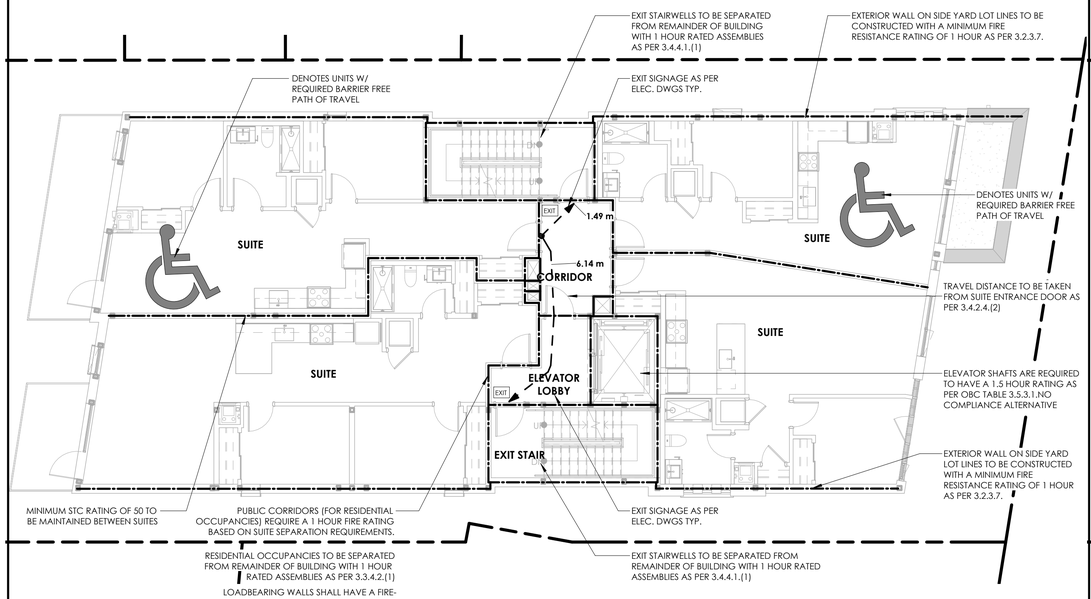
- 00 min (0HR)
- 45 min (0.75HR)
- 60 min (1.0HR)
- 90 min (1.5HR)
- 120 min (2.0HR)
- 180 min (3.0HR)
- TRAVEL DISTANCE
- SEPARATION DISTANCE BETWEEN EXITS
- DEAD END TRAVEL DISTANCE
- FIRE HOSE LENGTH



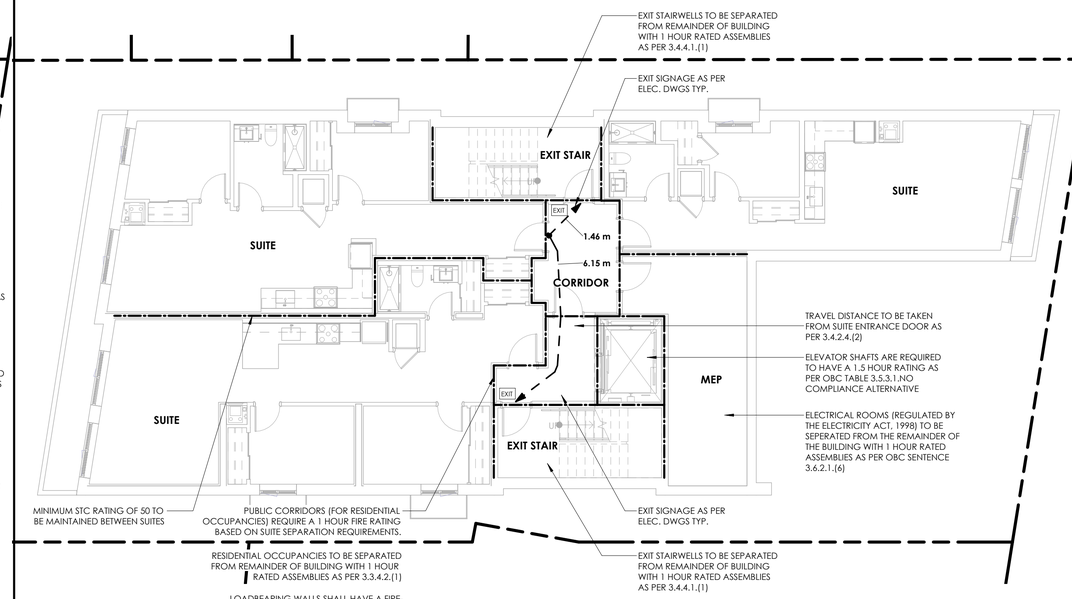
4 A0-201 LEVEL 05 (ROOF TOP) - CODE DIAGRAM
1 : 100



2 A0-201 LEVEL 01 - CODE DIAGRAM
1 : 100



3 A0-201 LEVEL 02 T0 04 (TYPICAL)- CODE DIAGRAM
1 : 100



1 A0-201 BASEMENT - CODE DIAGRAM
1 : 100

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
VISTA HEIGHTS OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

PROGRESS PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

BUILDING CODE ANALYSIS

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 1 m 2 m

A0-201

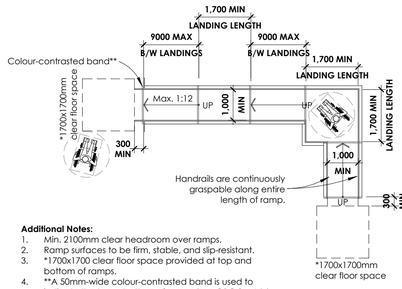
D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70ca0a9a2a-6c29-4275-b3cc-a4e637f80505.rvt
2026-07-17 3:08:21 PM

FIRE STRATEGY LEGEND

- 00 min (0HR)
- 45 min (0.75HR)
- 60 min (1.0HR)
- 90 min (1.5HR)
- 120 min (2.0HR)
- 180 min (3.0HR)
- TRAVEL DISTANCE
- SEPARATION DISTANCE BETWEEN EXITS
- DEAD END TRAVEL DISTANCE
- FIRE HOSE LENGTH


EXIT STAIR
SUITE
EXIT STAIR
SUITE
EXIT STAIR
SUITE



Additional Notes:

1. Min. 2100mm clear headroom over ramps.
2. Ramp surfaces to be firm, stable, and slip-resistant.
3. *1700x1700 clear floor space provided at top and bottom of ramps.
4. **A 50mm-wide colour-contrasted band is used to indicate the top & bottom of ramps (see OBC 3.4.6.1.)

OBC 3.8.3.4. Ramps

(1) Ramps located in a *barrier-free* path of travel shall,

(a)have a minimum width of 1000 mm between handrails,

(b)have a maximum gradient of 1 in 12,

(c)have a level area of at least 1700mm by 1700mm at the top and bottom of a ramp and where a door is located in a ramp, so that the level area extends at least 600mm beyond the latch side of the door opening, except that where the door opens away from the ramp, [this may be reduced to] 300mm,

(d)have a level area at least 1700mm long and at least the same width as the ramp,

(i)at intervals of not more than 9m along its length, and

(ii)where there is a change of 90° or more in the direction of the ramp,

(e)except as provided in Sentence (2), be equipped with handrails on both sides that shall,

(i)be continuously graspable along their entire length and have circular cross-section with an outside diameter not less than 30mm and not more than 40mm, or any non-circular shape with a graspable portion that has a perimeter not less than 100mm and not more than 155mm and whose largest cross-sectional dimension is not more than 57mm,

(ii)be not less than 865mm and not more than 965mm high, measured vertically from the surface of the ramp, except that handrails not meeting these requirements are permitted provided they are installed in addition to the required handrail,

(iii)be terminated in a manner that will not obstruct pedestrian travel or create a hazard,

(iv)extend horizontally not less than 300mm beyond the top and bottom of the ramp,

(f)except as provided in Sentence (2), have a wall or a *guard* on both sides and where a *guard* is provided the *guard* shall,

(i)be not less than 1070mm measured vertically to the top of the *guard* from the ramp surface, and

(ii)be designed so that no member, attachment or opening located between 140mm and 900mm above the ramp surface being protected by the *guard* will facilitate climbing,

(g)be provided,

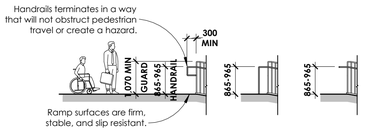
(i)with a curb at least 50mm high on any side of the ramp where no solid enclosure or solid *guard* is provided, and

(ii)with railings or other barriers that extend to within 50mm of the finished ramp surface or have a curb not less than 50mm high, and

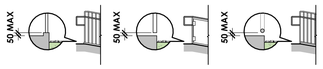
(h)except as provided in Sentence (2), where the ramp is wider than 2200mm, have an intermediate handrail with a clear width of 900mm between the intermediate handrail and one of the handrails described in Clause (e).

(2) Where a ramp serves as an aisleway for fixed seating, the requirements for handrails in Clauses (1)(e) and (h) and for walls or guards in Clause (1)(f) need not apply.

(3) Floors or walks in a *barrier-free* path of travel having a slope steeper than 1 in 20 shall be designed as ramps.

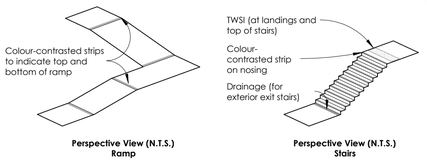


Horizontal Handrail Extensions



Edge Protection Configurations

10 RAMPS
A0-210 1 : 100



Perspective View (N.T.S.) Ramp

Perspective View (N.T.S.) Stairs

OBC 3.4.6.1 Surface Finish of Ramps & Stairs

(1) The surfaces of ramps, landings and treads shall,

(a)have a finish that is slip-resistant, and

(b)if accessible to the public, have a colour contrast or a distinctive visual pattern to demarcate,

(i)the leading edge of the tread,
(ii)the leading edge of the landing, and
(iii)the beginning and end of a ramp.

(1.1) A tactile attention indicator conforming to Article 3.8.3.18. shall be installed,

(a)at the top of the stairs, starting one tread depth back from the edge of the top stair, and

(b)at the leading edge of landings where a doorway opens onto stairs, starting one tread depth back from the edge of the landing.

(2) Treads and landings of exterior exit stairs shall be designed to be free of ice and snow accumulations if the stairs,

(a)are more than 10 m high, or

(b)serve a *hotel*.

9 SURFACE FINISH OF RAMPS AND STAIRS
A0-210 1 : 100

OBC 3.4.6.5 Handrails

(1) One handrail shall be provided on stairs that are less than 1100mm in width.

(2) One handrail shall be provided on each side of,

(a) stairs that are 1100mm or more in width,

(b) curved flights of any width, and

(c) ramps.

(3) In addition to Sentence (2), intermediate handrails shall be provided so that,

(a) a handrail is reachable within 825mm of all portions of the required exit width, and

(b) at least one portion of the stair or ramp between two handrails is the required exit width for stairs or ramps.

(4) Where a stair or ramp is wider than its required exit width, handrails shall be located along the most direct path of travel.

(5) Handrails shall be continuously graspable along their entire length, be free of any sharp or abrasive elements, and have;

(a) a circular cross-section with an outside diameter not less than 30mm and not more than 50mm, or

(b) a non-circular cross-section with a perimeter not less than 100mm and not more than 160mm and whose largest cross-sectional dimension is not more than 57mm.

(6) The height of handrails on stairs, on aisles with steps and on ramps shall be measured vertically from the top of the handrail to,

(a) a straight line drawn tangent to the tread nosings of the stair or aisle step served by the handrail, or

(b) the surface of the ramp, floor or landing served by the handrail.

(7) Except as provided in Sentence (8), the height of handrails on stairs, on aisles with steps and on ramps shall be,

(a) not less than 865mm, and

(b) not more than 1070mm.

(8) Handrails installed in addition to required handrails need not comply with Sentence (7).

(9) Required handrails shall be continuous throughout the length of,

(a) a ramp, and

(b) a flight, from the bottom riser to the top riser.

(10) Except as required by Sentence (16) and except where interrupted by doorways or newels at changes in direction, at least one handrail shall be continuous throughout the length of a stair or ramp, including at landings.

(11) Handrails shall be terminated in a manner that will not obstruct pedestrian travel or create a hazard.

(12) At least one handrail shall,

(a) in the case of a stair,

(i) extend horizontally at the required height, not less than 300mm beyond the top riser, and

(ii) continue to slope for a depth of one tread beyond the bottom riser followed by a 300mm horizontal extension, and

(b) in the case of a ramp, extend horizontally at the required height, not less than 300mm beyond the top and bottom edges of the incline.

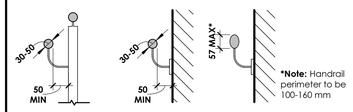
(13) The clearance between a handrail and any surface behind it shall be not less than,

(a) 60mm, if the surface behind the handrail is rough or abrasive, or

(b) 50mm, in all other cases.

(15) A ramp shall have handrails on both sides.

(16) In a long-term care home, a Group B, Division 3 occupancy and a retirement home, a continuous handrail shall be provided on both sides of a stair throughout the length of the stair, including landings, except where a handrail is interrupted by doorways or newels at changes in direction.



8 HANDRAILS
A0-210 1 : 10

OBC 3.4.6.8. Treads and Risers

(1) Except as permitted for *dwelling units* and by Sentence 3.4.7.5.(1) for fire escapes, steps for stairs shall have a run of not less than 280 mm and not more than 355 mm between successive steps.

(2) Steps for stairs referred to in Sentence (1) shall have a rise between successive treads not less than 125mm and not more than 180mm.

(3) Except as provided in Article 3.3.4.7. and except for fire escape stairs, stairs that are principally used for maintenance and service, and stairs that serve industrial occupancies other than storage garages, steps for stairs shall have no open risers

(4) Except in fire escape stairs and where an exterior stair adjoins a *walkway* as permitted by Sentence 3.4.6.3.(3), risers, measured as the vertical nosing-to-nosing distance, shall be of uniform height in any one flight, with a maximum tolerance of,

(a)5mm between adjacent treads or landings, and

(b)10mm between the tallest and shortest risers in a flight.

(5) Except in fire escape stairs, treads, measured as the horizontal nosing-to-nosing distance, shall have a uniform run with a maximum tolerance of,

(a)5 mm between adjacent treads, and

(b)10 mm between the deepest and shallowest treads in a flight.

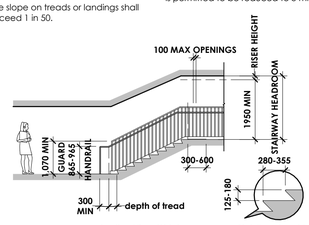
(6) Treads and risers shall not differ significantly in run and rise in successive flights in any stair system.

(8) The slope on treads or landings shall not exceed 1 in 50.

(9) Except as permitted by Sentence (10), the top of the nosing of a stair tread shall have a rounded or bevelled edge extending not less than 6 mm and not more than 13 mm measured horizontally from the front of the nosing.

(10) The front edge of stair treads in *exits* and public *access to exits* shall be at right angles to the direction of *exit* travel.

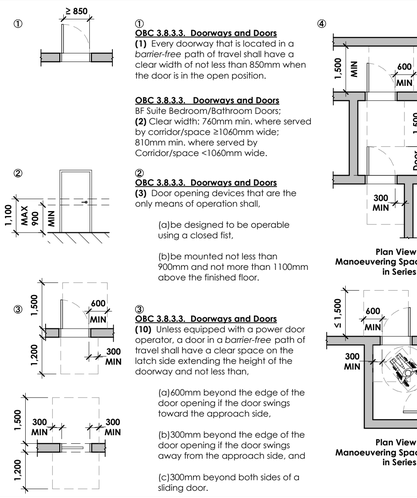
(11) If resilient material is used to cover the nosing of a stair tread, the minimum radius or bevel required by Sentence (8) is permitted to be reduced to 3 mm.



Section View (Side) Stairs

Stair Tread and Run Criteria (N.T.S.)

7 STAIRS, GUARDS AND RAILINGS
A0-210 1 : 100



①
OBC 3.8.3.3. Doorways and Doors
(1) Every doorway that is located in a *barrier-free* path of travel shall have a clear width of not less than 850mm when the door is in the open position.

OBC 3.8.3.3. Doorways and Doors
BF Suite Bedroom/Bathroom Doors;
(2) Clear width: 760mm min. where served by corridor/space ≥1060mm wide; 810mm min. where served by Corridor/space <1060mm wide.

②
OBC 3.8.3.3. Doorways and Doors
(3) Door opening devices that are the only means of operation shall,

(a)be designed to be operable using a closed fist,

(b)be mounted not less than 900mm and not more than 1100mm above the finished floor.

③
OBC 3.8.3.3. Doorways and Doors
(10) Unless equipped with a power door operator, a door in a *barrier-free* path of travel shall have a clear space on the latch side extending the height of the doorway and not less than,

(a)600mm beyond the edge of the door opening if the door swings toward the approach side,

(b)300mm beyond the edge of the door opening if the door swings away from the approach side, and

(c)300mm beyond both sides of a sliding door.

④
OBC 3.8.3.3. Doorways and Doors
(11) Vestibules located in a *barrier-free* path of travel,

(a)shall be arranged to allow the movement of wheelchairs between doors, and

(b)shall provide,

(i)where the doors into the vestibule are in series, a distance between the doors of at least 1500mm plus the width of any door that swings into the space in the path of travel from one door to another, and

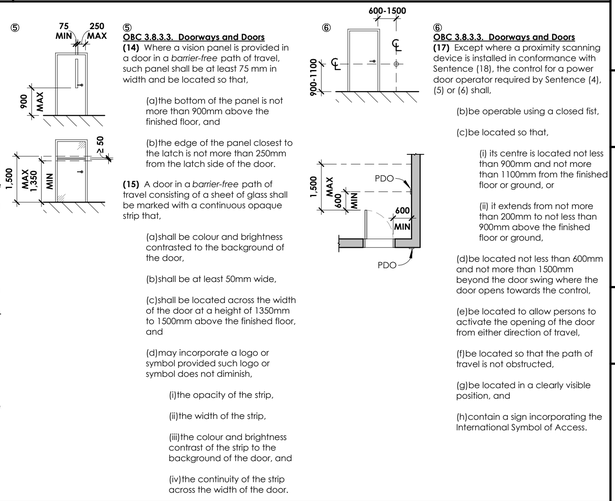
(ii)where the doors into the vestibule are aligned, a turning diameter of 1500mm within the vestibule clear of any door swing.

(12) Only the active leaf in a multiple leaf door in a *barrier-free* path of travel need conform to the requirements of this Article.

(13) Except as provided in Clause 3.8.3.4.(1)(c), the floor surface on each side of a door in a *barrier-free* path of travel shall be level within a rectangular area,

(a)as wide as the door plus the clearance required on the latch side by Sentence (10), and

(b)whose dimension perpendicular to the closed door is not less than the width of the *barrier-free* path of travel but need not exceed 1500mm.



⑤
OBC 3.8.3.3. Doorways and Doors
(14) Where a vision panel is provided in a door in a *barrier-free* path of travel, such panel shall be at least 75 mm in width and be located so that,

(a)the bottom of the panel is not more than 900mm above the finished floor, and

(b)the edge of the panel closest to the latch is not more than 250mm from the latch side of the door.

(15) A door in a *barrier-free* path of travel consisting of a sheet of glass shall be marked with a continuous opaque strip that,

(a)shall be colour and brightness contrasted to the background of the door,

(b)shall be at least 50mm wide,

(c)shall be located across the width of the door at a height of 1350mm to 1500mm above the finished floor, and

(d)may incorporate a logo or symbol provided such logo or symbol does not diminish,

(i)the opacity of the strip,

(ii)the width of the strip,

(iii)the colour and brightness contrast of the strip to the background of the door, and

(iv)the continuity of the strip across the width of the door.

⑥
OBC 3.8.3.3. Doorways and Doors
(17) Except where a proximity scanning device is installed in conformance with Sentence (18), the control for a power door operator required by Sentence (4), (5) or (6) shall,

(b)be operable using a closed fist,

(c)be located so that,

(i) its centre is located not less than 900mm and not more than 1100mm from the finished floor or ground, or

(ii) it extends from not more than 200mm to not less than 900mm above the finished floor or ground,

(d)be located not less than 600mm and not more than 1500mm beyond the door swing where the door opens towards the control,

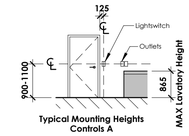
(e)be located to allow persons to activate the opening of the door from either direction of travel,

(f)be located so that the path of travel is not obstructed,

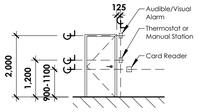
(g)be located in a clearly visible position, and

(h)contain a sign incorporating the International Symbol of Access.

6 DOORS AND DOORWAYS
A0-210 1 : 100



Typical Mounting Heights Controls A



Typical Mounting Heights Controls B

OBC 3.8.1.5. Controls

(1) Except as required by Sentences 3.5.2.2.(1) and 3.8.3.5.(1) for elevators and Sentence 3.8.3.3.(17) for power door operator controls, controls for the operation of building services or safety devices, including electrical switches, thermostats and intercom switches, intended to be operated by the occupant and located in a barrier-free path of travel shall,

(a)be mounted,

(i)1200mm above the finished floor, in the case of a thermostat or a manual station, and

(ii)not less than 900 mm and not more than 1100mm above the finished floor, in the case of all other controls, and

(b)be located so as to be adjacent to and centred on either the length or the width of a clear floor space of 810mm by 1370mm, and

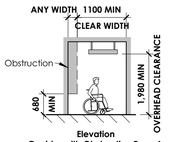
(c)be operable,

(i)using one hand, without requiring tight grasping, pinching with fingers or twisting of the wrist, and with a force of not more than 22.2 N, in the case of a manual station, and

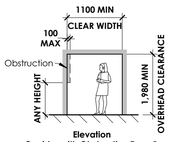
(ii)using a closed fist and with a force of not more than 22.2N, in the case of all other controls.

(2) A signal intended for the public to indicate the operation of a building security system that controls access to a *building* shall consist of an audible and visual signal.

5 CONTROL MOUNTING HEIGHTS
A0-210 1 : 100



Elevation Corridor with Obstruction Type A



Elevation Corridor with Obstruction Type B

OBC 3.3.1.8. Headroom and Protruding Objects

(2) Except as permitted by Sentence (3) and except for paths of travel in service rooms and dwelling units, protruding building elements located within 1980mm of the floor shall not project more than 100mm horizontally into paths of travel in a manner that would create a hazard.

(3) The horizontal projection of a protruding building element referred to in Sentence (2) is permitted to be more than 100mm, provided the clearance between the protruding element and the floor is less than 680mm.

OBC 3.3.1.9. Corridors

(1) The minimum width of a *public corridor* shall be 1100mm.

(2) Except as required by Sentences 3.3.3.3.(2) and (3), the minimum unobstructed width shall be 1100mm for every,

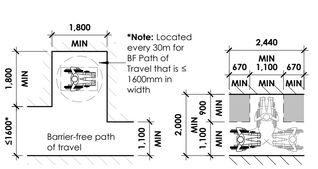
(a)corridor used by the public,

(b)corridor serving classrooms, and

(c)corridor in a Group B, Division 2 or 3 *occupancy* where the corridor,

(i)serves a *service room* ,
(ii)serves an administrative area,
(iii)will not be used by non-ambulatory outpatients, or
(iv)will not be used by non-ambulatory residents.

4 CORRIDORS AND OBSTRUCTIONS
A0-210 1 : 100



Unobstructed Space

180 Degrees Turning Space

OBC 3.8.1.3. Barrier-Free Path of Travel

(1) Except as required in Sentence (4) and except as permitted in Subsection 3.8.3., every *barrier-free* path of travel shall provide an unobstructed width of at least 1100mm for the passage of wheelchairs.

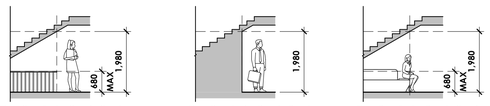
(4) Every *barrier-free* path of travel less than 1600mm in width shall be provided with an unobstructed space not less than 1800mm in width and 1800mm in length located not more than 30m apart.

(5) Where the headroom of an area in a *barrier-free* path of travel is reduced to less than 1980mm, a guardrail or other barrier with its leading edge at or below 680mm from the finished floor shall be provided.

(6) A normally occupied *floor area* that is not required by Article 3.8.2.1. to have a *barrier-free* path of travel shall meet the following requirements:

(a)interior walking surfaces throughout the normally occupied *floor area* shall comply with Clauses (2)(a) to (e), and

(b)where the headroom of an area in a corridor or aisle in the normally occupied *floor area* is reduced to less than 1980mm, a guardrail or other barrier with its leading edge at or below 680mm from the finished floor shall be provided.

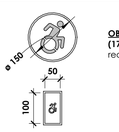


Elevation: Protection Option 1 Cane-detectable Guard

Elevation: Protection Option 2 Wall

Elevation: Protection Option 3 Others

3 BARRIER-FREE PATH OF TRAVEL
A0-210 1 : 100



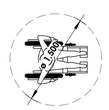
OBC 3.8.3.3. Doorways and Doors
(17) Except where a proximity scanning device is installed in conformance with Sentence (18), the control for a power door operator required by Sentence (4), (5) or (6) shall,

(a)have a face dimension of not less than,

(i) 150mm in diameter where the control is circular, or

(ii) 50mm by 100mm where the control is rectangular

2 ADO
A0-210 1 : 10



OBC 3.8.3.3. Doorways and Doors & 3.8.3.8. Water Closet Stalls and Enclosures
Typical turning diameter is 1500mm.
i.e. Sentence 3.8.3.3.(11) and Sentence 3.8.3.8.(1)

1 TURNING SPACE
A0-210 1 : 50

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1355 LAKE ROAD OTTAWA, ONTARIO K2H 1A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

PROGRESS PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

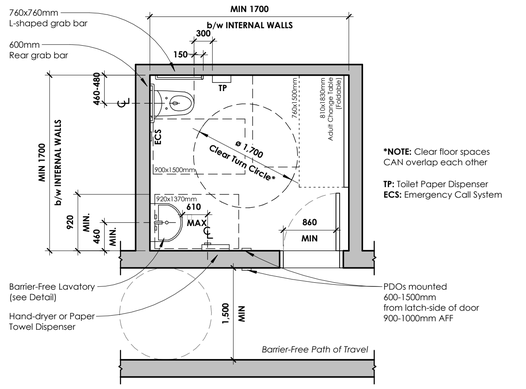
CODE NOTES - BARRIER-FREE PATH OF TRAVEL

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

A0-210

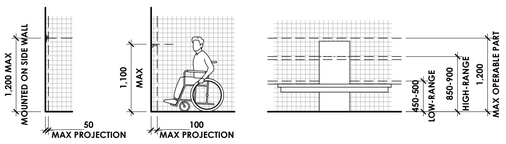
D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70ca9a92a1\ffcca8e2-4c29-4275-b3ca-d4e437f6505b.rvt
2026-07-17 2:08:23 PM



*NOTE: Clear floor spaces CAN overlap each other

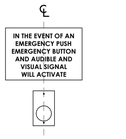
TP: Toilet Paper Dispenser
ECS: Emergency Call System



Elevation (Side)
Coat Hook

Elevation (Side)
Shelf

Elevation (Front)
Adult Change Table



*NOTE: The OBC doesn't tell us where to exactly place the call system, but it's recommended that it is placed within reasonable reach from the water closet.

Emergency Call System

NOTE:
The configuration is similar to that of BF Washroom Stalls.

The major differences are the following:
1. 1700mm turn circle,
2. Adult change table w/ clear floor space,
3. Emergency call system/button,
4. PDOs,
5. Required shelf.

5 A0-211 UNIVERSAL WASHROOM
1 : 50

OBC 3.8.3.12. Universal Washrooms

(1) A universal washroom shall,

(a)be served by a *barrier-free* path of travel,

(b)have a door that,

(i)complies with Article 3.8.3.3.,

(ii)has a graspable latch-operating mechanism that is,

(A)operable using a closed fist and with a force of not more than 22.2N, and

(B)located between 900mm and 1000mm AFF, and

(iii)is capable of being locked from the inside and released from the outside in case of emergency,

(c)have one lavatory conforming to Sentences 3.8.3.11.(1), (3) and (4),

(d)have one water closet conforming to Article 3.8.3.9, that is located in accordance with Clause 3.8.3.8.(2)(a) or (b),

(e)have grab bars conforming to,

(i)Sentence 3.8.3.8.(3), if the water closet is located in accordance with Clause 3.8.3.8.(2)(a), or

(ii)Sentence 3.8.3.8.(4), if the water closet is located in accordance with Clause 3.8.3.8.(2)(b),

(f)have no internal dimension between walls that is less than 1700mm,

(g)have a coat hook that conforms to Clause 3.8.3.8.(1)(e) and a shelf that is located not more than 1100mm above the finished floor and projects not more than 100mm from the wall,

(h)be designed to permit a wheelchair to turn in an open space not less than 1700mm in diameter,

(i)be provided with a door equipped with a power door operator,

(j)be provided with a mirror,

(i)installed above a lavatory described in Clause (1)(c), and

(ii)mounted with its bottom edge not more than 1000mm above the finished floor or inclined to the vertical to be usable by a person in a wheelchair, and

(k)have lighting controlled by a motion sensor conforming to Sentence 12.2.4.1.(2).

(2) A universal washroom shall have,

(a)an emergency call system* that consists of audible and visual signal devices inside and outside of the washroom that are activated by a control device inside the washroom, and

(b)an emergency sign that contains the words **IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE** in letters at least 25mm high with a 5mm stroke and that is posted above the emergency button.

(3) A clear space not less than 810 mm wide and 1 830 mm long shall be provided in each universal washroom for an adult-size change table.

(4) Where the clear space provided for an adult-size change table is adjacent to a wall, reinforcement shall be installed in the wall to permit the future installation of the change table.

(5) Where an adult-size change table is installed, it shall,

(a)when fully loaded, have a surface height above the finished floor that can be adjusted from between 450mm and 500mm at the low range to between 850mm and 900mm at the high range,

(b)be designed to carry a minimum load of 1.33 kN,

(c)have a clear floor space parallel to the long side of the table not less than 760 mm wide and 1500mm long, and

(d)in the case of a fold-down table,

(i)be installed so that it does not encroach into a clear transfer space described in Clause 3.8.3.8.(2)(a) or (b), and

(ii)have no operating mechanisms higher than 1200mm.

(6) A universal washroom need not conform to Sentences (3) and (4) if,

(a)it is located in an individual *suite* that,

(i)is used for an *assembly occupancy*, a *business and personal services occupancy*, a *mercantile occupancy* or an *industrial occupancy*, and

(ii)meets one of the following requirements,

(A)it is located in a *building* that is less than 300 m² in *building area*, or

(B)it is less than 300 m² in area, if located in a *building* that is at least 300m² in *building area*, or

(b)another universal washroom conforming to this Article is provided on the same floor level within 45m.

OBC 3.8.3.8 Water Closet Stalls and Enclosures

(7) A grab bar described in Clause (3)(a) or (c) or (4)(b) shall,

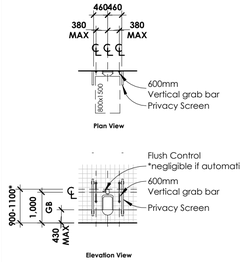
(a)be installed to resist a load of at least 1.3 kN applied vertically or horizontally,

(b)be not less than 30mm and not more than 40mm in diameter,

(c)have a clearance of not less than 38mm and not more than 50mm from the wall to the inside surface of the grab bar, and

(d)have a slip-resistant surface.





OBC 3.8.3.10 Urinals

(1) Where more than one urinal is provided in a washroom described in Sentence 3.8.2.3.(3) or (4), at least one urinal shall,

(a)be mounted with the rim located not more than 430mm above the finished floor,

(b)have a clear floor space at least 800mm wide that is perpendicular to, and centred on, the urinal and is unobstructed by privacy screens, and

(c)have no step in front of it.

(2) A urinal described in Sentence (1) shall,

(a)flush automatically or be equipped with a flushing control that is,

(i)located between 900mm and 1100mm above the finished floor, and

(ii)operable using a closed fist and with a force of not more than 22.2 N, and

(b)have installed on each side, a vertically mounted grab bar that,

(i)complies with Article 3.8.3.8.(7),

(ii)is not less than 600mm long, with its centre line 1000mm above the finished floor, and

(iii)is located not more than 380mm from the centre line of the urinal.

(3) Where privacy screens are installed for a urinal described in Sentence (1), they shall,

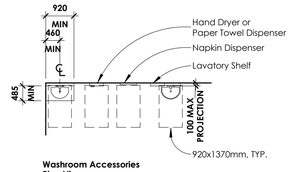
(a)be mounted a minimum of 460mm from the centre line of the urinal, and

(b)have a clearance of at least 50mm from the grab bars required by Clause (2)(b).

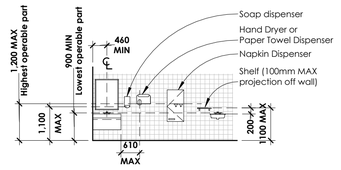
(4) Where more than one urinal is provided in a washroom described in Sentence 3.8.2.3.(6), at least one urinal conforming to Sentences (1) to (3) shall be provided in the washroom.

4 A0-211 GRAB BARS
1 : 10

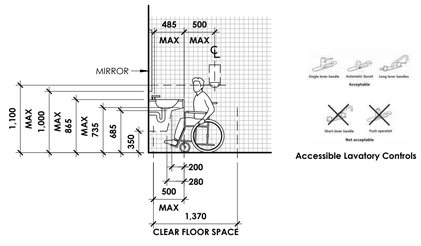
3 A0-211 URINALS
1 : 100



Washroom Accessories
Plan View



Washroom Accessories
Elevation (Front)



Washroom Lavatory
Elevation (Side)

Accessible Lavatory Controls

OBC 3.8.3.11 Lavatories, Mirrors, and Washroom Accessories

(1) A washroom described in Sentence 3.8.2.3.(2), (3) or (4) shall be provided with a lavatory that shall,

(a)be located so that the distance between the centre line of the lavatory and the side wall is not less than 460mm,

(b)have a rim height not more than 865mm above the finished floor,

(c)have a clearance beneath the lavatory not less than,

(i)920mm wide,

(ii)735mm high at the front edge,

(iii)685mm high at a point 200mm back from the front edge, and

(iv)350mm high over the distance from point 280mm to a point 430mm back from the front edge,

(d)have insulated pipes where they would otherwise present a burn hazard or have water supply temperature limited to a maximum of 43°C,

(e)be equipped with faucets that,

(i)operate automatically or comply with 3.7.4.2.(12)(b)(i) and (ii), and

(ii)are located so that the distance from the centre line of the faucet to the edge of the basin or, where the basin is mounted in a vanity, to the front edge of the vanity, is not more than 485mm,

(f)have a minimum 1370mm deep floor space to allow for a forward approach, of which a maximum of 500mm can be located under the lavatory,

(g)have a soap dispenser that,

(i)operates automatically or is operable using a closed fist and with a force of not more than 22.2 N, and

(ii)is located not more than 1 100 mm above the finished floor, within 500mm from the front of the lavatory, and,

(h)have a towel dispenser or other hand drying equipment that is,

(i)located to be accessible to persons in wheelchairs,

(ii)located so that the dispensing height is not more than 1200mm above the finished floor,

(iii)operable with one hand, and

(iv)located not more than 610mm, measured horizontally, from the edge of the lavatory.

(2) If mirrors are installed in a washroom described in Sentence 3.8.2.3.(2), (3) or (4), at least one mirror shall be,

(a)installed above a lavatory required by Sentence (1), and

(b)mounted with its bottom edge not more than 1000mm above the finished floor or inclined to the vertical to be usable by a person in a wheelchair.

(3) If dispensing or hand-operated washroom accessories, other than those located in water closet stalls or enclosures and those described in Clause (1)(g), are provided, they shall be mounted so that,

(a)the dispensing height is not less than 900mm and not more than 1200 mm above the finished floor,

(b)the controls or operating mechanisms are mounted not less than 900mm and not more than 1200mm above the finished floor, and

(c)a minimum 1370mm deep floor space is provided in front of the controls or operating mechanisms to allow for a front approach.

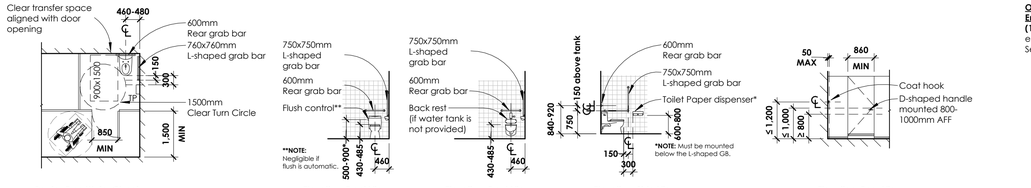
(4) Where a shelf is installed above a lavatory required by Sentence (1), it shall,

(a)be located not more than 200mm above the top of the lavatory and not more than 1100mm above the finished floor, and

(b)project not more than 100 mm from the wall.

(5) A washroom described in Sentence 3.8.2.3.(6) shall be provided with a lavatory conforming to Clauses (1)(e), (g) and (h).

