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SPA ARCHITECTURAL DRAWING LIST

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DP-ADD-01	AMENITY AREA PLAN

NORR

NORR Architects & Engineers Limited
 55 Murray Street, Suite 600
 Ottawa, ON, Canada K1N 5M3
 norr.com

Wateridge Village Block 5
 1255 HEMLOCK ROAD
 OTTAWA, ON

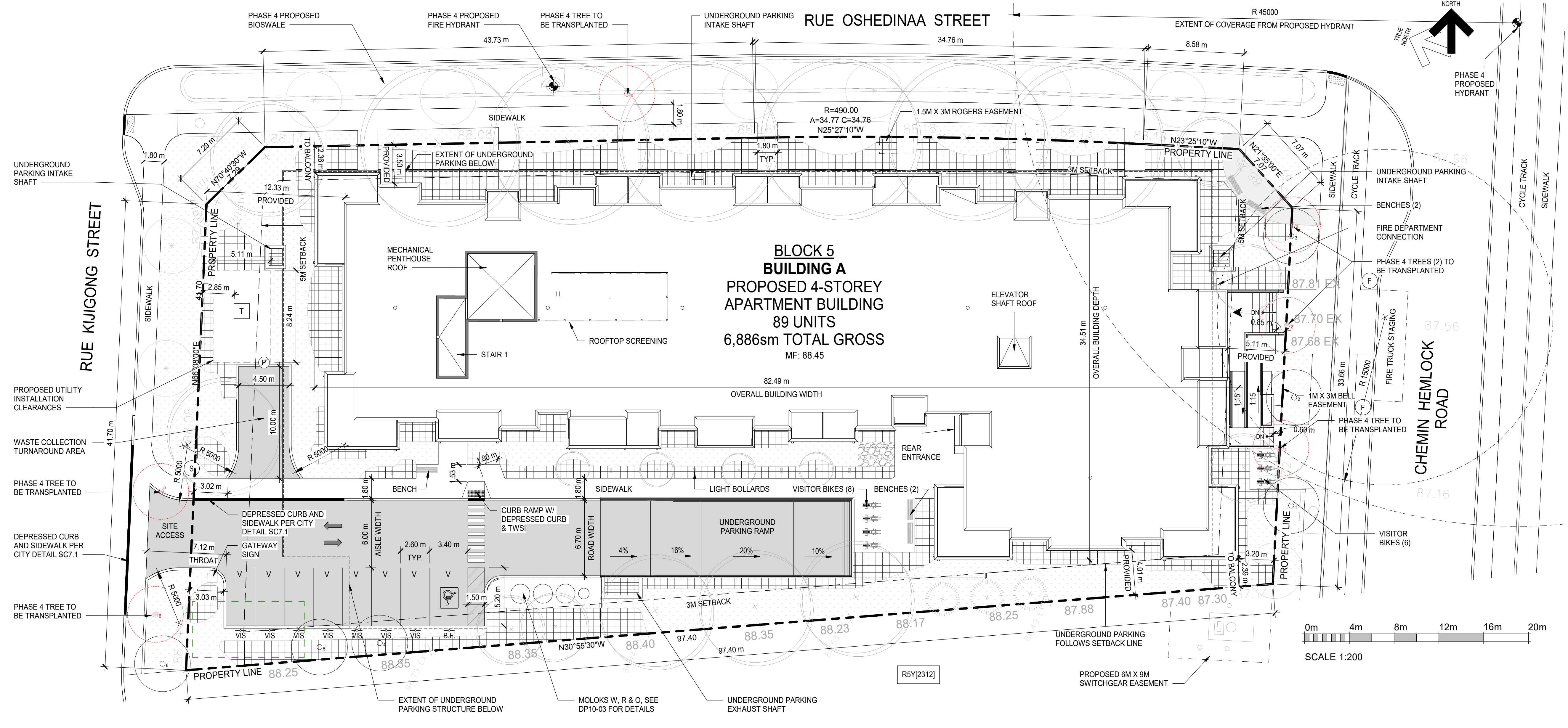
RohitTM
 Bold Goes Further

NORR JOB NO: NCCA22-0243

ISSUE FOR SITE PLAN CONTROL APPLICATION - 08-13-2024

<p>SURVEY Annis, O'Sullivan, Vollebakk Ltd. SUITE 500, 14 CONOURSE GATE NEPEAN, ON, K2E 7S6 PHONE: 613.727.0850</p>	<p>CIVIL Arcadis Professional Services (Canada) Inc. SUITE 500, 333 PRESTON STREET OTTAWA, ON, K1S 5N4 PHONE: 613.225.1311</p>	<p>ARCHITECTURE NORR Architects Engineers Planners SUITE 2300, 401 - 1 STREET SE CALGARY, AB, T2G 4Y5 PHONE: 403.264.4000</p>	<p>STRUCTURAL Cunliffe & Associates SUITE 200, 1550 CARLING AVENUE OTTAWA, ON, K1Z 8S8 PHONE: 613.729.7242</p>
<p>MECHANICAL Goodkey, Weedmark & Associates Ltd. 1688 WOODWARD DRIVE OTTAWA, ON, K2C 3R8 PHONE: 613.727.5111</p>	<p>ELECTRICAL Goodkey, Weedmark & Associates Ltd. 1688 WOODWARD DRIVE OTTAWA, ON, K2C 3R8 PHONE: 613.727.5111</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 500, 333 PRESTON STREET OTTAWA, ON, K1S 5N4 PHONE: 613.225.1311</p>

DATE	ISSUED FOR	REV
2023-12-20	PRE-SPA REVIEW	A
2024-03-05	PRE-SPA REVIEW	B
2024-05-21	PRE-SPA REVIEW	C
2024-08-13	SPA SUBMISSION	D



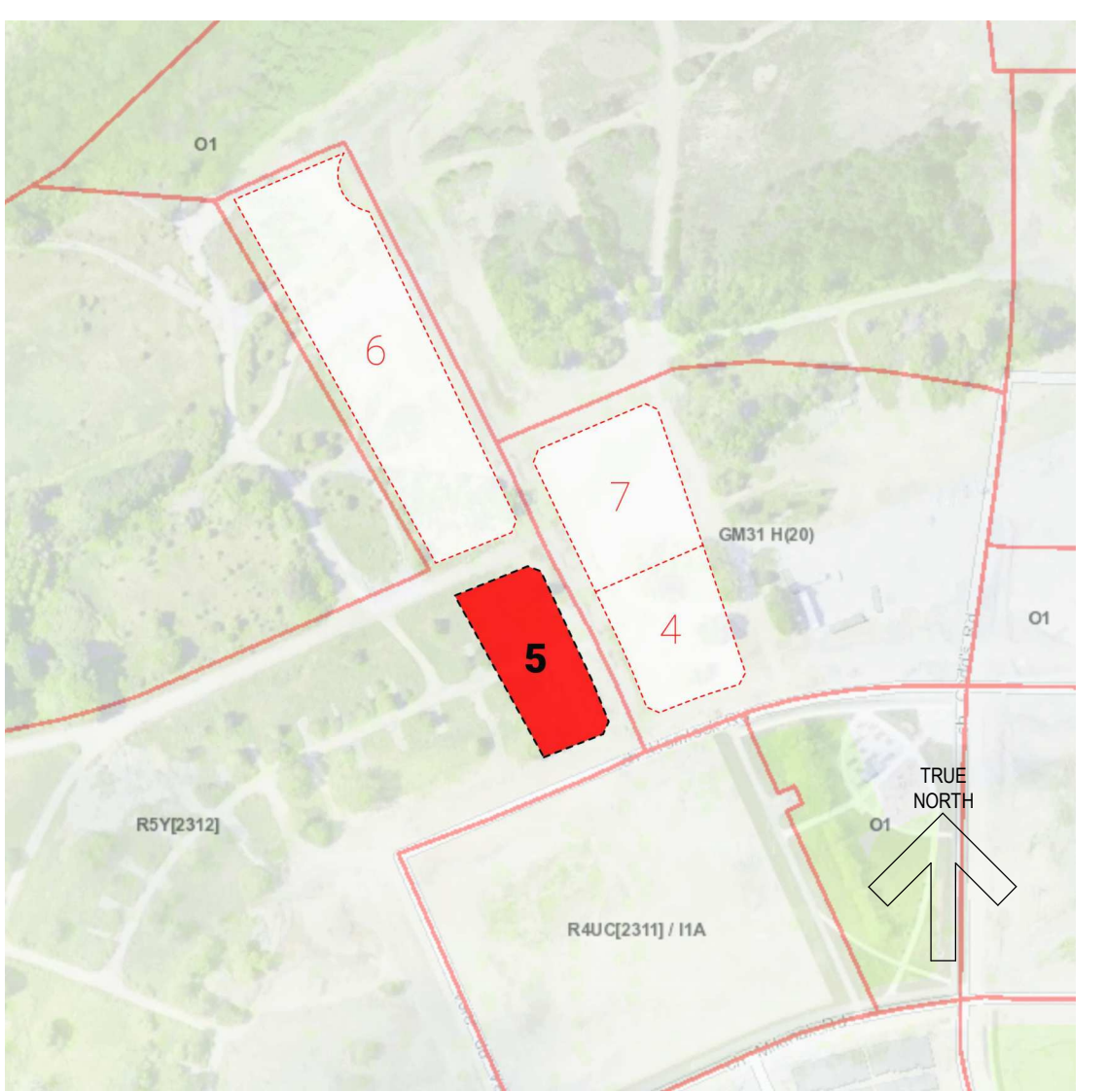
GENERAL NOTES

- ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED MARCH 31st, 2023 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- WHEEL STOPS TO BE 100MM HIGH AND PLACED 600MM FROM FRONT OF PARKING STALL TYP.
- ANY SNOW ACCUMULATED IN SURFACE PARKING AREAS IS TO BE TRUCKED OFF SITE.
- FIRE FIGHTING TO TAKE PLACE FROM HEMLOCK ROAD.
- REFER TO LANDSCAPE DRAWINGS FOR PLANTING, SITE LIGHTING, AND FURNITURE DETAILS.
- REFER TO CIVIL DRAWINGS FOR SERVING AND GRADING.

SITE PLAN LEGEND

- ▲ PRINCIPAL ENTRY
- ➔ VISITOR PARKING
- ➔ DIRECTION OF TRAVEL
- T PROPOSED TRANSFORMER LOCATION
- FH FIRE HYDRANT
- B.F. BARRIER-FREE PARKING SIGNAGE
- VIS VISITOR PARKING SIGNAGE
- N.P. NO PARKING SIGNAGE
- F FIRE LANE SIGNAGE
- S STOP SIGN
- CONCRETE ROAD OVER UNDERGROUND PARKING
- CONCRETE
- LANDSCAPING - SOD
- LANDSCAPING - PEA GRAVEL
- LANDSCAPING - OTHER
- LOW IMPACT DEVELOPMENT AREA
- TREE TO BE TRANSPLANTED - ORIGINAL LOCATION
- TREE TO BE TRANSPLANTED - NEW LOCATION

1 BLOCK 5 SITE PLAN
SCALE: 1:200



SITE CONTEXT MAP

Site Information

LAND USE DISTRICT	RSY [2312]	Residential Fifth Density Zone, Subzone Y, Urban Exception Z312
LEGAL DESCRIPTION / PIN	Block 5, Registered Plan 4M-1718/ PIN 04273-1231	
MUNICIPAL ADDRESS	1255 Hemlock Road, Ottawa, ON	
COMMUNITY	Wateridge Village	
SITE AREA	4,174 SM	44,930 SF
	1.03 AC	0.417 HA
AMENITY AREA	Required	Provided
Total amenity area	606 SM	1,689 88 SM
Communal amenity area	120 SM	189 45 SM
LOT WIDTH	Required	Provided
	18.0m	39.29m

Development Statistics

PROPOSED USES	One (1) Apartment Dwelling, Low Rise; one (1) accessory utility installation structure in rear yard
UNITS TOTAL	89
SETBACKS	Required Provided
Front yard (Hemlock Road)	5.0m 5.11m
Corner side yard (Oshedinna Street)	3.0m 3.50m
Rear yard (Kijigong Street)	5.0m 12.33m
Interior side yard	3.0m 4.01m
PROJECTIONS INTO SETBACKS	Greatest
Front yard (Hemlock Road)	1.80m
Corner side yard (Oshedinna Street)	0.64m
Rear yard (Kijigong Street)	None
Interior side yard	0.61m
DENSITY	Units/ Ha Units
Minimum	105 43.8
Maximum	N/A N/A
Proposed	213 89
HEIGHT	Maximum Proposed
	16.00m 13.79m
SITE COVERAGE	41.66%

Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING A		
LEVEL 1	18,719.1	1,739.06
LEVEL 2	18,466.8	1,715.62
LEVEL 3	18,466.8	1,715.62
LEVEL 4	18,466.8	1,715.62
GFA	74,119.4	6,885.91
TOTAL GFA	74,119 SF	6,886 SM
SITE COVERAGE	18,719 SF	1,739 SM
		41.66%

Area Calculations - Parkade

BLDG / LEVEL	GROSS FLOOR AREA		UNDERGROUND PARKING
	SF	SM	
BUILDING A			
PARKADE	31,628.1	2,938.34	89

Landscape Calculations

BLOCK 5	AREA
HARDSCAPE	330
CONCRETE	295
UNIT PAVER	27
PEA GRAVEL	8
SOFTSCAPE	1,134
PLANT BEDS	646
SOD	488
TOTAL	1,464 SM
SITE COVERAGE	35.1%

Vehicle Parking

TYPE	RATE	UNITS	STALLS	
			REQUIRED	PROVIDED
Building A				
Resident	0.50 stalls/unit	89	35	89
Visitor	0.10 stalls/unit	89	8	8
Barrier-Free	Traffic & Parking Bylaw, Part C	89	1 of 89	2
Total Stalls			42	97
			Deficiency	55
			Surplus	

*NOTE: Required resident parking determined by: total units - 12 units, x required rate, x 10% reduction for all below grade stalls
*NOTE: Required visitor parking determined by: total units - 12 units, x required rate

Unit Types - Building A

IDENTIFIER	SIZE	DESCRIPTION		PROVIDED AREA	BUILDING A	QTY	%
		BRDROOM	WASHROOM				
UNIT A	< 60 SM			46.38	499.25	11	12.36%
UNIT B2	< 60 SM	1	1	50.82	547.02	8	8.99%
UNIT B	< 60 SM	1 + DEN	1	57.42	618.11	36	40.45%
GIALLO	< 60 SM	1 + DEN	1	64.32	692.37	4	4.49%
AZURRO	< 60 SM	1 + DEN	1	59.08	635.91	3	3.37%
GRIGIO	< 60 SM	1 + DEN	1	64.65	695.89	3	3.37%
ARGENTO	> 60 SM	2	2	87.24	939.04	16	17.98%
UNIT G	> 60 SM	2	2	81.82	880.70	1	1.12%
ORO	> 60 SM	2 + DEN	2	89.90	967.69	3	3.37%
UNIT I	> 60 SM	3	2	109.21	1175.53	4	4.49%
BUILDING TOTAL						89	100%

Accessible Suite Breakdown - Building A

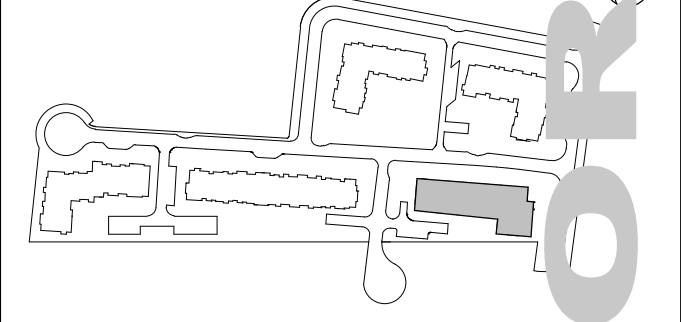
TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	19	21.35%		
1 BEDROOM + DEN	46	51.69%	73.0%	65
1 BEDROOM ACCESSIBLE	11	12.36%		
2 BEDROOM	17	19.10%		
2 BEDROOM + DEN	3	3.37%	22.5%	20
2 BEDROOM ACCESSIBLE	4	4.49%		
3 BEDROOM	4	4.49%		
3 BEDROOM ACCESSIBLE	1	1.12%	4.5%	4
SUBTOTAL	89	100%		
ACCESSIBLE TOTALS	16	17.98%		



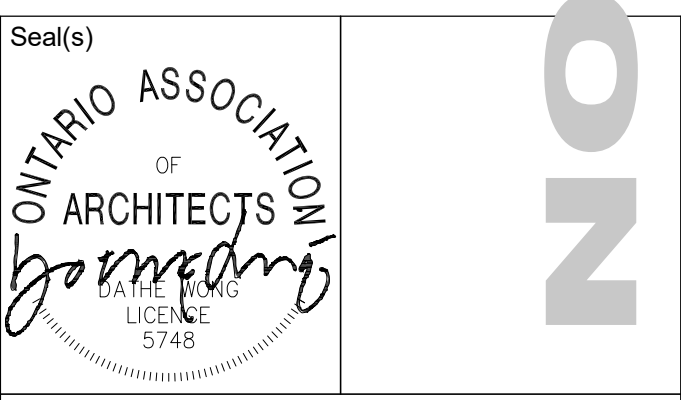
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Project Component



Consultants	Civil: Arcadis Professional Services (Canada) Inc. Landscape: Arcadis Professional Services (Canada) Inc. Architecture: NORR Architects Engineers Planners Structural: Cunliffe & Associates Mechanical: Goodley, Weedmark & Associates Ltd. Electrical: Goodley, Weedmark & Associates Ltd. Owner: Rohit at Wateridge 5 Ltd.
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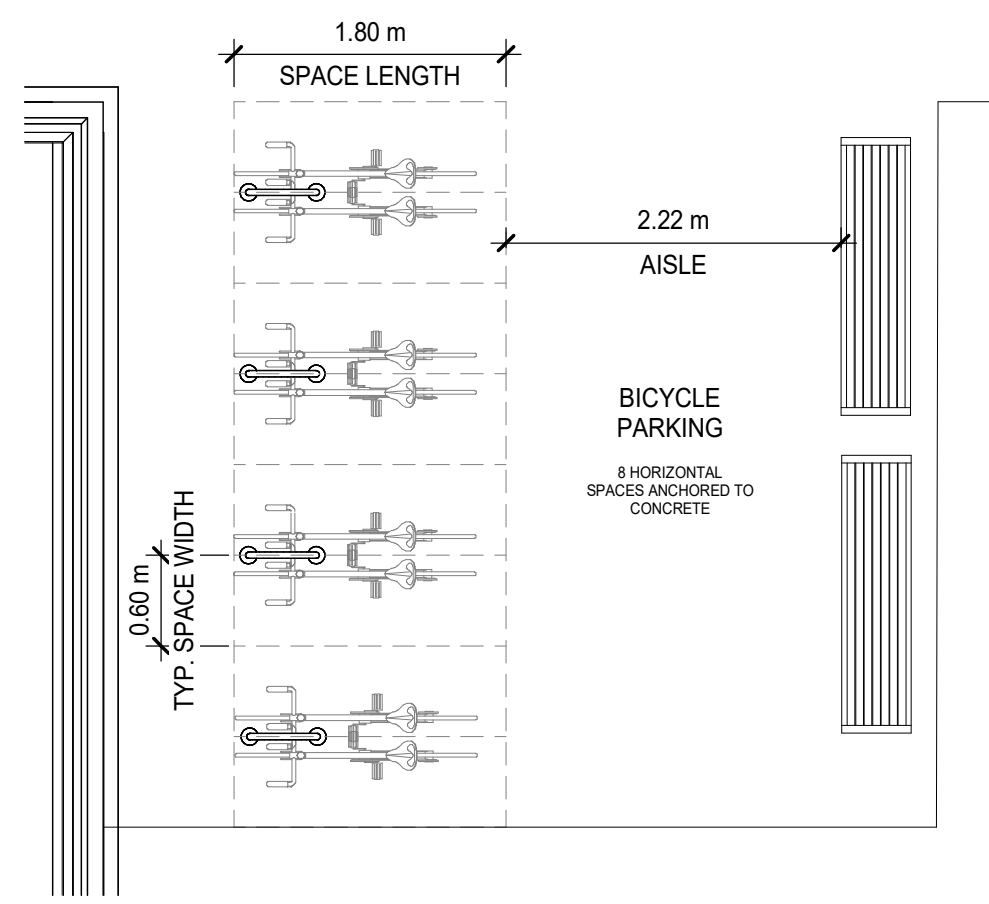


Project Manager	M.EISELEN	Drawn	O.BREYTENBACH
Project Leader	O.BREYTENBACH	Checked	E.FAULKNER

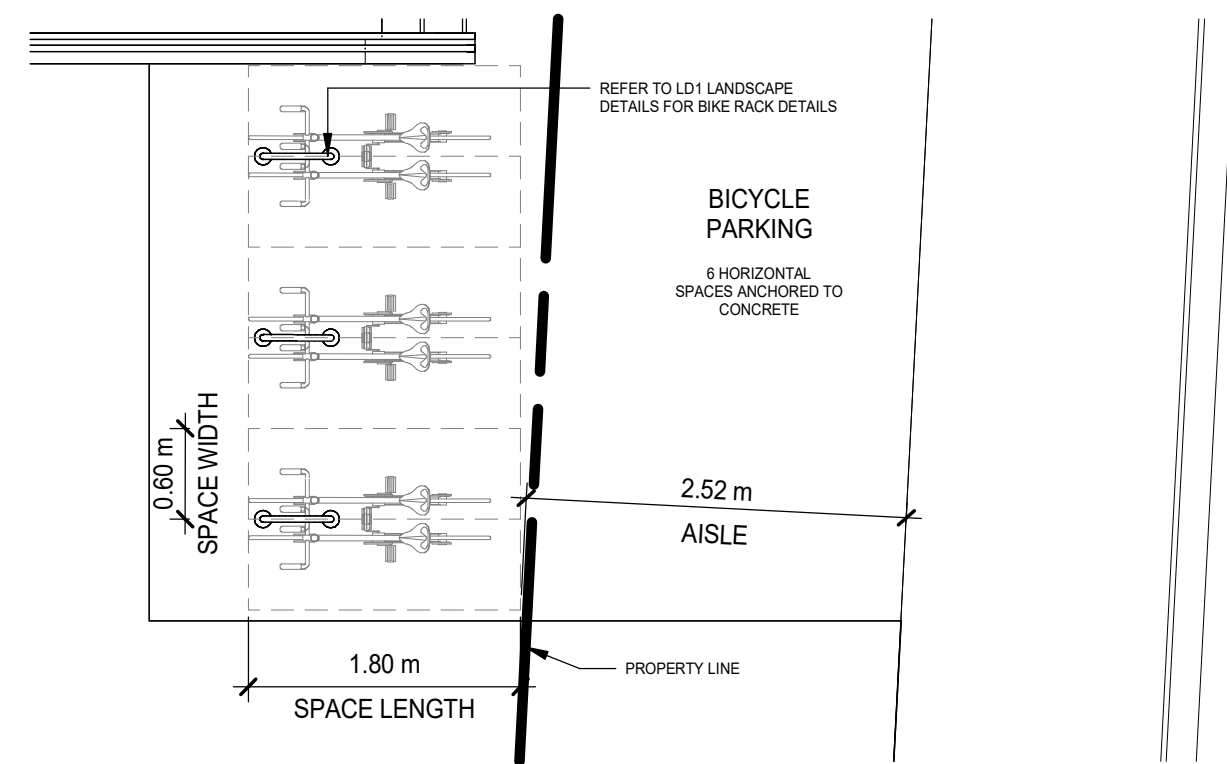
Client
ROHIT COMMUNITIES
550 91 ST SW #101, EDMONTON, AB T6X 0V1

Project
Wateridge Village Block 5
1255 HEMLOCK ROAD
OTTAWA, ON
Drawing Title
SITE PLAN, CONTEXT, AND STATISTICS
Scale
As indicated
Project No.
NCCA22-0243
Drawing No.
DP10-01

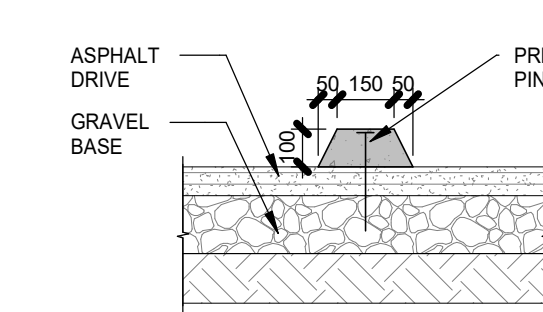
PRELIMINARY - NOT FOR CONSTRUCTION



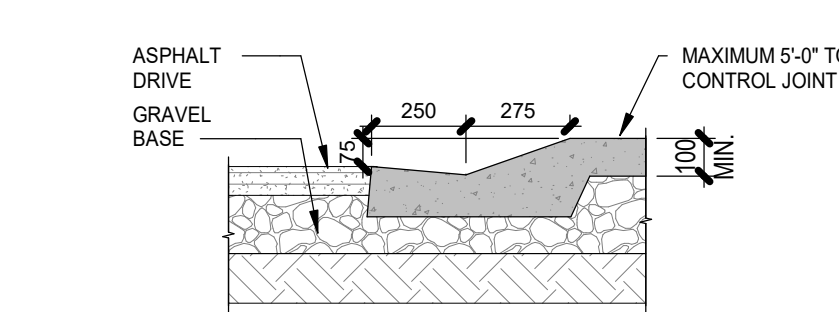
8 EXTERIOR BIKE RACKS - REAR ENTRANCE
DP10-02 SCALE: 1:50



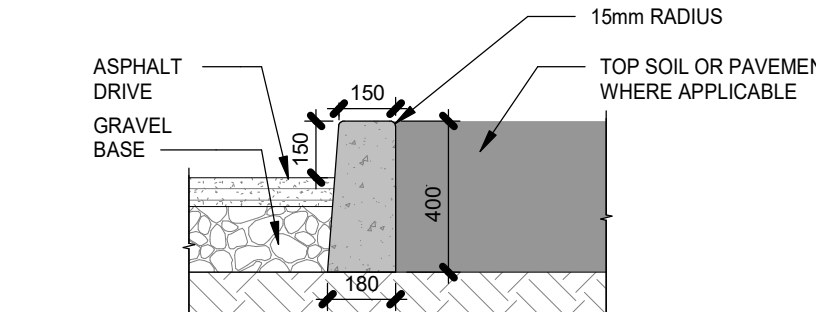
9 EXTERIOR BIKE RACKS - HEMLOCK ROAD
DP10-02 SCALE: 1:50



