



ARTIST RENDERING - FOR REFERENCE ONLY.

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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

NORR JOB NO: NCCA22-0243

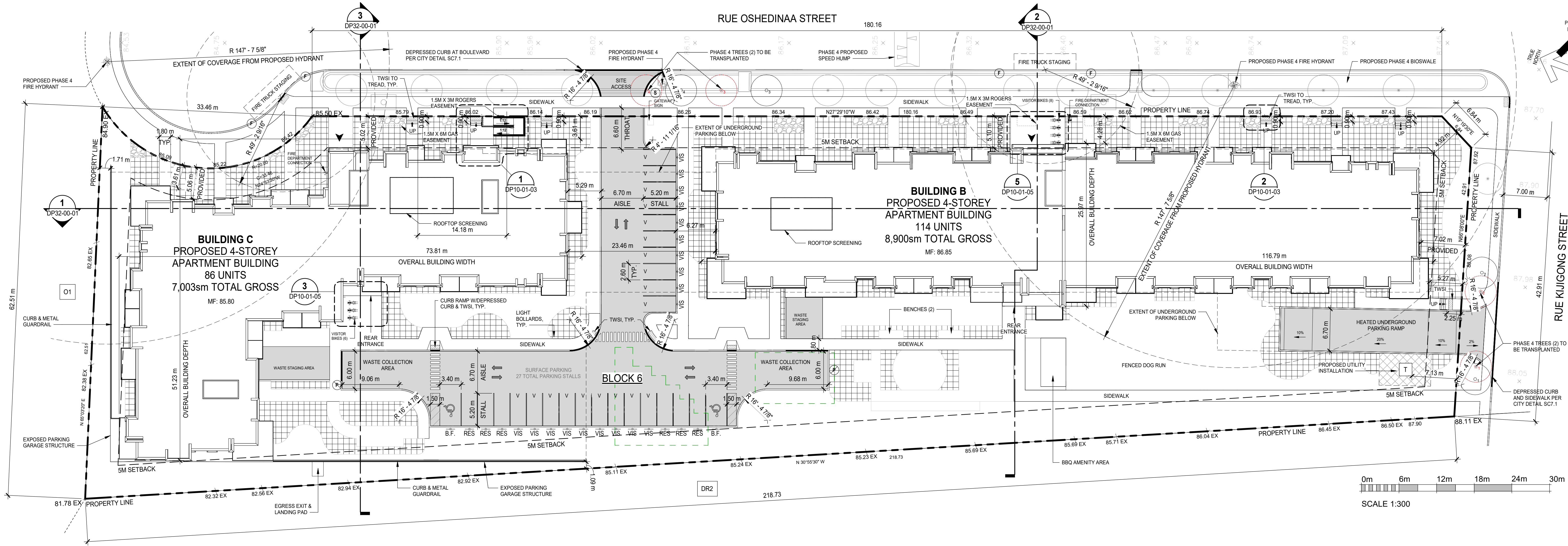
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ISSUE FOR SITE PLAN CONTROL APPLICATION - 2025-03-26

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FILE # D07-12-24-0126



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
- S STOP SIGN
- TACTILE WARNING SURFACE
- 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 Oshedinnaa Street, Ottawa, ON	
COMMUNITY	Wateridge Village	
SITE AREA	11,661 SM Required: 1,400 SM	125,518 SF 2.88 AC 1.166 HA
AMENITY AREA	Required Total amenity area Communal amenity area	Provided 2,870.50 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 Front yard (Oshedinnaa Street) Corner side yard (Kijigong Street) Rear yard Interior side yard	Provided 5.0m 7.02m 1.09m 1.71m
PROJECTIONS INTO SETBACKS	Greatest Front yard (Oshedinnaa Street) Corner side yard (Kijigong Street) Rear yard Interior side yard	1.39m None None None
DENSITY	Units/ Ha Minimum Maximum Proposed	Units 122.4 N/A 200
HEIGHT	Maximum Proposed	16.0m 13.24m (Bldg B) / 13.49m (Bldg C)
SITE COVERAGE	34.36%	

Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING B		
LEVEL 1	24,115.7	2,240.42
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		
LEVEL 1	19,012.1	1,766.28
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)		
LEVEL 1	3,082.6	286.38
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)		
LEVEL 1	2,180.8	202.60
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		
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
SM	
HARDSCAPE	1,046
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			
UNDERGROUND PARKING	71,827.4	6,672.99	201