2 A0-211 LAVATORIES AND ACCESSORIES
1 : 100



Barrier-Free Water Closet
Configuration

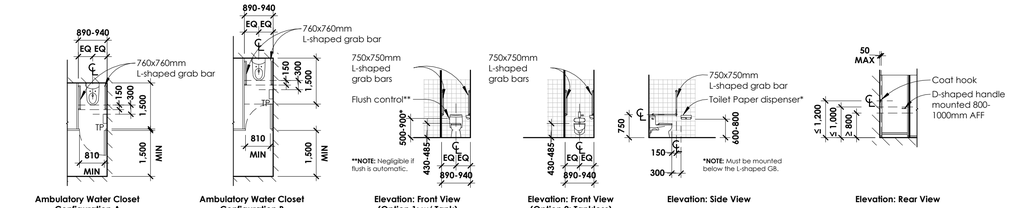
Elevation: Front View
(Option 1: w/ Tank)

Elevation: Front View
(Option 2: Tankless)

Elevation: Side View

Elevation: Rear View

BF Water Closet Stall



Ambulatory Water Closet
Configuration A

Ambulatory Water Closet
Configuration B

Elevation: Front View
(Option 1: w/ Tank)

Elevation: Front View
(Option 2: Tankless)

Elevation: Side View

Elevation: Rear View

Ambulatory Water Closet Stall

OBC 3.8.3.8 Water Closet Stalls and Enclosures

(1) Every *barrier-free* water closet stall or enclosure in a washroom described in Sentence 3.8.2.3.(3) or (4) shall,

(a)have a clear turning space within the stall or enclosure of at least 1500mm in diameter,

(b)have a clear floor space in front of the stall or enclosure of at least 1500mm in diameter,

(c)be equipped with a door that,

(i)is capable of being latched from the inside with a mechanism conforming to Subclause 3.8.1.5.(1)(c) (ii),

(ii)in an open position, has a clear opening of at least 850mm wide,

(iii)swings outward, unless 820mm by 1440mm clear floor area is provided within the stall to permit the door to be closed without interfering with the wheelchair,

(iv)is self-closing so that, when at rest, the door remains open not more than 50mm beyond the jamb,

(v)is provided with a horizontal, D-shaped, visually contrasting door pull on both sides of the door, mounted on the vertical centre line of the door, located at a height not less than 800mm and not more than 1000mm above the finished floor,

(vi)is aligned with a clear transfer space required by Subclause (2)(a)(ii) or Clause(2)(b), and

(vii)is capable of having the latch required by Subclause (i) released from the outside in case of an emergency,

(d)be equipped with a water closet conforming to Article 3.8.3.9. that is located in accordance with Clause(2)(a) or (b),

(e)be equipped with a coat hook mounted not more than 1200mm above the finished floor on a side wall and projecting not more than 50mm from the wall,

(f)have a clearance of at least 1700mm between the outside of the stall face and the face of an in-swinging washroom door and 1400mm between the outside of the stall face and any wall-mounted fixture or other obstruction, and

(g)be equipped with a toilet paper dispenser mounted on the side wall closest to the water closet so that,

(i)the dispenser is located below the grab bar,

(ii)the closest edge of the dispenser is 300mm from the front of the water closet seat, and

(iii)the bottom of the dispenser is 600mm to 800mm above the finished floor.

(2) A water closet described in Clause (1)(d) shall be,

(a)located so that,

(i)the centre line of the water closet is not less than 460mm and not more than 480mm from one side wall, and

(ii)a clear transfer space at least 900mm wide and 1500mm deep is provided on the other side of the water closet, or

(b)located so that a clear transfer space at least 900mm wide and 1500mm deep is provided on each side of the water closet.

(3) Where a water closet is located in accordance with Clause (2)(a),

(a)a grab bar conforming to Sentences (5) and (7) shall be provided on the side wall referred to in Subclause (2)(a)(i),

(b)a fold-down grab bar may be provided and, if one is provided, it shall conform to Sentence (8) and be provided on the side of the water closet opposite the grab bar described in Clause (a), and

(4) Where a water closet is located in accordance with Clause (2)(b),

(a)a fold-down grab bar conforming to Sentence (8) shall be provided on each side of the water closet, and

(b)a grab bar conforming to Sentences (6) and (7) shall be provided on the wall behind the water closet.

(5) A grab bar described in Clause (3)(a) shall,

(a)be continuous L-shaped with 750mm long horizontal and vertical components, and

(b)be wall mounted with the horizontal component 750mm above the finished floor and the vertical component 150mm in front of the water closet.

(6) A grab bar described in Clause (3)(c) or (4)(b) shall,

(a)be at least 600mm in length, and

(b)be wall mounted horizontally from 840mm to 920mm above the finished floor and, where the water closet has a water tank, be wall mounted 150mm above the tank.

(8) A fold-down grab bar described in Clause (3)(b) or (4)(a) shall,

(a)be mounted on the wall behind the water closet,

(i)with the horizontal component 750 mm above the finished floor, and

(ii)not less than 390mm and not more than 410mm from the centre line of the water closet,

(b)not require a force of more than 22.2 N to pull it down,

(c)be at least 750mm in length,

(d)be installed to resist a load of at least 1.3 kN applied vertically or horizontally,

(e)be not less than 30mm and not more than 40mm in diameter, and

(f)have a slip-resistant surface.

(9) A fold-down grab bar installed in accordance with Sentence (8) is permitted to encroach into,

(a)the clear turning space described in Clause (1)(a), or

(b)a clear transfer space described in Subclause (2)(a)(ii) or Clause(2)(b).

(10) Where an ambulatory water closet stall or enclosure is required by Sentence 3.8.2.3.(6), it shall,

(a)be at least 1500mm in depth and be not less than 890mm and not more than 940mm in width,

(b)be equipped with a door that shall,

(i)be capable of being latched from the inside with a mechanism that is operable using a closed fist,

(ii)when the door is in an open position, have a clear opening of at least 810mm,

(iii)swing outward, unless the minimum dimensions in Clause (a) are not located within the door swing,

(iv)be provided with spring-type or gravity hinges so that the door closes automatically,

(v)be provided with a door pull on both sides of the door, near the latch side of the door, located at a height not less than 900mm and not more than 1100mm above the finished floor, and

(vi)be capable of having the latch required by Subclause (i) released from the outside in the case of an emergency,

(c)be equipped with a water closet conforming to Article 3.8.3.9. and located so that its centre line is centred between the partition walls,

(d)be equipped on each side of the water closet with grab bars conforming to Clause (3)(a), and

(e)be equipped with a coat hook conforming to Clause (1)(e).

1 A0-211 WATER CLOSET STALLS
1 : 100

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
VISIT 1 ARLING GATE, SUITE 1510
OTTAWA, ONTARIO
Tel. (613) 722-5168
Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

PROGRESS PRINT
PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION
2026-07-17

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

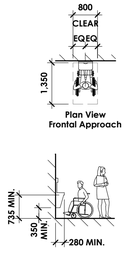
CODE NOTES - BARRIER-FREE WASHROOMS

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

A0-211

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCV6RD\3c827117-88e2-4e4c-ca92-bd70cafa97a2a1\ffcaa8e2-6c29-4275-b3ca-d4a437f05505.rvt
2026-07-17 3:08:25 PM



Plan View
Frontal Approach

Elevation View

OBC 3.8.3.16A. Water-Bottle Filling Stations
(1) Where one or more water-bottle filling stations are provided at each location, at least one shall be equipped with controls that,

(a) activate automatically, or

(b) comply with Clause 3.8.1.5.(1)(c).

(2) Water-bottle filling stations required by Sentence (1) that are located in a storey where a barrier-free path of travel is required shall,

(a) be located along the barrier-free path of travel,

(b) have a clear floor space of 800mm by 1350mm in front of them,

(c) where they have frontal access, provide a knee clearance in accordance with Clause 3.8.3.11.(1)(c),

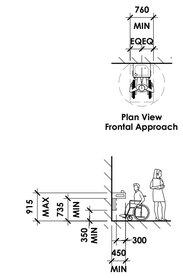
(d) be operable at a height of not more than 1200mm above the floor, and

(e) be equipped with controls that,

(i) activate automatically, or

(ii) comply with Sentence 3.8.1.5.(1).

6 A0-212 WATER-BOTTLE FILLING STATIONS
1 : 100



Plan View
Frontal Approach

Elevation View

OBC 3.8.3.16. Drinking Fountains
(1) Where more than one *drinking* fountain is provided, at least one shall be a *barrier-free* fountain that conforms to Sentences (2) and (3).

(2) A *barrier-free* drinking fountain shall,

(a)have a spout located near the front of the unit not more than 915mm above the finished floor,

(b)be equipped with controls that are easily operated from a wheelchair using one hand with a force of not more than 22 N or shall operate automatically,

(c)project the water at least 100mm high,

(d)provide the water stream at a vertical angle of up to,

(i)30°, where the spout is located less than 75mm from the front of the fountain, or

(ii) 15°, where the spout is located not less than 75 mm and not more than 125mm from the front of the fountain,

(e)be detectable by a cane at a level at or below 680 mm from the finished floor, and

(f) where the drinking fountain is cantilevered, meet the following requirements:

(i) be mounted not more than 915mm above the finished floor,

(ii) provide a clearance height under the fountain of not less than 735mm above the finished floor,

(iii) have a clear depth under the fountain of not less than 450mm,

(iv) have a clear width under the fountain of not less than 760mm,

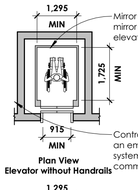
(v) have a toe clearance height under the fountain of at least 350mm above the finished floor from a point 300mm back from the front edge to the wall, and

(vi) have a depth at the base of the fountain of at least 700mm.

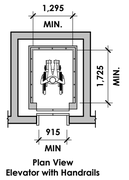
(3) A *barrier-free* drinking fountain required by Sentence (1) shall have a clear floor space in front of, or adjacent to, the fountain that is a minimum of 810mm deep and 1370mm wide.

(4) Where more than one drinking fountain is provided in a normally *occupied floor area* that is not required by Article 3.8.2.1. to have a *barrier-free* path of travel, at least one shall be a *barrier-free* fountain that conforms to Sentences (2) and (3).

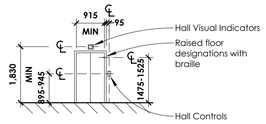
3 A0-212 DRINKING FOUNTAINS
1 : 100



Plan View
Elevator without Handrails



Plan View
Elevator with Handrails



Elevation View
Elevator Door

OBC 3.5.2.2. Barrier-Free Design
(1) Passenger elevators shall conform to Appendix E of ASME A17.1 / CSA 844, "Safety Code for Elevators and Escalators ".

OBC 3.5.4.1. Elevator Car Dimensions
(1) Except as provided in Sentence (2), if an elevator is installed to conform to the requirements of Article 3.3.1.7., or if one or more elevators are provided in a building more than three storeys in building height, each storey having elevator service shall be served by at least one elevator that has inside dimensions that will accommodate and provide adequate access for a patient stretcher 2010mm long and 610mm wide in the prone position.

(3) An elevator satisfying the requirements of Sentence (1) shall be clearly identified on the main entrance level of the building.

Note (Appendix A-3.5.4.1.(1)): Common elevator units that satisfy this requirement include a 1134kg car with minimum interior dimensions of 2032mm wide by 1295mm deep, with a right- or left-hand access door not less than 1067mm wide on the 2032mm side; or a car 2032mm deep by 1295mm wide, with a minimum 915mm wide door on the 1295mm side.

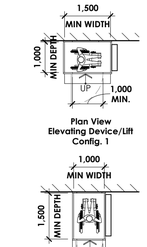
Ottawa ADS 4.4.1 Passenger Elevators

(e) Provide entrance doors with a door re-opening device that senses objects or persons in the path of a closing door, and a tactile elevator car identification sign with characters 50mm high immediately below the hoistway entrance floor designation;

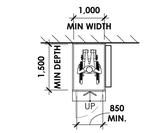
(h) Provide an emergency two-way communication system with operating controls mounted at 1220mm high (maximum), with a visual indicator confirming the call has been received.

Ottawa ADS Table 6 — Minimum Dimensions for Elevator Car and Door Clear
Width (adapted from CSA-B651-12 Annex E / ICC-ANSI A117.1)
Side (off-centre) door configuration: 915mm clear door width (minus 16mm tolerance permitted), 1725mm inside car width, 1295mm inside car depth.

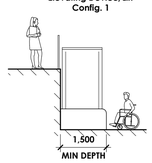
4 A0-212 ELEVATORS
1 : 100



Plan View
Elevating Device/Lift
Config. 1



Plan View
Elevating Device/Lift
Config. 1



Elevation View
Elevating Device/Lift

OBC 3.8.3.5. Passenger Elevating Devices
(1) A passenger elevating device referred to in Article 3.8.2.1. shall conform to CSA B355, "Lifts for Persons with Physical Disabilities ".

OBC 3.8.3.5. Passenger Elevating Devices

(1) A passenger elevating device referred to in Article 3.8.2.1. located in a barrier-free path of travel shall,

(a) conform to CSA B355, "Platform lifts and stair lifts for barrier-free access."

(b) have a clear floor space not less than 1500mm long by 1000mm wide, and

(c) have entry doors or gates,

(i) providing a clear width not less than 850mm in the open position if located on the short side of the passenger elevating device, or

(ii) providing a clear width not less than 1000mm in the open position if located at either end of the long side of the passenger-elevating device.

Ottawa ADS 4.4 Elevating Devices
All new passenger elevators, lifts, moving walkways and escalators provided in multi-storey facilities must comply with the current Ontario Building Code and the most up-to-date versions of CAN/CSA B44 (Safety Code for Elevators and Escalators), CAN/CSA B355 (Lifts for Persons with Physical Disabilities), and CAN/CSA B651 (Accessible Design for the Built Environment).

Best Practice: Platform lifts are not recommended in new construction due to the limited size of platforms and weight restrictions, which typically do not accommodate larger mobility aids.

Ottawa ADS 4.4.1 Passenger Elevators
(b) Provide hall call buttons, with visual indicators to identify when a car call has been registered and answered, mounted between 890mm and 1200mm from the floor, measured to the centreline of the button;

(c) Ensure clear floor space in front of hall call buttons of 760mm wide by 1220mm depth (minimum);

(d) Provide visual and audible signals at each hoistway entrance to indicate which car is answering a call and its direction of travel, or provide bilingual verbal annunciators;

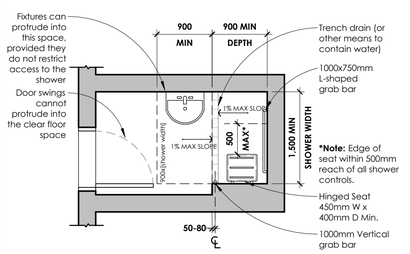
(e) Provide entrance doors with a door re-opening device that senses objects or persons in the path of a closing door, and a tactile elevator car identification sign with characters 50mm high immediately below the hoistway entrance floor designation;

(f) Mount interior car operating controls 1220mm high (maximum, to centreline), or up to 1370mm high for cars with more than 16 openings where a parallel approach is also provided;

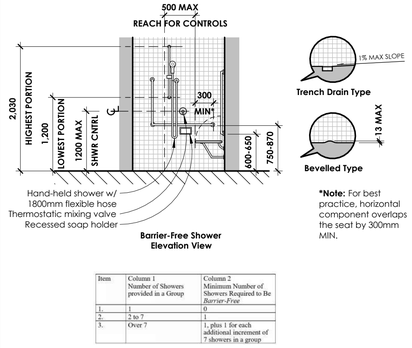
(g) Provide audible and visual car floor location indicators; and

(h) Provide an emergency two-way communication system with operating controls mounted at 1220mm high (maximum), with a visual indicator confirming the call has been received.

5 A0-212 PASSENGER LIFTS
1 : 100



Barrier-Free Shower
Plan View



Barrier-Free Shower
Elevation View

*Note: For best practice, horizontal component overlaps the seat by 300mm MIN.

Item	Column 1 Number of Showers provided in a Group	Column 2 Minimum Number of Showers Required to Be Barrier-Free
1.	1	0
2.	2 to 7	1
3.	Over 7	1, plus 1 for each additional increment of 7 showers in a group

Table 3.8.3.1.13

OBC 3.8.3.13. Showers and Bathtubs
(1) Except within a *suite of residential occupancy*, if showers are provided in a *building*, the number of *barrier-free* showers shall conform to Table 3.8.3.13.

(2) A *barrier-free* shower required by Sentence (1) shall,

(a)be not less than 1500mm wide and 900mm deep,

(b)have a clear floor space at the entrance to the shower not less than 900 mm deep and the same width as the shower, except that fixtures are permitted to project into that space provided they do not restrict access to the shower,

(c)have no doors that obstruct the shower controls or the clear floor space described in Clause (b),

(d)have a slip-resistant floor surface,

(e)have a threshold that is level with the adjacent finished floor or a bevelled threshold not more than 13mm higher than the adjacent finished floor,

(f)have a hinged seat, other than a spring-loaded hinged seat, or a fixed seat that shall,

(i)be not less than 450mm wide and 400mm deep,

(ii)be mounted on the same side wall as the vertical grab bar between 460mm and 480mm above the finished floor,

(iii)be designed to carry a minimum load of 1.3 kN,

(iv)be located so that the edge of the seat is within 500mm of the shower controls, and

(v)have a smooth and slip-resistant surface and no rough edges,

(g)have two grab bars,

(i)that conform to Sentence 3.8.3.8.(7) and do not obstruct the use of the shower controls,

(ii)one of which is 1000mm long vertically located on the side wall between 50mm and 80mm from the adjacent clear floor area, and with the lower end between 600mm and 650mm above the finished floor, and

(iii)one of which is L-shaped, located on the wall opposite the entrance to the shower, with a 1000mm long horizontal component mounted between 750mm and 870mm above the finished floor and a 750mm long vertical component **mounted between 400mm and 500mm from the side wall on which the vertical grab bar described in Subclause (ii) is mounted,**

(h)have a pressure-equalizing or thermostatic mixing valve that,

(i)is operable using a closed fist and with a force of not more than 22.2 N,

(ii)is mounted on the wall opposite the entrance to the shower no more than 1200mm above the finished floor, and

(iii)is located within reach of the seat,

(i)have a hand-held shower head with not less than 1800mm of flexible hose located so that it,

(i)can be reached from a seated position,

(ii)can be used in a fixed position at a height of 1200mm and 2030mm from the finished floor, and

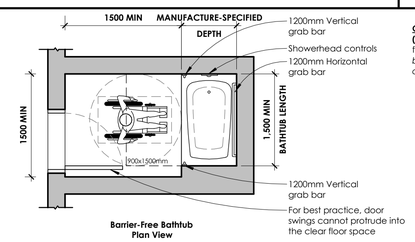
(iii)does not obstruct the use of the grab bars, and

(j)have fully recessed soap holders that can be reached from the seated position.

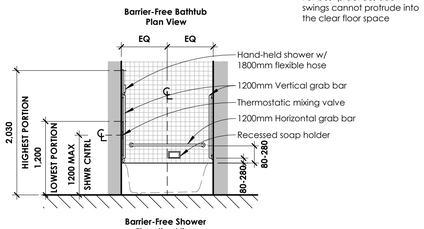
(3) All other controls installed in a shower described in Sentence (2) shall comply with Subclauses (2)(h)(i) to (iii).

(6) Individual showers that are provided for use by patients or residents in *buildings* of Group B, Division 2 or 3 *occupancy* shall conform to Sentence (2).

2 A0-212 BARRIER-FREE SHOWERS
1 : 50



Barrier-Free Bathtub
Plan View



Barrier-Free Shower
Elevation View

OBC 3.8.3.13. Showers and Bathtubs
(7) Individual bathtubs that are provided for the use of patients or residents in *buildings* of Group B, Division 2 or 3 *occupancy* shall,

(a)be located in a room with a clear floor space not less than 1500mm in diameter,

(b)be not less than 1500mm long,

(c)be capable of being accessed along the full length of the bathtub with no tracks mounted on the bathtub rim,

(d)have faucets that,

(i)are operable using a closed fist and with a force of not more than 22.2 N, and

(ii)are located on the centre line of the bathtub or between the centre line of the bathtub and the exterior edge of the bathtub rim, at a maximum height of 450mm above the rim,

(e)unless the bathtub is free-standing, have three grab bars,

(i)conforming to Sentence 3.8.3.8.(7),

(ii)that are not less than 1200mm long,

(iii)two of which are located vertically at each end of the bathtub, mounted between 80mm and 280mm above the bathtub rim, and

(iv)one of which is located horizontally along the full length of the bathtub, mounted between 80mm and 280mm above the bathtub rim,

(f) have a hinged seat, other than a spring-loaded hinged seat, or a fixed seat that shall,

(i) be not less than 450mm wide and 400mm deep,

(ii) be mounted on the same side wall as the vertical grab bar between 460mm and 480mm above the finished floor,

(iii) be designed to carry a minimum load of 1.3 kN,

(iv) be located so that the edge of the seat is within 500mm of the shower controls, and

(v) have a smooth and slip-resistant surface and no rough edges,

(g) have two grab bars,

(i) that conform to Sentence 3.8.3.8.(7) and do not obstruct the use of the shower controls,

(ii) one of which is 1000mm long vertically located on the side wall between 50mm and 80mm from the adjacent clear floor area, and with the lower end between 600mm and 650mm above the finished floor, and

(iii) one of which is L-shaped, located on the wall opposite the entrance to the shower, with a 1000mm long horizontal component mounted between 750mm and 870mm above the finished floor and a 750mm long vertical component mounted between 400mm and 500mm from the side wall on which the vertical grab bar described in Subclause (ii) is mounted,

(h) have a pressure-equalizing or thermostatic mixing valve that,

(i) is operable using a closed fist and with a force of not more than 22.2N,

(ii) is mounted on the wall opposite the entrance to the shower no more than 1200mm above the finished floor, and

(iii) is located within reach of the seat,

(i) have a hand-held shower head with not less than 1800mm of flexible hose located so that it,

(i) can be reached from a seated position,

(ii) can be used in a fixed position at a height of 1200mm and 2030mm from the finished floor, and

(iii) does not obstruct the use of the grab bars, and

(j) have fully recessed soap holders that can be reached from the seated position.

(8) Where a *barrier-free* bathtub is provided, a clear floor space at least 900mm wide and 1500mm long shall be provided along the full length of the bathtub.

1 A0-212 BARRIER-FREE BATHTUBS
1 : 50

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1355 LAKLANG GATE OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

PROGRESS PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

CODE NOTES - BARRIER-FREE SHOWERS/TUBS AND ELEVATORS/LISTS

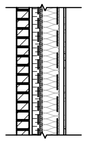
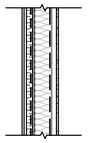
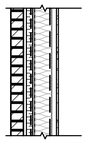
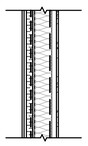
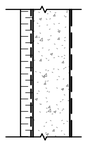
project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

A0-212

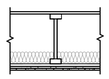
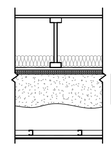
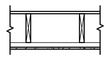
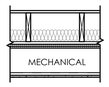
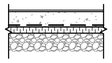
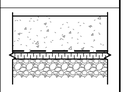
D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVVK8D\3c8327f17-88e2-4e4c-a2f2-bd7bca6a9a2a\fcab8e2-4c29-4275-b3ca-a4e637f0505.rvt
2026-07-17 3:08:26 PM

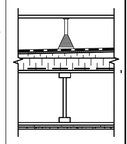
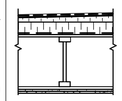
WALL SCHEDULE

WALL TYPE	DESCRIPTION	DETAIL
W1	**WOOD FRAMED STRUCTURE w/ MASONRY VENEER** 90mm BRICK VENEER (SEE ELEVATION) LINTELS AS PER ENGINEER MORTAR MESH HOT-DIPPED GALVANIZED TIES AS PER OBC WEEP HOLES AS PER OBC FLASHING AS PER OBC DRIP BENEATH WINDOW SILL AS PER OBC 25mm AIR SPACE CAVITY 64mm ROCKWOOL COMFORTBOARD 80 INSULATION (R10) -- VAPOUR PERMEABLE SELF-ADHERED AIR & WEATHER BARRIER 13mm OSB AS PER STRUCTURAL ENGINEER 140mm WOOD STUDS AS PER STRUCTURAL ENGINEER c/w FIBREGLASS BATT TYPE INSULATION (R22) -- POLY VAPOUR BARRIER 38mm WOOD FURRING @ 406mm O.C. 16mm GYPSUM WALL BOARD	
W2	**WOOD FRAMED STRUCTURE w/ SIDING** 19mm METAL SIDING (SEE ELEVATION) 19mm AIR GAP MANUFACTURERS APPROVED FASTENERS 64mm ROCKWOOL COMFORTBOARD 80 INSULATION (R10) -- VAPOUR PERMEABLE SELF-ADHERED AIR & WEATHER BARRIER 13mm OSB AS PER STRUCTURAL ENGINEER 140mm WOOD STUDS AS PER STRUCTURAL ENGINEER c/w FIBREGLASS BATT TYPE INSULATION (R22) -- POLY VAPOUR BARRIER 38mm WOOD FURRING @ 406mm O.C. 16mm GYPSUM WALL BOARD	
W3	**WOOD FRAMED STRUCTURE w/ MASONRY VENEER - 1 HR FRR [SB-2, TABLE 2.3.4.A., 2.3.4.E. & 2.3.4.G.]** 90mm BRICK VENEER (SEE ELEVATION) LINTELS AS PER ENGINEER MORTAR MESH HOT-TIPPED GALVANIZED TIES AS PER OBC WEEP HOLES AS PER OBC FLASHING AS PER OBC DRIP BENEATH WINDOW SILL AS PER OBC 25mm AIR SPACE CAVITY 64mm ROCKWOOL COMFORTBOARD 80 INSULATION (R10) -- VAPOUR PERMEABLE SELF-ADHERED AIR & WEATHER BARRIER 13mm OSB AS PER STRUCTURAL ENGINEER 140mm WOOD STUDS AS PER STRUCTURAL ENGINEER c/w FIBREGLASS BATT TYPE INSULATION (R22) -- POLY VAPOUR BARRIER 38mm WOOD FURRING @ 406mm O.C. 16mm GYPSUM BOARD TYPE 'X'	
W4	**WOOD FRAMED STRUCTURE w/ SIDING - 1 HR FRR [SB-2, TABLE 2.3.4.A., 2.3.4.E. & 2.3.4.G.]** 19mm METAL SIDING (SEE ELEVATION) 19mm AIR GAP MANUFACTURERS APPROVED FASTENERS 64mm ROCKWOOL COMFORTBOARD 80 INSULATION (R10) -- VAPOUR PERMEABLE SELF-ADHERED AIR & WEATHER BARRIER 13mm OSB AS PER STRUCTURAL ENGINEER 140mm WOOD STUDS AS PER STRUCTURAL ENGINEER c/w FIBREGLASS BATT TYPE INSULATION (R22) -- POLY VAPOUR BARRIER 38mm WOOD FURRING @ 406mm O.C. 16mm GYPSUM BOARD TYPE 'X'	
FW1	**TYPICAL BELOW GRADE FOUNDATION WALL** -- CONCRETE FACED EXTRUDED POLYSTYRENE BOARD ABOVE 102mm RIGID INSULATION (MIN. R20) -- WATER PROOFING W/ TERMINATION BAR (SEE DETAIL) -- CAST-IN-PLACE CONCRETE, SEE STRUCTURAL DRAWINGS	

FLOOR SCHEDULE

FLOOR TYPE	DESCRIPTION	DETAIL
F-01	**TYPICAL WOOD FLOOR** **[FRR 1 HR CUL L570 SYSTEM NO.1, STC 50 (INTERTEK WNR/FCA 60-01)]** - FLOOR FINISH, AS PER FLOOR FINISH PLANS 19mm PLYWOOD OR OSB SHEATHING VARIES WOOD JOISTS (REFER TO STRUCTURAL DRAWINGS) 89mm FIBREGLASS BATT TYPE INSULATION (ACOUSTIC) 22mm RESILIENT CHANNELS @ 610mm o.c 16mm GYPSUM BOARD TYPE 'X' 16mm GYPSUM BOARD TYPE 'X' *SEE STRUCTURAL DRAWINGS FOR JOIST SPACING AND BLOCKING REQUIREMENTS.*	
F-02	**TYPICAL WOOD FLOOR w/ SOFFIT** **[FRR 1 HR CUL L570 SYSTEM NO.1, STC 50 (INTERTEK WNR/FCA 60-01)]** **Min. R-38 + R-3 c.i. per SB-10 (WOOD FRAME RESIDENTIAL)** - FLOOR FINISH, AS PER FLOOR FINISH PLANS 19mm PLYWOOD OR OSB SHEATHING VARIES WOOD JOISTS (REFER TO STRUCTURAL DRAWINGS) 89mm FIBREGLASS BATT TYPE INSULATION (ACOUSTIC) 22mm RESILIENT CHANNELS @ 610mm o.c 16mm TYPE 'X' EXTERIOR GRADE SHEATHING 16mm TYPE 'X' EXTERIOR GRADE SHEATHING 140mm CLOSED CELL SPRAY FOAM (R-38) - AIR SPACE SUSPENDED SOFFIT FRAMING: 38mm COLD ROLLED CHANNEL 22mm RESILIENT HAT CHANNEL - PREFINISHED METAL SOFFIT *SEE STRUCTURAL DRAWINGS FOR JOIST SPACING AND BLOCKING REQUIREMENTS.*	
F-03	**TYPICAL STAIR LANDINGS - 2x10 SPF** - FLOOR FINISH, AS PER FLOOR FINISH PLANS 19mm PLYWOOD OR OSB SHEATHING 235mm WOOD JOISTS @ MIN. 400mm O.C. 38mm WOOD FURRING 16mm GYPSUM BOARD *SEE STRUCTURAL DRAWINGS FOR JOIST SPACING AND BLOCKING REQUIREMENTS.*	
F-04	**CORRIDOR FLOORS – 2x10 DIMENSIONAL LUMBER** **[FRR 1 HR CUL L569]** - FLOOR FINISH, AS PER FLOOR FINISH PLANS 19mm PLYWOOD OR OSB SHEATHING 235mm WOOD JOISTS @ MIN. 400mm O.C. 89mm FIBREGLASS BATT TYPE INSULATION (ACOUSTIC) 22mm RESILIENT CHANNELS @ 610mm o.c 16mm GYPSUM BOARD TYPE 'X' 16mm GYPSUM BOARD TYPE 'X' 200mm MECHANICAL SPACE 16mm SUSPENDED GYPSUM BOARD CEILING – REFER TO RCP *SEE STRUCTURAL DRAWINGS FOR JOIST SPACING AND BLOCKING REQUIREMENTS.*	
F-05	**TYPICAL CONCRETE SLAB ON GRADE** - FLOOR FINISH, AS PER FLOOR FINISH PLANS - CONCRETE SLAB ON GRADE AS PER STRUCTURAL *(POLISHED UNLESS SHOWN w/ FLOOR FINISH ABOVE)* - 6 MIL. POLYETHYLENE VAPOUR RETARDER, CONTINUOUS 51mm RIGID INSULATION 200mm MIN. CLEAR COMPACT GRANULAR AS PER GEOTECHNICAL REPORT *(19mm CLEAR STONE OR OPSS GRANULAR A COMPACTED TO 98% SPMDD)* - PROVIDE UNDERFLOOR DRAINAGE SYSTEM WHERE REQUIRED BY GEOTECHNICAL REPORT *(REFER TO GEOTECHNICAL REPORT FOR DRAINAGE REQUIREMENTS)*	
F-06	**ELEVATOR CONCRETE SLAB ON GRADE** - CONCRETE SLAB ON GRADE AS PER STRUCTURAL - 6 MIL. POLYETHYLENE VAPOUR RETARDER, CONTINUOUS 51mm RIGID INSULATION 200mm MIN. CLEAR COMPACT GRANULAR AS PER GEOTECHNICAL REPORT *(19mm CLEAR STONE OR OPSS GRANULAR A COMPACTED TO 98% SPMDD)* - PROVIDE UNDERFLOOR DRAINAGE SYSTEM WHERE REQUIRED BY GEOTECHNICAL REPORT *(REFER TO GEOTECHNICAL REPORT FOR DRAINAGE REQUIREMENTS)*	

ROOF SCHEDULE

ROOF TYPE	DESCRIPTION	DETAIL
R-01	**TYPICAL FLAT ROOF w/ PEDESTALS** **[FRR 1 HR (INTERTEK WNR/RCA 60-01)]** **MIN. R-35 ci [INSULATION ENTIRELY ABOVE DECK - RESIDENTIAL] -2-PLY SBS MOD. BIT. ROOFING** 19mm STONE TILE VARIES ADJUSTABLE PEDESTAL FEET. PROVIDE FELT PADS FOR PEDESTALS TO PROTECT ROOF MEMBRANE (TYP.) +/- 20mm 2 PLY MODIFIED BITUMEN MEMBRANE WITH CAP SHEET AND TRAFFIC LAYERS AS PER ROOF PLAN (ADHERED) 6mm ASPHALTIC PROTECTION BOARD (ADHERED) VARIES TAPERED INSULATION PACKAGE (1.5% MIN.) 152mm R30 MIN. POLYISOCYANURATE INSULATION BOARDS (FULLY ADHERED) -- PEEL & STICK VAPOUR BARRIER MEMBRANE 19mm PLYWOOD ROOF DECK 406mm ENGINEERED LVL (REFER TO STRUCTURAL DRAWINGS) 22mm RESILIENT CHANNELS @ 610mm o.c 16mm GYPSUM BOARD TYPE 'X' 16mm GYPSUM BOARD TYPE 'X' *SEE STRUCTURAL DRAWINGS FOR JOIST SPACING AND BLOCKING REQUIREMENTS.*	
R-02	**TYPICAL FLAT ROOF** **[FRR 1 HR (INTERTEK WNR/RCA 60-01)]** **MIN. R-35 ci [INSULATION ENTIRELY ABOVE DECK - RESIDENTIAL] -2-PLY SBS MOD. BIT. ROOFING** +/- 20mm 2 PLY MODIFIED BITUMEN MEMBRANE WITH CAP SHEET AND TRAFFIC LAYERS AS PER ROOF PLAN (ADHERED) 6mm ASPHALTIC PROTECTION BOARD (ADHERED) VARIES TAPERED INSULATION PACKAGE (1.5% MIN.) 152mm R30 MIN. POLYISOCYANURATE INSULATION BOARDS (FULLY ADHERED) -- PEEL & STICK VAPOUR BARRIER MEMBRANE 19mm PLYWOOD ROOF DECK 406mm ENGINEERED LVL (REFER TO STRUCTURAL DRAWINGS) 22mm RESILIENT CHANNELS @ 610mm o.c 16mm GYPSUM BOARD TYPE 'X' 16mm GYPSUM BOARD TYPE 'X' *SEE STRUCTURAL DRAWINGS FOR JOIST SPACING AND BLOCKING REQUIREMENTS.*	

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1370 CARLING AVE. OTTAWA, ONTARIO K2Z 1A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

FOR PRELIMINARY REVIEW ONLY - NOT FOR CONSTRUCTION

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

ASSEMBLY SCHEDULES

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 25**

A0-300

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3D2DCVF8D\3c827117-88e2-4e4c-cd22-bd70cdfa9a2a\lfcaa8e2-6c29-4275-b3ca-a4e637f80595.rvt
2026-07-17 3:08:27 PM

PARTITION NOTES

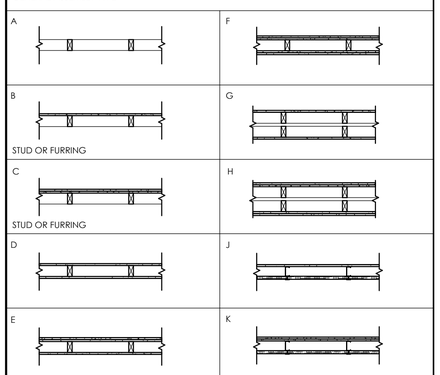
PARTITION SYMBOL:



GENERAL NOTES:

1. UNO, ALL GYPSUM WALL BOARD SHALL BE 16mm THICK
2. UNO, ALL GYPSUM PARTITIONS SHALL SPAN FROM SLAB TO U/S OF SILL PLATE
3. CONDITION BELOW PARTITION:
   A. RESERVED
   B. RESERVED
   C. CURB
   D. RESERVED
4. NO RESIDENTIAL LOW-DENSITY GRADE GYPSUM SHALL BE PERMITTED
5. ALL GYPSUM BOARD SHALL BE MOLD RESISTANT
6. DO NOT USE GAS OR POWDER ACTUATED TOOLS ON COLUMNS OR COLUMN DROP PANELS
7. TEAR-AWAY GYPSUM BEAD AGAINST COLUMNS
8. WALL FURRING TO EXTEND 150mm MINIMUM ABOVE CEILING FINISH, EXCEPT IN ROOMS WITHOUT CEILING, EXTEND TO SLAB, U.N.O.
9. CONTRACTOR TO VERIFY ADEQUACY OF STUD DEPTH FOR LIMITING HEIGHTS BASED ON THE SELECTED STUD MANUFACTURER
10. ALL PLAN DIMENSIONS ARE TO FACE OF OUTER MOST LAYER OF GYPSUM BOARD, U.N.O.
11. REPLACE FACE LAYER OF GYPSUM BOARD WITH MOISTURE RESISTANT GYPSUM IN KITCHENS, BATHROOMS, LAUNDRY ROOMS, LOCKERS, JANITOR CLOSETS, AND MECHANICAL ROOMS
12. FOR PARTITIONS WITH ACOUSTIC FIBERGLASS INSULATION, PROVIDE ACOUSTIC CAULKING AT BOTTOM OF FINAL LAYER OF GYPSUM AND ALL PENETRATIONS THROUGH WALLS AND CEILINGS
13. SEE 'BUILDING ASSEMBLIES' FOR CONSTRUCTION OF WALLS, FLOORS AND ROOFS.
14. FRAMING WILL BE AS INDICATED ON DRAWINGS AND AS REQUIRED BY THE BUILDING CODE.
15. PREFABRICATED ENGINEERED WOOD COMPONENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND THE MANUFACTURER'S DETAILS AND SPECIFICATIONS.
16. THE CONTRACTOR WILL PROVIDE STAMPED ENGINEERED SHOP DRAWINGS FOR ALL ENGINEERED COMPONENTS AND SYSTEMS TO THE OWNER AND TO THE MUNICIPAL BUILDING OFFICIALS.
17. ALL FRAMING MATERIAL TO BE SPF NO.2 OR BETTER.
18. AT TREATED WOOD LOCATIONS ALL SHEET METAL FITTINGS, HANGERS ETC TO BE "HOT DIPPED GALVANIZED" AND NAILS SHALL BE ZINC COATED CONFORMING TO CSA B11.
19. USE CEDAR OR PRESERVATIVE TREATED WOOD AT ALL EXTERIOR LOCATIONS.
20. USE PRESERVATIVE TREATED WOOD WHEREVER WOOD IS IN DIRECT CONTACT WITH CONCRETE, OR SEPARATE WOOD FROM CONCRETE WITH A SINGLE LAYER OF ASPHALTIC BUILDING PAPER OR BITUMINOUS MEMBRANE.
21. PROVIDE HANGERS AT ALL FLUSH FRAMING CONNECTIONS.
22. PROVIDE DOUBLE JOISTS OR BLOCKING BENEATH ALL INTERIOR WALLS.
23. PROVIDE BLOCKING @ 2'-0" O.C. BENEATH EXTERIOR WALLS PARALLEL TO JOIST DIRECTION.
24. BLOCK BENEATH ALL POSTS AND COLUMNS TO CARRY ALL LOADS DOWN TO FOUNDATION.
25. ALL WOOD LINTELS TO BE (2)2x10s UNLESS OTHERWISE NOTED.

