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SPA ARCHITECTURAL DRAWING LIST

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DP45-02-02	ENLARGED UNIT PLANS BUILDING C
DP45-02-03	ENLARGED UNIT PLANS, BARRIER-FREE BUILDING C

NORR

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Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
 OTTAWA, ON

RohitTM
 Bold Goes Further

NORR JOB NO: NCCA22-0243

ISSUE FOR SITE PLAN CONTROL APPLICATION - 2025-02-11

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<p>MECHANICAL TBD</p>	<p>ELECTRICAL TBD</p>	<p>PLANNING P H Robinson Consulting 100 PALOMINO DRIVE OTTAWA, ON, K2M 1N3 PHONE: 613.599.9216</p>	<p>LANDSCAPE Arcadis Professional Services (Canada) Inc. SUITE 101, 410 ALBERT STREET WATERLOO, ON, N2L 3V3 PHONE: 519.585.2255</p>

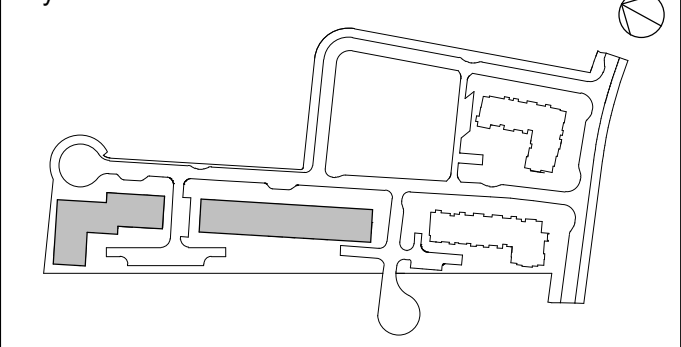
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



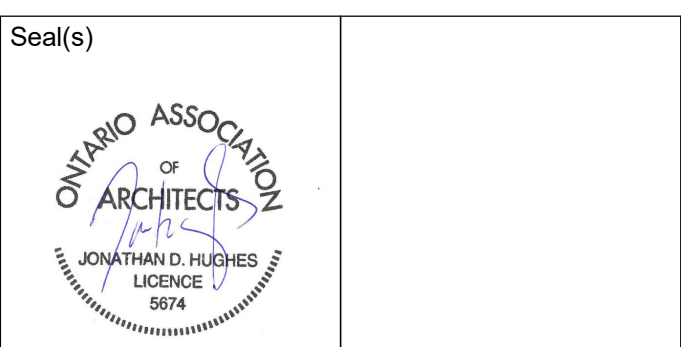
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants
Civil: Arcadis Professional Services (Canada) Inc.
Landscape: Arcadis Professional Services (Canada) Inc.
Architecture: NORR Architects Engineers Planners
Structural: TBD
Mechanical: TBD
Electrical: TBD
Owner: Rohit at Wateridge 6 Ltd.

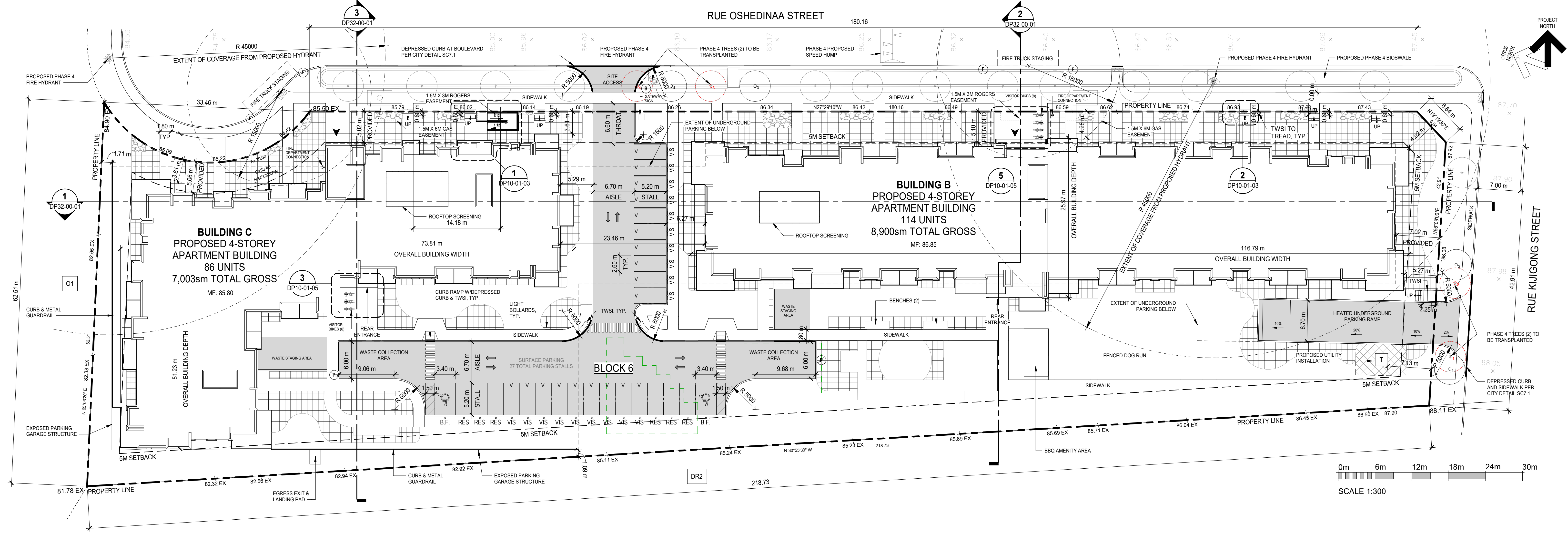


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Project Manager: M.EISELEN
Project Leader: O.BREYTENBACH
Checked: E.FAULKNER

Client: **ROHIT COMMUNITIES**
550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project: **Wateridge Village Block 6**
125 & 135 OSHEDINAA STREET
OTTAWA, ON
Drawing Title: **SITE PLAN, CONTEXT, AND STATISTICS**
Scale: As indicated
Project No.: NCCA22-0243
Drawing No.: **DP10-01-01**
B1 Title Block - R18 Rev. (Sept19) Copyright © 2019
PLAN # 19211



1 BLOCK 6 SITE PLAN
DP10-01-01 SCALE: 1:300

- ### SITE PLAN NOTES
- ALL EXISTING SITE INFORMATION AS PER REGISTERED PLAN DATED MARCH 31st, 2023 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 - ANY SNOW ACCUMULATED IN INTERNAL ROAD/PRIVATE WAY IS TO BE TRUCKED OFF SITE.
 - FIRE FIGHTING TO TAKE PLACE FROM OSHEDINAA STREET.
 - REFER TO DP10-01-02 FOR PROPOSED CONSTRUCTION PHASING.
 - REFER TO DP10-01-04 FOR WASTE COLLECTION DETAILS AND STATISTICS.
 - REFER TO DP10-01-05 FOR BICYCLE STORAGE DETAILS AND STATISTICS.
 - REFER TO LANDSCAPE DRAWINGS FOR PLANTING, SITE LIGHTING AND FURNITURE DETAILS.
 - REFER TO CIVIL DRAWINGS FOR SERVICING AND GRADING.

- ### SITE PLAN LEGEND
- ▲** PRINCIPAL ENTRY
 - V** VISITOR PARKING
 - DIRECTION OF TRAVEL
 - T** PROPOSED TRANSFORMER LOCATION
 - ⊙** FIRE HYDRANT
 - B.F.** BARRIER-FREE PARKING SIGNAGE
 - VIS** VISITOR PARKING SIGNAGE
 - RES** RESIDENT PARKING SIGNAGE
 - P** NO PARKING SIGNAGE
 - F** FIRE LANE SIGNAGE
 - ⊙** STOP SIGN
 - ▬** CONCRETE ROAD
 - LANDSCAPING - SOD
 - LANDSCAPING - STONE MULCH
 - LANDSCAPING - WOOD MULCH
 - LANDSCAPING - OTHER
 - LOW IMPACT DEVELOPMENT AREA
 - ⊙** TREE TO BE TRANSPLANTED - ORIGINAL LOCATION
 - ⊙** TREE TO BE TRANSPLANTED - NEW LOCATION

Site Information

LAND USE DISTRICT	R5Y [2312]	Residential Fifth Density Zone, Subzone Y, Urban Exception 2312
LEGAL DESCRIPTION / PIN	Block 6, Registered Plan 4M-1718 / PIN 02473-1232	
MUNICIPAL ADDRESS	125 & 135 Oshedinna Street, Ottawa, ON	
COMMUNITY	Wateridge Village	
SITE AREA	11,661 SM / 2.88 AC	125,518 SF / 1.166 HA
AMENITY AREA	Required: 1,272 SM / 2.870 50 SM Provided: 120 SM / 793 27 SM	
LOT WIDTH	Minimum: 18.0m Provided: 225.39m	

Development Statistics

PROPOSED USE (PERMITTED)	Planned Unit Development, Two (2) low-rise apartment buildings; one (1) accessory utility installation structure in rear yard.
UNITS TOTAL	200
SETBACKS	Required: 5.0m Provided: 5.0m (Oshedinna Street), 5.0m (Corner side yard (Kijigong Street)), 5.0m (Rear yard), 5.0m (Interior side yard)
PROJECTIONS INTO SETBACKS	Greatest: 1.39m (Front yard (Oshedinna Street)), None (Corner side yard (Kijigong Street)), None (Rear yard), None (Interior side yard)
DENSITY	Units/Ha: Minimum 105, Maximum N/A, Proposed 172
HEIGHT	Maximum: 16.0m Proposed: 13.24m (Bldg B) / 13.49m (Bldg C)
SITE COVERAGE	34.36%

Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING B	24,115.7	2,240.42
LEVEL 1	23,895.1	2,219.93
LEVEL 2	23,895.1	2,219.93
LEVEL 3	23,895.1	2,219.93
LEVEL 4	23,895.1	2,219.93
GFA	95,801.1	8,900.21
BUILDING C	19,012.1	1,766.28
LEVEL 1	18,788.9	1,745.55
LEVEL 2	18,788.9	1,745.55
LEVEL 3	18,788.9	1,745.55
LEVEL 4	18,788.9	1,745.55
GFA	75,378.8	7,002.92
TOTAL GFA	171,180 SF	15,903.1 SM
SITE COVERAGE	43,128 SF	4,007 SM
		34.36%

Amenity Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING B (PRIVATE)	3,082.6	286.38
LEVEL 1	3,289.0	305.56
LEVEL 2	3,289.0	305.56
LEVEL 3	3,289.0	305.56
LEVEL 4	3,289.0	305.56
Area	12,949.5	1,203.05
BUILDING C (PRIVATE)	2,180.8	202.60
LEVEL 1	2,409.6	223.86
LEVEL 2	2,409.6	223.86
LEVEL 3	2,409.6	223.86
LEVEL 4	2,409.6	223.86
Area	9,409.6	874.18
COMMUNAL AMENITY	8,538.7	793.27
GRADE	8,538.7	793.27
Area	8,538.7	793.27
TOTAL AREA	30,898 SF	2,870.50 SM

Landscape Calculations

BLOCK 6	AREA
HARDSCAPE	1,046 SM
CONCRETE	850
UNIT PAVER	170
PEA GRAVEL	26
SOFTSCAPE	4,409
PLANT BEDS	2,103
SOD	2,306
TOTAL	5,455 SM
SITE COVERAGE	46.78%

Area Calculations - Underground Parking

BLDG / LEVEL	GROSS FLOOR AREA		UNDERGROUND PARKING
	SF	SM	# OF STALLS
BUILDINGS B & C	71,827.4	6,672.99	201
UNDERGROUND PARKING			

Vehicle Parking

BLDG B & C	TYPE	RATE	UNITS	REQUIRED	PROVIDED
				STALLS	STALLS
Resident	Resident, Barrier-Free (underground)	0.50 stalls/unit	200	94	209
				Traffic & Parking Bylaw, Part C	3 of 201
Visitor	Visitor, Barrier-Free (surface)	0.10 stalls/unit	200	19	19
				Traffic & Parking Bylaw, Part C	1 of 27
Total Stalls				113	228
				Deficiency	
				Surplus	115

*NOTE: Required resident parking determined by: total units - 12 units, x required rate
*NOTE: Required visitor parking determined by: total units - 12 units, x required rate

Unit Types - Block 6

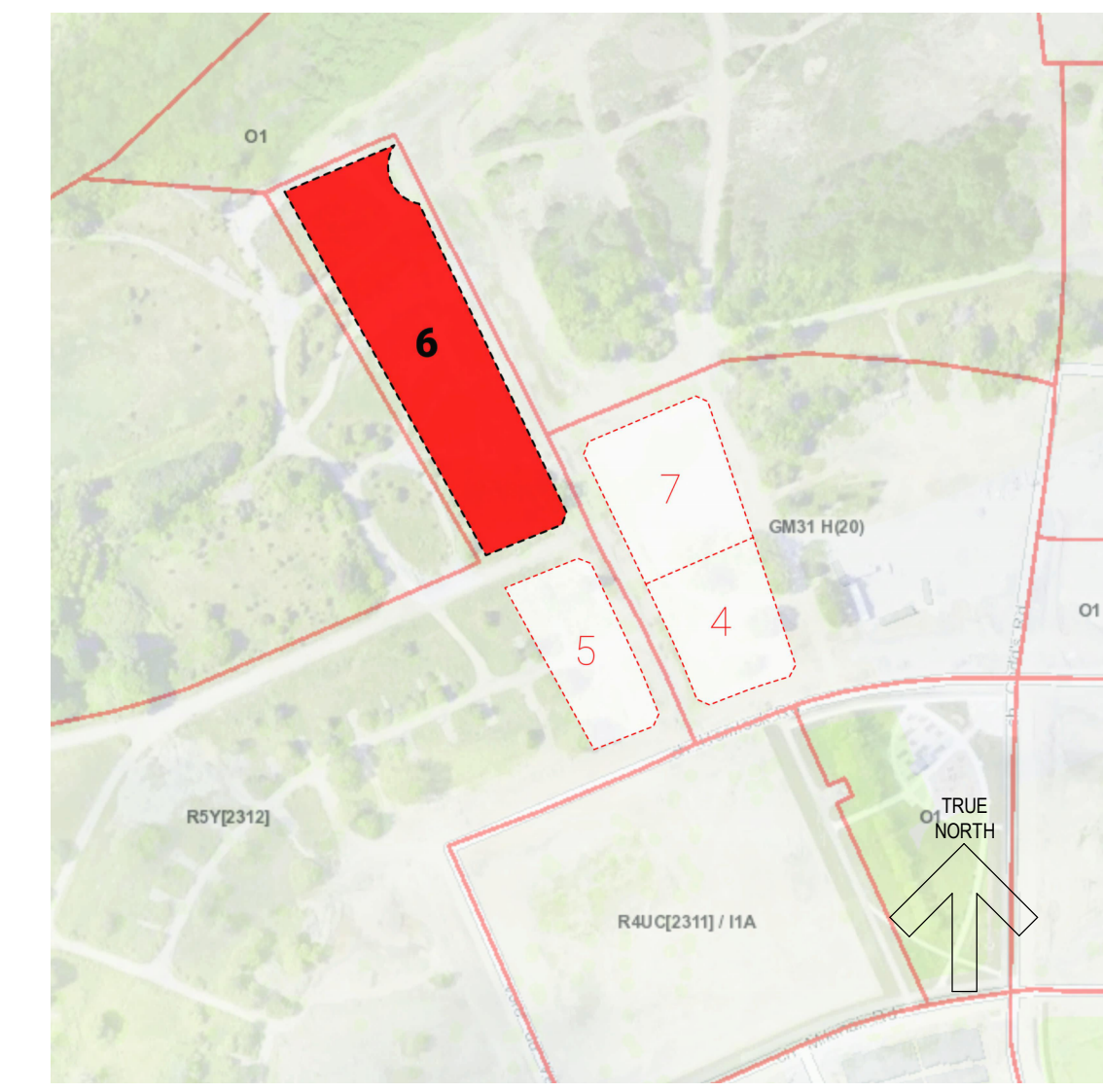
IDENTIFIER	SIZE	DESCRIPTION	PROVIDED AREA	BUILDING B	BUILDING C	QTY...	%
UNIT A1	< 60 SM	BEDROOM	49.39	531.63	1	0	0.50%
UNIT A - ROSA	< 60 SM	1	43.57	469.03	15	8	11.50%
UNIT B - ROSSO	< 60 SM	1	49.84	536.48	8	16	8.00%
UNIT B - AMBRA	< 60 SM	1 + DEN	58.75	632.38	45	27	36.00%
AZURRO	> 60 SM	1 + DEN	63.00	678.15	0	4	2.00%
GIALLO	> 60 SM	1 + DEN	63.00	678.15	0	4	2.00%
GRIGIO	> 60 SM	1 + DEN	63.00	678.15	6	3	4.50%
ARGENTO	> 60 SM	2	92.22	971.10	12	16	14.00%
UNIT G	> 60 SM	2	76.58	824.31	20	9	14.50%
NERO D / ORO	> 60 SM	2 + DEN	84.30	907.41	3	3	3.00%
UNIT I	> 60 SM	3	103.50	1114.06	4	4	4.00%
BUILDING TOTAL				114	86		
TOTAL				200		100%	

Accessible Suite Breakdown - Building B

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	23	20.35%		
1 BEDROOM + DEN	51	45.13%	65.5%	74
1 BEDROOM ACCESSIBLE	12	10.62%		
2 BEDROOM	32	28.32%		
2 BEDROOM + DEN	3	2.65%	31.0%	35
2 BEDROOM ACCESSIBLE	8	7.08%		
3 BEDROOM	4	3.54%		
3 BEDROOM ACCESSIBLE	1	0.88%	3.5%	4
SUBTOTAL	113	100%		
ACCESSIBLE TOTALS	21	18.58%		

Accessible Suite Breakdown - Building C

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	16	18.60%		
1 BEDROOM + DEN	38	44.19%	62.8%	54
1 BEDROOM ACCESSIBLE	9	10.47%		
2 BEDROOM	25	29.07%		
2 BEDROOM + DEN	3	3.49%	32.6%	28
2 BEDROOM ACCESSIBLE	4	4.65%		
3 BEDROOM	4	4.65%		
3 BEDROOM ACCESSIBLE	1	1.16%	4.7%	4
SUBTOTAL	86	100%		
ACCESSIBLE TOTALS	14	16.28%		



SITE CONTEXT MAP

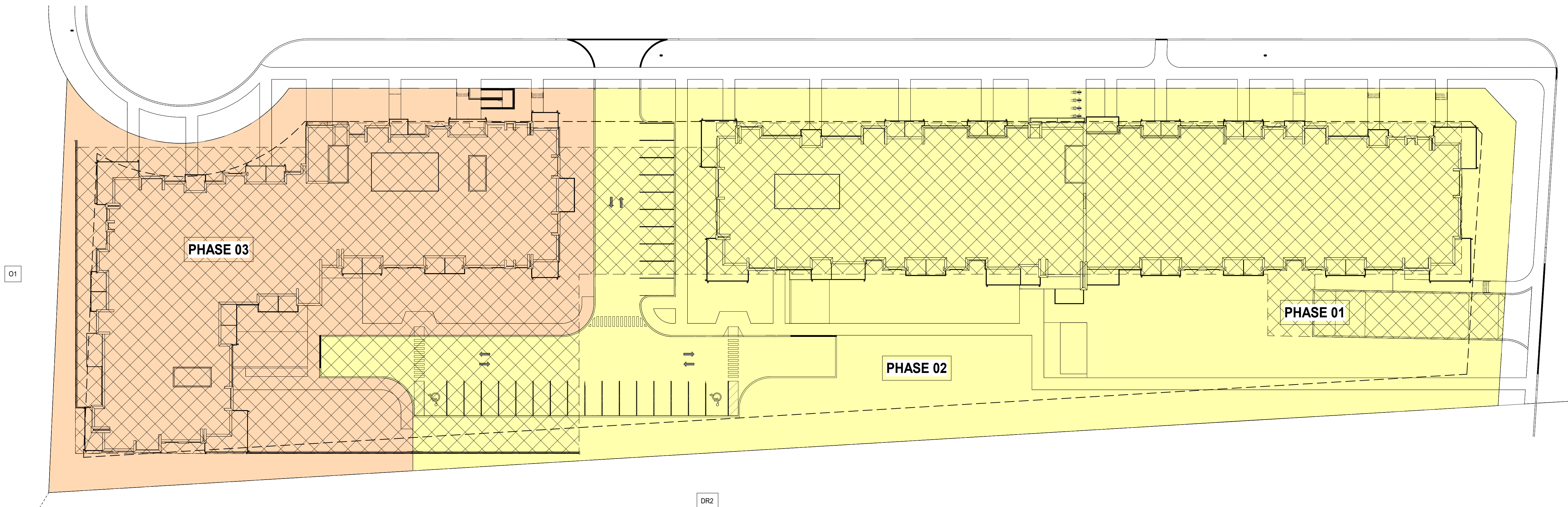
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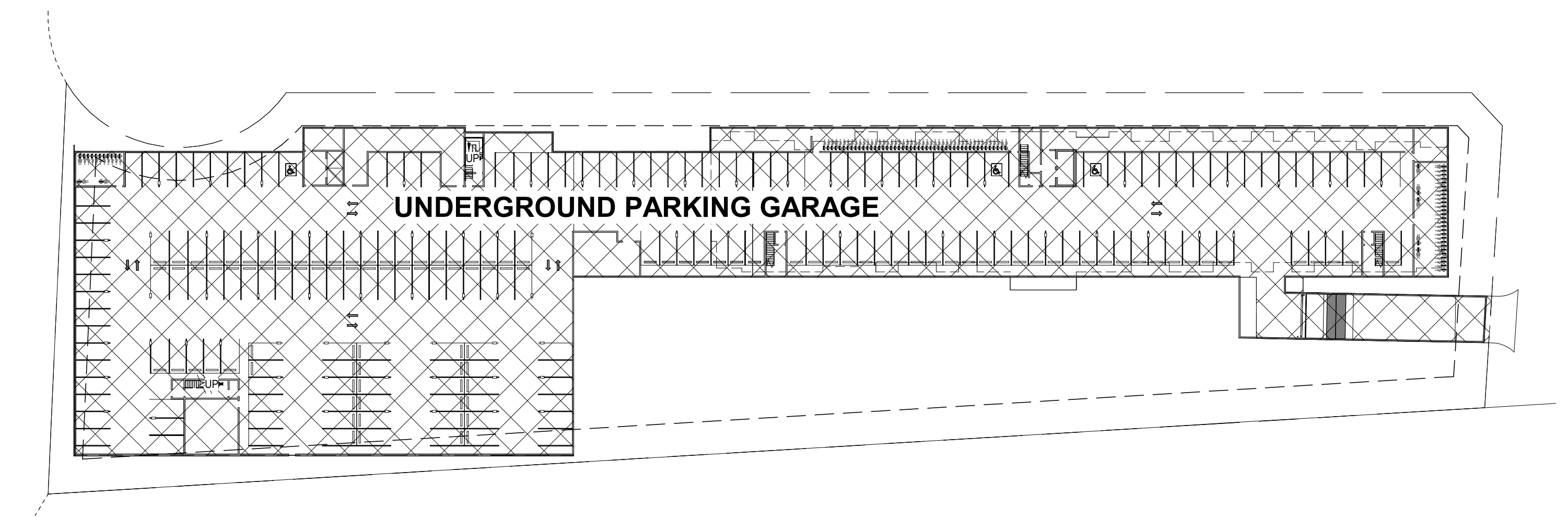
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RUE OSHEDINAA STREET

RUE KUIGONG STREET



1 OVERALL PHASING PLAN
 DP10-01-02 SCALE: 1:300



2 PHASE 01 PLAN
 DP10-01-02 SCALE: 1:600

PHASING PLAN NOTES

BUILDING PHASES - NON-SEQUENTIAL

- CONSTRUCTION BOUNDARY LINE IS THE PROPERTY LINE.
- NO CONSTRUCTION ACCESS THROUGH ADJACENT PARKS, NATURAL AREAS, MUNICIPAL RESERVE/ENVIRONMENTAL RESERVE/DEVELOPMENT RESERVE LANDS.
- PHASE 01 TO BE THE FIRST PHASE FOR CONSTRUCTION OF THIS DEVELOPMENT. ALL OTHER PHASES CAN BE BUILT AT THE SAME TIME AS PHASE 01, BUT MAY NOT BE CONSECUTIVE.
- BARRIER-FREE PEDESTRIAN ACCESS TO PERMANENT OR TEMPORARY WASTE & RECYCLING FACILITIES & ACCESS TO PUBLIC STREETS & PATHWAYS WILL BE AVAILABLE AT EACH PHASE OF THE DEVELOPMENT.
- EACH BUILDING & SURROUNDING LANDSCAPE TO BE PHASED INDIVIDUALLY/SEPARATELY.
- LANDSCAPING IS SEASONAL & MAY BE DEFERRED TO A LATER PHASE IF NECESSARY.
- FINAL LIST OF ASPHALT, LINE PAINT & CURB STPS TO BE COMPLETED WITH THE LAST PHASE OF CONSTRUCTION.

PHASE 01

- DEEP SERVICES & CONNECTION TO EXISTING SUPPLY LINE.
- SHALLOW SERVICES.
- UNDERGROUND PARKING GARAGE & ASSOCIATED RAMP FROM RUE KUIGONG STREET.
- SERVICE CONNECTIONS.

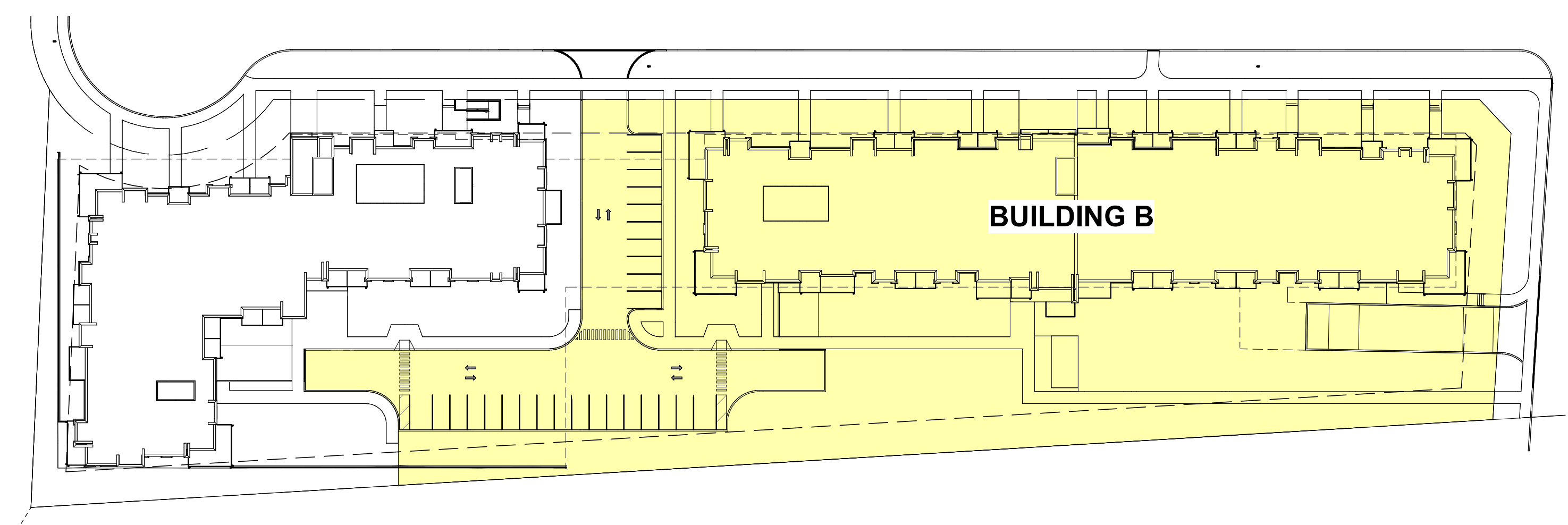
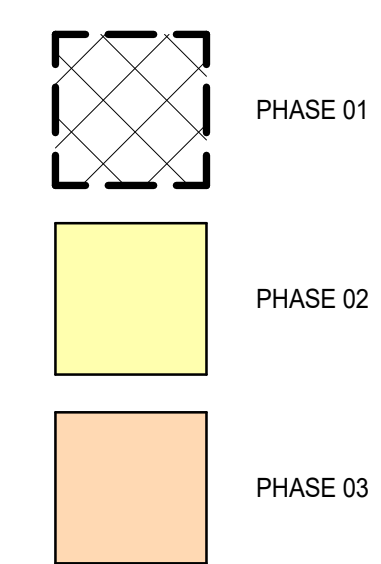
PHASE 02

- INTERNAL ROADWAY FROM RUE OSHEDINAA STREET, CONSTRUCTED UP TO THE SURROUNDING CURBS BUT NOT INCLUDING THEM.
- BUILDING B.
- SERVICE CONNECTIONS.
- SURROUNDING SIDEWALKS, WALKWAYS, CONNECTIONS TO EXISTING SIDEWALKS & STEPS.
- WASTE COLLECTION STAGING AREA.
- SURFACE PARKING.
- OUTDOOR AMENITY SPACE.
- SOFT LANDSCAPE OF ASSOCIATED BUILDINGS.

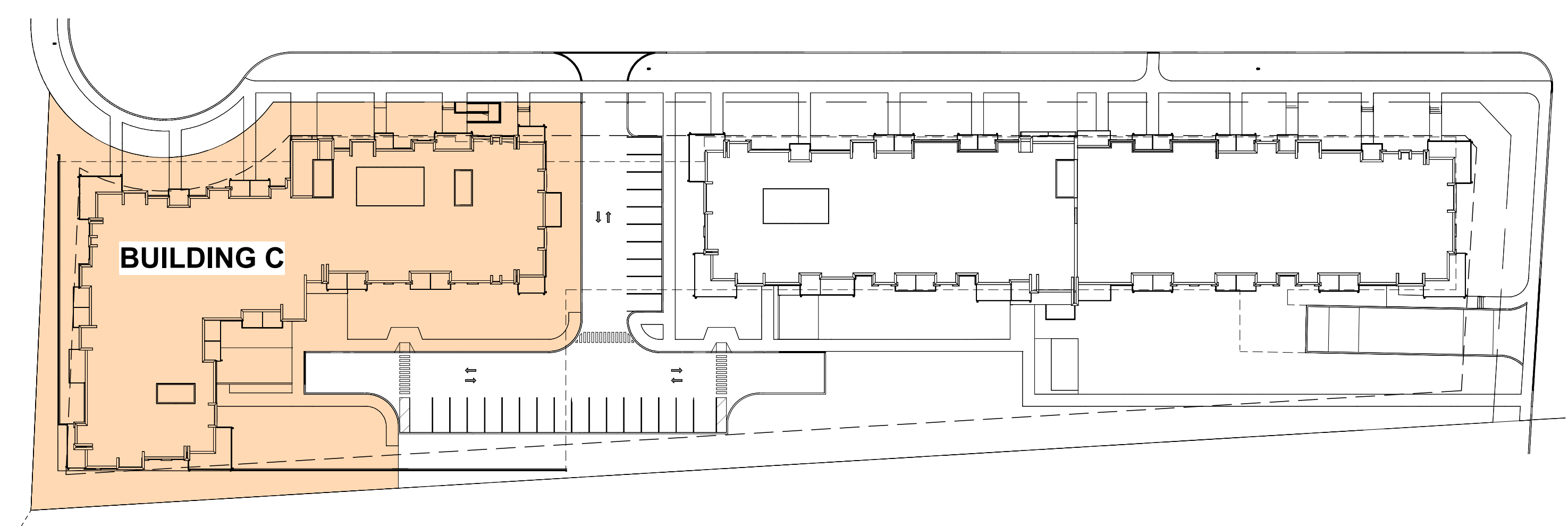
PHASE 03

- BUILDING C.
- SERVICE CONNECTIONS.
- SURROUNDING SIDEWALKS, WALKWAYS, CONNECTIONS TO EXISTING SIDEWALKS & STEPS.
- WASTE COLLECTION STAGING AREA.
- OUTDOOR AMENITY SPACE.
- SOFT LANDSCAPE OF ASSOCIATED BUILDINGS.

LEGEND



3 PHASE 02 PLAN
 DP10-01-02 SCALE: 1:600



4 PHASE 03 PLAN
 DP10-01-02 SCALE: 1:600

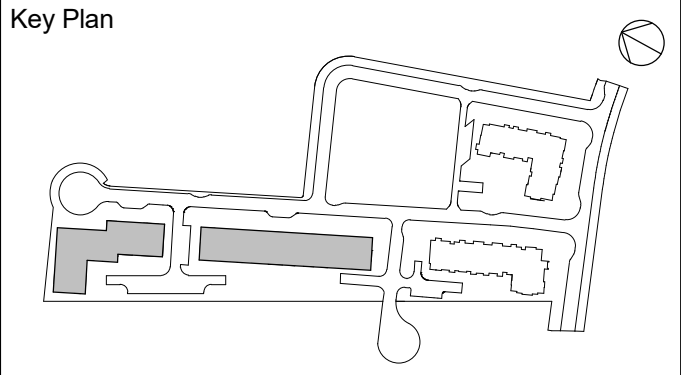
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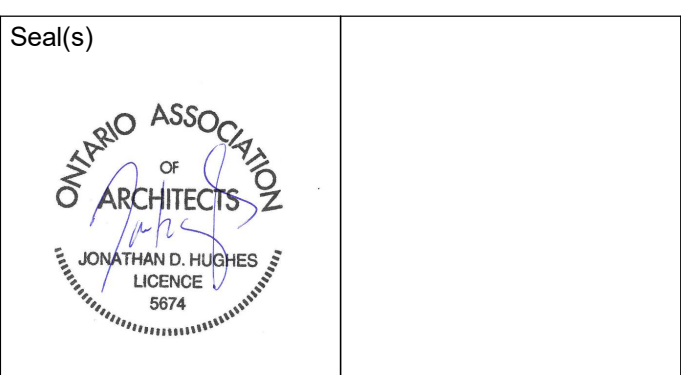
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SITE PLAN CONTROL APPLICATION



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 Civil: Arcadis Professional Services (Canada) Inc.
 Landscape: Arcadis Professional Services (Canada) Inc.
 Architecture: NORR Architects Engineers Planners
 Structural: TBD
 Mechanical: TBD
 Electrical: TBD
 Owner: Rohit at Wateridge 6 Ltd.



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Project Manager M.EISELEN	Drawn O.BREYTENBACH
Project Leader O.BREYTENBACH	Checked E.FAULKNER

Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

Drawing Title
PHASING PLAN

Scale
 As indicated

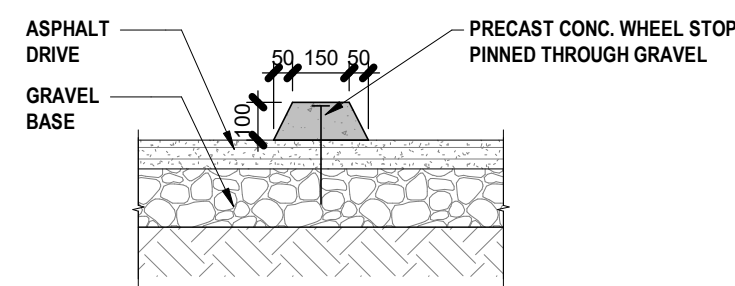
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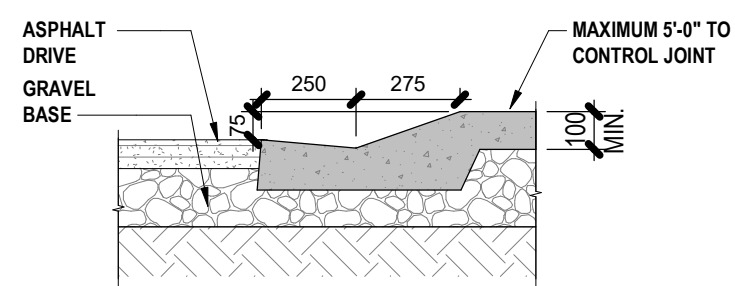
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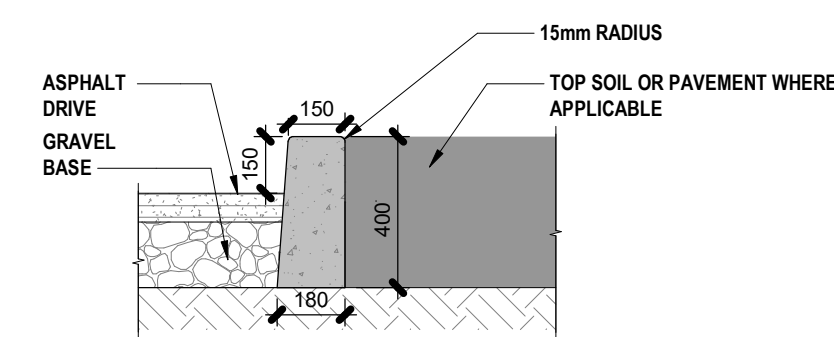
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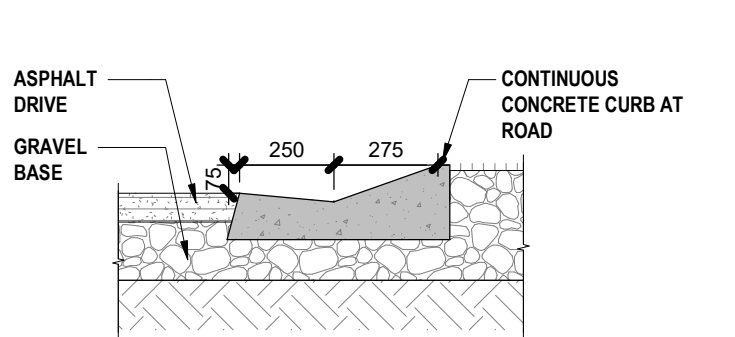
7 WHEEL STOP DETAIL
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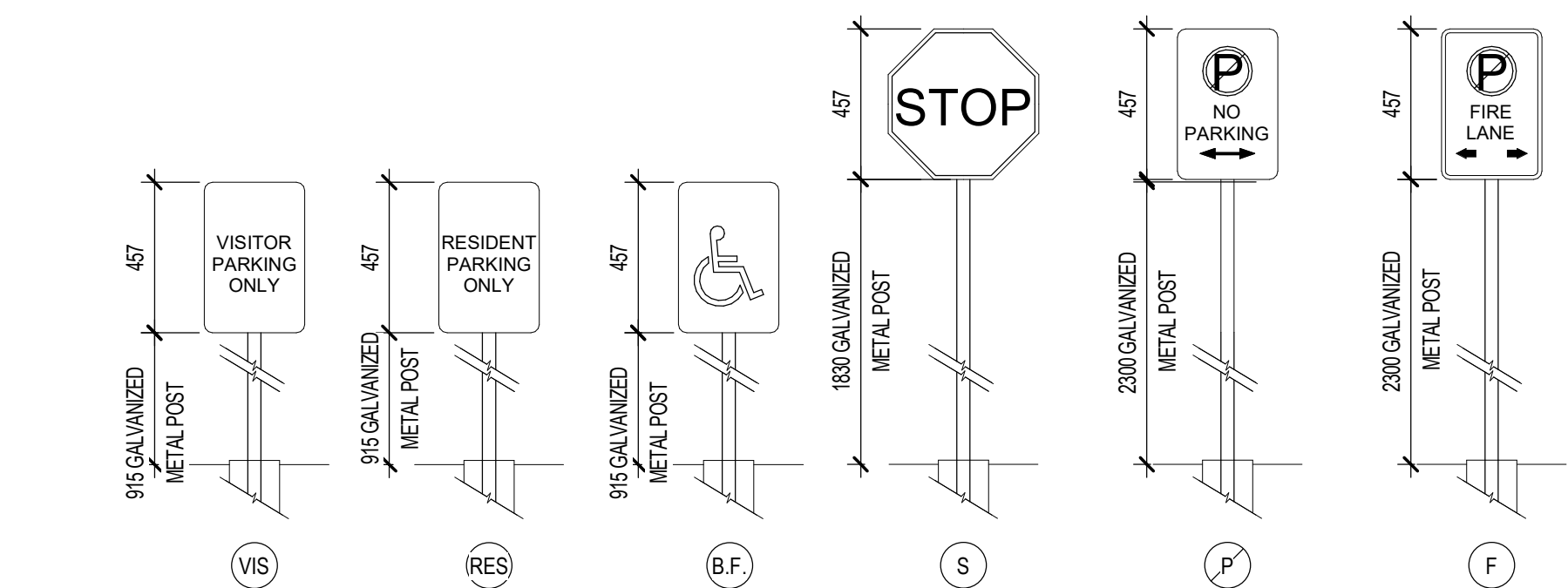
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DP10-01-03 SCALE: 1:20