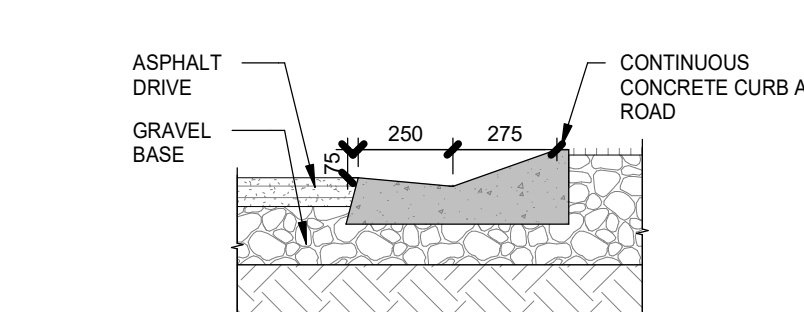
3 WHEEL STOP DETAIL
DP10-02 SCALE: 1:20



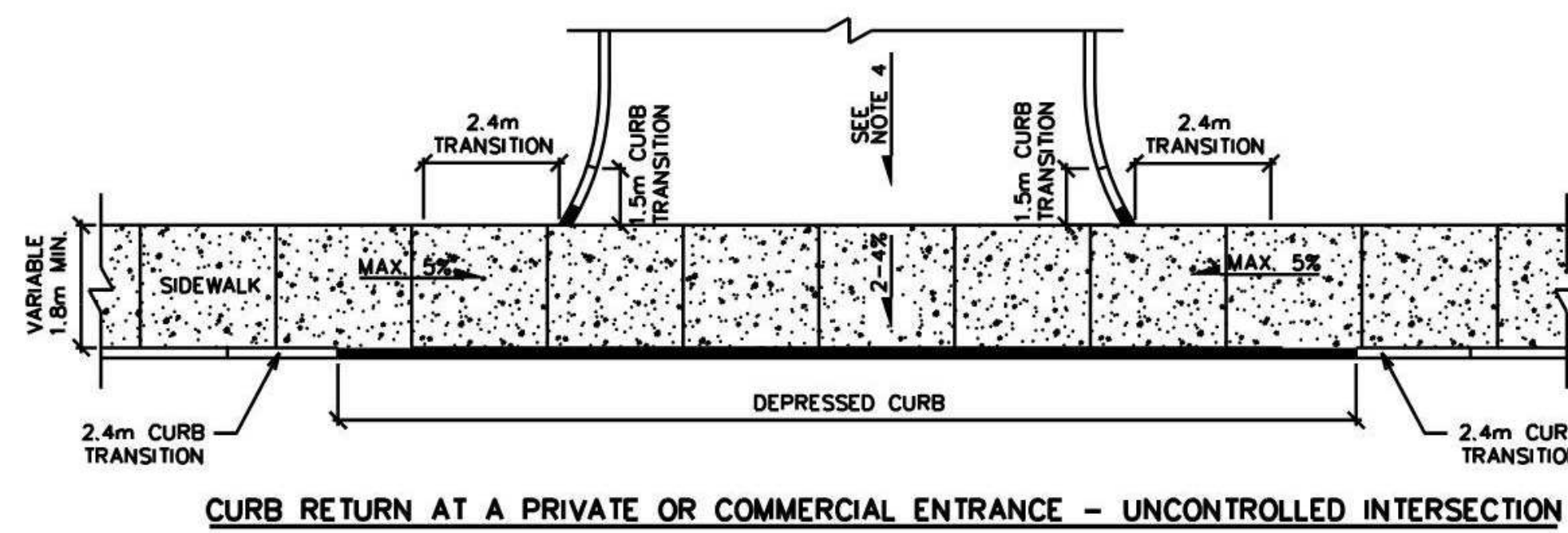
4 ROLLED CURB LANDSCAPE DETAIL
DP10-02 SCALE: 1:20



5 RAISED CURB LANDSCAPE DETAIL
DP10-02 SCALE: 1:20



6 ROLLED CURB ASPHALT DETAIL
DP10-02 SCALE: 1:20

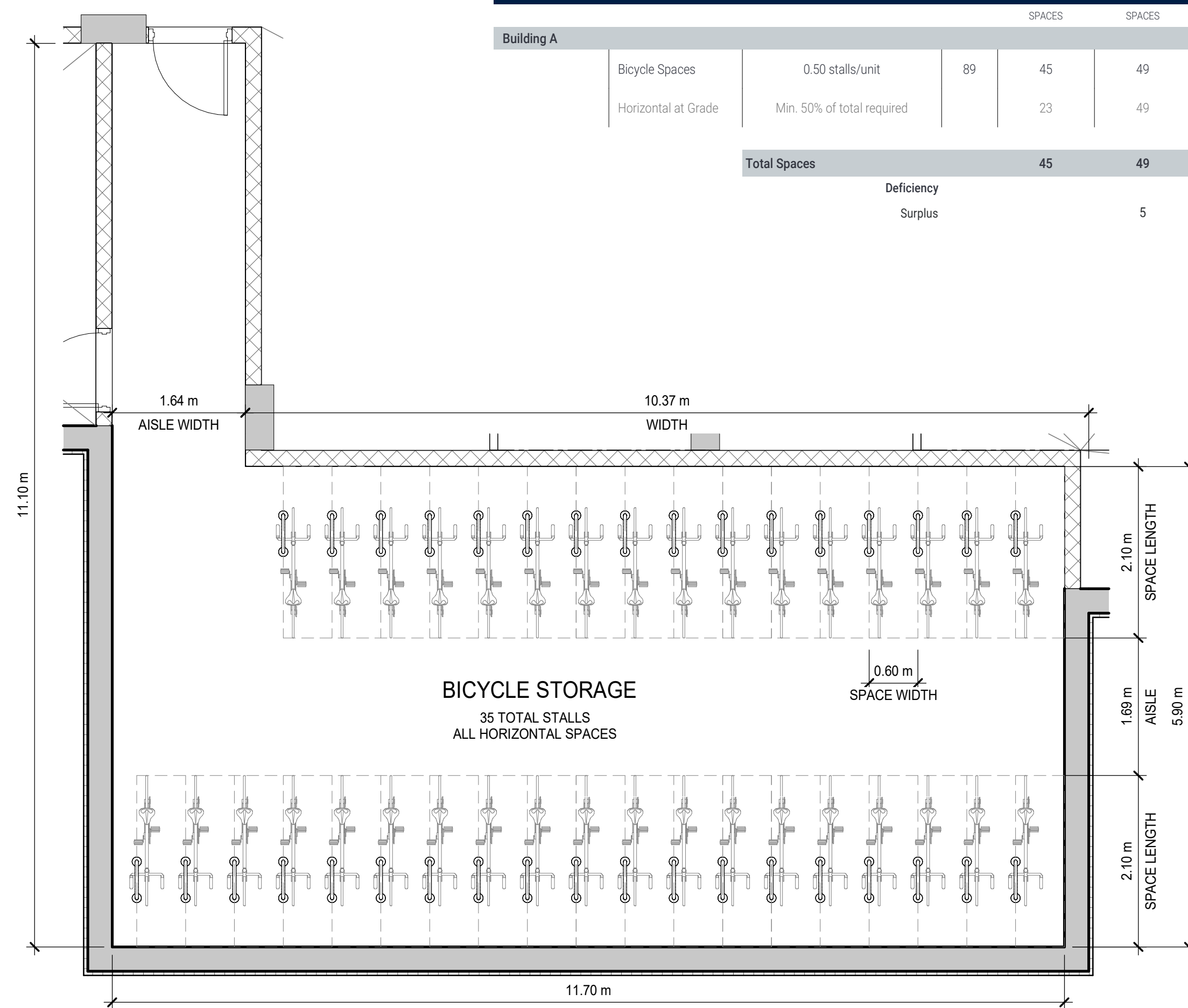


CITY DETAIL SC7.1

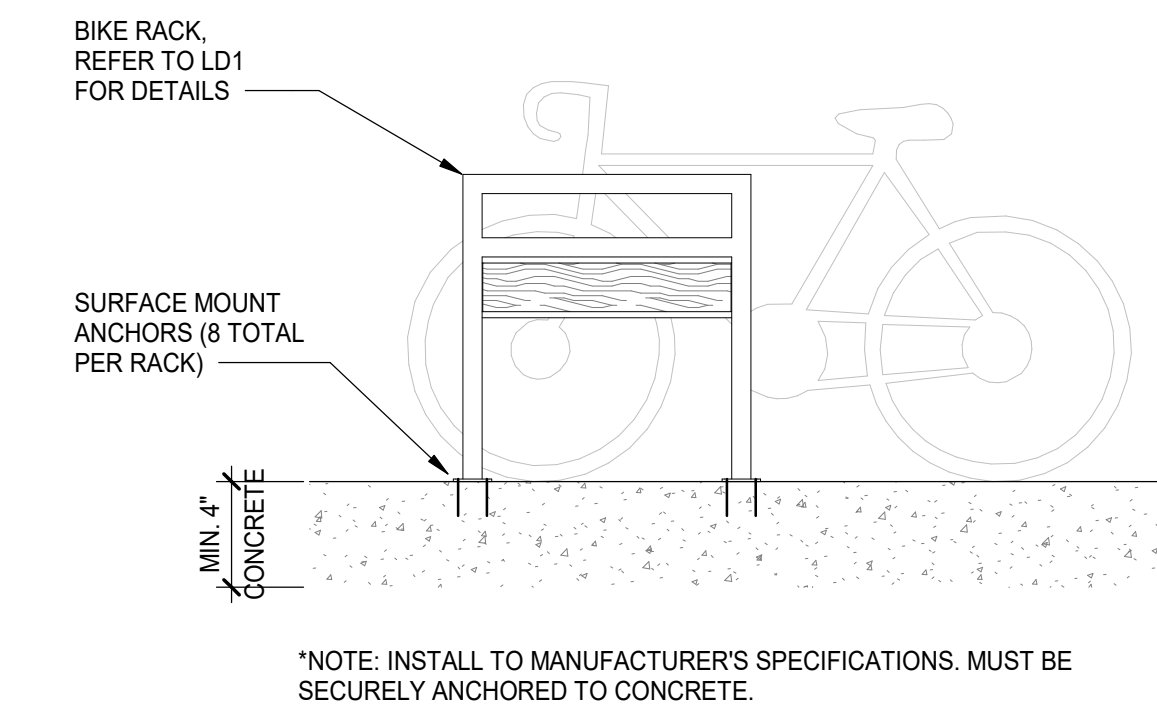
2 SITE SIGNAGE
DP10-02 SCALE: 1:20

Bicycle Parking

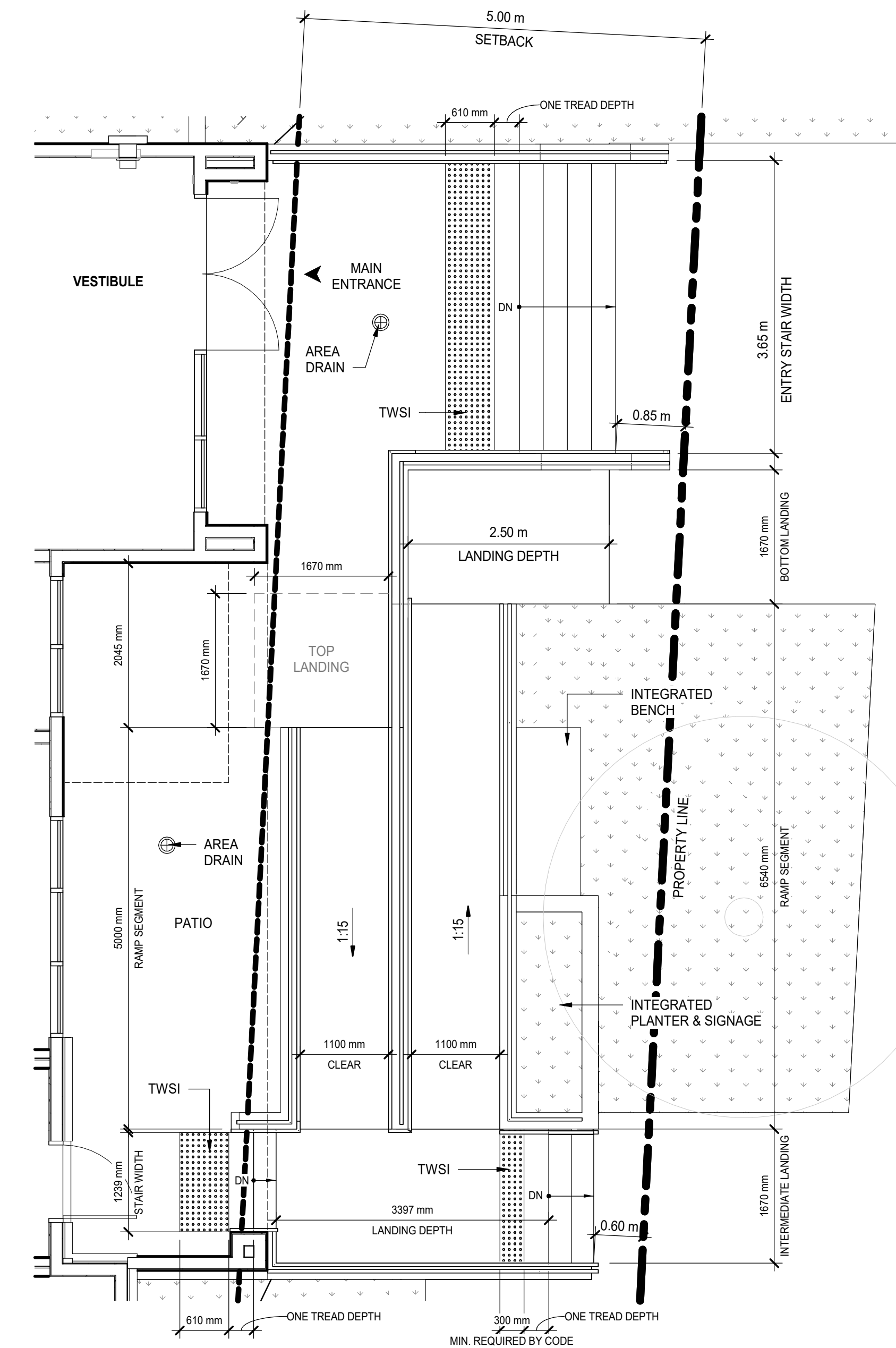
TYPE	RATE	UNITS	REQUIRED		PROVIDED	
			SPAC23	SPAC25	SPAC23	SPAC25
Building A						
Bicycle Spaces	0.50 stalls/unit	89	45	49		
Horizontal at Grade	Min. 50% of total required		23	49		
Total Spaces				45		49
	Deficiency					
	Surplus					5



7 UNDERGROUND BICYCLE STORAGE
DP10-02 SCALE: 1:50



11 BICYCLE RACK DETAIL TO CONCRETE
DP10-02 SCALE: 1:20



1 MAIN ENTRANCE STAIR & RAMP ENLARGED PLAN
DP10-02 SCALE: 1:50

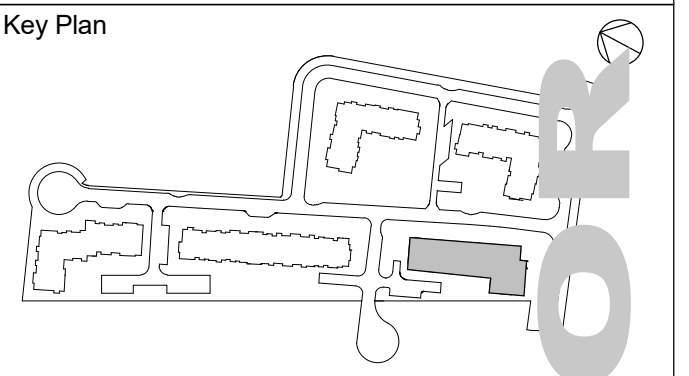
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2024-08-13	SPA SUBMISSION	D

Rohit
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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: Cunliffe & Associates
Mechanical: Goodkey, Weedmark & Associates Ltd.
Electrical: Goodkey, Weedmark & Associates Ltd.
Owner: Rohit at Wateridge 5 Ltd.

Seal(s)
ONTARIO ASSOCIATION OF ARCHITECTS
Licence 5743

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55 Murray Street, Suite 600
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Project Manager: M.EISELEN
Project Leader: O.BREYTENBACH
Client: ROHIT COMMUNITIES

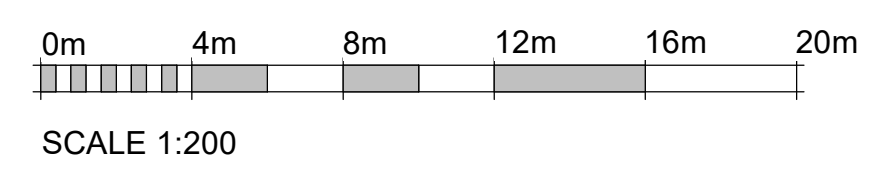
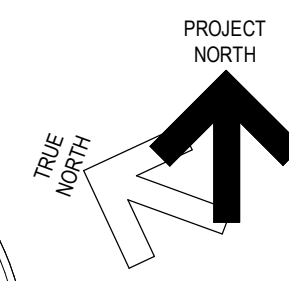
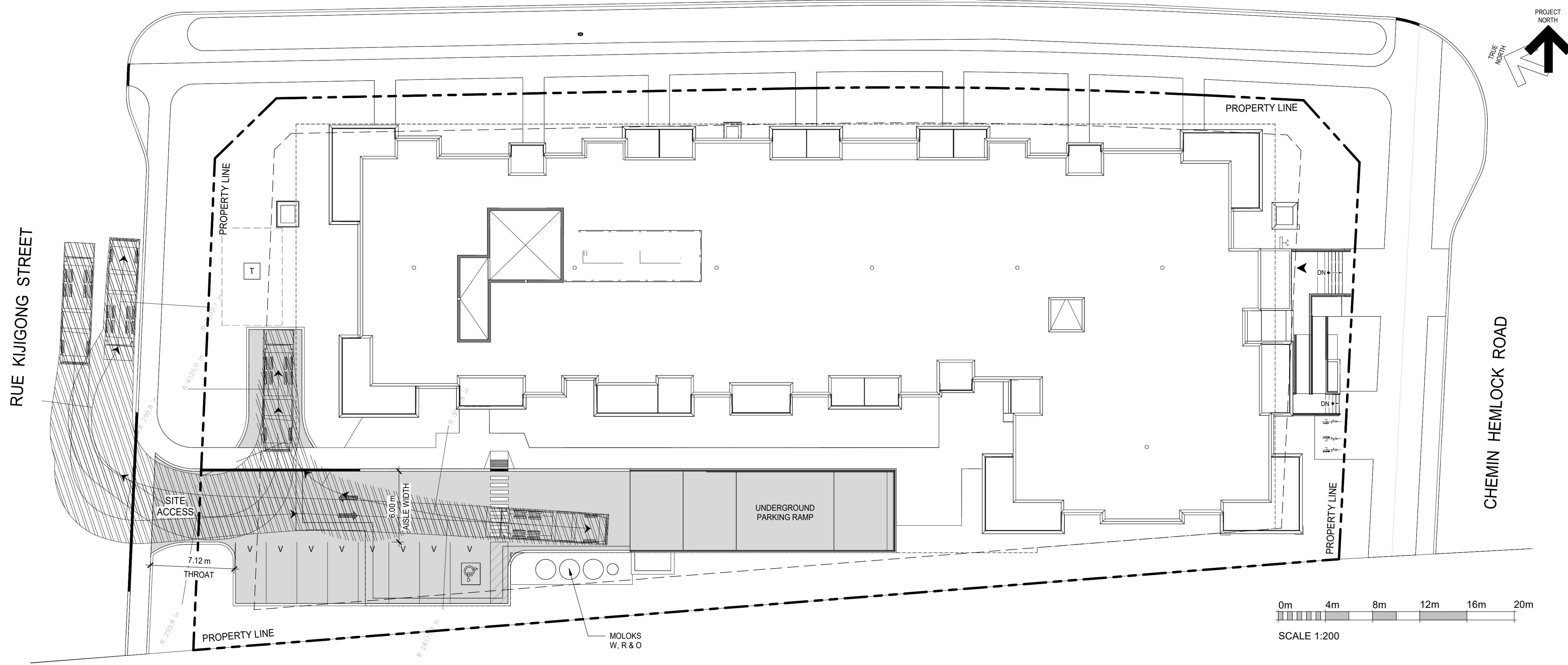
550 91 ST SW #101, EDMONTON, AB T6X 0V1
Project: Wateridge Village Block 5

1255 HEMLOCK ROAD
OTTAWA, ON
Drawing Title: ENLARGED PLANS, BICYCLE & SITE DETAILS

Scale: As indicated
Project No.: NCCA22-0243
Drawing No.: DP10-02

PRELIMINARY - NOT FOR CONSTRUCTION

RUE OSHEDINAA STREET

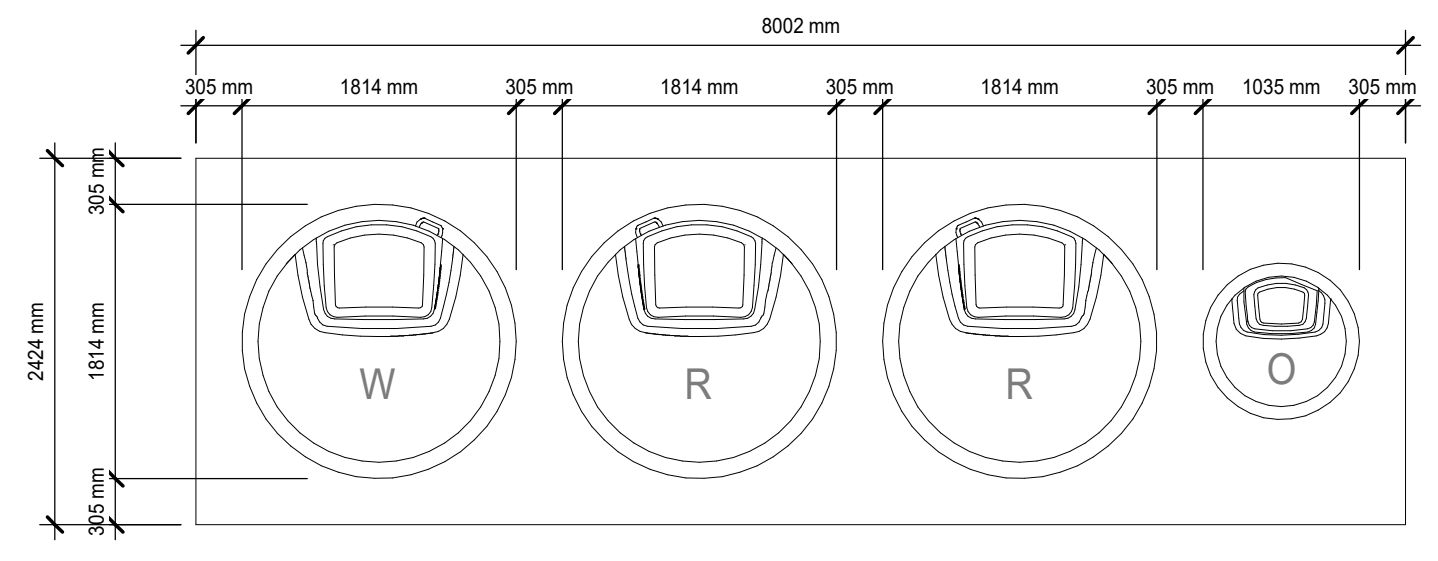


1 WASTE COLLECTION TRUCK SWEEP PATH
DP10-03 SCALE: 1:200

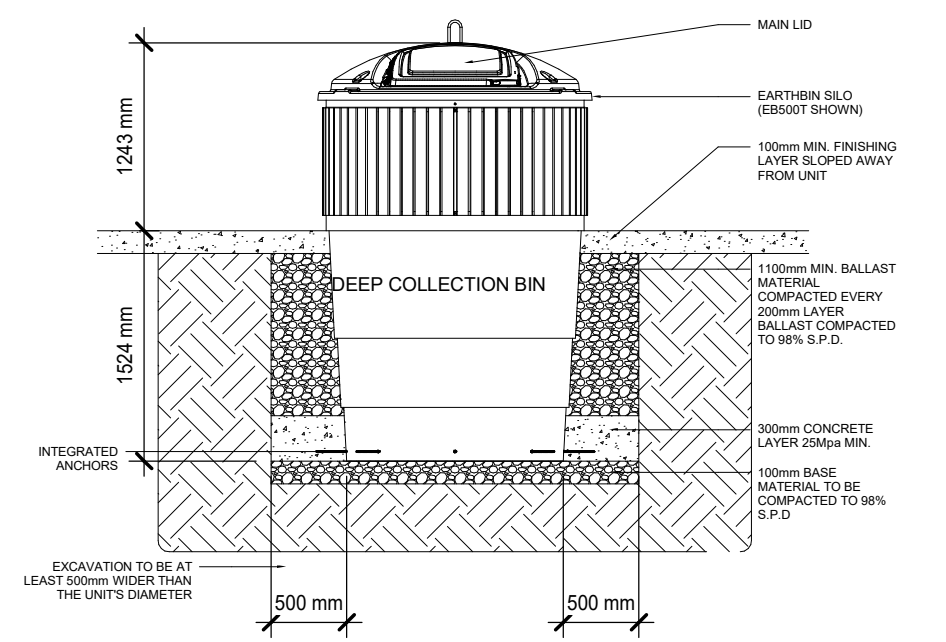
Recycling, Organics & Waste Bin Calculation (MOLOK BINS)

BUILDING A		0.3 YD3/UNIT							
		WASTE YD3	BIN SIZE YD3	# PICKUPS	# BINS	TOTAL			
TOTAL	100%	26.7				32.4			
Waste (W)	12%	3.2	1.7	2	1	3.4			
Recycling (R)	57%	15.2	4	2	2	16.0			
Organics (O)	31%	8.3	6.5	2	1	13.0			