GENERAL ASSEMBLY TYPE



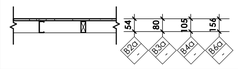
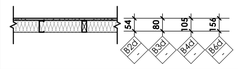
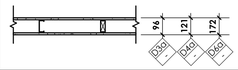
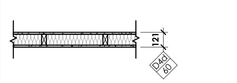
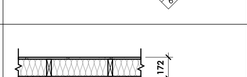
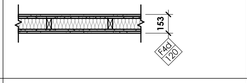
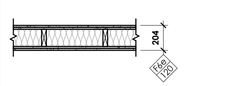
FRAMING SIZE

0	19 x 38mm (1x2)	WOOD FURRING @ 400mm OC
1	19 x 64mm (1x3)	WOOD FURRING @ 400mm OC
2	38 x 38mm (2x2)	WOOD STUDS @ 400mm OC OR 41mm STEEL STUDS
3	38 x 64mm (2x3)	WOOD STUDS @ 400mm OC OR 64mm STEEL STUDS
4	38 x 89mm (2x4)	WOOD STUDS @ 400mm OC OR 92mm STEEL STUDS
6	38 x 140mm (2x6)	WOOD STUDS @ 400mm OC OR 152mm STEEL STUDS
8	38 x 184mm (2x8)	WOOD STUDS @ 400mm OC
X	LAMINATED	NO FRAMING

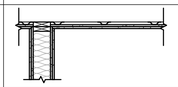
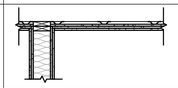
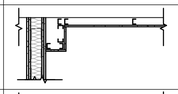
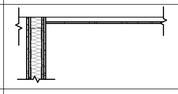
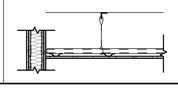
ADDITIONAL NOTES

a. NONE
b. INSULATION TO FILL STUD CAVITY, SEE PARTITION SCHEDULE FOR INSULATION TYPE
c. TYPE X GYPSUM BOARD
d. TYPE X GYPSUM BOARD WITH INSULATION TO FILL STUD CAVITY, SEE PARTITION SCHEDULE FOR INSULATION TYPE
e. TYPE X GYPSUM BOARD WITH INSULATION TO FILL STUD CAVITY, SEE PARTITION SCHEDULE FOR INSULATION TYPE, C/W LOAD BEARING STUDS, SEE STRUCTURAL FOR SPACING.

PARTITION SCHEDULE

PARTITION TYPE		DESCRIPTION	DETAIL	FIRE RATING (MINUTES)	STC (OBC REF.)	FIRE TEST NUMBER	REMARKS
B	B30 / B40 / B60	- 1 LAYER 16mm GYPSUM BOARD OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES - WOOD STUD OR STEEL STUD @ 400mm OC		-	-	-	TYPICAL FURRING/CHASE *FOR NON-LOADBEADING AND NON-FIRE RATED WALLS SUBSTITUTE WOOD STUDS FOR STEEL STUDS
	B30 / B40 / B60	- 1 LAYER 16mm GYPSUM BOARD OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES - WOOD STUD OR STEEL STUD @ 400mm OC, C/W FIBREGLASS INSULATION		-	-	-	TYPICAL FURRING/CHASE *FOR NON-LOADBEADING AND NON-FIRE RATED WALLS SUBSTITUTE WOOD STUDS FOR STEEL STUDS
D	D30 / D40 / D60	- 1 LAYER 16mm GYPSUM BOARD OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES - WOOD STUD OR STEEL STUD @ 400mm OC - 1 LAYER 16mm GYPSUM BOARD OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES		-	-	-	TYPICAL WALL ASSEMBLY *FOR NON-LOADBEADING AND NON-FIRE RATED WALLS SUBSTITUTE WOOD STUDS FOR STEEL STUDS
	D30 / D40 / D60	- 16mm GYPSUM BOARD TYPE 'X' OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES - WOOD STUD @ 400mm OC, C/W FIBREGLASS INSULATION - 16mm GYPSUM BOARD TYPE 'X' OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES		60	36	ULC Des W301	TYPICAL 1HR DEMISING WALL
	D30 / D40 / D60	- 16mm GYPSUM BOARD TYPE 'X' OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES - WOOD STUDS, REFER TO STRUCTURAL FOR SPACING C/W FIBREGLASS INSULATION - 16mm GYPSUM BOARD TYPE 'X' OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES		60	36	ULC Des W301	TYPICAL 1HR DEMISING WALL, LOAD BEARING
F	F30 / F120	- 2 LAYERS 16mm GYPSUM BOARD TYPE 'X' OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES - WOOD STUD @ 400mm OC, C/W FIBREGLASS INSULATION - 2 LAYERS 16mm GYPSUM BOARD TYPE 'X' OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES		120	58	ULC Des U301	TYPICAL 2HR DEMISING WALL
	F48 / F120	- 2 LAYERS 16mm GYPSUM BOARD TYPE 'X' OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES- - WOOD LOADBEARING STUDS, REFER TO STRUCTURAL FOR SPACING C/W FIBREGLASS INSULATION - 2 LAYERS 16mm GYPSUM BOARD TYPE 'X' OR CEMENT BOARD WHEN NOTED, SEE GENERAL NOTES		120	58	ULC Des U301	TYPICAL 2HR DEMISING WALL, LOAD BEARING
K	K30 / K120	- 2 LAYERS 16mm GYPSUM BOARD TYPE 'X' - 102mm STEEL CH STUD @ 610mm OC C/W 76mm FIBREGLASS ACOUSTIC INSULATION - 25.4mm GYPSUM LINER PANEL		120	-	W452 SYSTEM B	TYPICAL 120MIN SHAFT WALL (ACOUSTIC)

CEILING SCHEDULE

CEILING DESIGNATION	DESCRIPTION	DETAIL	FIRE RATING (MINUTES)	STC	FIRE TEST NUMBER	REMARKS
GB1 / GB2	REFER TO FLOOR AND ROOF SCHEDULE ON A0-300 - 22mm RESILIENT CHANNELS @ 610mm O.C. - 2 LAYERS 16mm TYPE X GYPSUM BOARD *USE MOISTURE RESISTANT BOARD FOR WET ROOMS		60MIN	-	-	PART OF FLOOR ASSEMBLY F-01, AND ROOF ASSEMBLIES R-01 AND R-02.
GB1 / GB3	REFER TO FLOOR SCHEDULE ON A0-300 - 22mm RESILIENT CHANNEL @ 610mm O.C. - 3 LAYER 16mm TYPE X GYPSUM BOARD *USE MOISTURE RESISTANT BOARD FOR WET ROOMS		120MIN	-	-	
GB1 / ...	DROP CEILING AND BULKHEADS -41mm STEEL STUD @ 610MM, O.C. - 1 LAYER 16mm GYPSUM BOARD *USE MOISTURE RESISTANT BOARD FOR WET ROOMS		-	-	-	
GB1 / ...	STAIR LANDING CEILINGS -38mm WOOD FURRING -16mm GYPSUM BOARD		-	-	-	
GB1 / ...	TYPICAL SUSPENDED CEILING - HANGING WIRE - 41mm C CHANNEL - 22mm HAT CHANNEL - 1 LAYER 16mm GYPSUM BOARD		-	-	-	

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
333 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

PROGRESS PRINT
PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION
FOR PRELIMINARY REVIEW ONLY

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

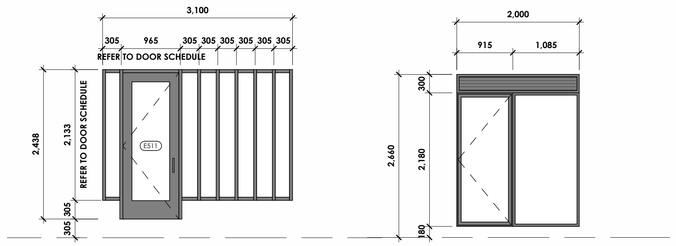
ASSEMBLY SCHEDULES - GYPSUM AND CMU

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 25**

A0-301

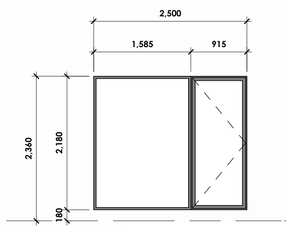
D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVKBD\3c827f17-88e2-4e4c-a2f2-bd70ca6a92a2\Local\fca68e2-4c29-4275-b3ca-a4e637f00505.rvt
2026-07-17 3:08:28 PM

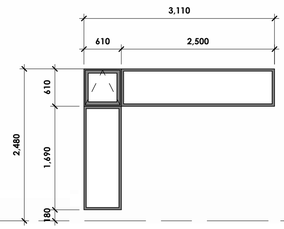


W13

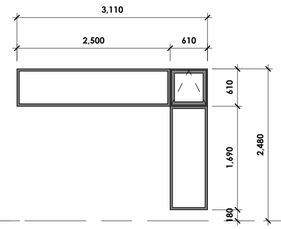
W15



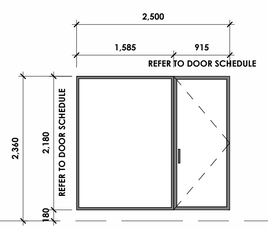
W10



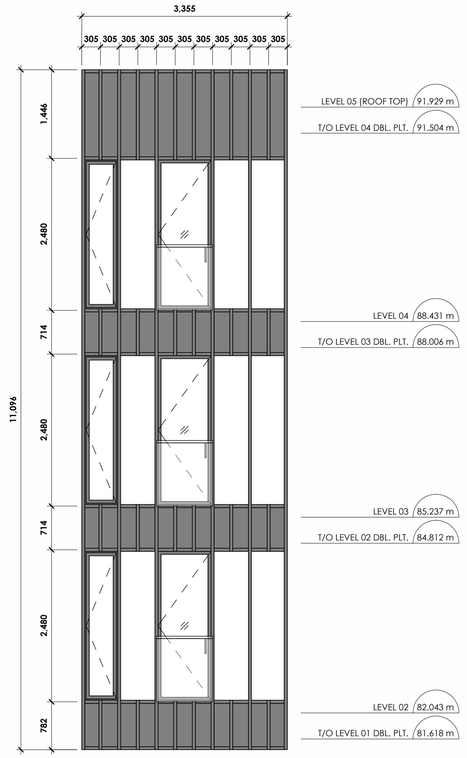
W11a



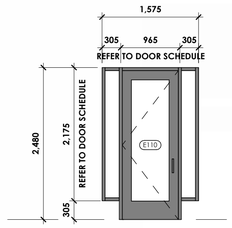
W11b



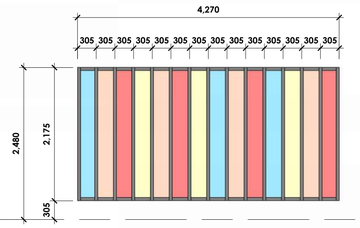
W12



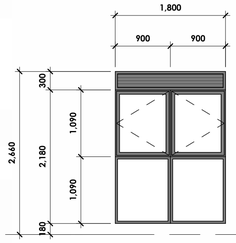
W14



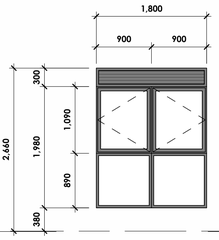
W03



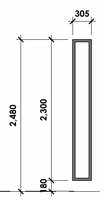
W04



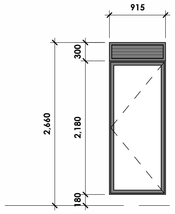
W05a



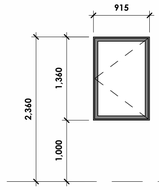
W05b



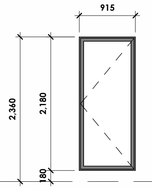
W06



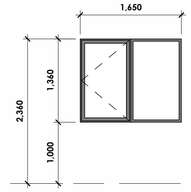
W07a



W07b

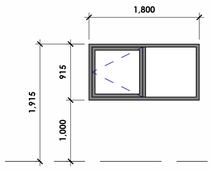


W07c

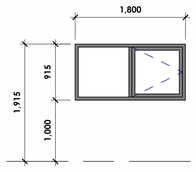


W08

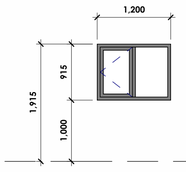
WINDOWS SCHEDULE (ABOVE GRADE)



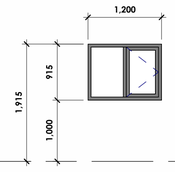
W01a



W01b



W02a



W02b

WINDOWS SCHEDULE (BELOW GRADE)

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

2	ISSUED FOR COORDINATION	2026-07-17
no	revisions	date

stamp | timbre

FOR PROGRESS PRELIMINARY REVIEW ONLY
2026-07-17 07:53:33 PM

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

WINDOW SCHEDULE

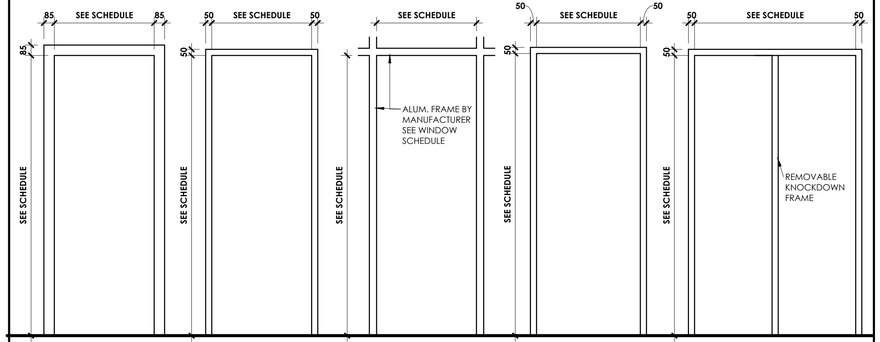
project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 50**

0 m 1 m 2 m

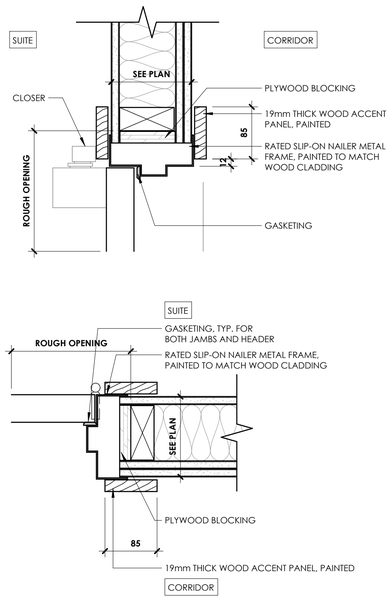
A0-401

D07-12-26-0047

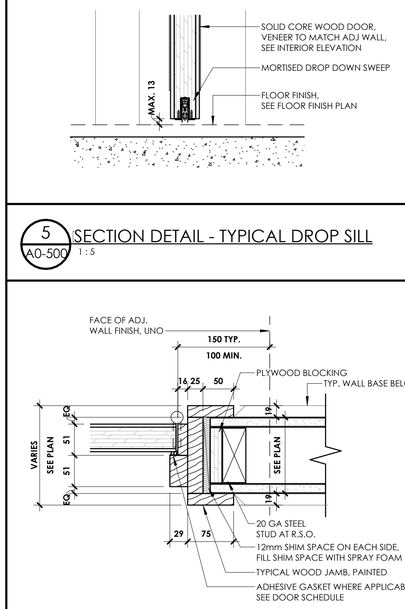
C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3D2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70cdfa9a2a\lfcaa8e2-6c29-4275-b3ca-a4e6371f0595.rvt
2026-07-17 3:08:33 PM



2 A0-500 DOOR FRAME TYPES
1 : 25

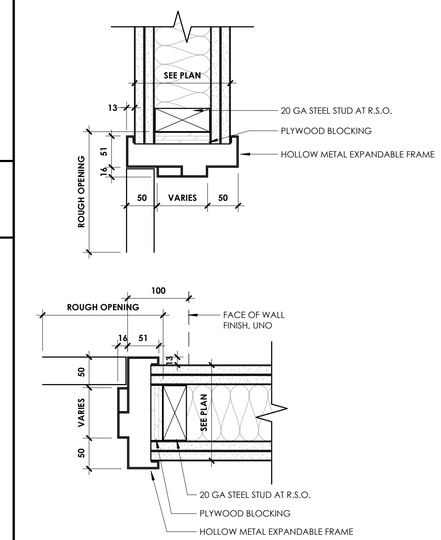


3 A0-500 DOOR FRAME - SUITE ENTRANCE
1 : 5

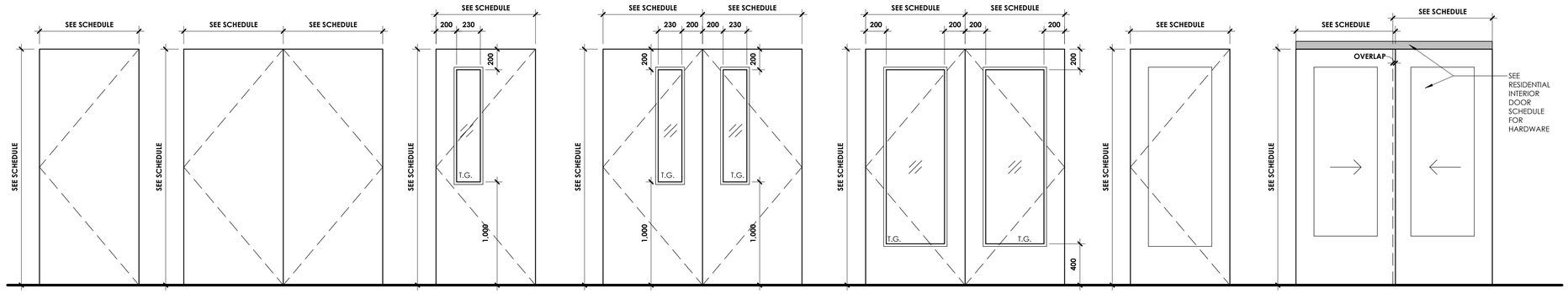


5 A0-500 SECTION DETAIL - TYPICAL DROP SILL
1 : 5

4 A0-500 DOOR FRAME - TYP. WOOD DOOR FRAME
1 : 5



6 A0-500 DOOR FRAME - HM @ GYPSUM PARTITION
1 : 5



1 A0-500 DOOR PANEL TYPES
1 : 25

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

PROGRESS
PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox
STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

DOOR TYPES

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

A0-500

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVVKB0\3c8327f17-88e2-4e4c-a2f2-bd70ca6a92ca-01e637f05505.rvt
2026-07-17 3:08:33 PM

DOOR SCHEDULE

DOOR NUMBER	FROM ROOM NUMBER	FROM ROOM NAME	TO ROOM NUMBER	TO ROOM NAME	DOOR PANEL TYPE	OVERALL WIDTH	HEIGHT	THICKNESS	PANEL 1 WIDTH	PANEL 2 WIDTH	MATERIAL	FINISH	DOOR FRAME TYPE	DOOR FRAME MATERIAL	DOOR FRAME FINISH	HARDWARE SET	U.L.C. RATING	NOTES
BASEMENT (B1)																		
B101	B111	CORRIDOR	B101	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
B102	B110	ELEVATOR LOBBY	B102	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
B103	B111	CORRIDOR	B103	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
B111	B111	CORRIDOR	B110	ELEVATOR LOBBY	B	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
B112	B111	CORRIDOR	B112	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
B113	B110	ELEVATOR LOBBY	B113	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
B114	B111	CORRIDOR	B114	MEP	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
LEVEL 01																		
101	112	CORRIDOR	101	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
102	112	CORRIDOR	102	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
103	114	EXIT CORRIDOR	103	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
110	110	VESTIBULE	111	ELEVATOR LOBBY	C	915	2,705	45	915		AL/GL	-	F3 (SEE WINDOW TYPES)	AL	-		0 MIN	
111	112	CORRIDOR	111	ELEVATOR LOBBY	C	952	2,705	45	952		AL/GL	-	F3 (SEE WINDOW TYPES)	AL	-		45 MIN	
112	112	CORRIDOR	114	EXIT CORRIDOR	B	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
113	112	CORRIDOR	113	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
115	114	EXIT CORRIDOR	115	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
LEVEL 02																		
201	211	CORRIDOR	201	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
202	211	CORRIDOR	202	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
203	211	CORRIDOR	203	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
204	210	ELEVATOR LOBBY	204	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
211	211	CORRIDOR	210	ELEVATOR LOBBY	B	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
212	211	CORRIDOR	212	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
213	210	ELEVATOR LOBBY	213	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
LEVEL 03																		
301	311	CORRIDOR	301	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
302	311	CORRIDOR	302	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
303	311	CORRIDOR	303	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
304	310	ELEVATOR LOBBY	304	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
311	310	ELEVATOR LOBBY	311	CORRIDOR	B	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
312	311	CORRIDOR	312	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
313	310	ELEVATOR LOBBY	313	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
LEVEL 04																		
401	411	CORRIDOR	401	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
402	411	CORRIDOR	402	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
403	411	CORRIDOR	403	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
404	410	ELEVATOR LOBBY	404	SUITE	A	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
411	411	CORRIDOR	410	ELEVATOR LOBBY	B	915	2,134	45	915		HM	PT	F1	HM/WD	PT/WD		20 MIN	
412	411	CORRIDOR	412	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
413	410	ELEVATOR LOBBY	413	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
LEVEL 05 (ROOF TOP)																		
511	511	CORRIDOR	510	ELEVATOR LOBBY	B	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
512	511	CORRIDOR	512	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
513	510	ELEVATOR LOBBY	513	EXIT STAIR	A	915	2,134	45	915		HM	PT	F2	HM	PT		45 MIN	
514	511	CORRIDOR	514	MECHANICAL ROOM	AA	1,371	2,134	45	965	406	HM	PT	F2	HM	PT		45 MIN	

DOOR SCHEDULE (EXTERIOR)

DOOR NUMBER	DOOR PANEL TYPE	OVERALL WIDTH	HEIGHT	THICKNESS	PANEL 1 WIDTH	PANEL 2 WIDTH	MATERIAL	FINISH	DOOR FRAME TYPE	DOOR FRAME MATERIAL	DOOR FRAME FINISH	HARDWARE SET	U.L.C. RATING	NOTES
LEVEL 01														
E104	A	915	2,134	45	915		HM	PT	F2	HM	PT		-	
E110	C	915	2,430	44	915		AL/GL	-	F3 (SEE WINDOW TYPES)	AL	-		-	
E113	A	915	2,134	45	915		HM	PT	F2	HM	PT		-	
E115	A	915	2,134	45	915		HM	PT	F2	HM	PT		-	
LEVEL 02														
E203	C	915	2,180	45	915		AL/GL	-	F3 (SEE WINDOW TYPES)	AL	-		-	
E204	C	915	2,180	45	915		AL/GL	-	F3 (SEE WINDOW TYPES)	AL	-		-	
LEVEL 03														
E303	C	915	2,180	45	915		AL/GL		F3 (SEE WINDOW TYPES)	AL	-		-	
E304	C	915	2,180	45	915		AL/GL	-	F3 (SEE WINDOW TYPES)	AL	-		-	
LEVEL 04														
E403	C	915	2,180	45	915		AL/GL	-	F3 (SEE WINDOW TYPES)	AL	-		-	
E404	C	915	2,180	45	915		AL/GL	-	F3 (SEE WINDOW TYPES)	AL	-		-	
LEVEL 05 (ROOF TOP)														
E511	C	915	2,388	44	915		AL/GL	-	F3 (SEE WINDOW TYPES)		-			
E514	AA	1,930	2,134	45	965	965	HM	-	F2	HM	PT		-	

DOOR SCHEDULE - RESIDENTIAL INTERIORS

TYPE DESIGNATION	DESCRIPTION	DOOR PANEL TYPE	OVERALL WIDTH	HEIGHT	THICKNESS	PANEL 1 WIDTH	PANEL 2 WIDTH	MATERIAL	FINISH	DOOR FRAME TYPE	DOOR FRAME MATERIAL	DOOR FRAME FINISH	HARDWARE SET	NOTES
D-01a	BEDROOM SWING		810	2,134	35	810		HOLLOW CORE	PT	F4	WD	PT		
D-01b	BEDROOM SWING		915	2,134	35	915		HOLLOW CORE	PT	F4	WD	PT		
D-02a	WASHROOM		765	2,134	35	765		HOLLOW CORE	PT	F4	WD	PT		
D-02b	WASHROOM		915	2,134	35	915		HOLLOW CORE	PT	F4	WD	PT		
D-04b	CLOSET, LAUNDRY SINGLE		765	2,134	35	765		HOLLOW CORE	PT	F4	WD	PT		
D-06a	CLOSET SLIDING DOUBLE		914	2,134	25	470	470	WD	PT	-	-	-		AS PER MANUFACTURER, SEE HARDWARE SCHEDULE
D-06b	CLOSET SLIDING DOUBLE		1,219	2,134	25	622	622	WD	PT	-	-	-		AS PER MANUFACTURER, SEE HARDWARE SCHEDULE
D-06c	CLOSET SLIDING DOUBLE		1,524	2,134	25	775	775	WD	PT	-	-	-		AS PER MANUFACTURER, SEE HARDWARE SCHEDULE
D-06e	CLOSET SLIDING DOUBLE		2,134	2,134	25	1,079	1,079	WD	PT	-	-	-		AS PER MANUFACTURER, SEE HARDWARE SCHEDULE
D-06f	CLOSET SLIDING DOUBLE		2,438	2,134	25	1,232	1,232	WD	PT	-	-	-		AS PER MANUFACTURER, SEE HARDWARE SCHEDULE

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2B 8G8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

PROGRESS PRELIMINARY REVIEW ONLY
FOR PRELIMINARY REVIEW ONLY

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

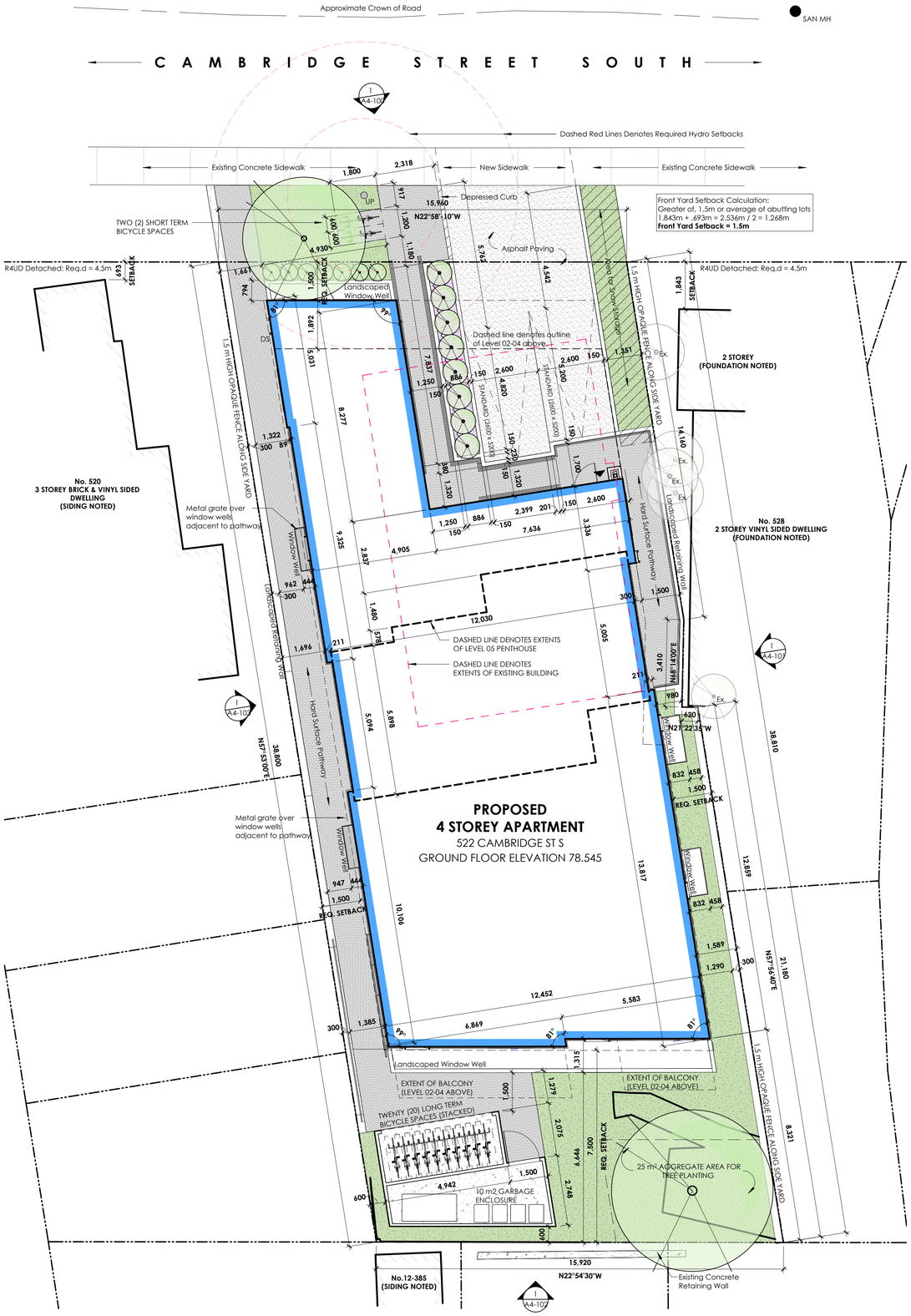
DOOR SCHEDULES

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	

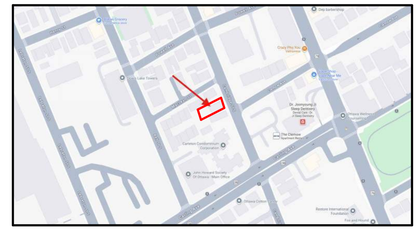
A0-501

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3D2DCVKBD\3c827117-88e2-4e4c-a2f2-bd70ca0e9a2a\fcca8e2-6c29-4275-b3ca-a4e637f80505.rvt
2026-07-17 3:08:34 PM



1 A0-801 SITE PLAN
1 : 100



KEY PLAN

ZONING MATRIX

ITEM	FIELD	DATA
01	LEGAL DESCRIPTION	LEGAL DESCRIPTION: LOT 2 AND PART OF LOT 1 REGISTERED PLAN 31326 CITY OF OTTAWA
02	CURRENT ZONING PERMITED USES	R4-UD - RESIDENTIAL FOURTH DENSITY ZONE
03	LOT AREA	609.62 m²
04	LOT FRONTAGE	15.92 m
05	FOOTPRINT	306.84 m²
06	BUILDING SETBACKS	FRONT YARD: 1.615 m (*Front Yard Setback Reductions (Section 123) City of Ottawa Zoning By-law 2008-250*) INT. SIDE YARD: 1.5 m REAR YARD: 7.5 m
07	AMENITY SPACE	REQUIRED: 6m² /UNIT: 19 UNITS X 6 m² TOTAL = 114 m² PROPOSED: COMMUNAL: 75.16 m² PRIVATE: 61.81 m² **TOTAL: 136.98 m²**
08	BUILDING HEIGHT	MAXIMUM HEIGHT = 14.5 m (4 STOREY MAX.) PROVIDED = 14 m
09	LOADING ZONE	NONE REQUIRED
10	VEHICLE PARKING	REQUIRED: NONE **TOTAL: NONE** PROPOSED: **TOTAL: 2**
11	BICYCLE PARKING	REQUIRED: LONG TERM: ONE (1) per DWELLING UNIT SHORT TERM: TWO (2) SPACES **TOTAL: 21** PROPOSED: **TOTAL: 22**
12	SOFT LANDSCAPING REQUIREMENTS	REQUIRED: **50% OF REAR YARD** REAR YARD AREA = 122.53 m² **20% OF FRONT YARD** FRONT YARD AREA = 92.86 m² PROPOSED: **62.82%** AREA = **76.98 m²** **25.51%** AREA = **23.69 m²**
12	TOTAL LANDSCAPED AREA	REQUIRED: 30% OF LOT AREA (609.92 x 0.30) **TOTAL: 182.89 m²** PROPOSED: **TOTAL: 240.04 m²**
13	FRONT FACADE	PERCENTAGE OF WINDOWS: REQUIRED: MIN. 25% OF FRONT FACADE (223.13 x 0.25) **TOTAL: 55.78 m²** PROPOSED: **36.53%** **TOTAL: 81.51 m²** RECESSED FRONT EXTERIOR WALL: REQUIRED: MIN. 20% OF FRONT FACADE MIN. 0.6 m SETBACK (223.13 x 0.20) **TOTAL: 44.63 m²** PROPOSED: **90.33% >0.6 m** **TOTAL: 201.56 m²**

LEGAL DESCRIPTION:
LOT 2 AND PART OF LOT 1
REGISTERED PLAN 31326
CITY OF OTTAWA

SURVEY REFERENCE:
TECHNICAL INFORMATION GATHERED FROM SURVEY PREPARED BY CERTIFIED LAND SURVEYOR: MONUMENT-URSO SURVEYING LTD.
DATE: SEPTEMBER 25, 2025
FILE # 25-0420 522
PLANNER CONTACT INFORMATION:
NAME: COEL STOREY
TEL: 613.800.1583

SITE PLAN LEGEND

- CB — CATCH BASIN
- SAN MH — SANITARY MAN HOLE
- BUILDING ENTRANCE
- UP — EXISTING UTILITY POLE
- FH — FIRE HYDRANT
- DENOTES NEW TREE, REFER TO LANDSCAPE.
- EX. — DENOTES EXISTING TREE TO REMAIN, REFER TO LANDSCAPE.
- DENOTES NEW HARD SURFACE PATHWAY REFER TO LANDSCAPE.
- DENOTES NEW GRASS / SOD REFER TO LANDSCAPE.
- DENOTES NEW FLOWERS BED / PLANTERS REFER TO LANDSCAPE.
- DENOTES EXTENTS OF EXISTING BUILDING TO BE DEMOLISHED.
- DENOTES CONCRETE PAD. REFER TO LANDSCAPE.
- DENOTES ASPHALT PAVING, REFER TO LANDSCAPE.
- DENOTES BOUNDARY OF NEW BUILDING.

VEHICLE PARKING PROVIDED

TYPE	COUNT
STANDARD (2600x5200)	2
TOTAL	**2**

BICYCLE PARKING PROVIDED

TYPE	COUNT
LONG TERM	20
SHORT TERM	2
TOTAL	**22**

RESIDENTIAL SUITE TYPES

UNIT TYPE	COUNT
1 BEDROOM	7
1 BEDROOM (BF)	1
2 BEDROOM	8
2 BEDROOM (BF)	1
STUDIO	1
STUDIO (BF)	1
TOTAL	**19**

15% OF UNITS TO BE BARRIER FREE AS PER OBC 3.8.2.1 (5)

GROSS FLOOR AREA (CITY OF OTTAWA)

LEVEL	AREA (m²)
BASEMENT (B1)	204.52 m²
LEVEL 01	206.30 m²
LEVEL 02	265.13 m²
LEVEL 03	265.13 m²
LEVEL 04	265.13 m²
TOTAL	**1,206.21 m²**

GENERAL NOTES:

UNLESS OTHERWISE NOTED:

DOCUMENT COORDINATION:
- THIS SITE PLAN AND ASSOCIATED SITE DEMOLITION PLAN ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, INCLUDING LANDSCAPE, CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL PACKAGES, AS WELL AS SPECIFICATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.

EXISTING ELEMENTS:
- ALL CONSTRUCTED ELEMENTS INDICATED TO REMAIN MUST BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.
- PROTECTION MEASURES, INCLUDING FENCING, HOARDING, OR BARRIERS, SHALL BE IMPLEMENTED TO SAFEGUARD EXISTING STRUCTURES, UTILITIES, AND LANDSCAPED AREAS.

SIGNAGE AND MARKINGS:
- PARKING SIGNAGE, WAYFINDING ELEMENTS, AND ANY SURFACE MARKINGS DISPLACED DURING CONSTRUCTION MUST BE REINSTATED TO MATCH ORIGINAL LOCATIONS, UNLESS OTHERWISE DIRECTED.
- TEMPORARY SIGNAGE OR MARKINGS SHALL BE PROVIDED DURING CONSTRUCTION TO MAINTAIN PUBLIC SAFETY AND WAYFINDING CLARITY.

SIDEWALKS, CURBS, AND SURFACES:
- SIDEWALKS, CURBS, OR OTHER MUNICIPAL INFRASTRUCTURE AFFECTED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED TO MATCH EXISTING CONDITIONS OR AS SPECIFIED BY MUNICIPAL STANDARDS.
- ANY PRIVATE DRIVEWAYS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REINSTATED AS PER THE APPROVED SITE PLAN AND MUNICIPAL REQUIREMENTS.