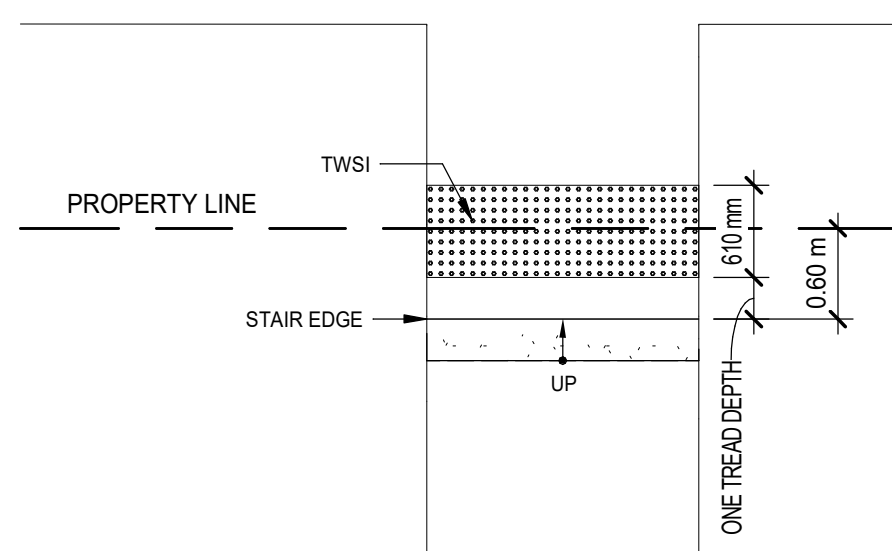
5 RAISED CURB LANDSCAPE DETAIL
DP10-01-03 SCALE: 1:20



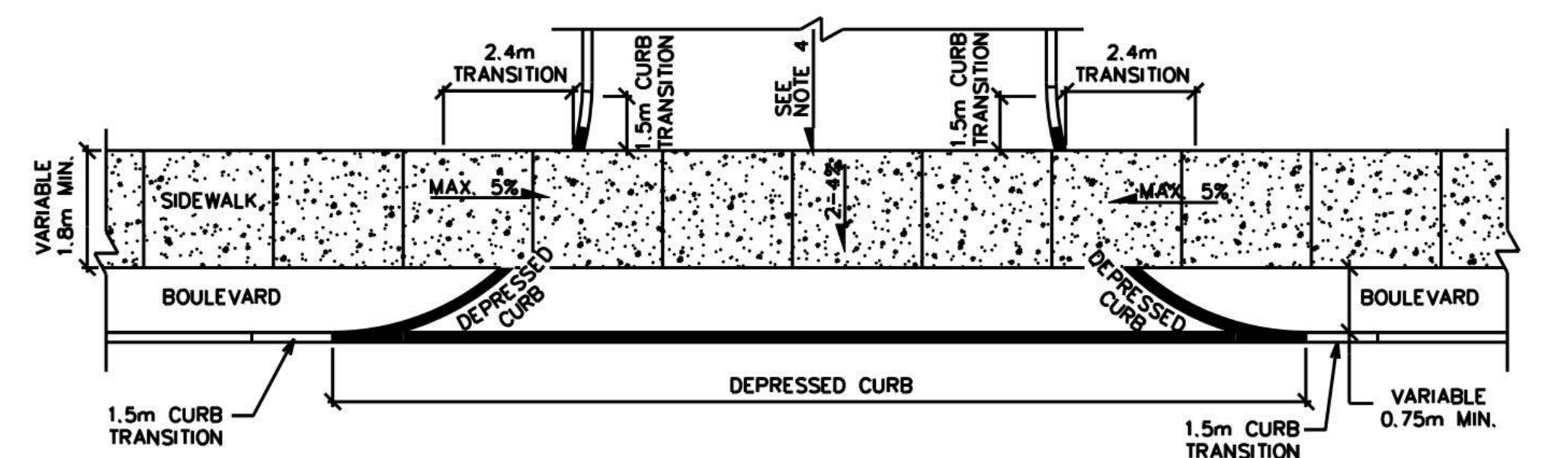
4 ROLLED CURB ASPHALT DETAIL
DP10-01-03 SCALE: 1:20



3 SITE SIGNAGE
DP10-01-03 SCALE: 1:20

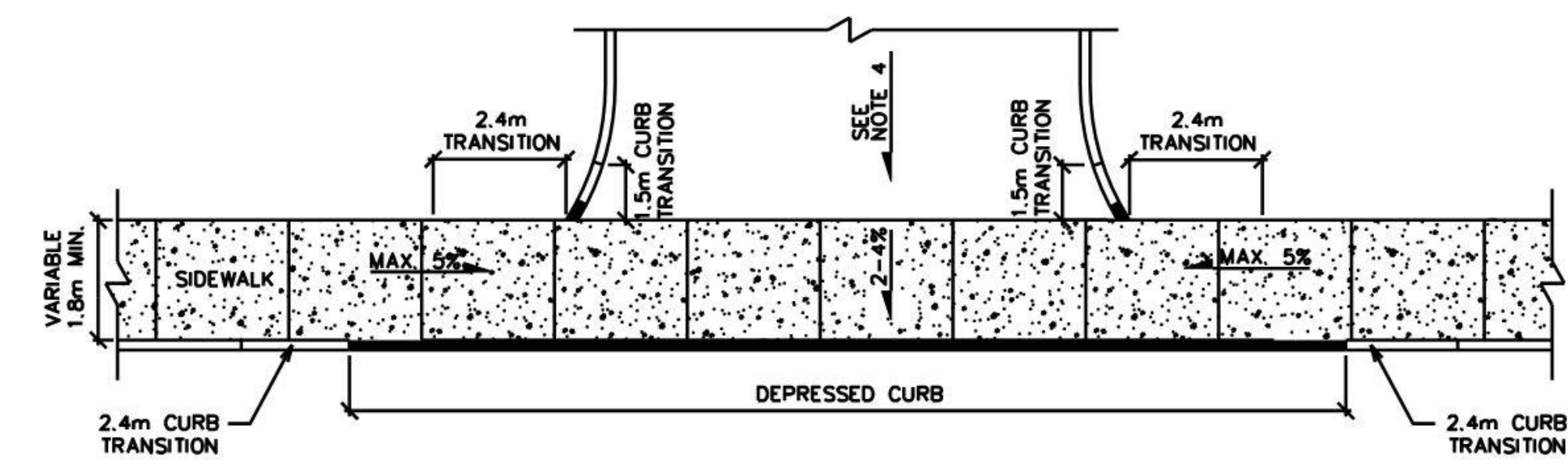


2 TYPICAL STAIR DETAIL GRADE-ORIENTED UNITS
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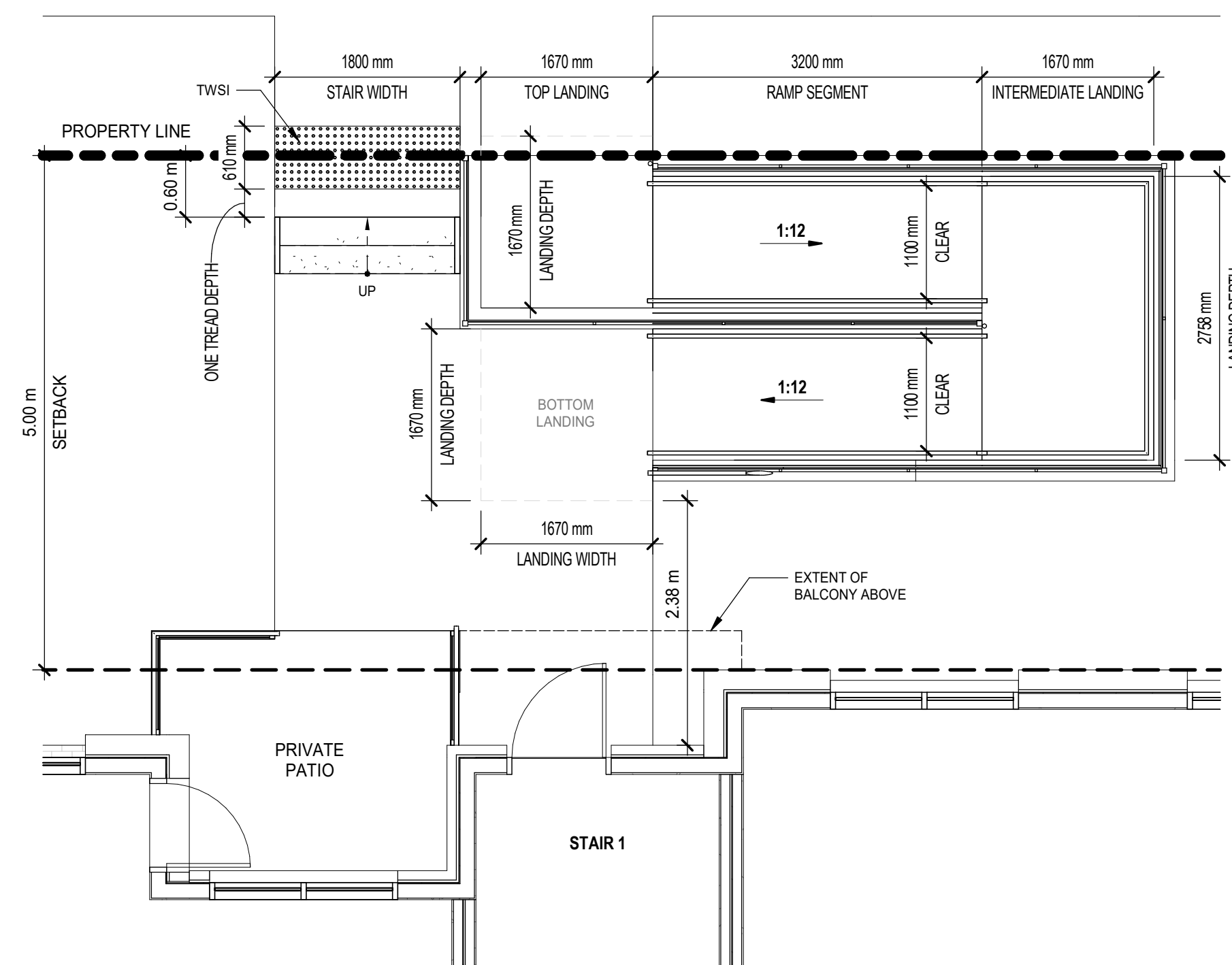
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CITY DETAIL SC7.1 BOULEVARD



CURB RETURN AT A PRIVATE OR COMMERCIAL ENTRANCE - UNCONTROLLED INTERSECTION

CITY DETAIL SC7.1



1 EAST EGRESS EXIT STAIR & RAMP ENLARGED PLAN - BUILDING C
DP10-01-03 SCALE: 1:50

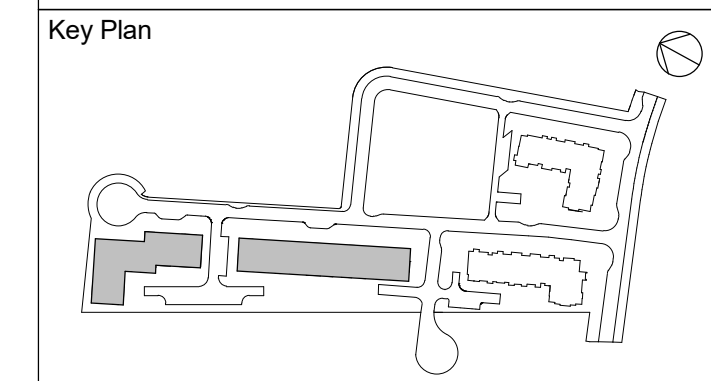
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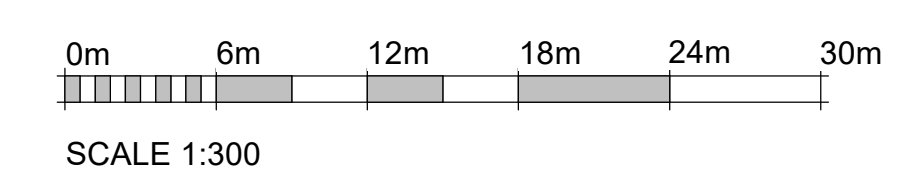
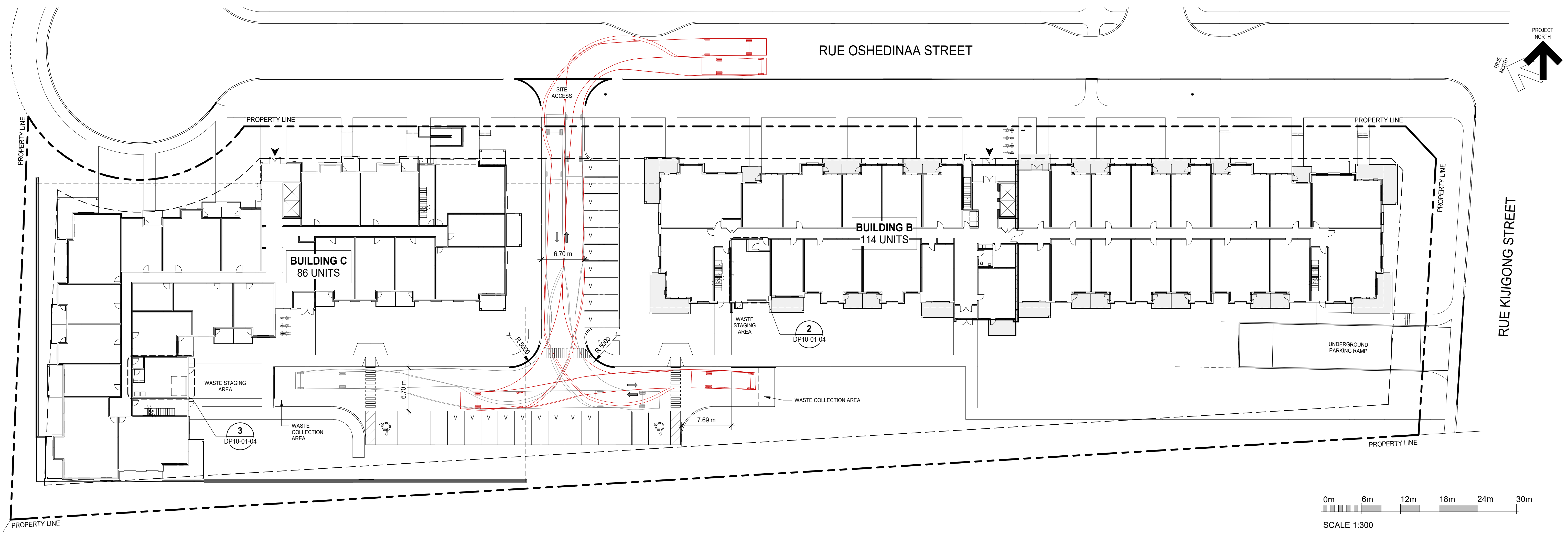
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Project Manager: M.EISELEN
Project Leader: O.BREYTENBACH
Client: ROHIT COMMUNITIES

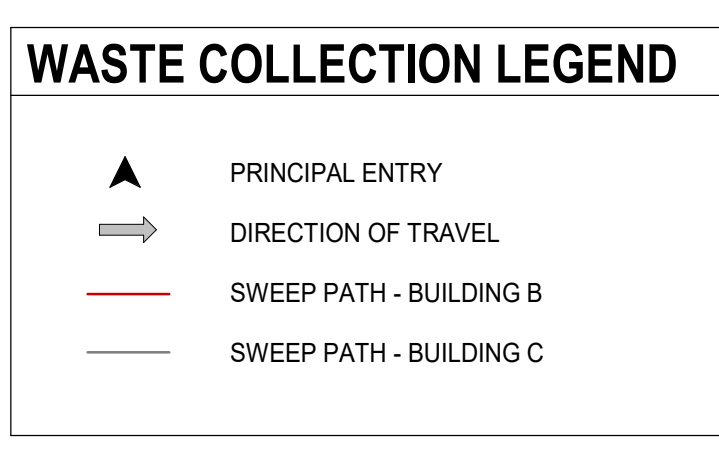
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2025-02-11	SPA SUBMISSION	B



1 WASTE COLLECTION TRUCK SWEEP PATH
DP10-01-04 SCALE: 1:300



- ### WASTE COLLECTION NOTES
- WASTE BIN CALCULATIONS PER SOLID WASTE MANAGEMENT BY-LAW 2012-370.
 - MINIMUM WIDTH OF INTERNAL ACCESS ROUTES IS 6m.
 - "NO PARKING" SIGNAGE TO BE PROVIDED AS NECESSARY.
 - INTERNAL ACCESS ROUTES TO BE DESIGNED WITH A HARD SURFACE MATERIAL TO SUPPORT A MINIMUM OF 35,000 KG (CAPACITY TO CARRY A FULLY LOADED WASTE COLLECTION VEHICLE).
 - MAXIMUM SLOPE ALONG ACCESS ROUTE IS 8% IN ANY DIRECTION.
 - VERTICAL CLEARANCE ALONG ACCESS ROUTE IS 4.4m MINIMUM.
 - MAXIMUM SLOPE IN WASTE COLLECTION AREA IS 2% IN ANY DIRECTION.
 - VERTICAL LOADING CLEARANCE IN WASTE COLLECTION AREA IS 6.1m MINIMUM.
 - HOSE BIB AND FLOOR DRAIN TO BE PROVIDED WITHIN WASTE COLLECTION ROOMS.
 - WASTE COLLECTION ROOMS TO BE VENTED.
 - VERTICAL CLEARANCE WITHIN WASTE COLLECTION ROOMS IS 3.1m MINIMUM.
 - ANY SNOW ACCUMULATED IN INTERNAL ROAD/PRIVATE WAY ALONG ACCESS ROUTE IS TO BE TRUCKED OFF SITE.

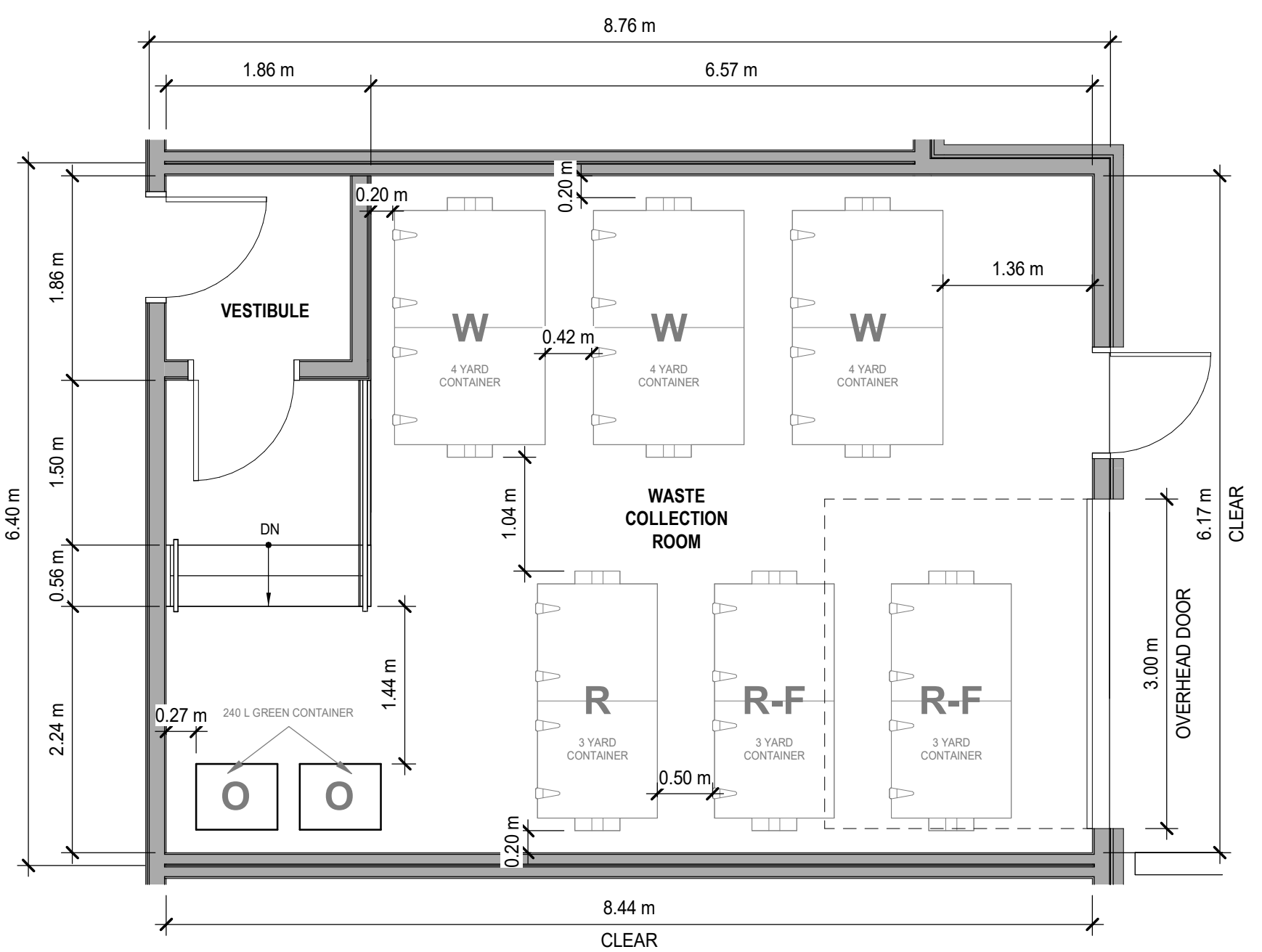
Reference

STREAM	RATE	WIDTH	DEPTH	HEIGHT	REMARKS
Garbage	0.053				Compacted
Garbage	4yd3	0.110	2134	1372	Loose
Recycling	3yd3	0.018	2134	1092	Glass-Metal-Plastic
Recycling	3yd3	0.038	2134	1092	Fibre
Organics	240 L	-	622	698	1 bin/50 units

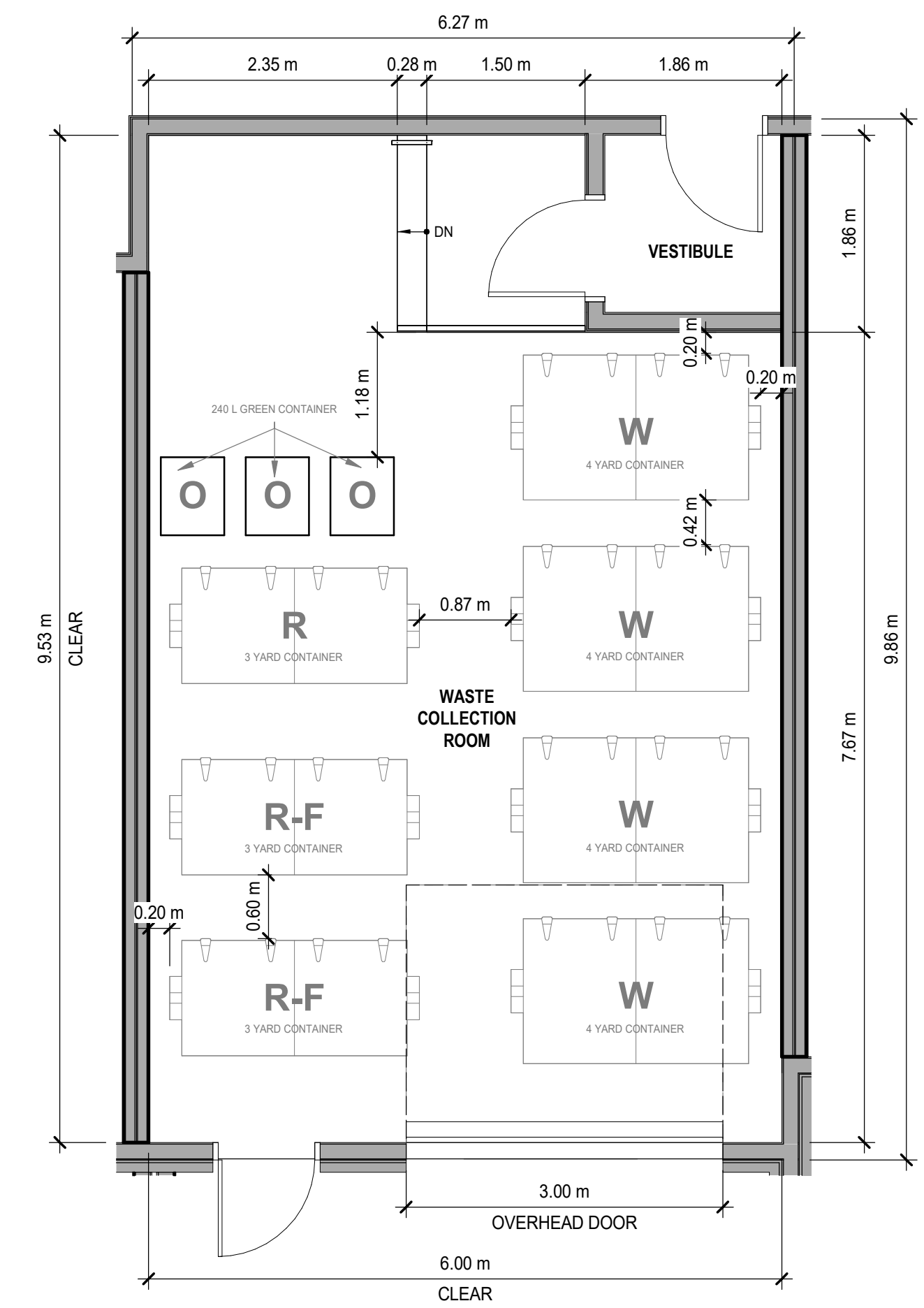
Recycling, Organics & Waste Bin Calculation

STREAM	RATE	WASTE	BIN SIZE	# PICKUPS	# BINS	TOTAL	NOTES
Waste (W)	0.110	12.54	4 yd3	1	4	16.0	Loose; round up to the nearest yard
Recycling (R)	0.018	2.05	3 yd3	1	1	3.0	Glass-metal-plastic; FEL containers
Recycling (R-F)	0.038	4.33	3 yd3	1	2	6.0	Fibre; FEL containers
Organics (O)	-	-	240 L	1	3	720 L	One (1) x 240L bin/50 units

STREAM	RATE	WASTE	BIN SIZE	# PICKUPS	# BINS	TOTAL	NOTES
Waste (W)	0.110	9.46	4 yd3	1	3	12.0	Loose; round up to the nearest yard
Recycling (R)	0.018	1.55	3 yd3	1	1	3.0	Glass-metal-plastic; FEL containers
Recycling (R-F)	0.038	3.27	3 yd3	1	2	6.0	Fibre; FEL containers
Organics (O)	-	-	240 L	1	2	720 L	One (1) x 240L bin/50 units



3 WASTE COLLECTION ROOM - BUILDING C
DP10-01-04 SCALE: 1:50



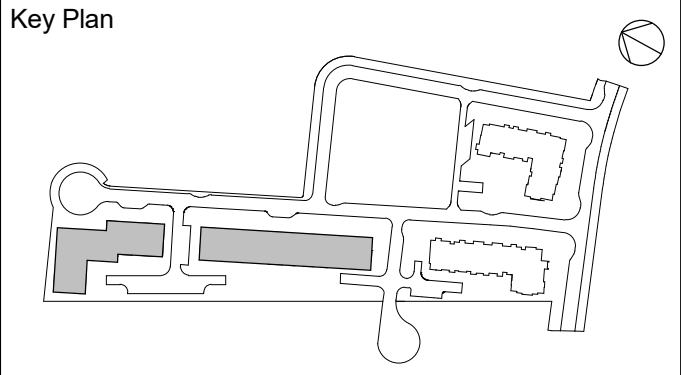
2 WASTE COLLECTION ROOM - BUILDING B
DP10-01-04 SCALE: 1:50



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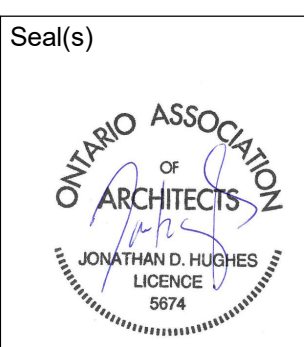
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants

Civil: Arcadis Professional Services (Canada) Inc.
Landscape: Arcadis Professional Services (Canada) Inc.
Architecture: NORR Architects Engineers Planners
Structural: TBD
Mechanical: TBD
Electrical: TBD
Owner: Rohit at Wateridge 6 Ltd.



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Project Manager M.EISELEN	Drawn O.BREYTENBACH
Project Leader O.BREYTENBACH	Checked E.FAULKNER

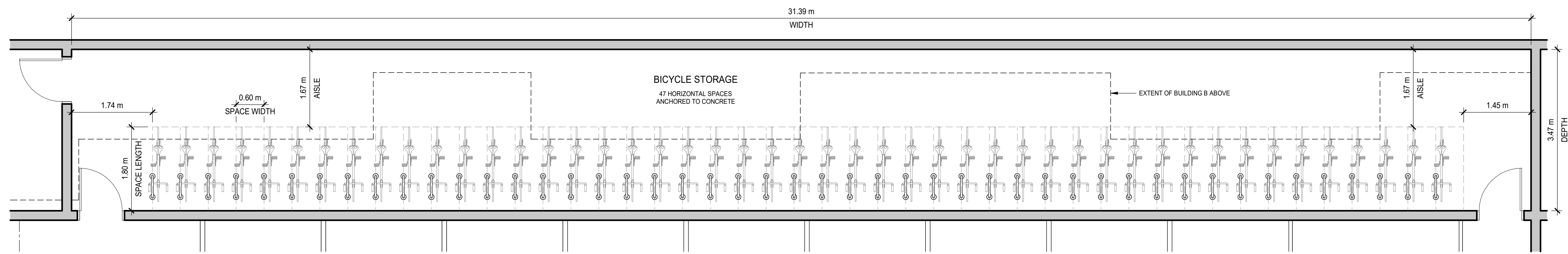
Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6
125 & 135 OSHEDINAA STREET
OTTAWA, ON

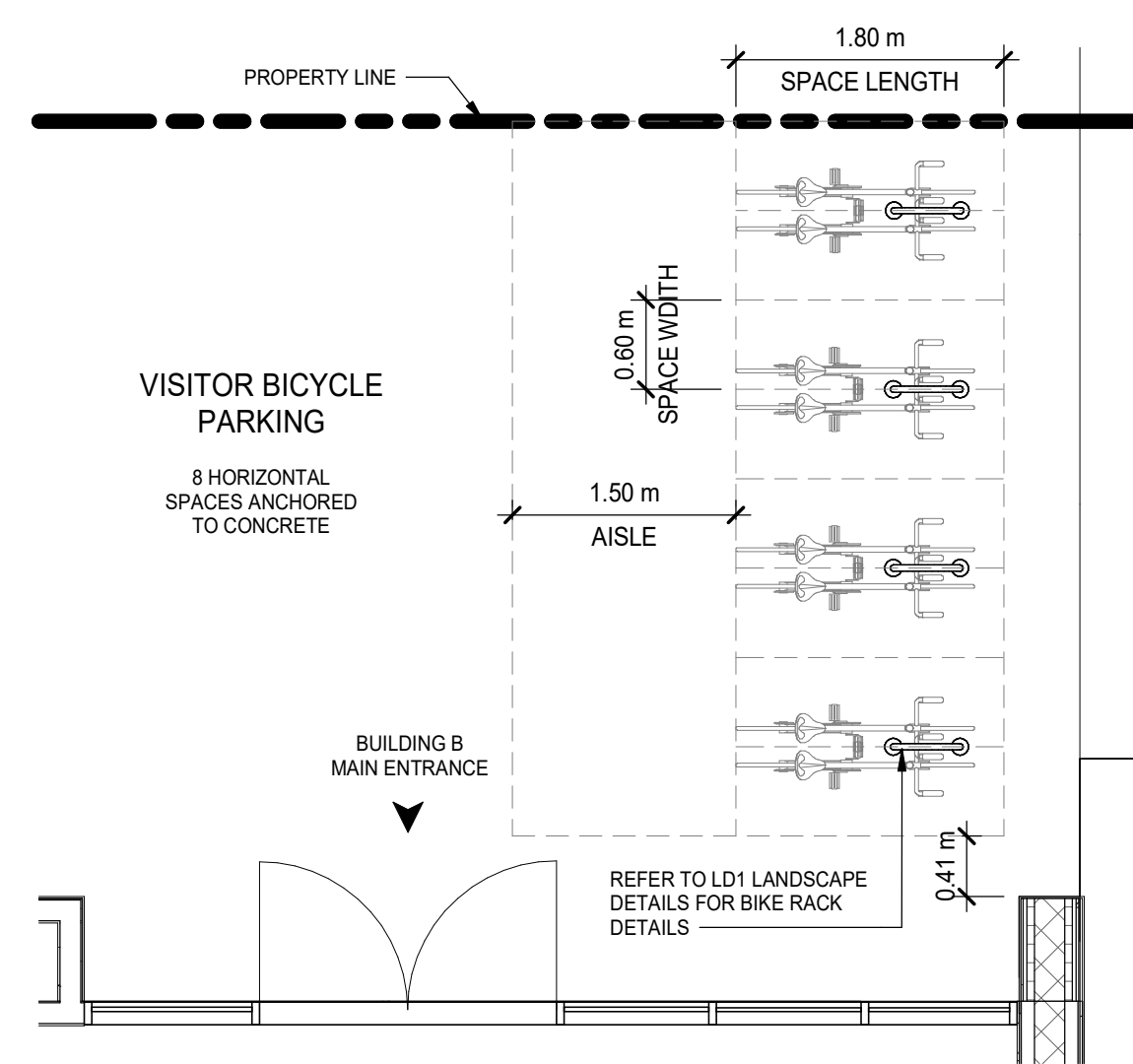
Drawing Title
W&R DETAILS AND STATISTICS

Scale: As indicated
Project No.: NCCA22-0243
Drawing No.: **DP10-01-04**



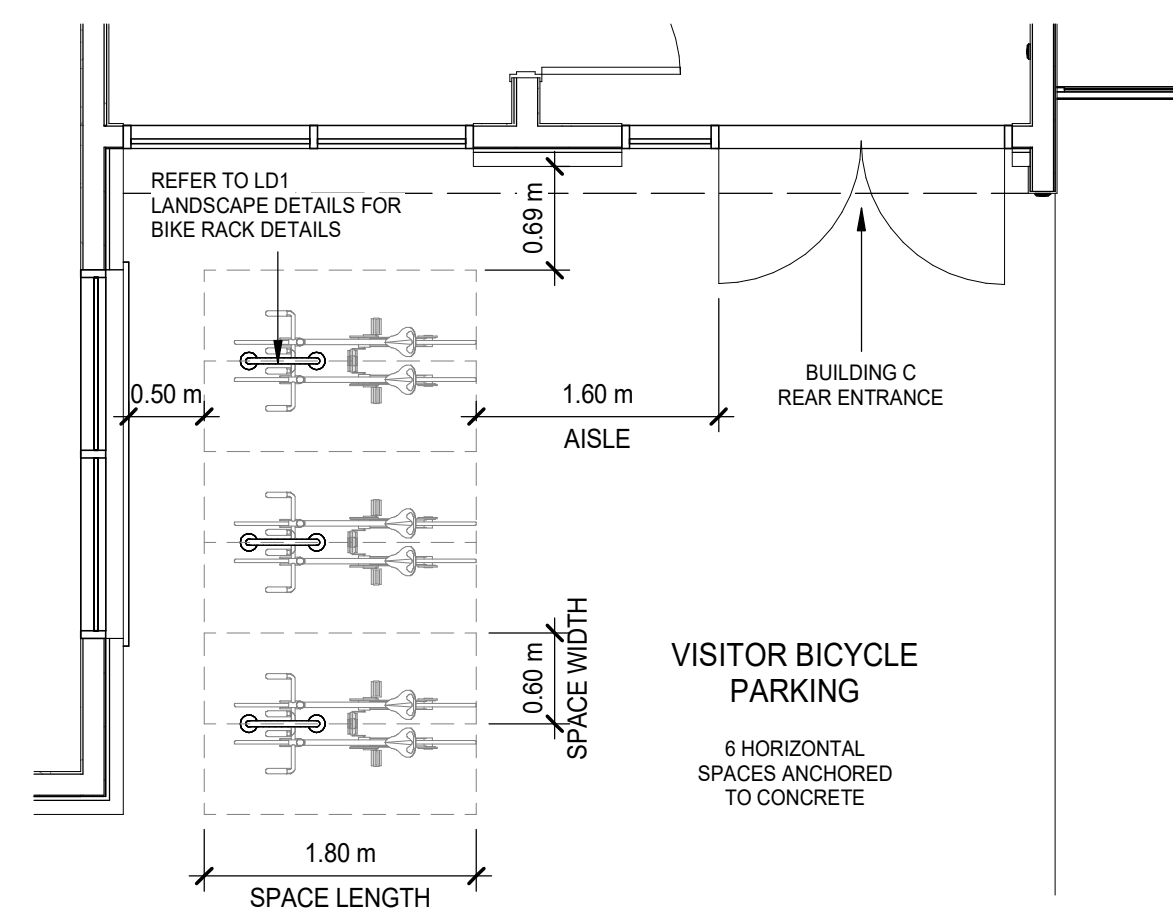
6 UNDERGROUND BICYCLE STORAGE - 2

DP10-01-05 SCALE: 1: 50



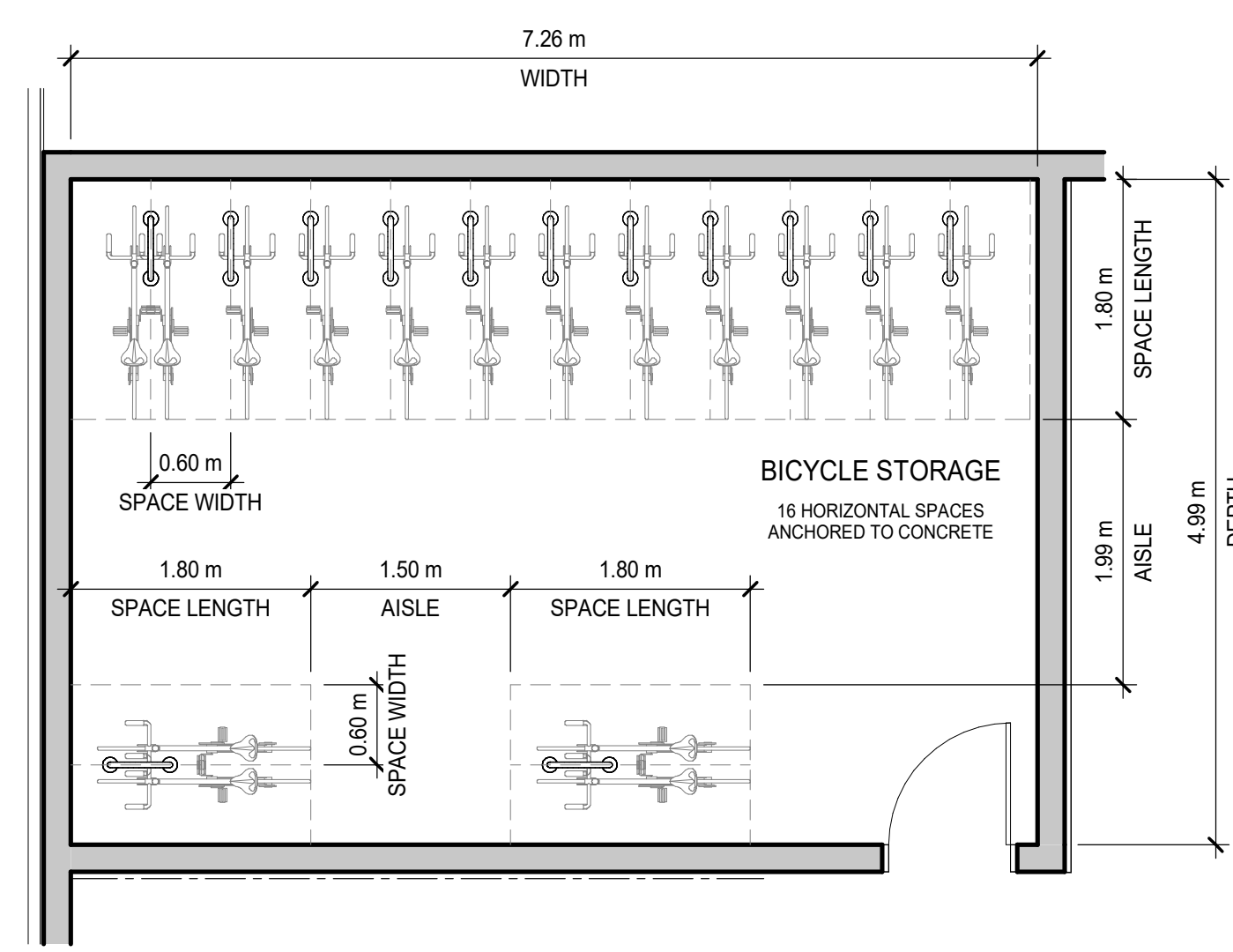
5 VISITOR BIKE RACKS - BUILDING B

DP10-01-05 SCALE: 1: 50



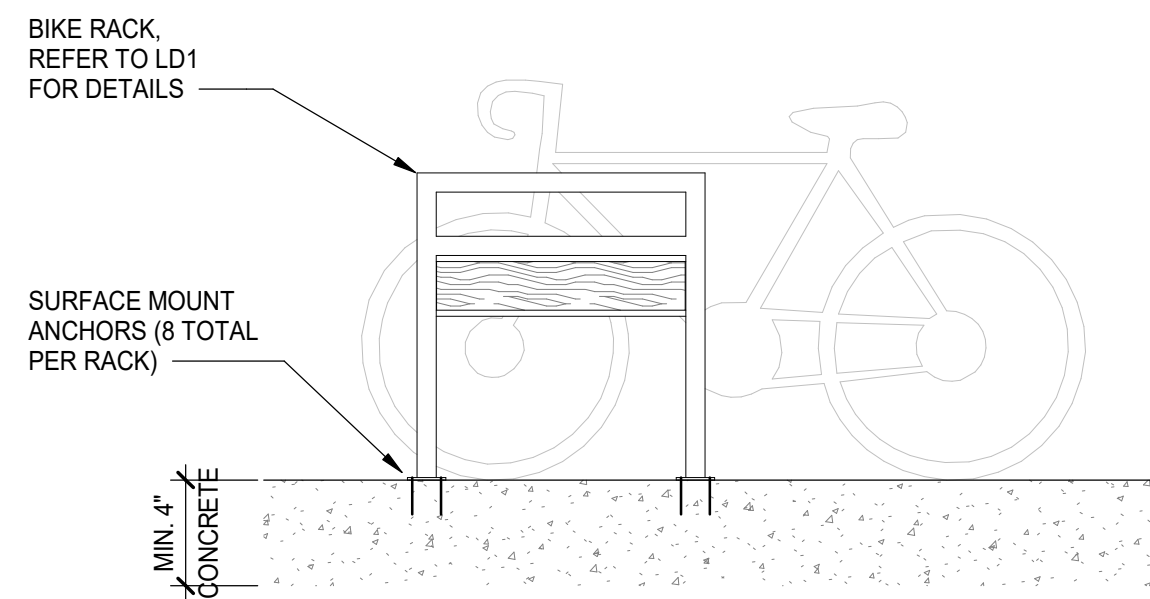
3 VISITOR BIKE RACKS - BUILDING C

DP10-01-05 SCALE: 1: 50



2 UNDERGROUND BICYCLE STORAGE - 3

DP10-01-05 SCALE: 1: 50

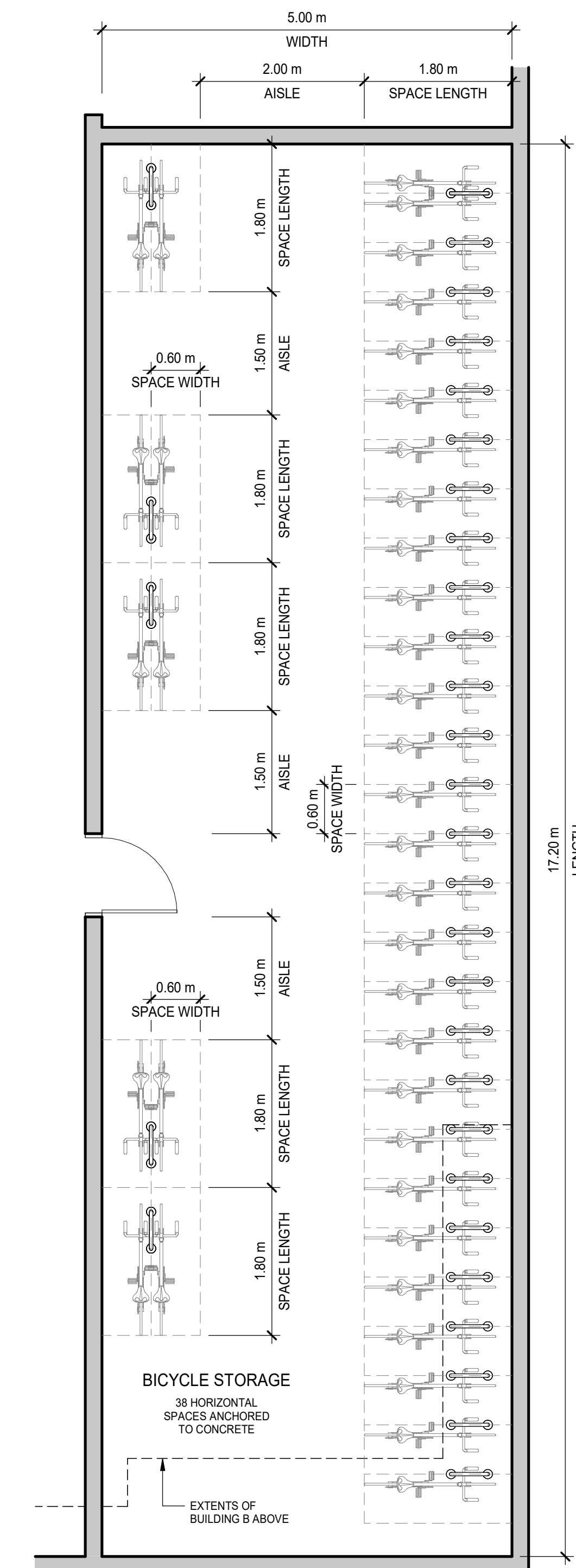


4 BICYCLE RACK DETAIL TO CONCRETE

DP10-01-05 SCALE: 1: 20

Bicycle Parking

TYPE	RATE	UNITS	STALLS	
			REQUIRED	PROVIDED
Building B & C				
Resident	0.50 stalls/unit	200	100	101
Horizontal at Grade	min. 50% of total required		50	101
Visitor			0	14
Total Stalls			100	115
Deficiency				
Surplus				15