Vehicle Parking

TYPE	RATE	UNITS	REQUIRED	PROVIDED
STALLS				
Building B & C				
Resident	0.50 stalls/unit	200	94	209
Resident, Barrier Free (underground)	Traffic & Parking Bylaw, Part C		3 of 201	3
Visitor	0.10 stalls/unit	200	19	19
Visitor, Barrier-Free (surface)	Traffic & Parking Bylaw, Part C		1 of 27	2
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...	%	
		BEDROOM	WASHROOM	m²	sq.ft.				
UNIT A1	< 60 SM	1	1	49.39	531.63	1	0	1	0.50%
UNIT A - ROSA	< 60 SM	1	1	43.57	469.03	15	8	23	11.50%
UNIT B2 - ROSSO	< 60 SM	1	1	49.84	536.48	8	8	16	8.00%
UNIT B - AMBRA	< 60 SM	1 + DEN	1	58.75	632.38	45	27	72	36.00%
AZURRO	> 60 SM	1 + DEN	1	63.00	678.15	0	4	4	2.00%
GIALLO	> 60 SM	1 + DEN	1	63.00	678.15	0	4	4	2.00%
GRIGIO	> 60 SM	1 + DEN	1	63.00	678.15	6	3	9	4.50%
ARGENTO	> 60 SM	2	2	90.22	971.10	12	16	28	14.00%
UNIT G	> 60 SM	2	2	76.58	824.31	20	9	29	14.50%
NERO D / ORO	> 60 SM	2 + DEN	2	84.30	907.41	3	3	6	3.00%
UNIT I	> 60 SM	3	2	103.50	1114.06	4	4	8	4.00%
BUILDING TOTAL						114	86		
TOTAL								200	100%

Accessible Suite Breakdown - Building B

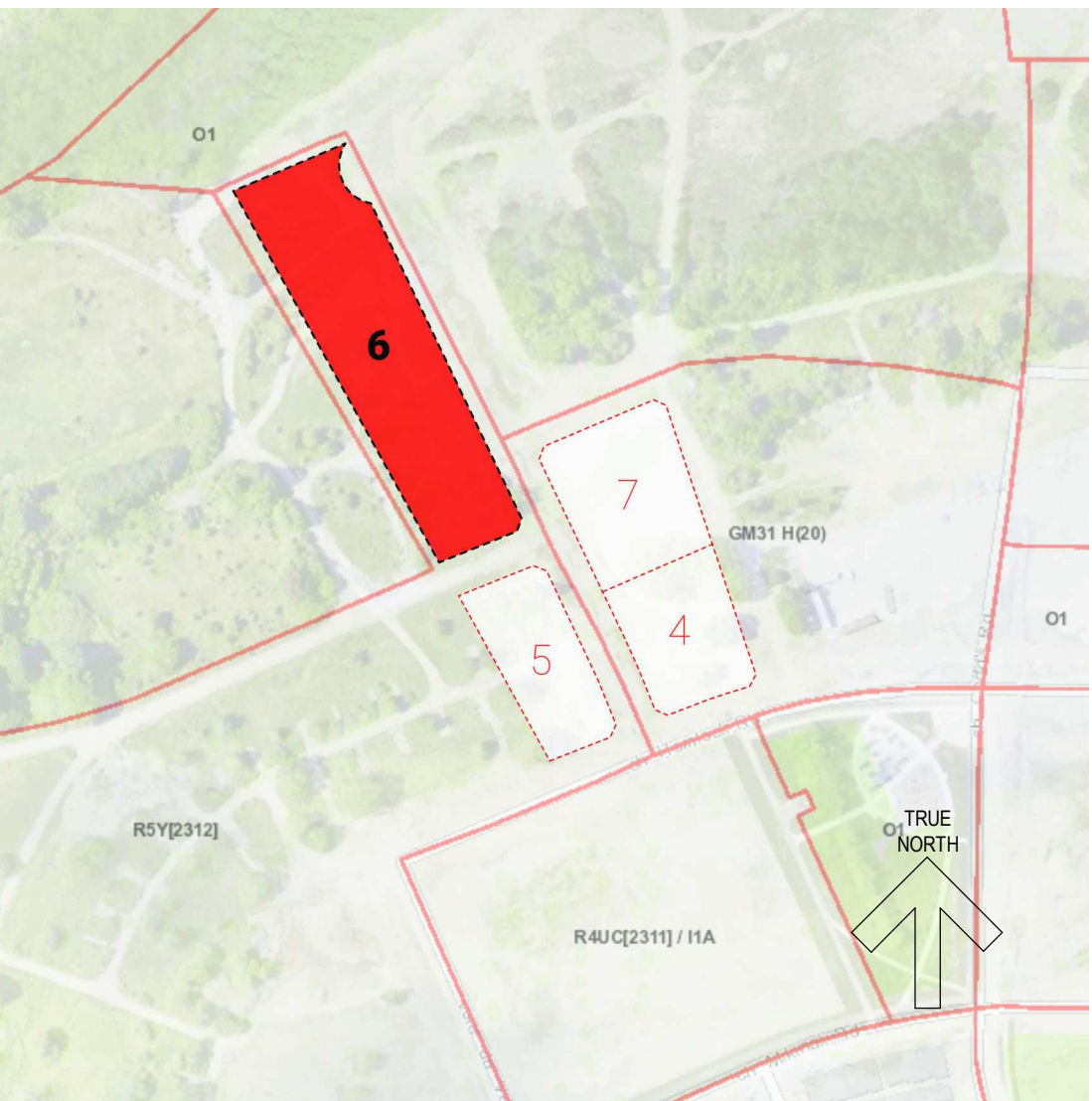
TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	23	20.35%		
1 BEDROOM + DEN	51	45.13%	65.5%	74
1 BEDROOM ACCESSIBLE	12	10.62%		
2 BEDROOM	32	28.32%		
2 BEDROOM + DEN	3	2.65%	31.0%	35
2 BEDROOM ACCESSIBLE	8	7.08%		
3 BEDROOM	4	3.54%	3.5%	4
3 BEDROOM ACCESSIBLE	1	0.88%		