SOIL EROSION AND SEDIMENT CONTROL:
- EROSION AND SEDIMENT CONTROL MEASURES, AS PER MUNICIPAL AND CONSERVATION AUTHORITY STANDARDS, MUST BE IN PLACE BEFORE COMMENCEMENT OF ANY SITE WORK AND MAINTAINED UNTIL PROJECT COMPLETION.

UTILITIES AND SERVICES:
- CONTRACTOR MUST CONFIRM THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING UNDERGROUND AND OVERHEAD SERVICES, BEFORE COMMENCING WORK.
- ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION MUST BE REPORTED AND REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE RESPECTIVE AUTHORITY OR UTILITY PROVIDER.

ACCESSIBILITY (2024 OBC COMPLIANCE):
- ALL SIDEWALKS, PEDESTRIAN PATHWAYS, AND PARKING AREAS MUST CONFORM TO THE ACCESSIBILITY REQUIREMENTS OUTLINED IN THE 2024 ONTARIO BUILDING CODE.
- TEMPORARY PROVISIONS MUST ENSURE ACCESSIBLE ROUTES ARE MAINTAINED DURING CONSTRUCTION.

SAFETY AND SITE ACCESS:
- SITE ACCESS FOR EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES.
- ADEQUATE SAFETY MEASURES, INCLUDING HOARDING, SIGNAGE, AND BARRIERS, MUST BE IMPLEMENTED TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL AS PER THE OBC AND OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA).

ENVIRONMENTAL AND ARCHAEOLOGICAL PROTECTIONS:
- ANY ENVIRONMENTALLY SENSITIVE AREAS IDENTIFIED ON-SITE MUST REMAIN UNDISTURBED UNLESS APPROVED BY THE GOVERNING AUTHORITY.
- SHOULD ANY ARTIFACTS OR MATERIALS OF POTENTIAL ARCHAEOLOGICAL SIGNIFICANCE BE ENCOUNTERED, ALL WORK IN THE VICINITY MUST CEASE, AND THE APPROPRIATE AUTHORITIES MUST BE NOTIFIED.

PERMITS AND INSPECTIONS:
- ALL WORK MUST COMPLY WITH APPLICABLE MUNICIPAL PERMITS AND APPROVALS.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND COORDINATING ALL REQUIRED INSPECTION

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet project north

nord actuel true north

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
0	ISSUED FOR SITE PLAN CONTROL	2026-04-24

stamp | timbre

FOR PROGRESS PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

SITE PLAN - PROPOSED

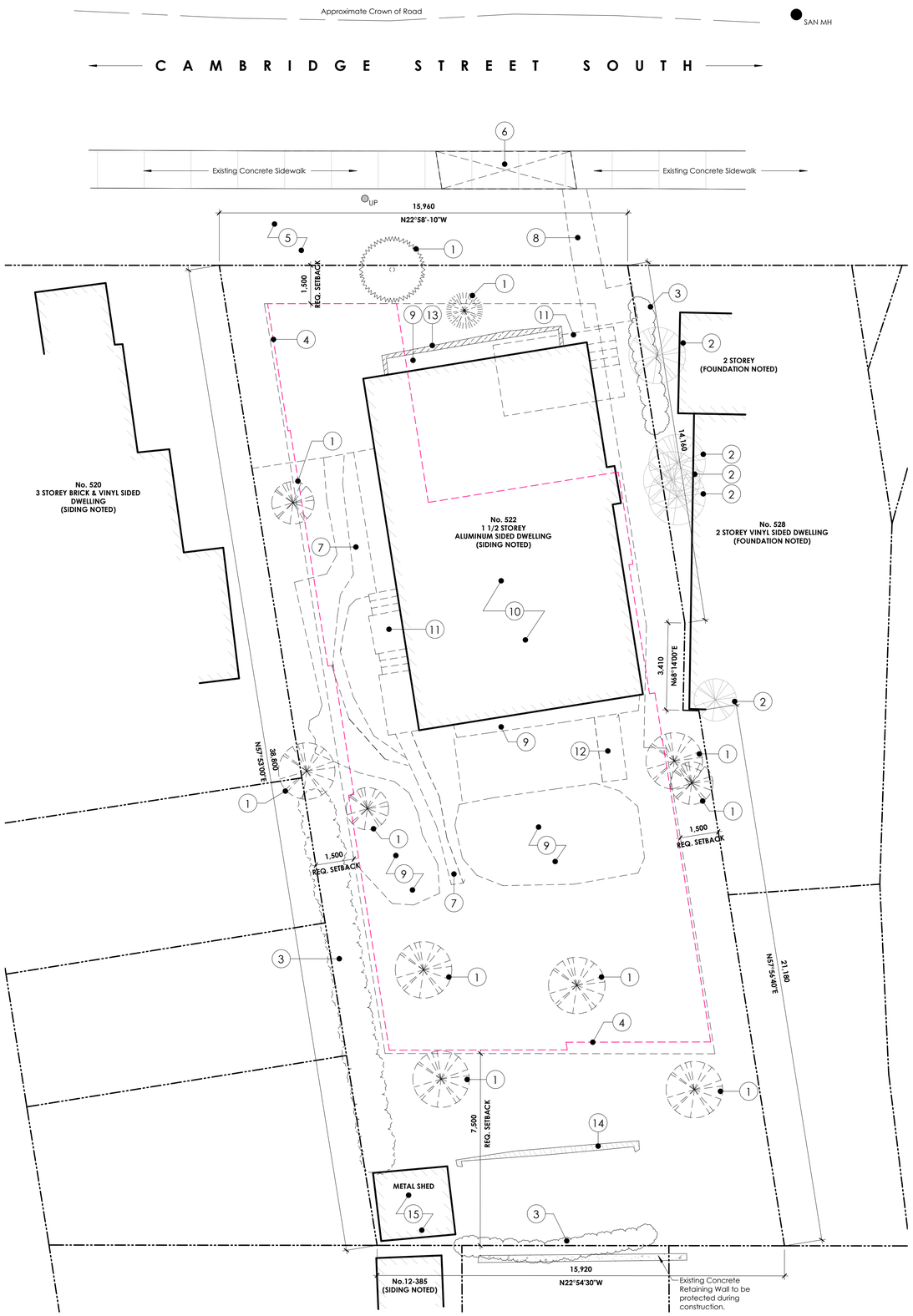
project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 2 m 4 m

A0-801

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70ca6e92a2\fca8e2-4c29-4275-b3ca-a4e637f0505.rvt
2026-07-17 3:08:43 PM



1 A1-100 SITE PLAN - DEMOLITION
1 : 100

LEGAL DESCRIPTION:
LOT 2 AND PART OF LOT 1
REGISTERED PLAN 31326
CITY OF OTTAWA

SURVEY REFERENCE:
TECHNICAL INFORMATION GATHERED FROM
SURVEY PREPARED BY CERTIFIED LAND
SURVEYOR: MONUMENT-URSO SURVEYING LTD.
DATE: SEPTEMBER 25, 2025
FILE # 25-0420 522
PLANNER CONTACT INFORMATION:
NAME: COEL STOREY
TEL: 613.800.1583

SITE PLAN LEGEND

CB	CATCH BASIN
SAN MH	SANITARY MAN HOLE
	BUILDING ENTRANCE
UP	EXISTING UTILITY POLE
FH	FIRE HYDRANT
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

EXACT PROPERTY LINES / GRADES / TOPOGRAPHICAL INFORMATION TO BE CONFIRMED BY O.L.S LICENESED PREPARED SURVEY & TOPOGRAPHICAL PLAN

SITE PLAN DEMOLITION NOTES:

GENERAL NOTES:

UNLESS OTHERWISE NOTED:

A. **COORDINATION:** SITE DEMOLITION PLAN AND SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE PACKAGE DRAWINGS AND CIVIL ENGINEERING DRAWINGS FOR COMPREHENSIVE INFORMATION.

B. **RETENTION OF ELEMENTS:** ALL CONSTRUCTED ELEMENTS AND EXISTING SITE FEATURES ARE TO BE RETAINED UNLESS EXPLICITLY INDICATED FOR REMOVAL OR DEMOLITION.

C. **PROTECTION OF EXISTING STRUCTURES AND FEATURES:**

- PROTECTION MEASURES MUST BE IMPLEMENTED TO PREVENT DAMAGE TO EXISTING STRUCTURES, UTILITIES, AND LANDSCAPING DESIGNATED FOR RETENTION.
- TEMPORARY PROTECTIVE BARRIERS OR FENCING MUST BE INSTALLED AROUND ALL EXISTING ELEMENTS TO BE RETAINED, INCLUDING TREES, UTILITIES, AND CURBS.

D. **TREE PROTECTION:**

- ALL TREES DESIGNATED FOR RETENTION SHALL HAVE A PROTECTION ZONE ESTABLISHED AND MAINTAINED AS PER THE TREE PROTECTION PLAN (REFER TO LANDSCAPE PACKAGE).
- NO EXCAVATION, STORAGE OF MATERIALS, OR OPERATION OF HEAVY EQUIPMENT IS PERMITTED WITHIN TREE PROTECTION ZONES.

E. **UTILITY VERIFICATION:**

- ALL UNDERGROUND UTILITIES MUST BE IDENTIFIED, LOCATED, AND VERIFIED BEFORE ANY DEMOLITION WORK BEGINS. CONTACT APPROPRIATE UTILITY PROVIDERS FOR LOCATES.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING UTILITY DISCONNECTIONS OR RELOCATIONS ARE COORDINATED WITH RELEVANT SERVICE PROVIDERS.

F. **SITE SAFETY AND ENVIRONMENTAL COMPLIANCE:**

- ALL DEMOLITION ACTIVITIES MUST COMPLY WITH APPLICABLE ONTARIO BUILDING CODE (OBC), OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA), AND MUNICIPAL BYLAWS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE TO PREVENT ENVIRONMENTAL CONTAMINATION OR RUNOFF DURING DEMOLITION ACTIVITIES AS REQUIRED BY THE ENVIROMENTAL REPORT & CONSERVATION AUTHORITIES.

G. **WASTE MANAGEMENT:**

- ALL DEMOLISHED MATERIALS ARE TO BE SORTED, RECYCLED, OR DISPOSED OF IN ACCORDANCE WITH LOCAL ENVIRONMENTAL REGULATIONS AND WASTE MANAGEMENT POLICIES.
- ALL DEMOLISHED MATERIALS ARE TO BE SORTED, RECYCLED, OR DISPOSED OF IN ACCORDANCE WITH LOCAL ENVIRONMENTAL REGULATIONS AND WASTE MANAGEMENT POLICIES.

H. BUILDING INTERIOR DEMOLITION:

- DEMOLITION OF THE EXISTING BUILDING INCLUDES REMOVAL OF ALL INTERIOR PARTITIONS, FINISHES, FIXTURES, MECHANICAL AND ELECTRICAL SYSTEMS, AND CONTENTS UNLESS SPECIFICALLY NOTED FOR SALVAGE OR RETENTION.
- ALL HAZARDOUS MATERIALS IDENTIFIED WITHIN THE BUILDING (IF ANY) SHALL BE REMOVED IN ACCORDANCE WITH APPLICABLE REGULATIONS PRIOR TO COMMENCEMENT OF STRUCTURAL DEMOLITION.

I. UTILITY ISOLATION AND DISCONNECTION:

- ALL EXISTING SERVICES TO THE BUILDING, INCLUDING ELECTRICAL, GAS, WATER, SANITARY, STORM, AND TELECOMMUNICATIONS, SHALL BE DISCONNECTED, CAPPED, AND VERIFIED INACTIVE PRIOR TO COMMENCEMENT OF DEMOLITION.
- UTILITY SHUT-OFFS AND DISCONNECTIONS SHALL BE COORDINATED WITH APPLICABLE UTILITY PROVIDERS AND VERIFIED ON SITE BEFORE DEMOLITION ACTIVITIES BEGIN.

SPECIFIC NOTES:

1. EXISTING TREE TO BE REMOVED (REFER TO LANDSCAPE PLAN FOR SPECIES AND DETAILS).
2. EXISTING TREE TO BE RETAINED (REFER TO LANDSCAPE PLAN FOR TREE PROTECTION DETAILS).
3. EXISTING SHRUB TO BE REMOVED (REFER TO LANDSCAPE PLAN FOR DETAILS).
4. REMOVE EXISTING TOPSOIL, ROCK AND UNSUITABLE FILL MATERIAL WITHIN AREAS DESIGNATED FOR NEW CONSTRUCTION.
5. EXISTING UNDERGROUND INFRASTRUCTURE (E.G., STORM, SANITARY, WATER LINES) TO REMAIN OPERATIONAL AND PROTECTED UNLESS OTHERWISE INDICATED ON CIVIL ENGINEERING DRAWINGS.
6. DEMOLISH PORTIONS OF EXISTING SIDEWALK AND CURB IN PREPARATION FOR NEW CONCRETE SIDEWALK AND DEPERESSED CURB.
7. REMOVE EXISTING PAVING STONES, INCLUDING BEDDING SAND AND BASE MATERIAL.
8. REMOVE EXISTING INTERLOCK WALKWAY, INCLUDING BASE AND EDGE RESTRAINTS.
9. DEMOLISH AND REMOVE EXISTING PLANTER, INCLUDING ASSOCIATED FOUNDATIONS AND SUBSURFACE ELEMENTS.
10. DEMOLISH AND REMOVE EXISTING 1 1/2 STOREY ALUMINUM SIDED DWELLING, INCLUDING FOUNDATIONS, SLAB, AND BELOW-GRADE STRUCTURES, UNLESS NOTED OTHERWISE.
11. DEMOLISH AND REMOVE EXISTING PORCH AND STEPS, INCLUDING FOUNDATIONS AND FOOTINGS.
12. REMOVE EXISTING PATIO STONES, INCLUDING BEDDING AND BASE MATERIAL.
13. DEMOLISH AND REMOVE EXISTING STONE RETAINING WALL, INCLUDING FOOTINGS AND BACKFILL MATERIAL.
14. DEMOLISH AND REMOVE EXISTING WOOD RETAINING WALL, INCLUDING POSTS, FOOTINGS, AND ASSOCIATED BACKFILL MATERIAL.
15. REMOVE EXISTING METAL SHED, INCLUDING FOUNDATION OR SUPPORT PAD.

ADDITIONAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONDITIONS ON SITE PRIOR TO COMMENCING DEMOLITION ACTIVITIES. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS MUST BE REPORTED TO THE ARCHITECT AND ENGINEER IMMEDIATELY.
- CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ENSURING ALL WORK IS PERFORMED IN COMPLIANCE WITH FEDERAL, PROVINCIAL, AND MUNICIPAL REGULATIONS.
- THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCING DEMOLITION, INCLUDING DEMOLITION PERMITS FROM THE MUNICIPALITY.

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet
project north

nord actuel
true north

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

PROGRESS PRINT
PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION
FOR PRELIMINARY REVIEW ONLY

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

SITE PLAN - DEMOLITION

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 2 m 4 m

A1-100

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c8327f17-88e2-4e4c-a2f2-bd7bca6e9a2a\fcaa8e2-4c29-4275-b3ca-a4e637f05505.rvt
2026-07-17 3:08:43 PM

UNIT AREA SCHEDULE (RESIDENTIAL)

LEVEL	UNIT TYPE	AREA
BASEMENT (B1)		
BASEMENT (B1)	2 BEDROOM	67.85 m²
BASEMENT (B1)	2 BEDROOM	81.67 m²
BASEMENT (B1)	1 BEDROOM	55.01 m²
LEVEL 01		
LEVEL 01	STUDIO (BF)	39.36 m²
LEVEL 01	1 BEDROOM	55.89 m²
LEVEL 01	2 BEDROOM	74.96 m²
LEVEL 01	STUDIO	36.09 m²
LEVEL 02		
LEVEL 02	2 BEDROOM (BF)	69.00 m²
LEVEL 02	1 BEDROOM	52.05 m²
LEVEL 02	1 BEDROOM	62.30 m²
LEVEL 02	2 BEDROOM	81.78 m²
LEVEL 03		
LEVEL 03	2 BEDROOM	69.00 m²
LEVEL 03	1 BEDROOM (BF)	52.05 m²
LEVEL 03	1 BEDROOM	62.30 m²
LEVEL 03	2 BEDROOM	81.78 m²
LEVEL 04		
LEVEL 04	2 BEDROOM	69.00 m²
LEVEL 04	1 BEDROOM	52.05 m²
LEVEL 04	1 BEDROOM	62.30 m²
LEVEL 04	2 BEDROOM	81.78 m²

VEHICLE PARKING PROVIDED

TYPE	COUNT
STANDARD (2600x5200)	2
TOTAL	**2**

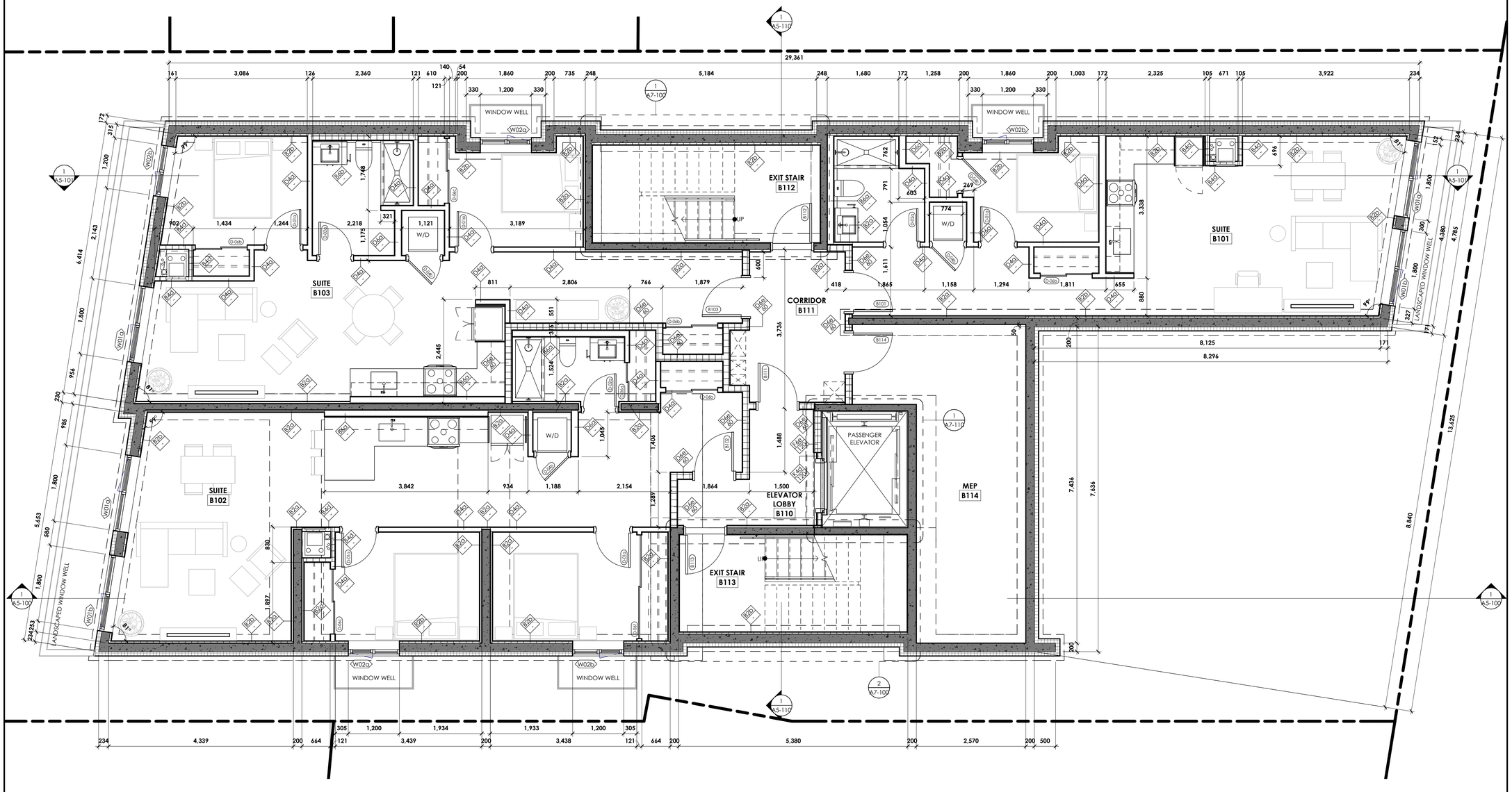
BICYCLE PARKING PROVIDED

TYPE	COUNT
LONG TERM	20
SHORT TERM	2
TOTAL	**22**

RESIDENTIAL SUITE TYPES

UNIT TYPE	COUNT
1 BEDROOM	7
1 BEDROOM (BF)	1
2 BEDROOM	8
2 BEDROOM (BF)	1
STUDIO	1
STUDIO (BF)	1
TOTAL	**19**

15% OF UNITS TO BE BARRIER FREE AS PER OBC 3.8.2.1 (5)



1 A2-100 BASEMENT - FLOOR PLAN
1 : 50

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVKBD\3c827117-88e2-4e4c-a2f2-bd70cafa9a2a\f9ca8e62-dc29-4275-b3ca-a4e637f05505.rvt
2026-07-17 3:08:46 PM

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet
project north

nord actuel
true north

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
0	ISSUED FOR SITE PLAN CONTROL	2026-04-24

stamp | timbre

FOR PROGRESS PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

architect | architecte
linebox STUDIO

general notes | note générale
1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title
522 CAMBRIDGE ST SOUTH
PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin
FLOOR PLAN - B1 (BASEMENT)

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 50**

0 m 1 m 2 m

A2-100

D07-12-26-0047

UNIT AREA SCHEDULE (RESIDENTIAL)

LEVEL	UNIT TYPE	AREA
BASEMENT (B1)		
BASEMENT (B1)	2 BEDROOM	67.85 m²
BASEMENT (B1)	2 BEDROOM	81.67 m²
BASEMENT (B1)	1 BEDROOM	55.01 m²
LEVEL 01		
LEVEL 01	STUDIO (BF)	39.36 m²
LEVEL 01	1 BEDROOM	55.89 m²
LEVEL 01	2 BEDROOM	74.96 m²
LEVEL 01	STUDIO	36.09 m²
LEVEL 02		
LEVEL 02	2 BEDROOM (BF)	69.00 m²
LEVEL 02	1 BEDROOM	52.05 m²
LEVEL 02	1 BEDROOM	62.30 m²
LEVEL 02	2 BEDROOM	81.78 m²
LEVEL 03		
LEVEL 03	2 BEDROOM	69.00 m²
LEVEL 03	1 BEDROOM (BF)	52.05 m²
LEVEL 03	1 BEDROOM	62.30 m²
LEVEL 03	2 BEDROOM	81.78 m²
LEVEL 04		
LEVEL 04	2 BEDROOM	69.00 m²
LEVEL 04	1 BEDROOM	52.05 m²
LEVEL 04	1 BEDROOM	62.30 m²
LEVEL 04	2 BEDROOM	81.78 m²

VEHICLE PARKING PROVIDED

TYPE	COUNT
STANDARD (2600x5200)	2
TOTAL	**2**

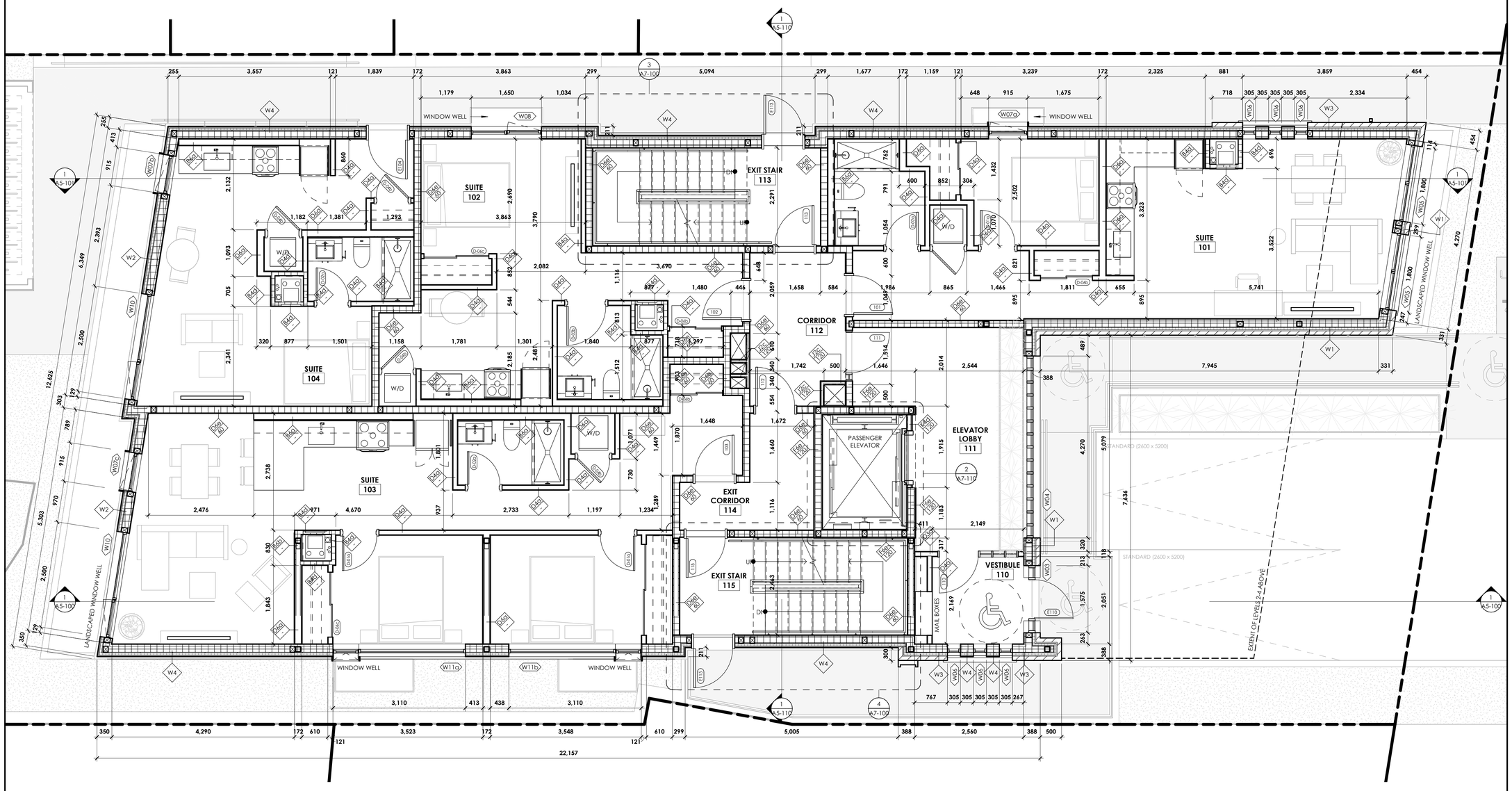
BICYCLE PARKING PROVIDED

TYPE	COUNT
LONG TERM	20
SHORT TERM	2
TOTAL	**22**

RESIDENTIAL SUITE TYPES

UNIT TYPE	COUNT
1 BEDROOM	7
1 BEDROOM (BF)	1
2 BEDROOM	8
2 BEDROOM (BF)	1
STUDIO	1
STUDIO (BF)	1
TOTAL	**19**

15% OF UNITS TO BE BARRIER FREE AS PER OBC 3.8.2.1 (5)



1 A2-101 LEVEL 01 - FLOOR PLAN
1 : 50

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70ca1a9e2a\1fcaa8e2-6c29-4275-b3cc-d4e637ff0505.rvt
2026-07-17 3:08:48 PM

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
5353 ARLINGTON OTTAWA, ONTARIO K2H 5H8
Tel. (613) 722-5168 **Fax. 1(866) 343-3942**
landscape architect | architecte paysagiste

nord du projet project north
nord actuel true north

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
0	ISSUED FOR SITE PLAN CONTROL	2026-04-24

stamp | timbre

FOR PROGRESS PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

architect | architecte
linebox STUDIO

general notes | note générale
1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title
522 CAMBRIDGE ST SOUTH
PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin
FLOOR PLAN - LEVEL 01

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 50**

0 m 1 m 2 m

A2-101

D07-12-26-0047

UNIT AREA SCHEDULE (RESIDENTIAL)

LEVEL	UNIT TYPE	AREA
BASEMENT (B1)		
BASEMENT (B1)	2 BEDROOM	67.85 m²
BASEMENT (B1)	2 BEDROOM	81.67 m²
BASEMENT (B1)	1 BEDROOM	55.01 m²
LEVEL 01		
LEVEL 01	STUDIO (BF)	39.36 m²
LEVEL 01	1 BEDROOM	55.89 m²
LEVEL 01	2 BEDROOM	74.96 m²
LEVEL 01	STUDIO	36.09 m²
LEVEL 02		
LEVEL 02	2 BEDROOM (BF)	69.00 m²
LEVEL 02	1 BEDROOM	52.05 m²
LEVEL 02	1 BEDROOM	62.30 m²
LEVEL 02	2 BEDROOM	81.78 m²
LEVEL 03		
LEVEL 03	2 BEDROOM	69.00 m²
LEVEL 03	1 BEDROOM (BF)	52.05 m²
LEVEL 03	1 BEDROOM	62.30 m²
LEVEL 03	2 BEDROOM	81.78 m²
LEVEL 04		
LEVEL 04	2 BEDROOM	69.00 m²
LEVEL 04	1 BEDROOM	52.05 m²
LEVEL 04	1 BEDROOM	62.30 m²
LEVEL 04	2 BEDROOM	81.78 m²

VEHICLE PARKING PROVIDED

TYPE	COUNT
STANDARD (2600x5200)	2
TOTAL	**2**

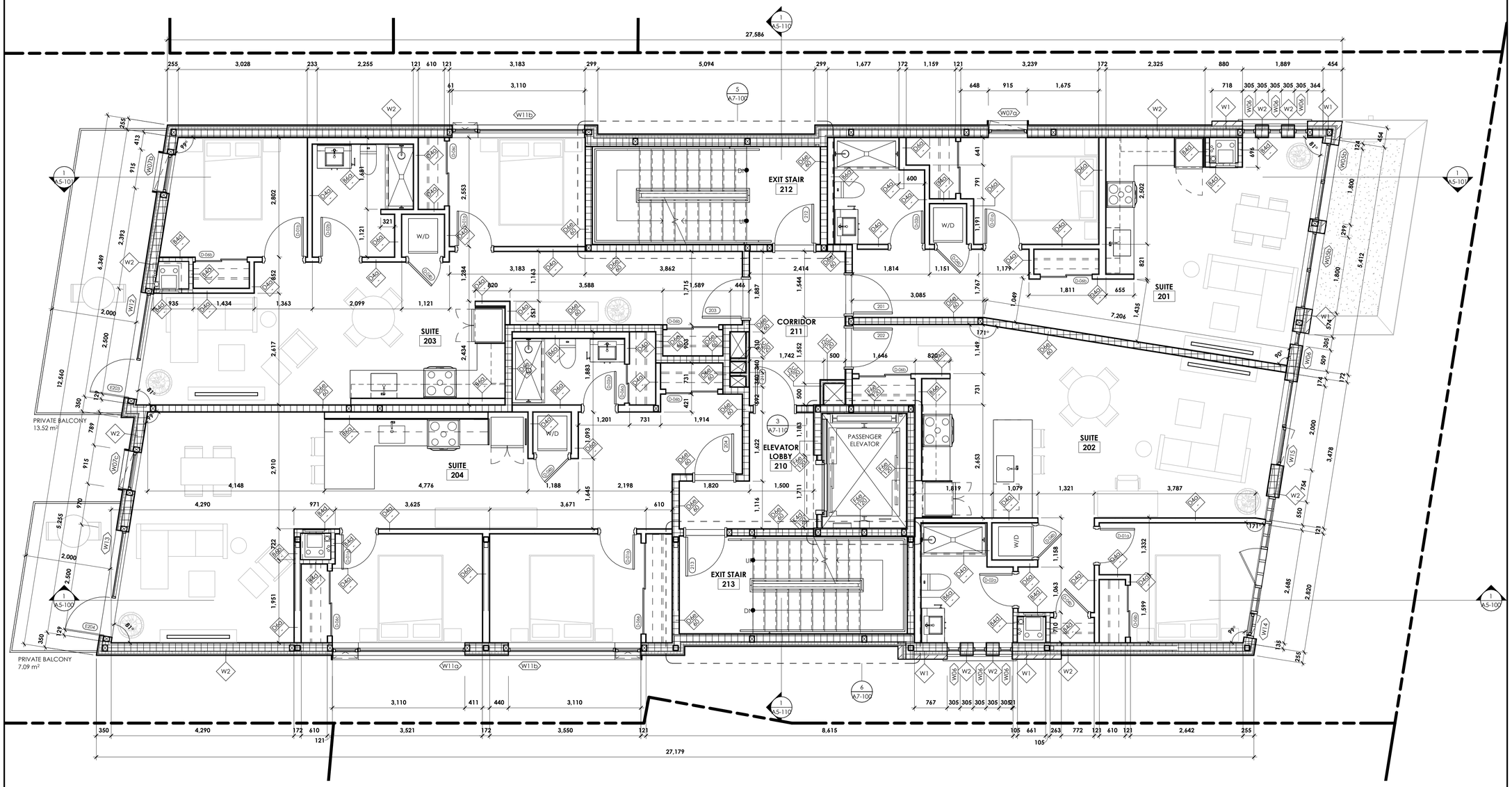
BICYCLE PARKING PROVIDED

TYPE	COUNT
LONG TERM	20
SHORT TERM	2
TOTAL	**22**

RESIDENTIAL SUITE TYPES

UNIT TYPE	COUNT
1 BEDROOM	7
1 BEDROOM (BF)	1
2 BEDROOM	8
2 BEDROOM (BF)	1
STUDIO	1
STUDIO (BF)	1
TOTAL	**19**

15% OF UNITS TO BE BARRIER FREE AS PER OBC 3.8.2.1 (5)



1 A2-102 LEVEL 02 TO 04 (TYPICAL) - FLOOR PLAN
1 : 50

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVKBD\3c827f17-88e2-4e4c-a2f2-bd70cafa9a2a\fcaa8e2-4c29-4275-b3ca-a4e637f0505.rvt
2026-07-17 3:08:51 PM

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 **Fax. 1(866) 343-3942**
landscape architect | architecte paysagiste

nord du projet project north
nord actuel true north

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
0	ISSUED FOR SITE PLAN CONTROL	2026-04-24
no	revisions	date

stamp | timbre

FOR PROGRESS PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

architect | architecte
linebox STUDIO

general notes | note générale
1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title
522 CAMBRIDGE ST SOUTH
PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

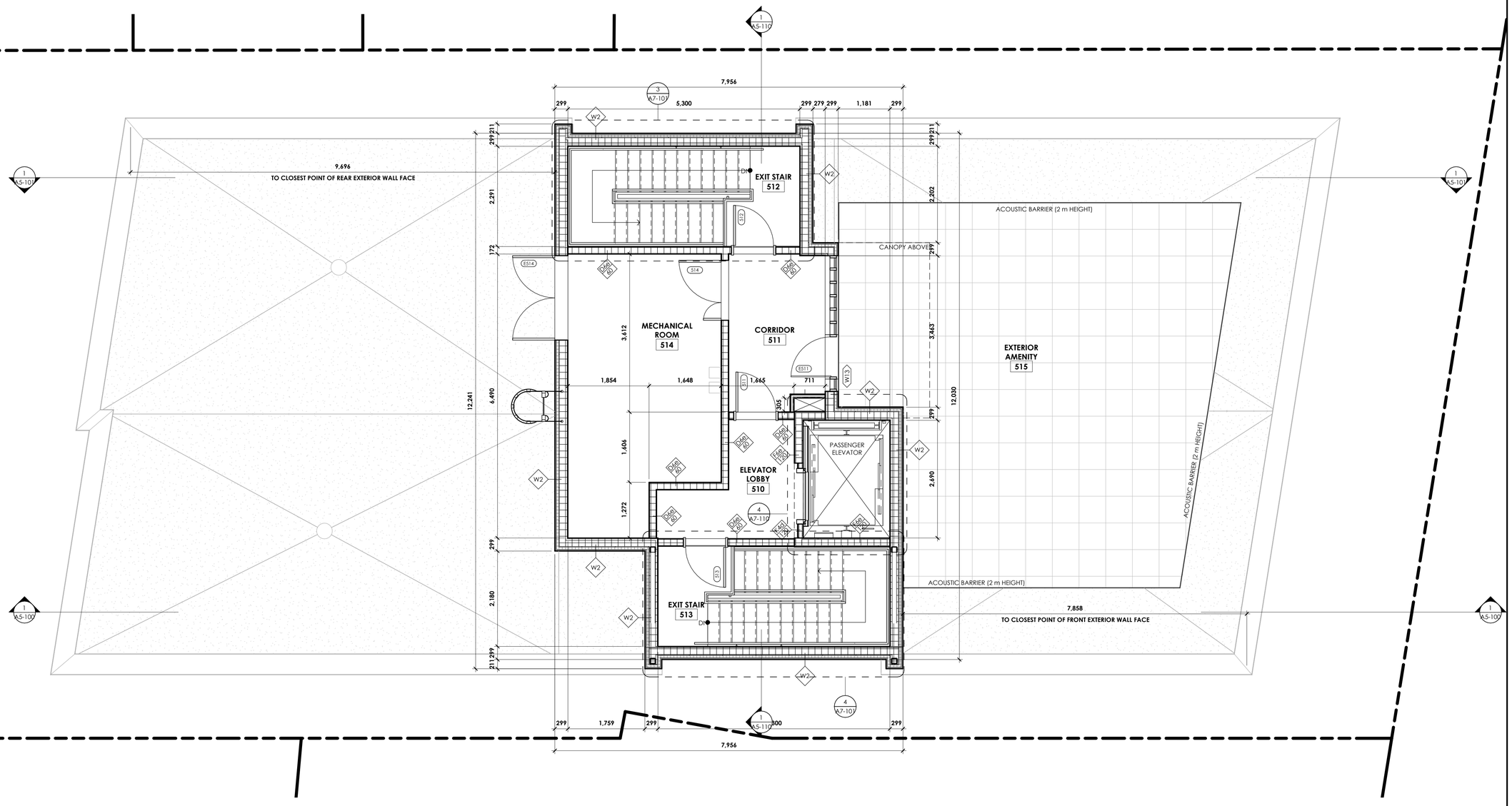
drawing title | titre du dessin
FLOOR PLAN - LEVEL 02 - 04 (TYPICAL)