1 UNDERGROUND BICYCLE STORAGE - 1

DP10-01-05 SCALE: 1: 50

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B

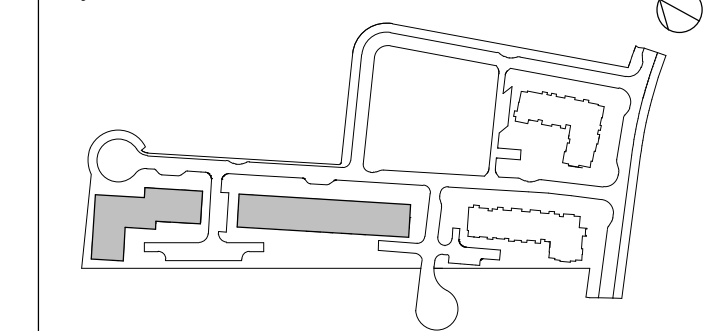
Rohit
Bold Goes Further

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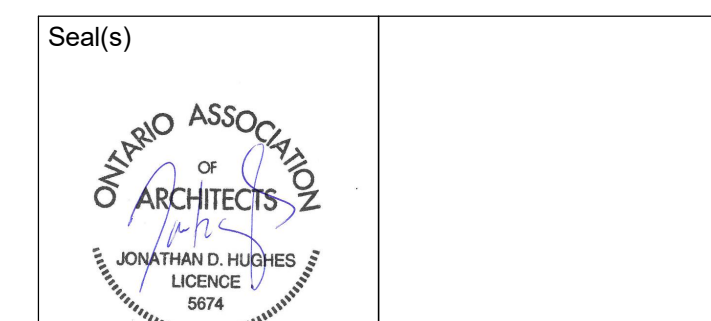
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



Consultants
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Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
BICYCLE STORAGE DETAILS AND STATISTICS

Scale
As indicated

Project No.
NCCA22-0243

Drawing No.
DP10-01-05



LOOKING NW TOWARDS BUILDING B



LOOKING NW TOWARDS BUILDING B - MAIN ENTRANCE



LOOKING SE TOWARDS BUILDING B



LOOKING NE TOWARDS BUILDING C



LOOKING SW TOWARDS BUILDING C

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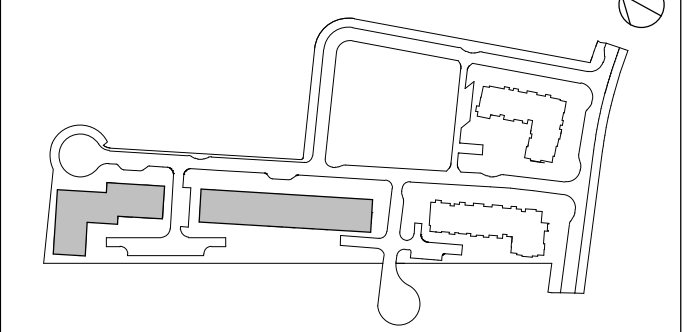
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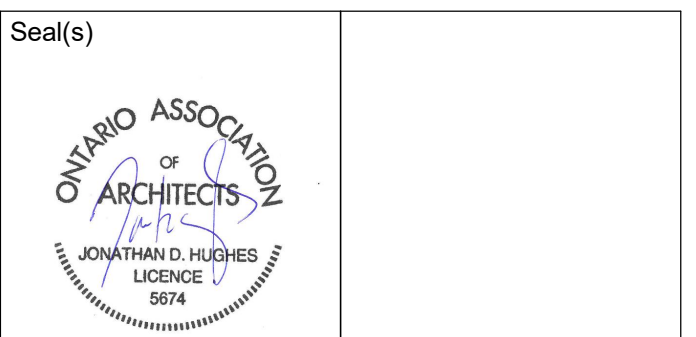
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Client
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550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6
125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
RENDERED VIEWS

RENDERED VIEW NOTES
• ARTIST FOR FULL HEIGHT MURAL INDICATED AT BUILDING B TO BE COMMISSIONED AT A LATER DATE. ANY AND ALL ARTWORK ILLUSTRATED HEREIN IS FOR REFERENCE ONLY.

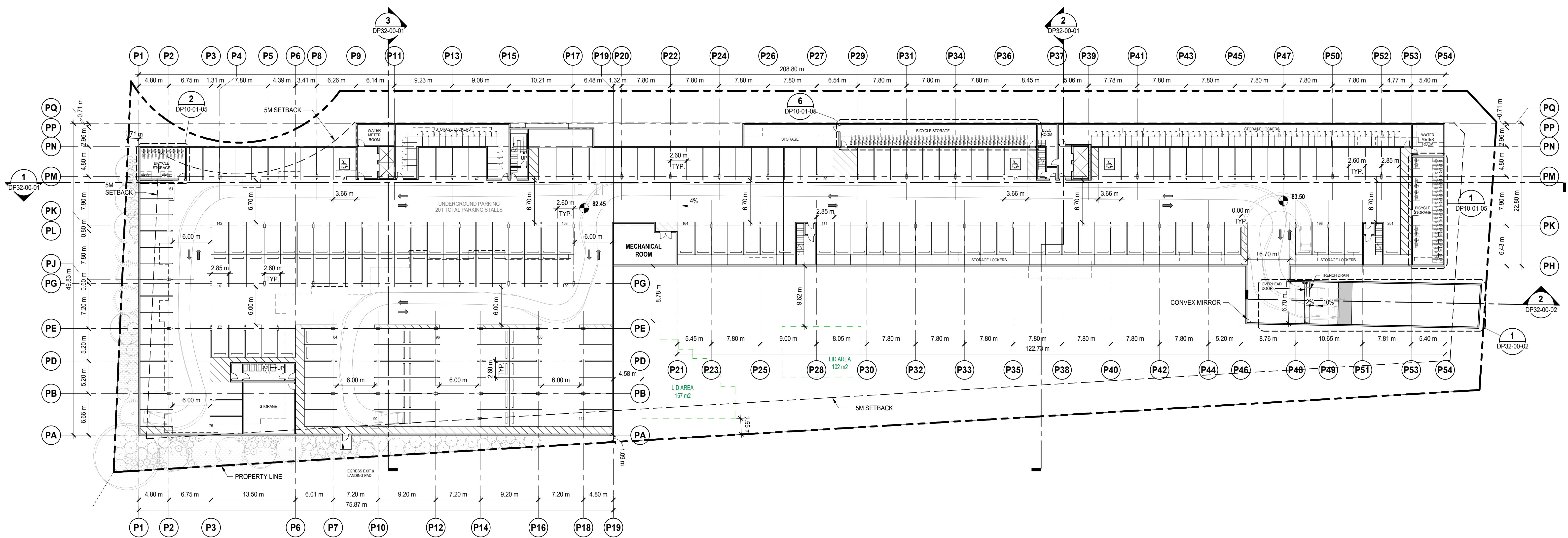
Scale
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Project No.
NCCA22-0243

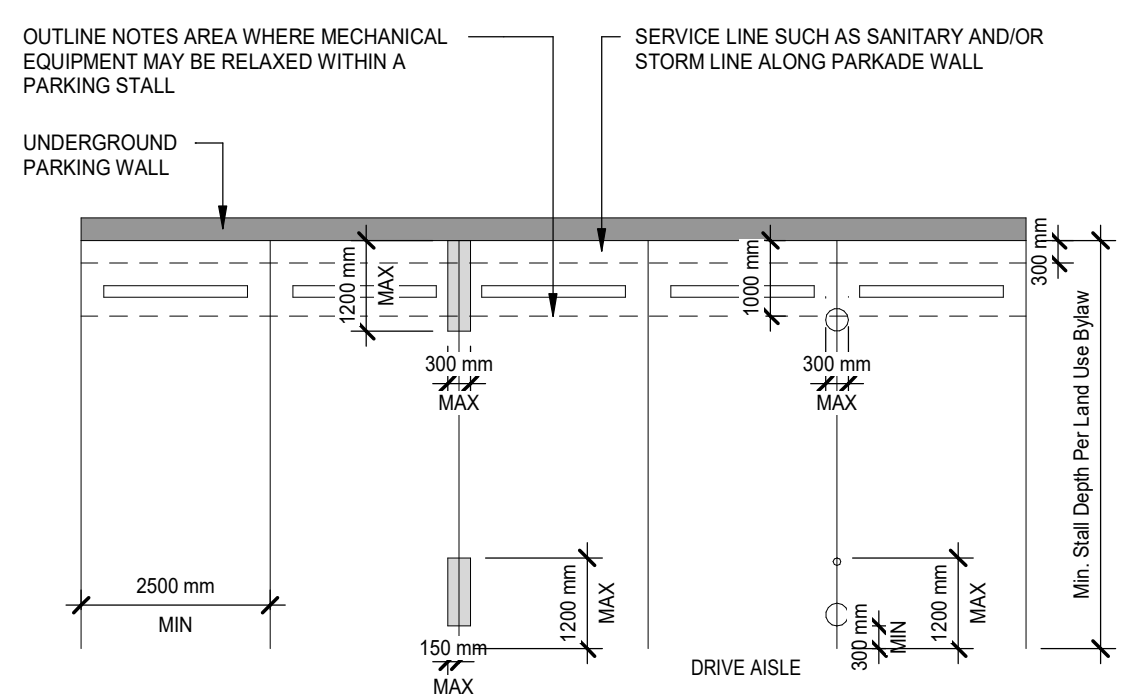
Drawing No.
DP10-03-01

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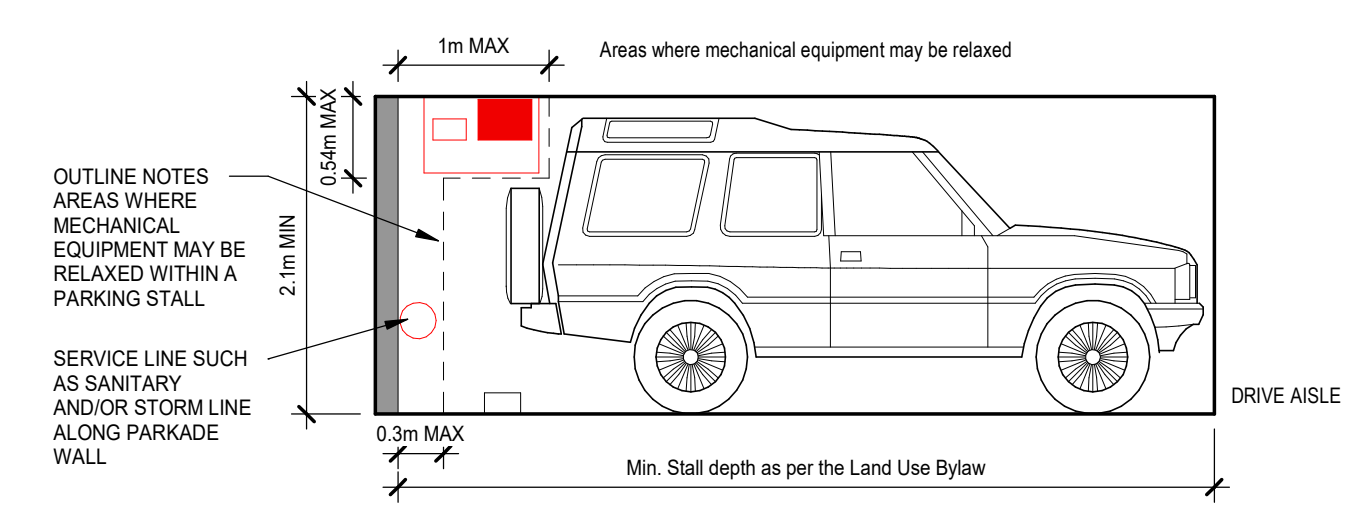
DATE	ISSUED FOR	REV
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2025-02-11	SPA SUBMISSION	B



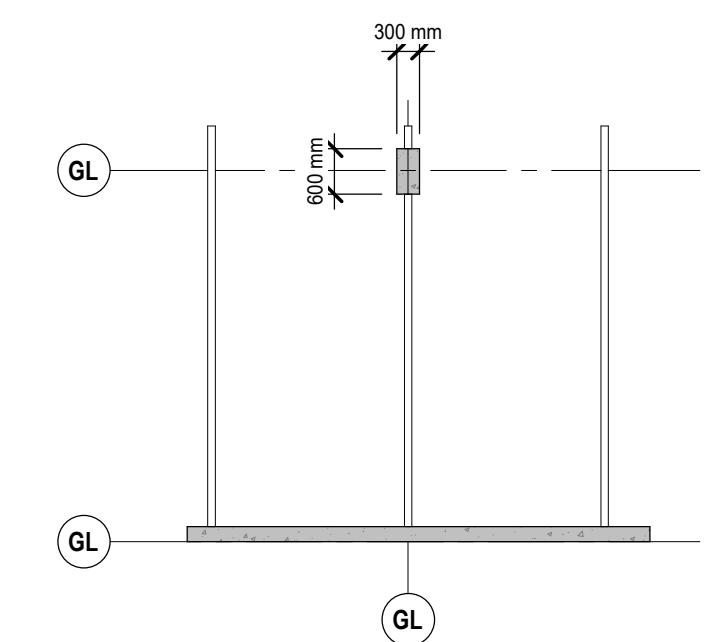
1 UNDERGROUND PARKING PLAN
 DP20-00-01 SCALE: 1:300



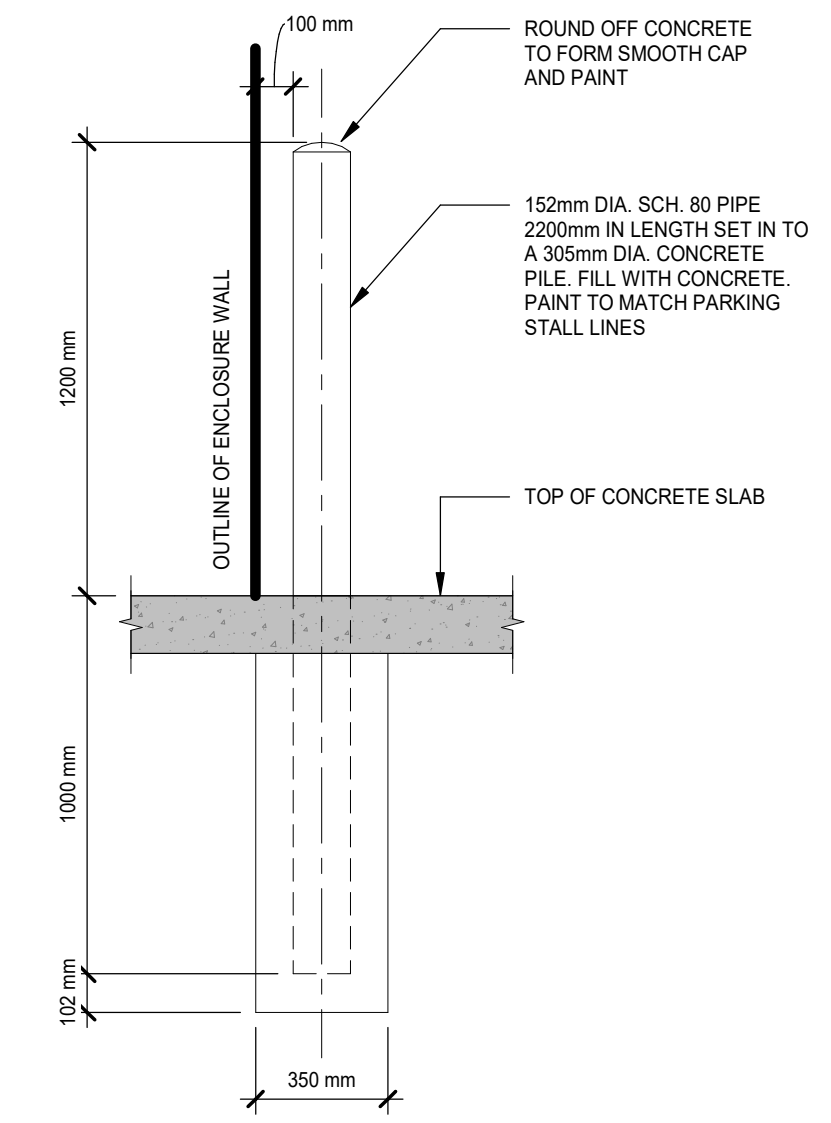
2 VOLUMETRIC ENCROACHMENT PLAN DIAGRAM (TYPICAL)
 DP20-00-01 SCALE: 1:100



3 VOLUMETRIC ENCROACHMENT SECTION DIAGRAM (TYPICAL)
 DP20-00-01 SCALE: 1:50



4 TYPICAL COLUMN MEASUREMENTS
 DP20-00-01 SCALE: 1:100



5 TYPICAL BOLLARD DETAIL
 DP20-00-01 SCALE: 1:20

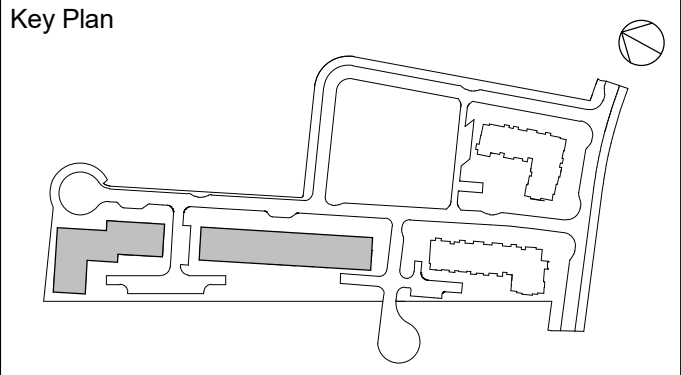
UNDERGROUND PARKING NOTES:
 1. ALL WALLS AND CEILING TO BE PAINTED WHITE.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN TO FACE OF CONCRETE.
 3. LOCATION, SIZE, QUANTITY OF MECHANICAL UNITS ARE SCHEMATIC AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.



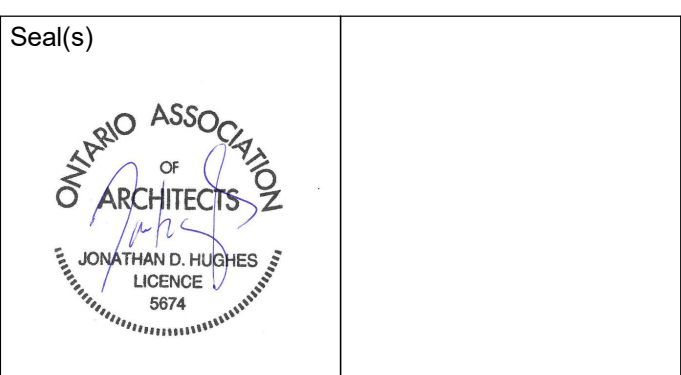
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants
 Civil: Arcadis Professional Services (Canada) Inc.
 Landscape: Arcadis Professional Services (Canada) Inc.
 Architecture: NORR Architects Engineers Planners
 Structural: TBD
 Mechanical: TBD
 Electrical: TBD
 Owner: Rohit at Wateridge 6 Ltd.



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550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

UNDERGROUND PARKING PLAN

Scale: As indicated
 Project No.: NCCA22-0243
 Drawing No.: **DP20-00-01**

2025-02-11 11:02:52 AM

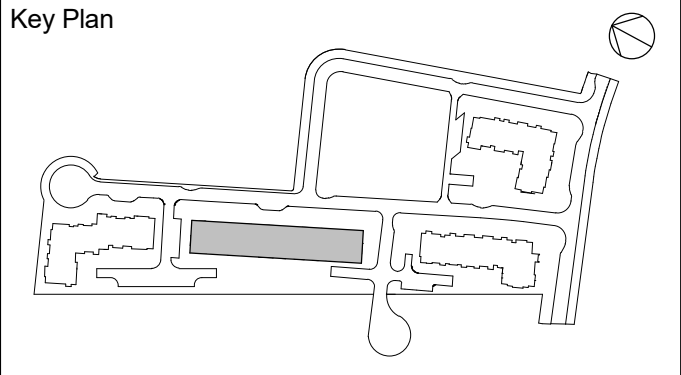
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



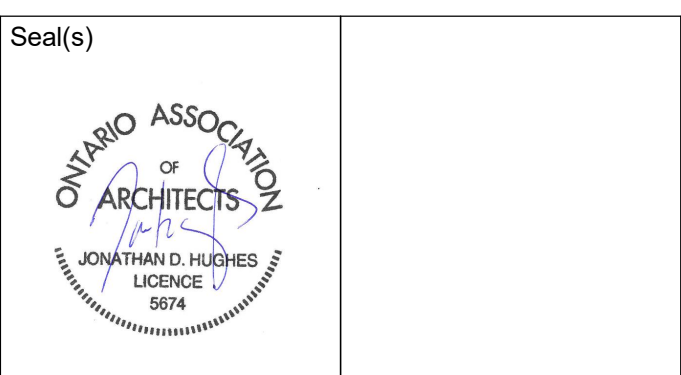
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Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
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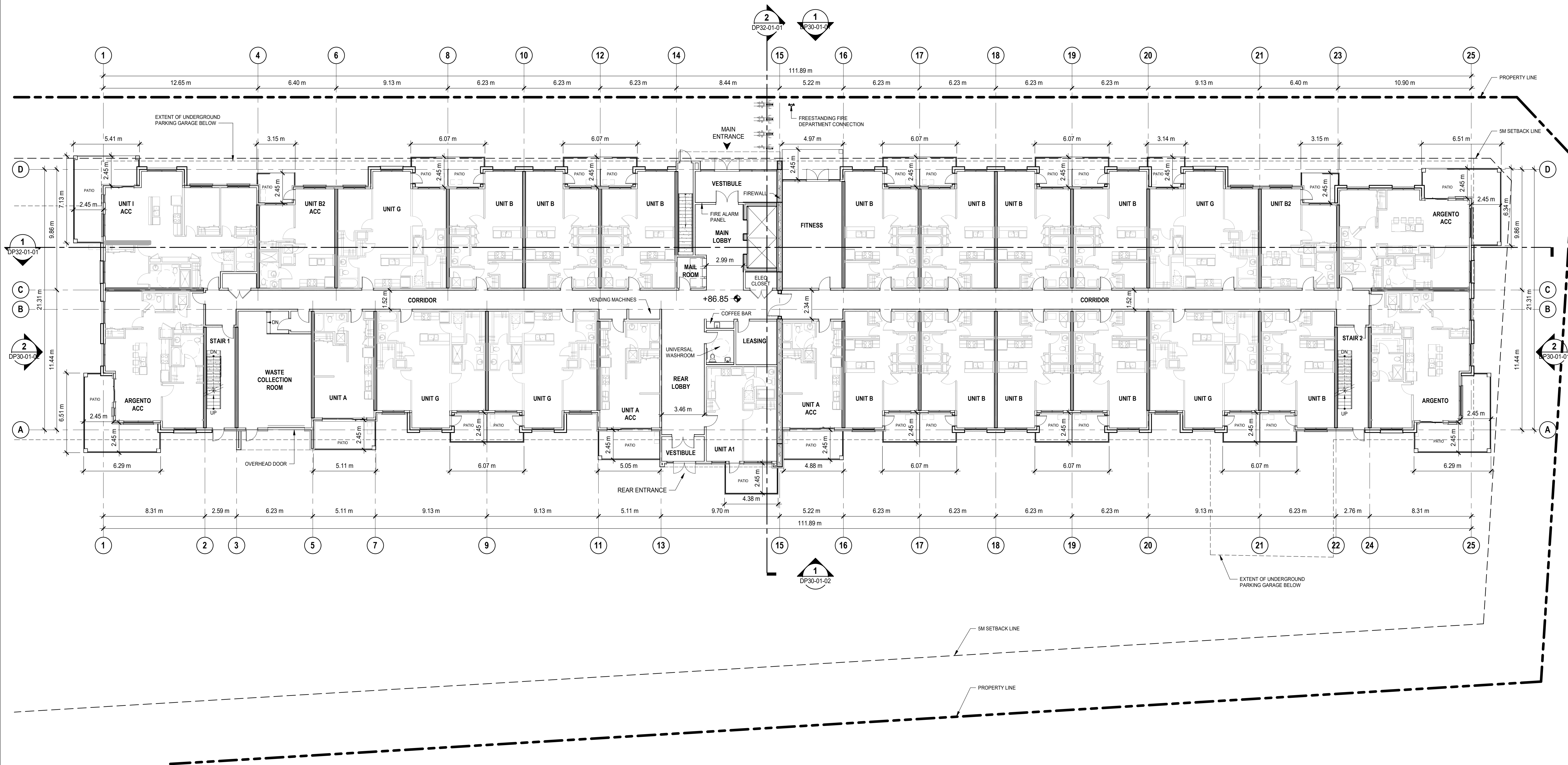
Drawing Title
LEVEL 1 FLOOR PLAN BUILDING B

Scale: As indicated

Project No. NCCA22-0243

Drawing No. DP20-01-01

B1 Title Block - R18 Rev. (Sept19) Copyright © 2019



- GENERAL NOTES**
- UNIT LAYOUTS ARE CONCEPTUAL IN NATURE AND COULD CHANGE DURING THE DESIGN PROCESS.
 - UNITS SHOWN ON THE FLOOR PLAN CORRESPOND TO THE STANDARD UNITS. OTHER OPTIONAL UNITS MIGHT BE USED.
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 - NUMBER OF EXTERIOR RISERS FROM SIDEWALK TO PATIO TO BE COORDINATED WITH CIVIL DRAWINGS. RISERS SHOWN ARE FOR REPRESENTATION PURPOSES ONLY.
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1 LEVEL 1 FLOOR PLAN - BUILDING B
 DP20-01-01 SCALE: 1:150

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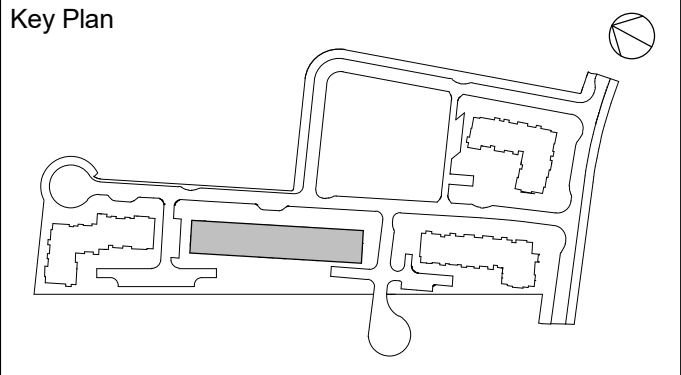
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



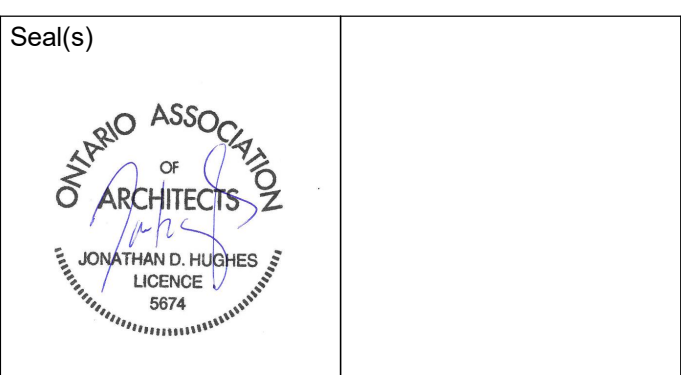
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SITE PLAN CONTROL APPLICATION



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 Landscape: Arcadis Professional Services (Canada) Inc.
 Architecture: NORR Architects Engineers Planners
 Structural: TBD
 Mechanical: Goodkey, Weedmark & Associates Ltd.
 Electrical: Goodkey, Weedmark & Associates Ltd.
 Owner: Rohit at Wateridge 6 Ltd.



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Client
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550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
 OTTAWA, ON

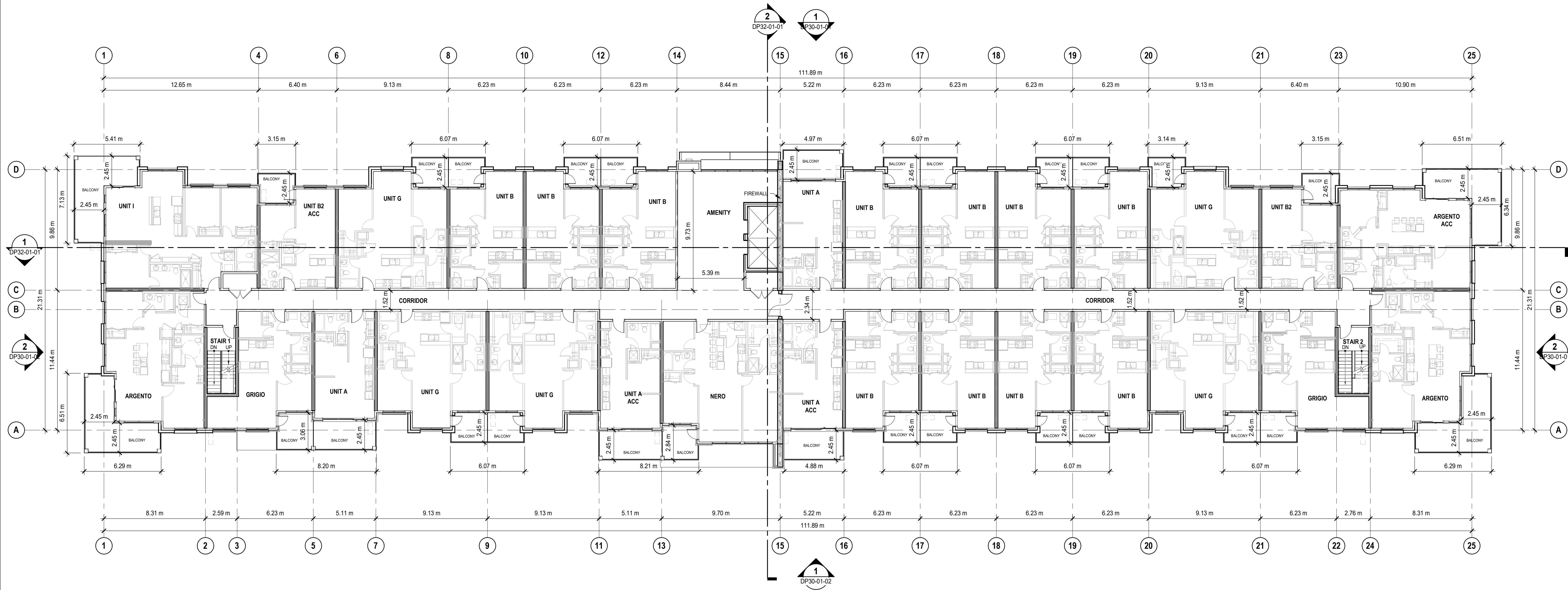
Drawing Title
LEVEL 2 FLOOR PLAN BUILDING B

Scale: As indicated

Project No. NCCA22-0243

Drawing No. DP20-01-02

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 PLAN # 19211



1 LEVEL 2 FLOOR PLAN - BUILDING B
 DP20-01-02 SCALE: 1:150

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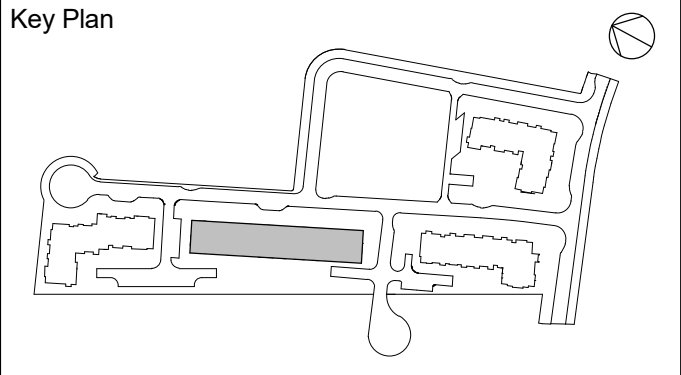
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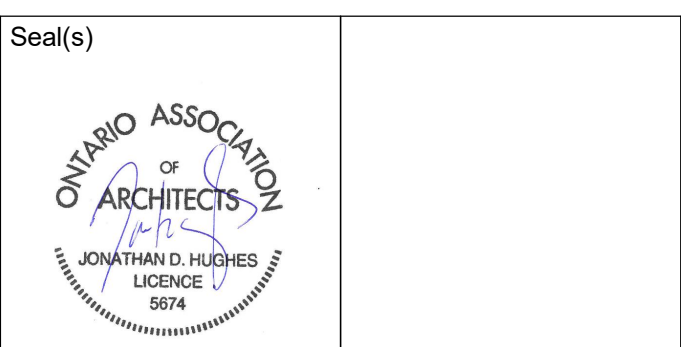
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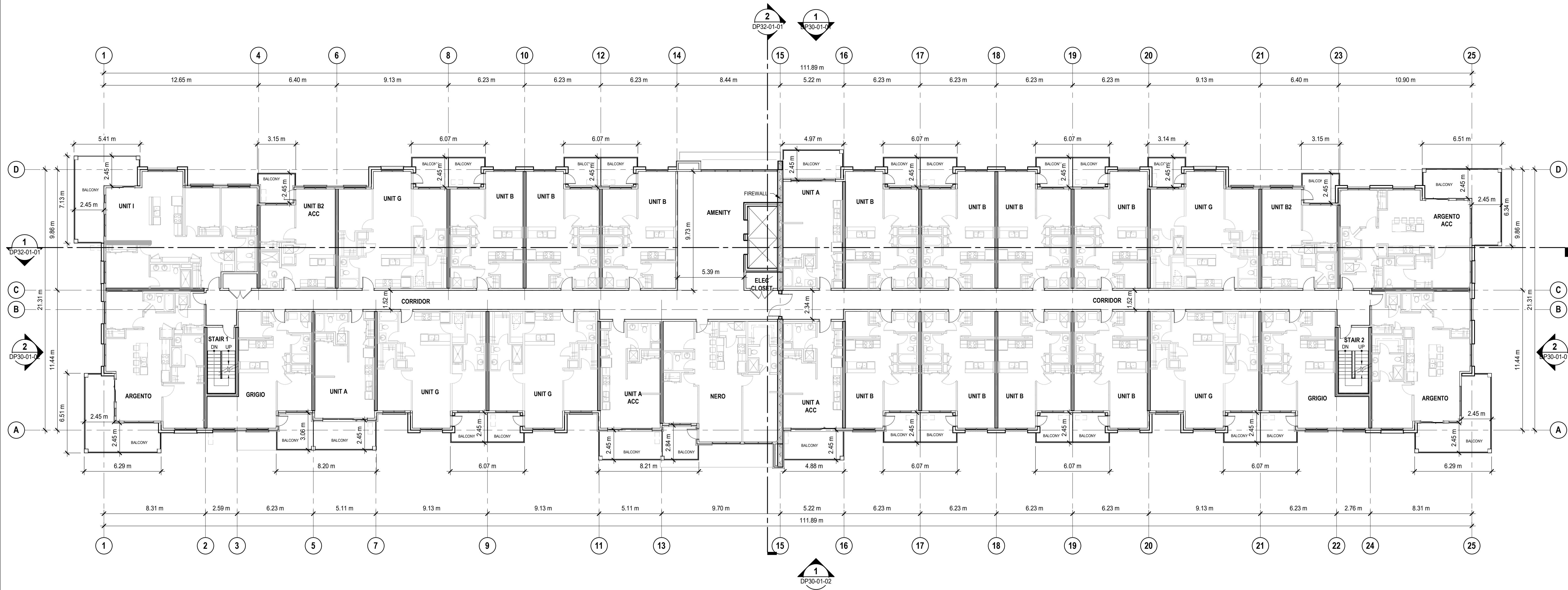
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Project Leader	O. BREYTENBACH	Checked	E. FAULKNER

Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1
 Project
Wateridge Village Block 6