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%	4.7%	4
3 BEDROOM ACCESSIBLE	1	1.16%		

SUBTOTAL	86	100%
ACCESSIBLE TOTALS	14	16.28%



SITE CONTEXT MAP

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

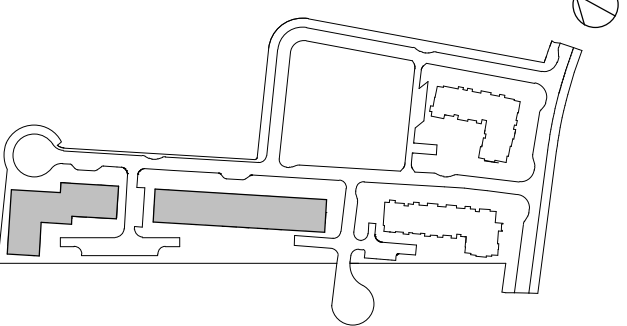
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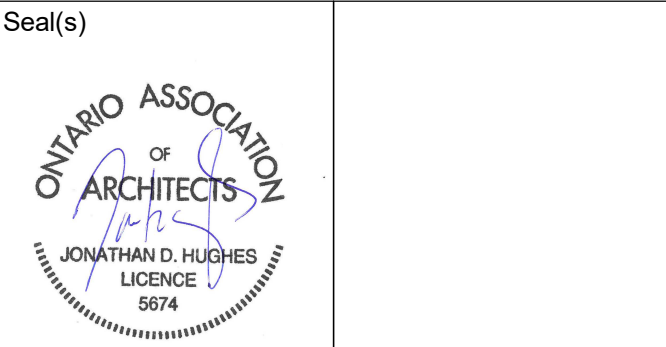
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Project Component SITE PLAN CONTROL APPLICATION

Key Plan



Consultants
Civil: Arcadis Professional Services (Canada) Inc.
Landscape: Arcadis Professional Services (Canada) Inc.
Architecture: NORR Architects Engineers Planners
Structural: TBD
Mechanical: 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 SITE PLAN, CONTEXT, AND STATISTICS