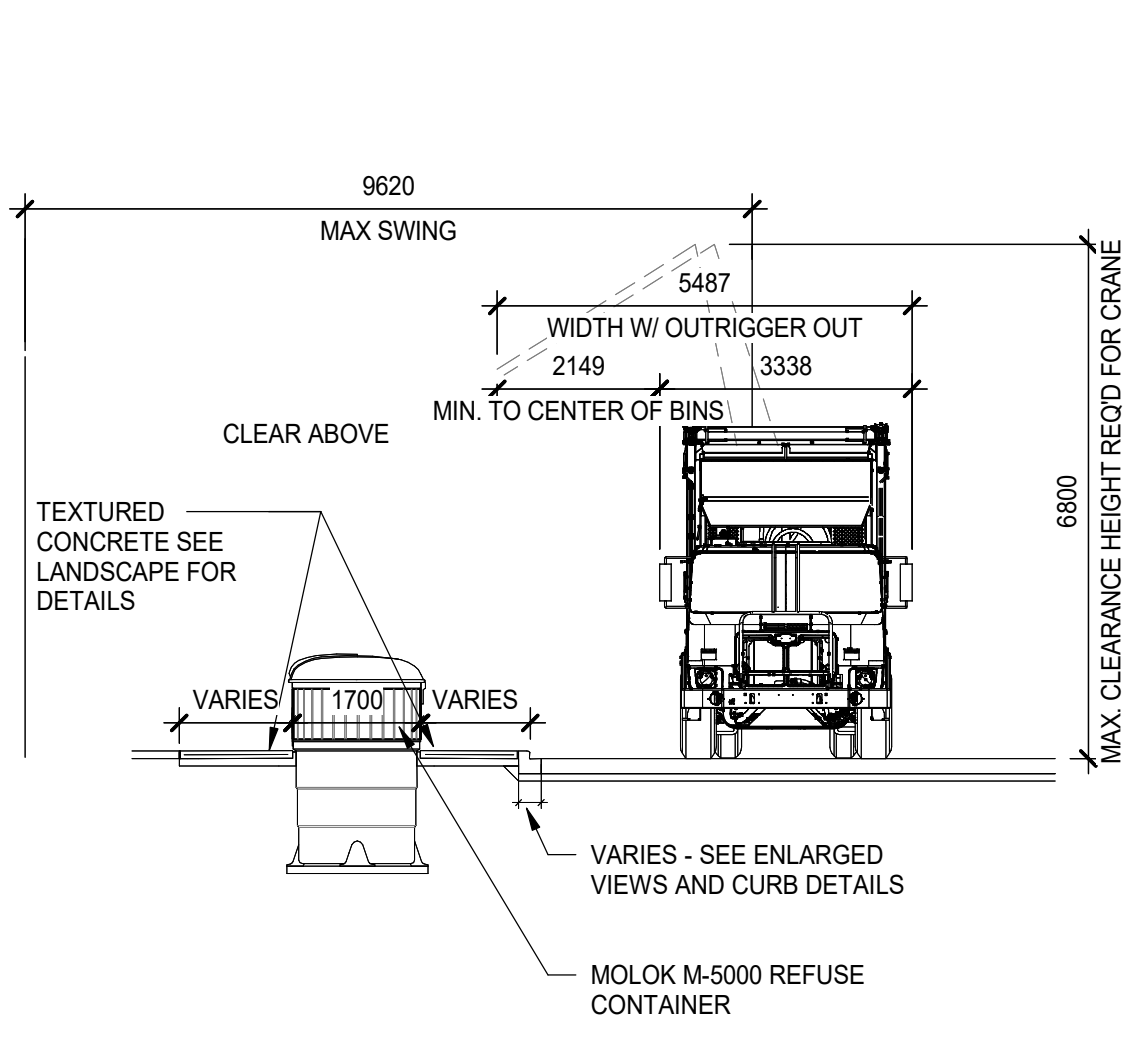
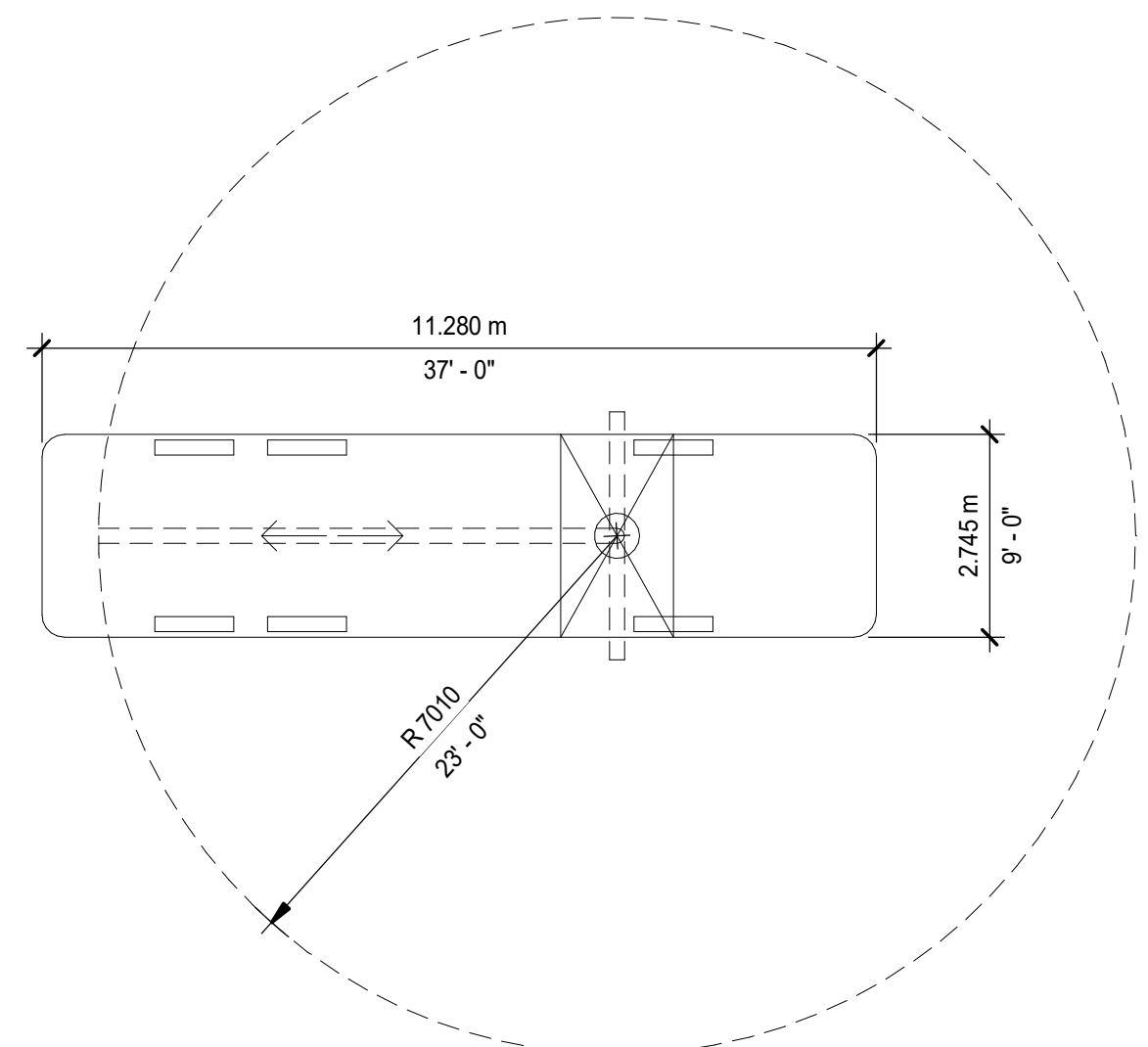
- General Notes**
- * UNDERGROUND STORAGE BINS USED: EARTH BIN SILO TYPE OR SIMILAR
 - * WASTE RECYCLING PICK-UP AREA TO BE ASPHALT ROAD
 - * PICKUP AREA MUST HAVE A CAPACITY TO CARRY A LOADED COLLECTION VEHICLE OF 25,000 KG OR 38,556 KG (85,000 LB) WHEN THE ROAD IS PART OF A FIRE ACCESS ROUTE
 - * MAXIMUM SLOPE IN COLLECTION AREA IS 4% IN ANY DIRECTION
 - * REFER TO MANUFACTURER MANUAL AND SPECIFICATIONS



MOLOK FOUR BIN LAYOUT



MOLOK TYPICAL CROSS SECTION



MOLOK TRUCK CLEARANCES

EarthBin Silo EB500T
Specification for In-Ground Crane Lift Waste & Recycling Containers

Model	EB500T
Capacity/Volume	5000 (litre) (5 cubic yards)
Capacity/Weight	5500 kg (12125 lbs)
Diameter (Ø)	18 m (59 ft)
Height (H)	12 m (39 ft)
Feed Height (E)	12 m (39 ft)
Depth In-Ground (D)	15 m (49 ft)
Standard Feed Opening	52 cm x 58 cm (20 1/2 in x 23 in)
Configuration	Round crane lifted in-ground waste & recycling with vertical lift system (Crane lift)
Feed Door	Optional colours - Black, Blue, Green, Isolocite
Lift Frame	Quick lift system made "Design of Below-the-Hook Lifting Device" ASME BTH-17A
Bag	Soft bag with liquid retention tank
Architectural Panels	Available in Black, Dark Brown, Cedar, or Dark Grey
Level	Ground level features a ballasted anchor system
Signage	Standard text to indicate different types of materials: Garbage, cardboard recycling
Materials	<ul style="list-style-type: none"> * Ground level frame: Right-hand-side premium virgin Polyethylene 100% recyclable, UV stabilized, continuous standard, sound light * Hardware: Galvanized steel, stainless steel or aluminum to ensure long life * Liner: 100% recycled black Polyethylene thermoformed reduced surface trash * Door: 100% recycled black Polyethylene or coloured Polyethylene thermoformed back and surface trash * Architectural Panels: 100% recycled plastic * Signage: Premium outdoor aluminum * Lift Frame: 2nd-plated steel * Bag: Polypropylene woven bag with inner polypropylene woven bag with Polyethylene liquid retention tank

Designed in Canada. Made in Canada. Explore further at www.earthbin.com Contact us or book a site visit: 1-844-235-BINS (2457)

EarthBin Silo EB130T
Specification for In-Ground Crane Lift Waste & Recycling Containers

Model	EB130T
Capacity/Volume	1300 (litre) (1.7 cubic yards)
Capacity/Weight	1500 kg (3307 lbs)
Diameter (Ø)	15 m (49 ft)
Height (H)	12 m (39 ft)
Feed Height (E)	12 m (39 ft)
Depth In-Ground (D)	15 m (49 ft)
Standard Feed Opening	28 cm x 30 cm (11 in x 12 in)
Configuration	Round crane lifted in-ground waste & recycling with vertical lift system (Crane lift)
Feed Door	Optional colours - Black, Blue, Green, Isolocite
Lift Frame	Quick lift system made "Design of Below-the-Hook Lifting Device" ASME BTH-17A
Bag	Soft bag with liquid retention tank
Architectural Panels	Available in Black, Dark Brown, Cedar, or Dark Grey
Level	Ground level features a ballasted anchor system
Signage	Standard text to indicate different types of materials: Garbage, cardboard recycling, organics
Materials	<ul style="list-style-type: none"> * Ground level frame: Right-hand-side premium virgin Polyethylene 100% recyclable, UV stabilized, continuous standard, sound light * Hardware: Galvanized steel, stainless steel or aluminum to ensure long life * Liner: 100% recycled black Polyethylene thermoformed reduced surface trash * Door: 100% recycled black Polyethylene or coloured Polyethylene thermoformed back and surface trash * Architectural Panels: 100% recycled plastic * Signage: Premium outdoor aluminum * Lift Frame: 2nd-plated steel * Bag: Polypropylene woven bag with inner polypropylene woven bag with Polyethylene liquid retention tank, Polyethylene "right container"

Designed in Canada. Made in Canada. Explore further at www.earthbin.com Contact us or book a site visit: 1-844-235-BINS (2457)

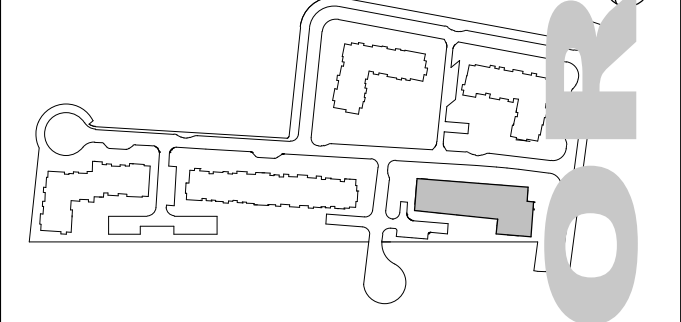
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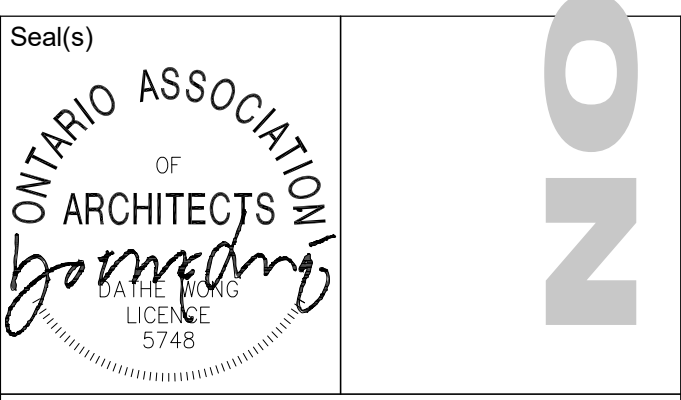
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Project Manager
M.EISELEN
Project Leader
O.BREYTENBACH
Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB T6X 0V1
Project
Wateridge Village Block 5

1255 HEMLOCK ROAD
OTTAWA, ON
Drawing Title
**SWEEP PATHS, W&R
DETAILS AND
STATISTICS**

Scale
As indicated
Project No.
NCCA22-0243
Drawing No.
DP10-03

PRELIMINARY - NOT FOR CONSTRUCTION



SW ELEVATION - HEMLOCK ROAD



SE ELEVATION - HEMLOCK & OSHEDINAA



EAST ELEVATION - OSHEDINAA STREET

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2024-05-21	PRE-SPA REVIEW	C
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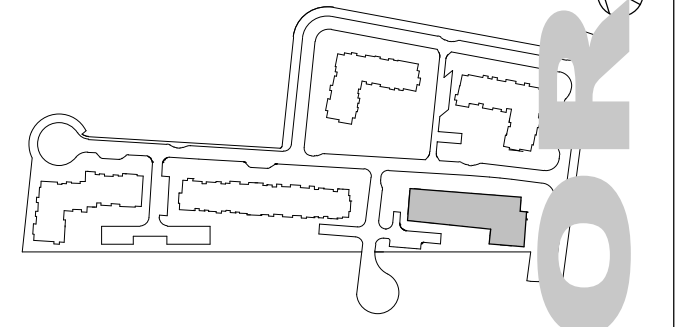
RohitTM
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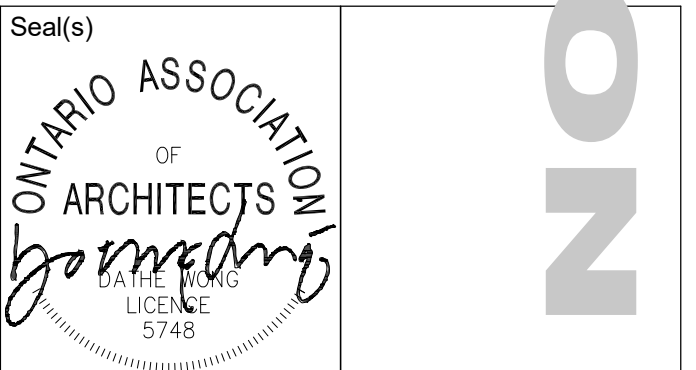
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



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



NORR

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norr.com

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 5

1255 HEMLOCK ROAD
OTTAWA, ON

Drawing Title
PERSPECTIVE VIEWS

Scale

Project No.
NCCA22-0243

Drawing No.
DP10-04

PRELIMINARY - NOT FOR CONSTRUCTION



NE ELEVATION - OSHEDINAA & KIJIGONG



NORTH ELEVATION - KIJIGONG STREET



WEST ELEVATION - INTERIOR SIDE YARD

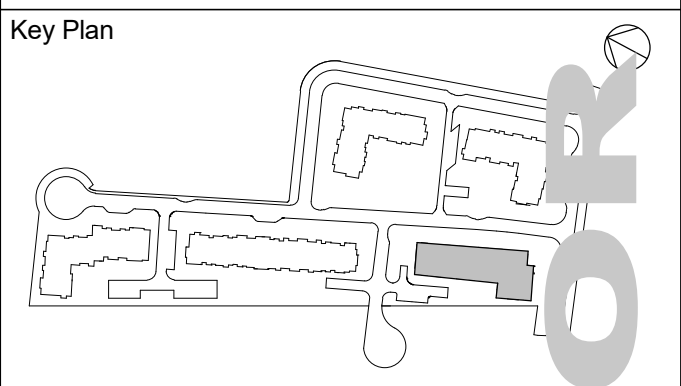
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2023-12-20	PRE-SPA REVIEW	A
2024-03-05	PRE-SPA REVIEW	B
2024-05-21	PRE-SPA REVIEW	C
2024-08-13	SPA SUBMISSION	D

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Bold Goes Further

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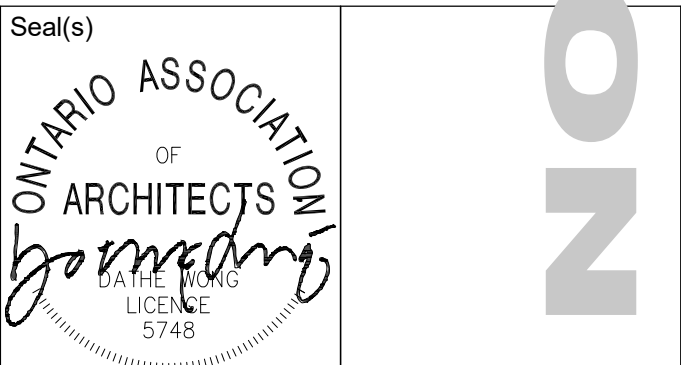
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants

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Project
Wateridge Village Block 5

1255 HEMLOCK ROAD
OTTAWA, ON

Drawing Title
PERSPECTIVE VIEWS

Scale

Project No.
NCCA22-0243

Drawing No.
DP10-05

PRELIMINARY - NOT FOR CONSTRUCTION



SOUTH ELEVATION



VIEW LOOKING NORTHWEST - HEMLOCK



VIEW LOOKING NORTHWEST - OSHEDINAA



VIEW LOOKING SOUTHWEST - OSHEDINAA



VIEW FROM NW CORNER LOOKING SOUTHEAST

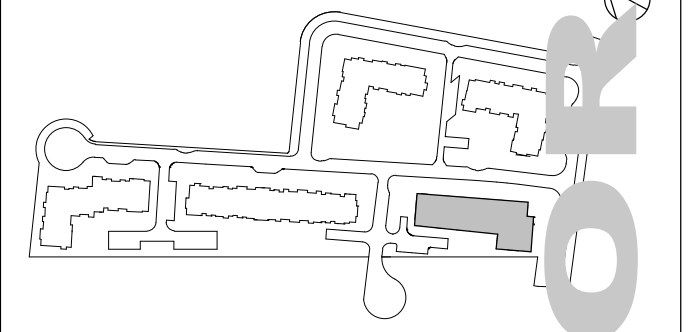
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2024-05-21	PRE-SPA REVIEW	C
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RohitTM
Bold Goes Further

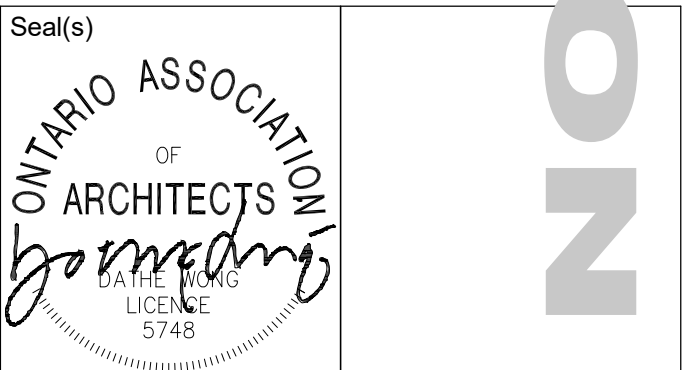
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Project Component
SITE PLAN CONTROL APPLICATION
Key Plan



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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 5

1255 HEMLOCK ROAD
OTTAWA, ON

Drawing Title
RENDERED VIEWS

Scale
As indicated

Project No.
NCCA22-0243

Drawing No.
DP10-06

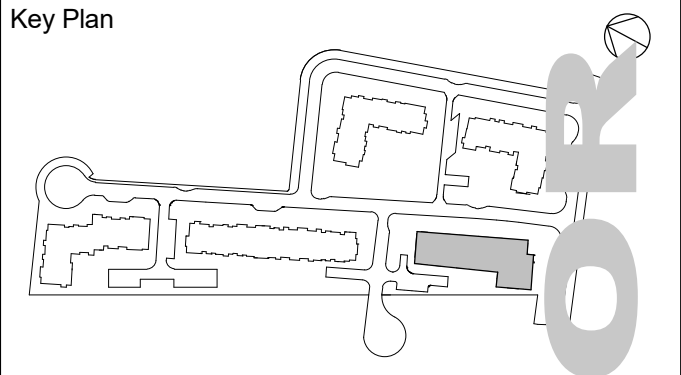
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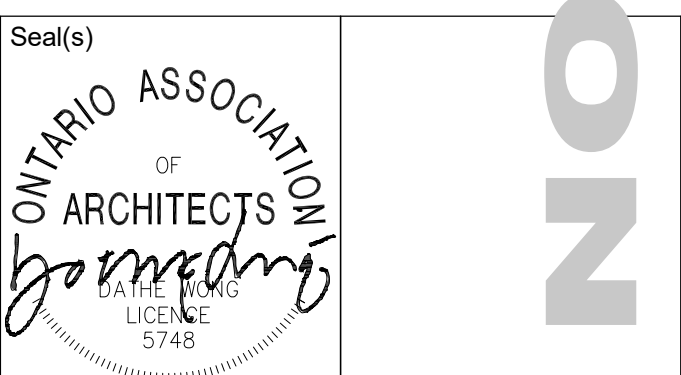
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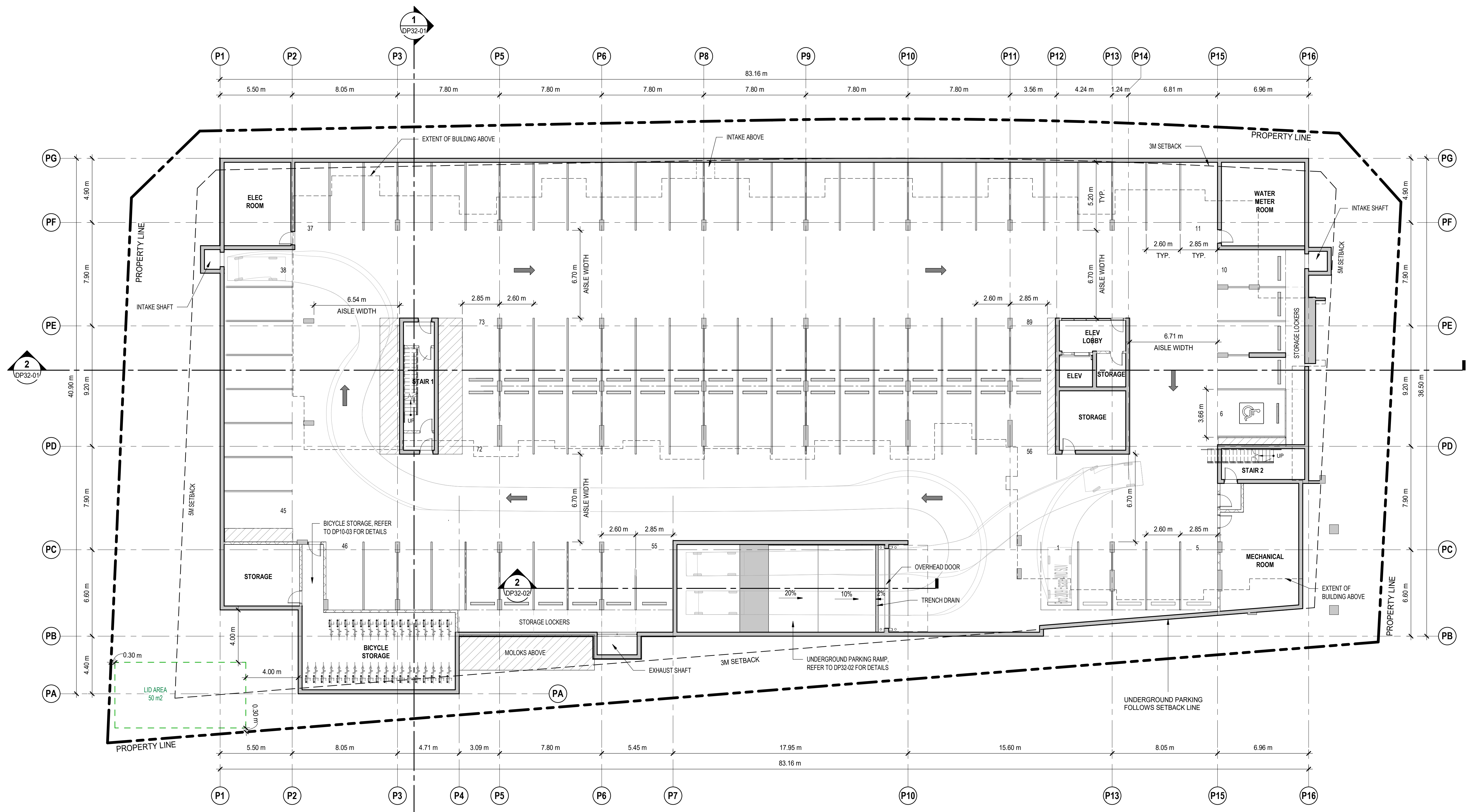
NORR
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Project Manager: M. EISELEN
Project Leader: O. BREYTENBACH
Client: ROHIT COMMUNITIES

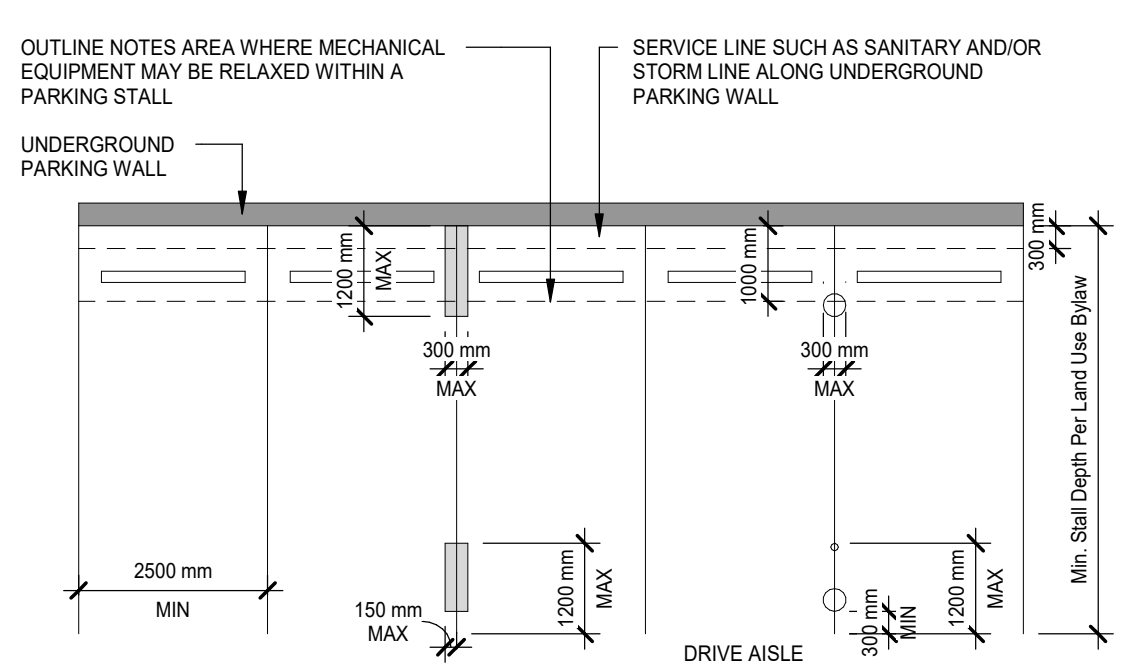
550 91 ST SW #101, EDMONTON, AB T6X 0V1
Project: Wateridge Village Block 5