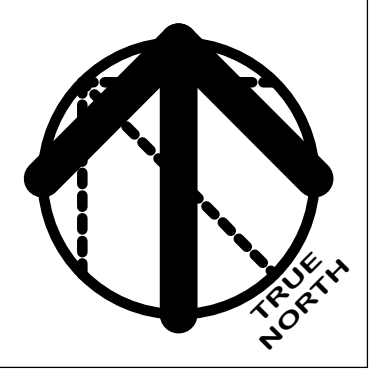
125 & 135 OSHEDINAA STREET
 OTTAWA, ON
 Drawing Title
LEVEL 3 FLOOR PLAN BUILDING B

Scale	As indicated
Project No.	NCCA22-0243
Drawing No.	DP20-01-03

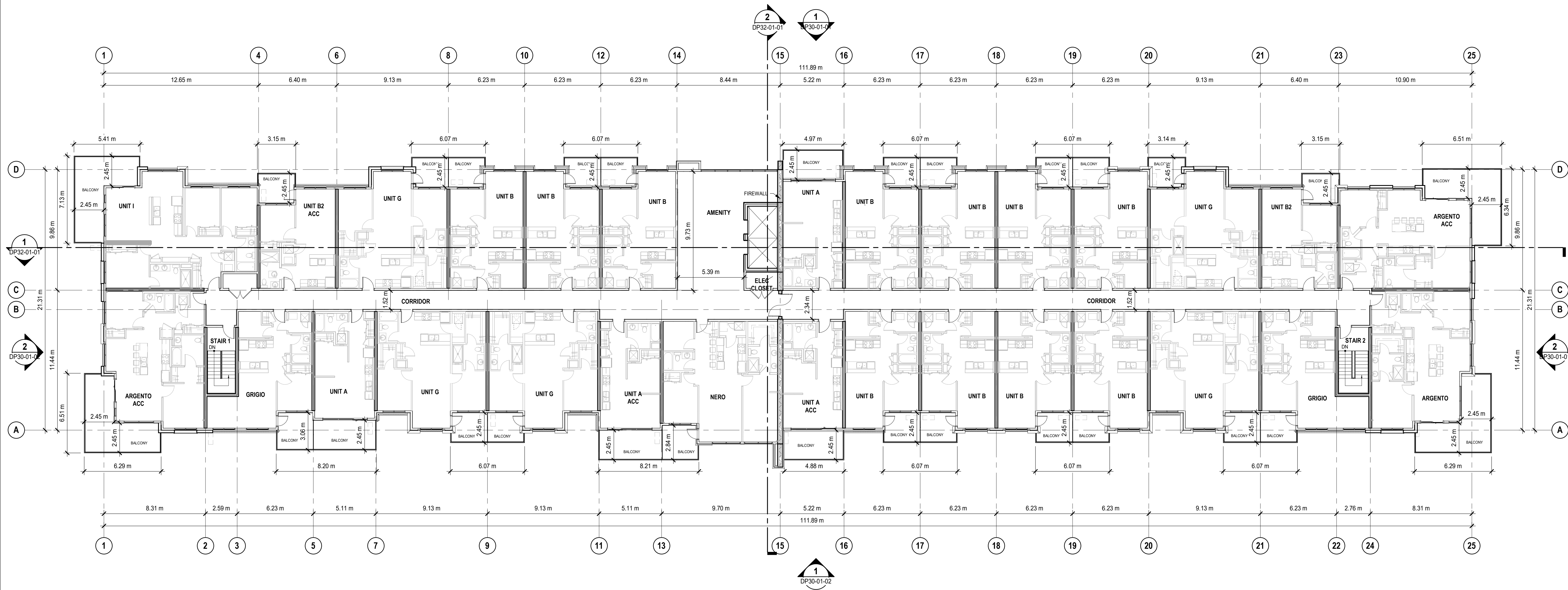


1 LEVEL 3 FLOOR PLAN - BUILDING B
 DP20-01-03 SCALE: 1:150

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2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



1 LEVEL 4 FLOOR PLAN - BUILDING B
 DP20-01-04 SCALE: 1:150

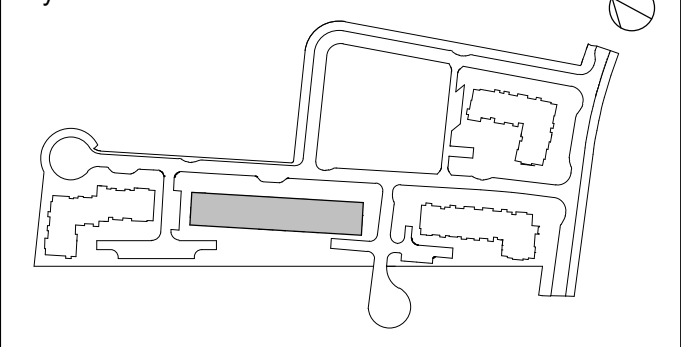
- GENERAL NOTES**
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 2. UNITS SHOWN ON THE FLOOR PLAN CORRESPOND TO THE STANDARD UNITS. OTHER OPTIONAL UNITS MIGHT BE USED.
 3. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF SHEATHING, CENTER LINE OF PARTY WALL, FACE OF STUD AND FACE OF CONCRETE.
 4. NUMBER OF EXTERIOR RISERS FROM SIDEWALK TO PATIO TO BE COORDINATED WITH CIVIL DRAWINGS. RISERS SHOWN ARE FOR REPRESENTATION PURPOSES ONLY.
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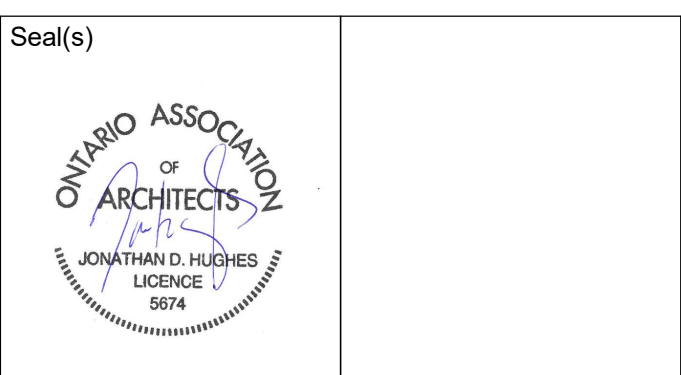
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Project Component
SITE PLAN CONTROL APPLICATION
 Key Plan



Consultants
 Civil: Arcadis Professional Services (Canada) Inc.
 Landscape: Arcadis Professional Services (Canada) Inc.
 Architecture: NORR Architects Engineers Planners
 Structural: TBD
 Mechanical: Gookley, Weedmark & Associates Ltd.
 Electrical: Gookley, Weedmark & Associates Ltd.
 Owner: Rohit at Wateridge 6 Ltd.



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Project Manager M. EISELEN	Drawn O. BREYTENBACH
Project Leader O. BREYTENBACH	Checked E. FAULKNER

Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

Drawing Title
LEVEL 4 FLOOR PLAN BUILDING B

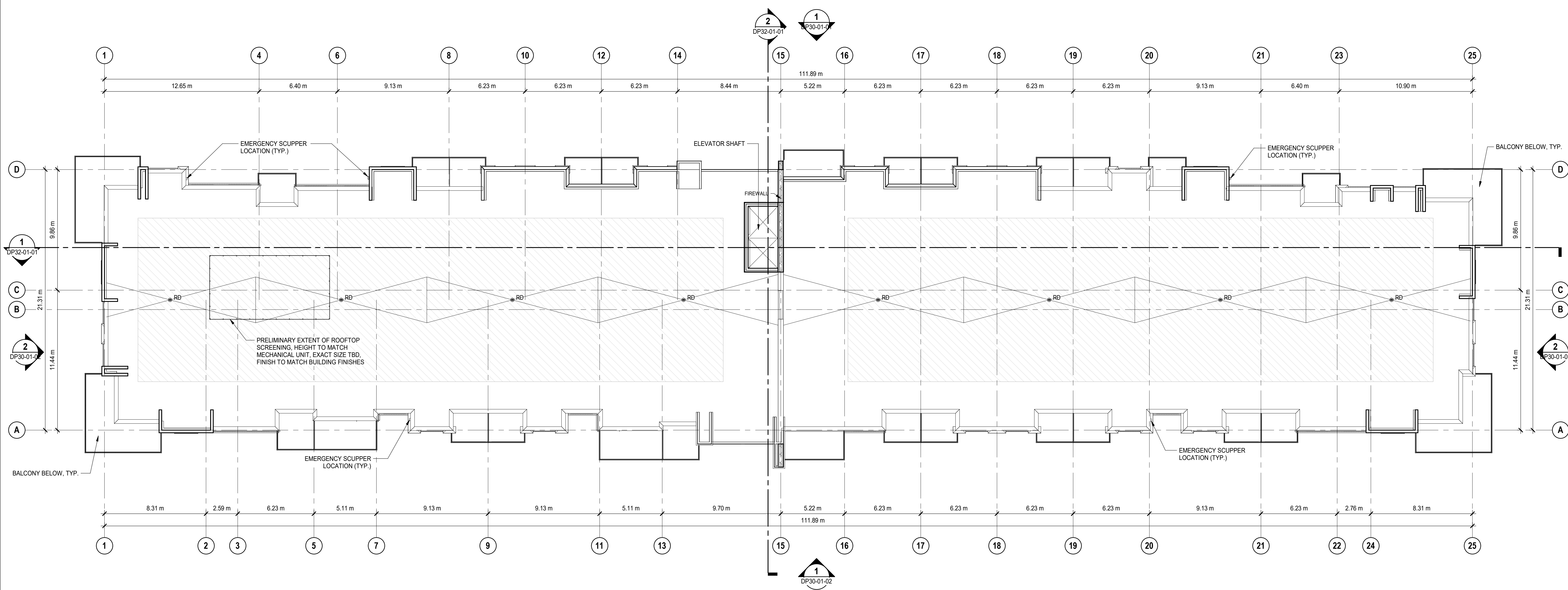
Scale
 As indicated

Project No.
 NCCA22-0243

Drawing No.
DP20-01-04



DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



1 ROOF PLAN - BUILDING B
 DP20-01-05 SCALE: 1:150

ROOF PLAN LEGEND	
	CRICKET TO DIVERT WATER
	ROOF AREA TO ACCOMMODATE A PONDING VOLUME OF 67m³ WHICH EQUALS AN AVERAGE HEIGHT OF 52mm ACROSS 70% OF THE WHOLE ROOF SURFACE AREA
	ROOF RIGID INSULATION GRADE BASED ON MAIN FLOOR
	ROOF DRAIN
	PROPERTY LINE

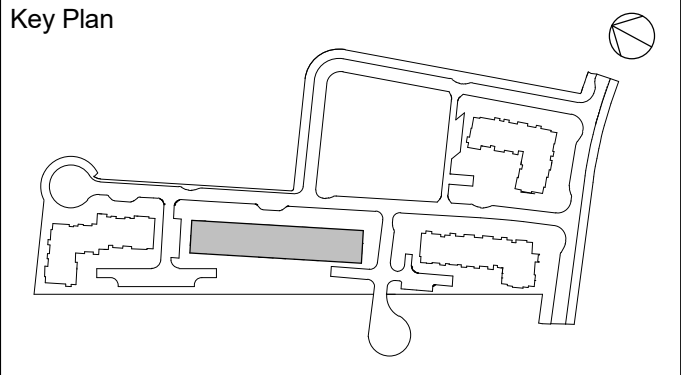
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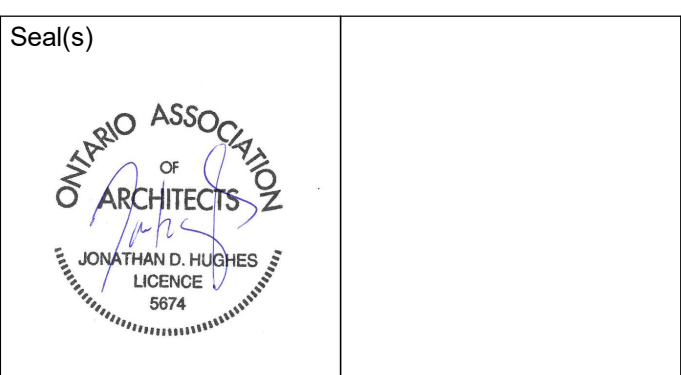
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants

- Civil: Arcadis Professional Services (Canada) Inc.
- Landscape: Arcadis Professional Services (Canada) Inc.
- Architecture: NORR Architects Engineers Planners
- Structural: TBD
- Mechanical: Goodkey, Weedmark & Associates Ltd.
- Electrical: Goodkey, Weedmark & Associates Ltd.
- Owner: Rohit at Wateridge 6 Ltd.



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Project Manager M. EISELEN	Drawn O. BREYTENBACH
Project Leader O. BREYTENBACH	Checked E. FAULKNER

Client
ROHIT COMMUNITIES
 550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

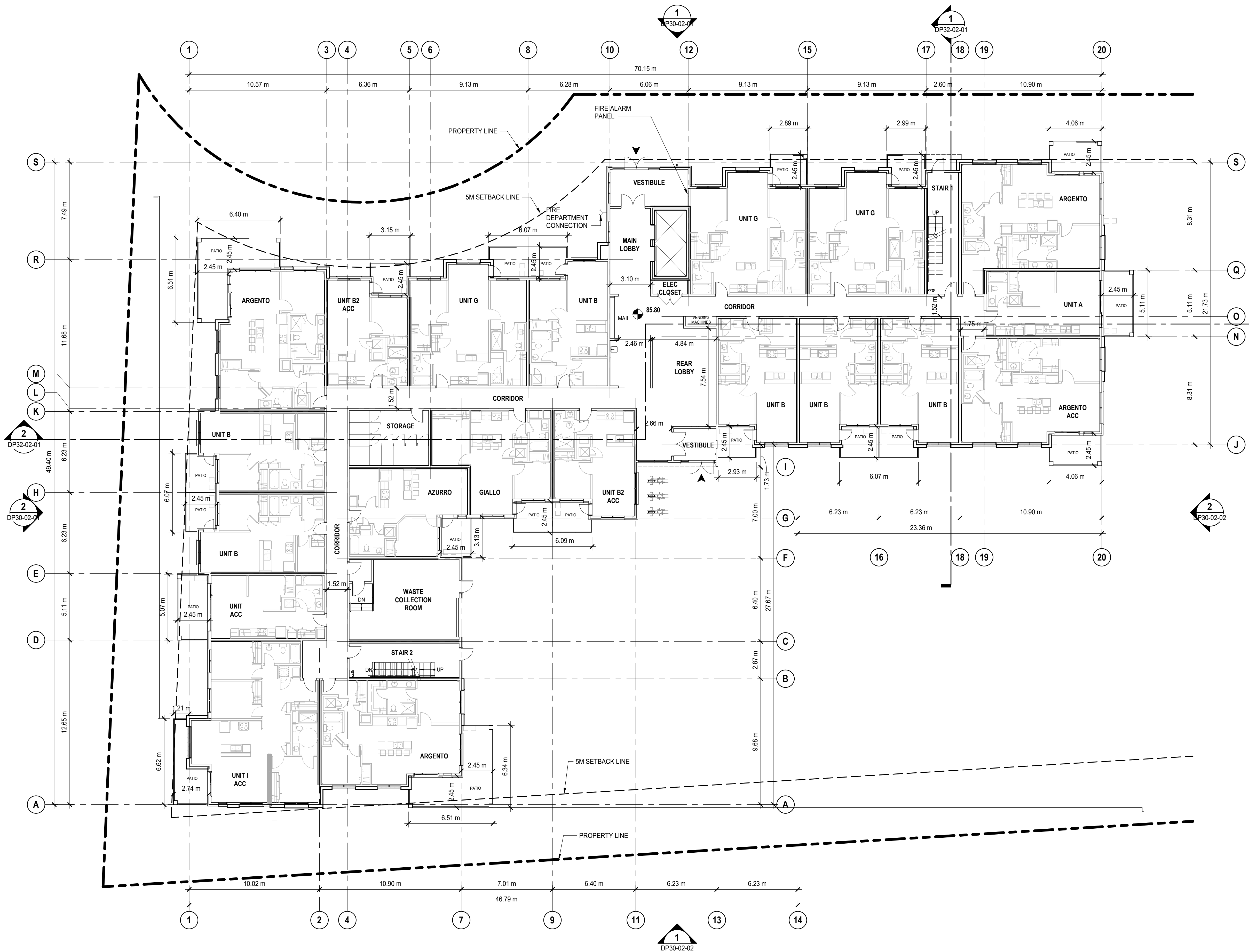
ROOF PLAN BUILDING B

Scale
 As indicated

Project No.
 NCCA22-0243

Drawing No.
DP20-01-05

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



1 LEVEL 1 FLOOR PLAN - BUILDING C
 DP20-02-01 SCALE: 1:150

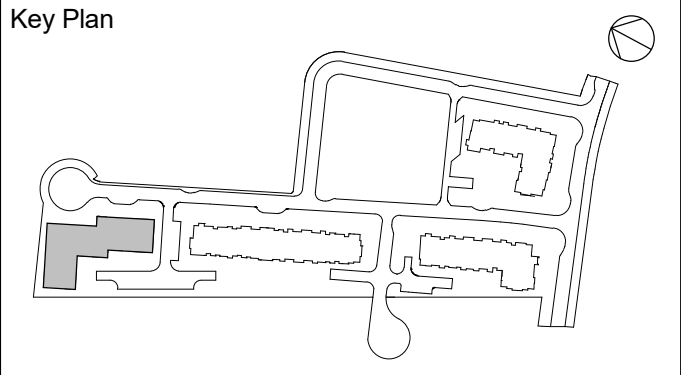
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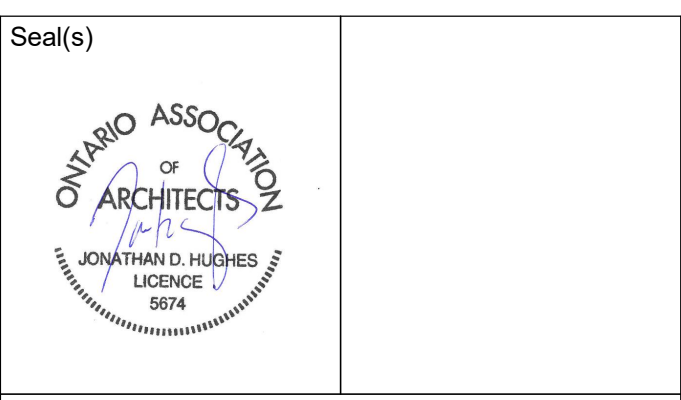
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants

- Civil: Arcadis Professional Services (Canada) Inc.
- Landscape: Arcadis Professional Services (Canada) Inc.
- Architecture: NORR Architects Engineers Planners
- Structural: TBD
- Mechanical: TBD
- Electrical: TBD
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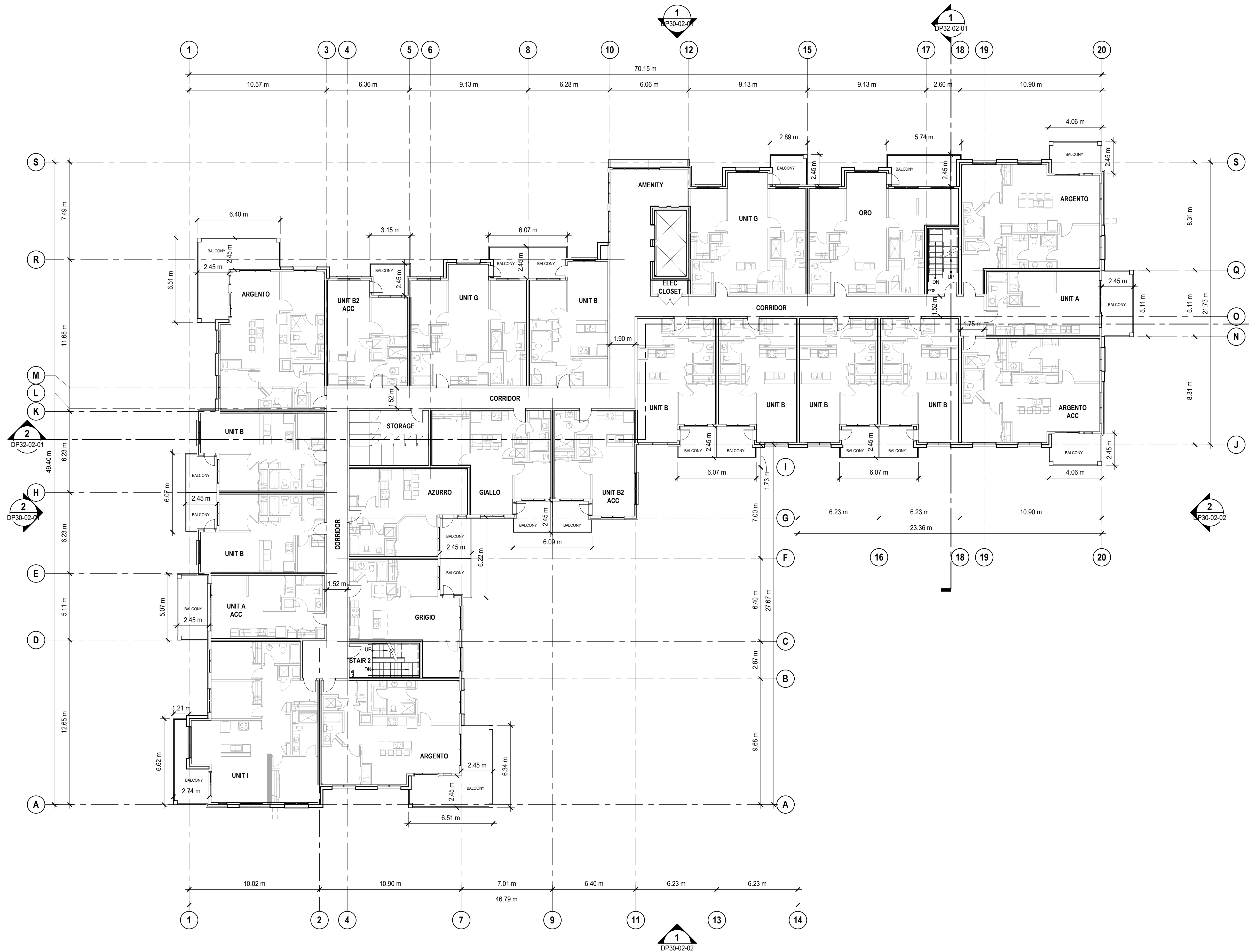
Client
ROHIT COMMUNITIES
 550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

Drawing Title
LEVEL 1 FLOOR PLAN BUILDING C

Scale	As indicated
Project No.	NCCA22-0243
Drawing No.	DP20-02-01





1 LEVEL 2 FLOOR PLAN - BUILDING C
 DP20-02-02 SCALE: 1:150

GENERAL NOTES

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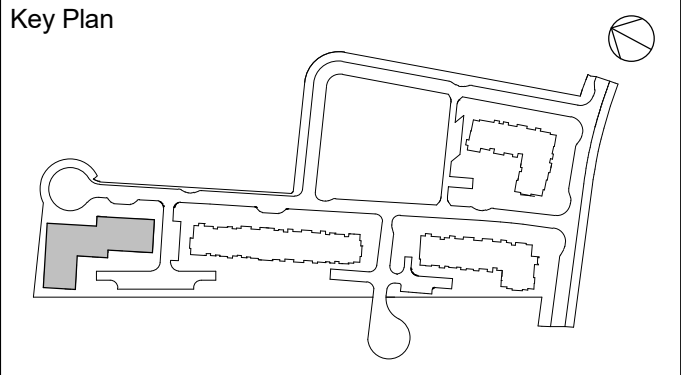
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



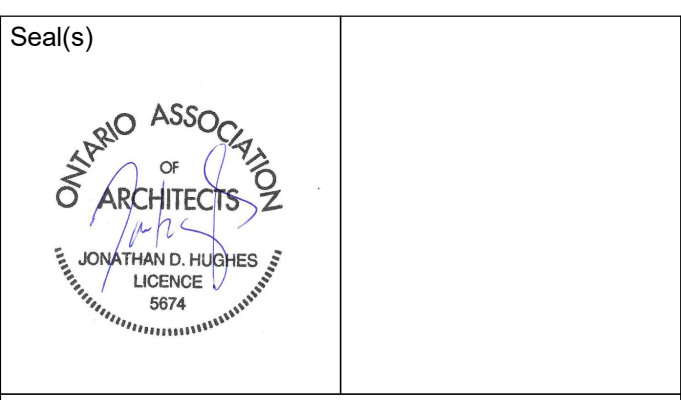
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants
 Civil: Arcadis Professional Services (Canada) Inc.
 Landscape: Arcadis Professional Services (Canada) Inc.
 Architectural: NORR Architects Engineers Planners
 Structural: TBD
 Mechanical: TBD
 Electrical: TBD
 Owner: Rohit at Wateridge 6 Ltd.



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Project Leader O.BREYTENBACH	Checked E.FAULKNER

Client
ROHIT COMMUNITIES

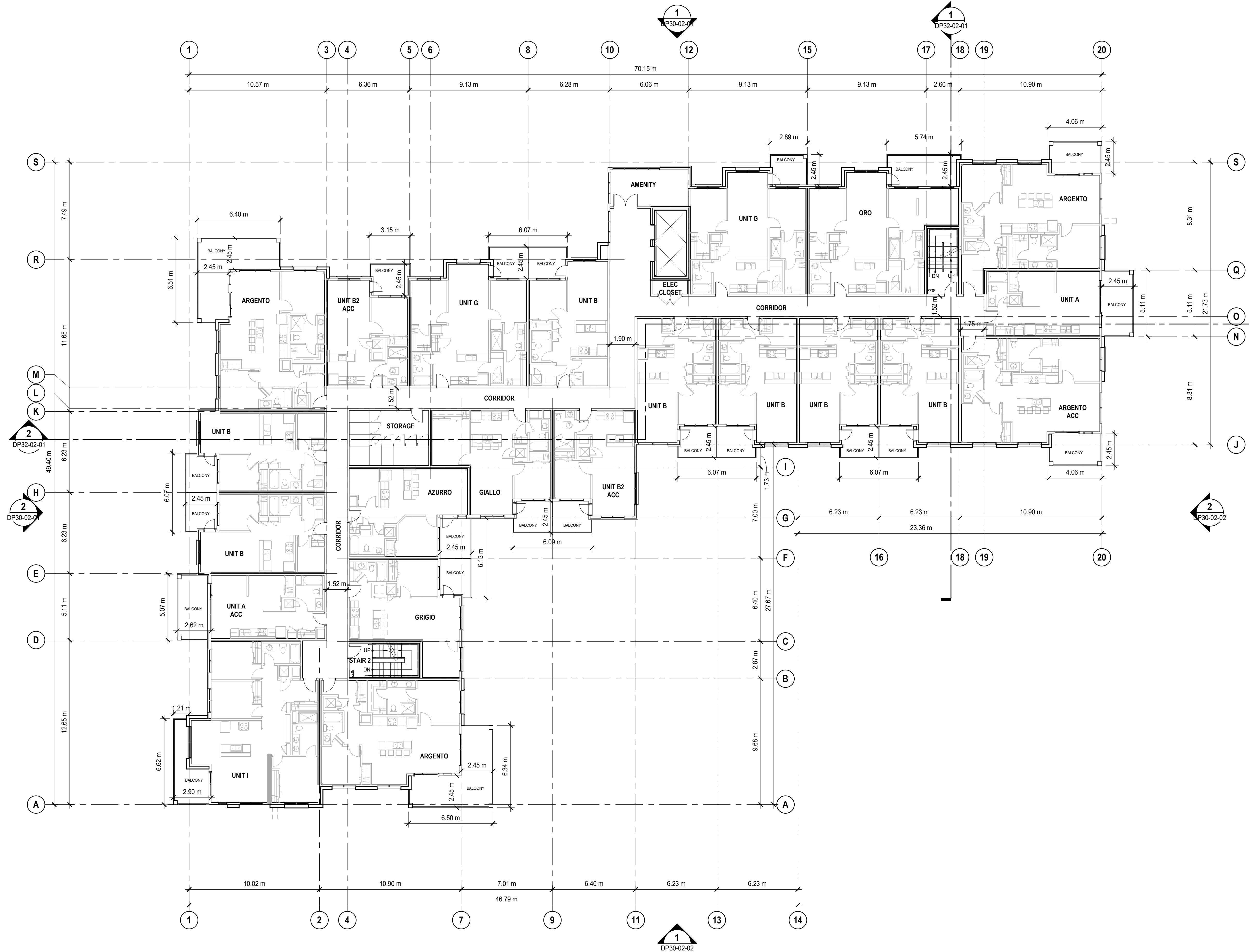
550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

Drawing Title
LEVEL 2 FLOOR PLAN BUILDING C

Scale	As indicated
Project No.	NCCA22-0243
Drawing No.	DP20-02-02

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



1 LEVEL 3 FLOOR PLAN - BUILDING C
 DP20-02-03 SCALE: 1:150

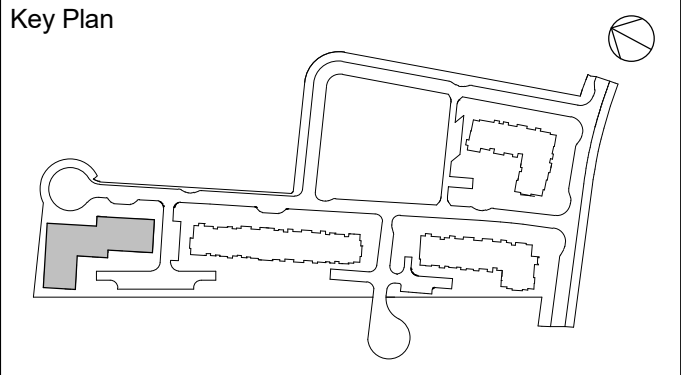
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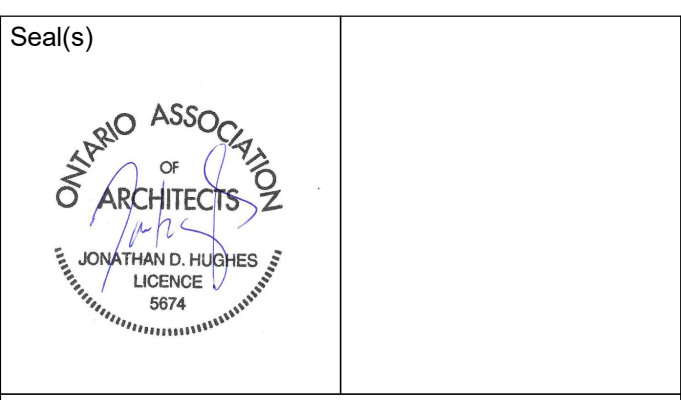
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Project Component
 SITE PLAN CONTROL APPLICATION



Consultants

Civil:	Arcadis Professional Services (Canada) Inc.
Landscape:	Arcadis Professional Services (Canada) Inc.
Architectural:	NORR Architects Engineers Planners
Structural:	TBD
Mechanical:	TBD
Electrical:	TBD
Owner:	Rohit at Watridge 6 Ltd.



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Project Manager	Drawn
M.EISELEN	O.BREYTENBACH
Project Leader	Checked
O.BREYTENBACH	E.FAULKNER

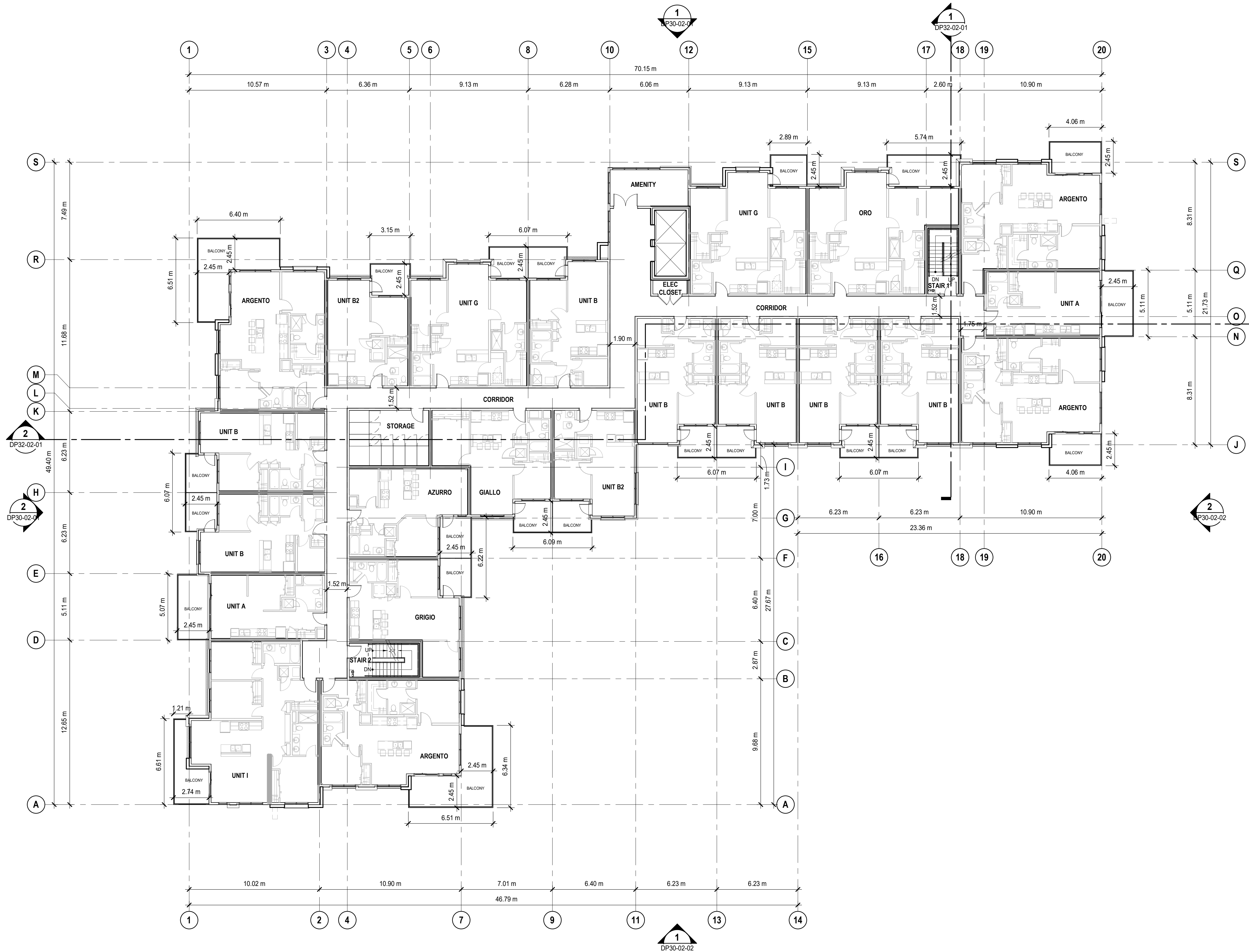
Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1
 Project
Watridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

Drawing Title
LEVEL 3 FLOOR PLAN BUILDING C

Scale	As indicated
Project No.	NCCA22-0243
Drawing No.	DP20-02-03

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



1 LEVEL 4 FLOOR PLAN - BUILDING C
 DP20-02-04 SCALE: 1:150

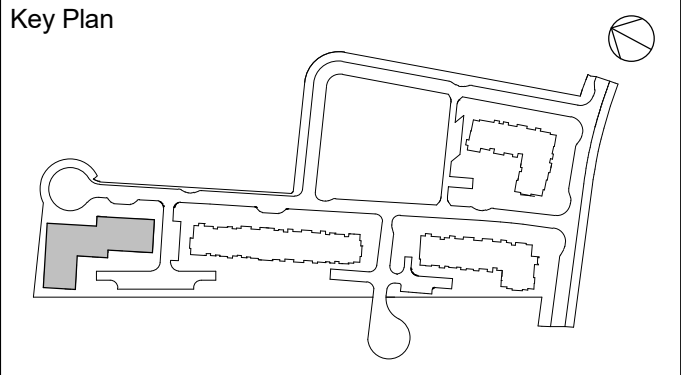
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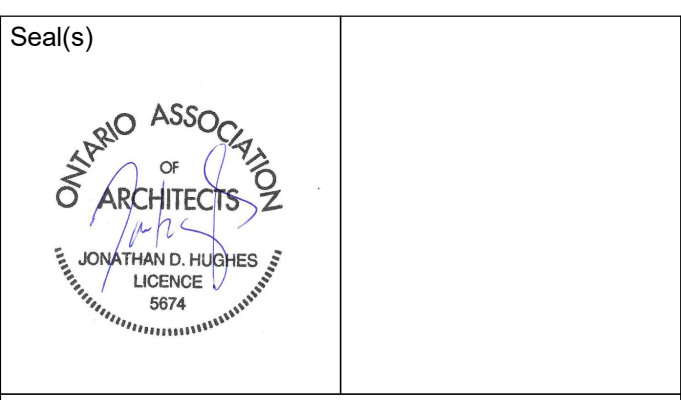
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants
 Civil: Arcadis Professional Services (Canada) Inc.
 Landscape: Arcadis Professional Services (Canada) Inc.
 Architectural: NORR Architects Engineers Planners
 Structural: TBD
 Mechanical: TBD
 Electrical: TBD
 Owner: Rohit at Wateridge 6 Ltd.