Scale
As indicated

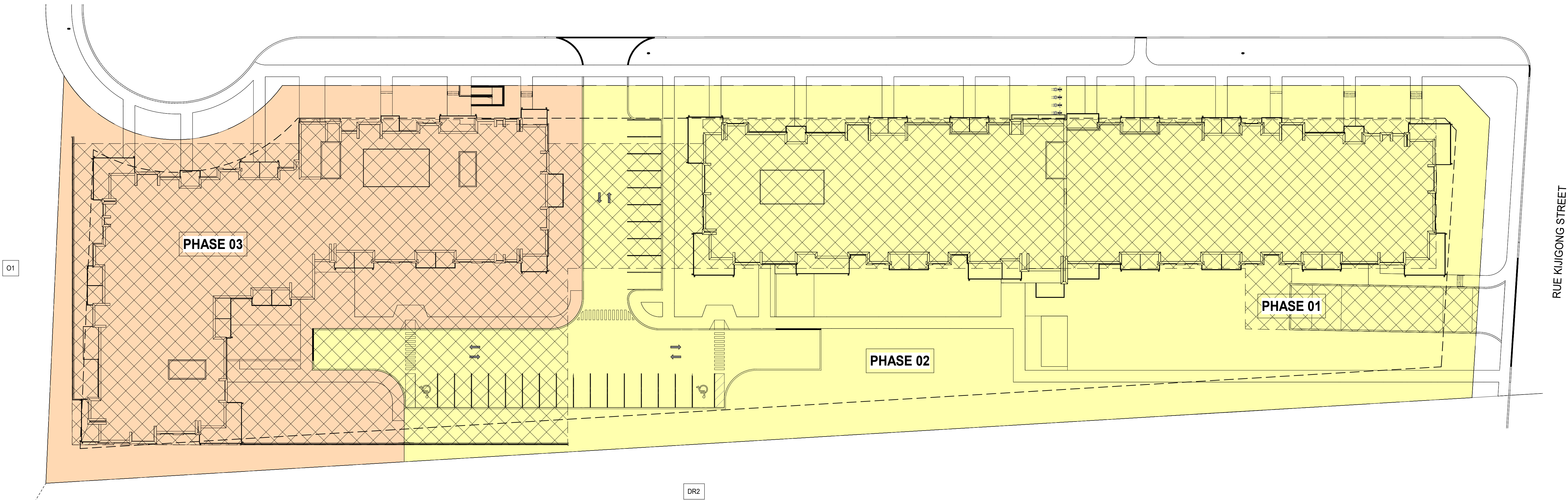
Project No.
NCCA22-0243

Drawing No.
DP10-01-01

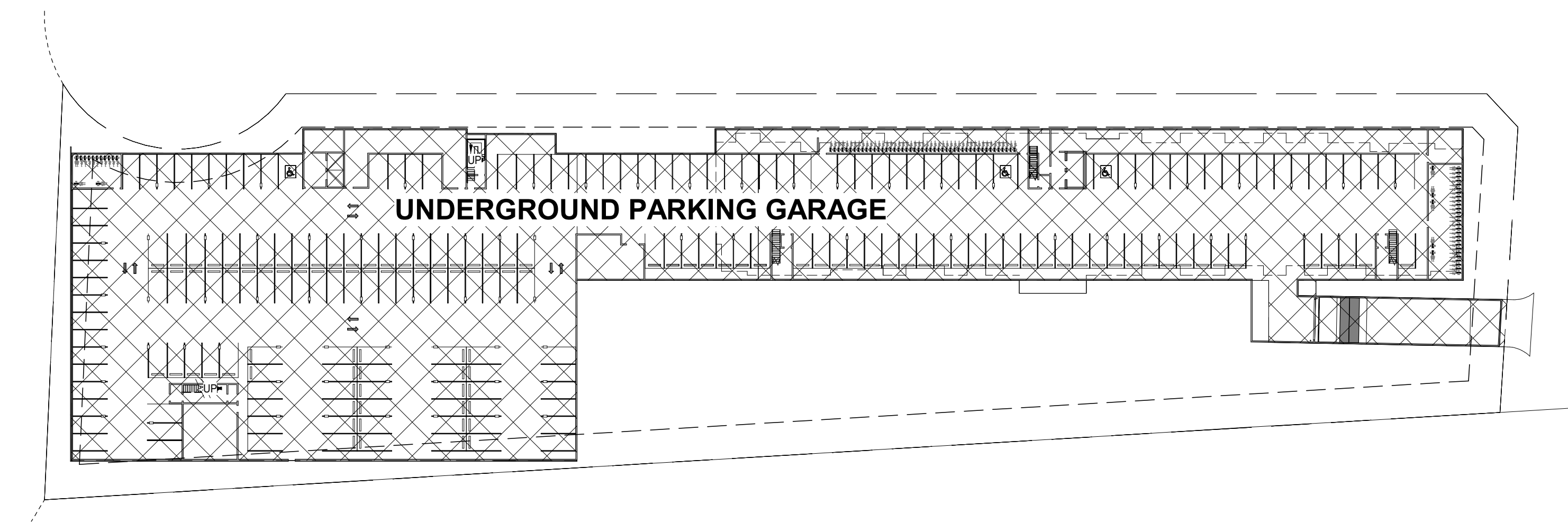
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PLAN# 19211

RUE OSHEDINAA 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

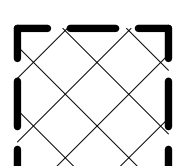
- DEEP SERVICES & CONNECTION TO EXISTING SUPPLY LINE.
- SHALLOW SERVICES.
- UNDERGROUND PARKING GARAGE & ASSOCIATED RAMP FROM RUE KUIGONG STREET.
- SERVICE CONNECTIONS.

