November 6, 2026

Re: 561 Somme st., Edwards, ON.
Fire Protection Water Supply Requirement for Part 3 of O.B.C.

The proposed commercial building is at 561 Somme St, Edwards, ON. is a two stories Granite showroom and Warehouse facility. The entire building is of non-combustible construction, sprinklered.

Building domestic water supply is provided via on-site well, and building water for Fire protection is supplied by on-site fire water tanks. Refer to Civil dwgs.

Existing Site (attached)

The Subject Site is located on the (short description of site and surrounding areas)

To the North: Somme St (public travelled Rd)
To the East: Vacant land
To the West: Vacant land
To the South: wet Land

Calculation: Q=KVStot

K: building construction classification

V: building volume

Stot: building property line distances

Stot = 1+ Σ Stot

Building classifications by group:

Warehouse: V = 20,381 m3; F-2 (K=27)

Offices: V = 2,352 m3; D (K=16)

Showroom & Mercantile: V=3,994 m3; E (K-27)

Building multiple exposures:

21.77 m; Stot = 0

26.5 m; Stot =0

4.57 m: 1.5m, Stot=0.5

30.0 m, Stot = 0

Stot = 1+0+0+0.5+0

Jain Sustainability Consultants Inc.
7405 East Danbro Crescent,
Mississauga, Ontario, L5N 6P8 Canada

(905) 285-9900
(905) 567-5246
mail@jainconsultants.com
www. jainconsultants.com

Jain

Q=(16 x 2,352.0 m^3 x 1.5) + (27 x (3,994 + 20,381) x 1.5)

Q= 56,448 m^3 + 987,187.5

Q= 1,043,635.5

According to Fire protection Water Supply guideline for Part 3 of OBC A3.2.5.7, Table 2:

Minimum water supply flow rate for Q≥270,000

Required water supply shall be 9000 L/min (150 L/sec)

Conclusion

This is preliminary Fire Flow calculations and shall be coordinated with Civil dwgs showing site dry hydrants with own storage tanks. Fire protection tanks and dry hydrants are not pressurized. The pressure shall come from Fire trucks.

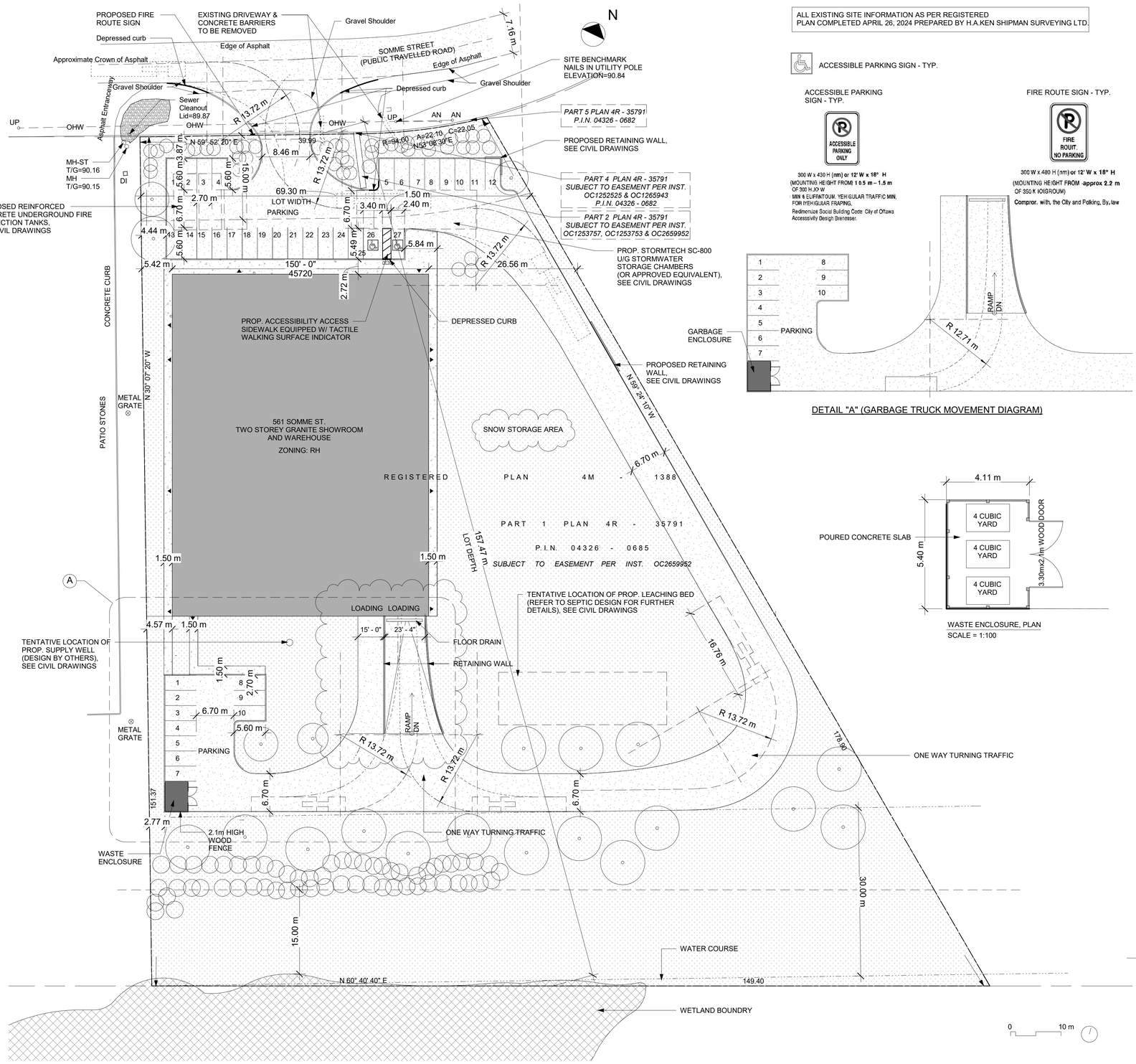
The calculation is intended for preliminary fire consideration only and remains subject to confirmation as the detail designs progress'.