1255 HEMLOCK ROAD
OTTAWA, ON
Drawing Title: UNDERGROUND PARKING PLAN

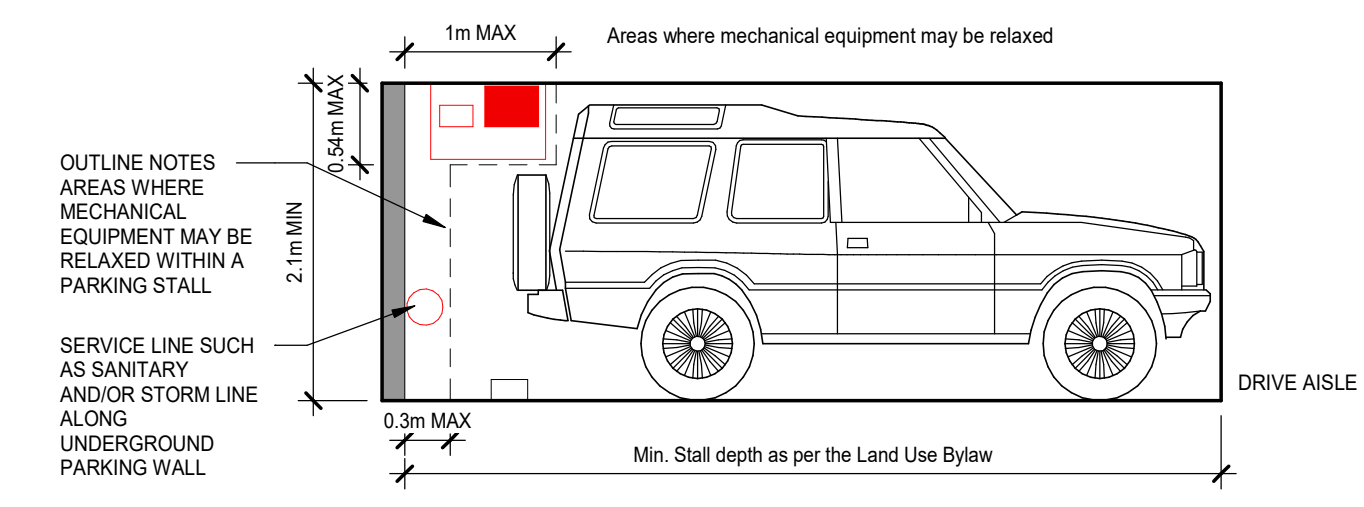
Scale: As indicated
Project No.: NCCA22-0243
Drawing No.: DP20-00



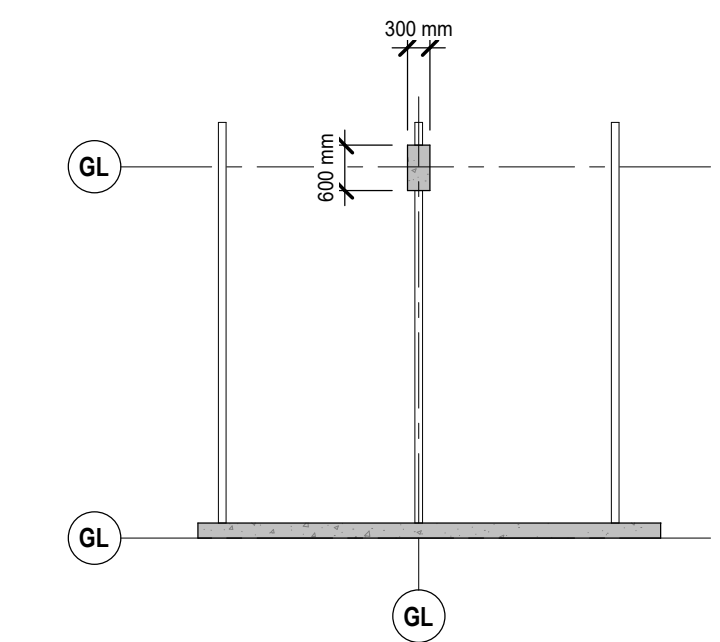
1 UNDERGROUND PARKING PLAN
SCALE: 1:150



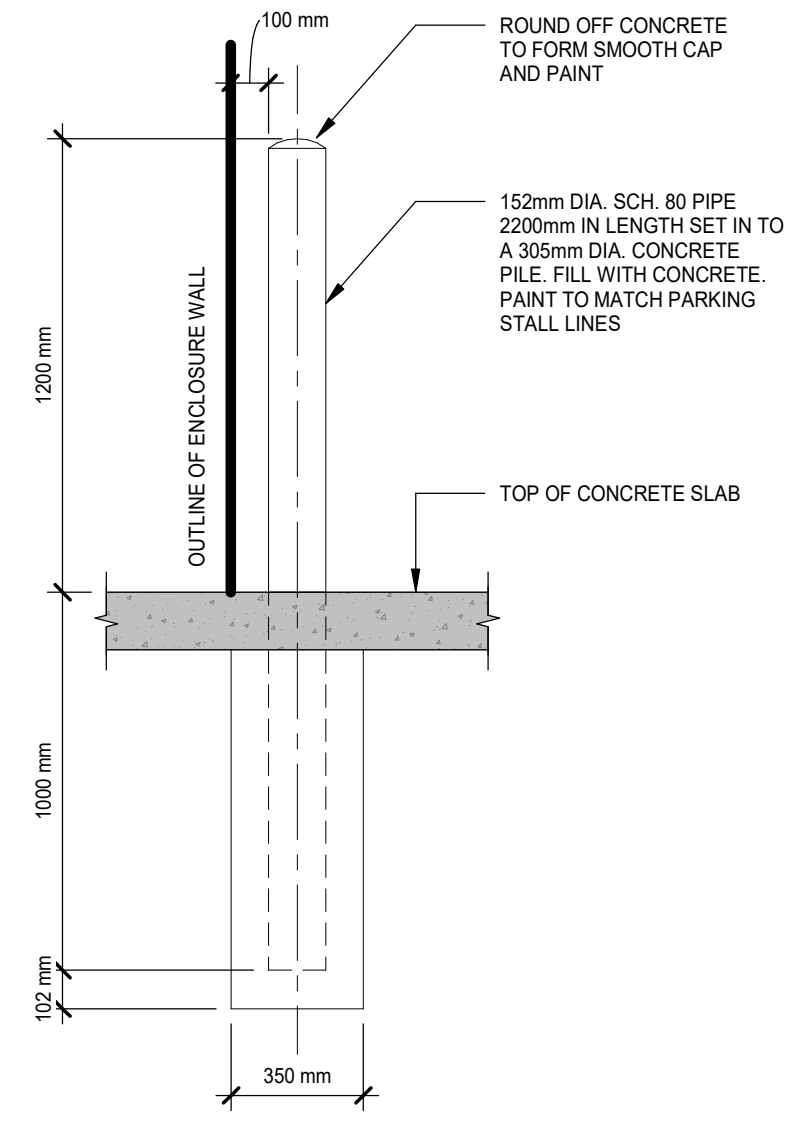
2 VOLUMETRIC ENCROACHMENT PLAN DIAGRAM (TYPICAL)
SCALE: 1:100



3 VOLUMETRIC ENCROACHMENT SECTION DIAGRAM (TYPICAL)
SCALE: 1:50

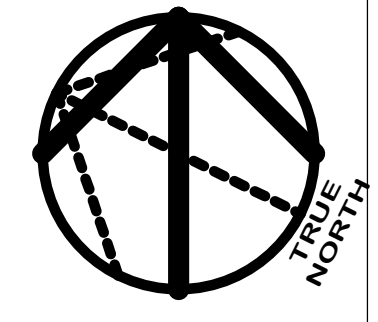


4 TYPICAL COLUMN MEASUREMENTS
SCALE: 1:100

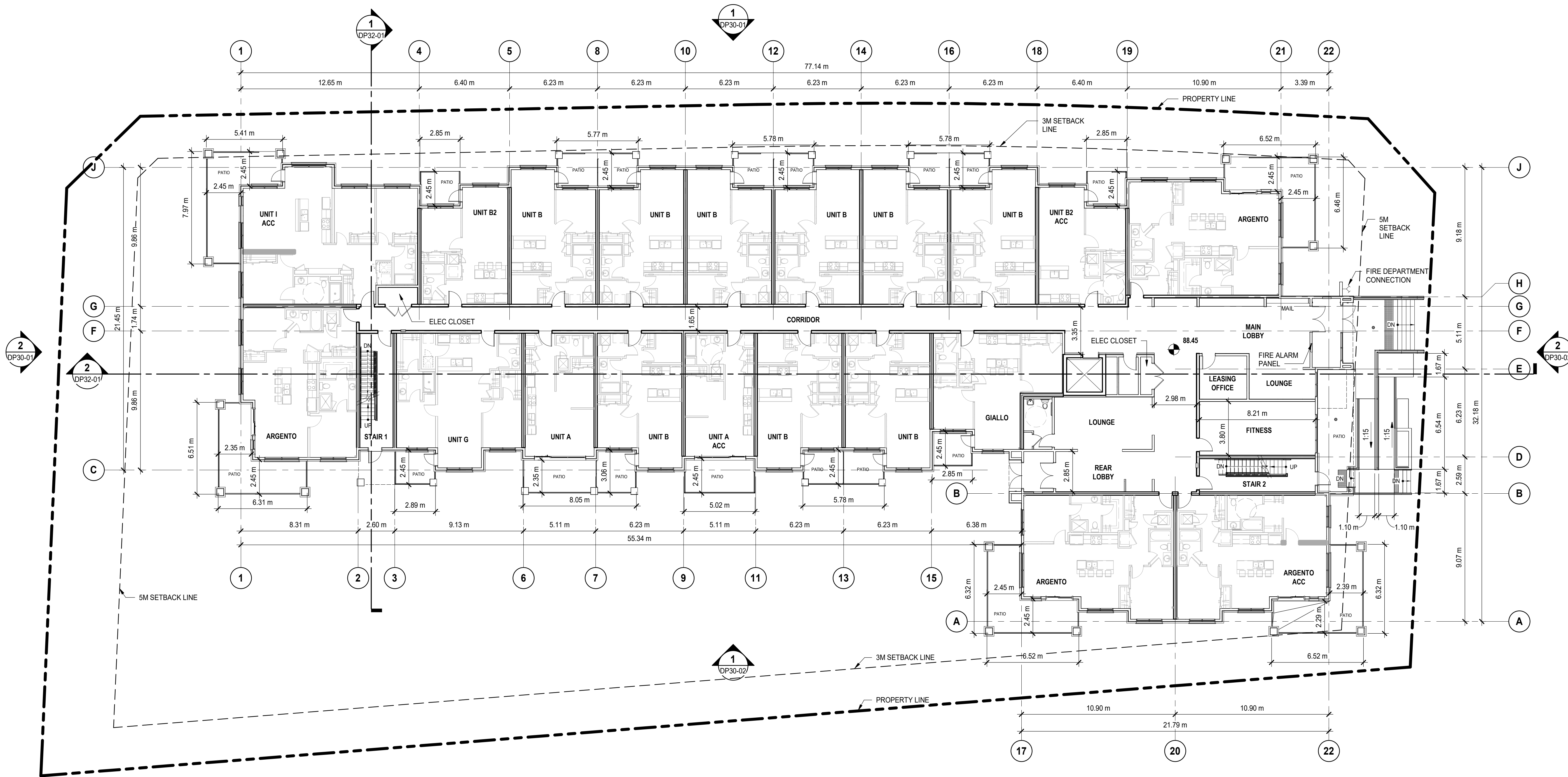


5 TYP. BOLLARD DETAIL
SCALE: 1:20

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.

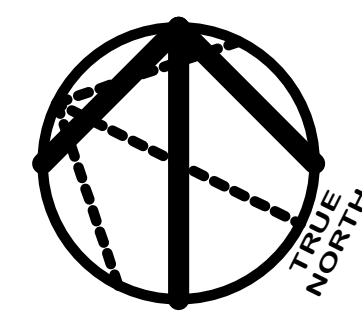


PRELIMINARY - NOT FOR CONSTRUCTION



1 LEVEL 1 FLOOR PLAN
 DP20-01 SCALE: 1:150

- GENERAL NOTES**
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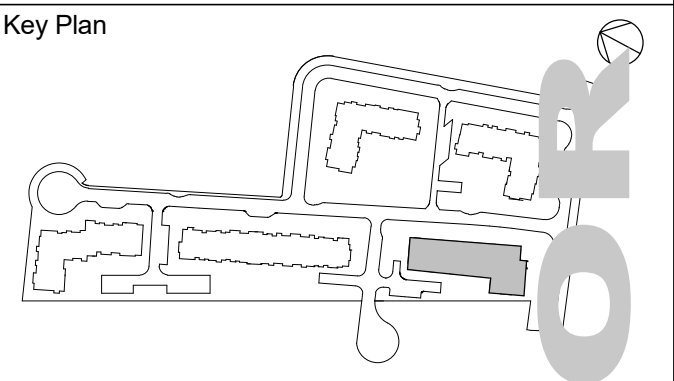
DATE	ISSUED FOR	REV
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2024-05-21	PRE-SPA REVIEW	C
2024-08-13	SPA SUBMISSION	D

Rohit
 Bold Goes Further

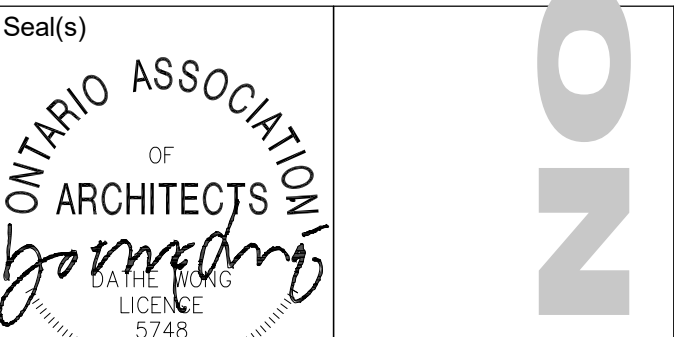
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Project Component
SITE PLAN CONTROL APPLICATION



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



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

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

Project
Wateridge Village Block 5

1255 HEMLOCK ROAD
 OTTAWA, ON

Drawing Title
LEVEL 1 FLOOR PLAN

Scale
 As indicated

Project No.
 NCCA22-0243

Drawing No.
DP20-01

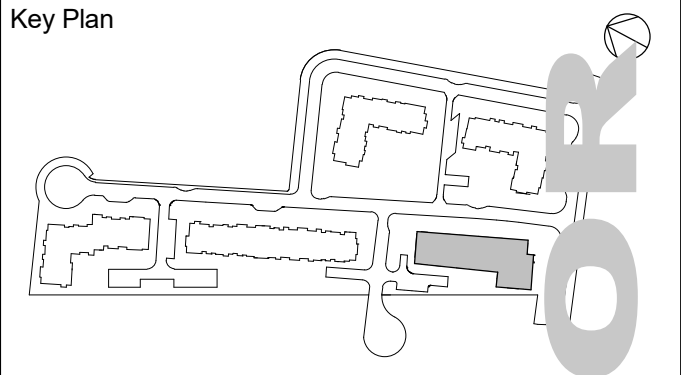
DATE	ISSUED FOR	REV
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2024-05-21	PRE-SPA REVIEW	C
2024-08-13	SPA SUBMISSION	D



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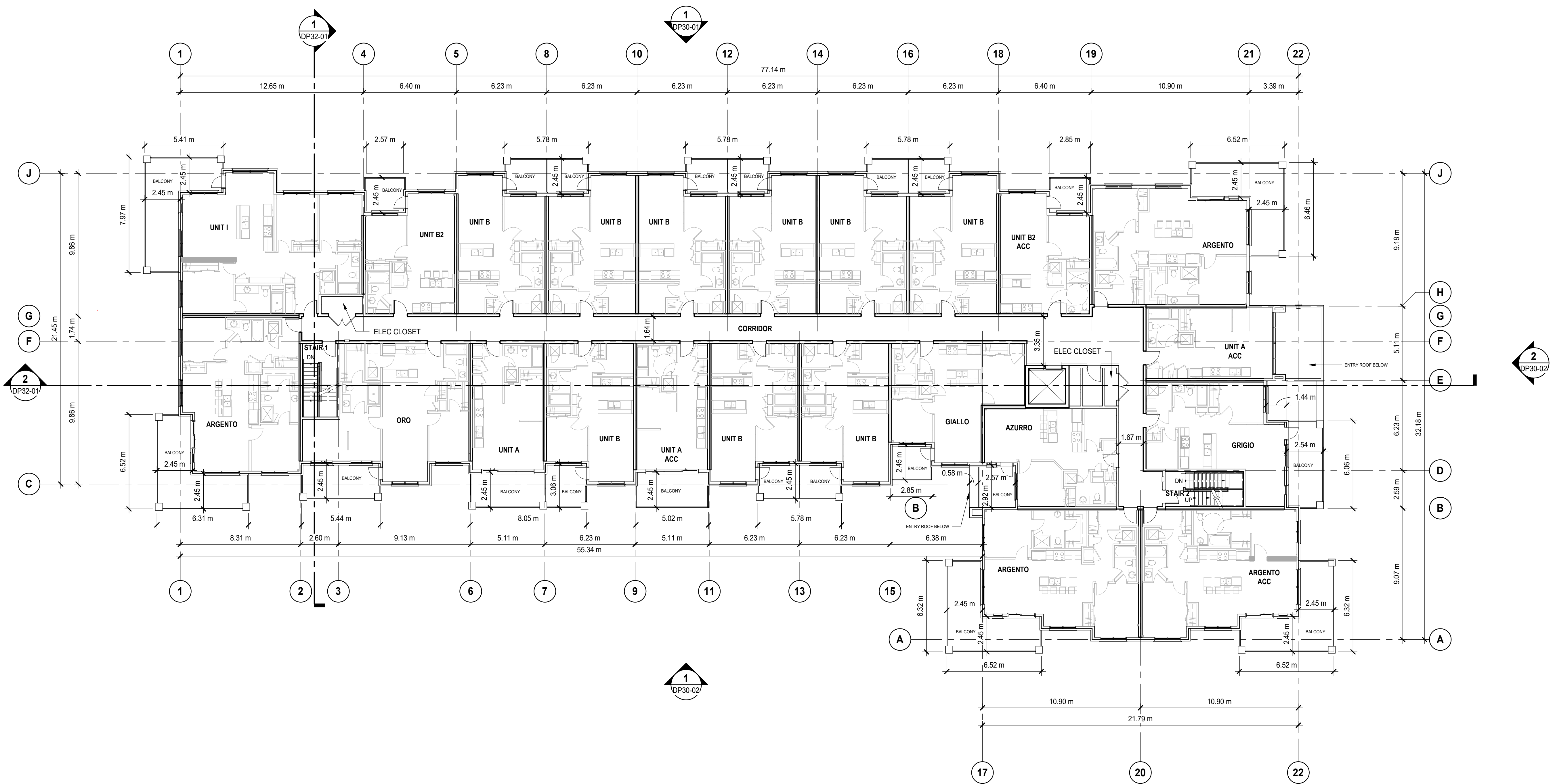
NORR
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 55 Murray Street, Suite 600
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 norr.com

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

550 91 ST SW #101, EDMONTON, AB T6X 0V1
 Project: Wateridge Village Block 5

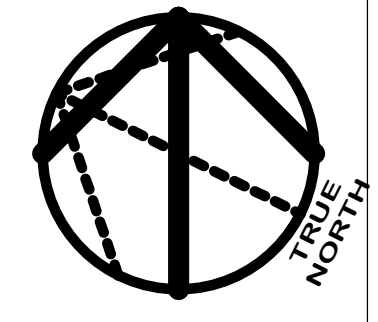
1255 HEMLOCK ROAD
 OTTAWA, ON
 Drawing Title: LEVEL 2 FLOOR PLAN

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



1 LEVEL 2 FLOOR PLAN
 SCALE: 1 : 150

- GENERAL NOTES**
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PRELIMINARY - NOT FOR CONSTRUCTION

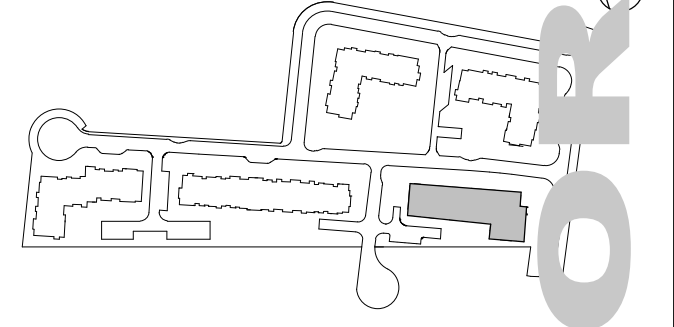
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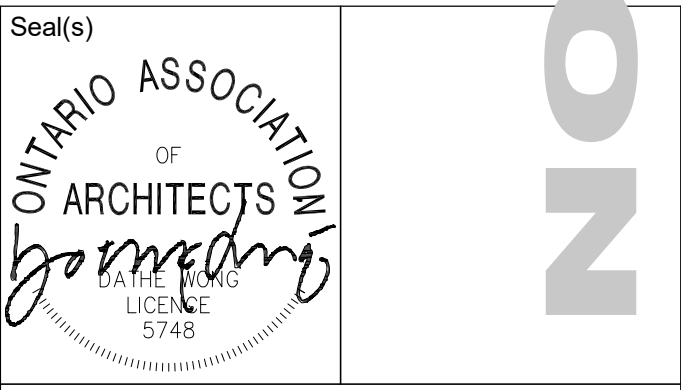
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Project Component
SITE PLAN CONTROL APPLICATION
Key Plan



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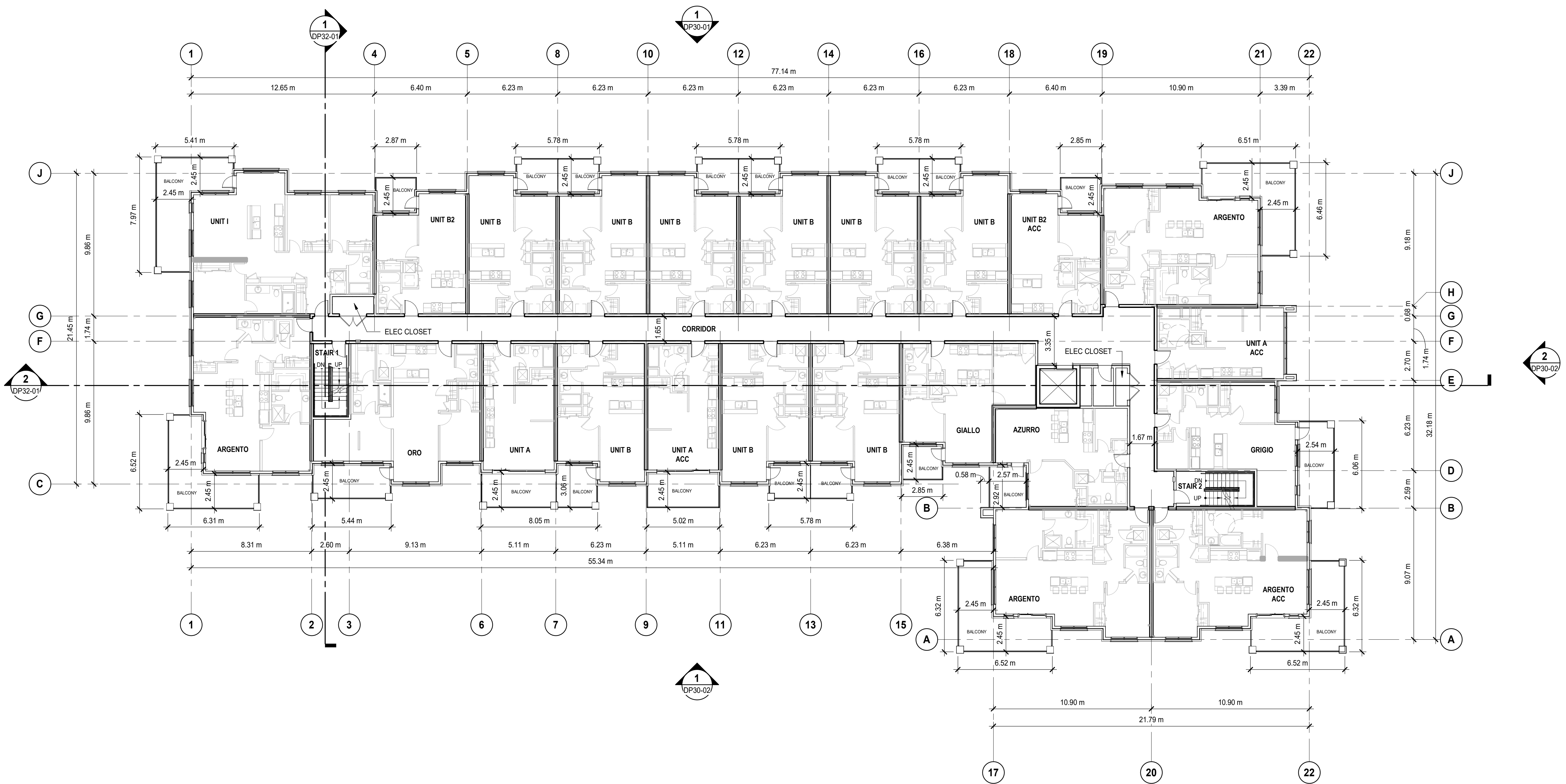
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norr.com

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

550 91 ST SW #101, EDMONTON, AB T6X 0V1
Project: **Wateridge Village Block 5**

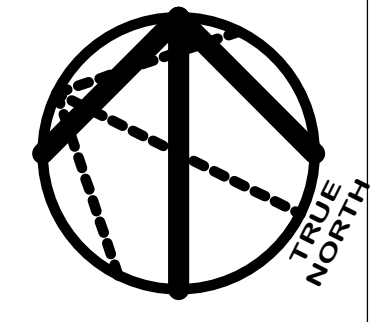
1255 HEMLOCK ROAD
OTTAWA, ON
Drawing Title: **LEVEL 3 FLOOR PLAN**