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

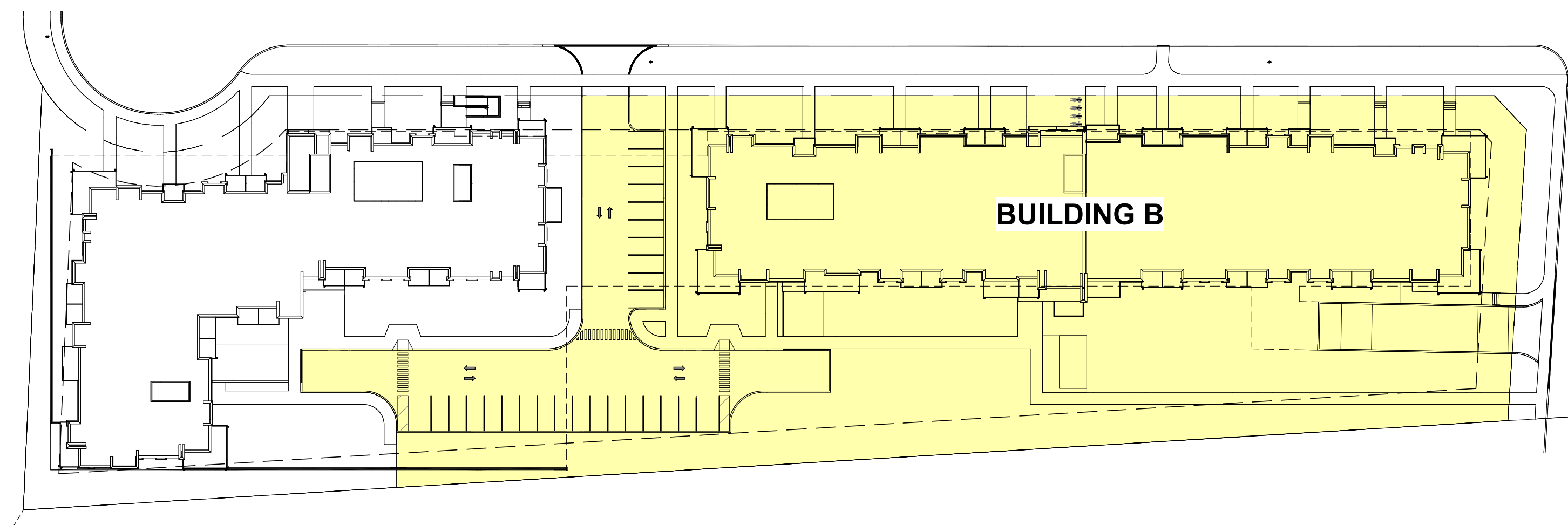
PHASE 01

PHASE 02

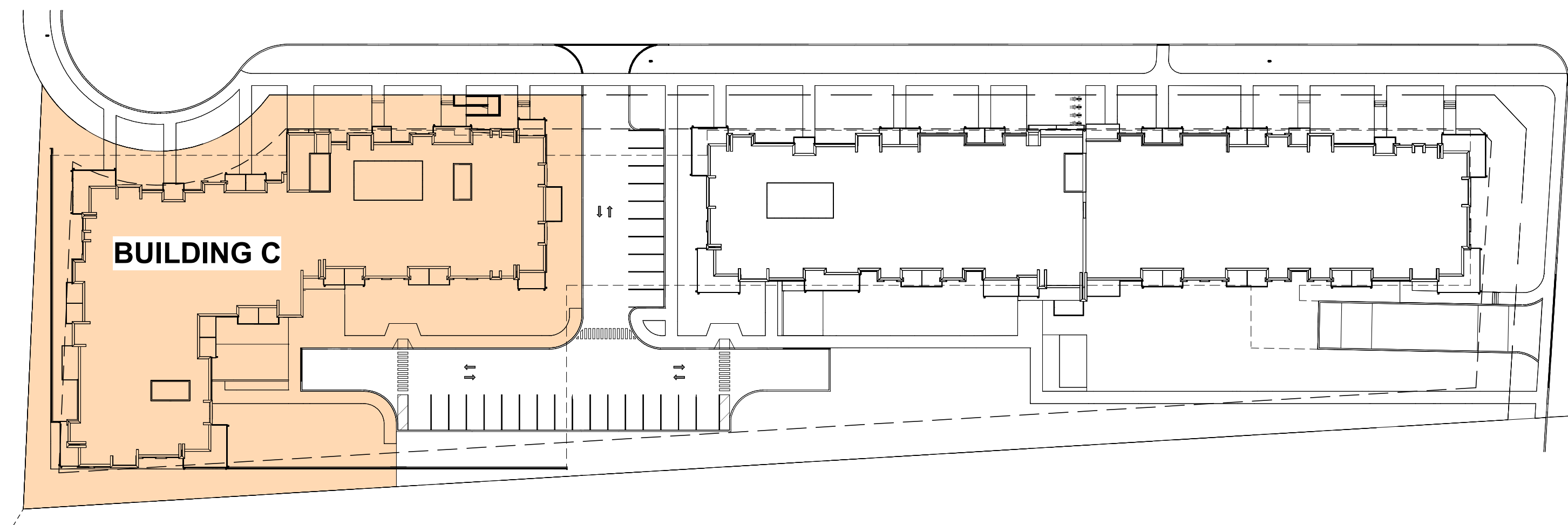
PHASE 03

3 PHASE 02 PLAN

DP10-01-02 SCALE: 1 : 600

**4 PHASE 03 PLAN**

DP10-01-02 SCALE: 1 : 600



RUE KUIGONG STREET

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2025-03-26	SPA SUBMISSION	C

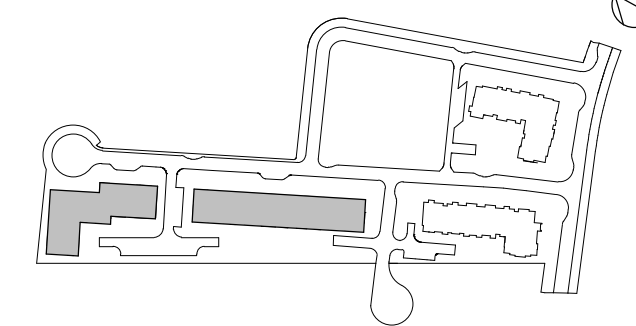
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan

**Consultants**

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

Seal(s)**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

PHASING PLAN

Scale

As indicated

Project No.