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Project Leader O.BREYTENBACH	Checked E.FAULKNER

Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
 OTTAWA, ON

Drawing Title
LEVEL 4 FLOOR PLAN BUILDING C

Scale
 As indicated

Project No.
 NCCA22-0243

Drawing No.
DP20-02-04

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B

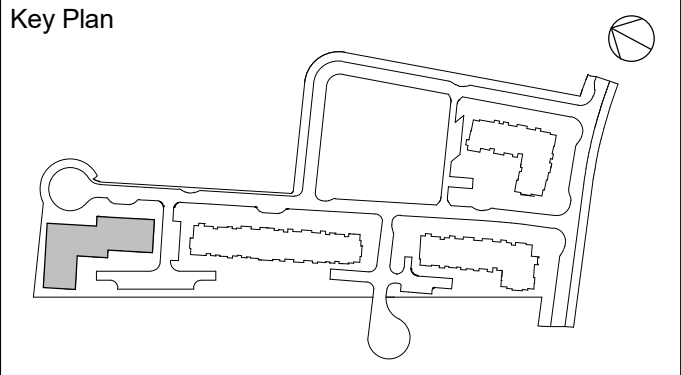
ROOF PLAN LEGEND	
	CRICKET TO DIVERT WATER
	ROOF AREA TO ACCOMMODATE A PONDING VOLUME OF 67m³ WHICH EQUALS AN AVERAGE HEIGHT OF 52mm ACROSS 70% OF THE WHOLE ROOF SURFACE AREA
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	ROOF DRAIN
	PROPERTY LINE



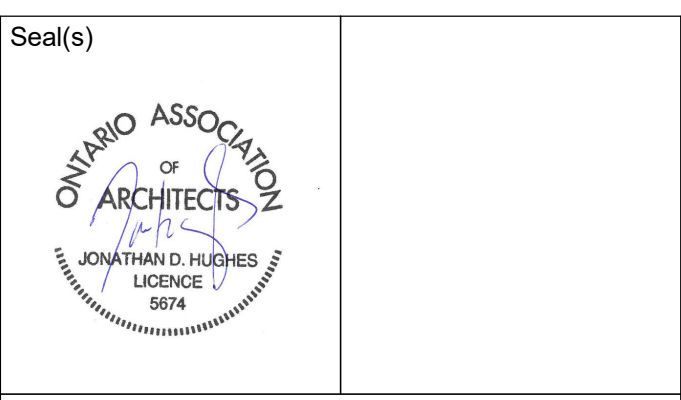
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants
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Client
ROHIT COMMUNITIES

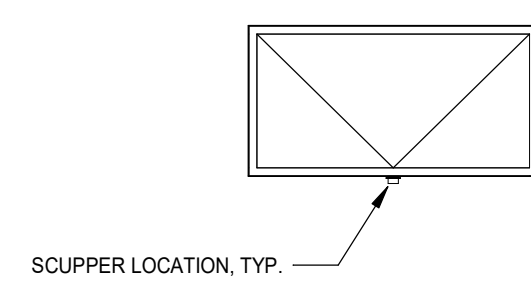
550 91 ST SW #101, EDMONTON, AB, T6X 0V1
 Project
Watridge Village Block 6

125 & 135 OSHEDINAA STREET
 OTTAWA, ON
 Drawing Title
ROOF PLAN BUILDING C

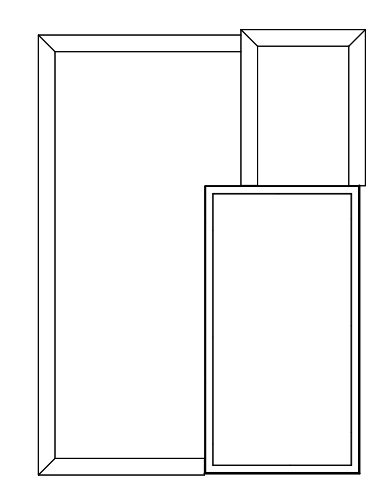
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Project No.
NCCA22-0243

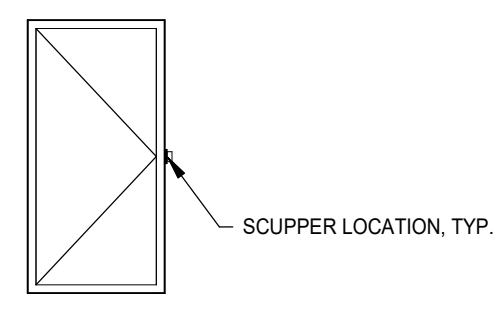
Drawing No.
DP20-02-05



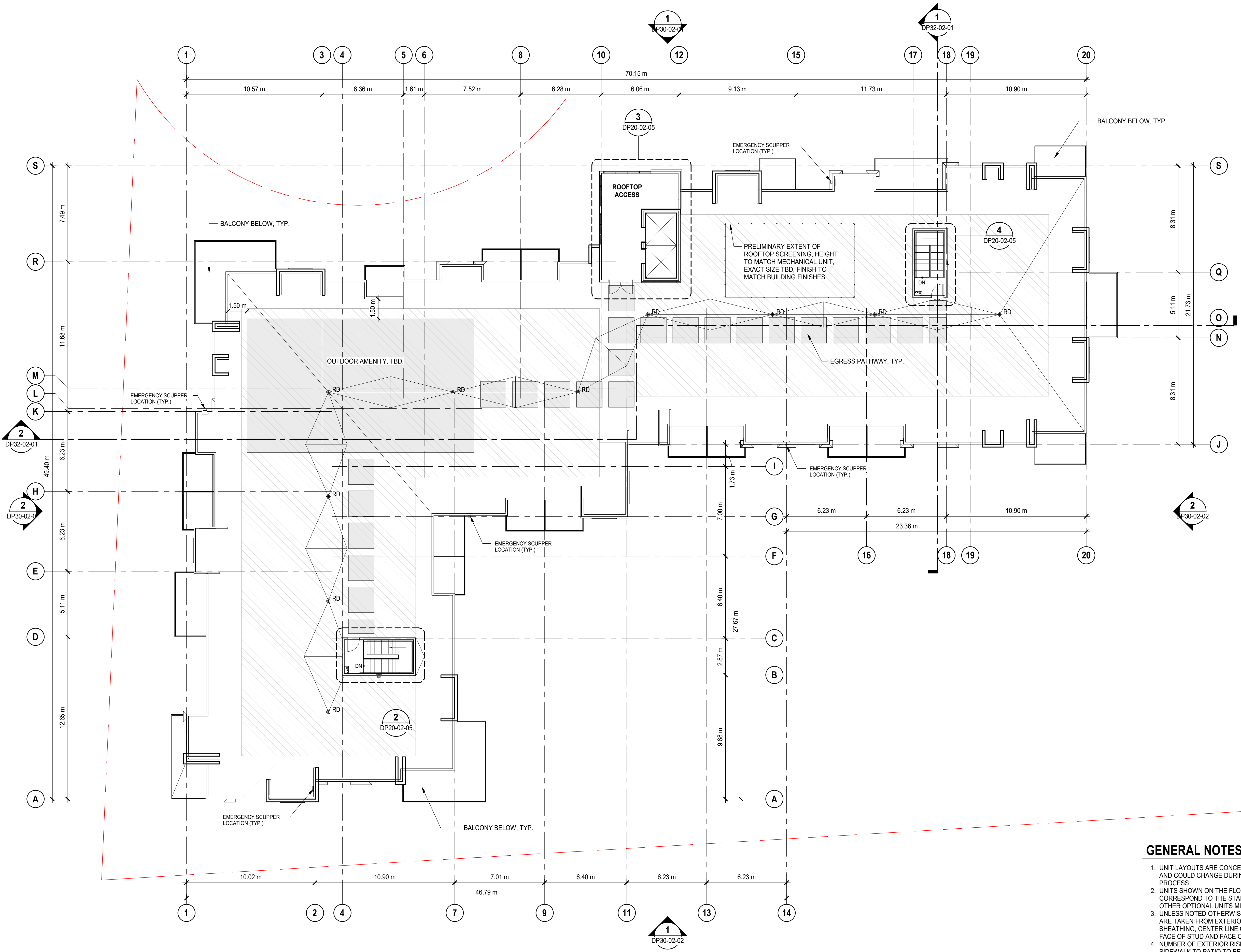
2 N EGRESS STAIR ROOF DETAIL - BUILDING C
 DP20-02-05 SCALE: 1: 150



3 ELEVATOR SHAFT ROOF DETAIL - BUILDING C
 DP20-02-05 SCALE: 1: 150



4 S EGRESS STAIR ROOF DETAIL - BUILDING C
 DP20-02-05 SCALE: 1: 150



1 ROOF PLAN - BUILDING C
 DP20-02-05 SCALE: 1: 150

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2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



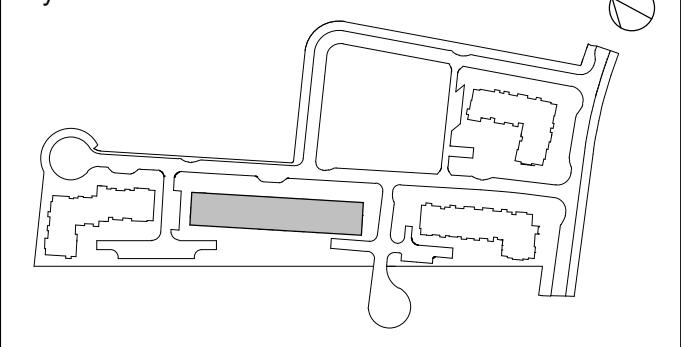
1 EAST ELEVATION - BUILDING B
 DP30-01-01 SCALE: 1:150



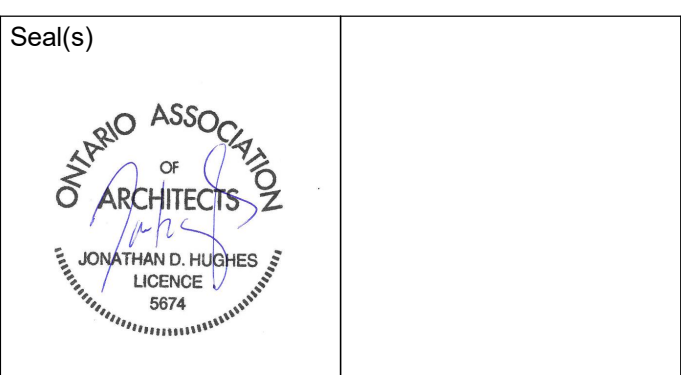
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants
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 Landscape: Arcadis Professional Services (Canada) Inc.
 Architecture: NORR Architects Engineers Planners
 Structural: TBD
 Mechanical: Goodkey, Weedmark & Associates Ltd.
 Electrical: Goodkey, Weedmark & Associates Ltd.
 Owner: Rohit at Wateridge & Ltd.

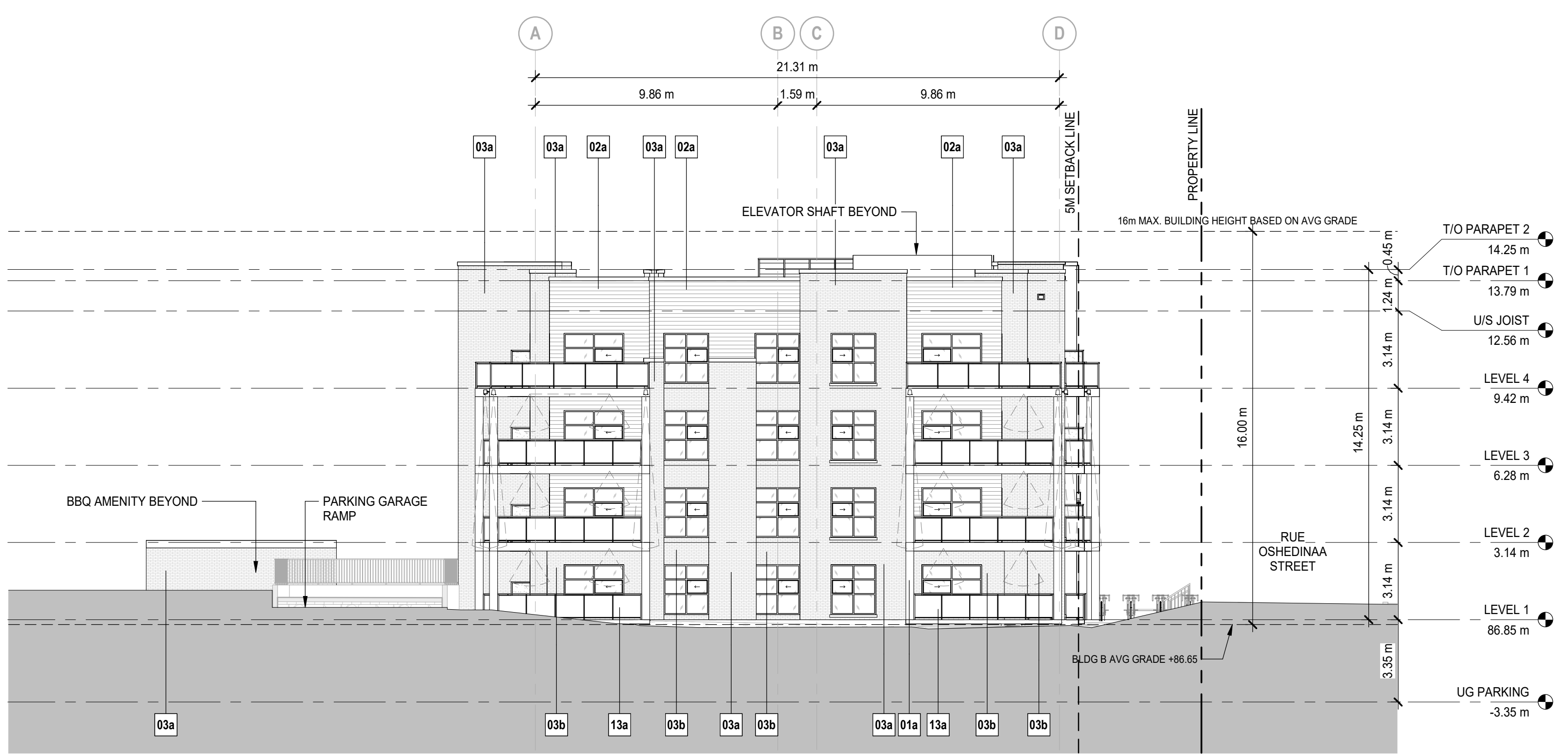


NORR
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 Ottawa, ON, Canada K1N 5M3
 norr.com

BUILDING B ELEVATION NOTE
 • ARTIST FOR FULL HEIGHT MURAL TO BE COMMISSIONED AT A LATER DATE. ANY AND ALL ARTWORK ILLUSTRATED HEREIN IS FOR REFERENCE ONLY.

MATERIAL LEGEND

01a	FIBER CEMENT SMOOTH SIDING COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
01b	FIBER CEMENT SMOOTH SIDING COLOR: PEARL GRAY MANUFACTURER: TBD	
02a	FIBER CEMENT LAP SIDING COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
02b	FIBER CEMENT LAP SIDING COLOR: AGED PEWTER MANUFACTURER: TBD	
03a	BRICK MASONRY COLOR: RED MANUFACTURER: TBD	
03b	BRICK MASONRY COLOR: OBSIDIAN MANUFACTURER: TBD	
04	WINDOW WALL ASSEMBLY COLOR: CLEAR GLASS MANUFACTURER: TBD	
13a	GLASS BALCONY RAILING COLOR: BLACK POWDER COATED ALUMINUM W/ CLEAR GLASS INSERTS MANUFACTURER: TBD	
13b	GLASS BALCONY RAILING COLOR: BLACK POWDER COATED ALUMINUM W/ SMOKED GLASS INSERTS MANUFACTURER: TBD	



2 SOUTH ELEVATION - BUILDING B
 DP30-01-01 SCALE: 1:150

Project Manager	M. EISELEN	Drawn	O. BREYTENBACH
Project Leader	O. BREYTENBACH	Checked	E. FAULKNER

Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

Drawing Title
ELEVATIONS BUILDING B

Scale
 As indicated

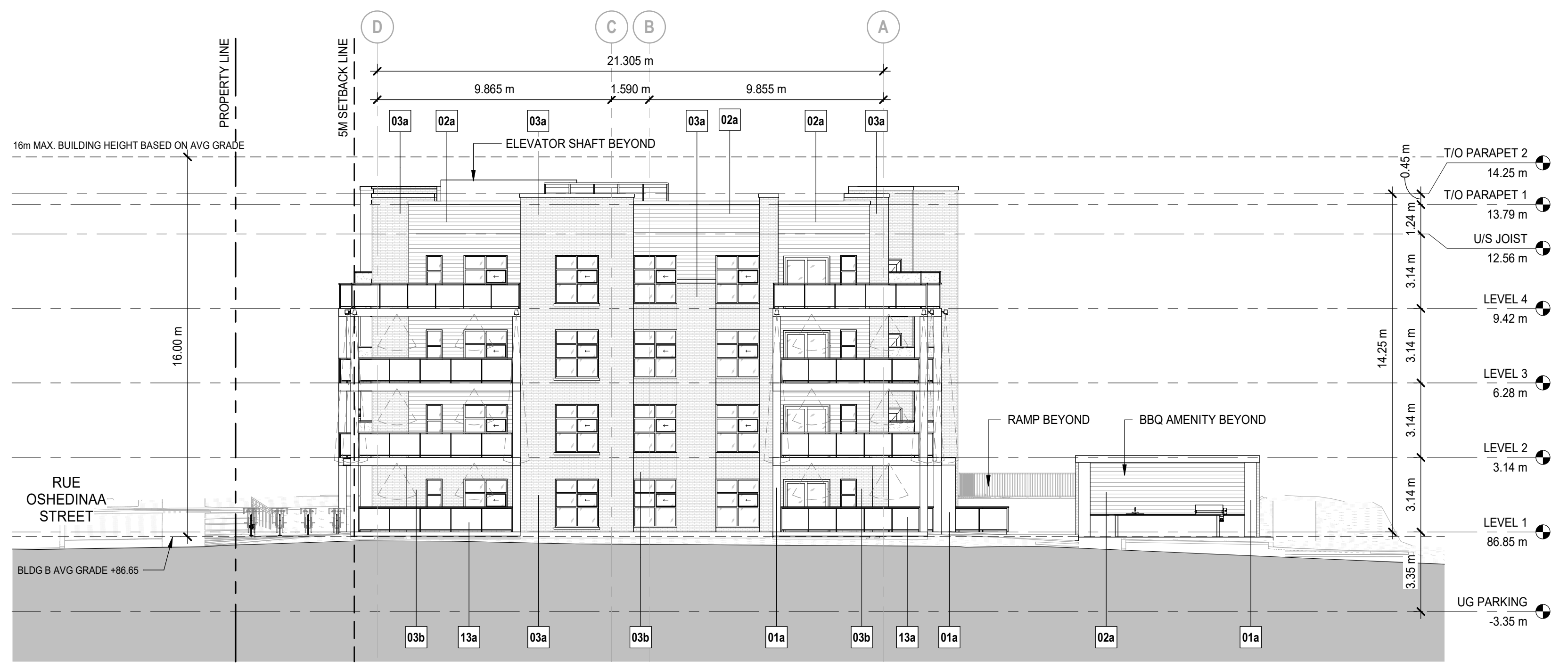
Project No.
 NCCA22-0243

Drawing No.
DP30-01-01

B1 Title Block - R18 Rev. (Sept19) Copyright © 2019
 PLAN # 19211



1 WEST ELEVATION - BUILDING B
 DP30-01-02 SCALE: 1 : 150



2 NORTH ELEVATION - BUILDING B
 DP30-01-02 SCALE: 1 : 150

BUILDING B ELEVATION NOTE
 • ARTIST FOR FULL HEIGHT MURAL TO BE COMMISSIONED AT A LATER DATE. ANY AND ALL ARTWORK ILLUSTRATED HEREIN IS FOR REFERENCE ONLY.

MATERIAL LEGEND

01a	FIBER CEMENT SMOOTH SIDING COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
01b	FIBER CEMENT SMOOTH SIDING COLOR: PEARL GRAY MANUFACTURER: TBD	
02a	FIBER CEMENT LAP SIDING COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
02b	FIBER CEMENT LAP SIDING COLOR: AGED PEWTER MANUFACTURER: TBD	
03a	BRICK MASONRY COLOR: RED MANUFACTURER: TBD	
03b	BRICK MASONRY COLOR: OBSIDIAN MANUFACTURER: TBD	
04	WINDOW WALL ASSEMBLY COLOR: CLEAR GLASS MANUFACTURER: TBD	
13a	GLASS BALCONY RAILING COLOR: BLACK POWDER COATED ALUMINUM W/ CLEAR GLASS INSERTS MANUFACTURER: TBD	
13b	GLASS BALCONY RAILING COLOR: BLACK POWDER COATED ALUMINUM W/ SMOKED GLASS INSERTS MANUFACTURER: TBD	

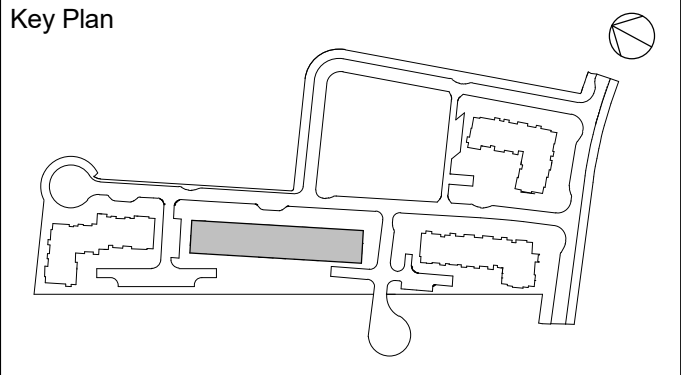
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



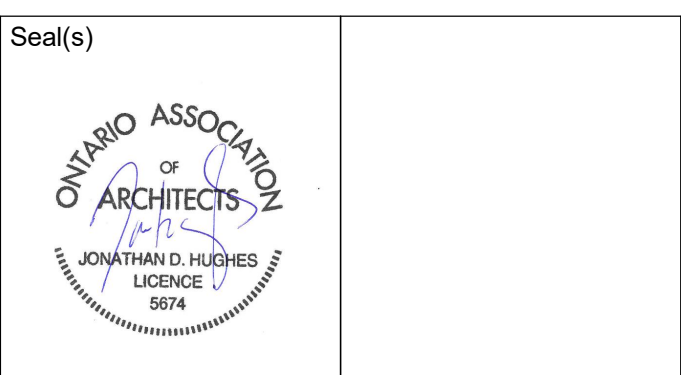
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants
 Civil: Arcadis Professional Services (Canada) Inc.
 Landscape: Arcadis Professional Services (Canada) Inc.
 Architecture: NORR Architects Engineers Planners
 Structural: TBD
 Mechanical: Gookley, Weedmark & Associates Ltd.
 Electrical: Gookley, Weedmark & Associates Ltd.
 Owner: Rohit at Wateridge & Ltd.



NORR
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Project Manager	M. EISELEN	Drawn	O. BREYTENBACH
Project Leader	O. BREYTENBACH	Checked	E. FAULKNER

Client
ROHIT COMMUNITIES
 550 91 ST SW #101, EDMONTON, AB, T6X 0V1

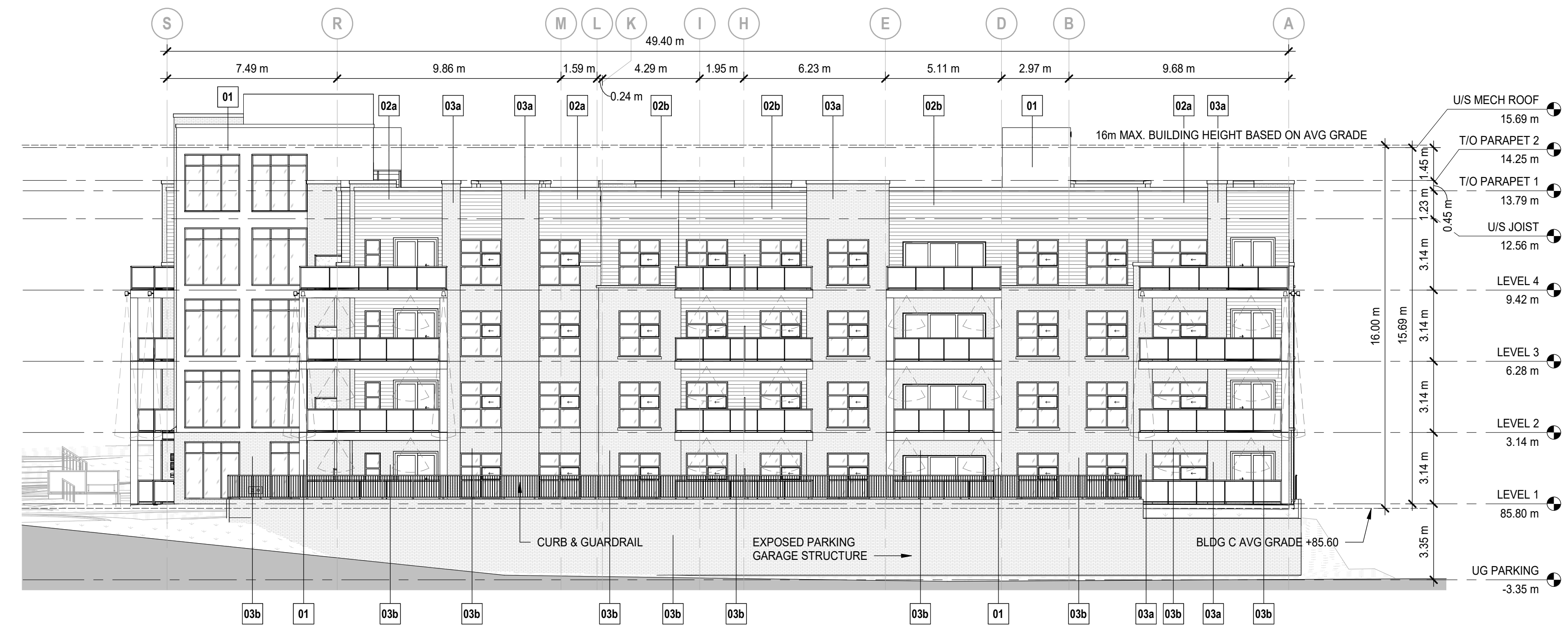
Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON
ELEVATIONS BUILDING B

Drawing Title

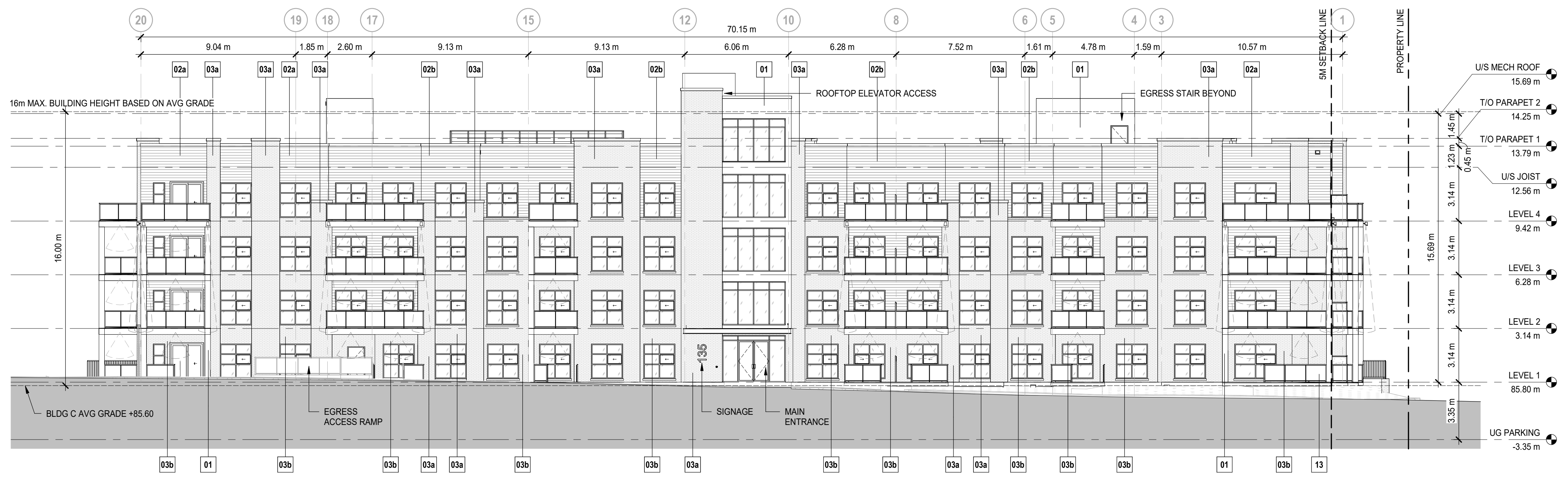
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 Project No.: NCCA22-0243
 Drawing No.: DP30-01-02

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B

MATERIAL LEGEND		
01	FIBER CEMENT SIDING - SMOOTH COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
02a	FIBER CEMENT SIDING - PLANK COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
02b	FIBER CEMENT SIDING - PLANK COLOR: AGED PEWTER MANUFACTURER: TBD	
03a	BRICK MASONRY COLOR: RED MANUFACTURER: TBD	
03b	BRICK MASONRY COLOR: OESIDIAN MANUFACTURER: TBD	
04	WINDOW WALL ASSEMBLY COLOR: CLEAR GLASS MANUFACTURER: TBD	
13	GLASS BALCONY RAILING COLOR: BLACK POWDER COATED ALUMINUM W/ GLASS INSERTS MANUFACTURER: TBD	



2 NORTH ELEVATION - BUILDING C
DP30-02-01 SCALE: 1 : 150



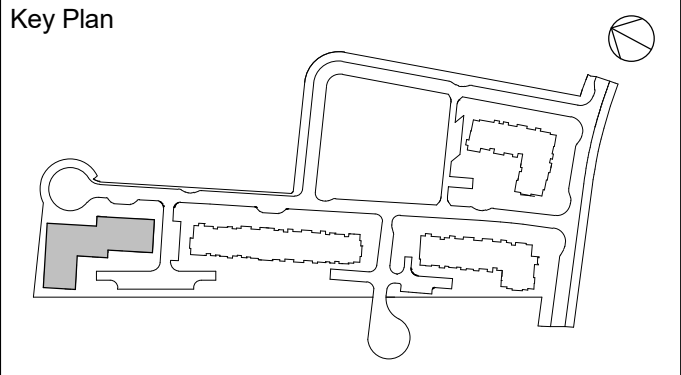
1 EAST ELEVATION - BUILDING C
DP30-02-01 SCALE: 1 : 150



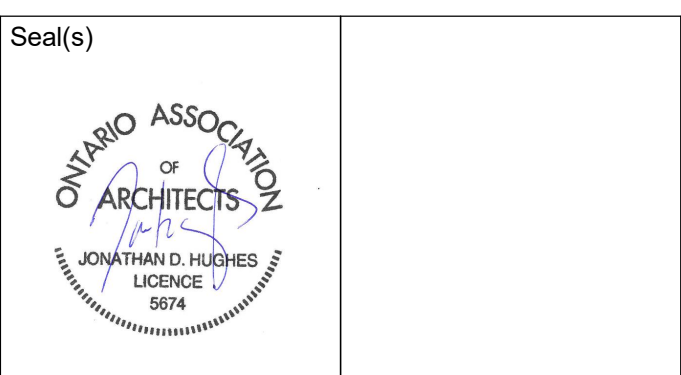
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants
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Structural: TBD
Mechanical: TBD
Electrical: TBD
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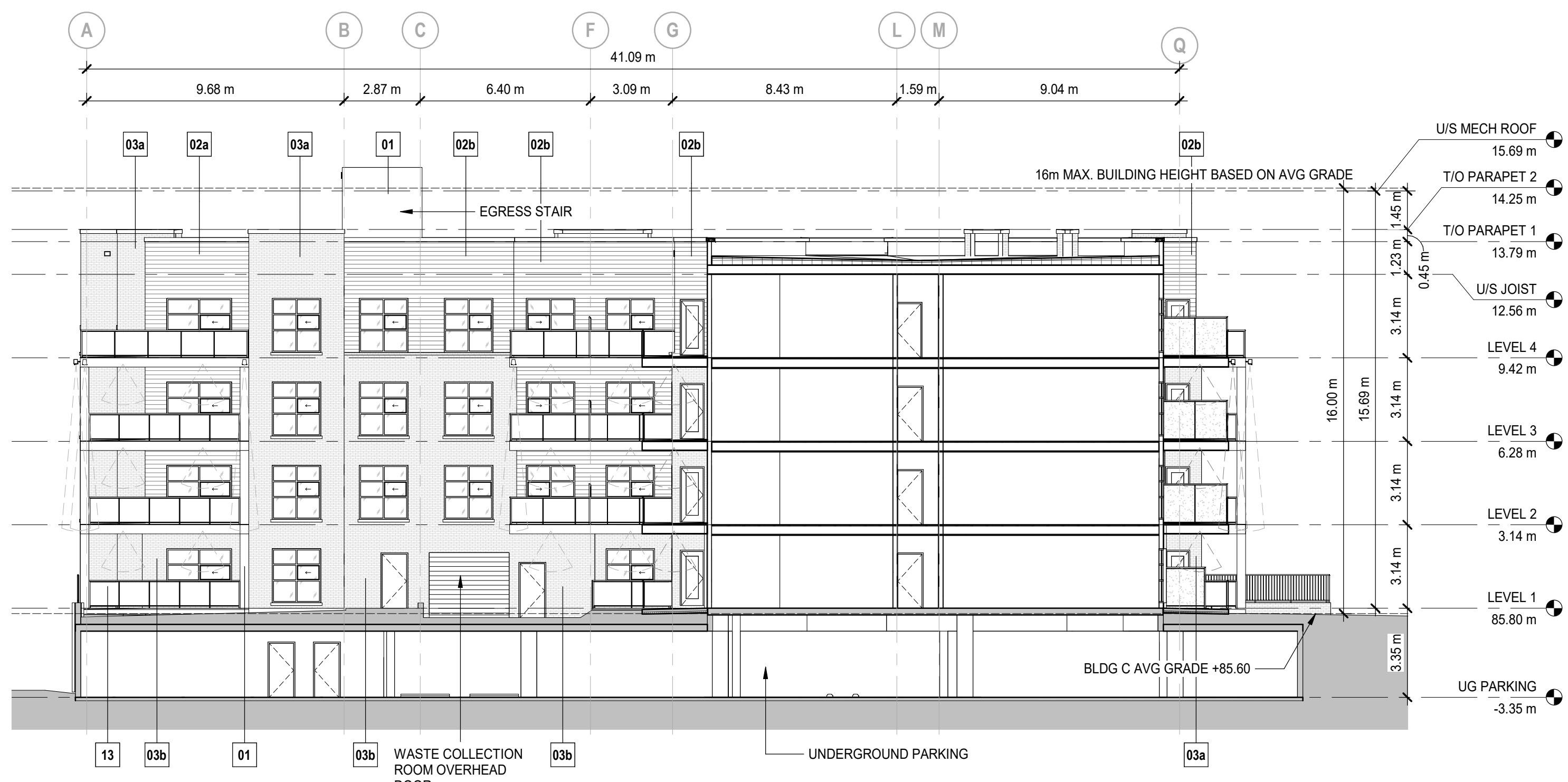
550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
ELEVATIONS BUILDING C

Scale: As indicated
Project No.: NCCA22-0243
Drawing No.: DP30-02-01
B1 Title Block - R18 Rev. (Sept19) Copyright © 2019



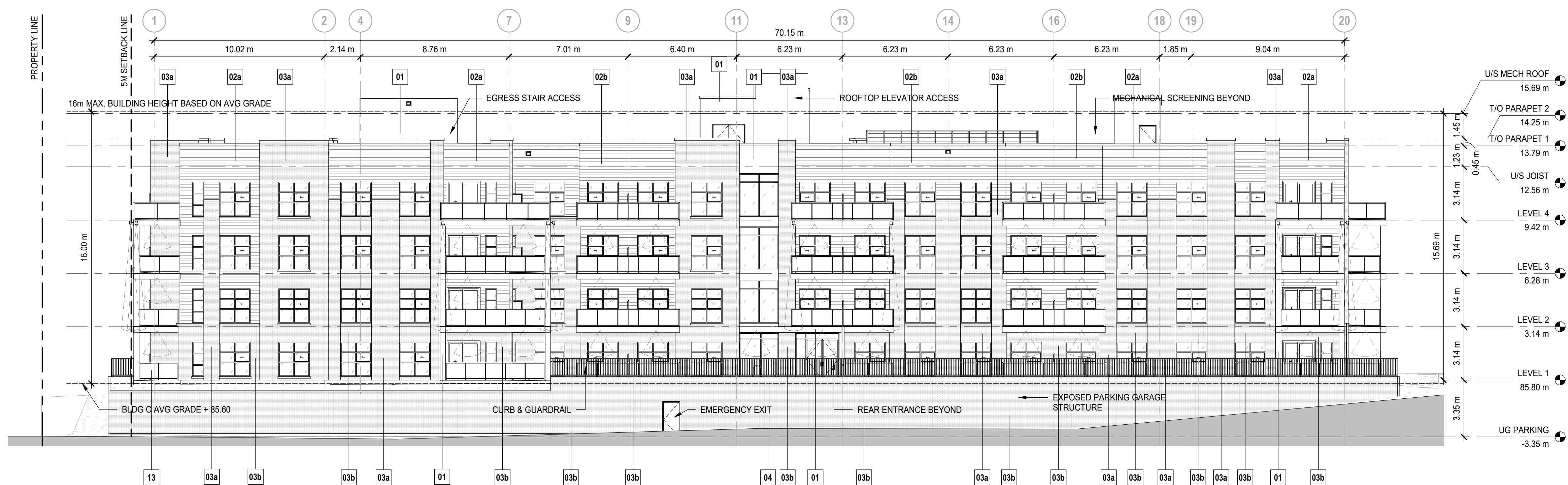
3 SOUTH ELEVATION 2 - BUILDING C

DP30-02-02 SCALE: 1:150



2 SOUTH ELEVATION 1 - BUILDING C

DP30-02-02 SCALE: 1:150



1 WEST ELEVATION - BUILDING C

DP30-02-02 SCALE: 1:150

MATERIAL LEGEND

01	FIBER CEMENT SIDING - SMOOTH COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
02a	FIBER CEMENT SIDING - PLANK COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
02b	FIBER CEMENT SIDING - PLANK COLOR: AGED PEWTER MANUFACTURER: TBD	
03a	BRICK MASONRY COLOR: RED MANUFACTURER: TBD	
03b	BRICK MASONRY COLOR: OBSIDIAN MANUFACTURER: TBD	
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13	GLASS BALCONY RAILING COLOR: BLACK POWDER COATED ALUMINUM W/ GLASS INSERTS MANUFACTURER: TBD	

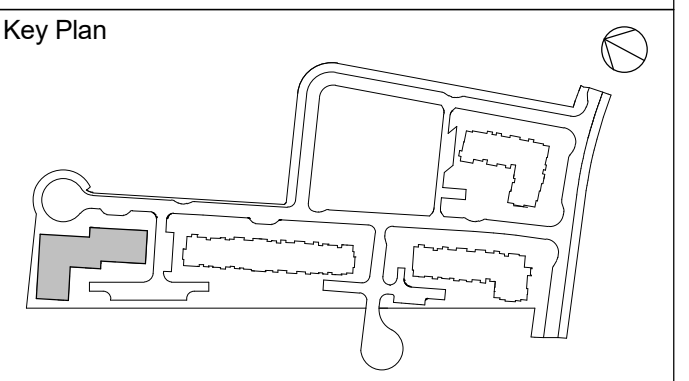
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



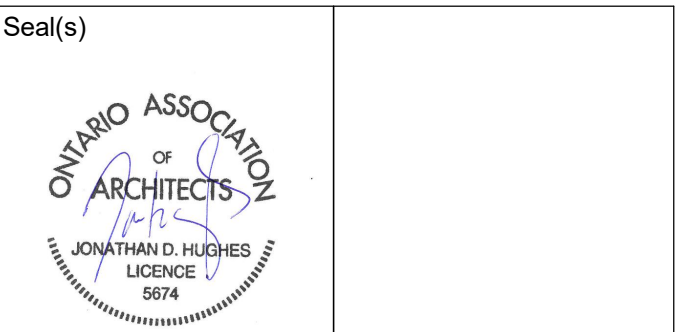
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Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
ELEVATIONS BUILDING C

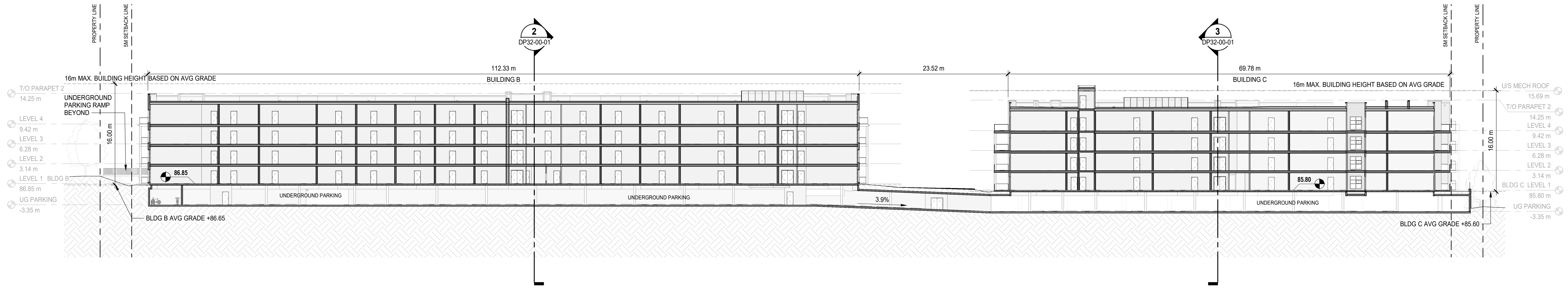
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Project No.
NCCA22-0243

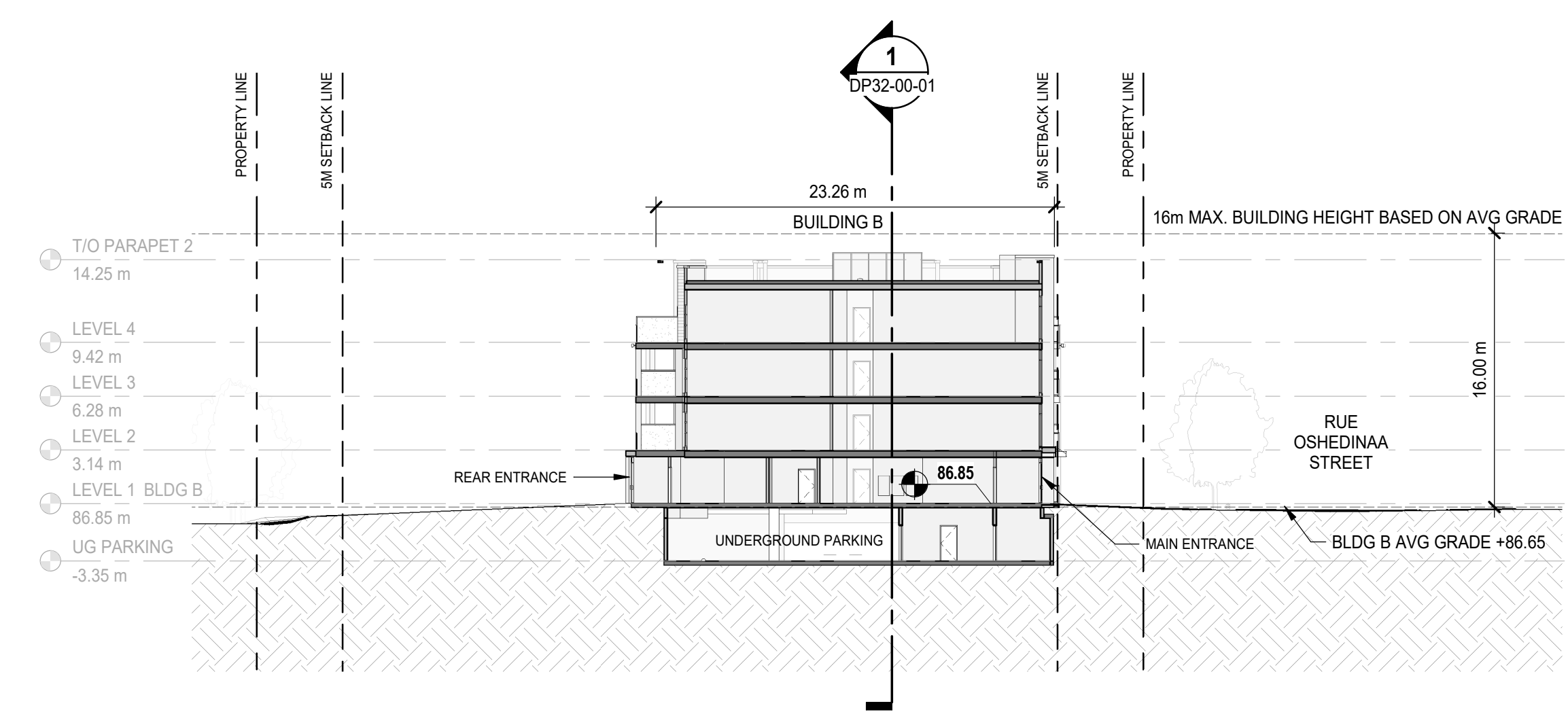
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PLAN # 19211