Yours very truly,

Dinesh Jain

D. Jain, M.Eng., M.B.A., P.Eng., C.E.M., L.A.P.





1 SITE PLAN
1:400

ALL EXISTING SITE INFORMATION AS PER REGISTERED PLAN COMPLETED APRIL 26, 2024 PREPARED BY H.A.KEN SHIPMAN SURVEYING LTD.

ACCESSIBLE PARKING SIGN - TYP.

ACCESSIBLE PARKING SIGN - TYP.

ACCESSIBLE PARKING ONLY

300 W x 430 H (mm) or 12' W x 18" H
(MOUNTING HEIGHT FROM 1 0.5 m – 1.5 m OF 300 H JO W
MIN 6 ELIFINTJOUM. YEHIGULAR TRAFFIC MIN. FOR HYEHIGULAR FRAPING.
Redimonize Social Building Code: City of Ottawa Accessivity Desigh Brenesser.

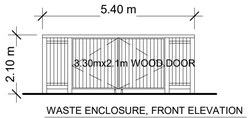
FIRE ROUTE SIGN - TYP.

FIRE ROUIT. NO PARKING

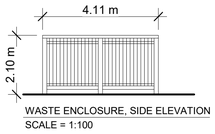
300 W x 480 H (mm) or 12' W x 18" H
(MOUNTING HEIGHT FROM -approx 2.2 m OF 350 K IOIGROUM)
Compror. with, the City and Polking, By,law

DETAIL "A" (GARBAGE TRUCK MOVEMENT DIAGRAM)