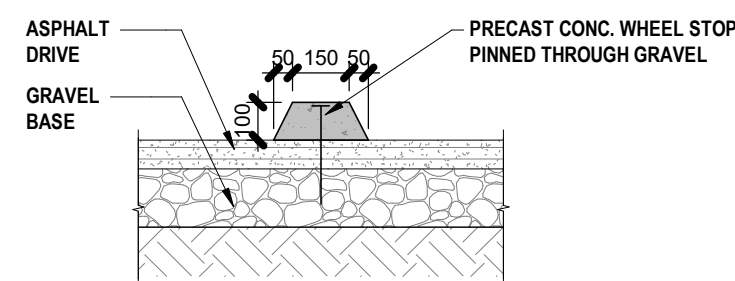
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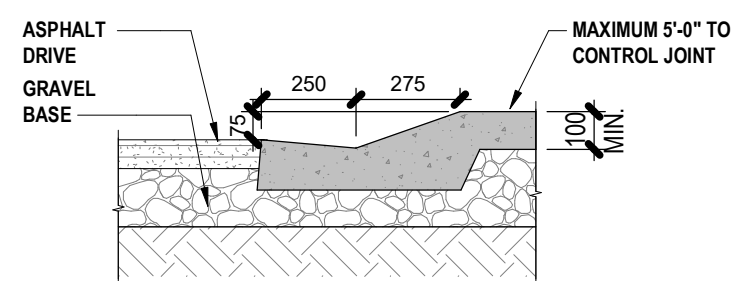
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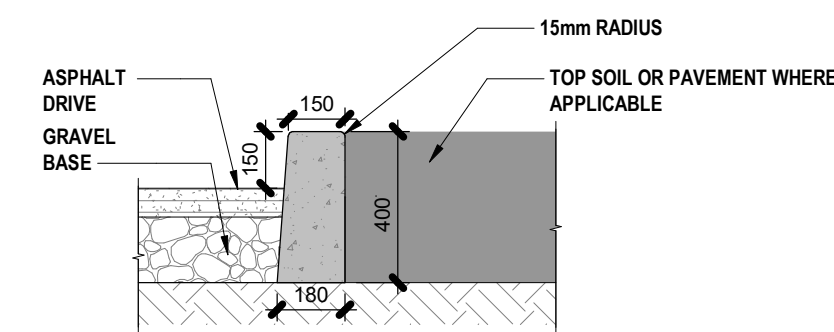
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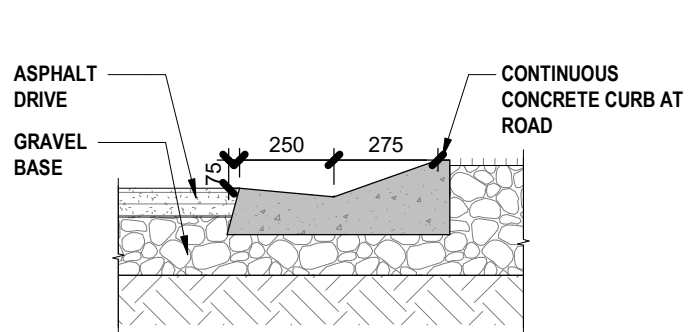
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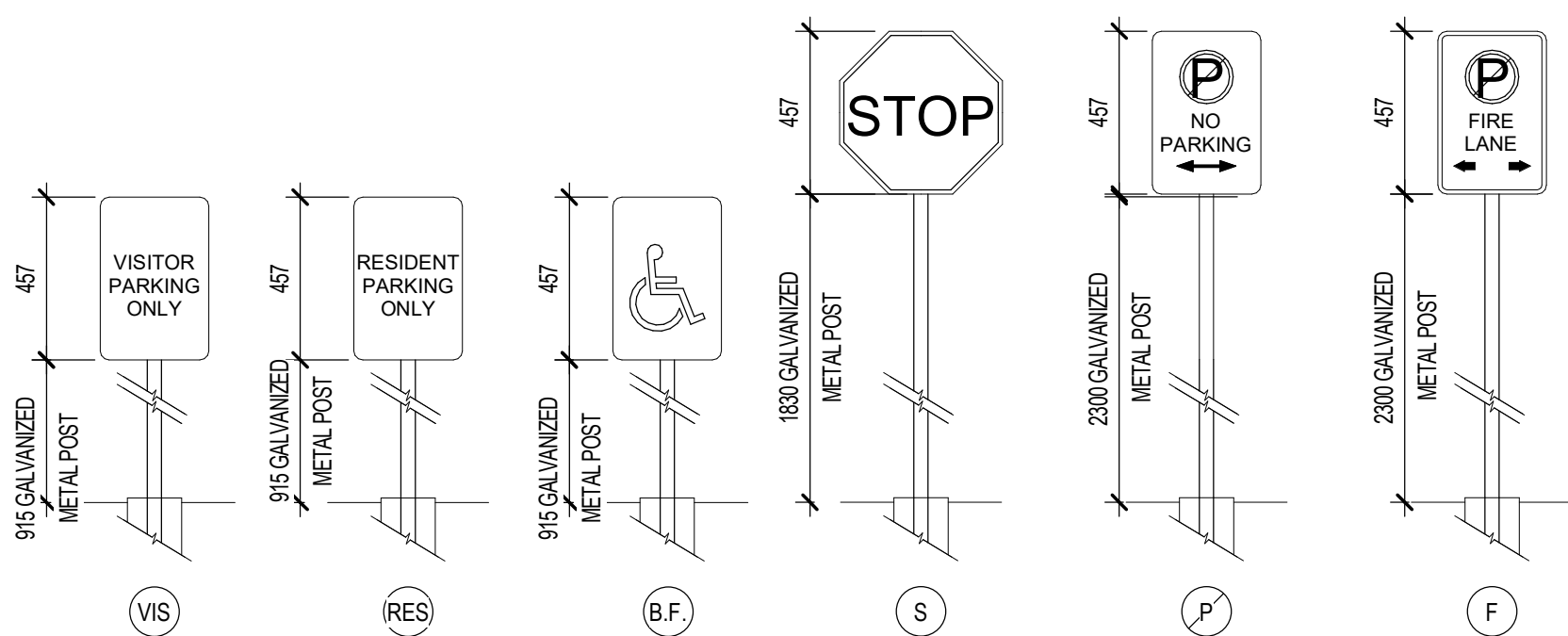
6 ROLLED CURB LANDSCAPE DETAIL
DP10-01-03 SCALE: 1:20