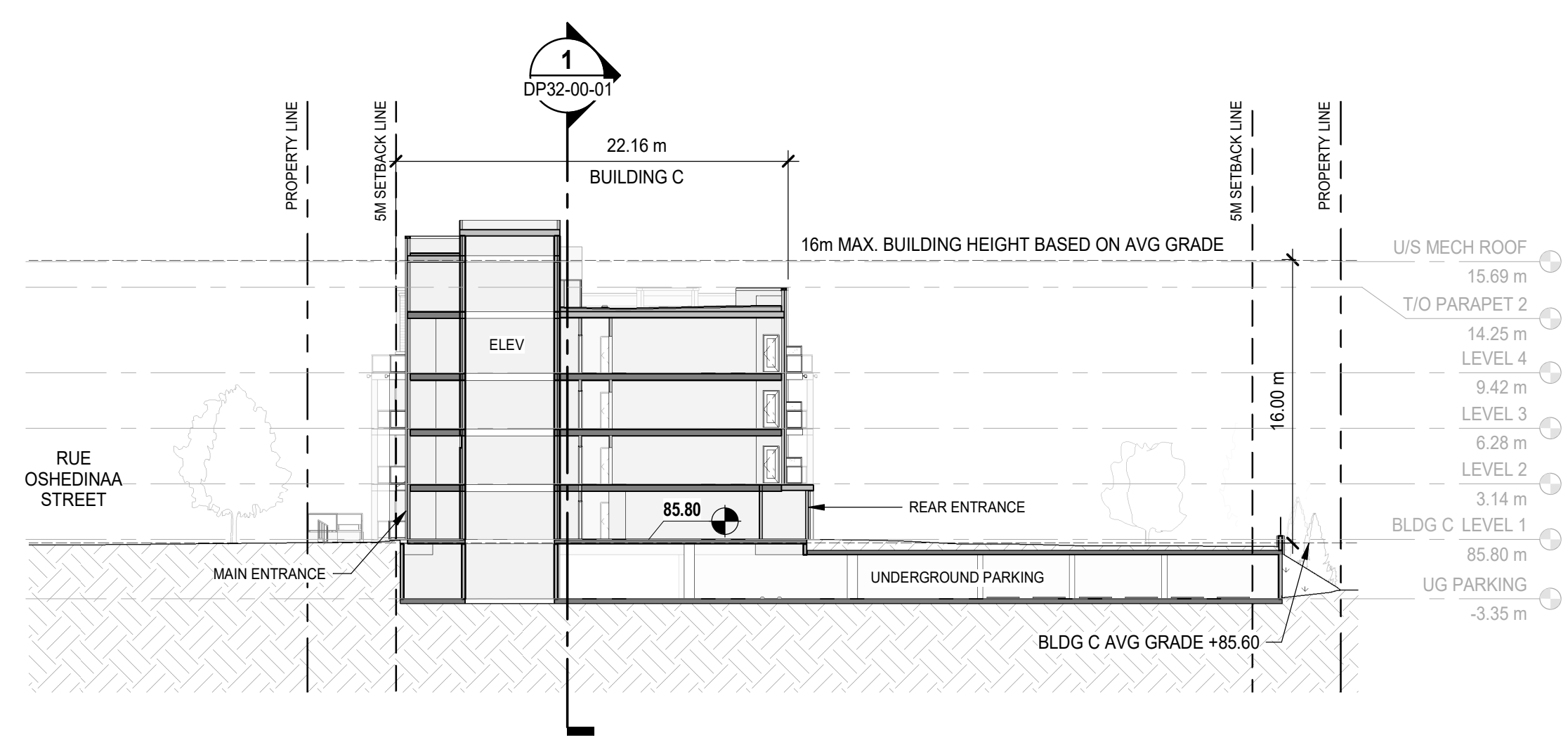
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



1 N-S LONGITUDINAL SITE SECTION
DP32-00-01 SCALE: 1:300



2 E-W CROSS SITE SECTION BUILDING B
DP32-00-01 SCALE: 1:300



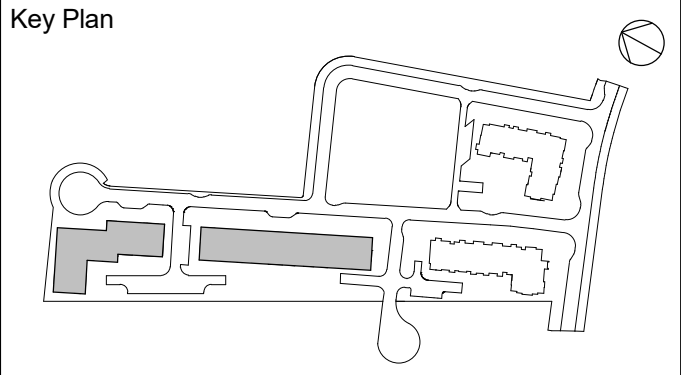
3 E-W CROSS SITE SECTION BUILDING C
DP32-00-01 SCALE: 1:300



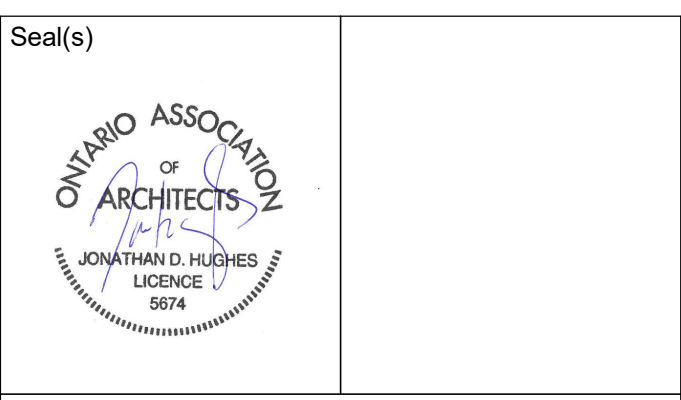
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Project Component
SITE PLAN CONTROL APPLICATION



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550 91 ST SW #101, EDMONTON, AB, T6X 0V1
Project
Wateridge Village Block 6
125 & 135 OSHEDINAA STREET
OTTAWA, ON

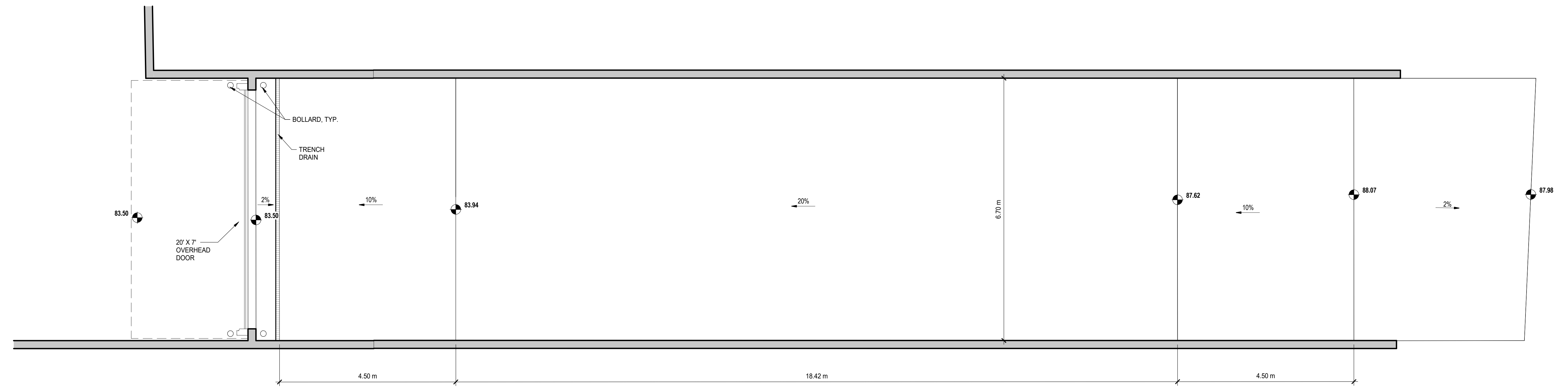
Drawing Title
SITE SECTIONS

Scale
1 : 300

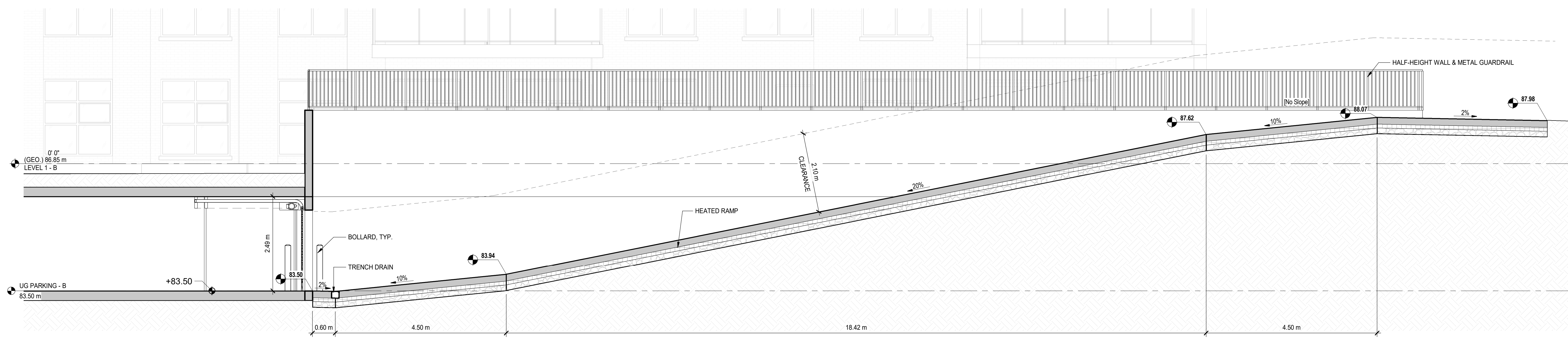
Project No.
NCCA22-0243

Drawing No.
DP32-00-01

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



1 ENLARGED UNDERGROUND PARKING RAMP PLAN
 DP32-00-02 SCALE: 1 : 50



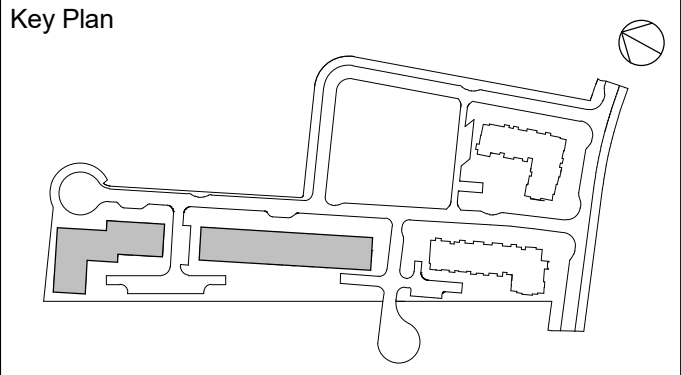
2 UNDERGROUND PARKING RAMP SECTION
 DP32-00-02 SCALE: 1 : 50



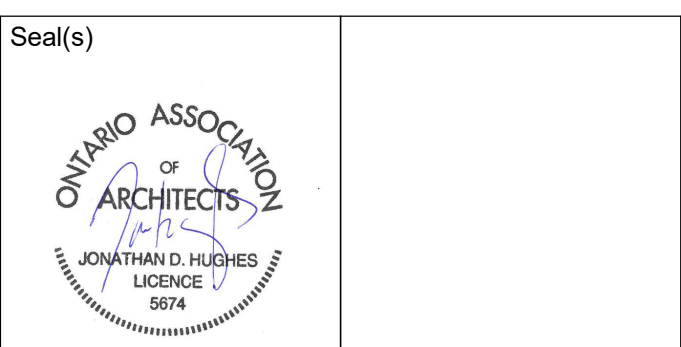
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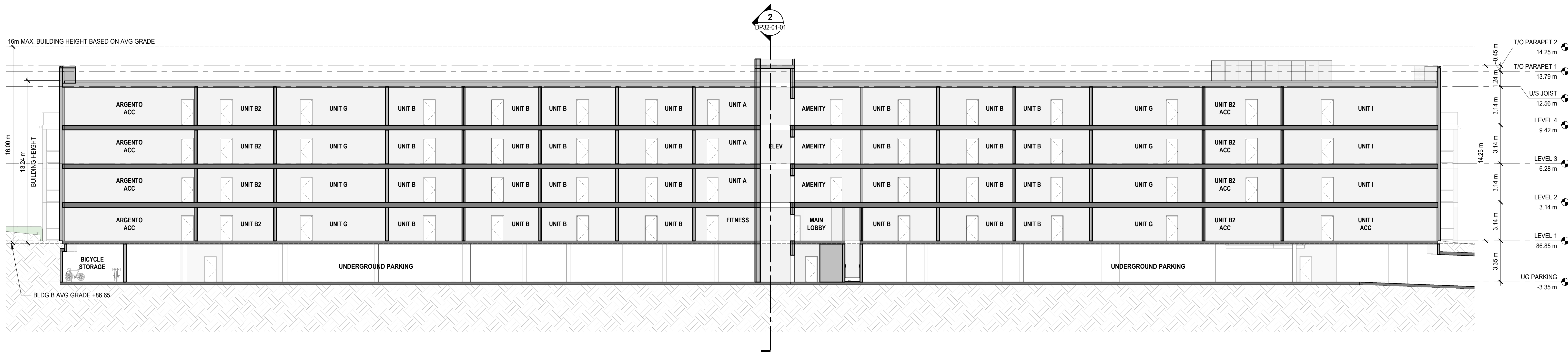
Project Manager M.EISELEN	Drawn O.BREYTENBACH
Project Leader O.BREYTENBACH	Checked E.FAULKNER

Client
ROHIT COMMUNITIES

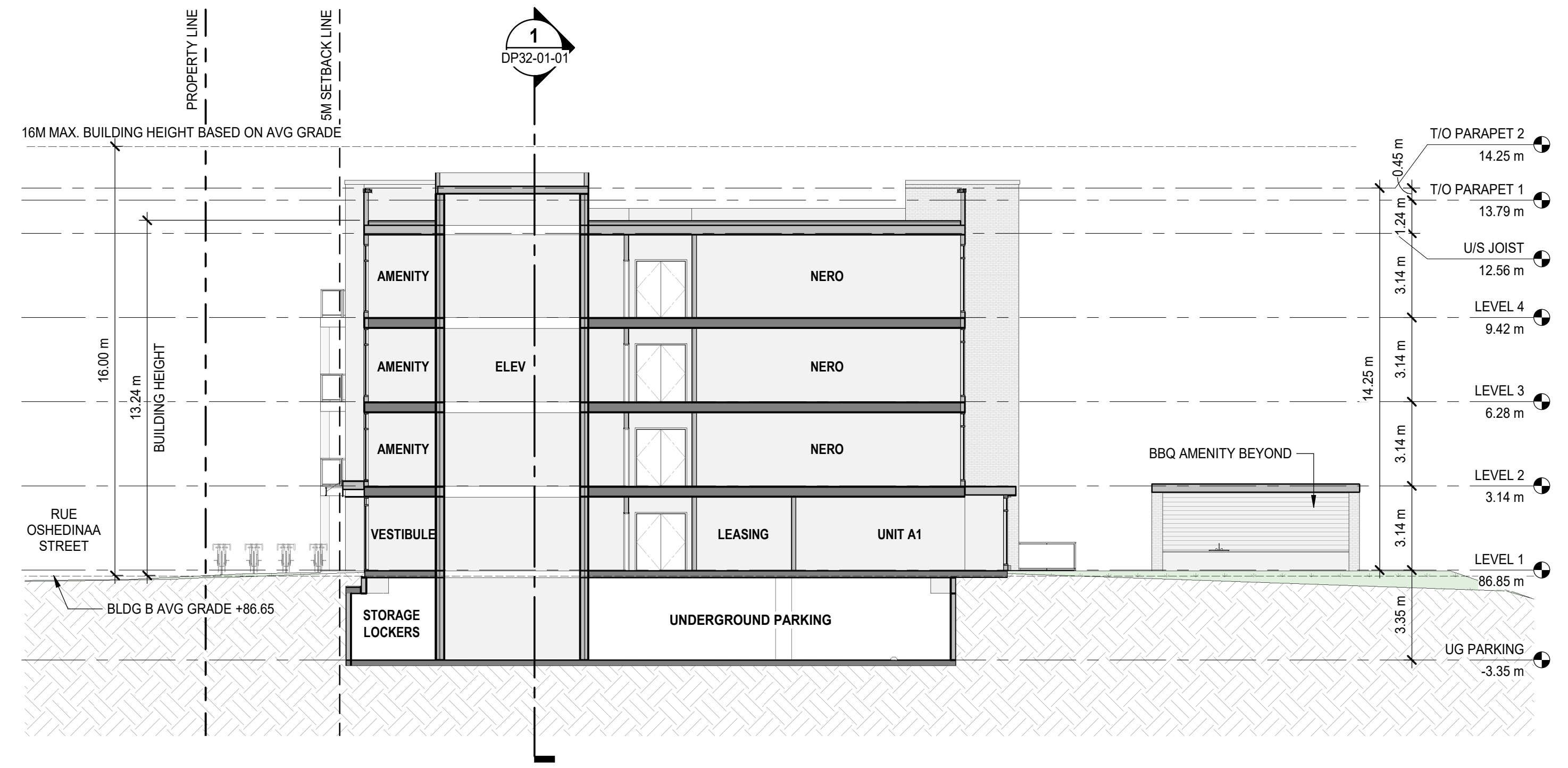
550 91 ST SW #101, EDMONTON, AB, T6X 0V1
 Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

UNDERGROUND PARKING RAMP PLAN AND SECTION

Scale	1 : 50
Project No.	NCCA22-0243
Drawing No.	DP32-00-02



1 SECTION B - BUILDING B
 DP32-01-01 SCALE: 1 : 150



2 SECTION A - BUILDING B
 DP32-01-01 SCALE: 1 : 150

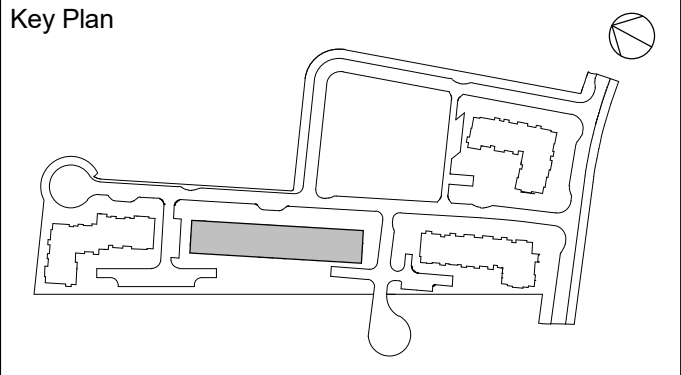
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2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



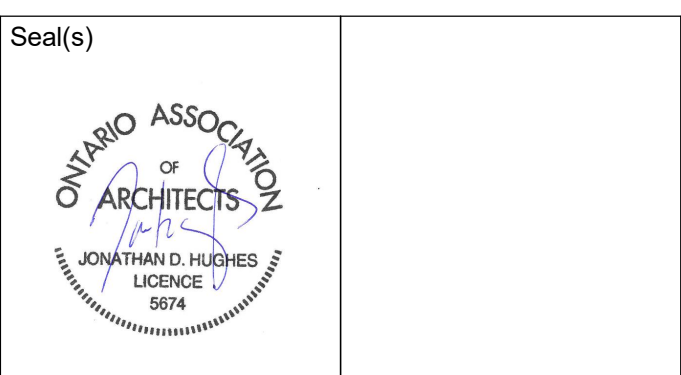
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Project Component
SITE PLAN CONTROL APPLICATION



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 Structural: TBD
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Client
ROHIT COMMUNITIES
 550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

Drawing Title
SECTIONS BUILDING B

Scale	1 : 150
Project No.	NCCA22-0243
Drawing No.	DP32-01-01

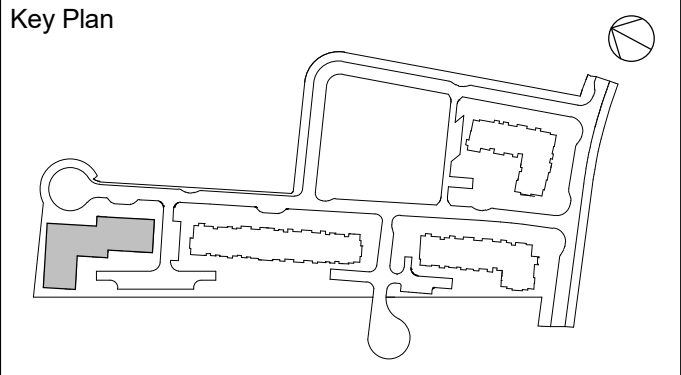
DATE	ISSUED FOR	REV
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2025-02-11	SPA SUBMISSION	B



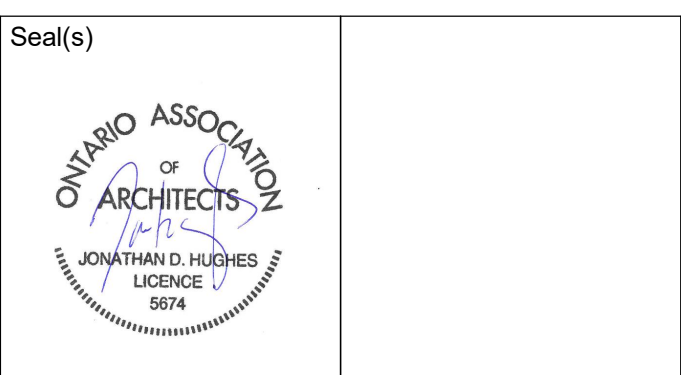
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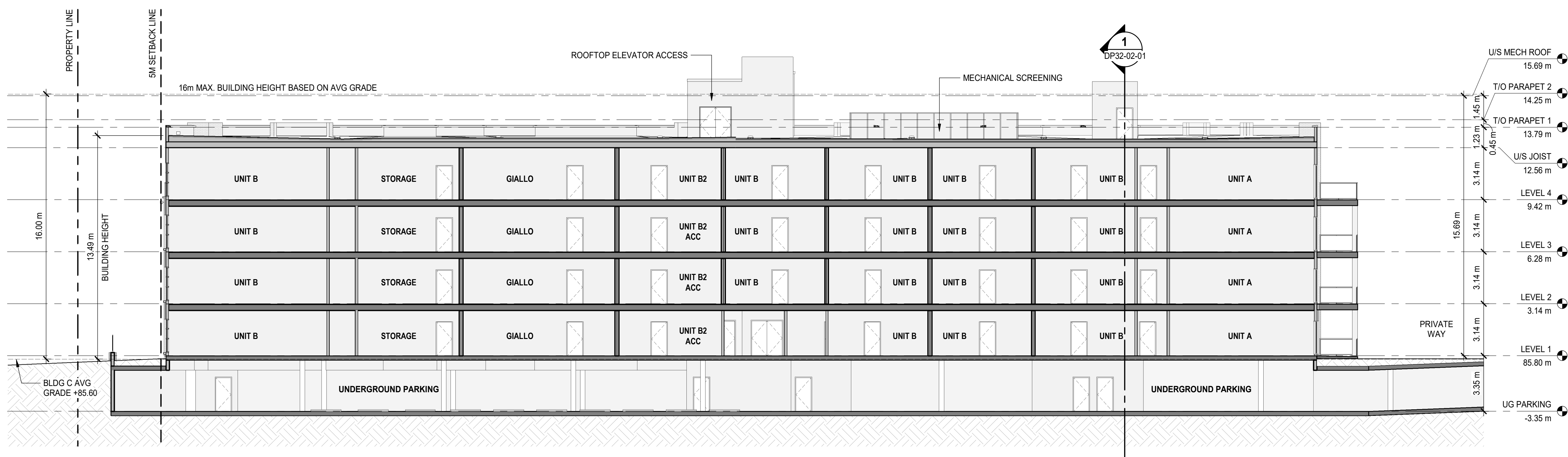
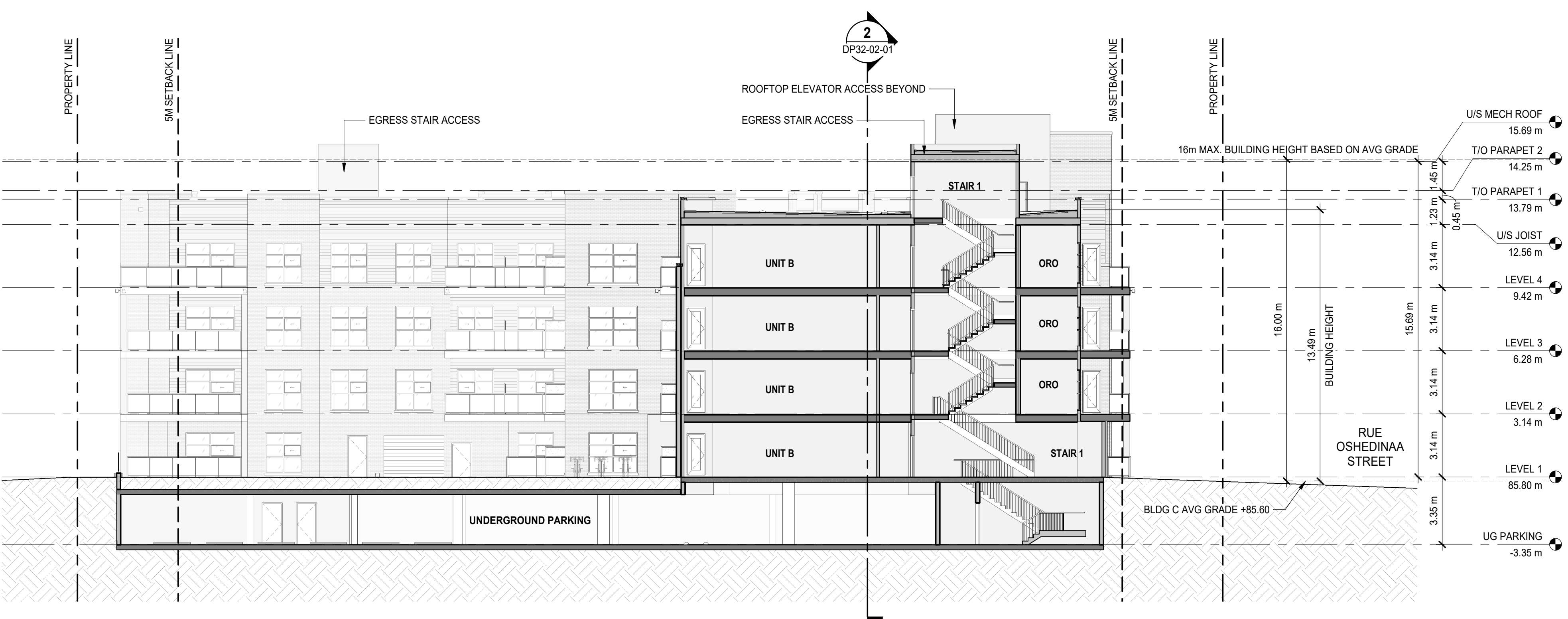


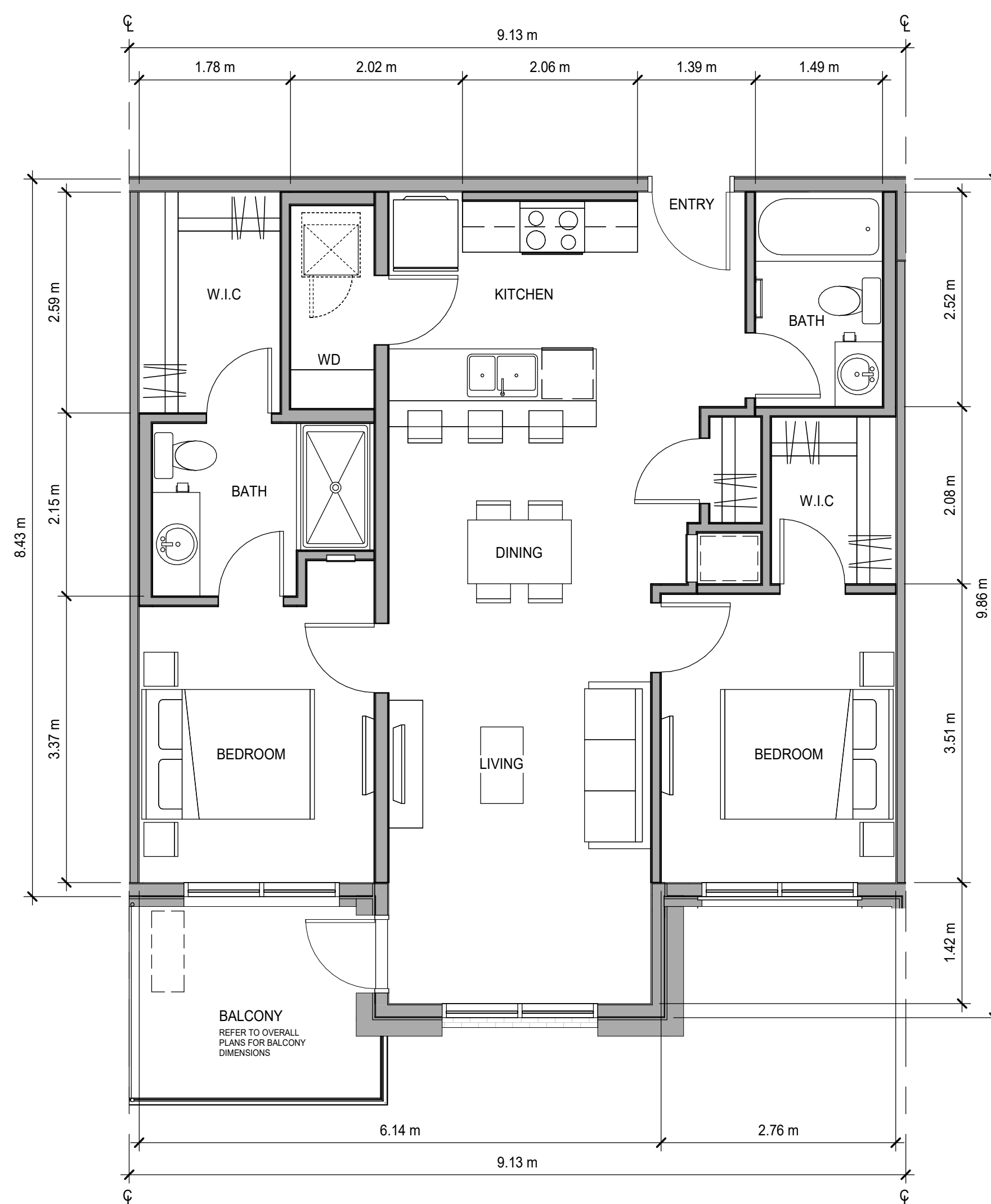
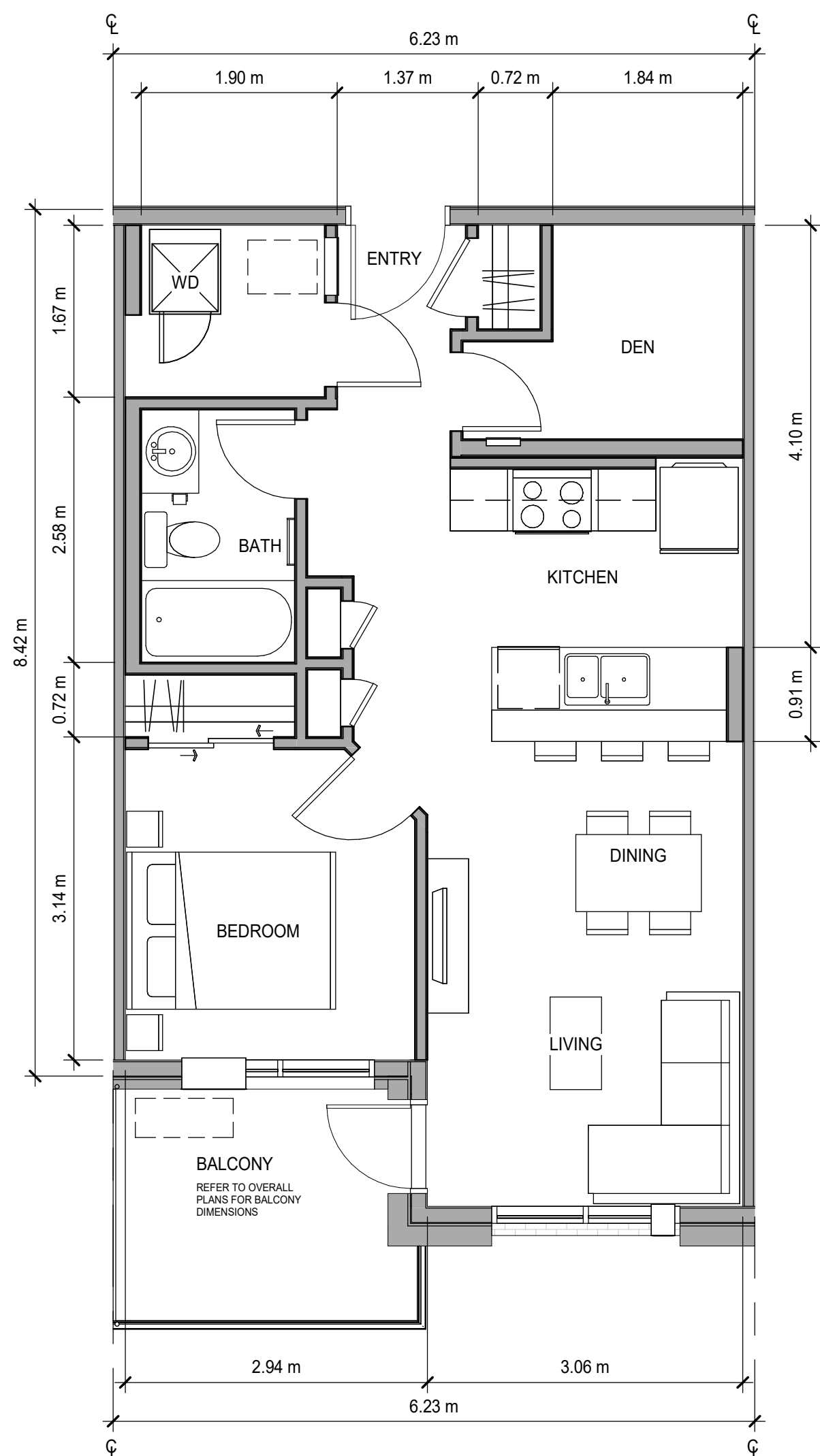
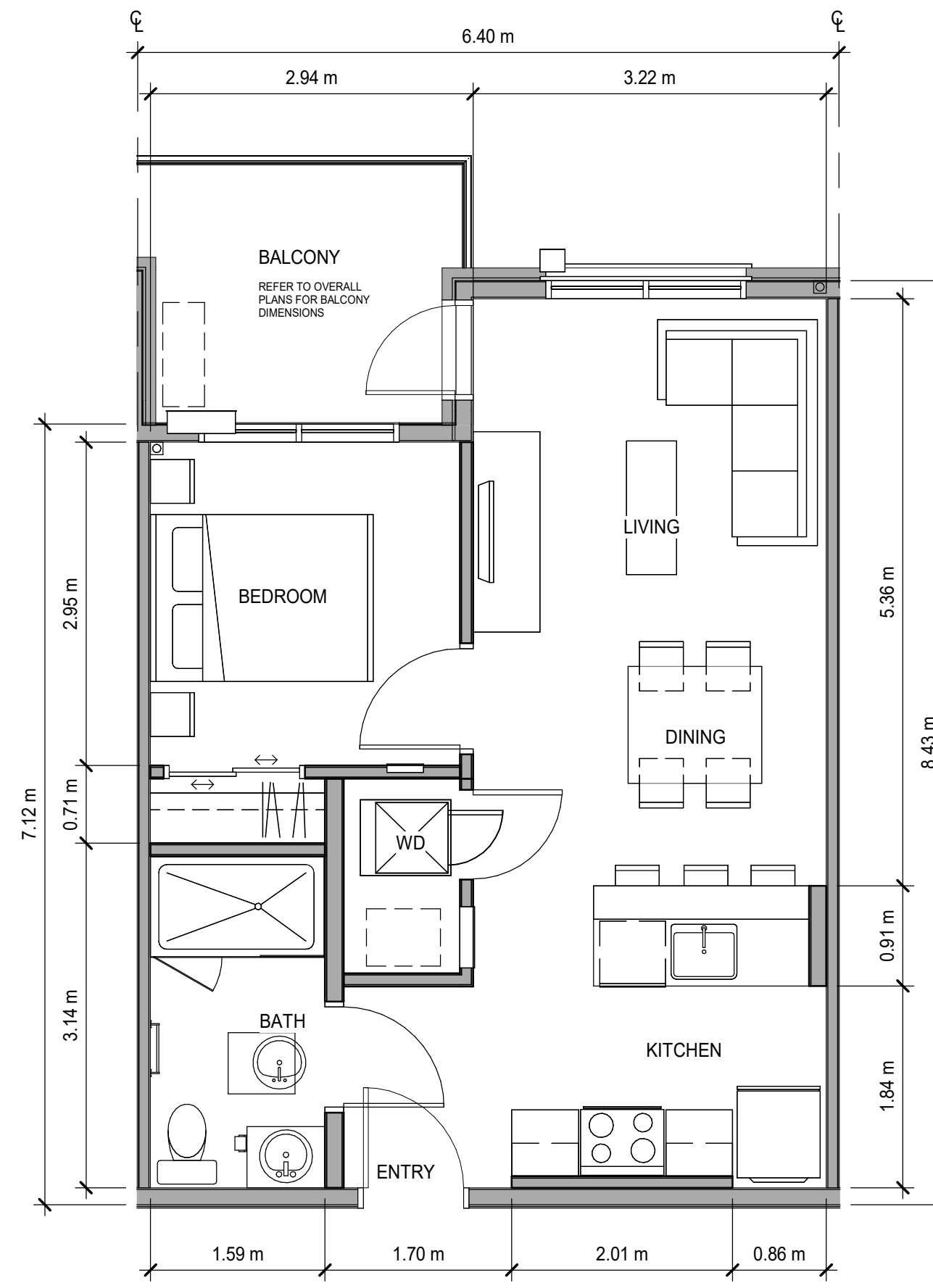
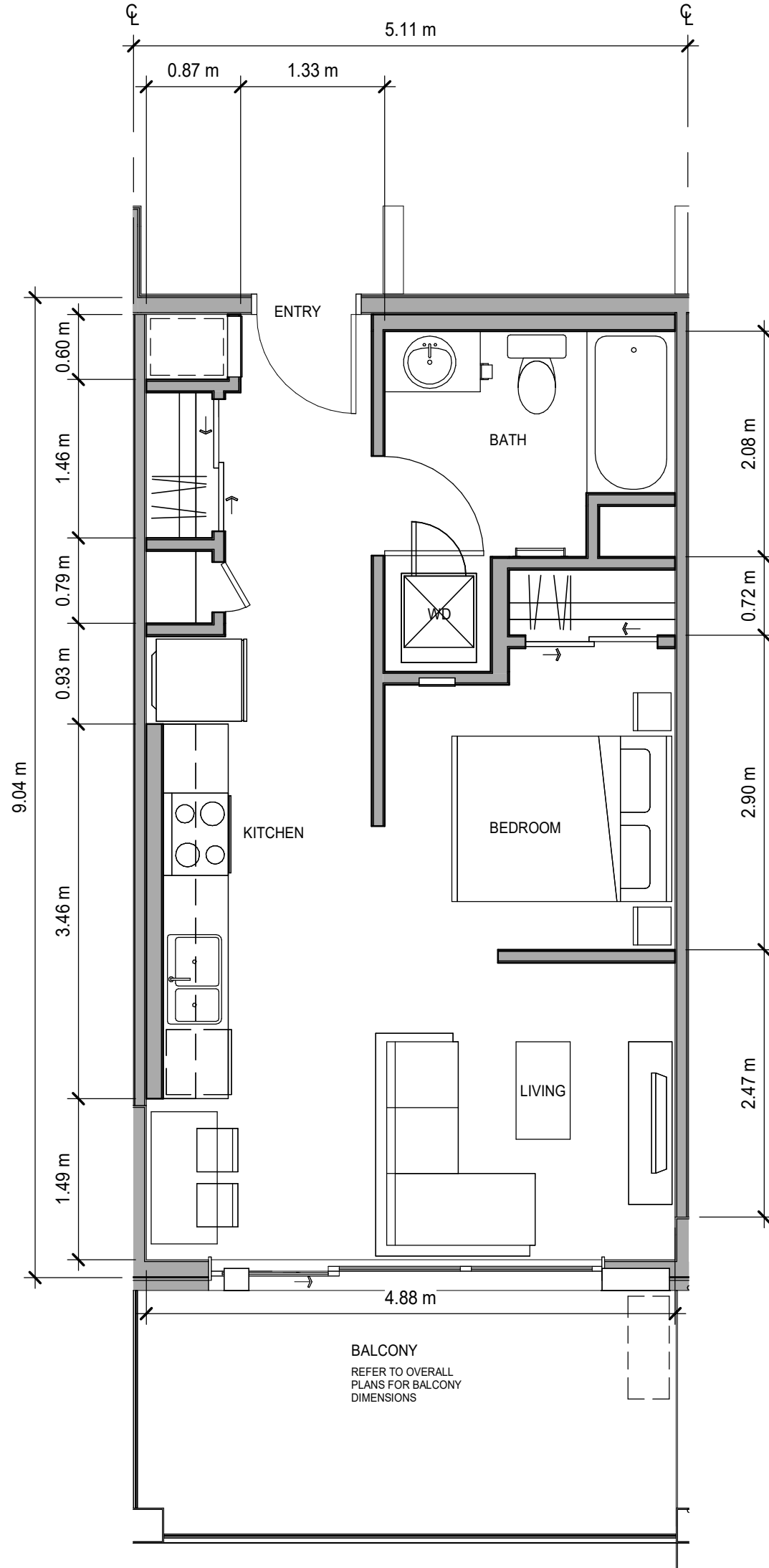
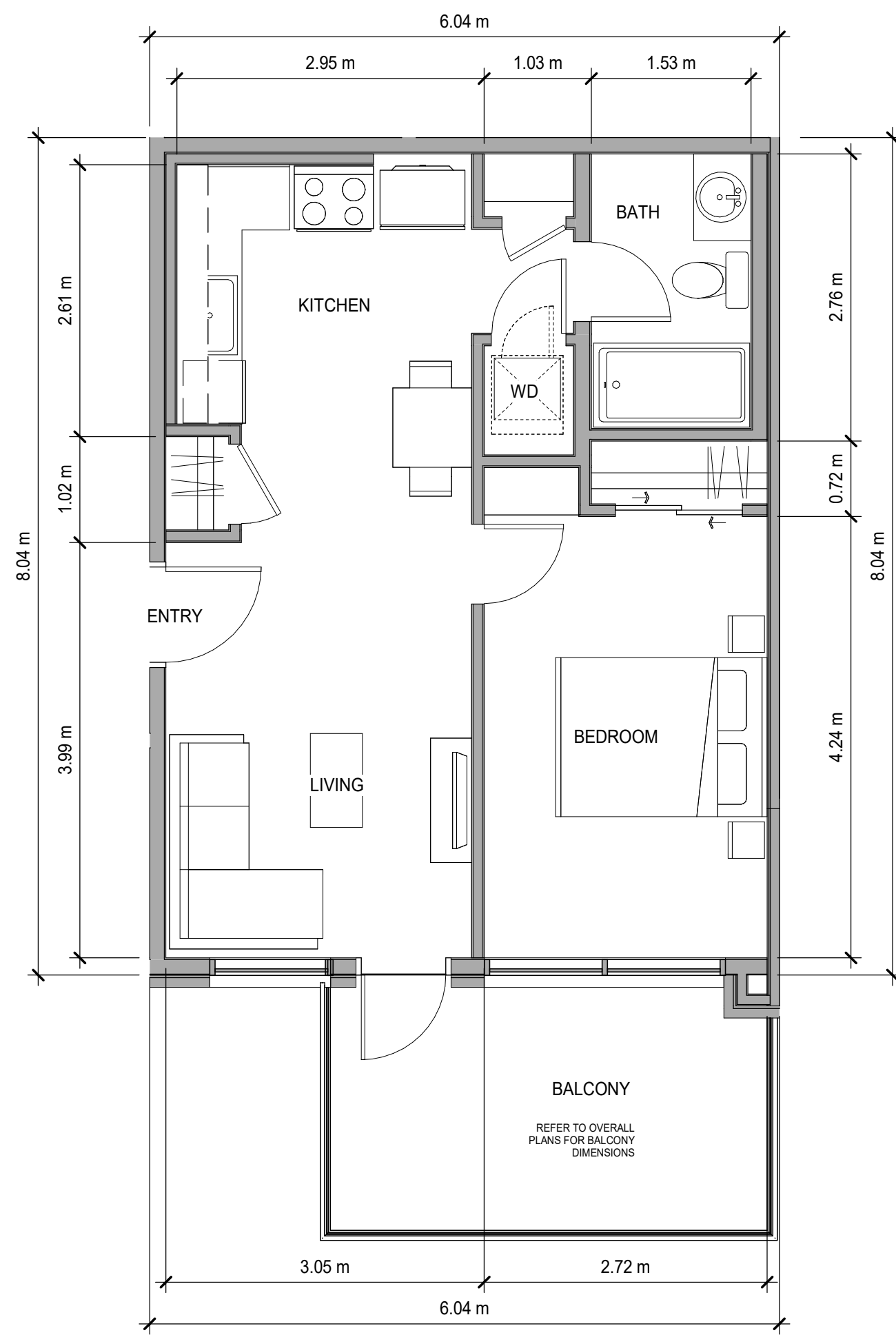
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Project Manager	Drawn
M. EISELEN	O. BREYTENBACH
Project Leader	Checked
O. BREYTENBACH	E. FAULKNER