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



1 LEVEL 3 FLOOR PLAN
SCALE: 1 : 150

- GENERAL NOTES**
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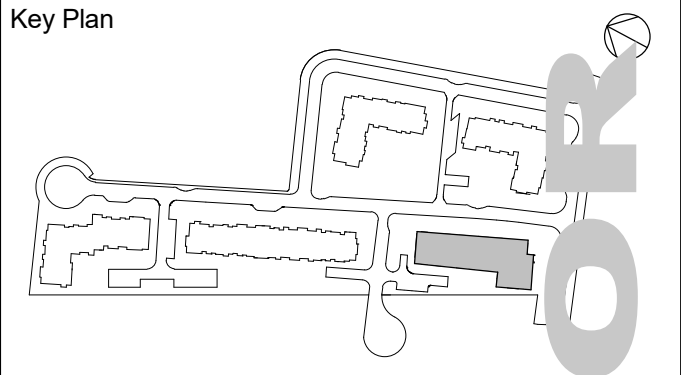
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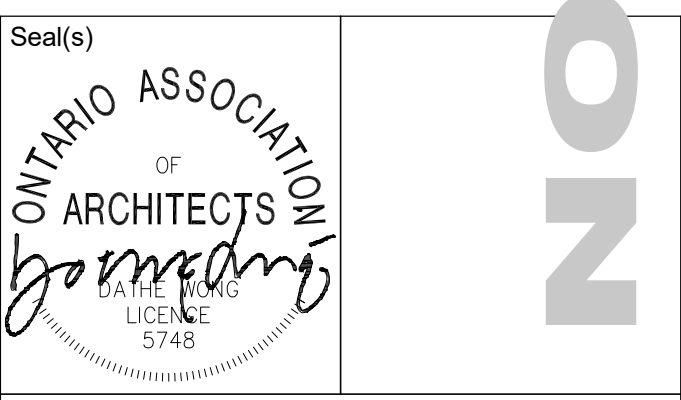
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Project Component
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Client
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550 91 ST SW #101, EDMONTON, AB T6X 0V1

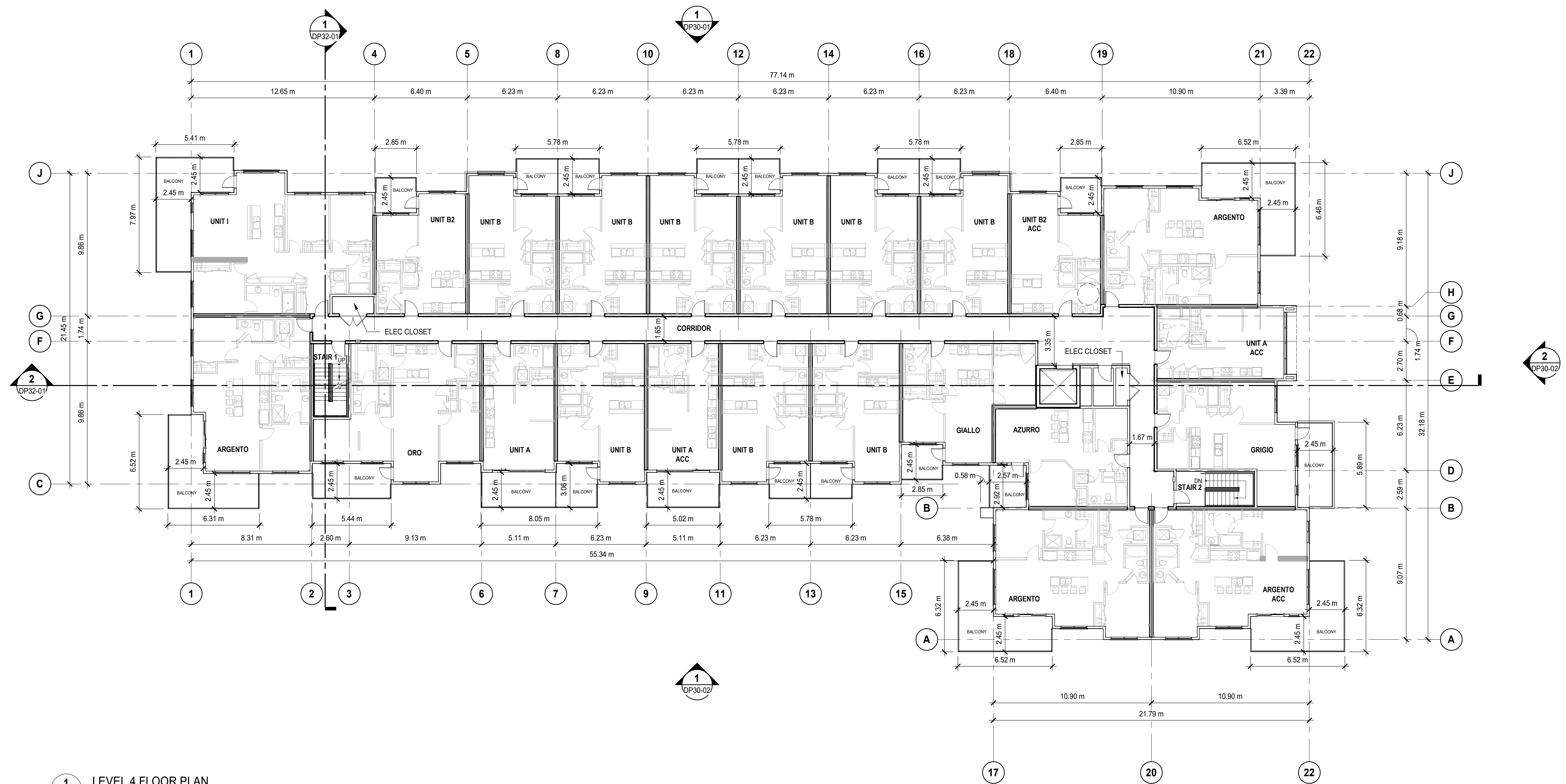
Project
Wateridge Village Block 5

1255 HEMLOCK ROAD
 OTTAWA, ON
LEVEL 4 FLOOR PLAN

Scale
As indicated

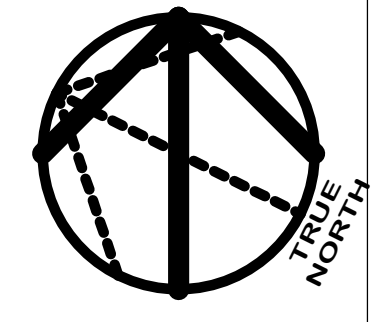
Project No.
NCCA22-0243

Drawing No.
DP20-04



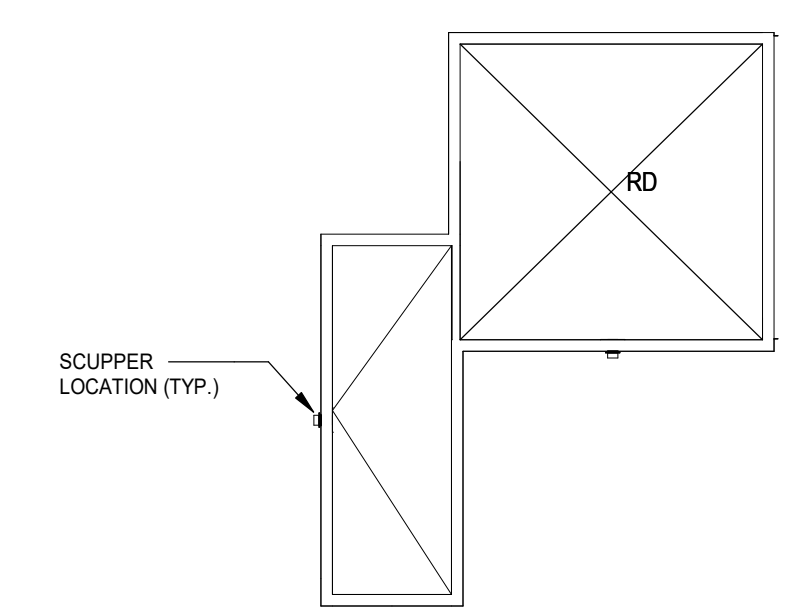
1 LEVEL 4 FLOOR PLAN
 DP20-04 SCALE: 1:150

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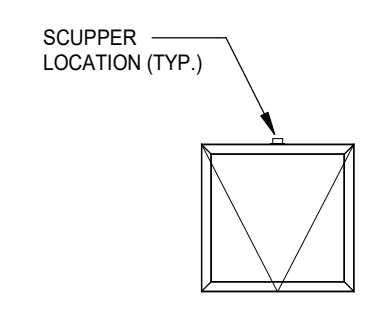


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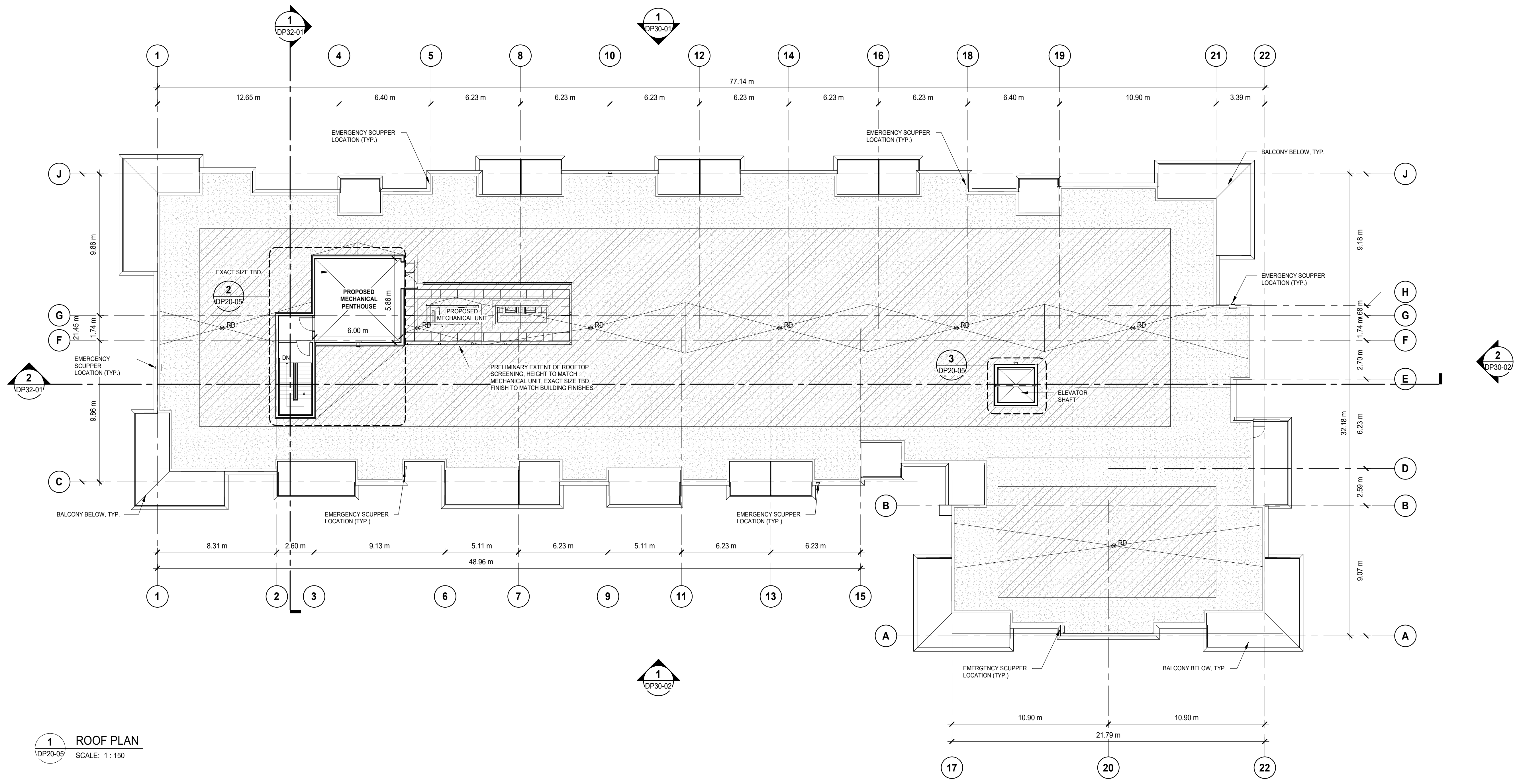
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2 PENTHOUSE ROOF DETAIL
DP20-05 SCALE: 1:150



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

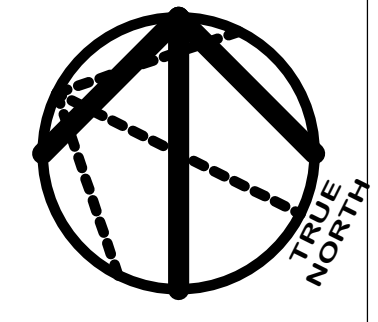


1 ROOF PLAN
DP20-05 SCALE: 1:150

ROOF PLAN LEGEND

ROOF AREA TO ACCOMMODATE A PONDING VOLUME OF 67m³ WHICH EQUALS AN AVERAGE HEIGHT OF 52mm ACROSS 10% OF THE WHOLE ROOF SURFACE AREA

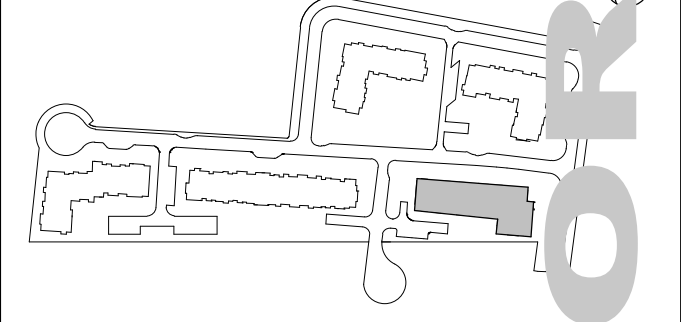
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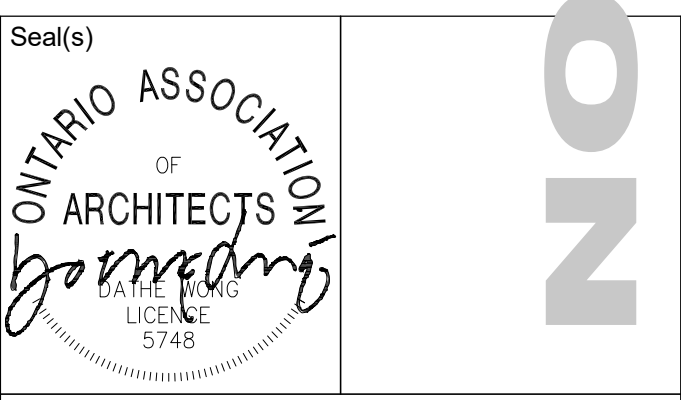
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Project Component
SITE PLAN CONTROL APPLICATION
Key Plan



Consultants

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



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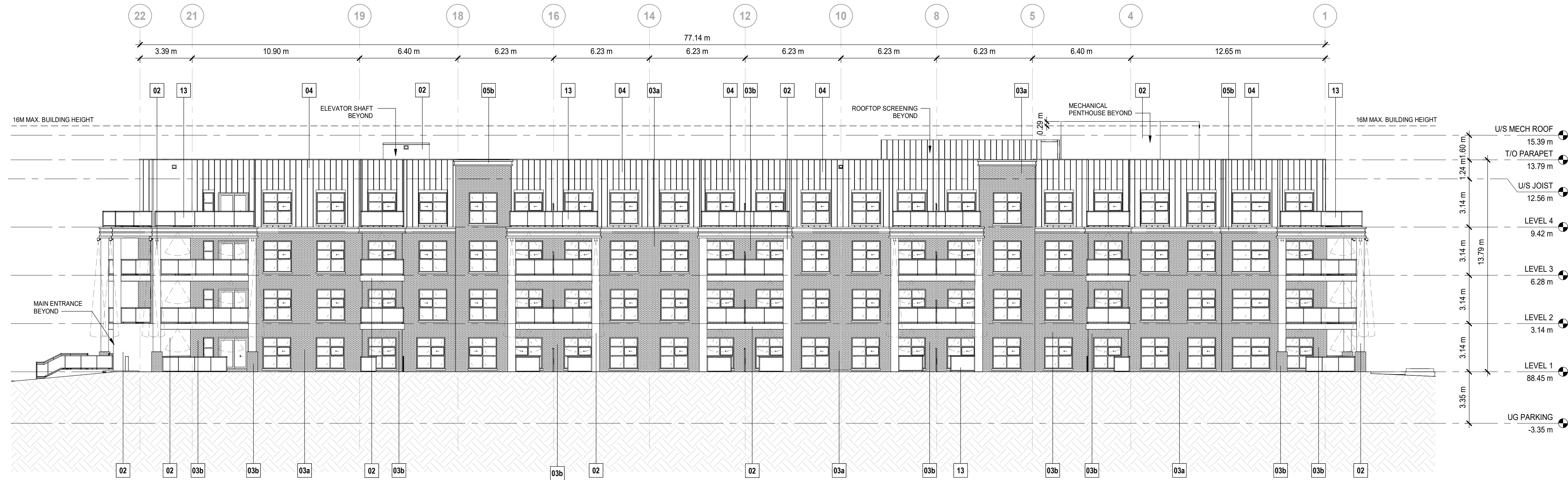
Project Manager: M.EISELEN
Project Leader: O.BREYTENBACH
Client: **ROHIT COMMUNITIES**

550 91 ST SW #101, EDMONTON, AB T6X 0V1
Project: **Wateridge Village Block 5**

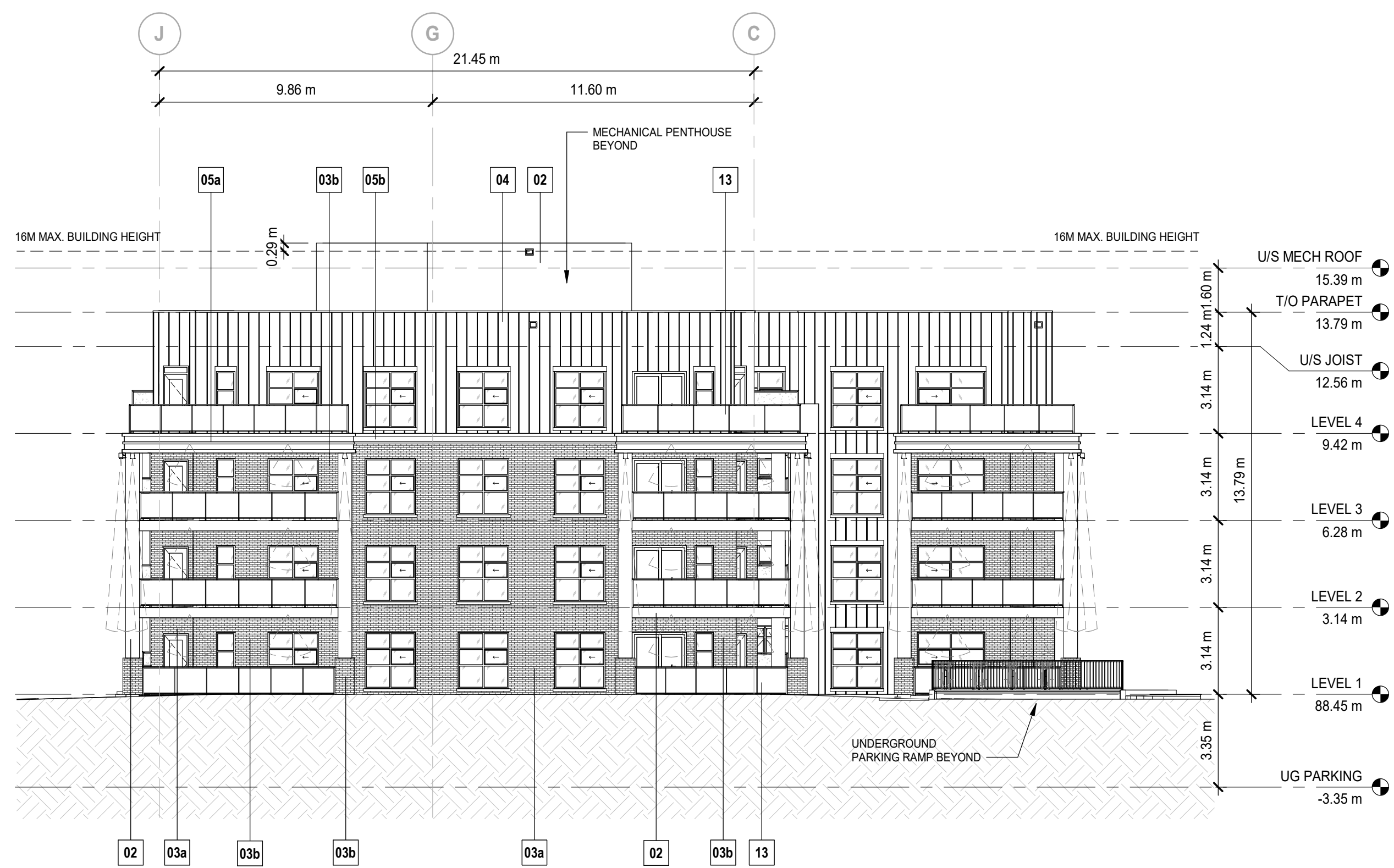
1255 HEMLOCK ROAD
OTTAWA, ON
Drawing Title: **ROOF PLAN**

Scale: As indicated
Project No.: NCCA22-0243
Drawing No.: **DP20-05**

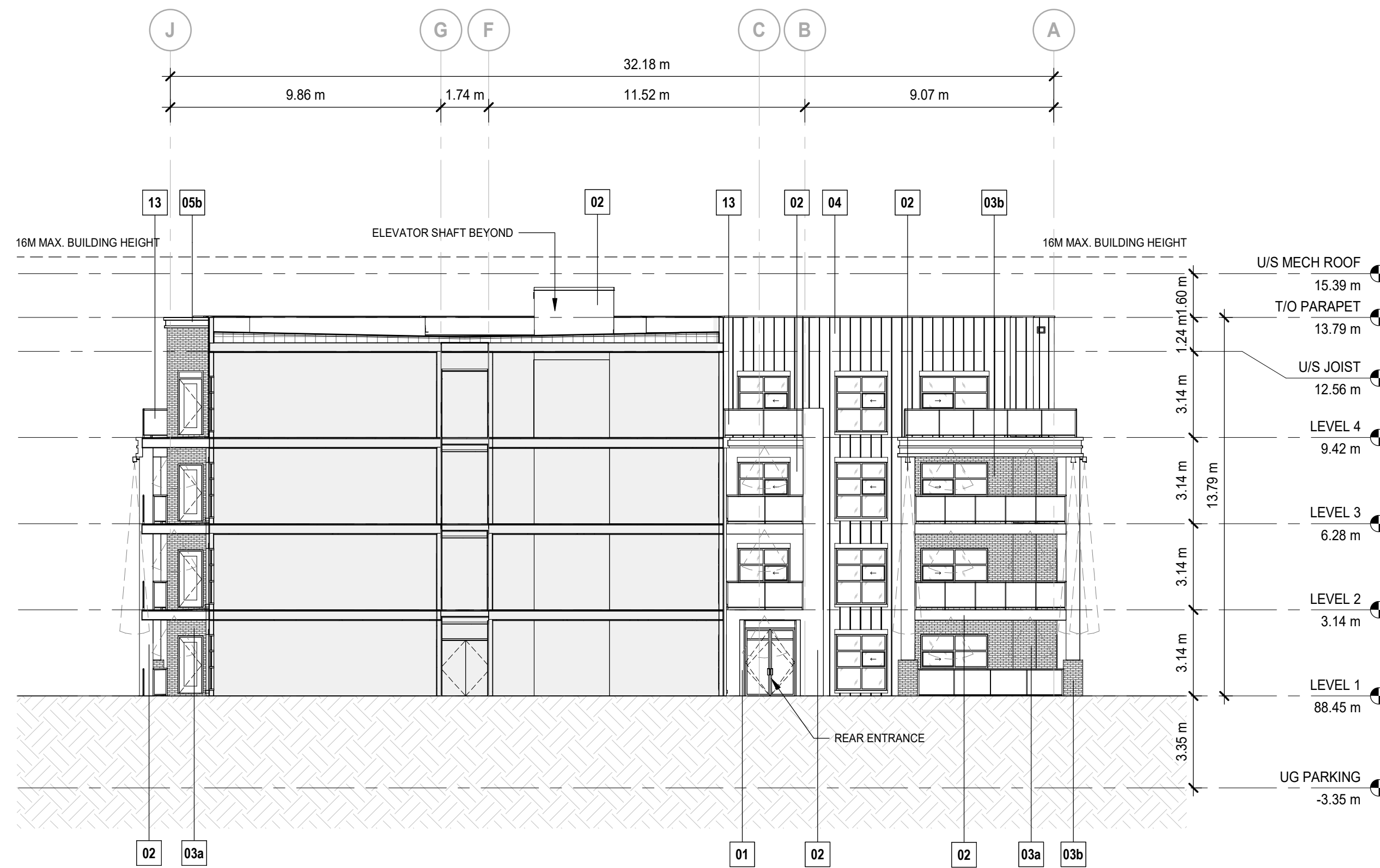
PRELIMINARY - NOT FOR CONSTRUCTION



1 EAST ELEVATION
 DP30-01 SCALE: 1:150



2 NORTH ELEVATION - 1
 DP30-01 SCALE: 1:150



3 NORTH ELEVATION - 2
 DP30-01 SCALE: 1:150

MATERIAL LEGEND

01	SMOOTH METAL PANEL COLOR: COPPER PENNY MANUFACTURER: TBD	
02	FIBER CEMENT SIDING - SMOOTH COLOR: IRON GRAY MANUFACTURER: TBD	
03a	BRICK MASONRY COLOR: ASH MANUFACTURER: TBD	
03b	BRICK MASONRY COLOR: OBSIDIAN MANUFACTURER: TBD	
04	STANDING SEAM METAL PANEL COLOR: COPPER PENNY MANUFACTURER: TBD	
05b	FIBER CEMENT SIDING - SMOOTH COLOR: ARCTIC WHITE MANUFACTURER: TBD	
07	WINDOW WALL ASSEMBLY COLOR: CLEAR GLASS MANUFACTURER: TBD	
13	GLASS BALCONY RAILING COLOR: BLACK POWDER COATED ALUMINUM W/ BRONZE GLASS INSERTS MANUFACTURER: TBD	

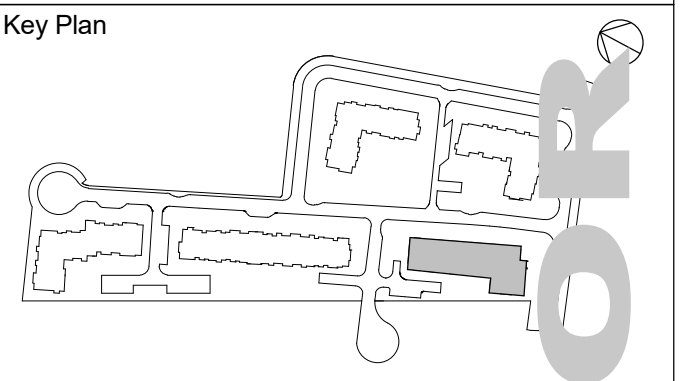
DATE	ISSUED FOR	REV
2023-12-20	PRE-SPA REVIEW	A
2024-03-05	PRE-SPA REVIEW	B
2024-05-21	PRE-SPA REVIEW	C
2024-08-13	SPA SUBMISSION	D