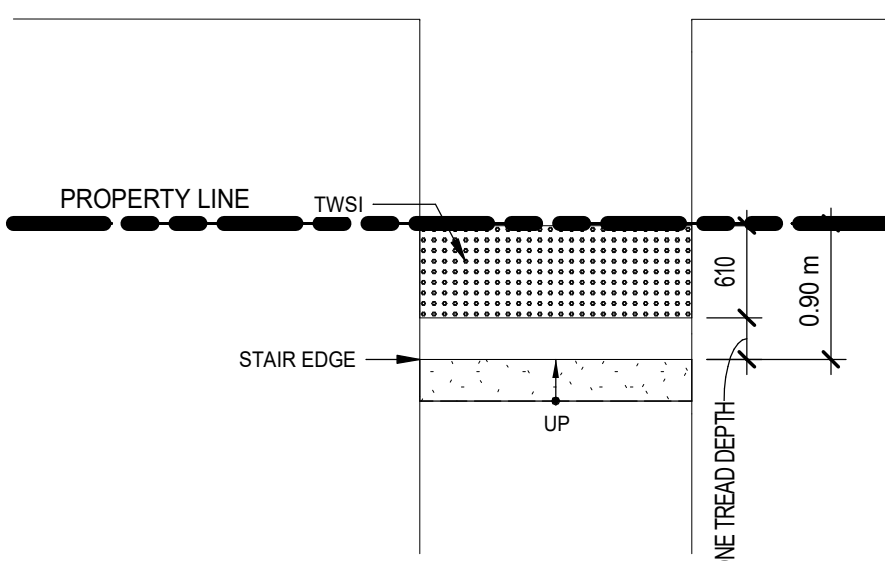
5 RAISED CURB LANDSCAPE DETAIL
DP10-01-03 SCALE: 1 : 20