Client
ROHIT COMMUNITIES
 550 91 ST SW #101, EDMONTON, AB, T6X 0V1
 Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON
 Drawing Title
SECTIONS BUILDING C

Scale
1 : 150
 Project No.
NCCA22-0243
 Drawing No.
DP32-02-01





UNIT PLAN NOTES

1. UNIT PLANS ARE FOR REFERENCE ONLY AS THEY ARE CONCEPTUAL IN NATURE AND LAYOUTS COULD CHANGE DURING THE DESIGN PROCESS.
2. UNITS SHOWN ON THE FLOOR PLAN CORRESPOND TO THE STANDARD UNITS, OTHER OPTIONAL UNITS MIGHT BE USED.
3. LOCATION, SIZE, AND QUANTITY OF MECHANICAL UNITS ARE SCHEMATIC AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

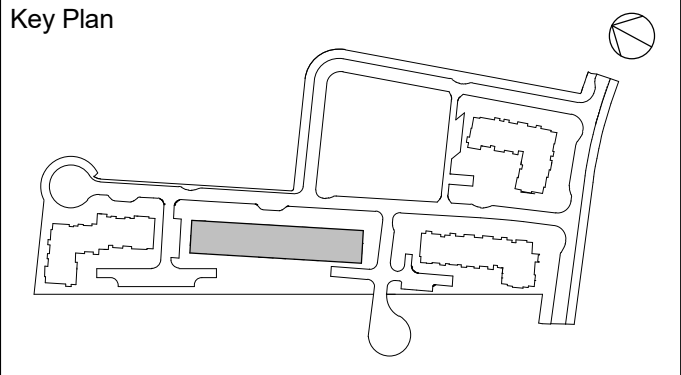
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2025-02-11	SPA SUBMISSION	B



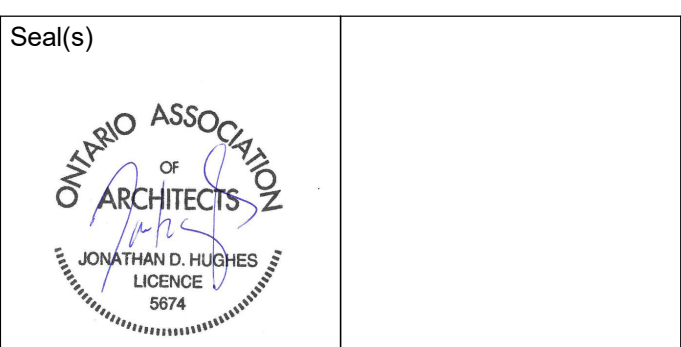
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Project Component
SITE PLAN CONTROL APPLICATION



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Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6

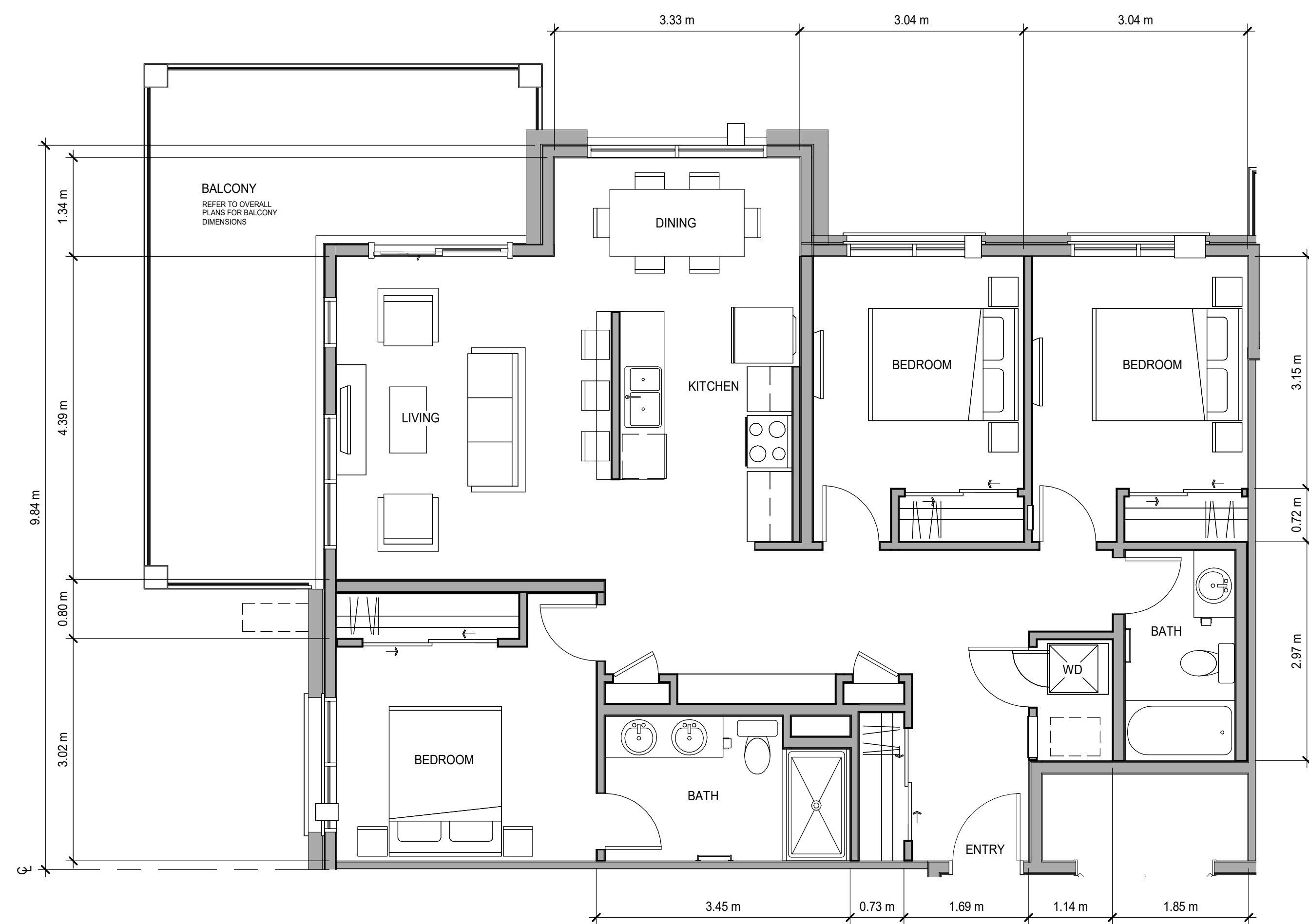
125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
ENLARGED UNIT PLANS BUILDING B

Scale
As indicated

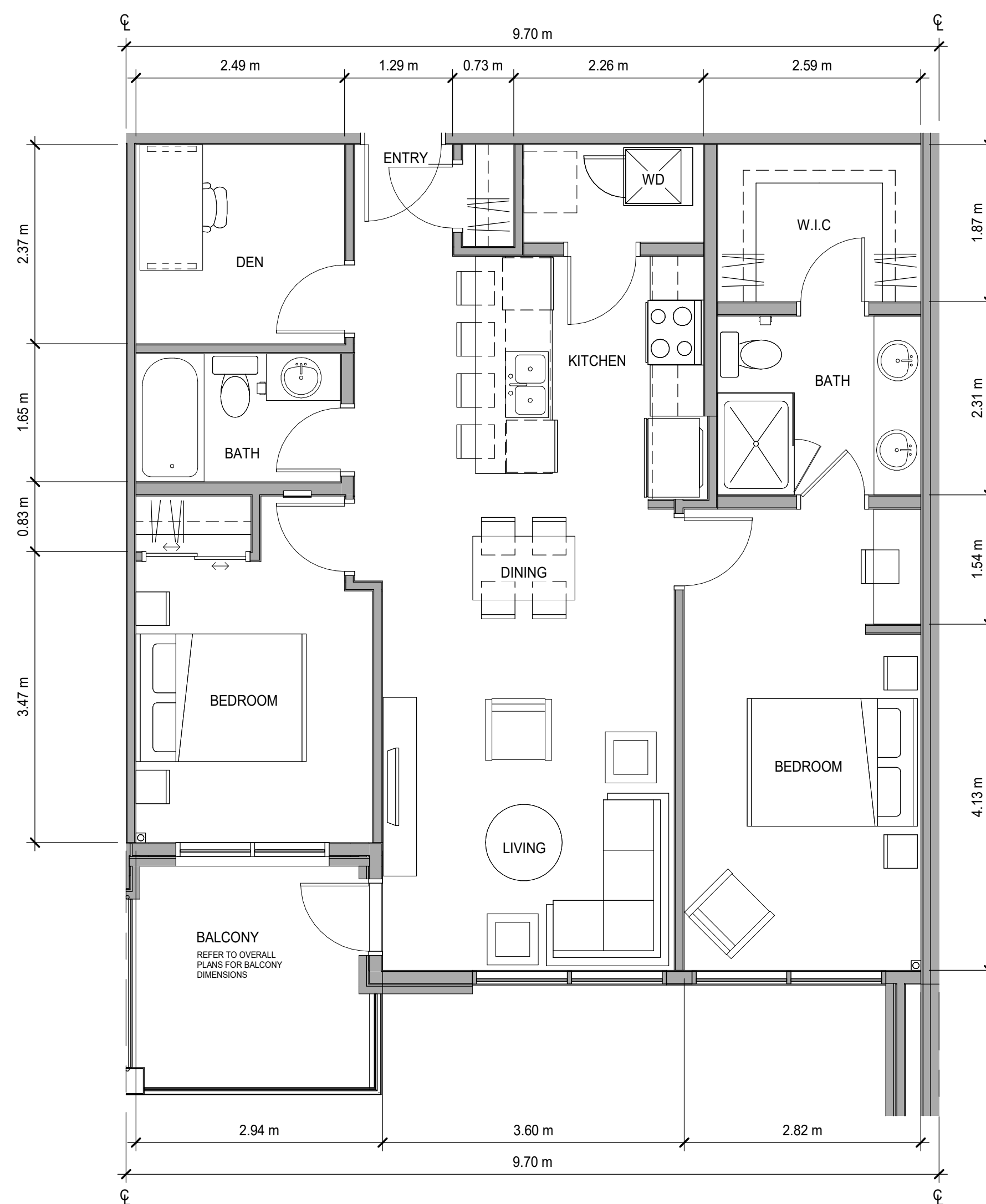
Project No.
NCCA22-0243

Drawing No.
DP45-01-01



2 UNIT PLAN - I
DP45-01-02 SCALE: 1:50

AREA UNIT I - BF
1175.76 ft² | 109.23 m²



1 UNIT PLAN - NERO D
DP45-01-02 SCALE: 1:50

AREA UNIT NERO - D
1002.26 ft² | 93.11 m²

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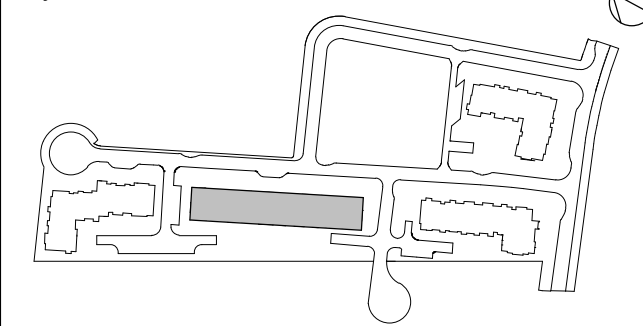


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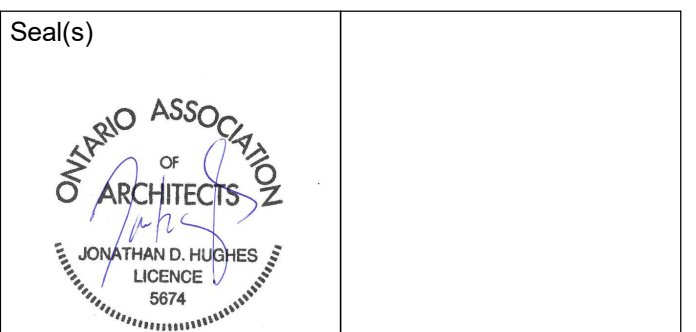
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



Consultants
 Civil: Arcadis Professional Services (Canada) Inc.
 Landscape: Arcadis Professional Services (Canada) Inc.
 Architecture: NORR Architects Engineers Planners
 Structural: TBD
 Mechanical: Goodkey, Weedmark & Associates Ltd.
 Electrical: Goodkey, Weedmark & Associates Ltd.
 Owner: Rohit at Wateridge 6 Ltd.



NORR

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Project Manager M. EISELEN	Drawn O. BREYTENBACH
Project Leader O. BREYTENBACH	Checked E. FAULKNER

Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6

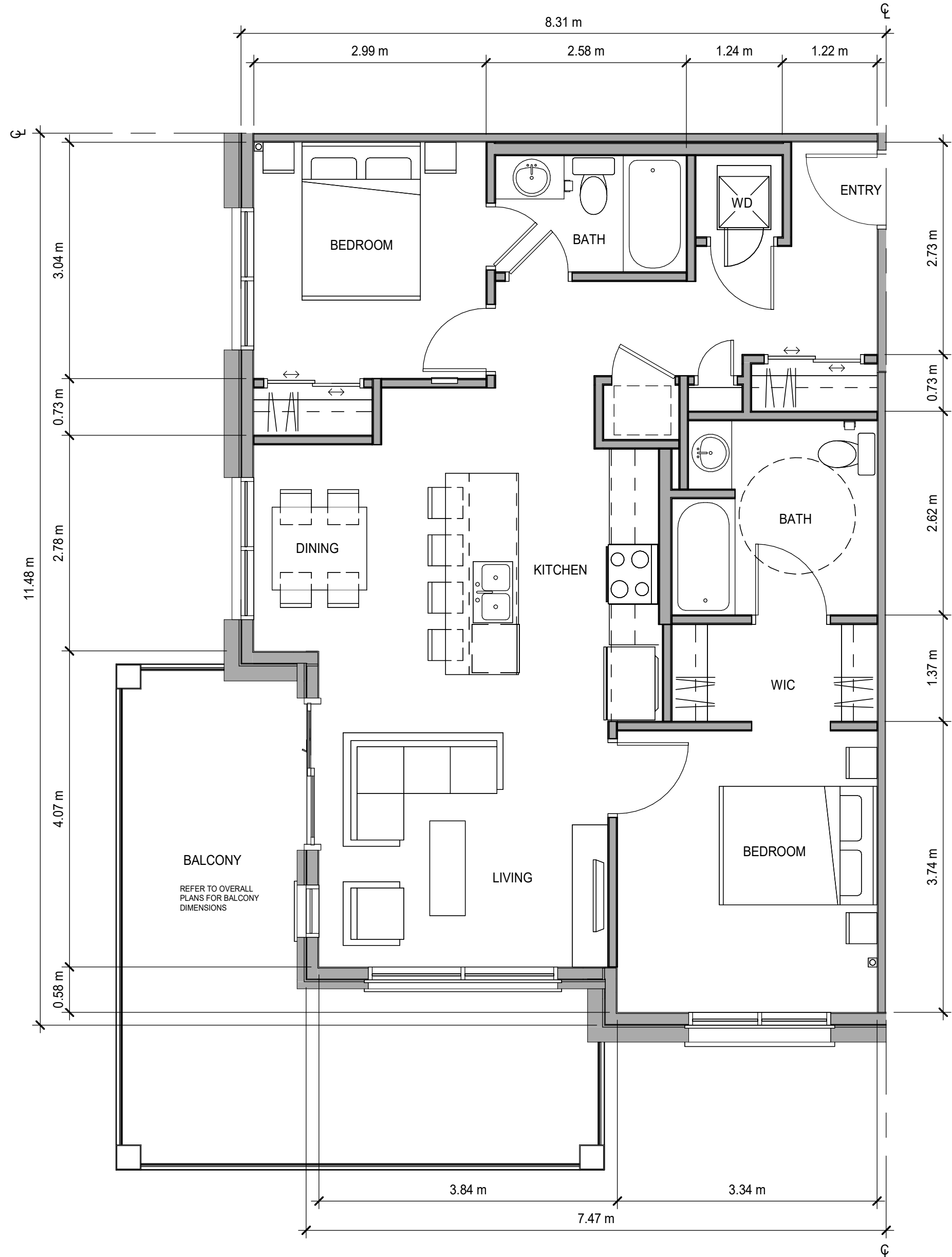
125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
ENLARGED UNIT PLANS BUILDING B

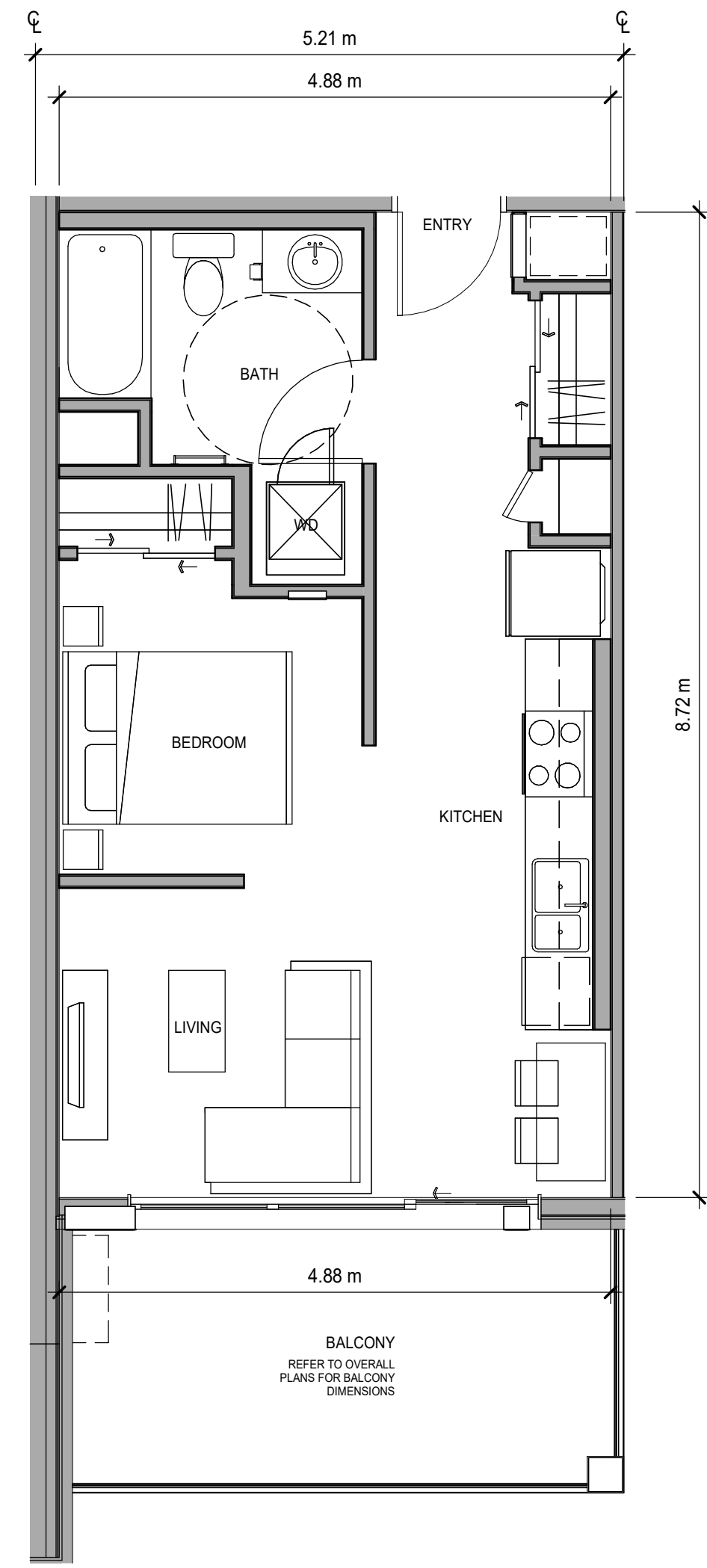
Scale
As indicated

Project No.
NCCA22-0243

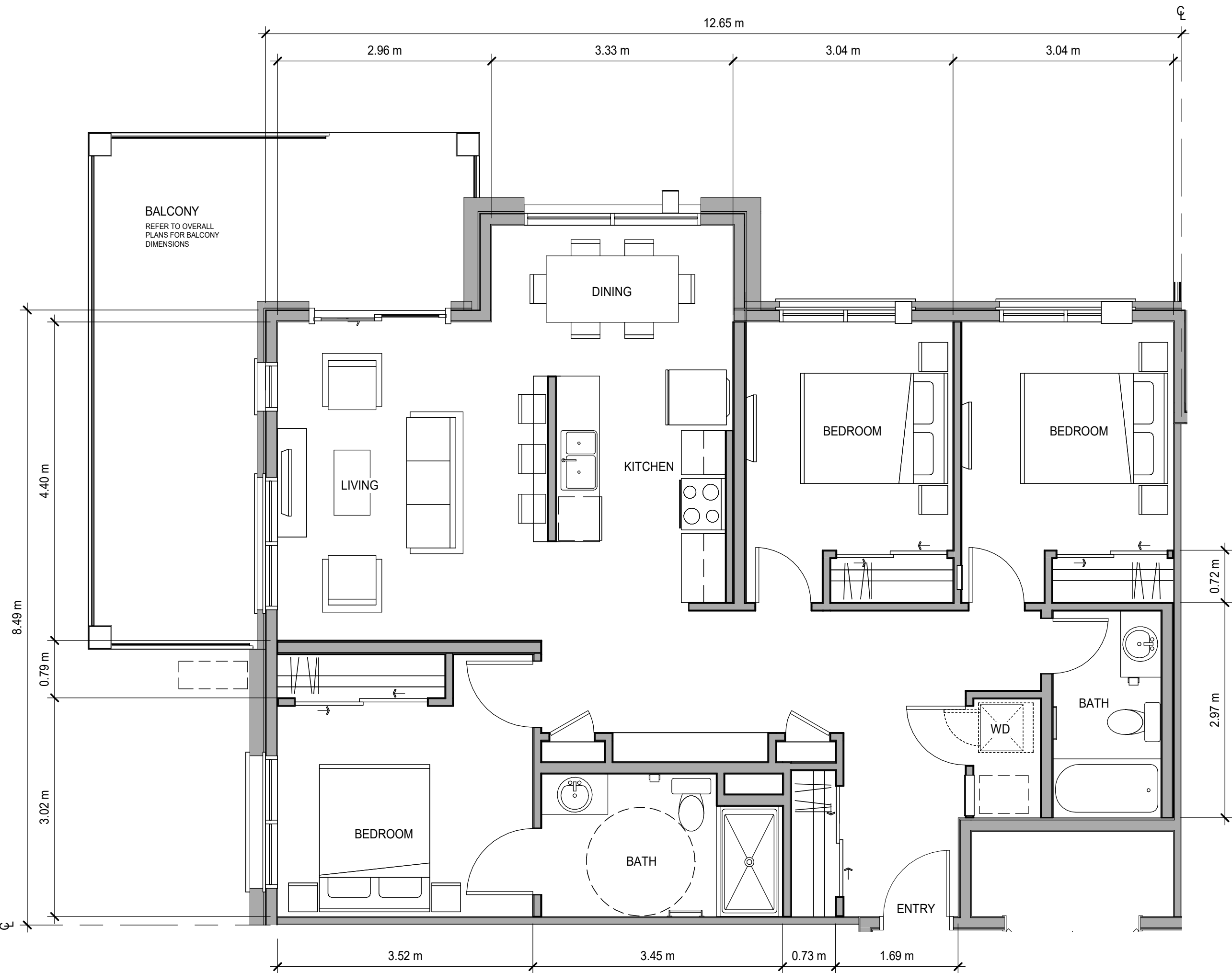
Drawing No.
DP45-01-02



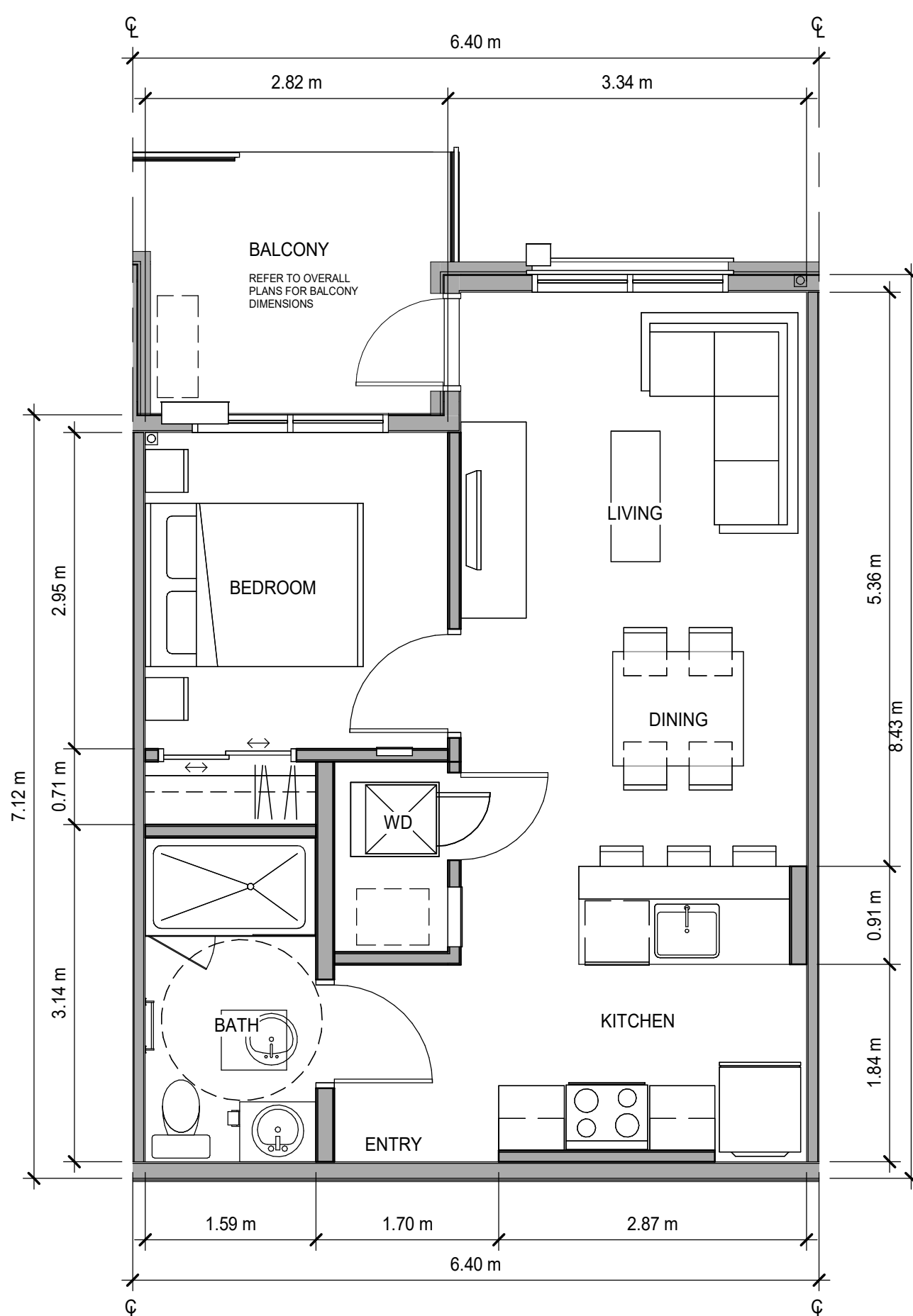
2 UNIT PLAN - ARGENTO - BF
 DP45-01-03 SCALE: 1:50
 AREA UNIT ARGENTO - BF
 968.52 ft² | 89.98 m²



1 UNIT PLAN - A - BF
 DP45-01-03 SCALE: 1:50
 AREA UNIT A - BF
 504.9 ft² | 46.91 m²



4 UNIT PLAN - I - BF
 DP45-01-03 SCALE: 1:50
 AREA UNIT I - BF
 1175.76 ft² | 109.23 m²



3 UNIT PLAN - B2 - BF
 DP45-01-03 SCALE: 1:50
 AREA UNIT B2 - BF
 540.23 ft² | 50.19 m²

BARRIER-FREE UNIT NOTES

- UNIT PLANS ARE FOR REFERENCE ONLY AS THEY ARE CONCEPTUAL IN NATURE AND LAYOUTS COULD CHANGE DURING THE DESIGN PROCESS.
- UNITS SHOWN ON THE FLOOR PLAN CORRESPOND TO THE STANDARD UNITS, OTHER OPTIONAL UNITS MIGHT BE USED.
- LOCATION, SIZE, AND QUANTITY OF MECHANICAL UNITS ARE SCHEMATIC AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- UNITS SHOWN ON THIS PAGE SHALL BE PROVIDED WITH A BARRIER-FREE PATH OF TRAVEL OF AN UNOBSTRUCTED WIDTH OF 1100mm FOR THE PASSAGE OF WHEELCHAIRS FROM THE SUITE ENTRANCE DOOR INTO THE ROOMS AND SPACES REQUIRED BY OBC 3.8.2.1.(5).
- BATHROOMS FORMING PART OF A BARRIER-FREE PATH OF TRAVEL SHALL CONFORM TO OBC 3.8.2.1.(6) INCLUDING WALL REINFORCEMENT TO PERMIT FOR THE FUTURE INSTALLATION OF GRAB BARS AS REQUIRED BY OBC 3.3.4.(1).
- DOORS LOCATED IN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A CLEAR WIDTH OF NOT LESS THAN 860mm IN CONFORMANCE WITH OBC 3.8.3.3.(1).

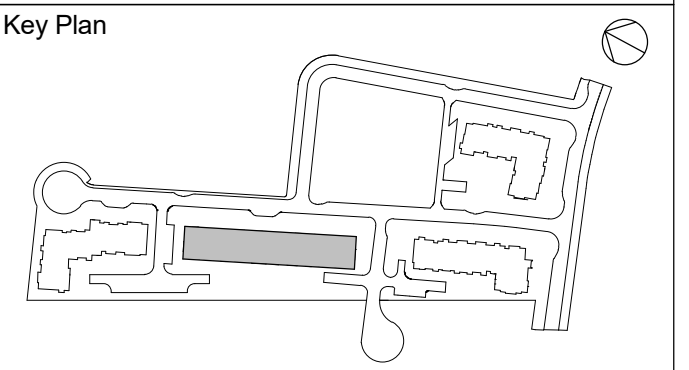
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



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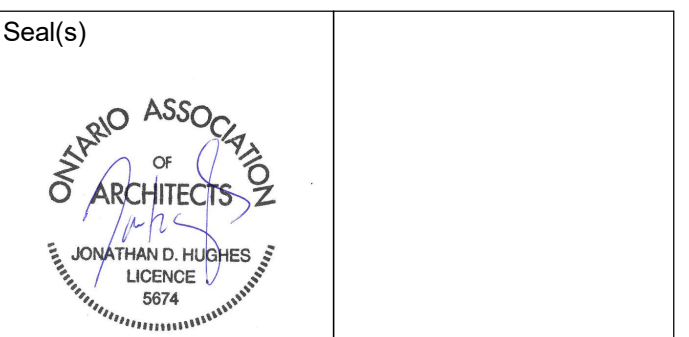
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Project Component
 SITE PLAN CONTROL APPLICATION



Consultants

Civil:	Arcadis Professional Services (Canada) Inc.
Landscape:	Arcadis Professional Services (Canada) Inc.
Architecture:	NORR Architects Engineers Planners
Structural:	TBD
Mechanical:	Goodey, Weedmark & Associates Ltd.
Electrical:	Goodey, Weedmark & Associates Ltd.
Owner:	Rohit at Wateridge & Ltd.