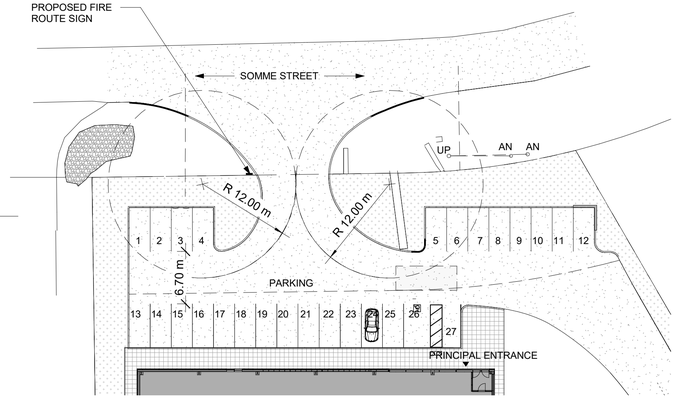
WASTE ENCLOSURE, PLAN
SCALE = 1:100



WASTE ENCLOSURE, FRONT ELEVATION
SCALE = 1:100



WASTE ENCLOSURE, SIDE ELEVATION
SCALE = 1:100



FIREFIGHTING ACCESS ROUTE

561 SOMME STREET

SITE PLAN OF SURVEY PART OF BLOCK 2 AND PART OF RESERVE BLOCK 17, REGISTERED PLAN 4M-1388, CITY OF OTTAWA

PREPARED BY H.A.KEN SHIPMAN SURVEYING LTD. COMPLETED APRIL 26, 2024

RH - RURAL HEAVY INDUSTRIAL ZONE (SECTIONS 221-222), CITY OF OTTAWA;
DWELLING TYPE: LIGHT INDUSTRIAL USE

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	8000 m²	16205.4 m²	
B) MINIMUM LOT WIDTH	50 m	69.3 m	
C) MINIMUM LOT DEPTH	N/A	157.47 m	
D) MINIMUM FRONT YARD SET BACK	15 m	24.56 m	
E) MINIMUM INTERIOR SIDE YARD SET BACK	3 m	4.57 m & 26.37 m	
F) MINIMUM REAR YARD SETBACK	15 m	66.21 m	
G) MAXIMUM PRINCIPAL BUILDING HEIGHT	15 m	8.85 m	
H) MAXIMUM LOT COVERAGE	50%	17.2%	
I) PARKING	Warehouse: 0.8 per 100 m2 for the first 5000 m2 of gross floor area Ground floor: (2726 m2/100)x0.8 = 21.8 spaces Second floor: (414.6 m2/100)x0.8 = 3.32 spaces Total required: 26 spaces	27 front including 2 barrier free & 10 rear Total: 37	
J) LOADING	1- 7 m x 3.5 m loading space & 9 m driveway accessing the space	2- 7 m x 3.5 m loading spaces & 9 m driveway accessing the space	
K) OUTDOOR STORAGE	Not permitted in front yard and must be screened (1.8 m opaque) from public street and residential uses	None shown on plan	

AVERAGE GRADE:

CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES

AVERAGE GRADE : 90.675m (90.19m + 90.46m + 91.18m + 90.87m) /4

LEGEND

- NEW TREE/ SHRUB
- PROPOSED BUILDING
- PROPOSED / EXISTING ENTRY / EXIT
- PROPERTY LINE
- DENOTES HARD LANDSCAPING (CONCRETE)
- DENOTES SOFT LANDSCAPING
- DENOTES ASPHALT

RA REDLINE ARCHITECTURE

REDLINE ARCHITECTURE INC.

Tel: 613-612-2232
info@redlinearchitecture.ca
www.redlinearchitecture.ca

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2024

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

COPYRIGHT RESERVED

GENERAL NOTES:

ONTARIO ASSOCIATION OF ARCHITECTS
LEVENT TATAR
LICENCE
9542

561 SOMME STREET
TWO STOREY GRANITE SHOWROOM AND WAREHOUSE

OWNER/DEVELOPER:
BLACKSTONE HOMES DESIGN AND BUILD LTD.

ARCHITECT:
REDLINE ARCHITECTURE INC.

APPLICANT:
Q9 PLANNING + DESIGN,
DAYNA EDWARDS
24 KIRKSTALL AVENUE, OTTAWA, ON K2G 3M5

CIVIL ENGINEER:
LRL ENGINEERING
5430 CANOTEK ROAD
OTTAWA, ON K1J 9G2

LANDSCAPING:
RUHLAND ASSOCIATES LTD.
1750 COURWOOD CRESCENT #200
OTTAWA, ON K2C 2B5

SURVEYOR:
FARLEY, SMITH & DENIS SURVEYING LTD.
Unit 275, 30 COLONNADE ROAD
OTTAWA, ON K2E 7J6

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

M/D/Y

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2	ISSUED FOR SPA REV.	11/24/25
1	ISSUED FOR SPA REV.	6/23/25

PROJECT:
561 SOMME STREET
EDWARDS, ON K0A 1V0

SITE PLAN

DRAWN BY:
DATE: MARCH. 22, 2024
SCALE: AS NOTED
SHEET: A0