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 50**

0 m 1 m 2 m

A2-102

D07-12-26-0047



1 LEVEL 05 (ROOF TOP) - FLOOR PLAN
A2-105 1 : 50

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3D2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70cdfa9a2a\lfcaa8e2-4c29-4275-b3ca-a4e437f80595.rvt
2026-07-17 3:08:51 PM

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet
project north

nord actuel
true north

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
0	ISSUED FOR SITE PLAN CONTROL	2026-04-24
no	revisions	date

stamp | timbre

FOR PROGRESS PRELIMINARY REVIEW ONLY

architect | architecte
linebox STUDIO

general notes | note générale
1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title
522 CAMBRIDGE ST SOUTH
PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

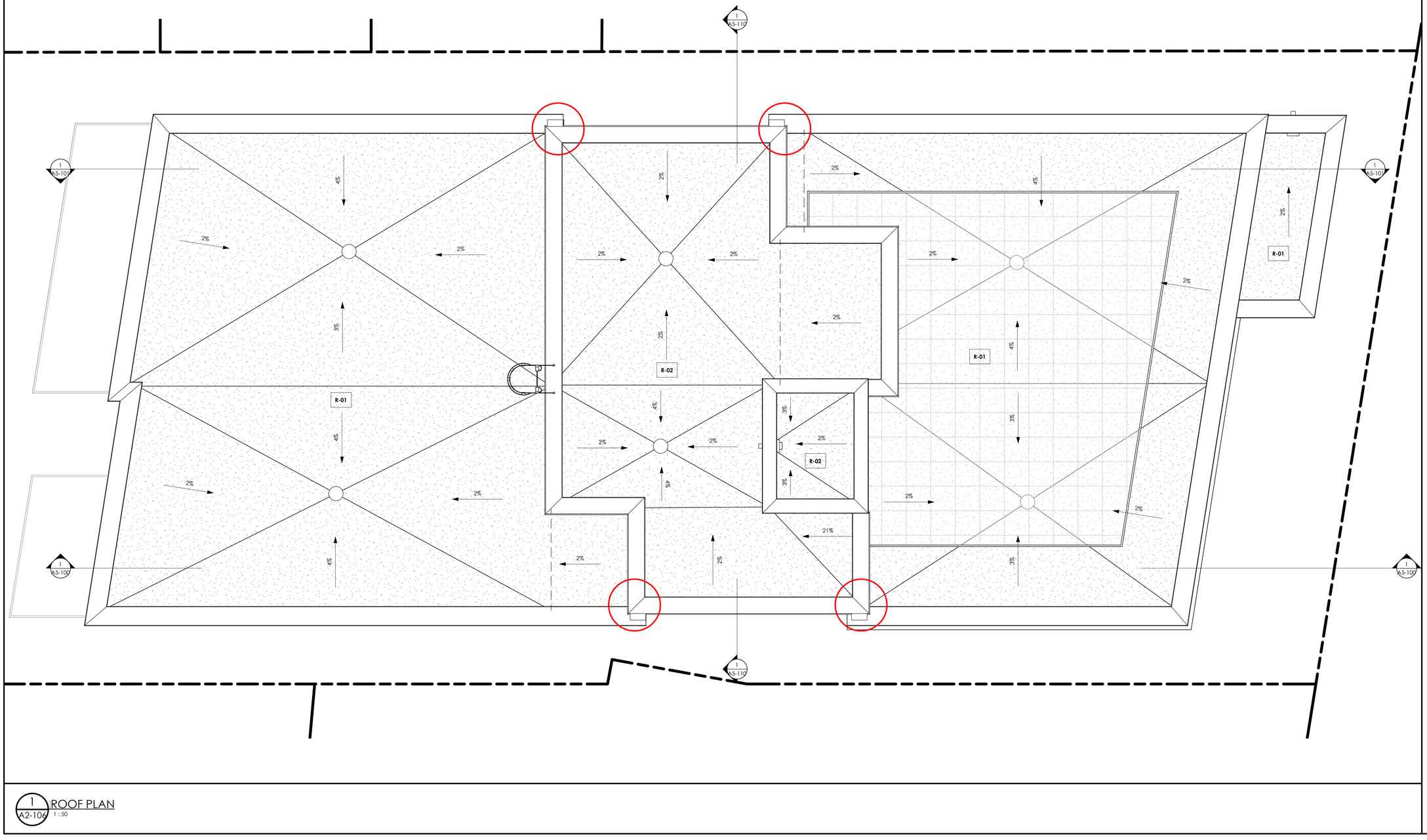
drawing title | titre du dessin
FLOOR PLAN - LEVEL 05 (ROOFTOP)

project number | numero du projet	2601
drawn | dessiné	JH / PC
checked | verifié	JAP / AR
date | date	JANUARY 13, 2026
scale | échelle	1 : 50

0 m 1 m 2 m

A2-105

D07-12-26-0047



1 A2-106 ROOF PLAN
1 : 50

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
333 CARLING AVE. OTTAWA, ONTARIO K2B 1A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet
project north

nord actuel
true north

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
0	ISSUED FOR SITE PLAN CONTROL	2026-04-24
no	revisions	date

stamp | timbre

FOR PRELIMINARY REVIEW ONLY
PROGRESS
NOT FOR CONSTRUCTION

architect | architecte
linebox
STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

ROOF PLAN

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 50**

0 m 1 m 2 m

A2-106

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70ca0a9e2a\Local\fcaa8e2-6c29-4275-b3cc-d4e637ff0505.rvt
2026-07-17 3:08:53 PM

GENERAL NOTES

1. REFLECTED CEILING PLANS ARE FOR GENERAL COORDINATION AND LAYOUT ONLY. FOR QUANTITIES AND TYPES OF FIXTURES AND EQUIPMENT REFER TO MECHANICAL AND ELECTRICAL DRAWINGS
2. PRIOR TO COMMENCING INSTALLATION OF SERVICES AND WORK NOTED ABOVE, PREPARE A COMPLETE COORDINATED LAYOUT OF ALL ACCESS PANELS WHICH ARE REQUIRED. SUBMIT LAYOUT TO INDICATE EXACT SIZES AND LOCATIONS OF THE ACCESS POINTS FOR CONSULTANT'S REVIEW. PLACE CONTROLS, DAMPERS, SHUTOFF VALVES, ETC. IN ACCESSIBLE CEILING SYSTEM AREAS WHEREVER POSSIBLE. ALL ACCESS PANELS ARE DIMENSIONED TO THE CENTERLINE OF THE PANEL.
3. MECHANICAL DUCTING, EQUIPMENT, LOUVERS AND DIFFUERS AS PER MECHANICAL DRAWINGS AND SPECS.
4. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND EXITING REQUIREMENT DETAILS
5. ALL CEILING W/O HATCH ARE TO BE EXPOSED TO STRUCTURE ABOVE, U.N.O.
6. CONTRACTOR TO PROVIDE A LAYOUT OF ALL EXPOSED CONDUITS TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND CLIENT
7. REFER TO A9-211 FOR DIMENSIONS OF POTLIGHTS ABOVE UNIT TUBS AND SHOWERS.

CEILING LEGEND:

- GYPSUM CEILING ASSEMBLY, SEE A0-301 FOR ADDITIONAL INFO.
- WOOD SLAT CEILING PANELS: ARMSTRONG WOODWORKS GRILLE - FORTÉ 6334L_S15_NWN 3" STATS, 4 SLATS PER PANEL, IN 4' OR 6' LENGHTS, SEE PLAN
- EXTERIOR ARCHITECTURAL METAL SOFFIT

CEILING TAG LEGEND

CEILING TYPE TAG — TYPE / FIRE RATING

SPOT ELEVATION & CLG TYPE — 2200 / GB1 — ELEVATION (ABOVE SSL) / CEILING TYPE

LIGHTING INSTALLATION NOTES

GENERAL NOTES

SUSPENDEND LIGHTS:
BOTTOM OF PENDANT (± 1980mm AFF)
TO BE CONFIRMED BY ARCH.

LIGHTS SUSPENDED OVER TABLE OR DESK:
BOTTOM OF PENDANT (813 mm TO 914 mm) FROM TOP OF WORKING SURFACE.
LEAVE 152mm OF WIRE FOR SITE ADJUSTMENT

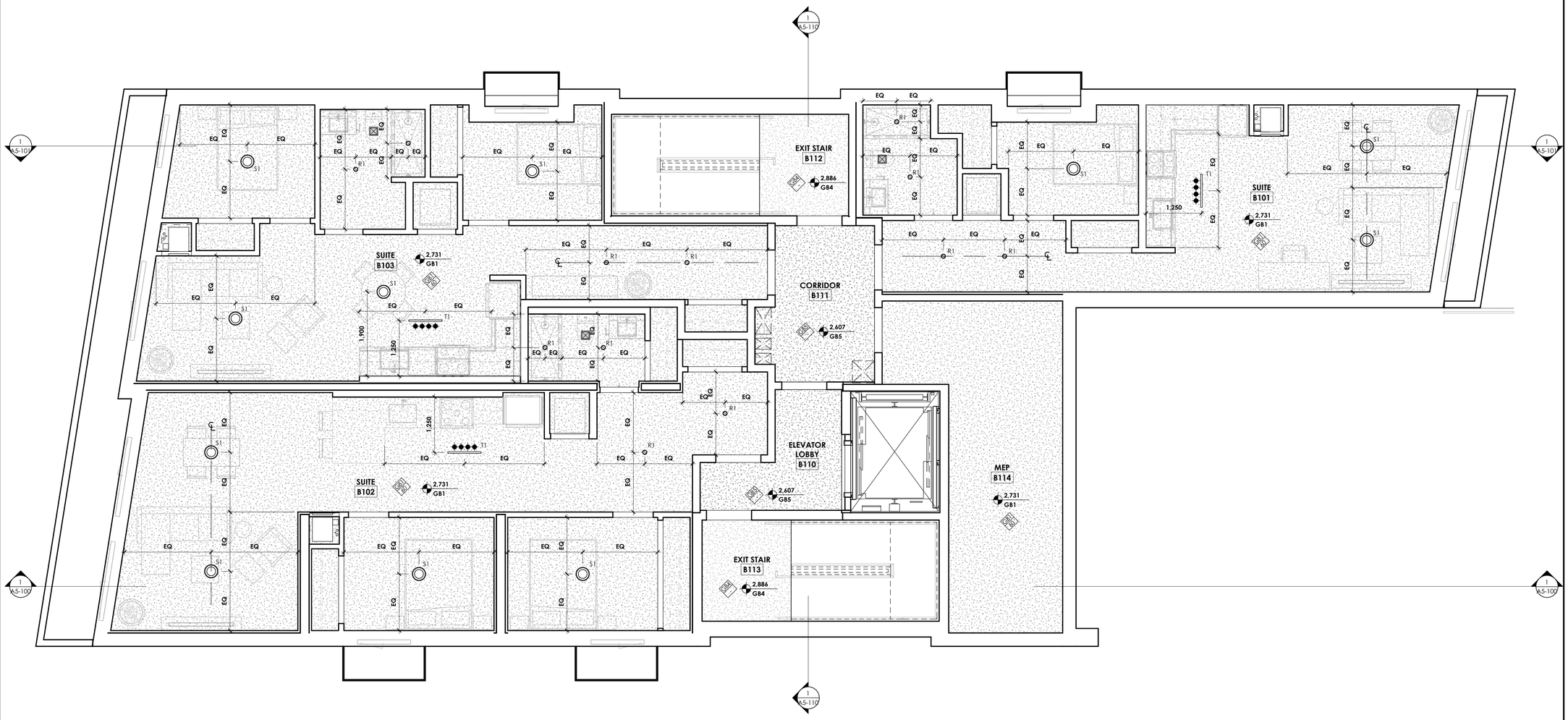
SEE ELECTRICAL PLAN FOR ADDITIONAL INFO.

CEILING FIXTURE LEGEND

FIXTURE TYPE	SYMBOL
CEILING SPRINKLER HEAD	
EMERGENCY SPEAKER/STROBE	(S)
SMOKE DETECTOR	(S)
OCCUPANCY SENSOR	(OS)
DAYLIGHT SENSOR	(DL)
WIRELESS ACCESS POINT	(WAP)
EXIT SIGN	

ACCESS DOOR LEGEND

TAG	DESCRIPTION
AD-01	305x305mm GYPSUM ACCESS DOOR. AD-01 SHOWN IN THE PUBLIC CORRIDOR IN TYPICAL 03 TO 08 CEILING PLAN ONLY ON L3 CROSS OVER FLOOR
AD-02a	305x305mm GYPSUM ACCESS DOOR, RECESSED, TRIMLESS
AD-02	610x610mm GYPSUM ACCESS DOOR, RECESSED, TRIMLESS
AD-03	457x457mm GYPSUM ACCESS DOOR



1 / A3-100 BASEMENT - REFLECTED CEILING PLAN
1 : 50

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet / project north

nord actuel / true north

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

no revisions date

stamp | timbre

FOR PRELIMINARY REVIEW ONLY — PROGRESS

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

BASEMENT - REFLECTED CEILING PLAN

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 1 m 2 m

A3-100

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVKBD\3c827117-88e2-4e4c-a2f2-bd70cdfe92a0\ffca68e2-4c29-4275-b3ca-d4e637f0505.rvt
2026-07-17 3:08:54 PM

GENERAL NOTES

1. REFLECTED CEILING PLANS ARE FOR GENERAL COORDINATION AND LAYOUT ONLY. FOR QUANTITIES AND TYPES OF FIXTURES AND EQUIPMENT REFER TO MECHANICAL AND ELECTRICAL DRAWINGS
2. PRIOR TO COMMENCING INSTALLATION OF SERVICES AND WORK NOTED ABOVE, PREPARE A COMPLETE COORDINATED LAYOUT OF ALL ACCESS PANELS WHICH ARE REQUIRED. SUBMIT LAYOUT TO INDICATE EXACT SIZES AND LOCATIONS OF THE ACCESS POINTS FOR CONSULTANT'S REVIEW. PLACE CONTROLS, DAMPERS, SHUTOFF VALVES, ETC. IN ACCESSIBLE CEILING SYSTEM AREAS WHEREVER POSSIBLE. ALL ACCESS PANELS ARE DIMENSIONED TO THE CENTERLINE OF THE PANEL.
3. MECHANICAL DUCTING, EQUIPMENT, LOUVERS AND DIFFUERS AS PER MECHANICAL DRAWINGS AND SPECS.
4. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND EXITING REQUIREMENT DETAILS
5. ALL CEILING W/O HATCH ARE TO BE EXPOSED TO STRUCTURE ABOVE, U.N.O.
6. CONTRACTOR TO PROVIDE A LAYOUT OF ALL EXPOSED CONDUITS TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND CLIENT
7. REFER TO A9-211 FOR DIMENSIONS OF POTLIGHTS ABOVE UNIT TUBS AND SHOWERS.

CEILING LEGEND:

- GYPSUM CEILING ASSEMBLY, SEE A0-301 FOR ADDITIONAL INFO.
- WOOD SLAT CEILING PANELS: ARMSTRONG WOODWORKS GRILLE - FORTÉ 6334L_S15_NWN 3" STATS, 4 SLATS PER PANEL, IN 4' OR 6' LENGHTS, SEE PLAN
- EXTERIOR ARCHITECTURAL METAL SOFFIT

CEILING TAG LEGEND

CEILING TYPE TAG — TYPE / FIRE RATING

SPOT ELEVATION & CLG TYPE — 2200 / GB1 — ELEVATION (ABOVE SSL) / CEILING TYPE

LIGHTING INSTALLATION NOTES

GENERAL NOTES

SUSPENDED LIGHTS:
BOTTOM OF PENDANT (± 1980mm AFF)
TO BE CONFIRMED BY ARCH.

LIGHTS SUSPENDED OVER TABLE OR DESK:
BOTTOM OF PENDANT (813 mm TO 914 mm) FROM TOP OF WORKING SURFACE.
LEAVE 152mm OF WIRE FOR SITE ADJUSTMENT

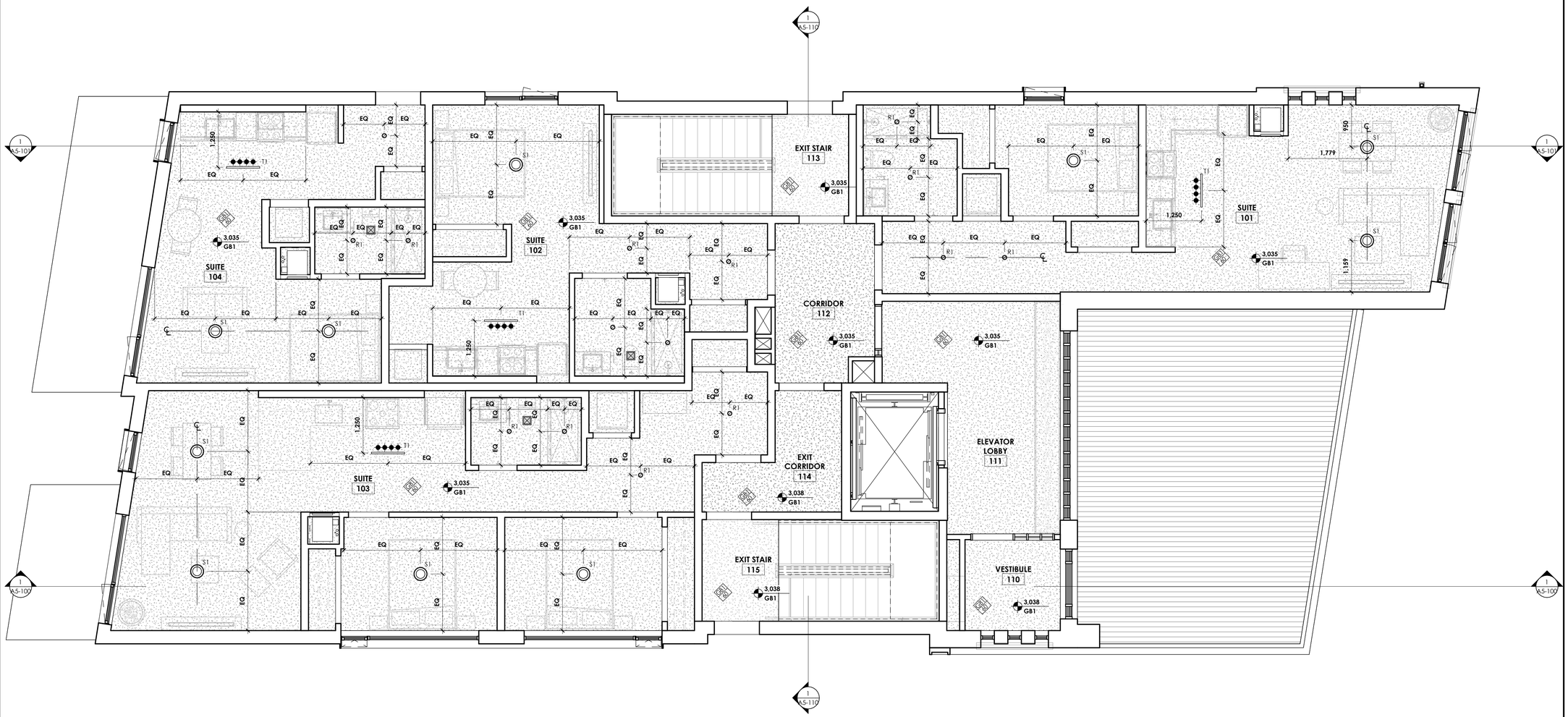
SEE ELECTRICAL PLAN FOR ADDITIONAL INFO.

CEILING FIXTURE LEGEND

FIXTURE TYPE	SYMBOL
CEILING SPRINKLER HEAD	
EMERGENCY SPEAKER/STROBE	(S)
SMOKE DETECTOR	(S)
OCCUPANCY SENSOR	(OS)
DAYLIGHT SENSOR	(DL)
WIRELESS ACCESS POINT	(WAP)
EXIT SIGN	

ACCESS DOOR LEGEND

TAG	DESCRIPTION
AD-01	305x305mm GYPSUM ACCESS DOOR. AD-01 SHOWN IN THE PUBLIC CORRIDOR IN TYPICAL 03 TO 08 CEILING PLAN ONLY ON L3 CROSS OVER FLOOR
AD-02a	305x305mm GYPSUM ACCESS DOOR, RECESSED, TRIMLESS
AD-02	610x610mm GYPSUM ACCESS DOOR, RECESSED, TRIMLESS
AD-03	457x457mm GYPSUM ACCESS DOOR



1 A3-101 LEVEL 01 - REFLECTED CEILING PLAN
1 : 50

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827177-88e2-4e4c-a2f2-bd70cdfa97a2a1\fcaa8e2-6c29-4275-b3ca-d4e637ff0505.rvt
2026-07-17 3:08:55 PM

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet / project north

nord actuel / true north

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
no	revisions	date

stamp | timbre

FOR PRELIMINARY REVIEW ONLY
PROGRESS

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

LEVEL 01 - REFLECTED CEILING PLAN

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 1 m 2 m

A3-101

D07-12-26-0047

GENERAL NOTES

1. REFLECTED CEILING PLANS ARE FOR GENERAL COORDINATION AND LAYOUT ONLY. FOR QUANTITIES AND TYPES OF FIXTURES AND EQUIPMENT REFER TO MECHANICAL AND ELECTRICAL DRAWINGS
2. PRIOR TO COMMENCING INSTALLATION OF SERVICES AND WORK NOTED ABOVE, PREPARE A COMPLETE COORDINATED LAYOUT OF ALL ACCESS PANELS WHICH ARE REQUIRED. SUBMIT LAYOUT TO INDICATE EXACT SIZES AND LOCATIONS OF THE ACCESS POINTS FOR CONSULTANT'S REVIEW. PLACE CONTROLS, DAMPERS, SHUTOFF VALVES, ETC. IN ACCESSIBLE CEILING SYSTEM AREAS WHEREVER POSSIBLE. ALL ACCESS PANELS ARE DIMENSIONED TO THE CENTERLINE OF THE PANEL.
3. MECHANICAL DUCTING, EQUIPMENT, LOUVERS AND DIFFUERS AS PER MECHANICAL DRAWINGS AND SPECS.
4. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND EXITING REQUIREMENT DETAILS
5. ALL CEILING W/O HATCH ARE TO BE EXPOSED TO STRUCTURE ABOVE, U.N.O.
6. CONTRACTOR TO PROVIDE A LAYOUT OF ALL EXPOSED CONDUITS TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND CLIENT
7. REFER TO A9-211 FOR DIMENSIONS OF POTLIGHTS ABOVE UNIT TUBS AND SHOWERS.

CEILING LEGEND:

- GYPSUM CEILING ASSEMBLY, SEE A0-301 FOR ADDITIONAL INFO.
- WOOD SLAT CEILING PANELS: ARMSTRONG WOODWORKS GRILLE - FORTÉ 6334L_S15_NWN 3" STATS, 4 SLATS PER PANEL, IN 4' OR 6' LENGHTS, SEE PLAN
- EXTERIOR ARCHITECTURAL METAL SOFFIT

CEILING TAG LEGEND

CEILING TYPE TAG — TYPE / FIRE RATING

SPOT ELEVATION & CLG TYPE — 2200 / GB1 — ELEVATION (ABOVE SSL) / CEILING TYPE

LIGHTING INSTALLATION NOTES

GENERAL NOTES

SUSPENDEND LIGHTS:
BOTTOM OF PENDANT (± 1980mm AFF)
TO BE CONFIRMED BY ARCH.

LIGHTS SUSPENDED OVER TABLE OR DESK:
BOTTOM OF PENDANT (813 mm TO 914 mm) FROM TOP OF WORKING SURFACE.
LEAVE 152mm OF WIRE FOR SITE ADJUSTMENT

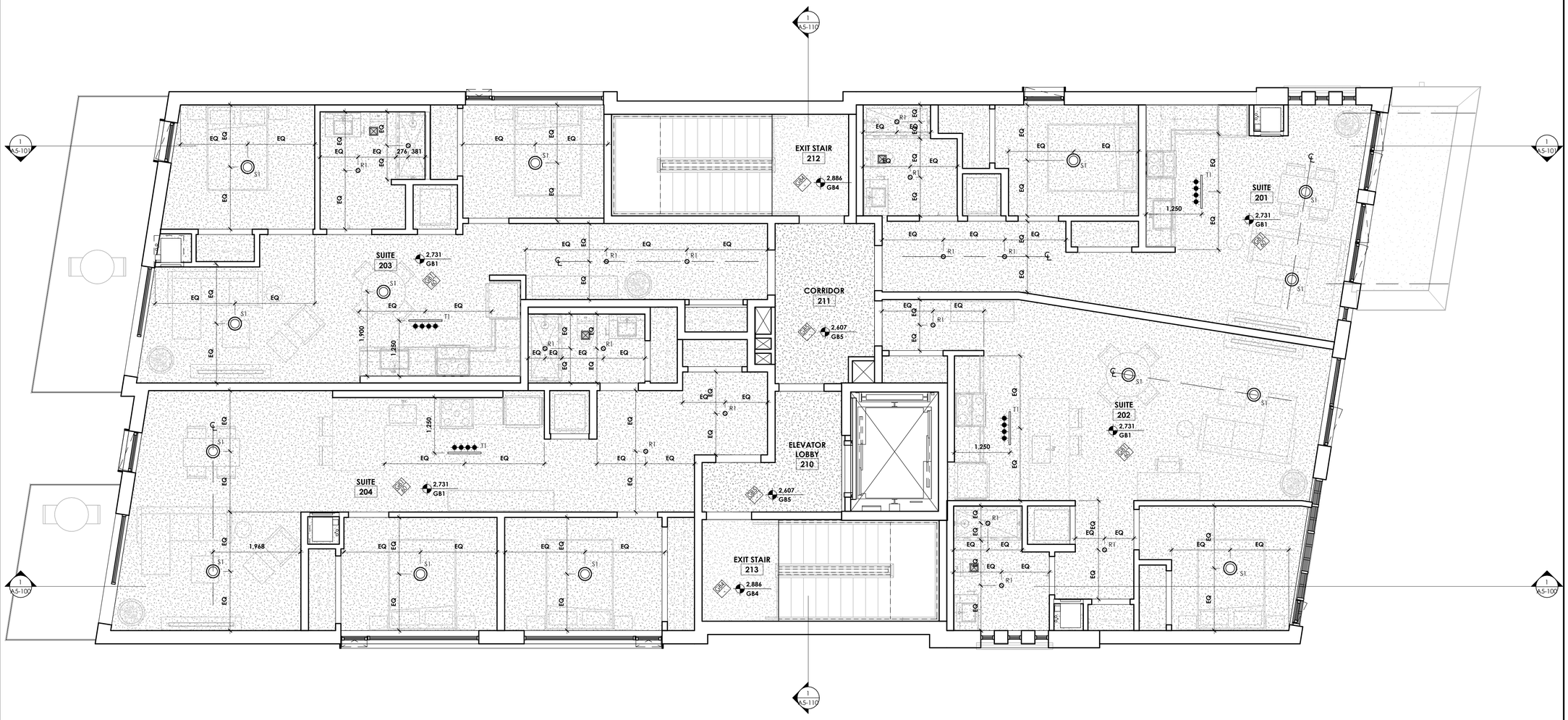
SEE ELECTRICAL PLAN FOR ADDITIONAL INFO.

CEILING FIXTURE LEGEND

FIXTURE TYPE	SYMBOL
CEILING SPRINKLER HEAD	
EMERGENCY SPEAKER/STROBE	(S)
SMOKE DETECTOR	(S)
OCCUPANCY SENSOR	(OS)
DAYLIGHT SENSOR	(DL)
WIRELESS ACCESS POINT	(WAP)
EXIT SIGN	

ACCESS DOOR LEGEND

TAG	DESCRIPTION
AD-01	305x305mm GYPSUM ACCESS DOOR. AD-01 SHOWN IN THE PUBLIC CORRIDOR IN TYPICAL 03 TO 08 CEILING PLAN ONLY ON L3 CROSS OVER FLOOR
AD-02a	305x305mm GYPSUM ACCESS DOOR, RECESSED, TRIMLESS
AD-02	610x610mm GYPSUM ACCESS DOOR, RECESSED, TRIMLESS
AD-03	457x457mm GYPSUM ACCESS DOOR



1 A3-102 LEVEL 02 TO 04 (TYPICAL) - REFLECTED CEILING PLAN
1 : 50

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet project north

nord actuel true north

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

FOR PROGRESS PRELIMINARY REVIEW ONLY

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

LEVELS 02 - 04 (TYPICAL) - REFLECTED CEILING PLAN

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 1 m 2 m

A3-102

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVKBD\3cb27f17-88e2-4e4c-a2f2-b770ca6a9a2a\fcaa8e2-4c29-4275-b3ca-a4e637f0505.rvt
2026-07-17 3:08:57 PM

GENERAL NOTES

1. REFLECTED CEILING PLANS ARE FOR GENERAL COORDINATION AND LAYOUT ONLY. FOR QUANTITIES AND TYPES OF FIXTURES AND EQUIPMENT REFER TO MECHANICAL AND ELECTRICAL DRAWINGS
2. PRIOR TO COMMENCING INSTALLATION OF SERVICES AND WORK NOTED ABOVE, PREPARE A COMPLETE COORDINATED LAYOUT OF ALL ACCESS PANELS WHICH ARE REQUIRED. SUBMIT LAYOUT TO INDICATE EXACT SIZES AND LOCATIONS OF THE ACCESS POINTS FOR CONSULTANT'S REVIEW. PLACE CONTROLS, DAMPERS, SHUTOFF VALVES, ETC. IN ACCESSIBLE CEILING SYSTEM AREAS WHEREVER POSSIBLE. ALL ACCESS PANELS ARE DIMENSIONED TO THE CENTERLINE OF THE PANEL.
3. MECHANICAL DUCTING, EQUIPMENT, LOUVERS AND DIFFUERS AS PER MECHANICAL DRAWINGS AND SPECS.
4. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND EXITING REQUIREMENT DETAILS
5. ALL CEILING W/O HATCH ARE TO BE EXPOSED TO STRUCTURE ABOVE, U.N.O.
6. CONTRACTOR TO PROVIDE A LAYOUT OF ALL EXPOSED CONDUITS TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND CLIENT
7. REFER TO A9-211 FOR DIMENSIONS OF POTLIGHTS ABOVE UNIT TUBS AND SHOWERS.

CEILING LEGEND:

- GYPSUM CEILING ASSEMBLY, SEE A0-301 FOR ADDITIONAL INFO.
- WOOD SLAT CEILING PANELS: ARMSTRONG WOODWORKS GRILLE - FORTÉ 6334L_S15_NWN 3" STATS, 4 SLATS PER PANEL, IN 4' OR 6' LENGHTS, SEE PLAN
- EXTERIOR ARCHITECTURAL METAL SOFFIT

CEILING TAG LEGEND

CEILING TYPE TAG: GB1 — TYPE / FIRE RATING

SPOT ELEVATION & CLG TYPE: 2200 / GB1 — ELEVATION (ABOVE SSL) / CEILING TYPE

LIGHTING INSTALLATION NOTES

GENERAL NOTES

SUSPENDEND LIGHTS:
BOTTOM OF PENDANT (± 1980mm AFF)
TO BE CONFIRMED BY ARCH.

LIGHTS SUSPENDED OVER TABLE OR DESK:
BOTTOM OF PENDANT (813 mm TO 914 mm) FROM TOP OF WORKING SURFACE.
LEAVE 152mm OF WIRE FOR SITE ADJUSTMENT

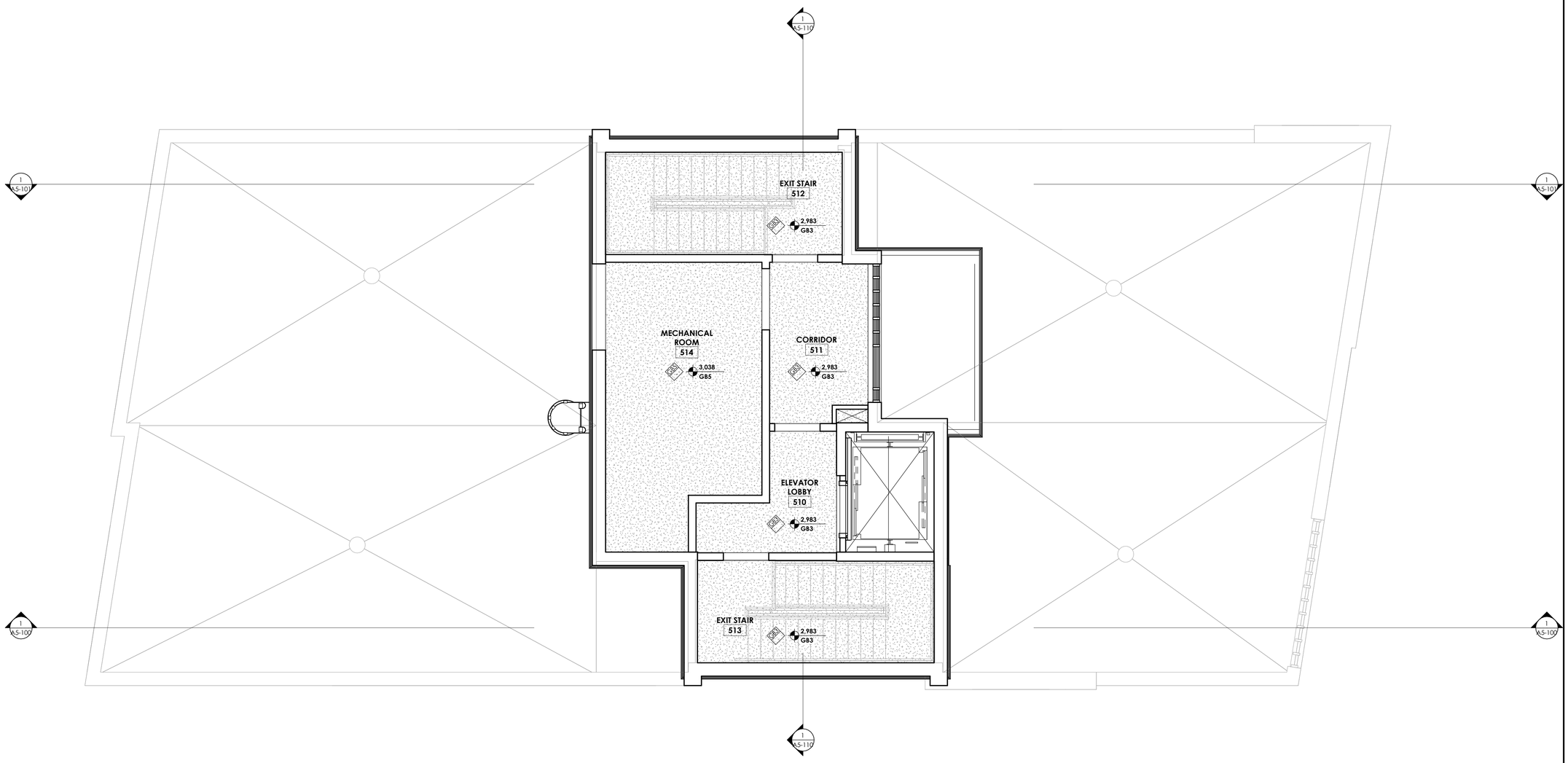
SEE ELECTRICAL PLAN FOR ADDITIONAL INFO.

CEILING FIXTURE LEGEND

FIXTURE TYPE	SYMBOL
CEILING SPRINKLER HEAD	
EMERGENCY SPEAKER/STROBE	(S)
SMOKE DETECTOR	(S)
OCCUPANCY SENSOR	(OS)
DAYLIGHT SENSOR	(DL)
WIRELESS ACCESS POINT	(WAP)
EXIT SIGN	

ACCESS DOOR LEGEND

TAG	DESCRIPTION
AD-01	305x305mm GYPSUM ACCESS DOOR. AD-01 SHOWN IN THE PUBLIC CORRIDOR IN TYPICAL 03 TO 08 CEILING PLAN ONLY ON L3 CROSS OVER FLOOR
AD-02a	305x305mm GYPSUM ACCESS DOOR, RECESSED, TRIMLESS
AD-02	610x610mm GYPSUM ACCESS DOOR, RECESSED, TRIMLESS
AD-03	457x457mm GYPSUM ACCESS DOOR



1 / A3-103 LEVEL 05 (ROOF TOP) - REFLECTED CEILING PLAN
1 : 50

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70ca1a9c2a\1ffcca8e2-6c29-4275-b3ca-d4e637ff6505.rvt
2026-07-17 2:08:58 PM

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL(ARLING) LTD. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet / project north

nord actuel / true north

PROGRESS PRINT 2026-07-17 2:08:58 PM
FOR PRELIMINARY REVIEW ONLY

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

LEVELS 05 (ROOFTOP) - REFLECTED CEILING PLAN

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 1 m 2 m

A3-103

D07-12-26-0047



1 / A4-100 EAST (CAMBRIDGE ST S) ELEVATION
1 : 50

MATERIAL LEGEND

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	CLAY BRICK MASONRY (HORIZONTAL) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	4	VERTICAL METAL SIDING (TYPE 2) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	7	ARCHITECTURAL METAL WINDOW SHROUD 26 GAUGE, COLOUR TBD.	10	COLOURED GLASS (VANCEVA PVB INTERLAYER), COLOUR TBD, DOUBLE GLAZED, LOW E COATING.	13	METAL PARAPET CAP FLASHING, 26 GAUGE, BLACK FINISH	16	MAIN ENTRANCE	19	GLASS GUARD / JULIET BALCONY
2	CLAY BRICK MASONRY (VERTICAL STACK) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	5	HORIZONTAL METAL SIDING SIZE: TBD. MODEL: TBD. COLOUR: TBD.	8	CLEAR GLASS (WINDOW), FRAME COLOUR TBD, DOUBLE GLAZED, LOW E COATING	11	METAL SIGNAGE BY OWNER, POWER REQUIRED, REFER TO ELECTRICAL DWGS.	14	ARCHITECTURAL METAL SOFFIT & FACSIA COLOUR: TBD.	17	BARRIER FREE RAMP FROM GRADE TO ENTRANCE LEVEL	20	PRECAST CONCRETE SILL
3	VERTICAL METAL SIDING (TYPE 1) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	6	FLAT PANEL METAL SIDING MODEL: TBD. COLOUR: TBD.	9	CLEAR GLASS (CURTAIN WALL), FRAME COLOUR TBD, DOUBLE GLAZED, LOW E COATING	12	SCUPPER, METAL DOWNSPOUT.	15	CONCRETE FOUNDATION WALL / PARGING COLOUR: TBD.	18	METAL & GLASS RAILING / GUARD	21	PLANTER, REFER TO LANDSCAPE.