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Project Manager	M. EISELEN	Drawn	O. BREYTENBACH
Project Leader	O. BREYTENBACH	Checked	E. FAULKNER

Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6

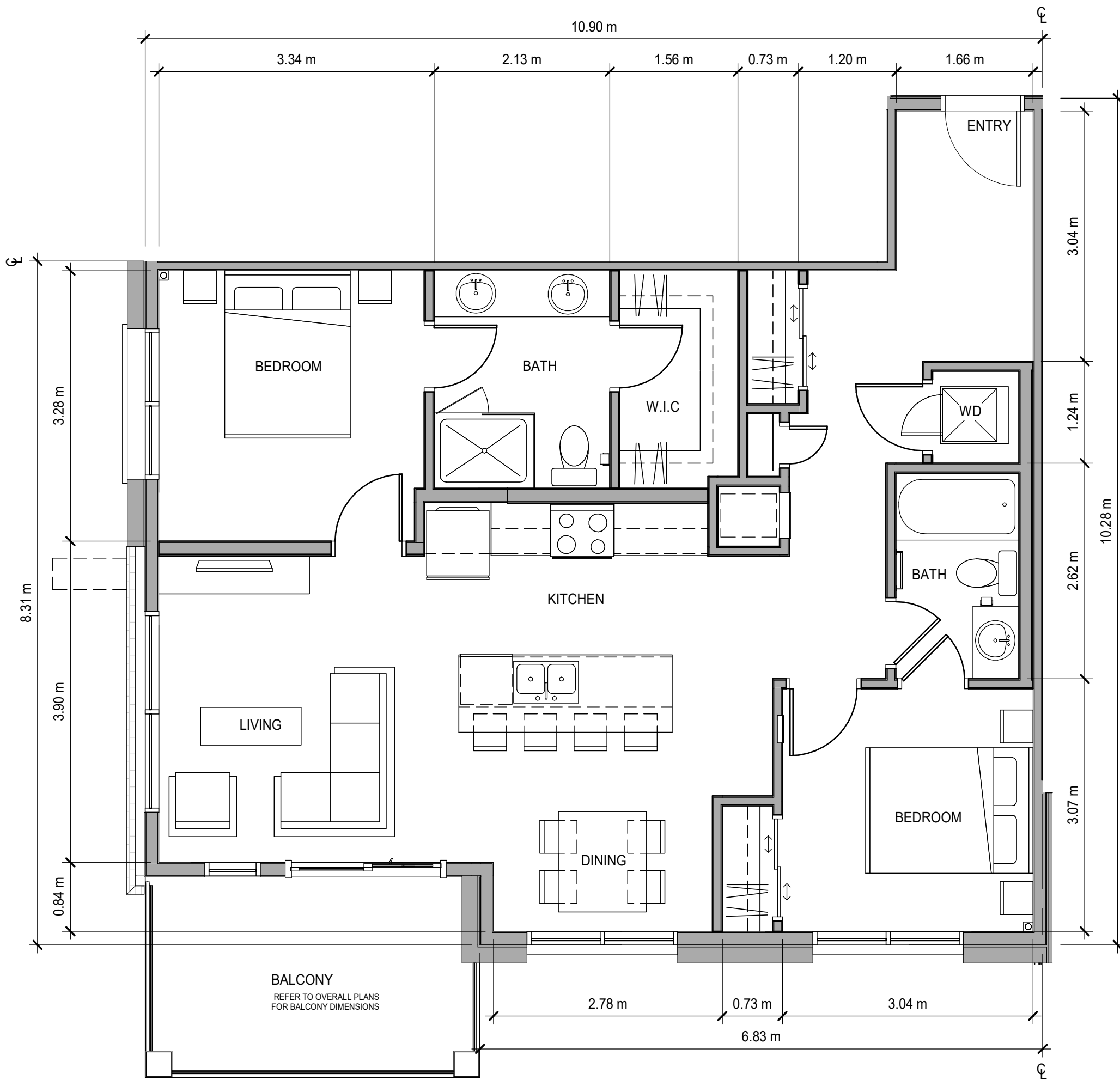
125 & 135 OSHEDINAA STREET
 OTTAWA, ON

Drawing Title
ENLARGED UNIT PLANS, BARRIER-FREE BUILDING B

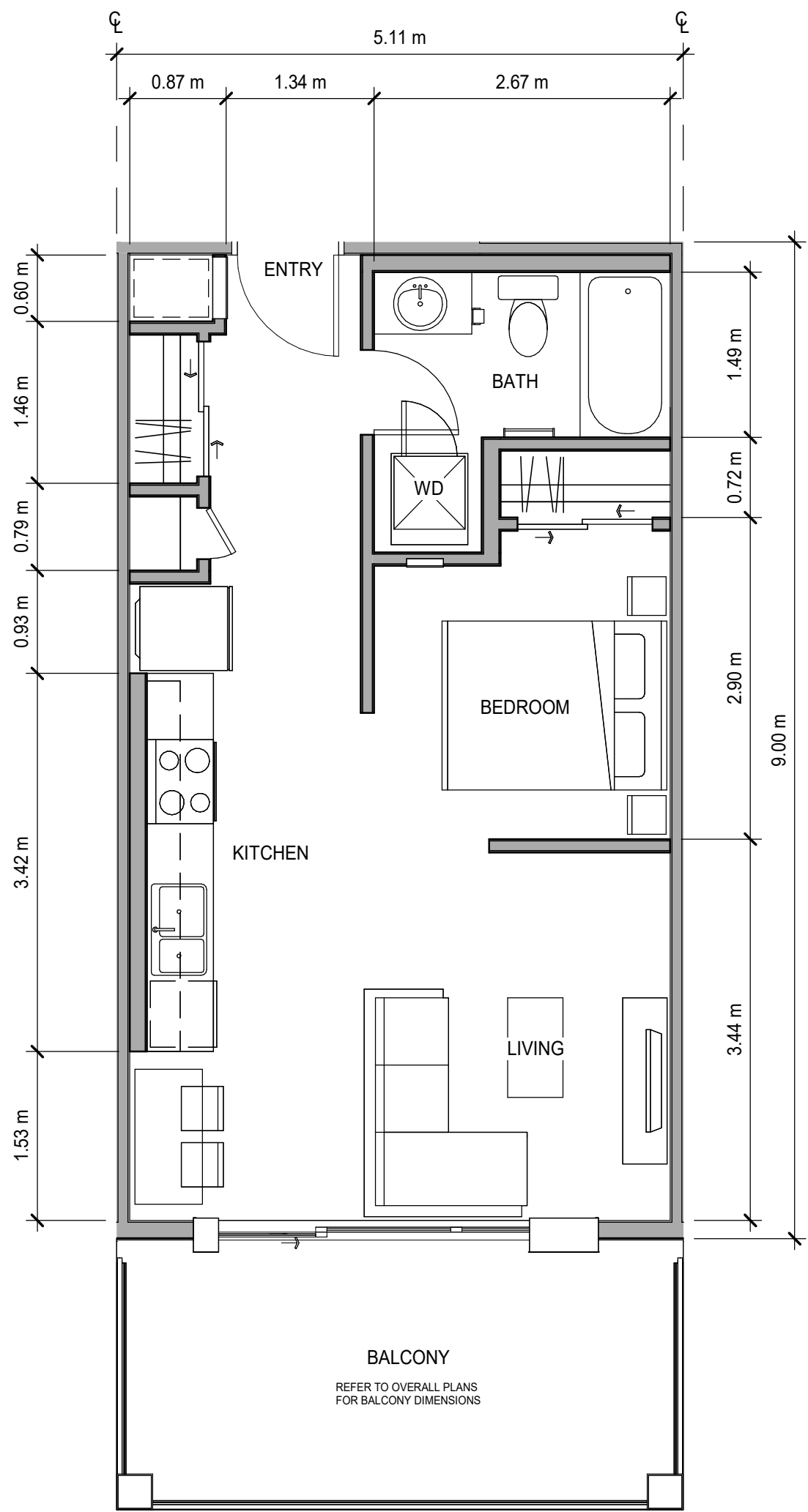
Scale
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Project No.
 NCCA22-0243

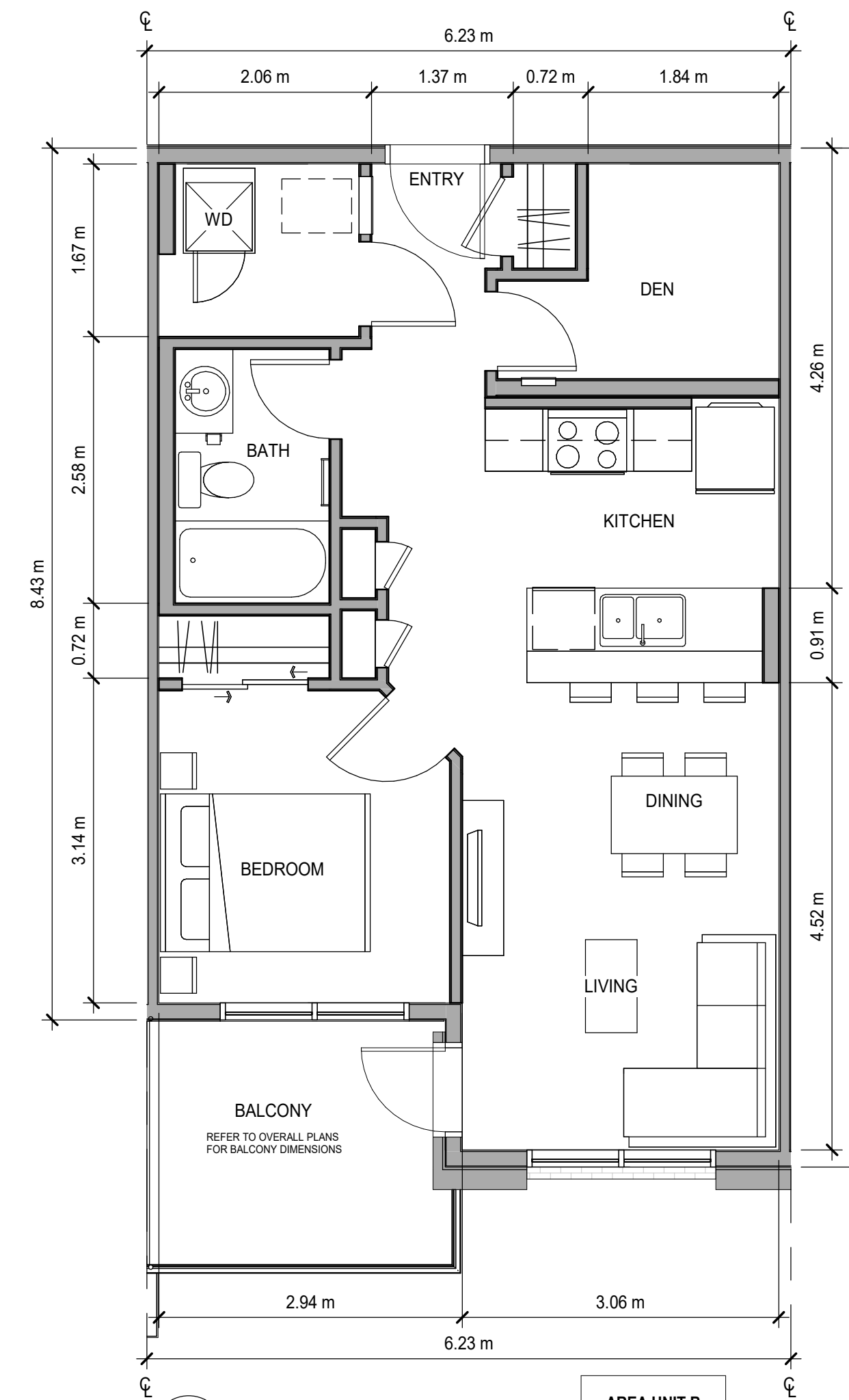
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DP45-01-03



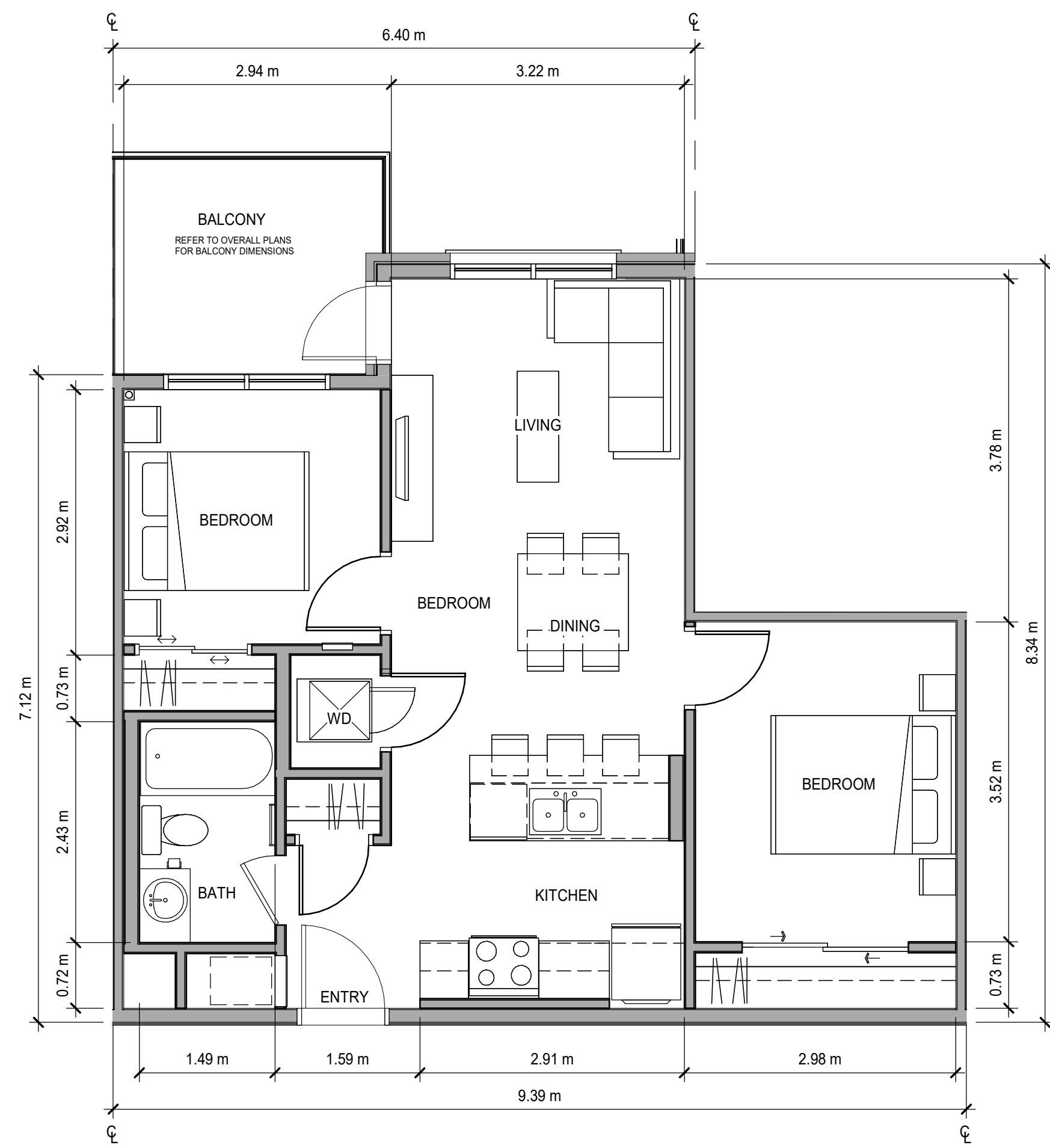
1 UNIT PLAN - ARGENTO
 DP45-02-01 SCALE: 1:50
 AREA UNIT ARGENTO
 978.76 ft² 90.93 m²



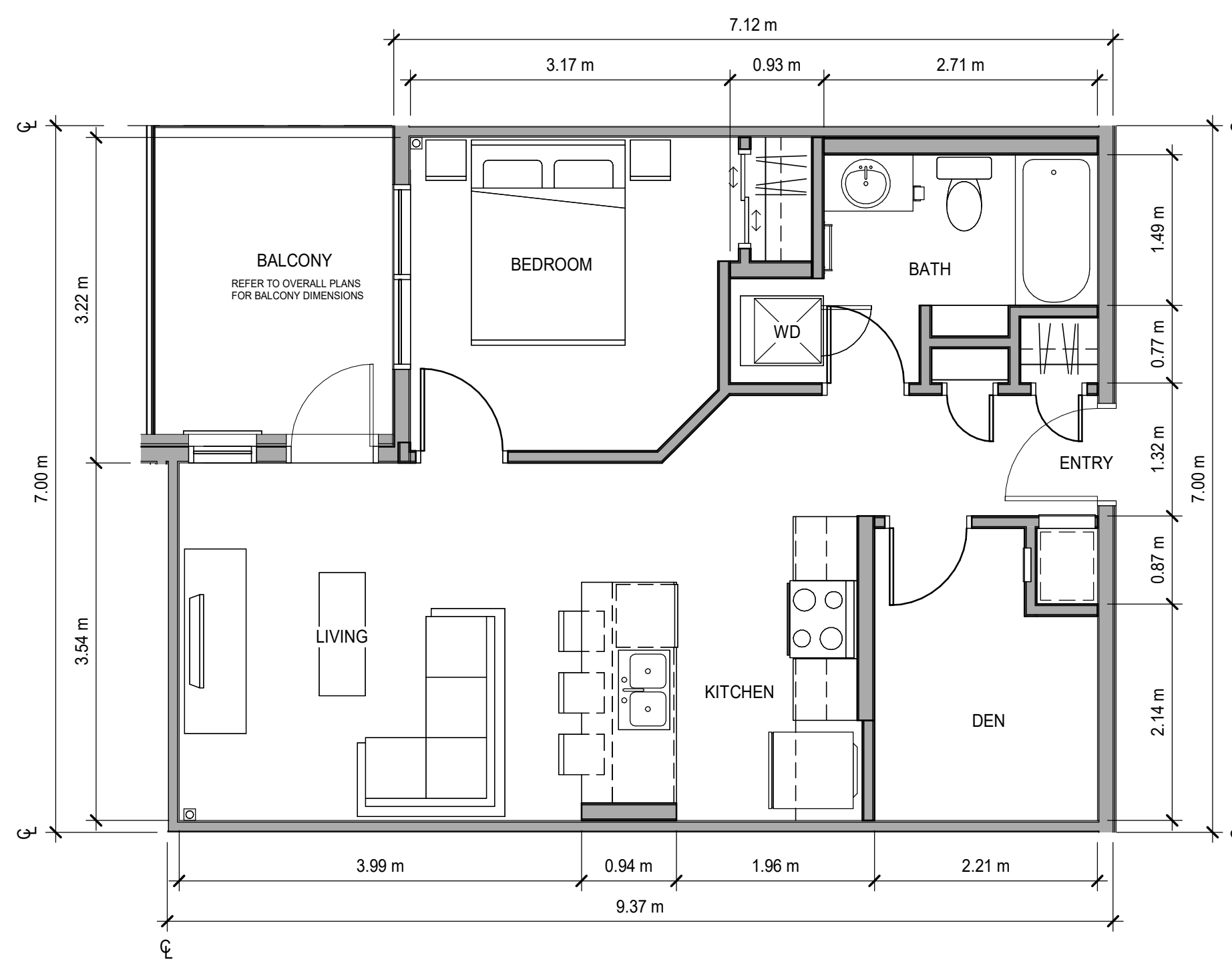
2 UNIT PLAN - A
 DP45-02-01 SCALE: 1:50
 AREA UNIT A
 497.03 ft² 46.18 m²



4 UNIT PLAN - B
 DP45-02-01 SCALE: 1:50
 AREA UNIT B
 616.94 ft² 57.32 m²



3 UNIT PLAN - GIALLO
 DP45-02-01 SCALE: 1:50
 AREA UNIT GIALLO
 682.12 ft² 63.37 m²



5 UNIT PLAN - AZURRO
 DP45-02-01 SCALE: 1:50
 AREA UNIT F
 629.02 ft² 58.44 m²

UNIT PLAN NOTES

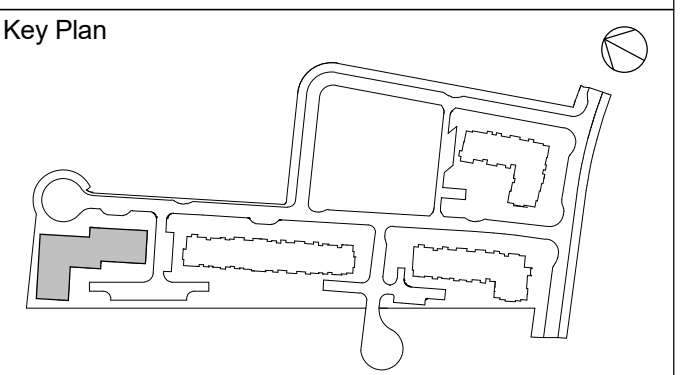
1. UNIT PLANS ARE FOR REFERENCE ONLY AS THEY ARE CONCEPTUAL IN NATURE AND LAYOUTS COULD CHANGE DURING THE DESIGN PROCESS.
2. UNITS SHOWN ON THE FLOOR PLAN CORRESPOND TO THE STANDARD UNITS. OTHER OPTIONAL UNITS MIGHT BE USED.
3. LOCATION, SIZE, AND QUANTITY OF MECHANICAL UNITS ARE SCHEMATIC AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.



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Project Component
 SITE PLAN CONTROL APPLICATION



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550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
 Wateridge Village Block
 6

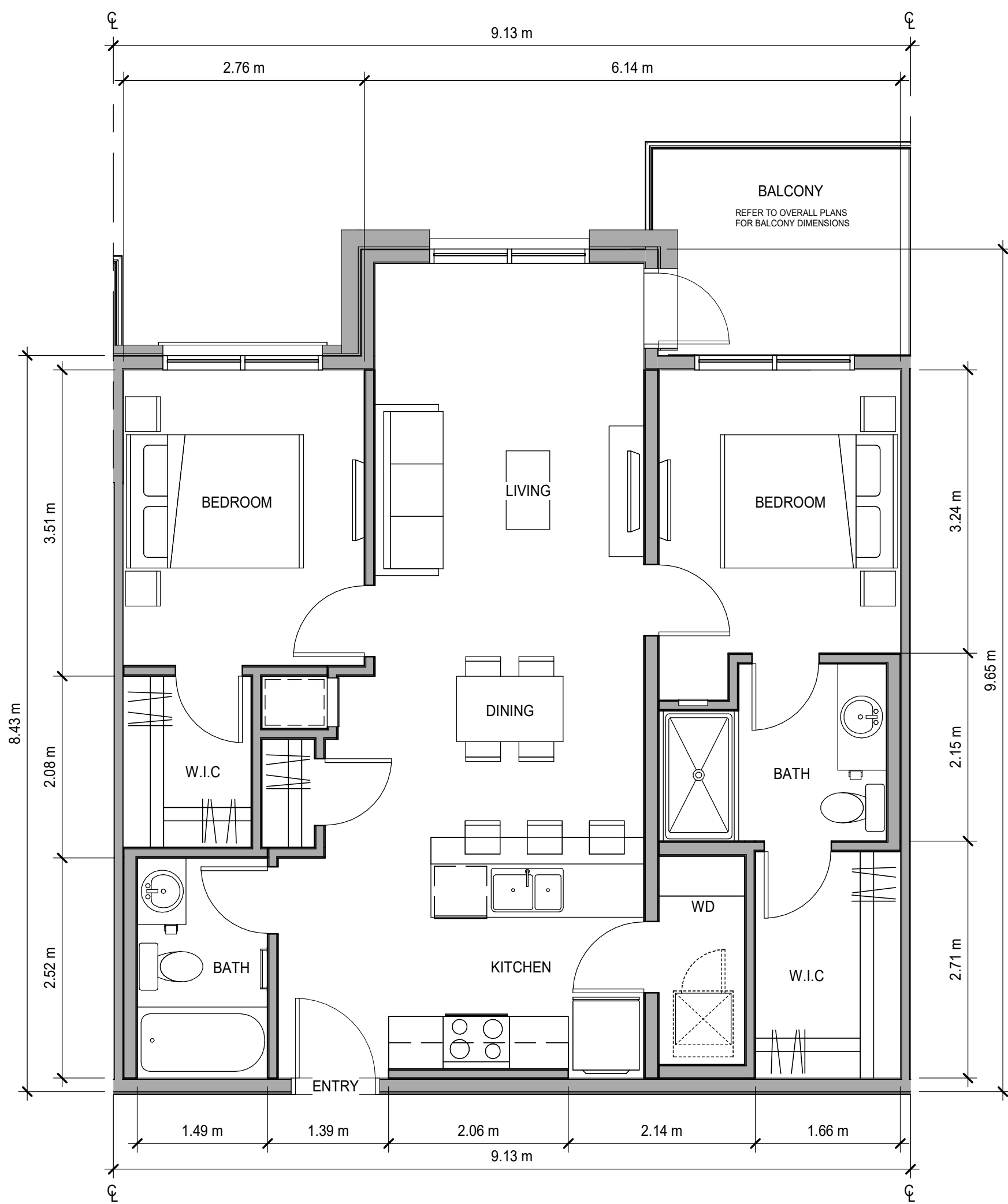
125 & 135 OSHEDINAA STREET
 OTTAWA, ON

Drawing Title
 ENLARGED UNIT PLANS
 BUILDING C

Scale
 As indicated

Project No.
 NCCA22-0243

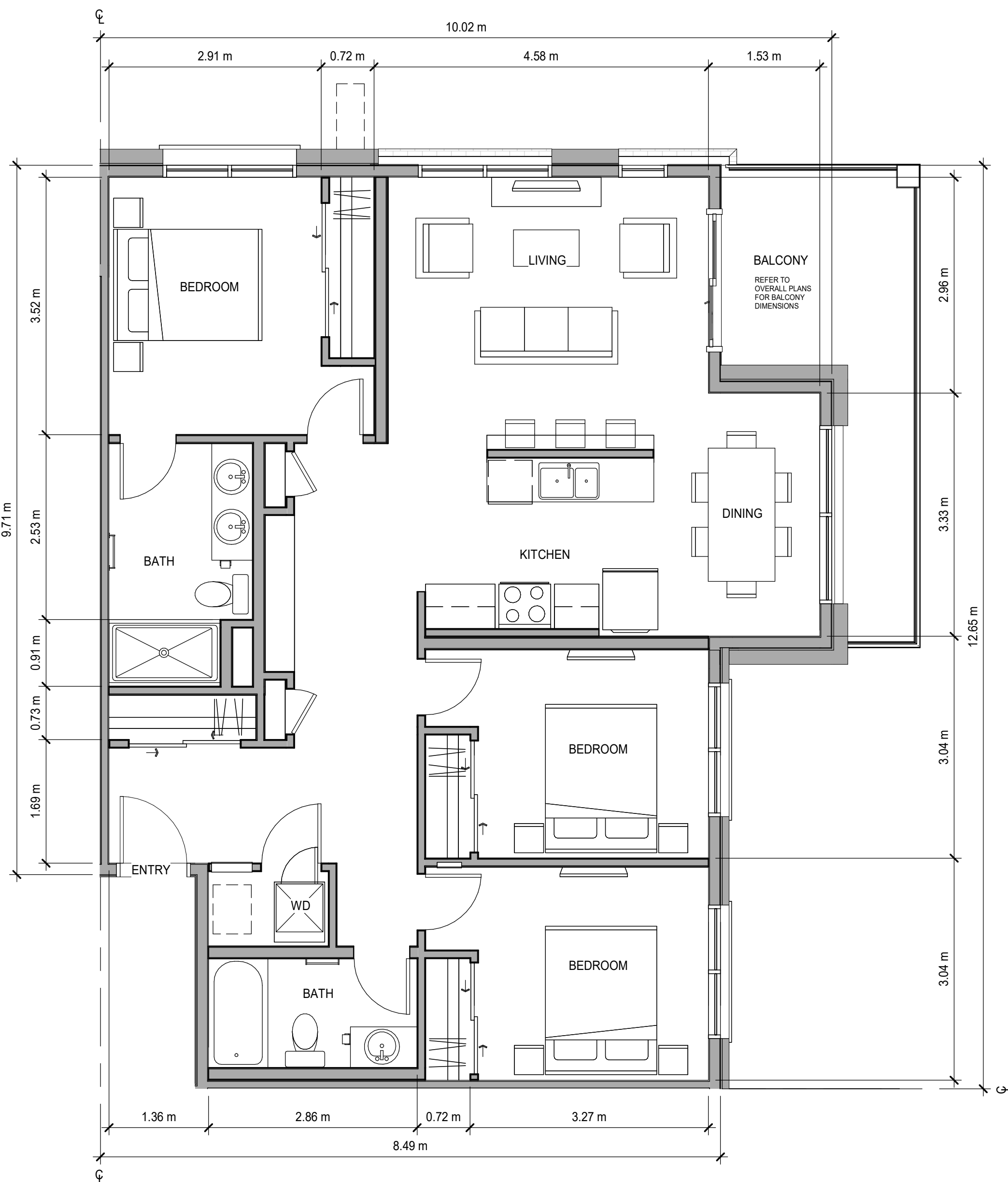
Drawing No.
 DP45-02-01



1 UNIT PLAN - G
 DP45-02-02 SCALE: 1:50
AREA UNIT G
 874.01 ft² | 81.2 m²



3 UNIT PLAN - ORO
 DP45-02-02 SCALE: 1:50
AREA UNIT ORO
 959.99 ft² | 89.19 m²



2 UNIT PLAN - I
 DP45-02-02 SCALE: 1:50
AREA UNIT I
 1175 ft² | 109.16 m²

UNIT PLAN NOTES

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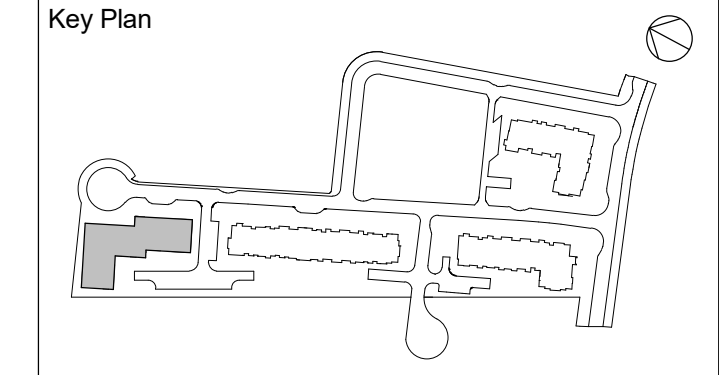
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B



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Project Component
SITE PLAN CONTROL APPLICATION



- Consultants**
- Civil: Arcadis Professional Services (Canada) Inc.
 - Landscape: Arcadis Professional Services (Canada) Inc.
 - Architecture: NORR Architects Engineers Planners
 - Structural: TBD
 - Mechanical: TBD
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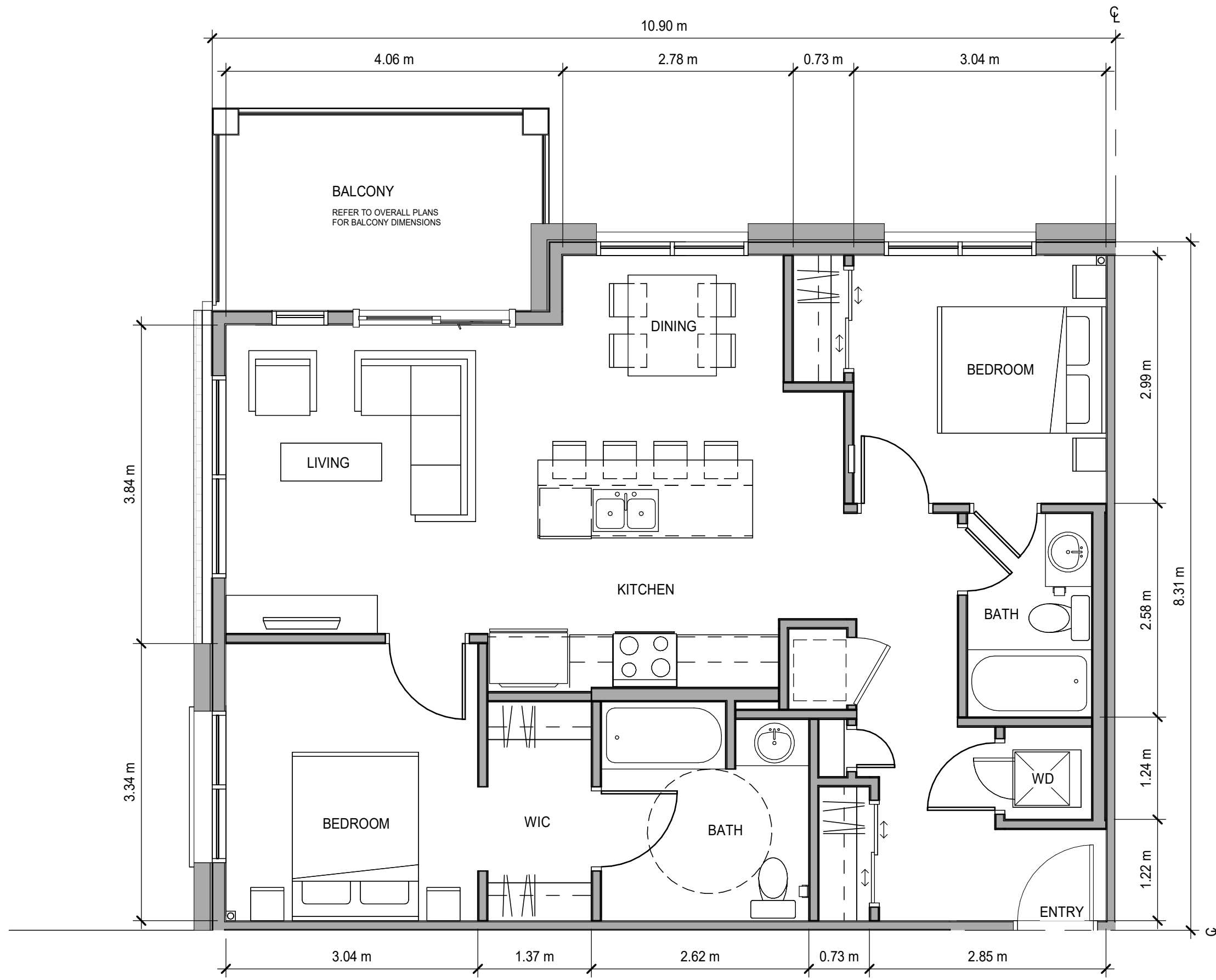
Project Manager	M.EISELEN	Drawn	O.BREYTENBACH
Project Leader	O.BREYTENBACH	Checked	E.FAULKNER

Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1
 Project
Wateridge Village Block 6

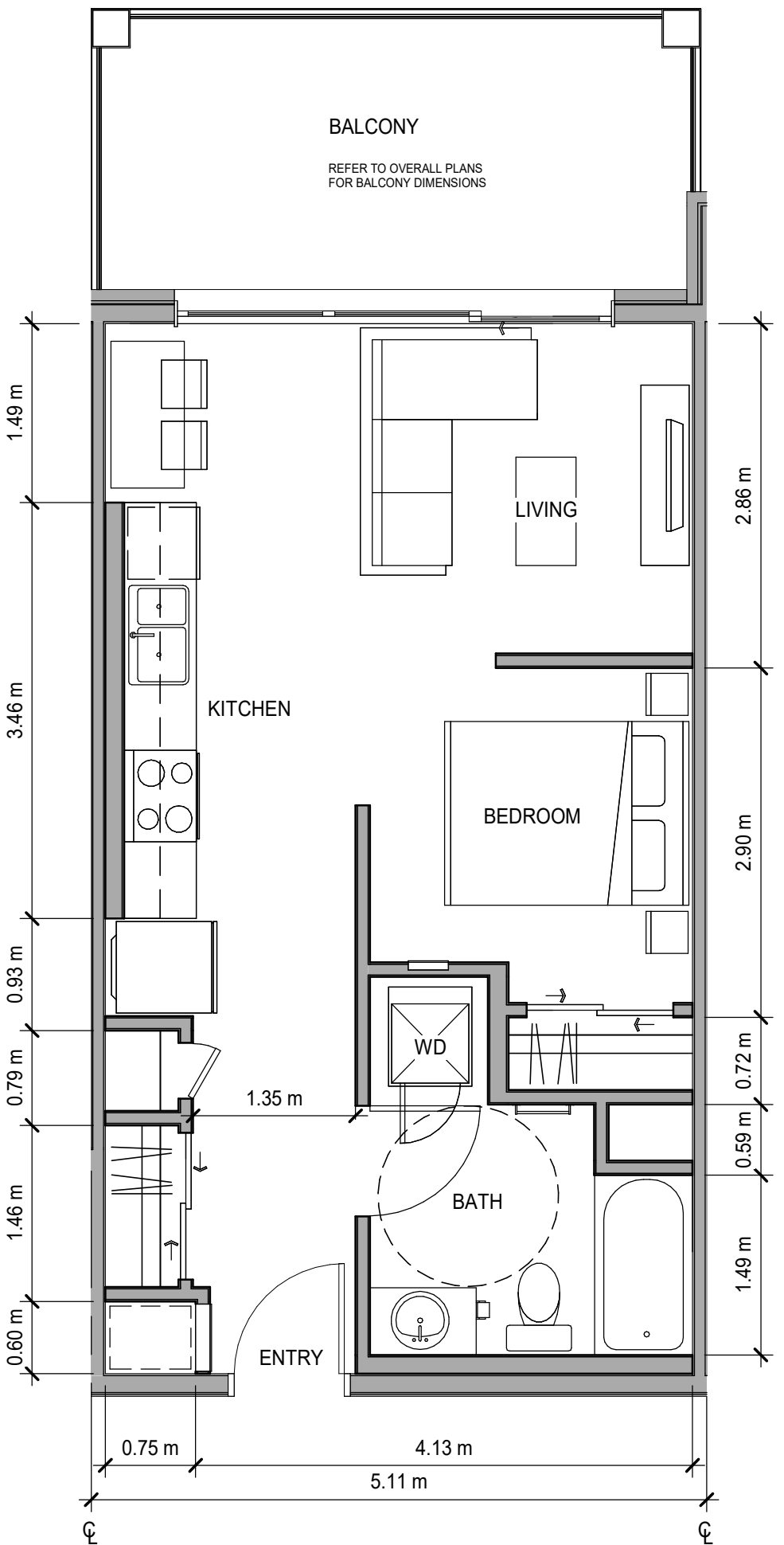
125 & 135 OSHEDINAA STREET
 OTTAWA, ON
ENLARGED UNIT PLANS BUILDING C

Scale	As indicated
Project No.	NCCA22-0243
Drawing No.	DP45-02-02



1 UNIT PLAN - ARGENTO - BF
 DP45-02-03 SCALE: 1:50

AREA UNIT
 ARGENTO - BF
 978.76 ft² 90.93 m²



2 UNIT PLAN - A - BF
 DP45-02-03 SCALE: 1:50

AREA UNIT A - BF
 498.34 ft² 46.3 m²

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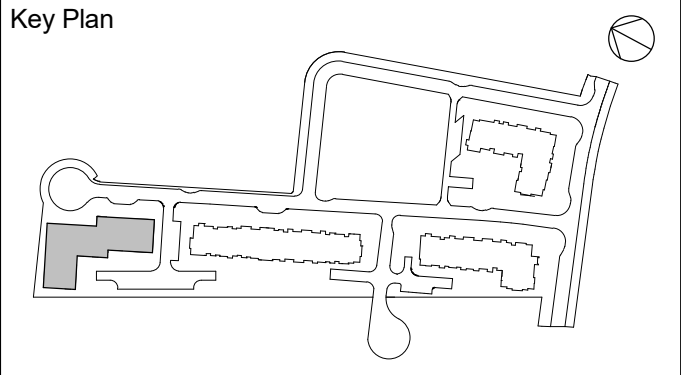
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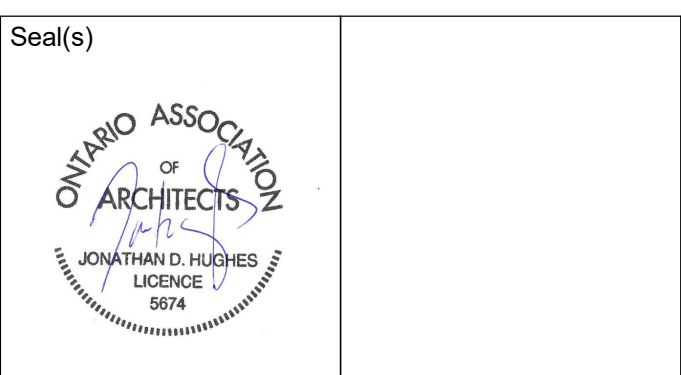
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Project Component
 SITE PLAN CONTROL APPLICATION



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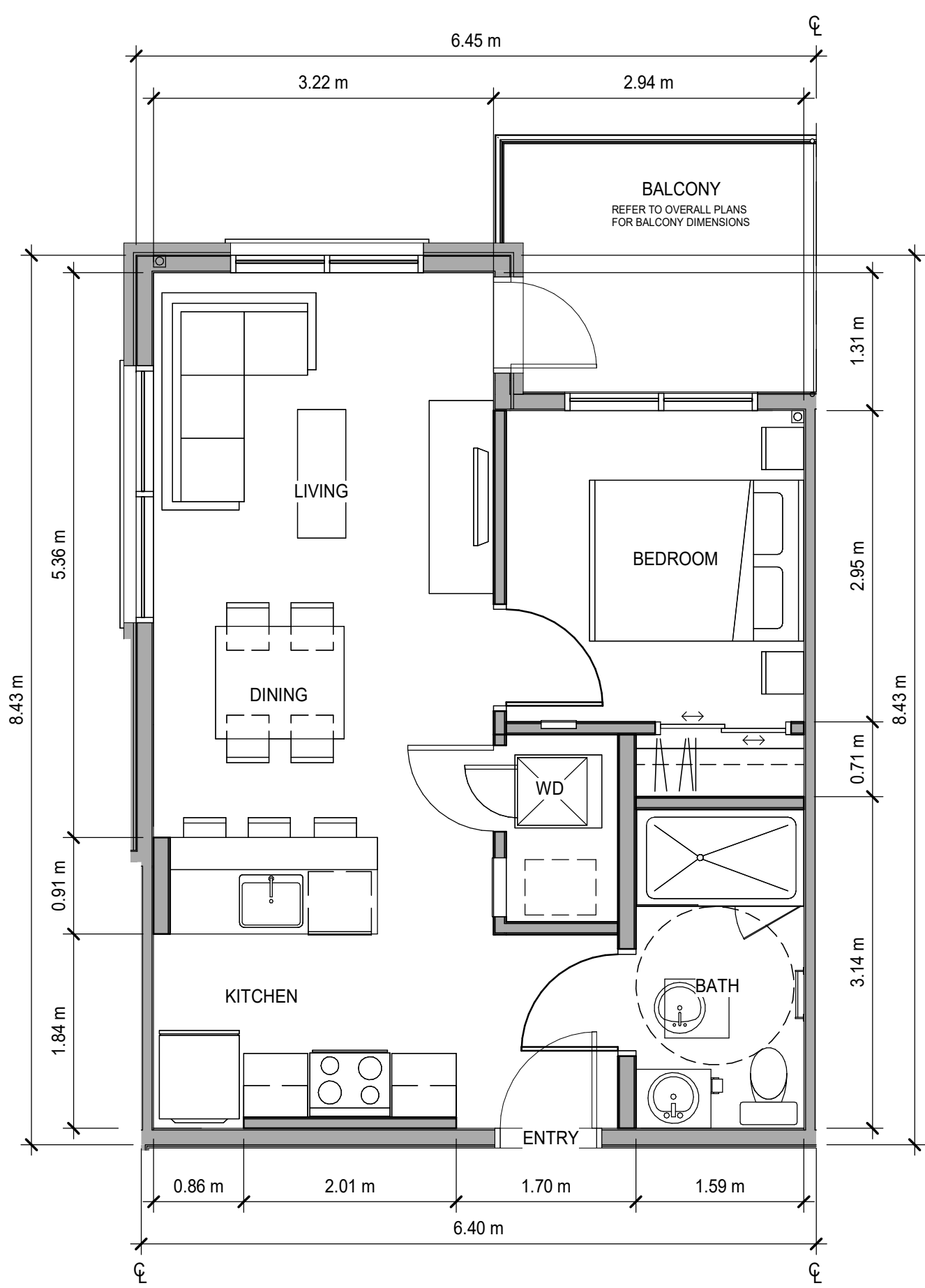
Client
 ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6
 125 & 135 OSHEDINAA STREET
 OTTAWA, ON

ENLARGED UNIT PLANS, BARRIER-FREE BUILDING C

Scale	As indicated
Project No.	NCCA22-0243
Drawing No.	DP45-02-03



3 UNIT PLAN - B2 - BF
 DP45-02-03 SCALE: 1:50

AREA UNIT B2 - BF
 543.13 ft² 50.46 m²



4 UNIT PLAN - I - BF
 DP45-02-03 SCALE: 1:50

AREA UNIT I - BF
 1175 ft² 109.16 m²