Rohit
 Bold Goes Further

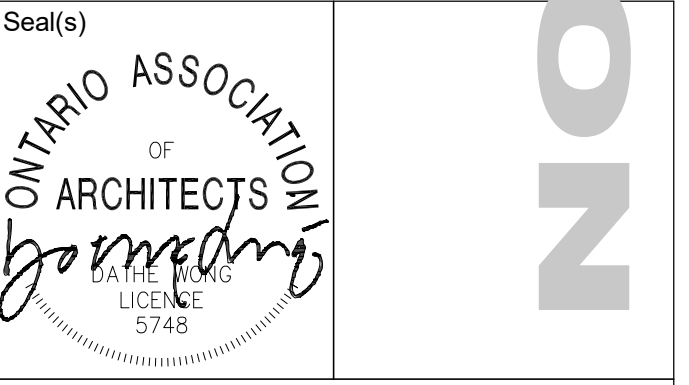
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Project Component
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Project Manager
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 Project Leader
 O.BREYTENBACH
 Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB T6X 0V1
 Project
Wateridge Village Block 5

1255 HEMLOCK ROAD
 OTTAWA, ON
 Drawing Title
ELEVATIONS

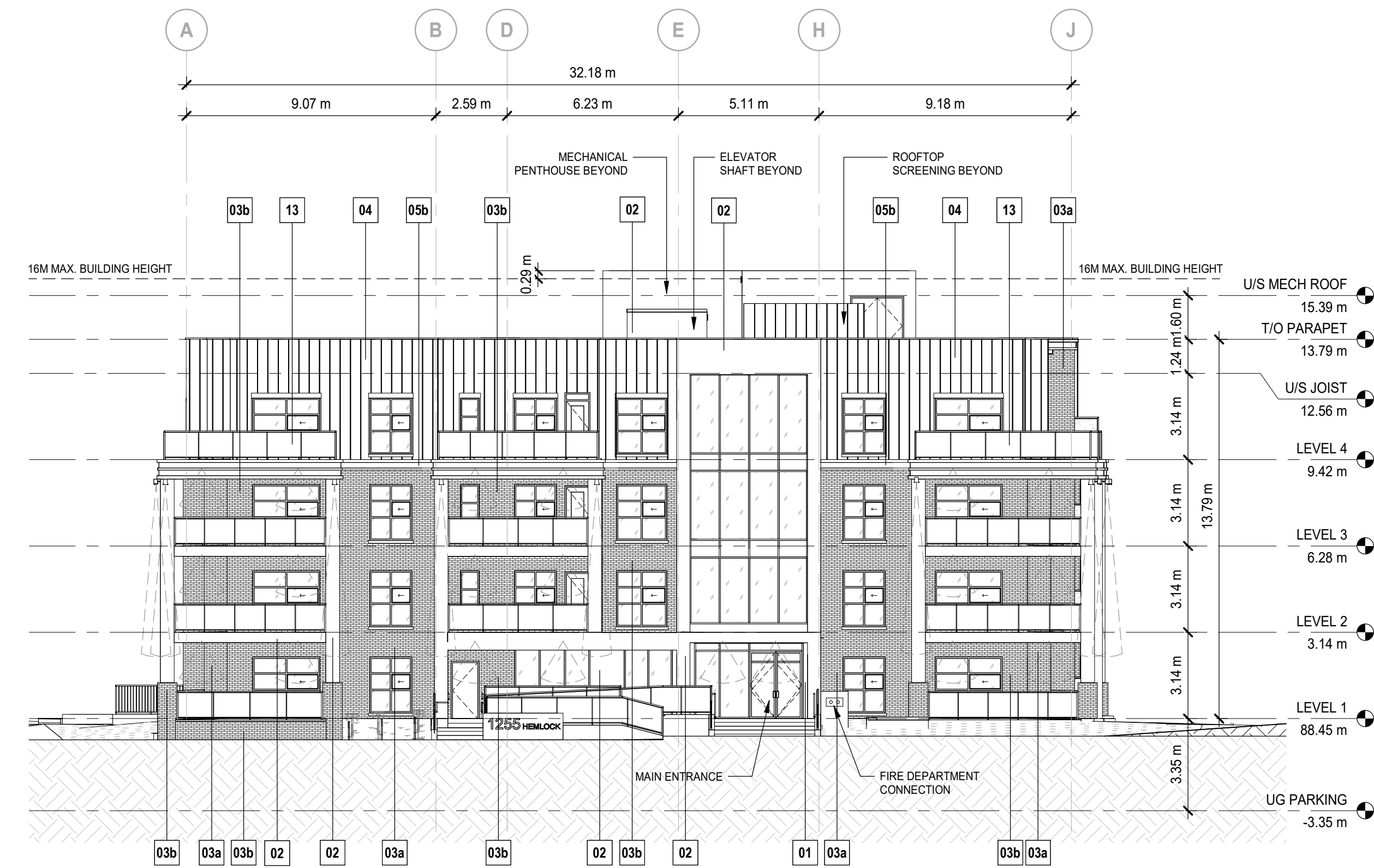
Scale
 As indicated

Project No.
 NCCA22-0243

Drawing No.
DP30-01



1 WEST ELEVATION
 DP30-02 SCALE: 1:150



2 SOUTH ELEVATION
 DP30-02 SCALE: 1:150

MATERIAL LEGEND	
01	SMOOTH METAL PANEL COLOR: COPPER PENNY MANUFACTURER: TBD
02	FIBER CEMENT SIDING - SMOOTH COLOR: IRON GRAY MANUFACTURER: TBD
03a	BRICK MASONRY COLOR: ASH MANUFACTURER: TBD
03b	BRICK MASONRY COLOR: OBSIDIAN MANUFACTURER: TBD
04	STANDING SEAM METAL PANEL COLOR: COPPER PENNY MANUFACTURER: TBD
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07	WINDOW WALL ASSEMBLY COLOR: CLEAR GLASS MANUFACTURER: TBD
13	GLASS BALCONY RAILING COLOR: BLACK POWDER COATED ALUMINUM W/ BRONZE GLASS INSERTS MANUFACTURER: TBD

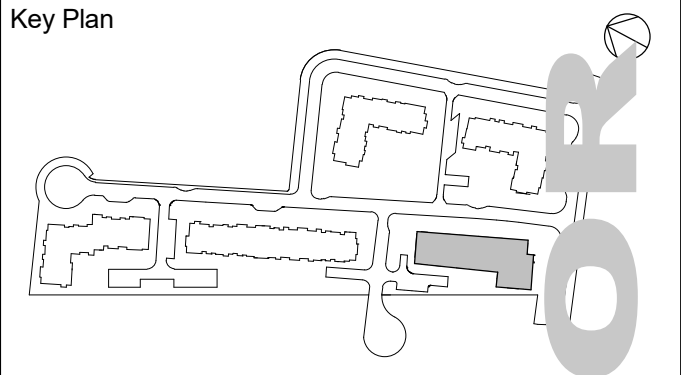
DATE	ISSUED FOR	REV
2023-12-20	PRE-SPA REVIEW	A
2024-03-05	PRE-SPA REVIEW	B
2024-05-21	PRE-SPA REVIEW	C
2024-08-13	SPA SUBMISSION	D



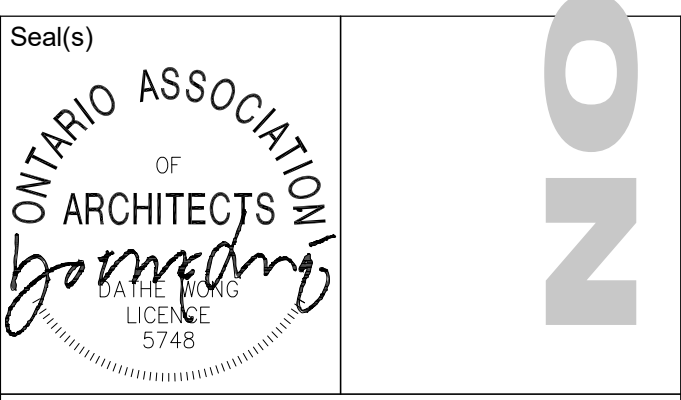
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Project Component
SITE PLAN CONTROL APPLICATION



Consultants
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 Landscape: Arcadis Professional Services (Canada) Inc.
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Project Manager: M.EISELEN
 Project Leader: O.BREYTENBACH
 Client: **ROHIT COMMUNITIES**

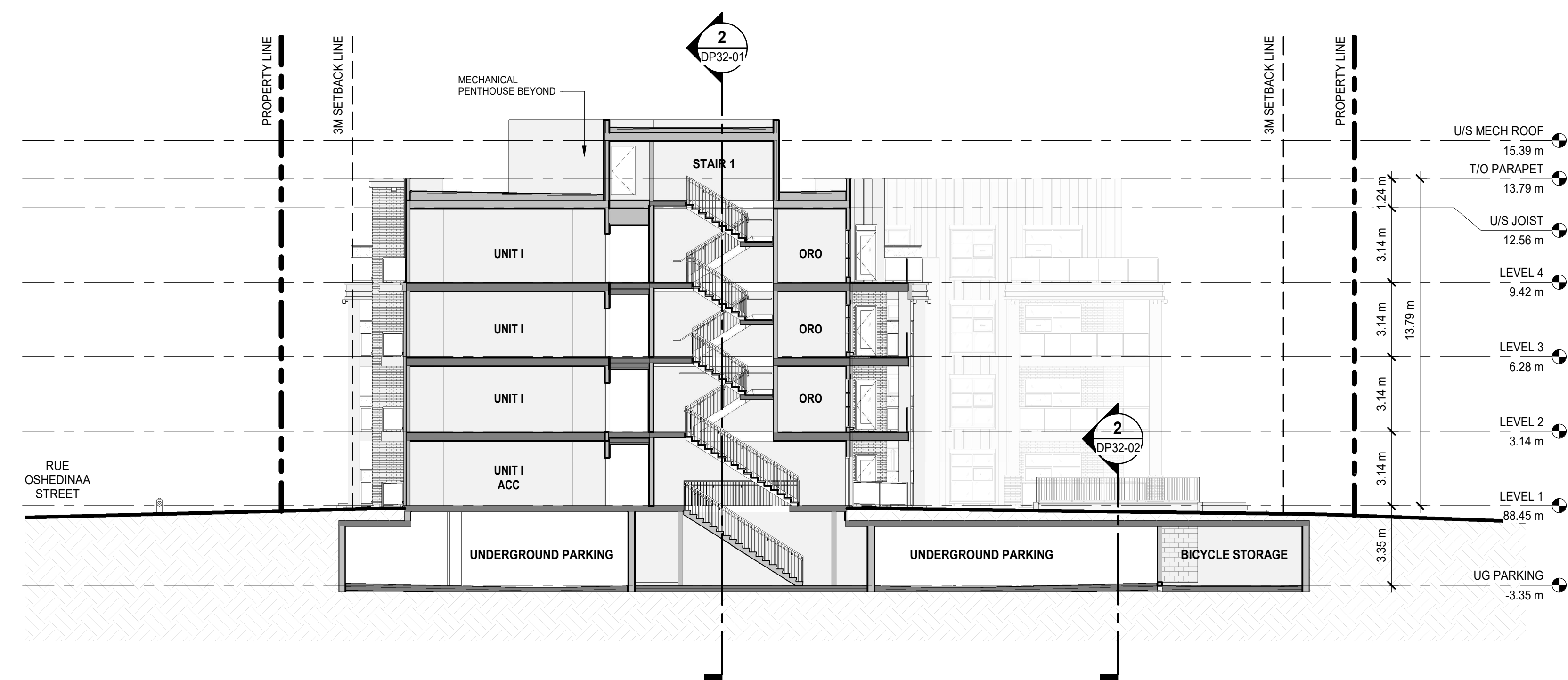
550 91 ST SW #101, EDMONTON, AB T6X 0V1
 Project: **Wateridge Village Block 5**

1255 HEMLOCK ROAD
 OTTAWA, ON
 Drawing Title: **ELEVATIONS**

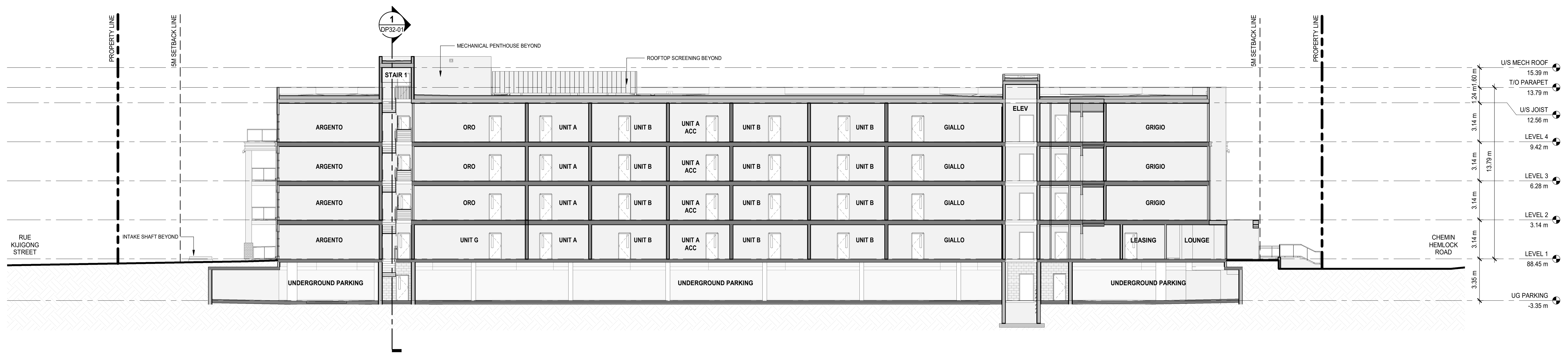
Scale: As indicated
 Project No.: NCCA22-0243
 Drawing No.: **DP30-02**

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	ISSUED FOR	REV
2023-12-20	PRE-SPA REVIEW	A
2024-03-05	PRE-SPA REVIEW	B
2024-05-21	PRE-SPA REVIEW	C
2024-08-13	SPA SUBMISSION	D



1 SECTION A
 DP32-01 SCALE: 1 : 150



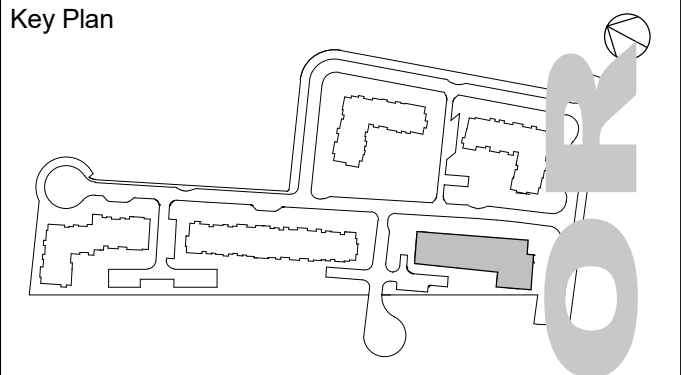
2 SECTION B
 DP32-01 SCALE: 1 : 150



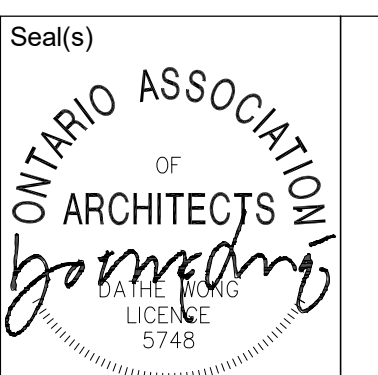
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Client
ROHIT COMMUNITIES

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

Project
Wateridge Village Block 5

1255 HEMLOCK ROAD
 OTTAWA, ON

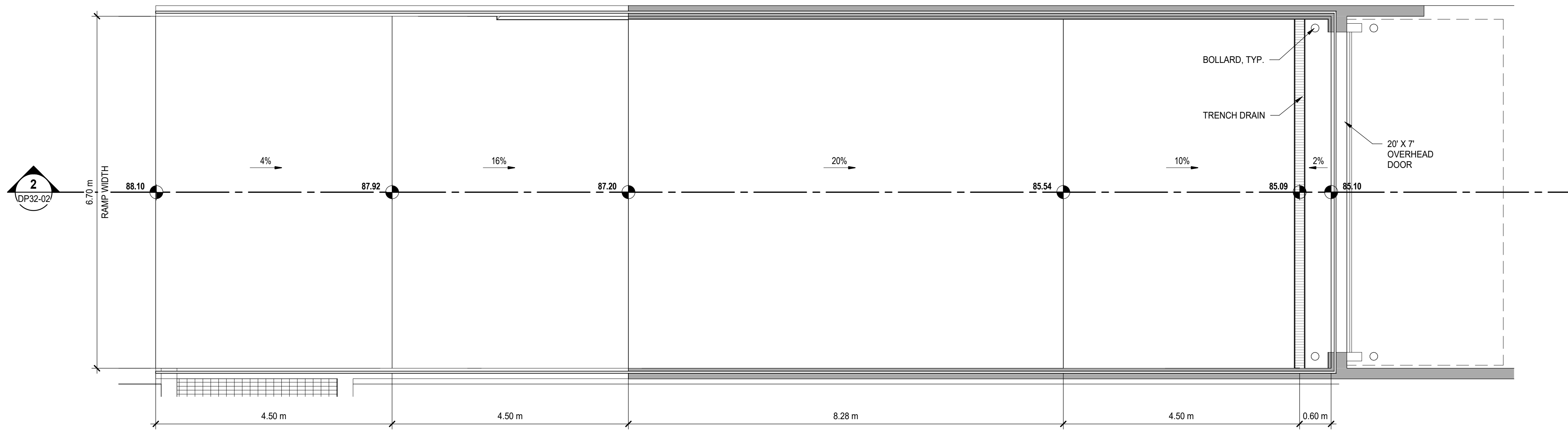
Drawing Title
SITE SECTIONS

Scale
 1 : 150

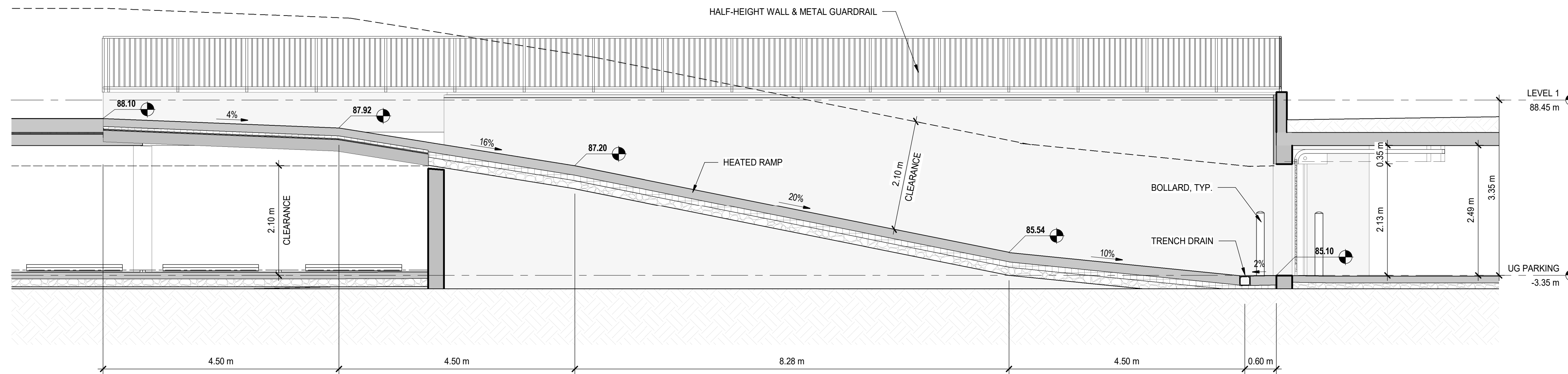
Project No.
 NCCA22-0243

Drawing No.
DP32-01

PRELIMINARY - NOT FOR CONSTRUCTION



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



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

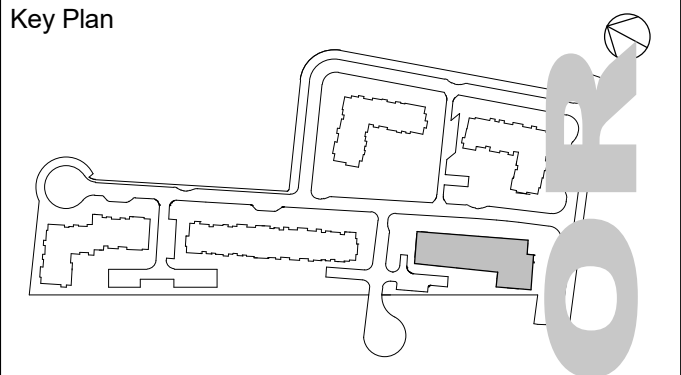
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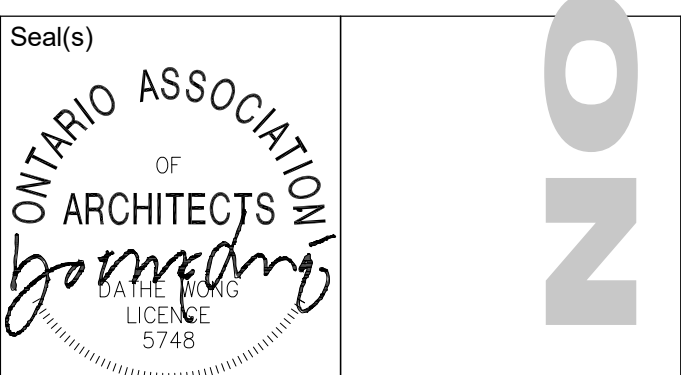
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Project Component
 SITE PLAN CONTROL APPLICATION



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Client
ROHIT COMMUNITIES

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

Project
Wateridge Village Block 5

1255 HEMLOCK ROAD
 OTTAWA, ON

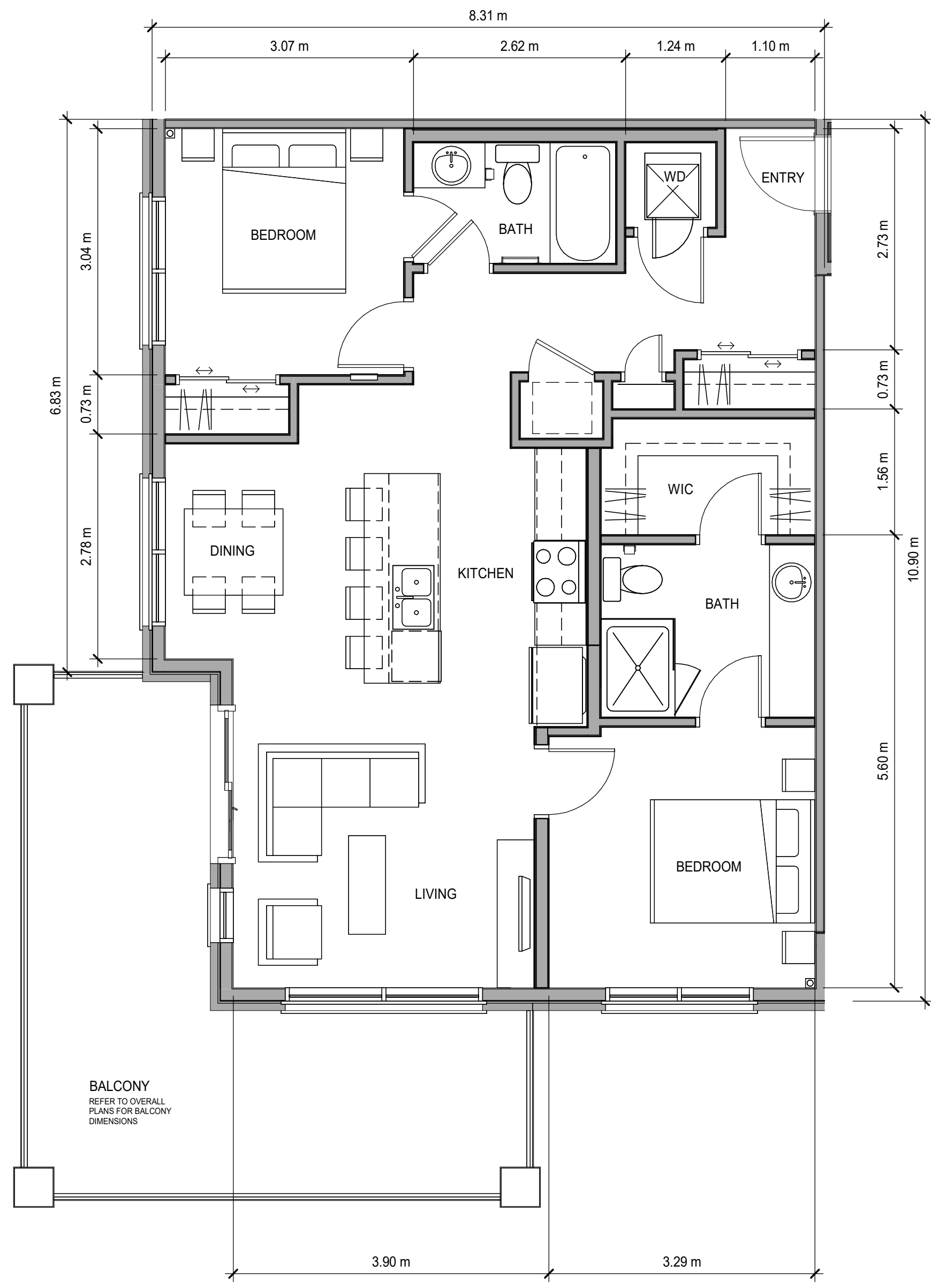
Drawing Title
UNDERGROUND PARKING RAMP PLAN & SECTION