GENERAL NOTES:

1. ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 MM ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD, IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14, THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 MM AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPRIETARY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE, CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE.UNLESS OTHERWISE NOTED, EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYNOR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: TBD (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
2. OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPENABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 100mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1070mm.
3. ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
4. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (TYPICAL).
5. FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
333 CARLING AVE. OTTAWA, ONTARIO K2B 1S8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
0	ISSUED FOR SITE PLAN CONTROL	2026-04-24
no	revisions	date

stamp | timbre

FOR PROGRESS PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION - SUBJECT TO CHANGE
FOR REVIEW

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

EAST (CAMBRIDGE ST S) ELEVATION

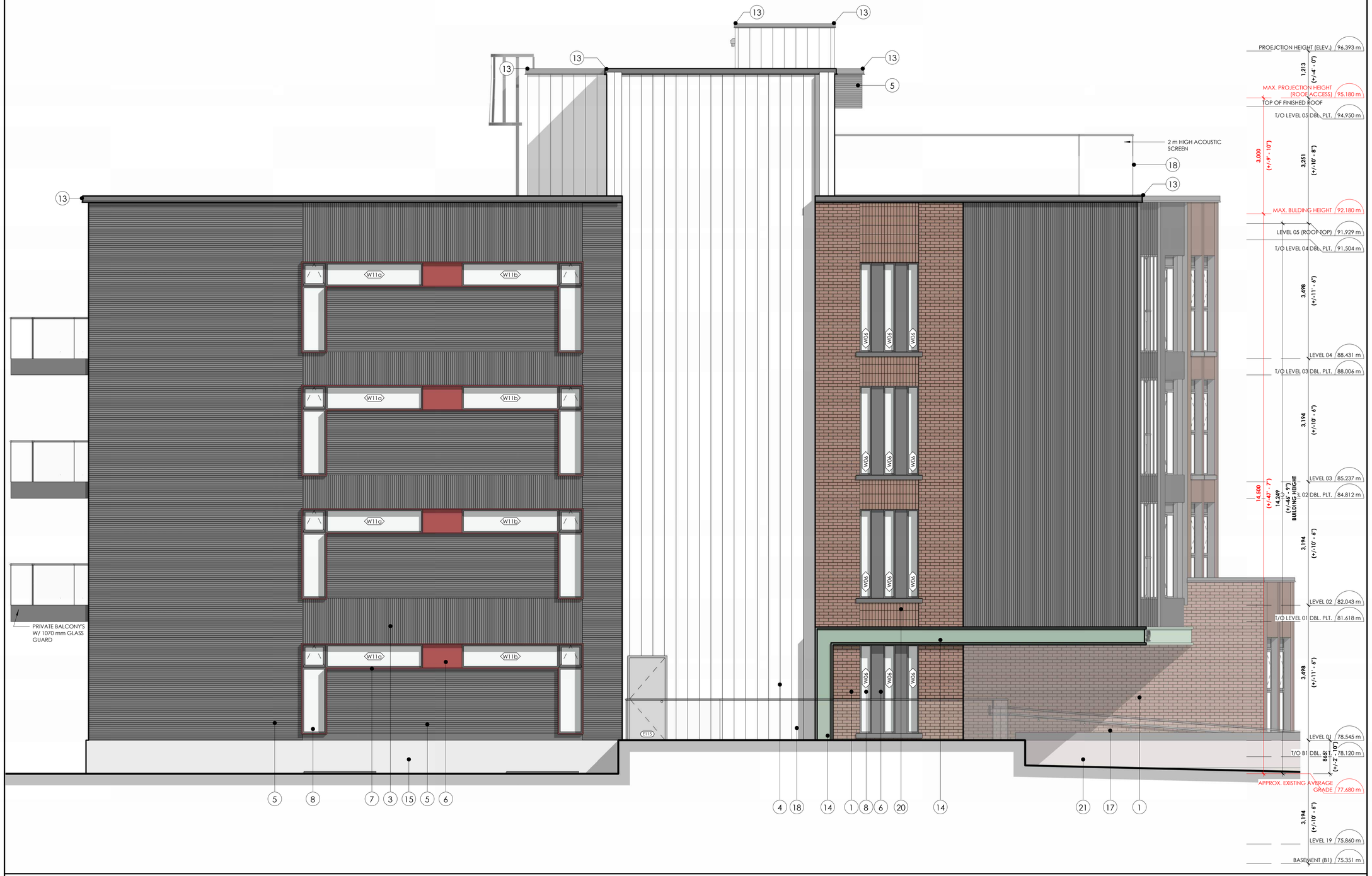
project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 1 m 2 m

A4-100

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVKBD\3c8271f7-88e2-4e4c-a2f2-bd70cda9a2da\fca8e2-6c29-4275-b3ca-a4e637f0505.rvt
2026-07-17 3:09:06 PM



1 SOUTH ELEVATION
A4-101 1 : 50

MATERIAL LEGEND

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	CLAY BRICK MASONRY (HORIZONTAL) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	4	VERTICAL METAL SIDING (TYPE 2) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	7	ARCHITECTURAL METAL WINDOW SHROUD 26 GAUGE, COLOUR TBD.	10	COLOURED GLASS (VANCEVA PVB INTERLAYER), COLOUR TBD, DOUBLE GLAZED, LOW E COATING.	13	METAL PARAPET CAP FLASHING, 26 GAUGE, BLACK FINISH	16	MAIN ENTRANCE	19	GLASS GUARD / JULIET BALCONY
2	CLAY BRICK MASONRY (VERTICAL STACK) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	5	HORIZONTAL METAL SIDING SIZE: TBD. MODEL: TBD. COLOUR: TBD.	8	CLEAR GLASS (WINDOW), FRAME COLOUR TBD, DOUBLE GLAZED, LOW E COATING	11	METAL SIGNAGE BY OWNER, POWER REQUIRED, REFER TO ELECTRICAL DWGS.	14	ARCHITECTURAL METAL SOFFIT & FACSIA COLOUR: TBD.	17	BARRIER FREE RAMP FROM GRADE TO ENTRANCE LEVEL	20	PRECAST CONCRETE SILL
3	VERTICAL METAL SIDING (TYPE 1) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	6	FLAT PANEL METAL SIDING MODEL: TBD. COLOUR: TBD.	9	CLEAR GLASS (CURTAIN WALL), FRAME COLOUR TBD, DOUBLE GLAZED, LOW E COATING	12	SCUPPER, METAL DOWNSPOUT.	15	CONCRETE FOUNDATION WALL / PARGING COLOUR: TBD.	18	METAL & GLASS RAILING / GUARD	21	PLANTER, REFER TO LANDSCAPE.

GENERAL NOTES:

1. ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 MM ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD, IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14. THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 MM AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPRIETARY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE, CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE.UNLESS OTHERWISE NOTED, EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYNOR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: TBD (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
2. OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPENABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 100mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1070mm.
3. ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
4. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (TYPICAL).
5. FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
333 CHEMIN RIDEAU OTTAWA, ONTARIO K2B 8G8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

SOUTH ELEVATION

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 1 m 2 m

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
0	ISSUED FOR SITE PLAN CONTROL	2026-04-24

no revisions date

stamp | timbre

FOR PRELIMINARY REVIEW ONLY
PROGRESS
NOT TO BE USED FOR CONSTRUCTION

A4-101

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3D2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70ca9a9a2a\lfcaa8e2-6c29-4275-b3cc-d46fa37ff505.rvt
2026-07-17 3:09:19 PM



1 / A4-102 WEST ELEVATION
1 : 50

MATERIAL LEGEND

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	CLAY BRICK MASONRY (HORIZONTAL) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	4	VERTICAL METAL SIDING (TYPE 2) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	7	ARCHITECTURAL METAL WINDOW SHROUD 26 GAUGE, COLOUR TBD.	10	COLOURED GLASS (VANCEVA PVB INTERLAYER), COLOUR TBD, DOUBLE GLAZED, LOW E COATING.	13	METAL PARAPET CAP FLASHING, 26 GAUGE. BLACK FINISH	16	MAIN ENTRANCE	19	GLASS GUARD / JULIET BALCONY
2	CLAY BRICK MASONRY (VERTICAL STACK) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	5	HORIZONTAL METAL SIDING SIZE: TBD. MODEL: TBD. COLOUR: TBD.	8	CLEAR GLASS (WINDOW), FRAME COLOUR TBD, DOUBLE GLAZED, LOW E COATING	11	METAL SIGNAGE BY OWNER. POWER REQUIRED, REFER TO ELECTRICAL DWGS.	14	ARCHITECTURAL METAL SOFFIT & FACSIA COLOUR: TBD.	17	BARRIER FREE RAMP FROM GRADE TO ENTRANCE LEVEL	20	PRECAST CONCRETE SILL
3	VERTICAL METAL SIDING (TYPE 1) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	6	FLAT PANEL METAL SIDING MODEL: TBD. COLOUR: TBD.	9	CLEAR GLASS (CURTAIN WALL), FRAME COLOUR TBD, DOUBLE GLAZED, LOW E COATING	12	SCUPPER, METAL DOWNSPOUT.	15	CONCRETE FOUNDATION WALL / PARGING COLOUR: TBD.	18	METAL & GLASS RAILING / GUARD	21	PLANTER, REFER TO LANDSCAPE.

GENERAL NOTES:

1. ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 MM ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD, IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14. THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 MM AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPRIETARY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE, CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE.UNLESS OTHERWISE NOTED, EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYNOR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: TBD (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
2. OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPENABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 100mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1070mm.
3. ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
4. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (TYPICAL).
5. FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
0	ISSUED FOR SITE PLAN CONTROL	2026-04-24

stamp | timbre

FOR PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION
WORK IN PROGRESS

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

WEST ELEVATION

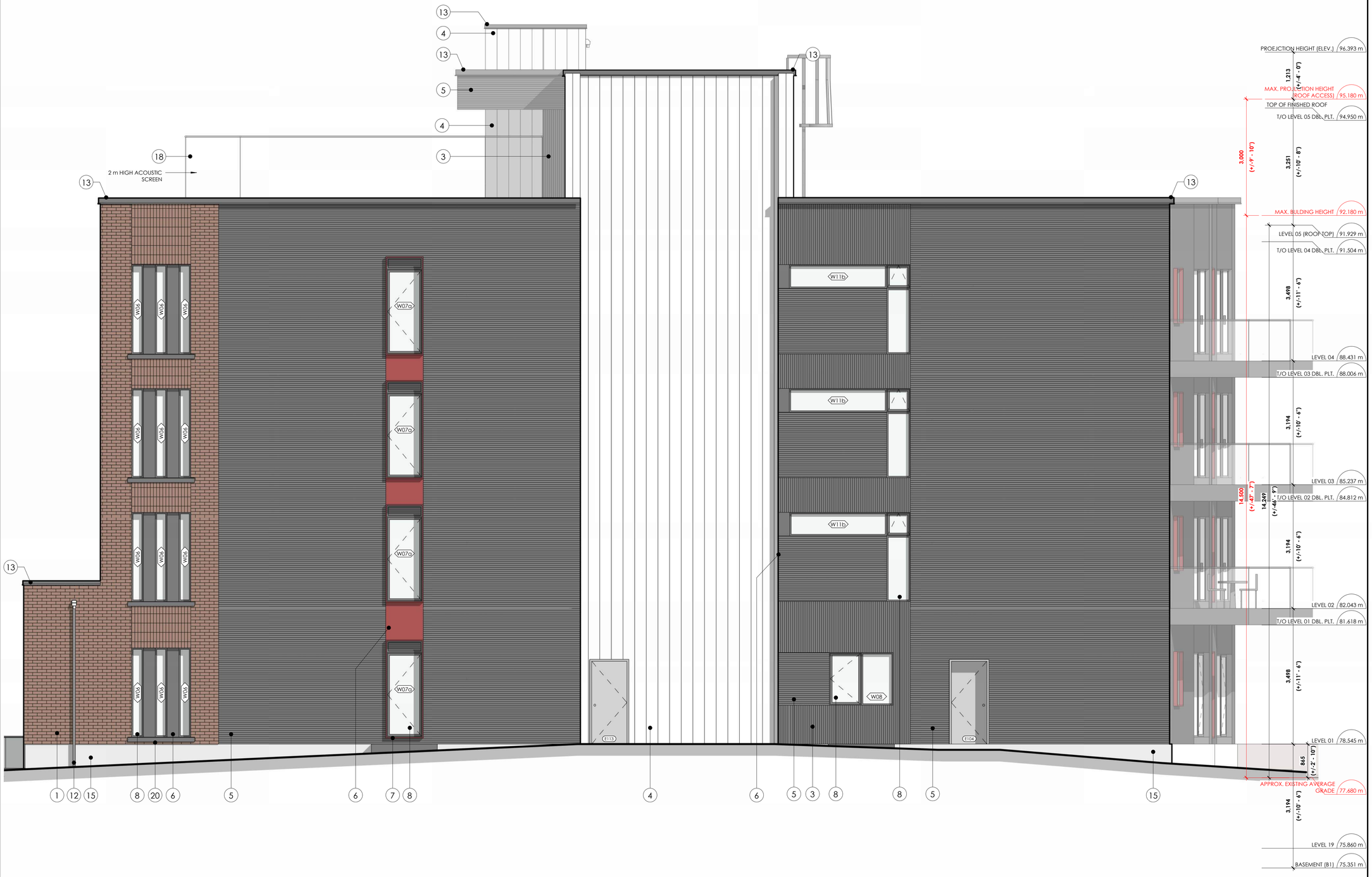
project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 1 m 2 m

A4-102

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVE8D\3c8271f7-88e2-4e4c-a2f2-bd70ca6e9a2a\fca8e2-6c29-4275-b3ca-a4e637f0f505.rvt
2026-07-17 3:09:32 PM



1 A4-103 NORTH ELEVATION
1 : 50

MATERIAL LEGEND

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	CLAY BRICK MASONRY (HORIZONTAL) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	4	VERTICAL METAL SIDING (TYPE 2) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	7	ARCHITECTURAL METAL WINDOW SHROUD 26 GAUGE, COLOUR TBD.	10	COLOURED GLASS (VANCEVA PVB INTERLAYER), COLOUR TBD, DOUBLE GLAZED, LOW E COATING.	13	METAL PARAPET CAP FLASHING, 26 GAUGE, BLACK FINISH	16	MAIN ENTRANCE	19	GLASS GUARD / JULIET BALCONY
2	CLAY BRICK MASONRY (VERTICAL STACK) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	5	HORIZONTAL METAL SIDING SIZE: TBD. MODEL: TBD. COLOUR: TBD.	8	CLEAR GLASS (WINDOW), FRAME COLOUR TBD, DOUBLE GLAZED, LOW E COATING	11	METAL SIGNAGE BY OWNER, POWER REQUIRED, REFER TO ELECTRICAL DWGS.	14	ARCHITECTURAL METAL SOFFIT & FACSIA COLOUR: TBD.	17	BARRIER FREE RAMP FROM GRADE TO ENTRANCE LEVEL	20	PRECAST CONCRETE SILL
3	VERTICAL METAL SIDING (TYPE 1) SIZE: TBD. MODEL: TBD. COLOUR: TBD.	6	FLAT PANEL METAL SIDING MODEL: TBD. COLOUR: TBD.	9	CLEAR GLASS (CURTAIN WALL), FRAME COLOUR TBD, DOUBLE GLAZED, LOW E COATING	12	SCUPPER, METAL DOWNSPOUT.	15	CONCRETE FOUNDATION WALL / PARGING COLOUR: TBD.	18	METAL & GLASS RAILING / GUARD	21	PLANTER, REFER TO LANDSCAPE.

GENERAL NOTES:

1. ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 MM ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD, IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14. THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 MM AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPRIETARY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE, CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE.UNLESS OTHERWISE NOTED, EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYNOR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: TBD (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
2. OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPENABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 100mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1070mm.
3. ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
4. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (TYPICAL).
5. FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

FOR PRELIMINARY REVIEW ONLY - PROGRESS DRAWINGS

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
0	ISSUED FOR SITE PLAN CONTROL	2026-04-24
no	revisions	date

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

NORTH ELEVATION

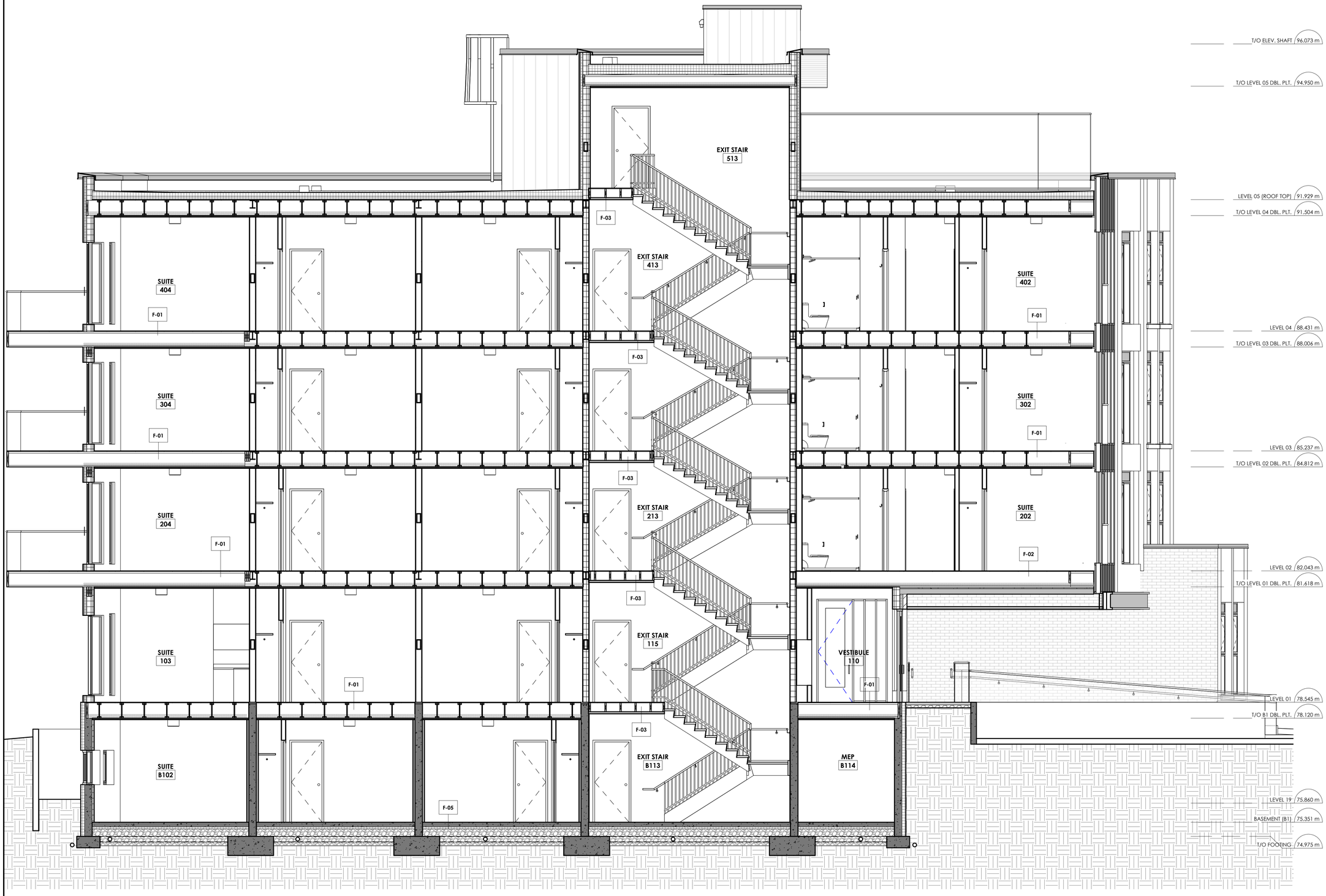
project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 1 m 2 m

A4-103

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70ca9a9a2a\fccaa8e2-6c29-4275-b3cc-a4e637ff0505.rvt
2026-07-17 3:09:46 PM



1 / A5-100 BUILDING SECTION (NORTH / SOUTH) - A
1 : 50

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

FOR PRELIMINARY REVIEW ONLY
PROGRESS
NOT TO BE USED FOR CONSTRUCTION

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

BUILDING SECTION (NORTH / SOUTH)

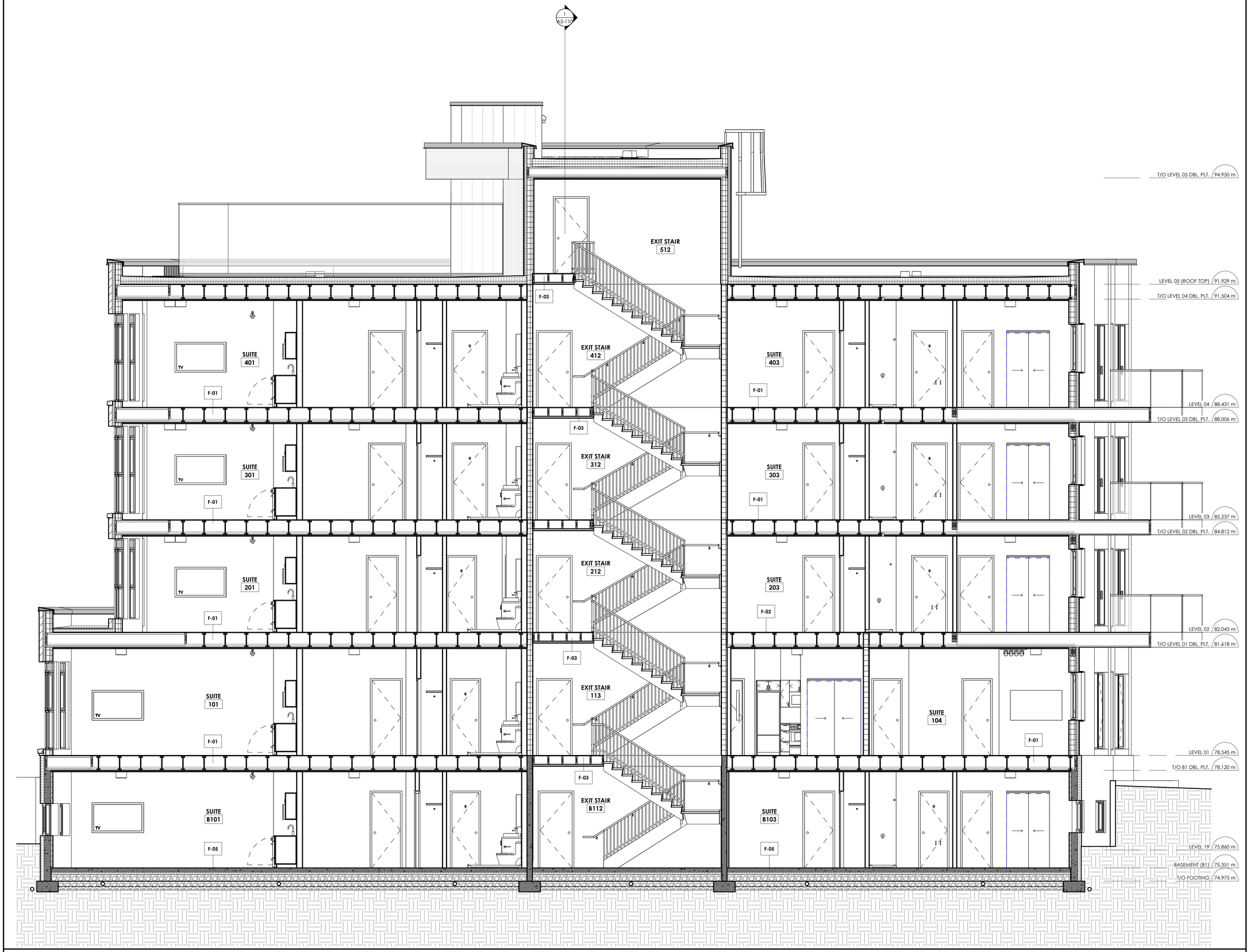
project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 50**

0 m 1 m 2 m

A5-100

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVKBD.\3c827117-88e2-4e4c-ad92-bd70cafa9a2a\lfccea8e2-4c29-4275-b3ca-a4e4637f0505.rvt
2026-07-17 3:09:49 PM



1 A5-101 BUILDING SECTION (NORTH / SOUTH) - B
1 : 50

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70ca6a9c2a\1fcca8e2-4c29-4275-b3ca-d4e637ff0505.rvt
2026-07-17 3:09:52 PM

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H4
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

FOR PRELIMINARY REVIEW ONLY
PROGRESS
NOT FOR CONSTRUCTION

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox
STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

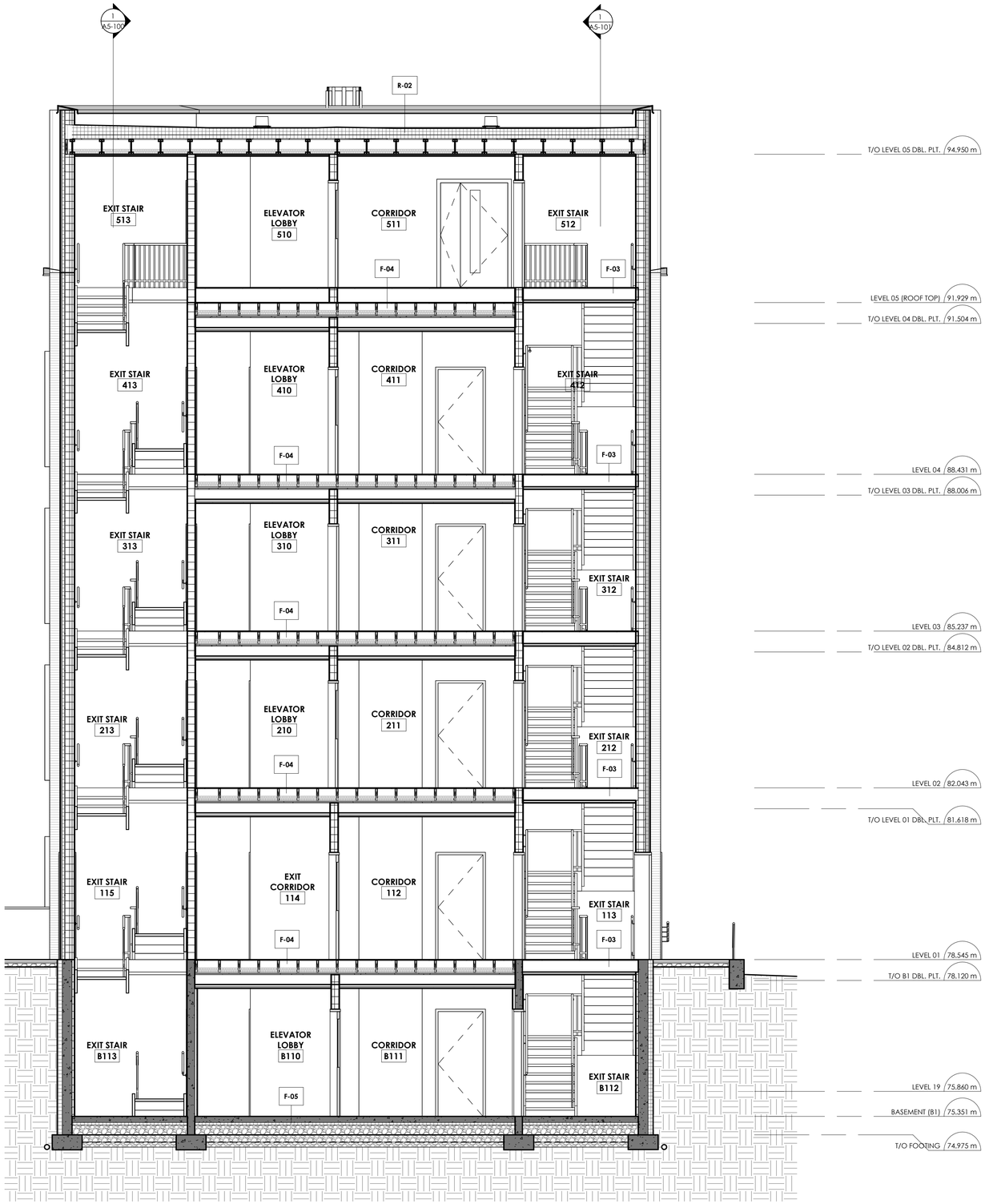
BUILDING SECTION (NORTH / SOUTH)

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 50**

0 m 1 m 2 m

A5-101

D07-12-26-0047



1 / A5-110 BUILDING SECTION (EAST / WEST) - A
1 : 50

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3D2DCVK8D\3e827117-88e2-4e4c-ca92-bd70cdfa97c2a1\ffcaa8e2-6c29-4275-b3ca-d4e6371f0505.rvt
2026-07-17 3:09:55 PM

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

PROGRESS
PRELIMINARY REVIEW ONLY
FOR 2026-07-17 3:09:55 PM

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox
STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

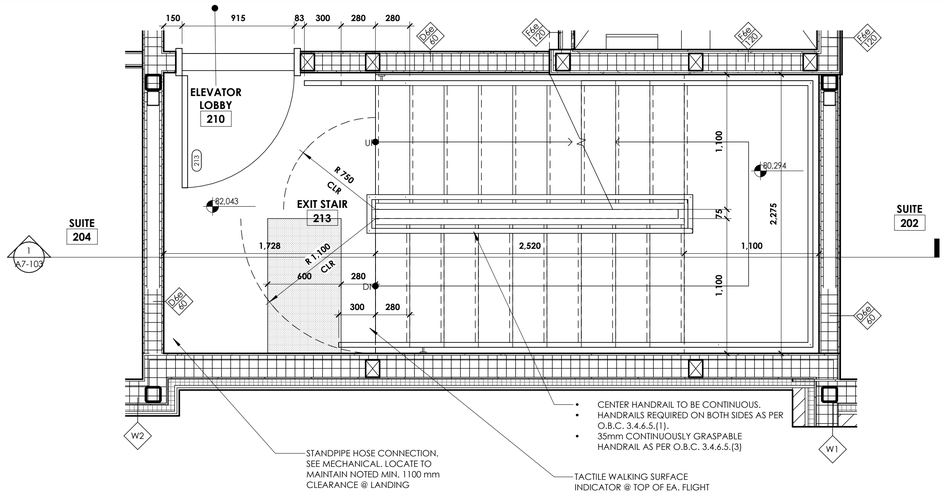
BUILDING SECTION (EAST / WEST)

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 50**

0 m 1 m 2 m

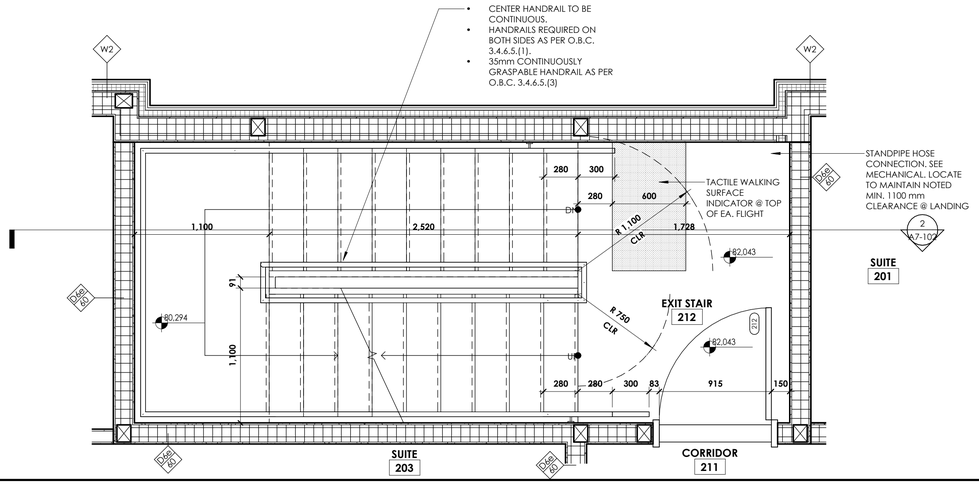
A5-110

D07-12-26-0047



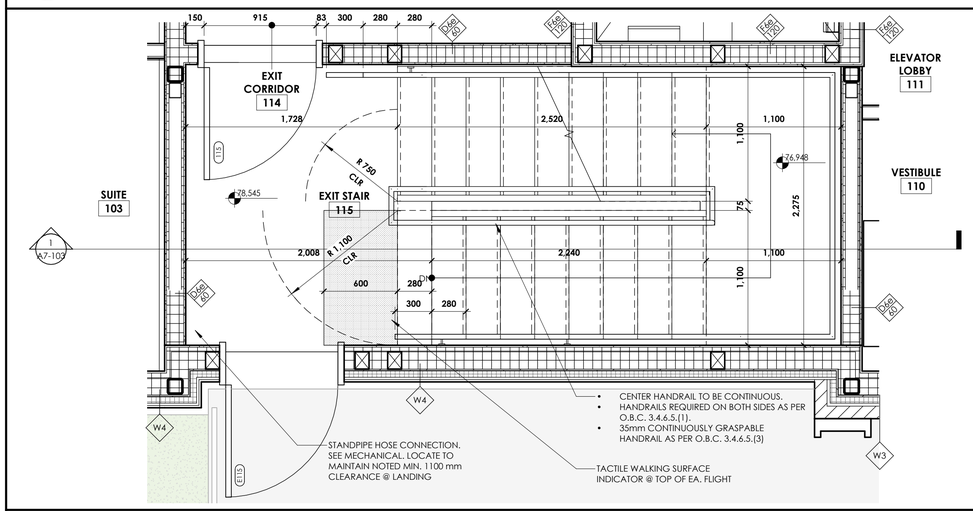
6 A7-100 ENLARGED STAIR PLAN - EXIT STAIR 213 / 313

1 : 25



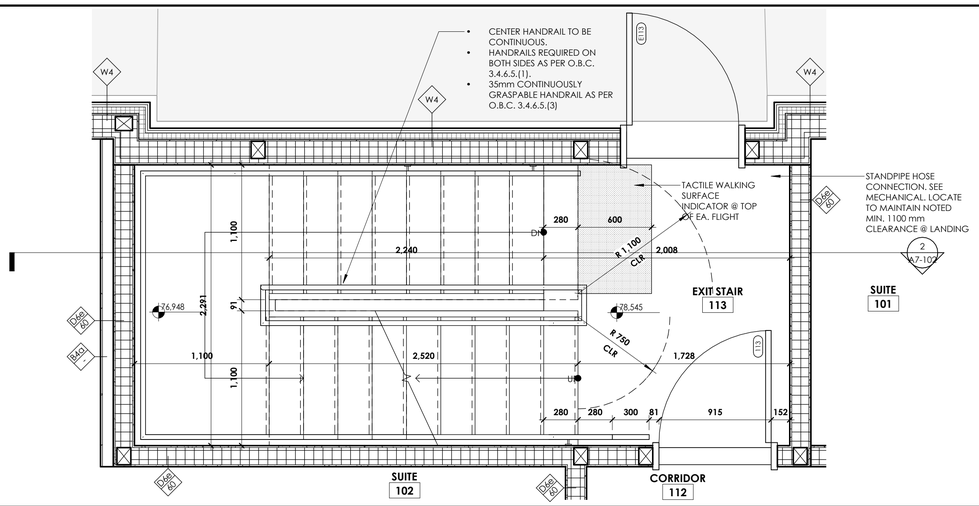
5 A7-100 ENLARGED STAIR PLAN - EXIT STAIR 212 / 312

1 : 25



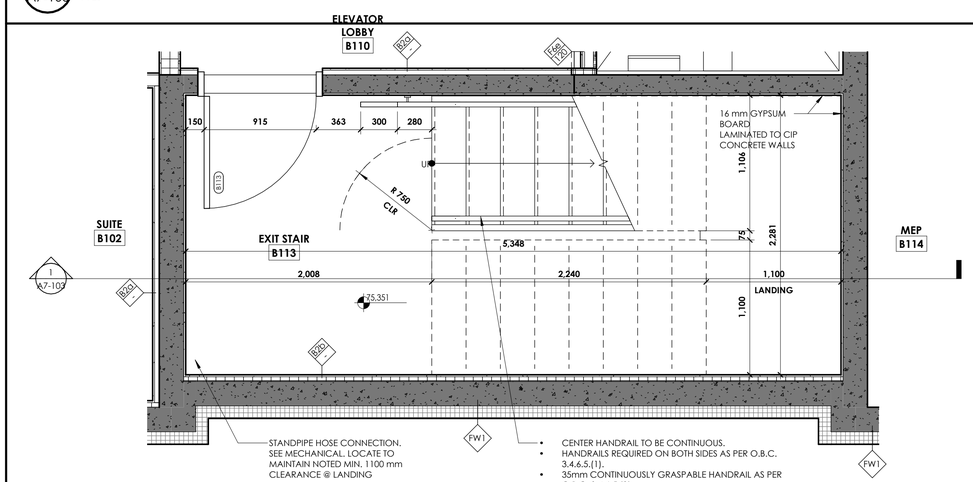
4 A7-100 ENLARGED STAIR PLAN - EXIT STAIR 115

1 : 25



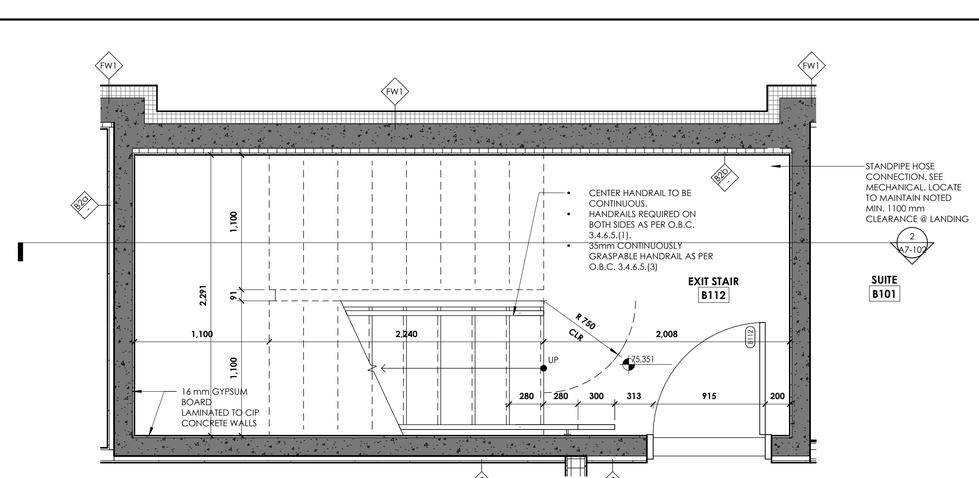
3 A7-100 ENLARGED STAIR PLAN - EXIT STAIR 113

1 : 25



2 A7-100 ENLARGED STAIR PLAN - EXIT STAIR B113

1 : 25



1 A7-100 ENLARGED STAIR PLAN - EXIT STAIR B112

1 : 25

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet
project north

nord actuel
true north

PROGRESS PRINT
FOR PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

EXIT STAIRS - ENLARGED PLANS

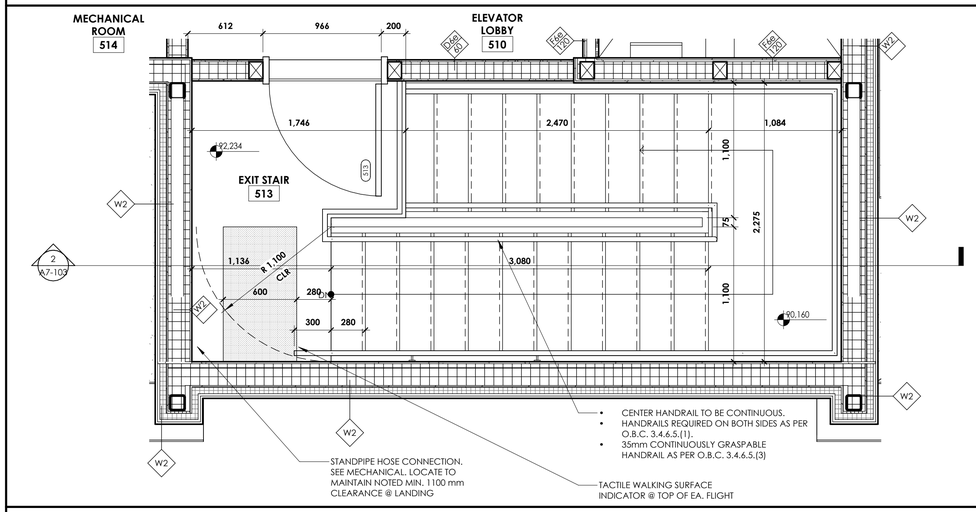
project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 25**

0 m 0.5 m 1 m

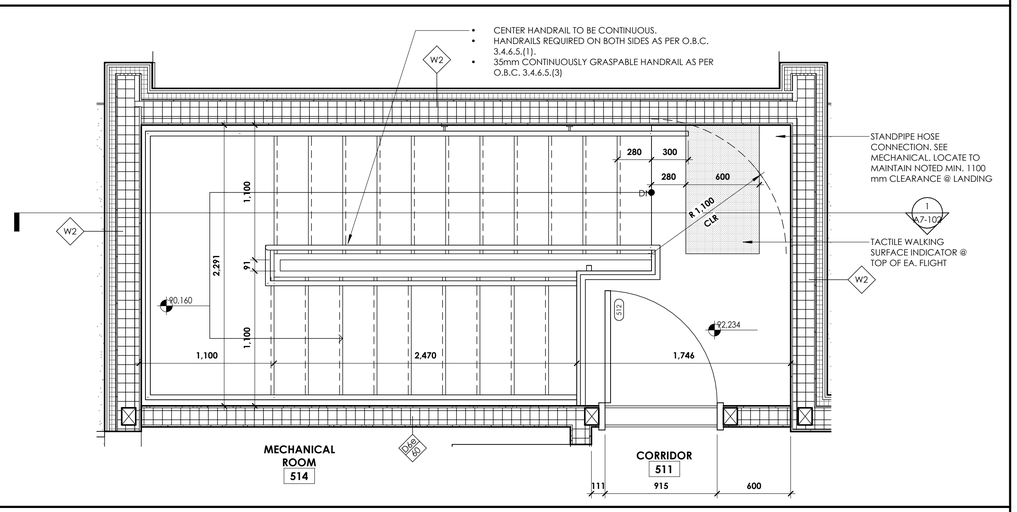
A7-100

D07-12-26-0047

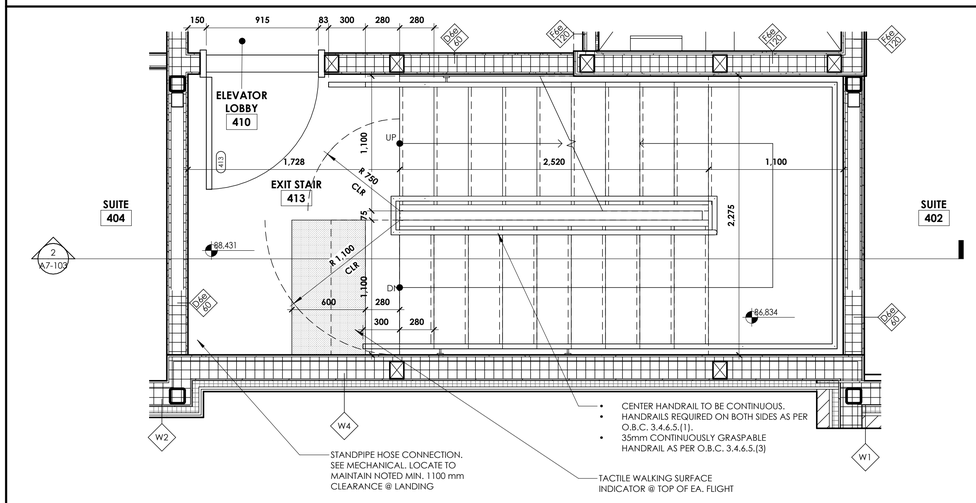
C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVE8D\3c827117-88e2-4e4c-a2f2-bd70ca6e9a2a\fca8e2-4c29-4275-b3ca-a4e637f0f505.rvt
2026-07-17 3:09:58 PM



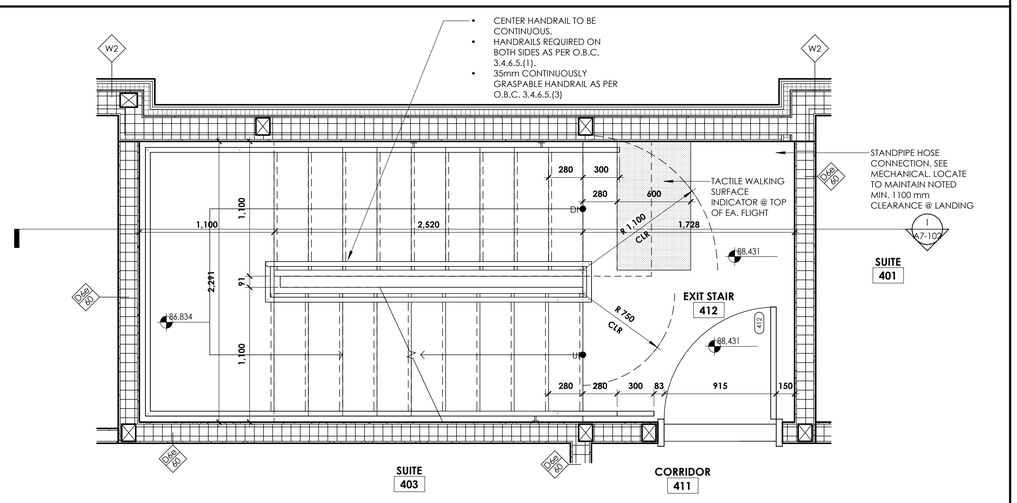
4 A7-101 ENLARGED STAIR PLAN - EXIT STAIR 513
1 : 25



3 A7-101 ENLARGED STAIR PLAN - EXIT STAIR 512
1 : 25



2 A7-101 ENLARGED STAIR PLAN - EXIT STAIR 413
1 : 25



1 A7-101 ENLARGED STAIR PLAN - EXIT STAIR 412
1 : 25

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK6D\3c827117-88e2-4e4c-a292-bd70ca69e2a1\Local\ea9e2-6c29-4275-b3ca-d4e637ff0505.rvt
2026-07-17 2:10:00 PM

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2B 7L3
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet project north

nord actuel true north

FOR PRELIMINARY REVIEW ONLY - PROGRESS

2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08
no	revisions	date

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

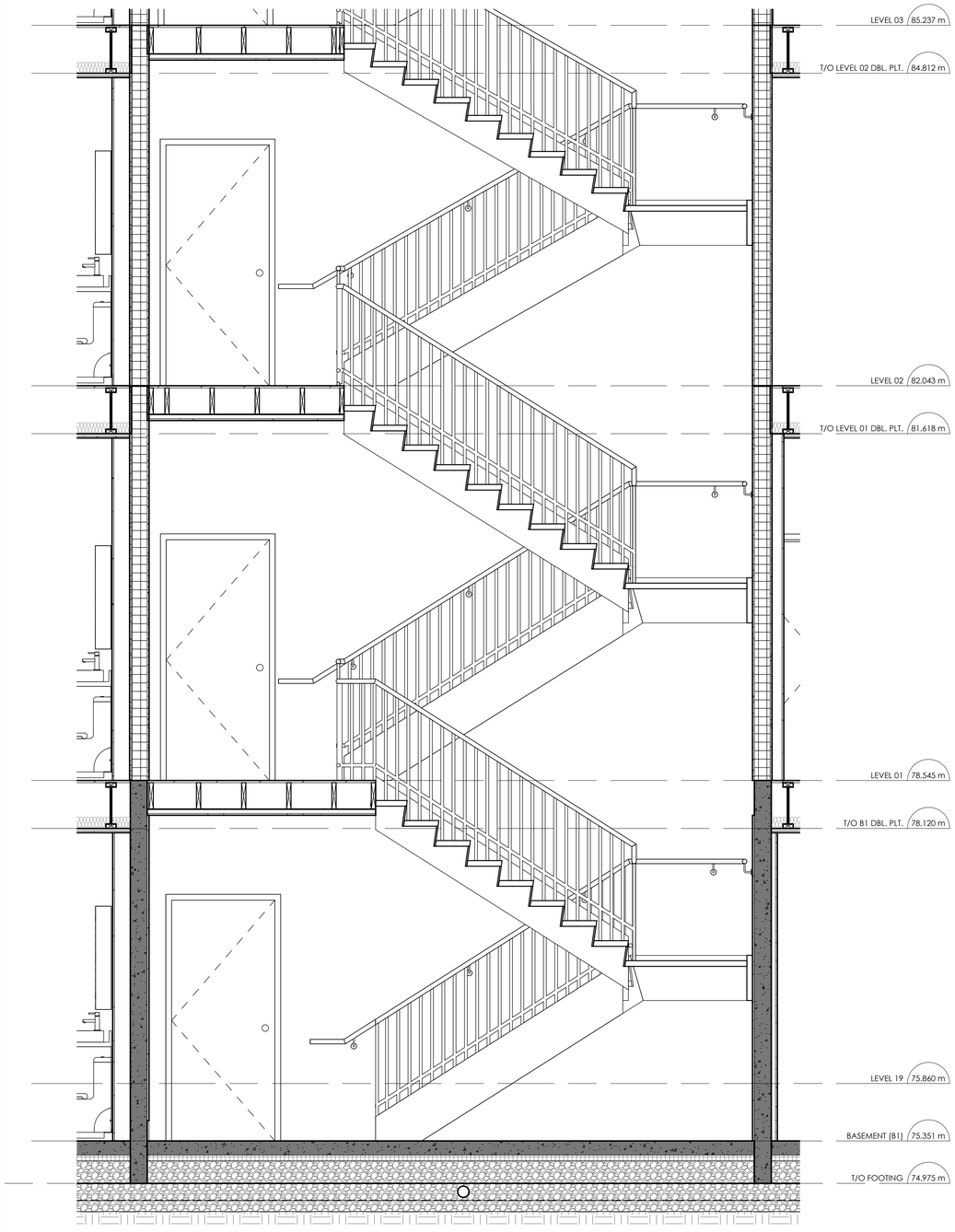
EXIT STAIRS - ENLARGED PLANS

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 25**

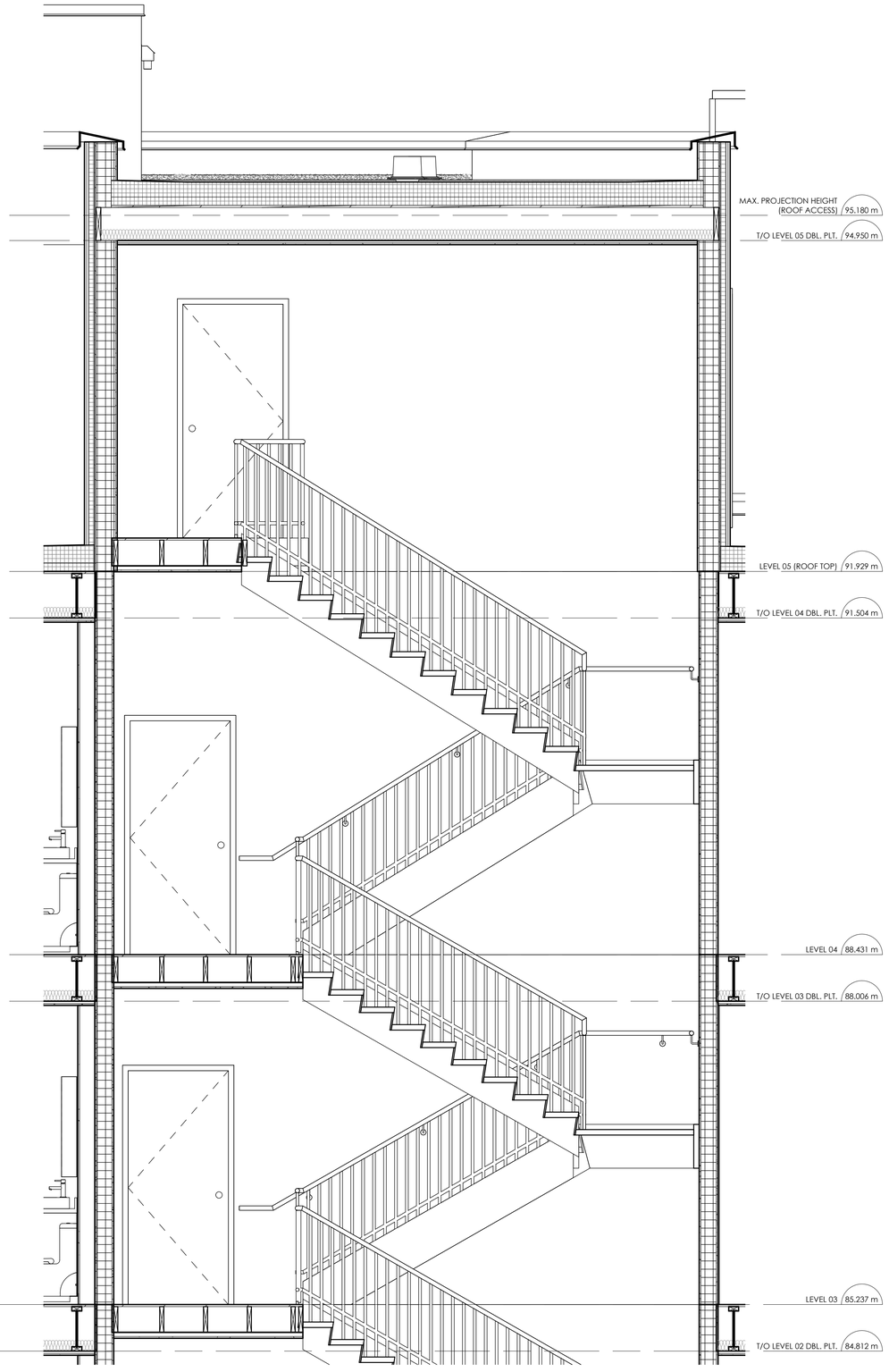
0 m 0.5 m 1 m

A7-101

D07-12-26-0047



2 A7-102 PARTIAL BUILDING SECTION - EXIT STAIR (NORTH) 2
1 : 25



1 A7-102 PARTIAL BUILDING SECTION - EXIT STAIR (NORTH)
1 : 25

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

linebox STUDIO
architect | architecte

FOR PRELIMINARY REVIEW ONLY - NOT FOR CONSTRUCTION - PROGRESS

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

EXIT STAIRS - SECTION

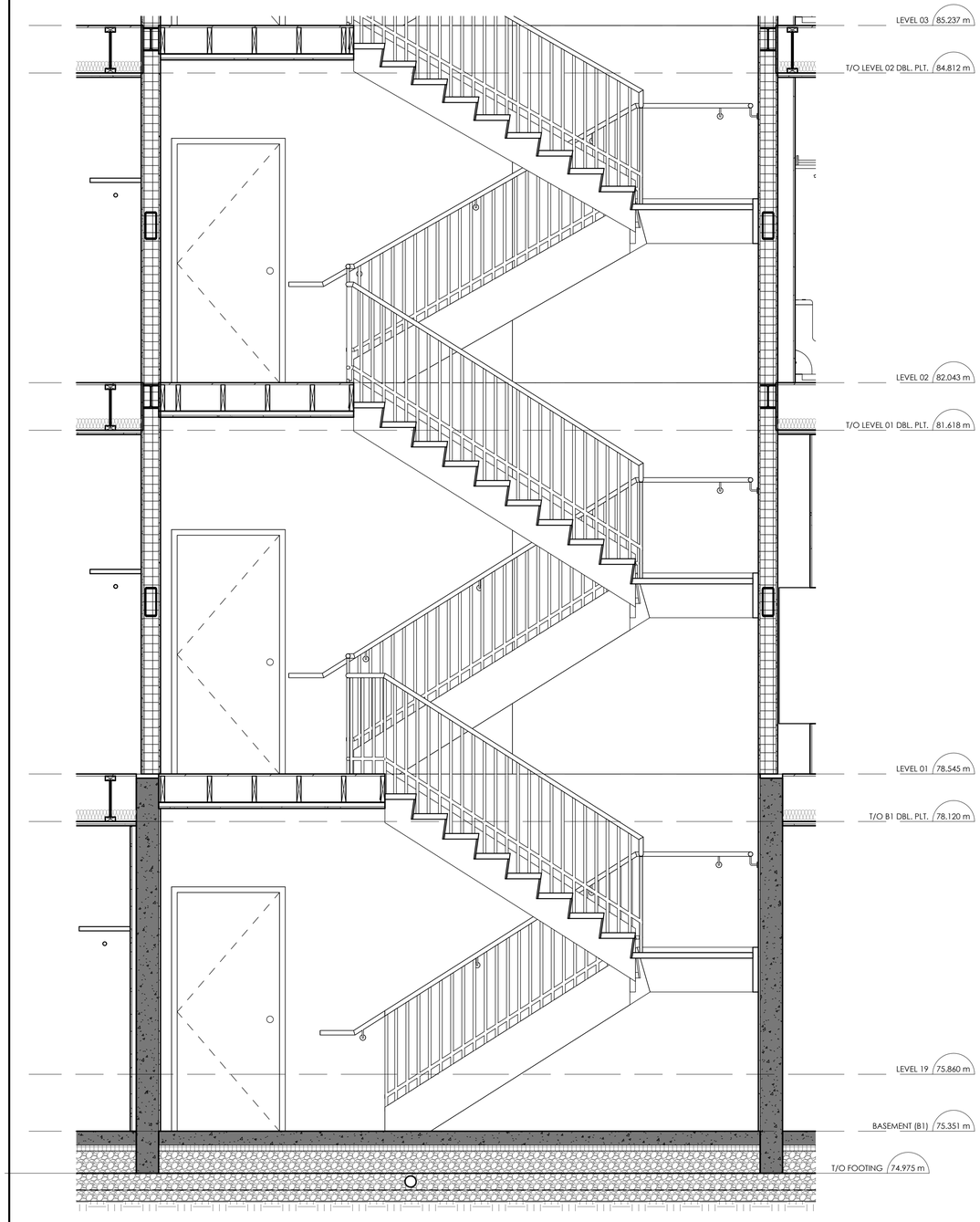
project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 25**

0 m 0.5 m 1 m

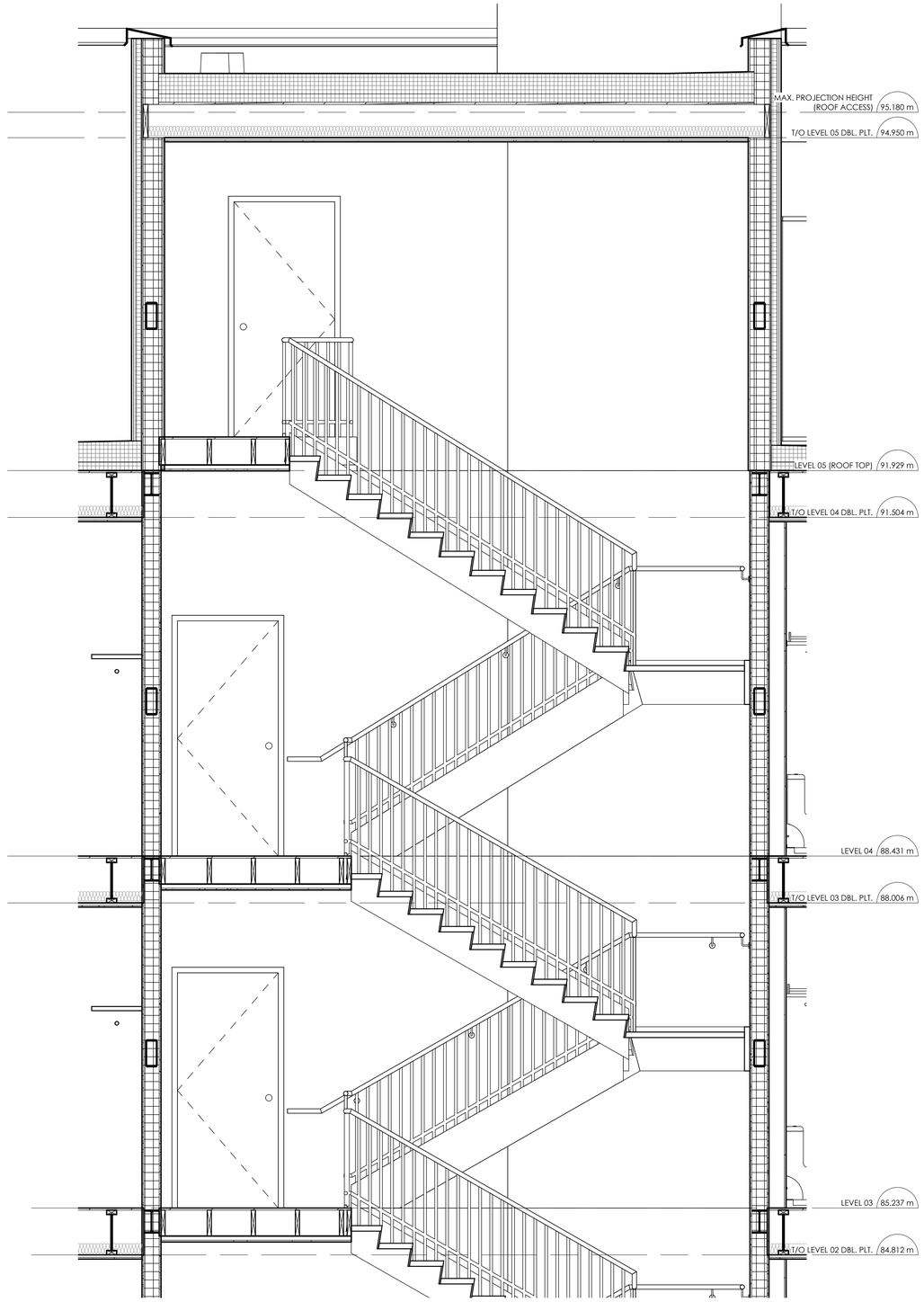
A7-102

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3D2DCVF8D\3c827117-88e2-4e4c-a2f2-bd70cdb9a2a1\ffcaa8e2-6c29-4275-b3ca-a4e6371f0595.rvt
2026-07-17 3:10:02 PM



1 A7-103 PARTIAL BUILDING SECTION - EXIT STAIR (SOUTH) 2
1 : 25



2 A7-103 PARTIAL BUILDING SECTION - EXIT STAIR (SOUTH)
1 : 25

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H4
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

FOR PROGRESS PRELIMINARY REVIEW ONLY
NOT TO BE USED FOR CONSTRUCTION

no	revisions	date
2	ISSUED FOR COORDINATION	2026-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

EXIT STAIRS - SECTION

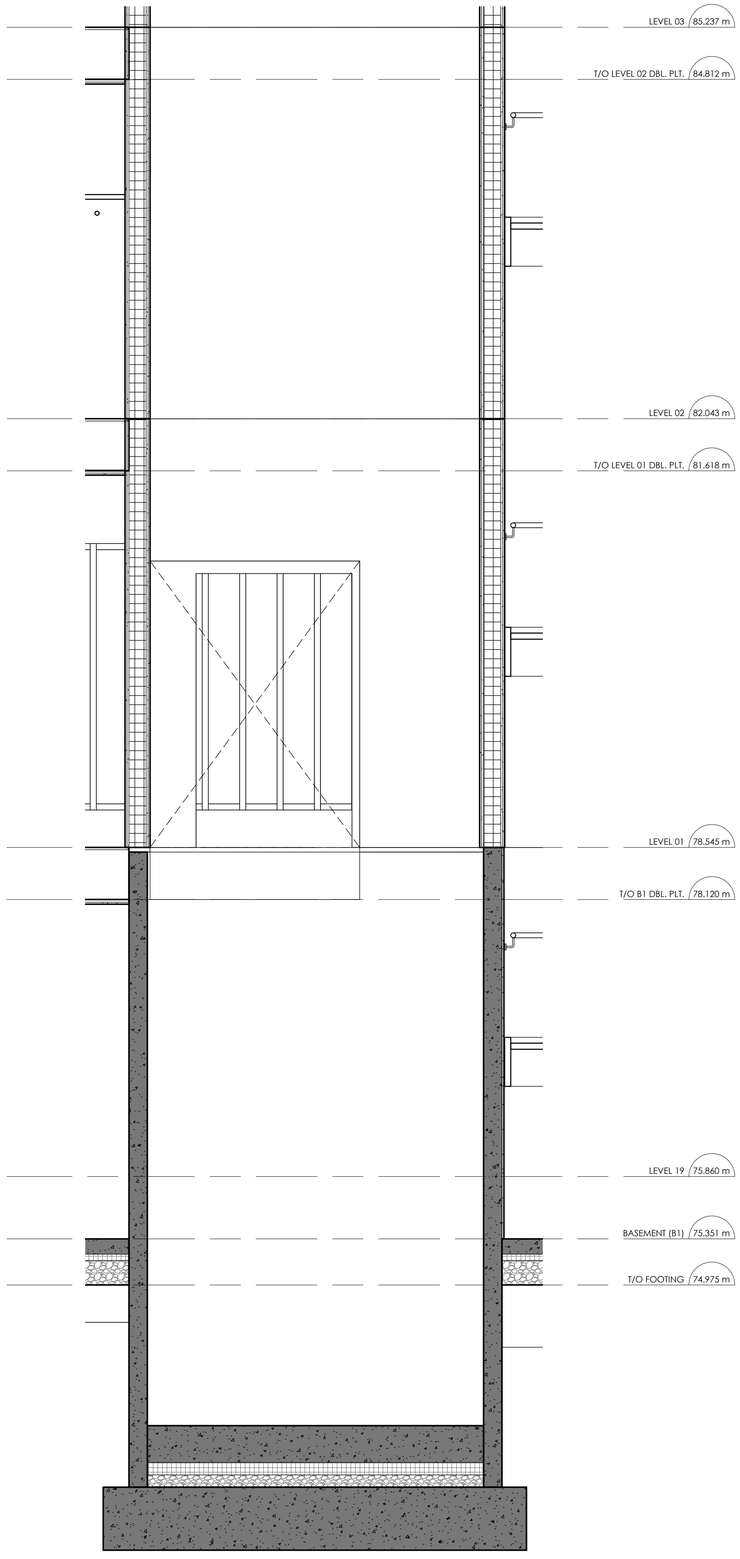
project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 25**

0 m 1 m 2 m

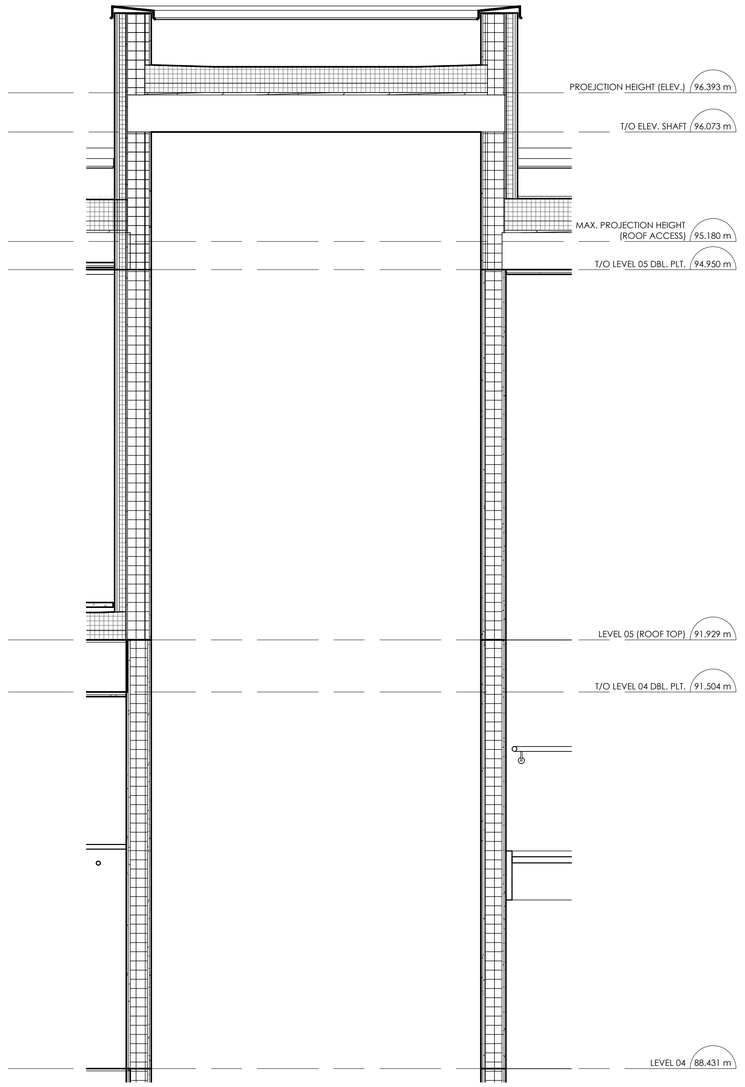
A7-103

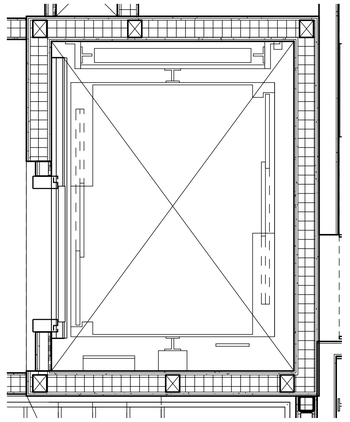
D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3D2DCVK8D\3c827117-88e2-4e4c-a2f2-bd70cdfa9a2a\lfcaa8e2-6c29-4275-b3ca-a4e6371f0595.rvt
2026-07-17 3:10:04 PM

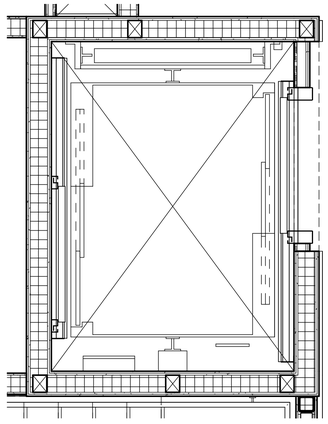


5 A7-110 ENLARGED SECTION - ELEVATOR SHAFT
1 : 25

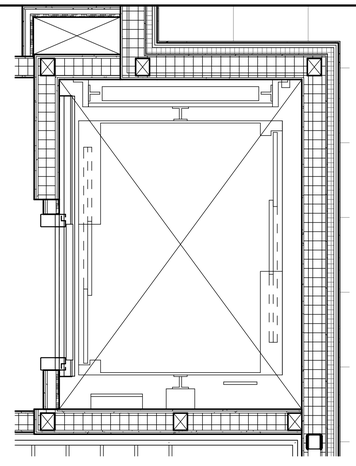




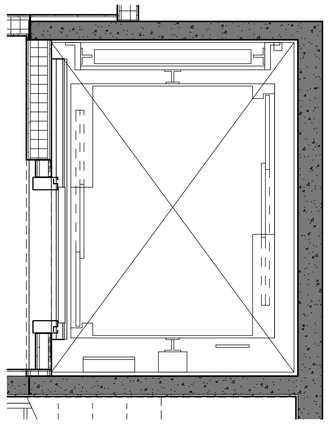
3 A7-110 ENNLARGED PLAN - ELEVATOR (LEVEL 02 - 04)
1 : 25



2 A7-110 ENNLARGED PLAN - ELEVATOR (LEVEL 01)
1 : 25



4 A7-110 ENNLARGED PLAN - ELEVATOR (LEVEL 05)
1 : 25



1 A7-110 ENNLARGED PLAN - ELEVATOR (BASEMENT)
1 : 25

InHarmony
DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea
Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1525 CARLING AVE. OTTAWA, ONTARIO K2A1H8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet
project north

nord actuel
true north

FOR PRELIMINARY REVIEW ONLY
PROGRESS

no	revisions	date
2	ISSUED FOR COORDINATION	2024-07-17
1	ISSUED FOR 33% WORKING DRAWINGS	2026-06-08

stamp | timbre

architect | architecte
linebox
STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

ELEVATOR - ENLARGED PLANS & SECTION

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**1 : 25**

0 m 0.5 m 1 m

A7-110

D07-12-26-0047

C:\Users\jonat\AppData\Local\Autodesk\Revit\Autodesk Revit 2026\CollaborationCache\HA3DJ2DCVK8D\3c827f17-88e2-4e4c-a2f2-bd70ca69a2a1\fcca8e2-4c29-4275-b3cc-a4e637f05f05.rvt
2026-07-17 3:10:05 PM

GENERAL NOTES:

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.

2. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.

3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.

4. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION RELATED PERMITS REQUIRED AND BEAR COST OF THE SAME.

6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS", THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.

8. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.

9. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. BOOK 7 AND T.A.C MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).

10. THE SUPPORT OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

11. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.

12. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.

13. THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.

14. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.

15. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED AY THE CONTRACTOR. REVIEW WITH ENGINEER AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.

16. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.

17. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY EXP. SERVICES INC. DATED APRIL 28, 2026.

18. THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.

19. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".

    FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY MONUMENT-URSO SURVEYING LTD DATED SEPTEMBER 25, 2025.

20. CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND LEGAL DRAWINGS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

2. ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.

3. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B BEDDING UNLESS OTHERWISE NOTED.

4. ALL SANITARY LATERALS ARE TO BE PVC SDR 28, IPEX "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND MARKED WITH A 50MM X 100MM WOODEN MARKER, EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE PAINTED RED.

5. SEWER BEDDING AS PER CITY STANDARD S6 & S7. GRANULAR 'A' BEDDING TO BE INCREASED TO 300MM WHERE SEWERS ARE BELOW THE GROUNDWATER TABLE.

6. SANITARY SEWER MANHOLES SHALL BE BENCHED AS PER OPSD 701.021. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25. SAFETY PLATFORMS SHALL BE AS PER OPSD 404.02. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.

7. THE CONTRACTOR SHALL CONDUCT INFILTRATION/EXFILTRATION (AS PER CURRENT OPSS) TESTING ON ALL NEWLY INSTALLED SANITARY SEWERS. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLATION AND VIEWED BY THE ENGINEER.

8. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

9. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.

10. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMDD.

11. ALL SANITARY BUILDING DRAINS TO BE EQUIPPED WITH SANITARY BACKWATER VALVES INSTALLED PER CITY OF OTTAWA STANDARD DRAWING S14.1.

12. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.

13. MINIMUM SOIL COVER TO BE 2.1m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED ON ALL THREE SIDES AS PER CITY OF OTTAWA STD. S35.

STORM SEWER NOTES

1. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

2. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.I. (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).

3. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.

4. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. RIGID STORM PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSD 802.030. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMDD.