Scale
 1 : 50

Project No.
 NCCA22-0243

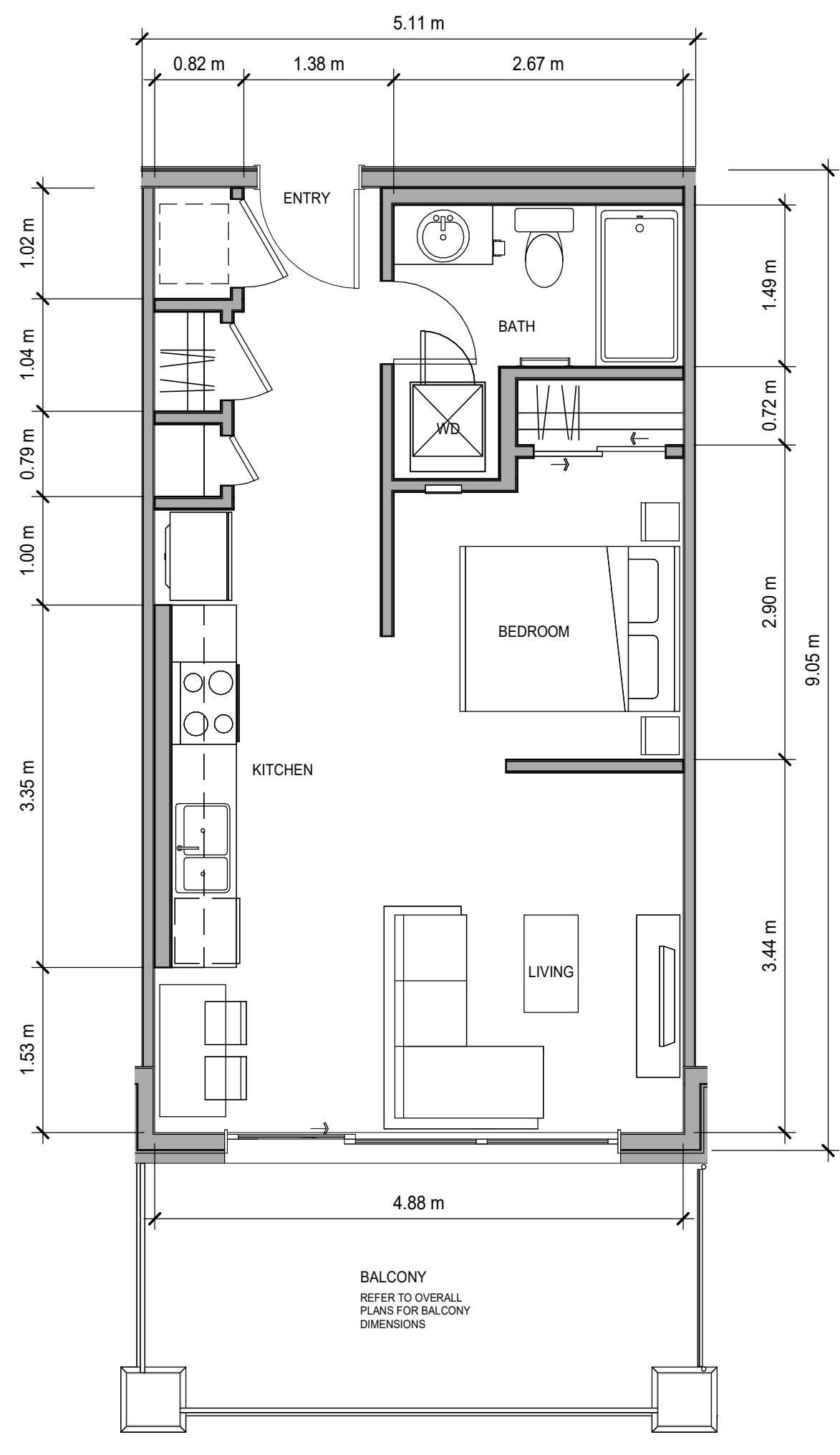
Drawing No.
DP32-02

PRELIMINARY - NOT FOR CONSTRUCTION



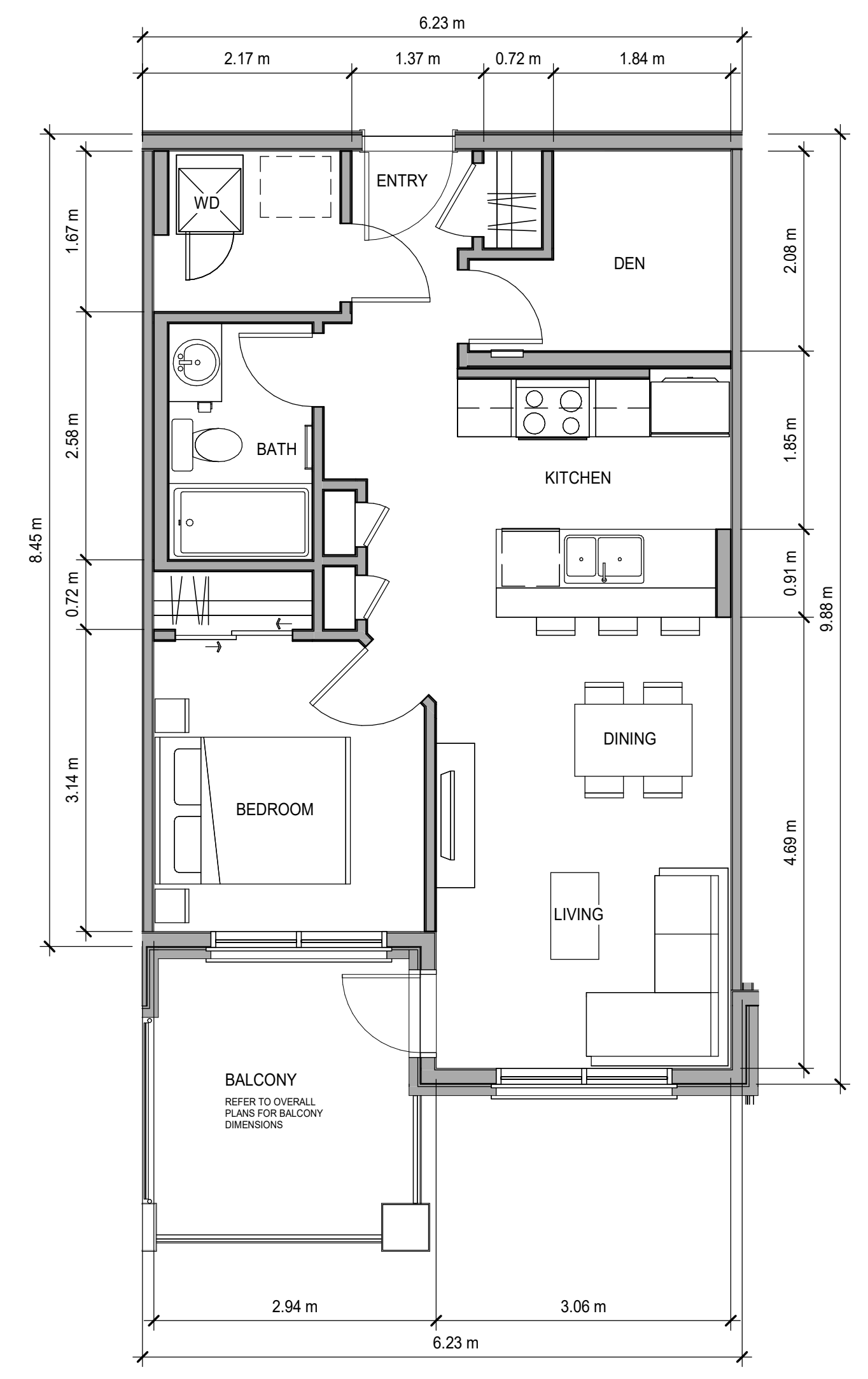
1 UNIT PLAN - ARGENTO
DP45-01 SCALE: 1:50

AREA UNIT ARGENTO
939.04 ft² / 87.24 m²



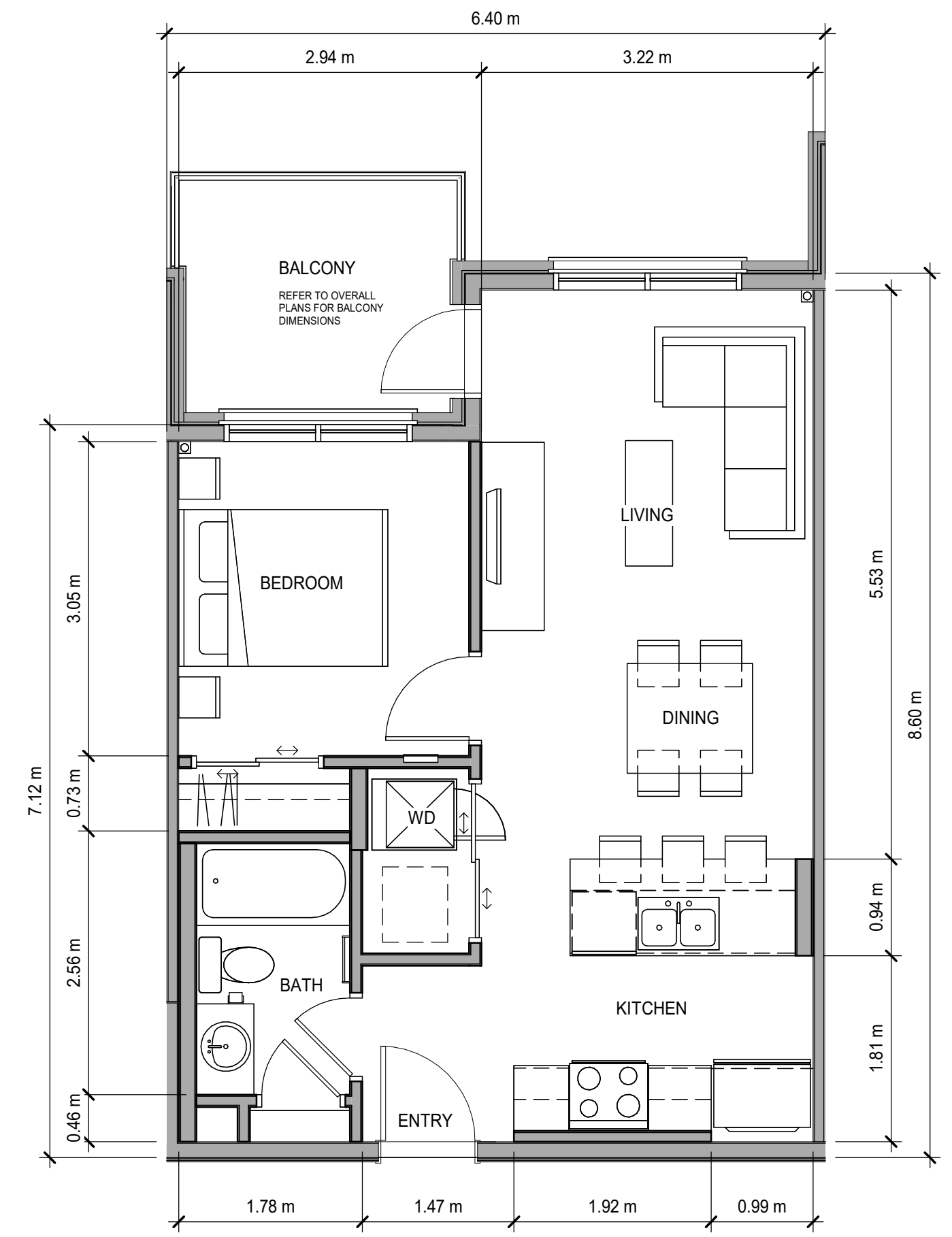
2 UNIT PLAN - A
DP45-01 SCALE: 1:50

AREA UNIT A
490.26 ft² / 46.38 m²



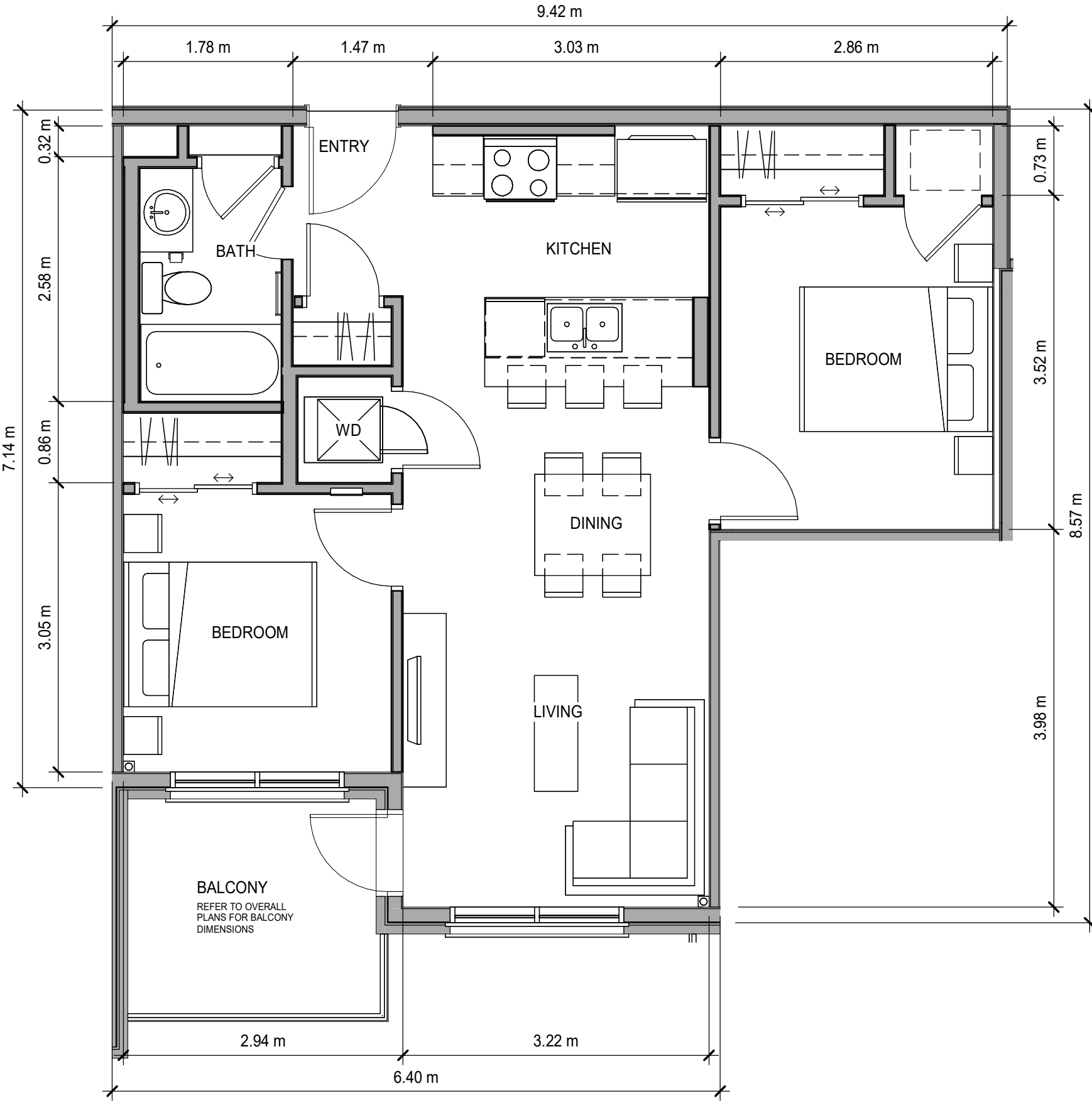
3 UNIT PLAN - B
DP45-01 SCALE: 1:50

AREA UNIT B
618.1 ft² / 57.42 m²



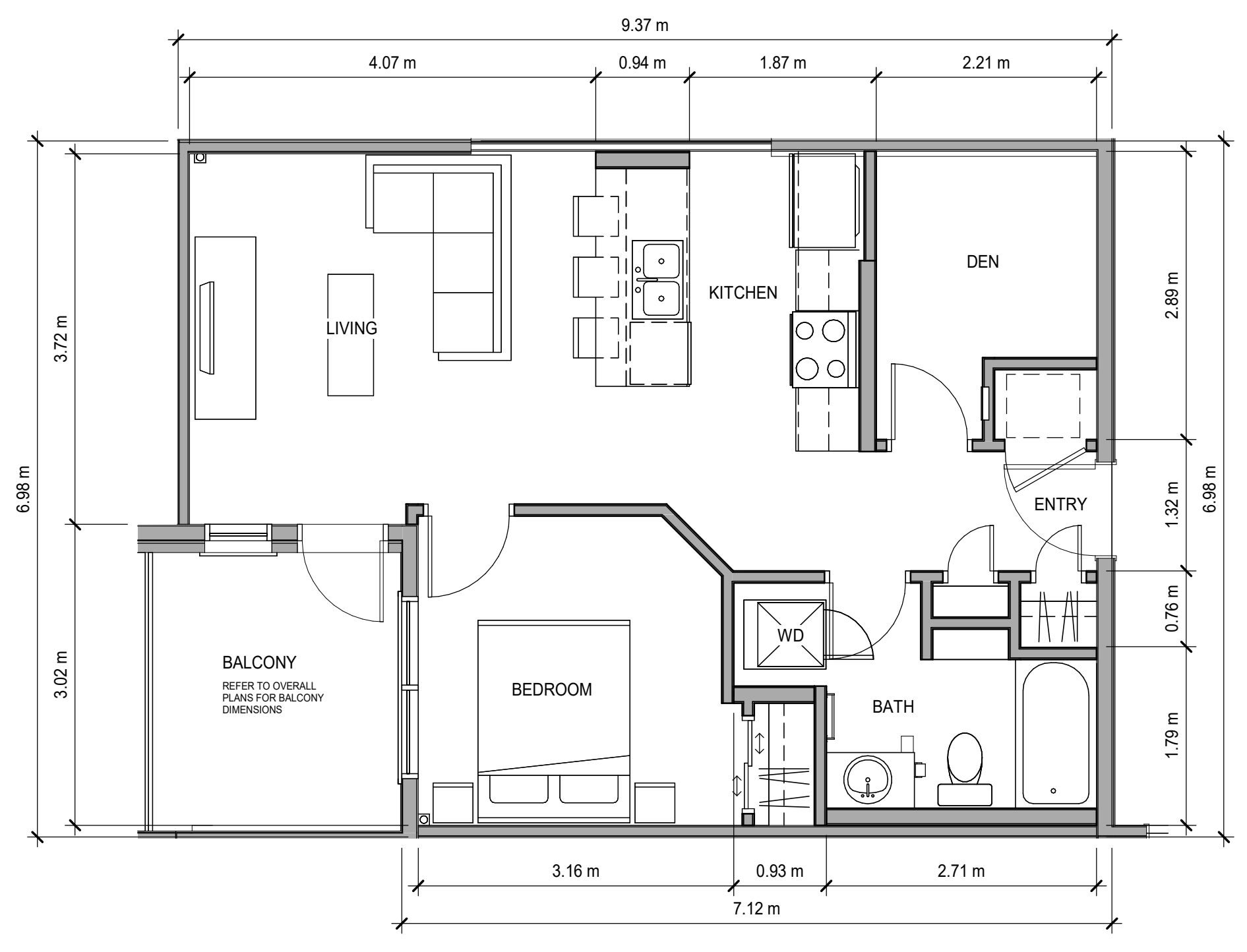
4 UNIT PLAN - B2
DP45-01 SCALE: 1:50

AREA UNIT B2
547.07 ft² / 50.82 m²



5 UNIT PLAN - GIALLO
DP45-01 SCALE: 1:50

AREA UNIT GIALLO
692.37 ft² / 64.32 m²



6 UNIT PLAN - AZURRO
DP45-01 SCALE: 1:50

AREA UNIT AZURRO
635.91 ft² / 59.08 m²

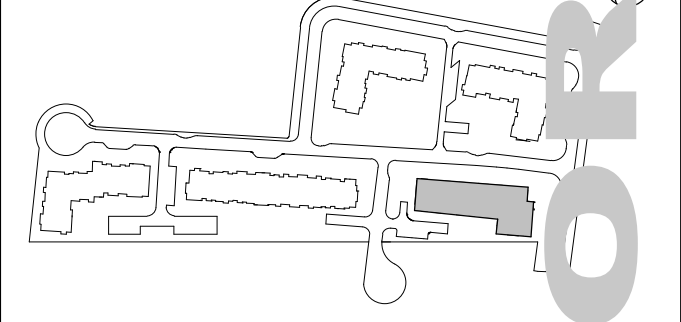
DATE	ISSUED FOR	REV
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2024-05-21	PRE-SPA REVIEW	C
2024-08-13	SPA SUBMISSION	D



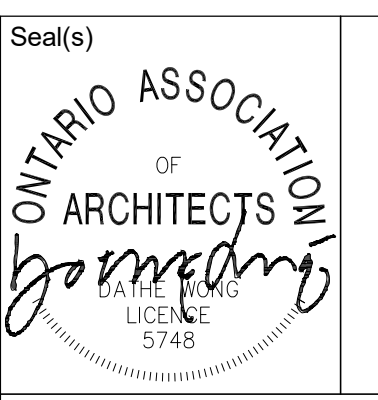
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Project Component
SITE PLAN CONTROL APPLICATION
Key Plan



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

Client: **ROHIT COMMUNITIES**

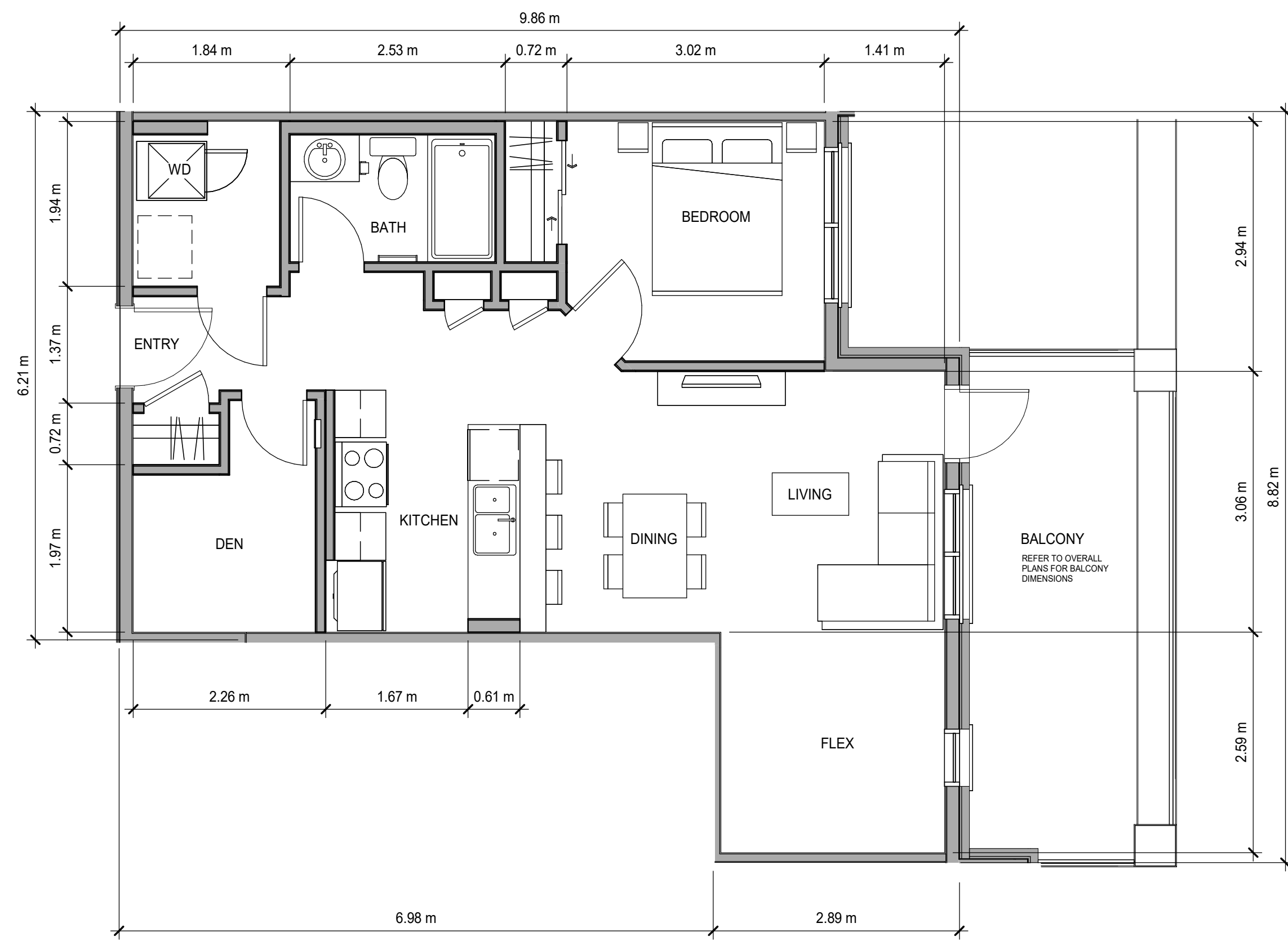
550 91 ST SW #101, EDMONTON, AB T6X 0V1

Project: **Wateridge Village Block 5**

1255 HEMLOCK ROAD
OTTAWA, ON
Drawing Title: **ENLARGED UNIT PLANS**

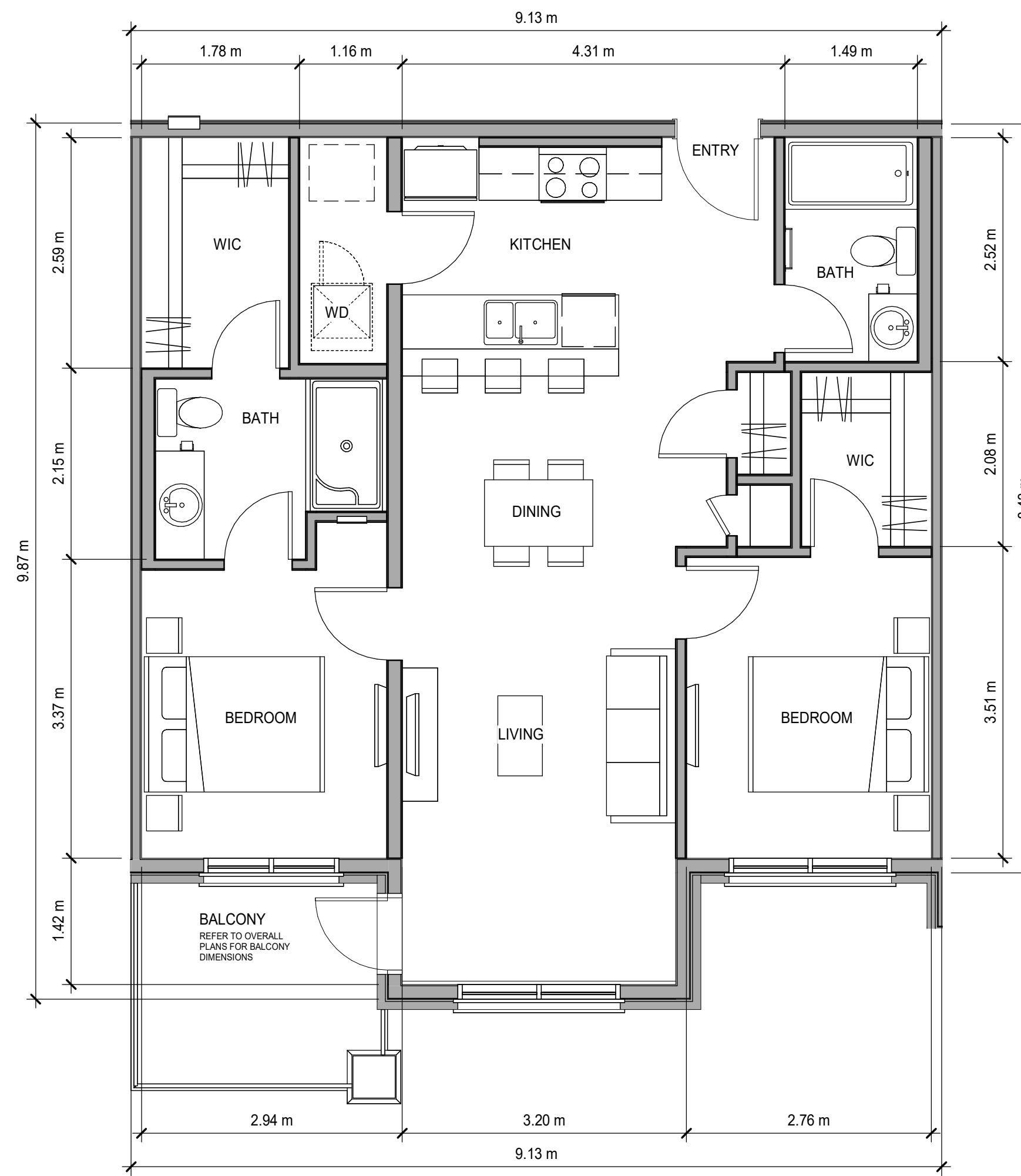
Scale: 1:50
Project No.: NCCA22-0243
Drawing No.: **DP45-01**

PRELIMINARY - NOT FOR CONSTRUCTION



1 UNIT PLAN - GRIGIO
 DP45-02 SCALE: 1:50

AREA UNIT GRIGIO	
695.89 ft ²	64.65 m ²



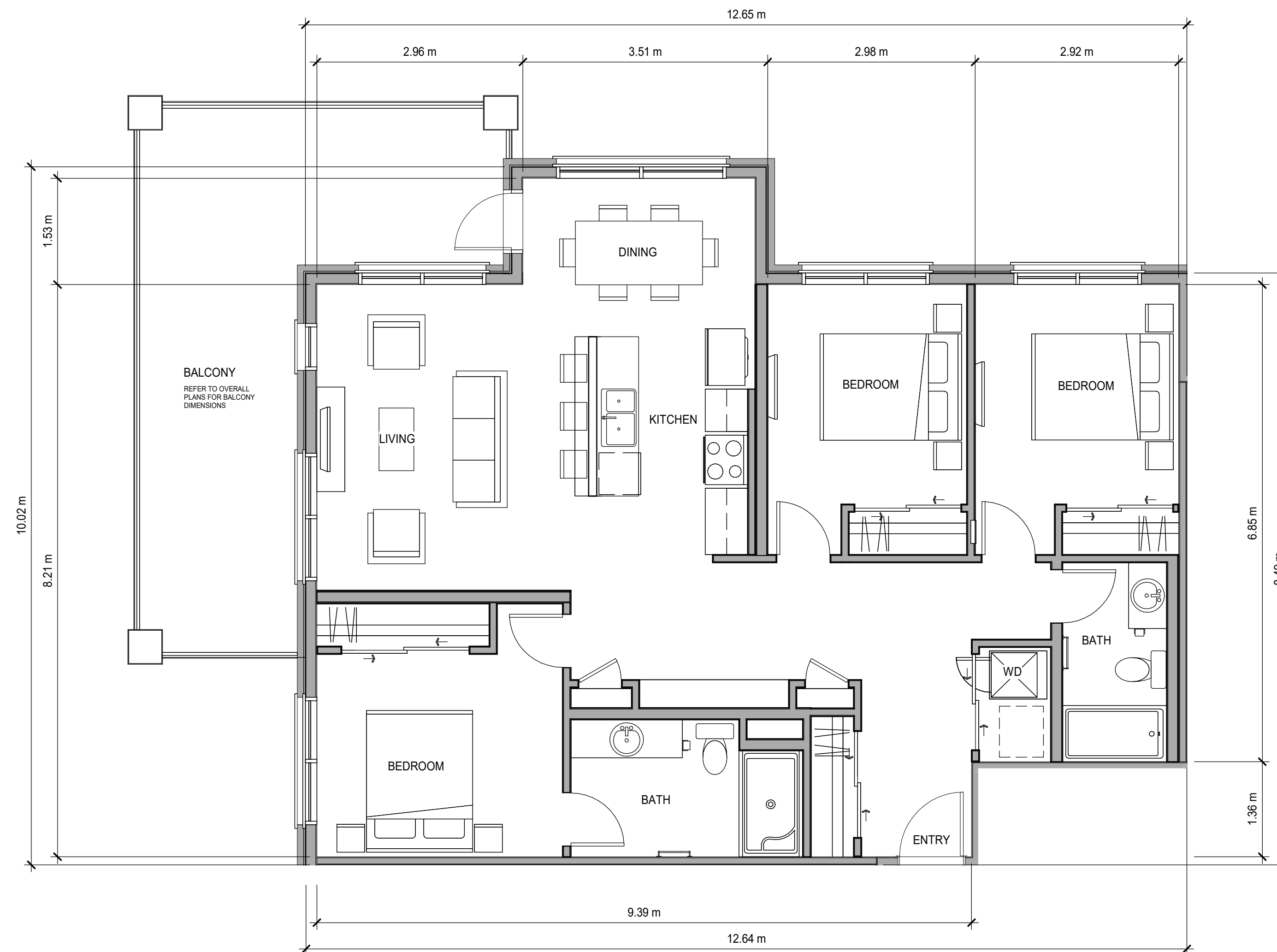
2 UNIT PLAN - G
 DP45-02 SCALE: 1:50

AREA UNIT G	
880.76 ft ²	81.82 m ²



3 UNIT PLAN - ORO
 DP45-02 SCALE: 1:50

AREA UNIT ORO	
967.69 ft ²	89.9 m ²



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

AREA UNIT I	
1175.53 ft ²	109.21 m ²

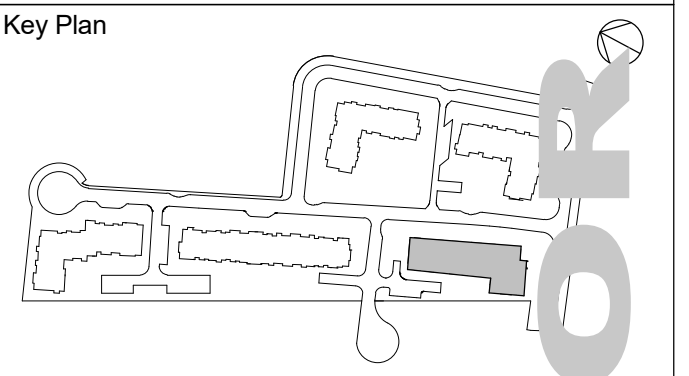
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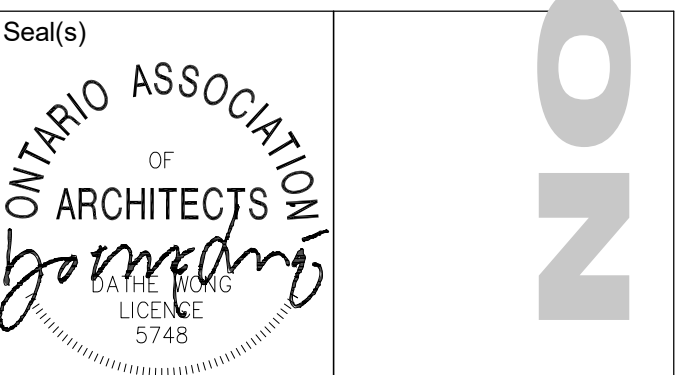
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Project Component
SITE PLAN CONTROL APPLICATION



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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 5

1255 HEMLOCK ROAD
 OTTAWA, ON

Drawing Title
ENLARGED UNIT PLANS

Scale
 1 : 50

Project No.
 NCCA22-0243

Drawing No.
DP45-02

PRELIMINARY - NOT FOR CONSTRUCTION

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Bold Goes Further

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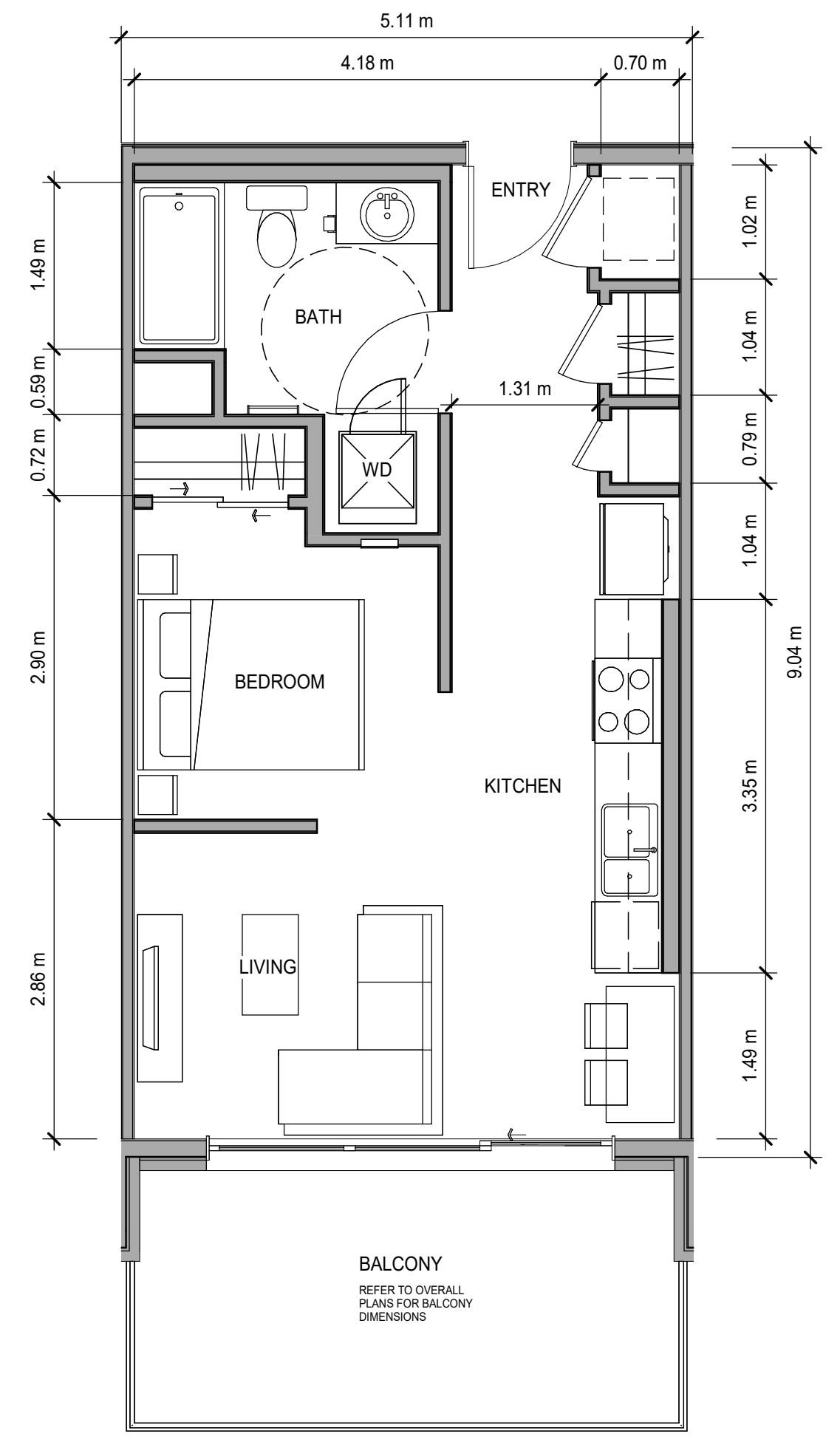
Project Manager	Drawn
M.EISELEN	O.BREYENBACH
Project Leader	Checked
O.BREYENBACH	E.FAULKNER

Client
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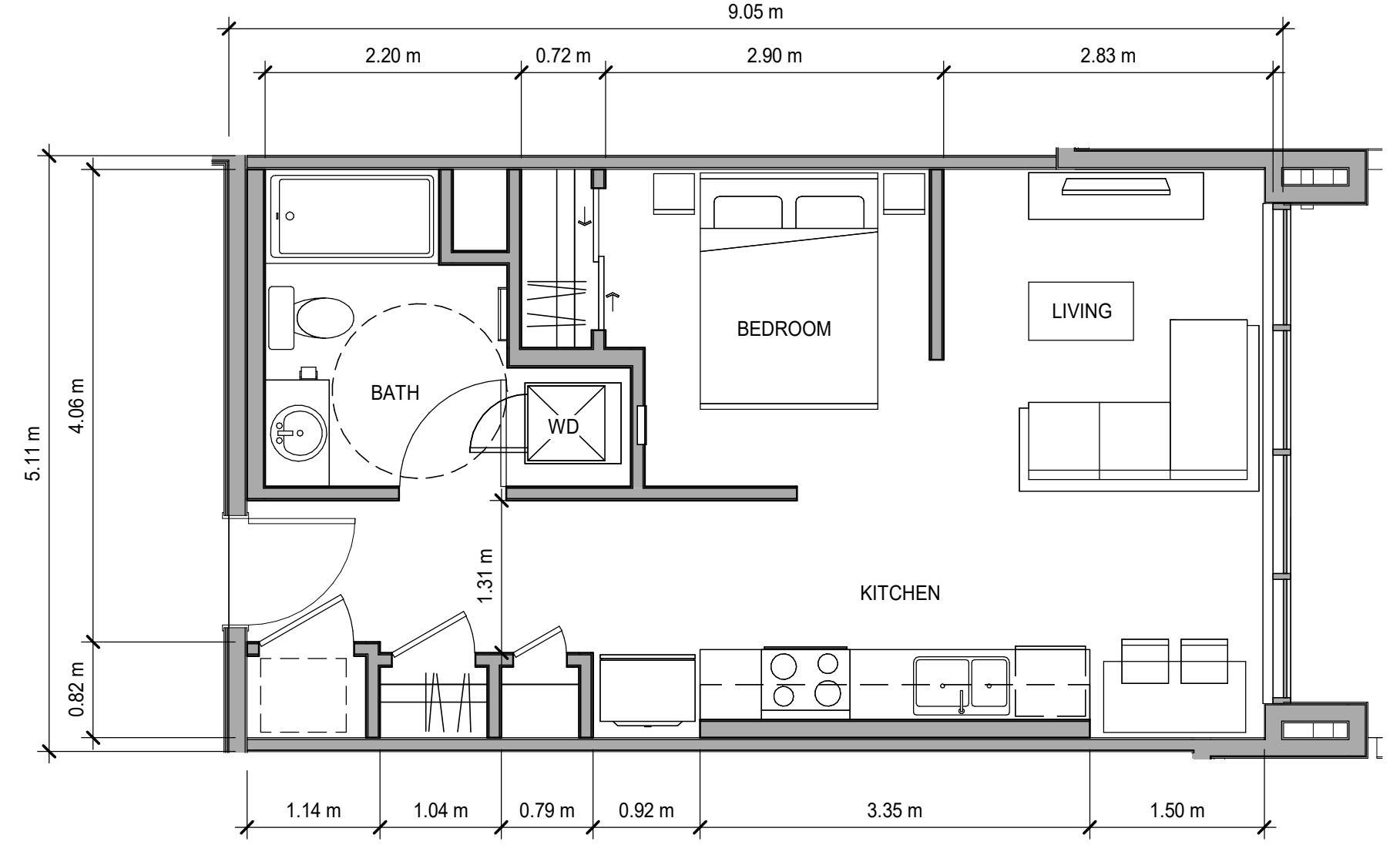
550 91 ST SW #101, EDMONTON, AB T6X 0V1
Project
Wateridge Village Block 5

1255 HEMLOCK ROAD
OTTAWA, ON
Drawing Title
ENLARGED UNIT PLANS - BARRIER-FREE

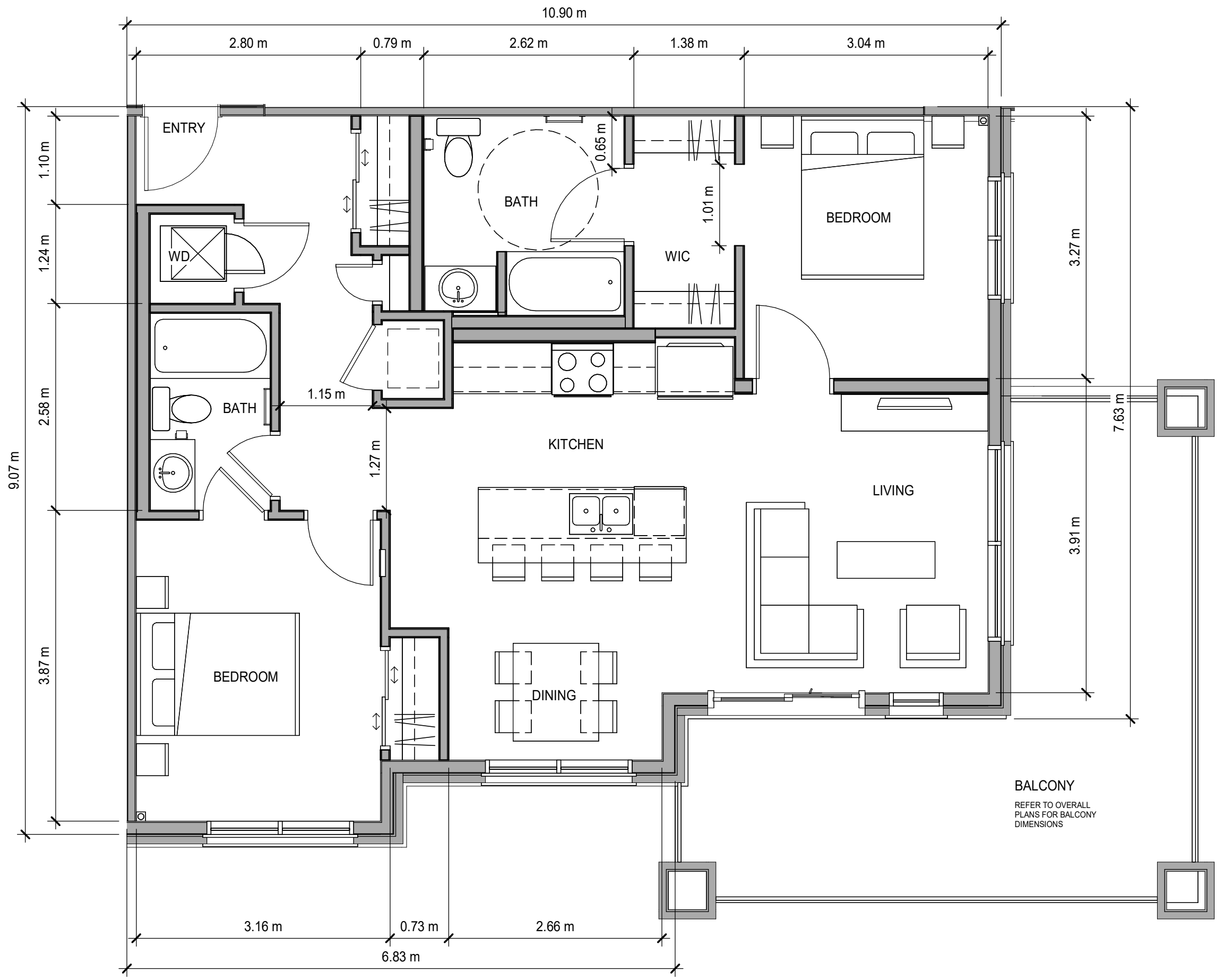
Scale	As indicated
Project No.	NCCA22-0243
Drawing No.	DP45-03



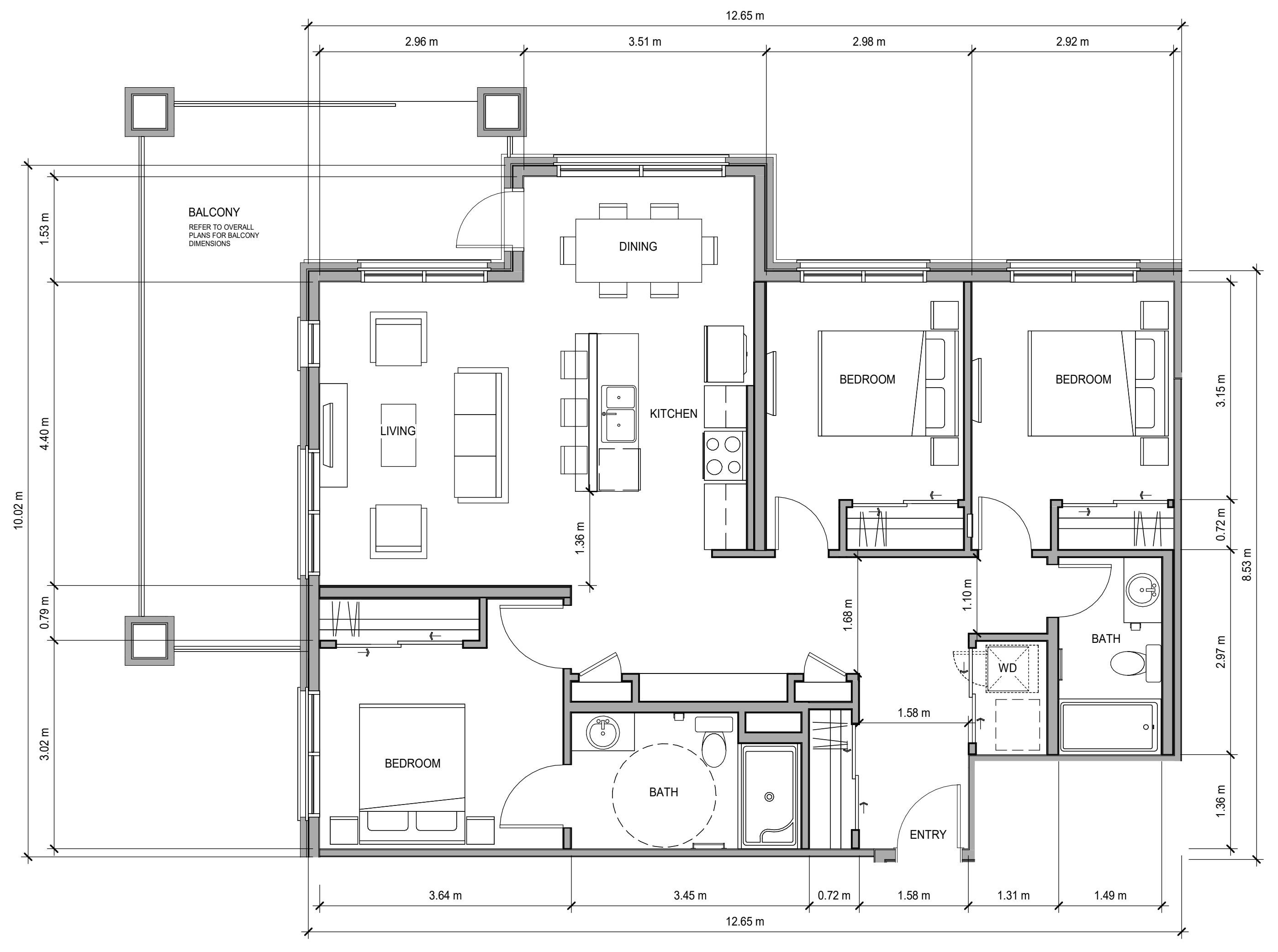
5 UNIT PLAN - A BF - TYPE 1
AREA UNIT A BF
498.37 ft² | 46.3 m²
SCALE: 1:50



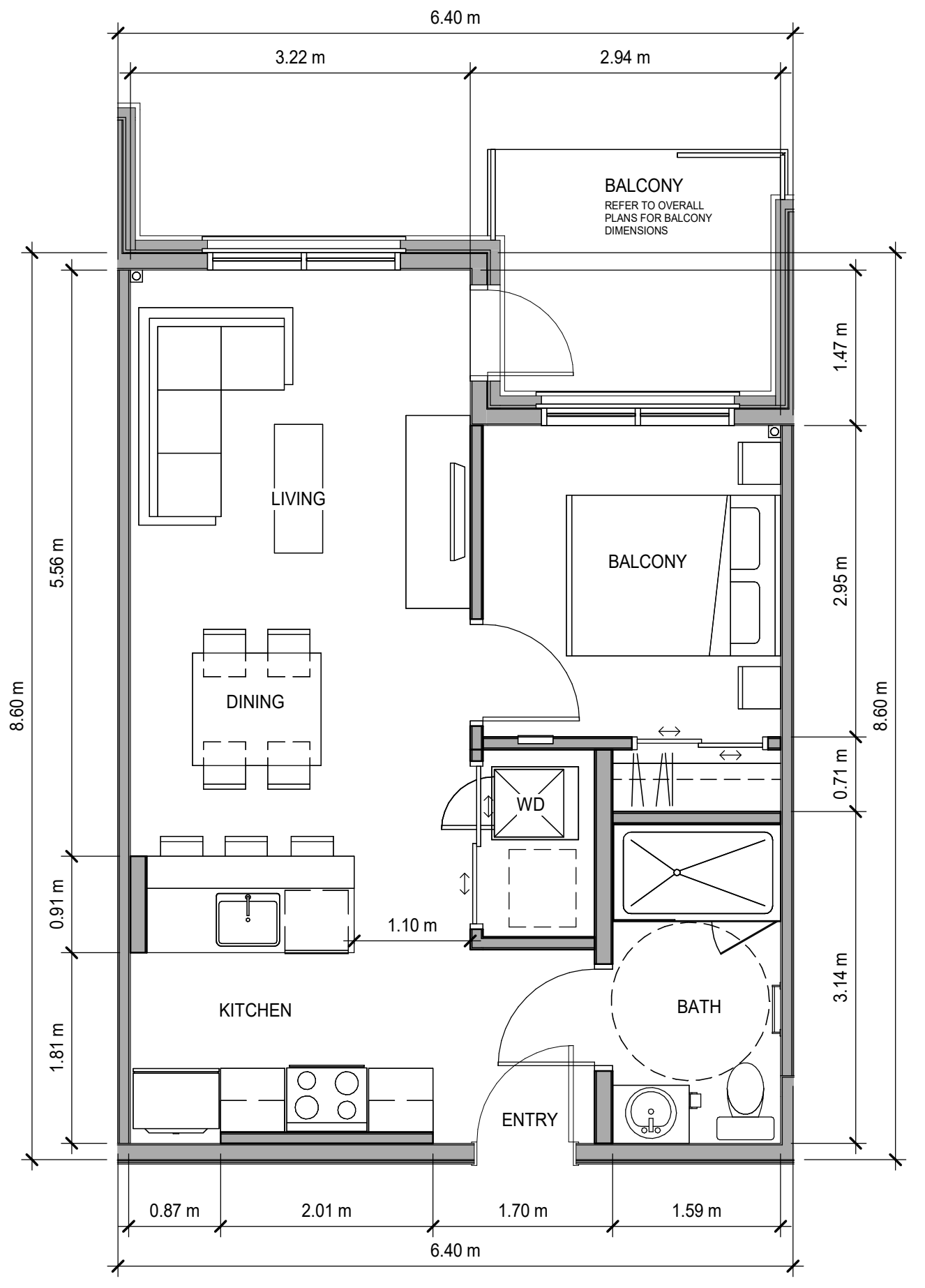
6 UNIT PLAN - A BF - TYPE 2
AREA UNIT A BF
498.37 ft² | 46.3 m²
SCALE: 1:50



7 UNIT PLAN - ARGENTO BF
AREA UNIT ARGENTO BF
964.79 ft² | 89.63 m²
SCALE: 1:50



8 UNIT PLAN - I BF
AREA UNIT I BF
1175.5 ft² | 109.21 m²
SCALE: 1:50



9 UNIT PLAN - B2 BF
AREA UNIT B2 BF
546.85 ft² | 50.8 m²
SCALE: 1:50

- BARRIER-FREE UNIT NOTES**
- 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).