5. SEWER BEDDING AS PER CITY STANDARD S6 & S7.

6. ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50mm X I00mm WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED GREEN.

7. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.

8. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.

9. MINIMUM SOIL COVER TO BE 2.1m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED ON ALL THREE SIDES AS PER CITY OF OTTAWA STD. S35.

10. FOUNDATION DRAIN SERVICE LATERAL TO BE EQUIPPED WITH APPROVED BACKWATER VALVE AS PER CITY OF OTTAWA STD.S14.

11. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24, S24.1 AND S25.

12. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.

13. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.

14. STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701 .021.

15. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.

16. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER THE SEWERS ARE INSTALLED.

WATERMAIN NOTES

1. ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

2. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.

3. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.

4. WATERMAINS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.

5. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.

6. WATER SERVICES SHALL BE MARKED WITH A "50mm X 100mm", EXTENDING FROM THE INVERT TO 1.0m ABOVE GRADE PAINTED BLUE. STAND POSTS/SHUT-OFFS SHALL BE INSTALLED AT THE PROPERTY LINE.

7. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.

8. VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.

9. ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4m, WHERE MINIMUM FROST COVER CAN NOT BE ACHIEVED, PROVIDE RIGID INSULATION ON ALL THREE SIDES AS PER CITY OF OTTAWA STD. W22.

10. THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.

11. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

12. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.

13. WATER METERS TO BE INSTALLED AS PER W30 FOR WATER SERVICES.

14. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAN.

15. WATERMAINS CROSSING ABOVE OR BELOW SEWERS TO BE INSTALLED AS PER CITY STED. W25 AND W25.2.

16. WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 1.2m, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.

17. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.50m FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2. FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50m AS PER CITY STD. W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

ROADWAY SPECIFICATIONS

1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC.1.1(BARRIER CURB) AS NOTED. PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.

3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSS 310.

4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.

5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.

6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.

7. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.

GENERAL NOTES FOR GRADING

1. IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.

2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.

3. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.

4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.

5. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.

KEY PLAN
N.T.S



CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

JOB BENCH MARK
NAIL SET IN UTILITY POLE LOCATED ADJACENT TO THE SIDEWALK ALONG EASTERN PROPERTY LINE AT ELEVATION=77.94
NORTHING=5029350.4849 EASTING=367313.2131

TOPOGRAPHIC INFORMATION
LOT2 AND PART OF LOT1 REGISTERED PLAN 31326, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT–URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.
SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	REVISED PER CITY COMMENTS	23/07/26	NP	AKJ
1	ISSUED FOR SPA	01/05/26	NP	AKJ

SCALE

NORTH

DESIGNED BY

REVIEWED BY
LICENSED PROFESSIONAL ENGINEER
A. K. JARIWALA
100562090
2026/07/23
PROVINCE OF ONTARIO

CLIENT
522 CAMBRIDGE LTD.
187 CHEMIN OLD CHELSEA, SUITE 101
CHELSEA, QC. J9B 1J3
613.???.????

exp Services Inc.
t +1 613.688.1899 | f +1 613.225.7330
2650 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASE/PLAN: NP
DESIGN: NP
CHECKED: AKJ
CAD: NP
PROJECT MANAGER: AKJ
APPROVED: AKJ

PROJECT
RESIDENTIAL DEVELOPMENT
522 CAMBRIDGE STREET SOUTH
OTTAWA, ONTARIO.

TITLE
NOTES AND DETAILS

PROJECT No.: OTT–25015974–A0
SURVEY: MUS
DATE: 2025–12–01
DRAWING No.: C000

#?????

Filename: \\exp\data\ott\ott-25015974-a0\60_execution\65_drawings\ott-25015974-a0 - 522 cambridge street s.dwg
Last Saved: 7/23/2026 10:28:16 AM - Last Plotted: 7/23/2026 10:29:34 AM
Plotted By: Mohammad Ali Jariwala - Plot Scale: 1:1 - Plot Device: ANSI_A_(8.50_x_11.00_in).pc3
References: XREF - SITE PLAN.dwg; XREF - 522 cambridge street s.dwg; XREF - 25-106.dwg

REV

NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.

2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.

KEY PLAN
N.T.S



CAMBRIDGE STREET S

EX.450mmø COMB SEWER
Approximate Crown of Road

EX.SANMH
T/G=76.75
INV.SE=73.70

EX.SANMH
T/G=77.48
INV.NW=74.33

203mmø WATERMAIN (1995)

Edge of Asphalt

Concrete Sidewalk

SITE BENCHMARK
NAIL SET IN UTILITY POLE
ELEVATION=77.94

SSW(WIT)
0.16 East
(in
Asphalt
(P2)&Meas

EXISTING INTERLOCK WALKWAY TO BE REMOVED.

EXISTING PLANER BED TO BE REMOVED.

No. 520
3 Storey
Brick & Vinyl Sided
Dwelling
(Siding Noted)

No. 522
1 1/2 Storey
Aluminum Sided Dwelling
(Siding Noted)

No. 528
2 Storey
Vinyl Sided Dwelling
(Foundation Noted)

EXISTING DWELLING AND FOUNDATION TO BE DEMOLISHED. EXISTING BUILDING SERVICES TO BE LOCATED AT BLANKED PRIOR TO CONSTRUCTION.

EXISTING PAVING STONE, INTERLOCK AND WOOD DECK TO BE REMOVED FROM THE SITE.

EXISTING PAVING STONE, PATIO STONE TO BE REMOVED FROM THE SITE.

ALL EXISTING ASPHALT, GRAVEL, TOPSOIL, TREES, HEDGES AND VEGETATION, PLANT MATTER, AND DELETERIOUS FOREIGN MATERIAL TO BE REMOVED PRIOR TO CONSTRUCTION.

EXISTING WOOD RETAINING WALL TO BE REMOVED.

EXISTING METAL SHED TO BE REMOVED.

Corner
0.4 North
Eave ±0.6 North
(per P2)

Interlock
Walkway
Planter
Paving Stones
Patio Stones
Hedge
Wooden Fence
Metal Shed
Concrete Pad
Deck
Retaining Wall
Gravel
Asphalt
Topsoil
Vegetation
Plant Matter
Foreign Material

No. 12-385
(Rolled Natural)

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

JOB BENCH MARK
NAIL SET IN UTILITY POLE LOCATED ADJACENT TO THE SIDEWALK ALONG EASTERN PROPERTY LINE AT ELEVATION=77.94
NORTHING=5029350.4849 EASTING=367313.2131

TOPOGRAPHIC INFORMATION
LOT2 AND PART OF LOT1 REGISTERED PLAN 31326, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT–URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.
SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	REVISED PER CITY COMMENTS	23/07/26	NP	AJK
1	ISSUED FOR SPA	01/05/26	NP	AKJ

SCALE: 0 1m 2m 4m — HORIZONTAL 1:100
NORTH
DESIGNED BY

REVIEWED BY
LICENSED PROFESSIONAL ENGINEER
A. K. JARIWALA
100562090
2026/07/23
PROVINCE OF ONTARIO

CLIENT
522 CAMBRIDGE LTD.
187 CHEMIN OLD CHELSEA, SUITE 101
CHELSEA, QC. J9B 1J3
613.???.????

exp Services Inc.
T +1 613.688.1899 | F +1 613.225.7330
2650 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN NP
DESIGN NP
CHECKED AKJ
CAD NP
PROJECT MANAGER AKJ
APPROVED AKJ

PROJECT
RESIDENTIAL DEVELOPMENT
522 CAMBRIDGE STREET SOUTH
OTTAWA, ONTARIO.

TITLE
EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT No. OTT-25015974-A0
SURVEY MUS
DATE 2025-12-01
DRAWING No. C001

#?????

Filename: \\ca\ott\data\ott\ott-25015974-a0\60_execution\65_drawing\ott-25015974-a0 - 522 cambridge street s.dwg
Last Saved: 7/23/2026 10:29:05 AM Last Plotted: 7/23/2026 10:29:36 AM
References: XREF - SITE PLAN.dwg; XREF - Survey Plan R2-106.dwg

DOT.???.????

REV


PROP. INV=75.44
EX. OBV=74.61
ELBOW INTO EXISTING 450mmø COMB SEWER PER CITY OF OTTAWA STD DWG S11.
PROP. INV=75.51
EX. OBV=74.60
ELBOW INTO EXISTING 450mmø COMB SEWER PER CITY OF OTTAWA STD DWG S11.
EX.450mmø COMB SEWER
ROAD REINSTATEMENT AS PER CITY OF OTTAWA STD. DWG. R10
PROP. INV=75.52
EX. OBV=74.65
ELBOW INTO EXISTING 450mmø COMB SEWER PER CITY OF OTTAWA STD DWG S11.
CONNECT PROP. 150mmø WATERMAIN TO EX. 203mmø WATERMAIN AS PER CITY OF OTTAWA STD DWG W50.
EX.SANMH T/G=76.75 INV.SE=73.70
CAMBRIDGE STREET S
Approximate Grade of Road
ROAD REINSTATEMENT AS PER CITY OF OTTAWA STD. DWG. R10
CONTRACTOR TO CONFIRM THE ACTUAL DEPTH OF THE WATERMAIN AND PROVIDE MIN. 0.50m OF CLEARANCE
EX.SANMH T/G=77.48 INV.NW=74.33
PROP. FOUNDATION DRAIN CROSSING ABOVE EX. WATERMAIN
MINIMUM ALLOWABLE BARREL CLEARANCE IS 0.5m AS PER THE CITY OF OTTAWA STD DWG W25.
ASSUMED TOP OF EX. WATERMAIN=75.00
PROP. STORM INVERT=75.52
PROP. BARREL CLEARANCE=±0.52
PROP. STORM CROSSING ABOVE EX. WATERMA
MINIMUM ALLOWABLE BARREL CLEARANCE IS 0.5m AS PER THE CITY OF OTTAWA STD DWG W25.
ASSUMED TOP OF EX. WATERMAIN=74.99
PROP. STORM INVERT=75.55
PROP. BARREL CLEARANCE=±0.56
203mmØ WATERMAIN (1995)
PROP. SANITARY CROSSING ABOVE EX. WATERMAIN
MINIMUM ALLOWABLE BARREL CLEARANCE IS 0.5m AS PER THE CITY OF OTTAWA STD DWG W25.
ASSUMED TOP OF EX. WATERMAIN=75.03
PROP. SANITARY INVERT=75.56
PROP. BARREL CLEARANCE=±0.53.
10.30m–200mmØ PVC SDR 35 STM @1.00%
10.60m–150mmØ SDR 35 SAN @1.00%
Edge of Asphalt
Concrete Sidewalk
PROP. DEPRESSED MONOLITHIC CONCRETE SIDEWALK PER CITY OF OTTAWA STD.SC2.
SITE BENCHMARK NAIL SET IN UTILITY POLE ELEVATION=77.94
STMMH MH1 T/G=77.60 INV.NW=75.67 INV.SW=75.64 INV.NE=75.61
8.85m–150mmØ PVC SDR 35 STM @1.50%
PROP. 13.4m–100mmø PVC DR 18 WATERMAIN
V&VB
SANMH 1 T/G=77.71 INV.SW=75.66 INV.NE=75.63
AD4 T/G=77.49 INV.SW=75.86 INV.SE=75.80 INV.W=76.82
PROP. 17.5m–150mmø PVC SC40 BLD STM FOR FOUNDATION DRAINAGE @2.00%
BUILDING ROOF ABOVE
6.54m–150mmø PVC SC40 SAN @2.00%
RETAINING WALL BY OTHERS
7.42m–150mmØ PVC SDR 28 BLD STM FOR ROOF @2.00%
STM CAP @ BLDG FOR ROOF DRAINS INV.NE=75.79
BASEMENT UNITS AND ELEVATOR PIT TO BE PUMPED. ABOVE GROUND UNITS ARE TO BE CONVEYED BY GRAVITY. REFER TO MECHANICAL PLANS.
FOUNDATION DRAIN CAP @ BLDG INV. NE=75.79 FOUNDATION DRAINAGE TO BE PUMPED. SEE MECHANICAL PLANS
SAN CAP @ BLDG c/w BACKFLOW PREVENTOR INV.NE=75.79
CAP @ BLDG TOP OF WATERMAIN.=75.89
150mmø HDPE PERFORATED SUBDRAIN FOR TOE WALL WRAPPED IN FILTER SOCK C/W 19mm CLEARSTONE PER OPSD 3120.110. CONNECTED TO AD4.
No. 520 3 Storey Brick & Vinyl Sided Dwelling (Siding Noted)
No. 528 2 Storey Vinyl Sided Dwelling (Foundation Noted)
Corner 0.4 North
33.67m–150mmØ PVC SDR 35 STM @1.50%
APPROXIMATE OUTLINE OF MECHANICAL ROOM IN BASEMENT
PROPOSED 4–STOREY APARTMENT BUILDING
FFE: 78.55
BASEMENT FFE: 75.35
USF: ±74.66–74.86 (REFER TO STRUCTURAL)
USF ELEVATOR PIT: ±73.00 (REFER TO STRUCTURAL)
TOF: 78.70
WINDOW WELL DRAINS TO BE CONNECTED TO STMMH1 INDEPENDENT OF BUILDING FOUNDATION AND UNDERFLOOR DRAINAGE SYSTEM.
WINDOW WELL DRAIN TO BE CONNECTED TO STMMH1 INDEPENDENTLY OF BUILDING FOUNDATION AND UNDERFLOOR DRAINAGE SYSTEM.
150mmø HDPE PERFORATED SUBDRAIN FOR TOE WALL WRAPPED IN FILTER SOCK C/W 19mm CLEARSTONE PER OPSD 3120.110. CONNECTED TO AD1.
4.61m–150mmØ PVC SDR 35 STM @1.50%
9.66m–150mmØ PVC SDR 35 STM @1.50%
AD1 T/G=78.46 INV.NW=76.66 INV.E=77.17 INV.S=77.17
AD2 T/G=78.46 INV.SE=76.59 INV.NW=76.56
AD3 T/G=78.46 INV.SE=76.42 INV.NE=76.36 INV.N=77.13 INV.W=77.13
10 m² GARBAGE ENCLOSURE
150mmø HDPE PERFORATED SUBDRAIN FOR TOE WALL WRAPPED IN FILTER SOCK C/W 19mm CLEARSTONE PER OPSD 3120.110. CONNECTED TO AD3.
Wooden Porch
Concrete Porch
Asphalt Ramp
Stairs (Top 100.00)
Stairs (Top 100.00)
Stairs (Top 100.00)

CAMBRIDGE STREET S

ROAD REINSTATEMENT AS PER CITY OF OTTAWA STD. DWG. R10

EX.SANMH T/G=76.75 INV.SE=73.70

EX.SANMH T/G=77.48 INV.NW=74.33

PROP. DEPRESSED MONOLITHIC CONCRETE SIDEWALK PER CITY OF OTTAWA STD.SC2.

SITE BENCHMARK NAIL SET IN UTILITY POLE ELEVATION=77.94

STM MH1 T/G=77.60

SAN MH 1 T/G=77.71

TOP OF WINDOW WELL ELEVATION=77.85

STM AD4 T/G=77.49

BUILDING ROOF ABOVE

RETAINING WALL BY OTHERS

No. 520
3 Storey
Brick & Vinyl Sided
Dwelling
(Siding Noted)

TOP OF WINDOW WELL TO BE FLUSHED WITH SURROUNDING GRADES

No. 528
2 Storey
Vinyl Sided Dwelling
(Foundation Noted)

Corner
0.4 North
(per P2)

PROPOSED 4-STOREY APARTMENT BUILDING
FFE: 78.55
BASEMENT FFE: 75.35
USF: ±74.66-74.86 (REFER TO STRUCTURAL)
USF ELEVATOR PIT: ±73.00 (REFER TO STRUCTURAL)
TOF: 78.70

APPROXIMATE OUTLINE OF MECHANICAL ROOM IN BASEMENT

TOP OF WINDOW WELL ELEVATION=78.65

TOP OF WINDOW WELL TO BE FLUSHED WITH SURROUNDING GRADES

TOP OF WINDOW WELL ELEVATION=78.65

STM AD3 T/G=78.46

STM AD1 T/G=78.46

10 m² GARBAGE ENCLOSURE

PROP. TOE WALL AS PER OPSD 3120.100-TYPE I.

Existing Concrete Retaining Wall

Wooden Porch

Concrete Sidewalk

Edge of Asphalt

Approximate Crown of Road

KEY PLAN
N.T.S



LEGEND

- PROPERTY LINE
- EX. ROAD CENTERLINE
- EX. UTILITY POLE
- EX. WATER VALVE
- EX. COMBINED SEWER MANHOLE
- EX. ELEVATION
- PROP. GRADE (%)
- PROP. ELEVATION
- PROP. ELEVATION (TOP OF CURB)
- PROP. ELEVATION (BOTTOM OF CURB)
- PROP. ELEVATION (MATCH EX. ELEV.)
- PROP. FINISHED FLOOR ELEVATION
- PROP. TOP OF RETAINING WALL ELEV.
- PROP. BOTTOM OF RETAINING WALL ELEV.
- PROP. BARRIER CURB
- PROP. DEPRESSED CURB
- PROP. STORM/SANITARY MANHOLE
- PROP. ROOF DRAIN
- PROP. GRASS/SOFT LANDSCAPING AS PER LANDSCAPE PLAN
- PROP. CLEAR STONE
- PROP. CONCRETE SURFACE
- PROP. ASPHALT
- PROP. TOE WALL AS PER O.P.S.D. 3120.100-TYPE I

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

JOB BENCH MARK
NAIL SET IN UTILITY POLE LOCATED ADJACENT TO THE SIDEWALK ALONG EASTERN PROPERTY LINE AT ELEVATION=77.94
NORTHING=5029350.4849 EASTING=367313.2131

TOPOGRAPHIC INFORMATION
LOT2 AND PART OF LOT1 REGISTERED PLAN 31326, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT-URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.
SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	REVISED PER CITY COMMENTS	23/07/26	NP	AKJ
1	ISSUED FOR SPA	01/05/26	NP	AKJ

SCALE: 0 1m 2m 4m HORIZONTAL 1:100
NORTH

DESIGNED BY

REVIEWED BY
LICENSED PROFESSIONAL ENGINEER
A. K. JARIWALA
100562090
2026/07/23
PROVINCE OF ONTARIO

CLIENT
522 CAMBRIDGE LTD.
187 CHEMIN OLD CHELSEA, SUITE 101
CHELSEA, QC. J9B 1J3
613.???.????

exp Services Inc.
t: +1.613.688.1899 | f: +1.613.225.7330
2650 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN	NP
DESIGN	NP
CHECKED	AKJ
CAD	NP
PROJECT MANAGER	AKJ
APPROVED	AKJ

PROJECT
RESIDENTIAL DEVELOPMENT
522 CAMBRIDGE STREET SOUTH
OTTAWA, ONTARIO.

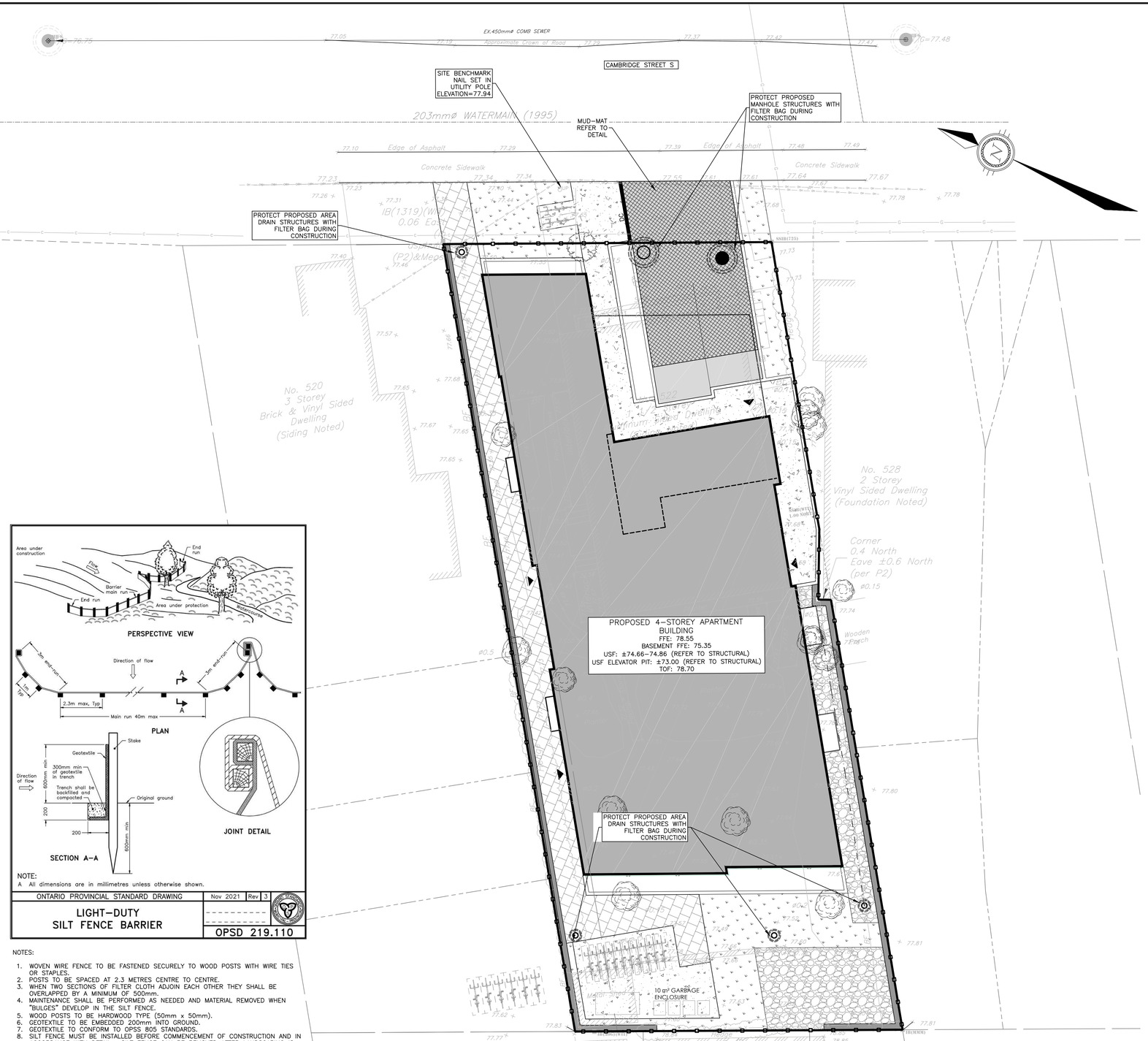
TITLE
SITE GRADING PLAN

PROJECT No.	OTT-25015974-A0
SURVEY	MUS
DATE	2025-12-01
DRAWING No.	C200

#?????

DOT-??-??-????

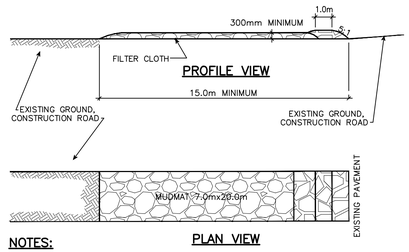
Filename: \\exp\ca\ott\ott-25015974-a0\60 execution\AS drawings\ott-25015974-a0 - 522 cambridge street s.dwg
Last Saved: 7/23/2026 10:29:05 AM Last Plotted: 7/23/2026 10:29:41 AM
Plotted by: Nicholas Pogue Plot Scale: 1:1
References: XREF — SITE PLAN.dwg; XREF — Plan.dwg; XREF — AQ-106.dwg;



EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.

DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
3. MINIMIZATION OF AREA TO BE CLEARED AND DISRUPTION TO ADJACENT AREAS.
4. INSTALLATION OF FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES.
5. A SILT FENCE TO BE INSTALLED 0.3m INSIDE THE SITE PROPERTY LINE TO LOCATIONS SHOWN ON THIS DRAWING.
6. A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY. CARE WILL BE TAKEN TO PREVENT DAMAGE DURING CONSTRUCTION OPERATIONS.
7. IN SOME CASES SOME BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
8. THE SEDIMENT CONTROL DEVICES WILL BE CLEANED OF ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENTS OF THE CONTRACT.
9. DURING THE COURSE OF CONSTRUCTION IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR WILL INSTALL ADDITONAL SILT FENCES OR OTHER METHODS AS REQUIRED TO THE SATISFACTION OF THE ENGINEER.
10. CONSTRUCTION AND MAINTENANCE REQUIRMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) OPSS 805, AND CITY OF OTTAWA SPECIFICATIONS.
11. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



NOTES:

1. STONE – USE CLEAR CRUSHED 100mm STONE.
2. LENGTH – AS REQUIRED BUT NOT LESS THAN 15.0m.
3. THICKNESS – NOT LESS THAN 300mm.
4. WIDTH – 7.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

MUD MAT DETAIL

N.T.S

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- SILT FENCE
- EX. UTILITY POLE
- EX. WATER VALVE
- EX. COMBINED SEWER MANHOLE
- EX. COMBINED SEWER
- EX. WATERMAIN
- PROP. STORM/SANITARY MANHOLE

NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev 3
LIGHT-DUTY SILT FENCE BARRIER		
	OPSD 219.110	

NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
2. POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. WOOD POSTS TO BE HARDWOOD TYPE (50mm x 50mm).
6. GEOTEXTILE TO BE EMBEDDED 200mm INTO GROUND.
7. GEOTEXTILE TO CONFORM TO OPSS 805 STANDARDS.
8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE.

P:\Library\exp CAD Standards\OPSD-IMAGES\TIF\ESC\ESC-FILTER-BAG.tif

PROVIDE FILTER BAGS AS SHOWN (GEO-SYNTHETICS MANUFACTURER OR APPROVED EQUIVALENT)

FILTER BAG DETAIL

N.T.S

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

JOB BENCH MARK

NAIL SET IN UTILITY POLE LOCATED ADJACENT TO THE SIDEWALK ALONG EASTERN PROPERTY LINE AT ELEVATION=77.94
NORTHING=5029350.4849 EASTING=367313.2131

TOPOGRAPHIC INFORMATION

LOT2 AND PART OF LOT1 REGISTERED PLAN 31326, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT–URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.
SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	REVISED PER CITY COMMENTS	23/07/26	NP	AKJ
1	ISSUED FOR SPA	01/05/26	NP	AKJ

SCALE: 0 1m 2m 4m — HORIZONTAL 1:100
NORTH
DESIGNED BY
REVIEWED BY

LICENSED PROFESSIONAL ENGINEER — A. K. JARIWALA — 100562090 — 2026/07/23 — PROVINCE OF ONTARIO

CLIENT
522 CAMBRIDGE LTD.
187 CHEMIN OLD CHELSEA, SUITE 101
CHELSEA, QC. J9B 1J3
613.???.????

exp Services Inc.
t +1.613.688.1899 | f +1.613.225.7330
2050 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN	NP
DESIGN	NP
CHECKED	AKJ
CAD	NP
PROJECT MANAGER	AKJ
APPROVED	AKJ

PROJECT
RESIDENTIAL DEVELOPMENT
522 CAMBRIDGE STREET SOUTH
OTTAWA, ONTARIO.

TITLE
EROSION AND SEDIMENT CONTROL PLAN

PROJECT No.	OTT-25015974-A0
SURVEY	MUS
DATE	2025-12-01
DRAWING No.	C300

Filename: \\exp\data\ott\ott-25015974-v0\60 execution\65 drawings\ott-25015974 - v0 - 522 cambridge street s.dwg
Last Saved: 7/23/2026 10:28:05 AM Last Plotted: 7/23/2026 10:29:44 AM
Plotted By: Jariwala, Ashish Plot Scale: 1:100 Plot Date: 7/23/2026
References: XREF - SITE PLAN.dwg(), XREF - OPSD 219.110 - AZ-106.dwg()

DOT-??-??-????

#?????

EX.450mmø COMB SEWER
Approximate Crown of Road
CAMBRIDGE STREET S
SITE BENCHMARK
NAIL SET IN
UTILITY POLE
ELEVATION=77.94
203mmø WATERMAIN (1995)
Edge of Asphalt
Concrete Sidewalk
IB(1319)(WIT)
0.06 East
(P2)&Meg
Walkway
Interlock
Planter
No. 520
3 Storey
Brick & Vinyl Sided
Dwelling
(Siding Noted)
No. 522
1 1/2 Storey
Aluminum Sided Dwelling
(Siding Noted)
No. 528
2 Storey
Vinyl Sided Dwelling
(Foundation Noted)
Corner
0.4 North
Eave ±0.6 North
(per P2)
Paving Stones
Patio Stones
Wooden Deck
Metal Shed
No. 12-385
(Siding Noted)
E01
0.061
0.40

KEY PLAN
N.T.S.
MCLEAN STREET
CAMBRIDGE STREET S
SITE LOCATION
CADENA AVENUE

LEGEND
PROPERTY LINE
ONSITE OVERLAND FLOW ROUTE
EXTERNAL OVERLAND FLOW ROUTE
S01
0.184
0.79
AREA NO
AREA IN HECTARES
RUNOFF COEFFICIENT
CATCHMENT AREA

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

JOB BENCH MARK JBM▲
NAIL SET IN UTILITY POLE LOCATED ADJACENT TO THE SIDEWALK ALONG EASTERN PROPERTY LINE AT ELEVATION=77.94
NORTHING=5029350.4849 EASTING=367313.2131

TOPOGRAPHIC INFORMATION
LOT2 AND PART OF LOT1 REGISTERED PLAN 31326, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT–URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	REVISED PER CITY COMMENTS	23/07/26	NP	AKJ
1	ISSUED FOR SPA	01/05/26	NP	AKJ

SCALE
0 1m 2m 4m
HORIZONTAL 1:100
NORTH
DESIGNED BY
REVIEWED BY
LICENSED PROFESSIONAL ENGINEER
A. K. JARIWALA
100562090
2026/07/23
PROVINCE OF ONTARIO

CLIENT
522 CAMBRIDGE LTD.
187 CHEMIN OLD CHELSEA, SUITE 101
CHELSEA, QC. J9B 1J3
613.???.????

exp Services Inc.
t: +1 613 688 1899 | f: +1 613 225 7330
2650 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN NP
DESIGN NP
CHECKED AKJ
CAD NP
PROJECT MANAGER AKJ
APPROVED AKJ

PROJECT
RESIDENTIAL DEVELOPMENT
522 CAMBRIDGE STREET SOUTH
OTTAWA, ONTARIO.

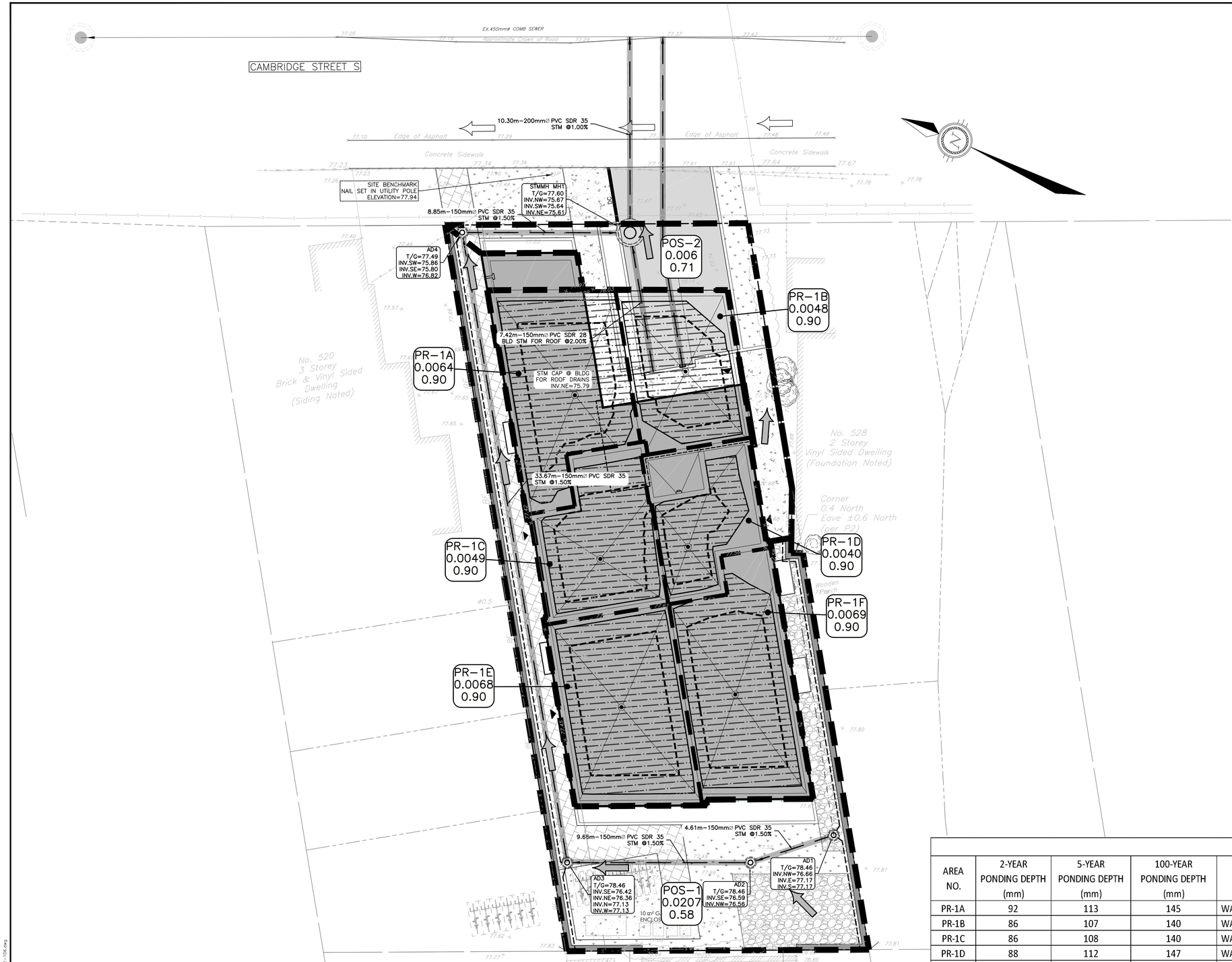
TITLE
PRE–DEVELOPMENT CATCHMENTS

PROJECT No. OTT–25015974–A0
SURVEY MUS
DATE 2025–12–01
DRAWING No. C400

#?????

DOT-??-??-????

Plotname: \\exp\data\ott\ott-25015974-a0\60_execution\65 drawings\ott-25015974-a0 – 522 cambridge street s.dwg
Last Saved: 7/23/2026 10:29:05 AM Last Plotted: 7/23/2026 10:29:47 AM
Last Modified by: nprior Plotted by: nprior
References: XREF – SITE PLAN.dwg; XREF – TOPO.dwg; XREF – A2–106.dwg





LEGEND

- PROPERTY LINE
- ONSITE OVERLAND FLOW ROUTE
- EXTERNAL OVERLAND FLOW ROUTE
- S01 / 0.184 / 0.79 — AREA NO / AREA IN HECTARES / RUNOFF COEFFICIENT
- CATCHMENT AREA
- 5–YEAR PONDING LIMIT
- 100–YEAR PONDING LIMIT

ROOF PONDING TABLE

AREA NO.	2-YEAR PONDING DEPTH (mm)	5-YEAR PONDING DEPTH (mm)	100-YEAR PONDING DEPTH (mm)	WEIR TYPE	NO. OF ROOF DRAINS	NO. OF WEIRS PER ROOF DRAIN	ROOF DRAIN TYPE	WEIR POSITION
PR-1A	92	113	145	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED
PR-1B	86	107	140	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED
PR-1C	86	108	140	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED
PR-1D	88	112	147	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED
PR-1E	93	114	146	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED
PR-1F	93	114	147	WATTS Accutrol Adjustable Flow Control	1	1	RD1	CLOSED

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

JOB BENCH MARK JBM▲
NAIL SET IN UTILITY POLE LOCATED ADJACENT TO THE SIDEWALK ALONG EASTERN PROPERTY LINE AT ELEVATION=77.94
NORTHING=5029350.4849 EASTING=367313.2131

TOPOGRAPHIC INFORMATION
LOT2 AND PART OF LOT1 REGISTERED PLAN 31326, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY MONUMENT–URSO SURVEYING LTD. DATED SEPTEMBER 25, 2025.
SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	REVISED PER CITY COMMENTS	23/07/26	NP	AKJ
1	ISSUED FOR SPA	01/05/26	NP	AKJ

SCALE: HORIZONTAL 1:100 (0, 1m, 2m, 4m)
NORTH
DESIGNED BY
REVIEWED BY
LICENSED PROFESSIONAL ENGINEER — A. K. JARIWALA — 100562090 — 2026/07/23 — PROVINCE OF ONTARIO

CLIENT: 522 CAMBRIDGE LTD.
187 CHEMIN OLD CHELSEA, SUITE 101
CHELSEA, QC. J9B 1J3
613.???.????

exp Services Inc.
t: +1.613.688.1899 | f: +1.613.225.7330
2650 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN: NP
DESIGN: NP
CHECKED: AKJ
CAD: NP
PROJECT MANAGER: AKJ
APPROVED: AKJ

PROJECT: RESIDENTIAL DEVELOPMENT
522 CAMBRIDGE STREET SOUTH
OTTAWA, ONTARIO.

TITLE: POST–DEVELOPMENT CATCHMENTS

PROJECT No.: OTT–25015974–A0
SURVEY: MUS
DATE: 2025–12–01
DRAWING No.: C500

DOT-??-??-????

#?????

Filename: \\exp\data\ott\ott-25015974-e0\60 execution\05 drawings\ott-25015974-e0 – 522 cambridge street s.dwg
Last Saved: 7/23/2026 10:28:05 AM Last Plotted: 7/23/2026 10:29:49 AM
Plotted by: Nicholas Pilon Plot Name: Plot To PDF.ctb
References: XREF – SITE PLAN.dwg; XREF – Roof Plan P2 – 106.dwg; XREF – POS.dwg;