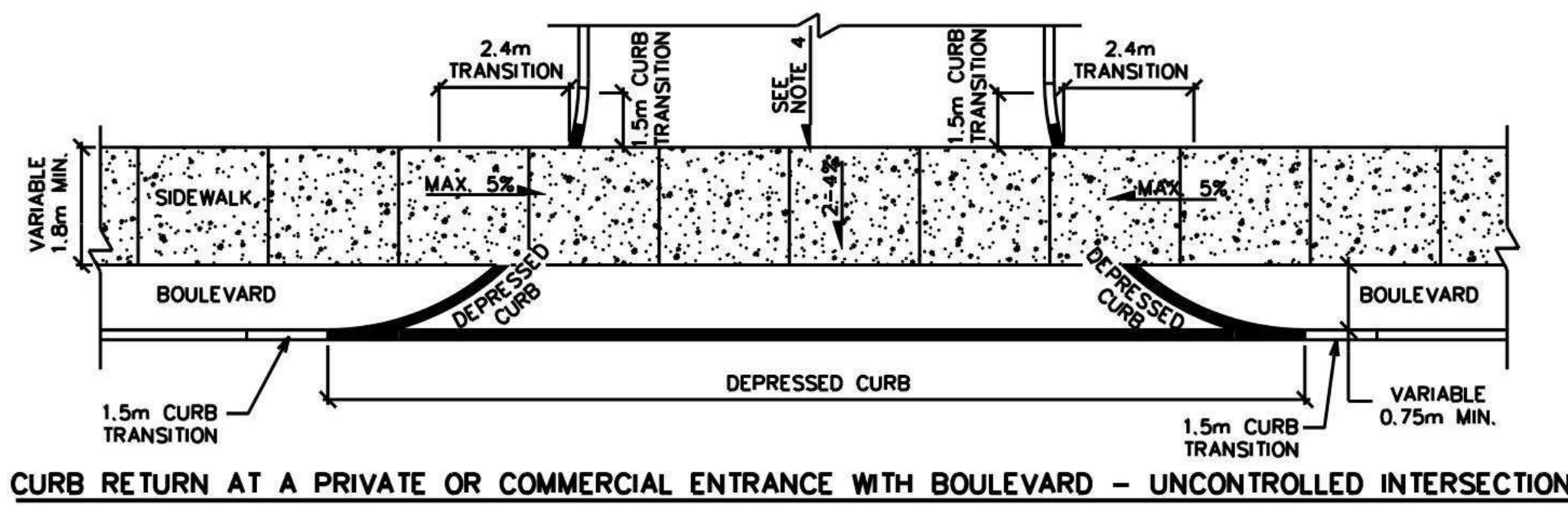
4 ROLLED CURB ASPHALT DETAIL
DP10-01-03 SCALE: 1 : 20



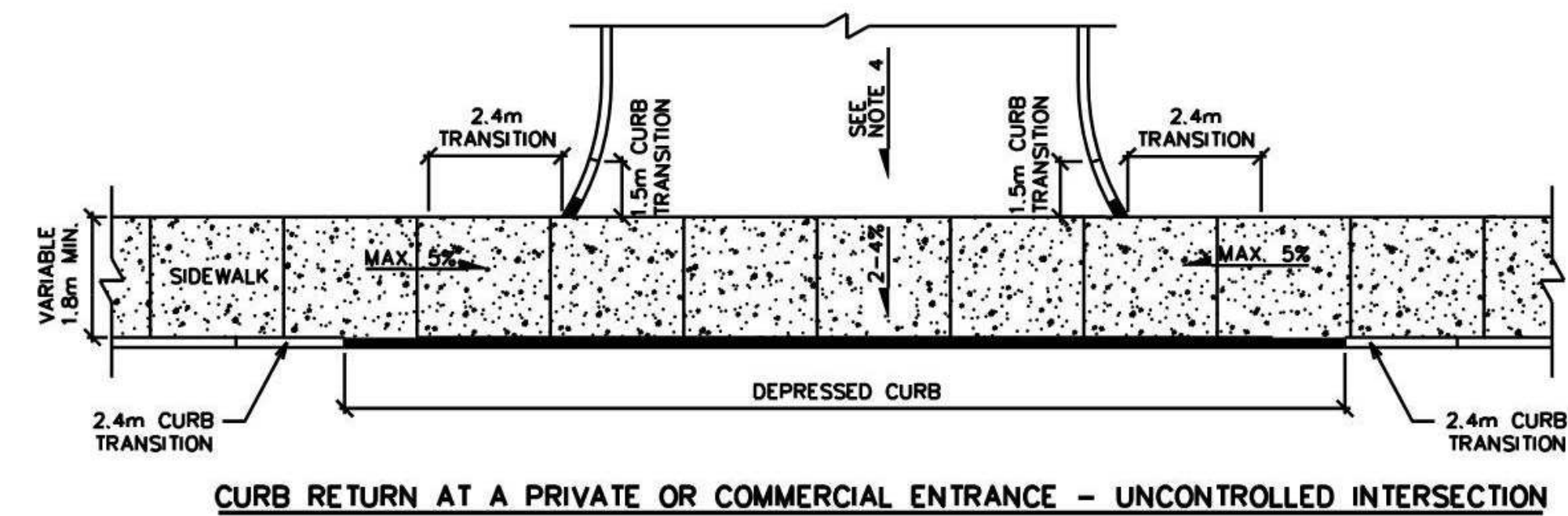
3 SITE SIGNAGE
DP10-01-03 SCALE: 1:20



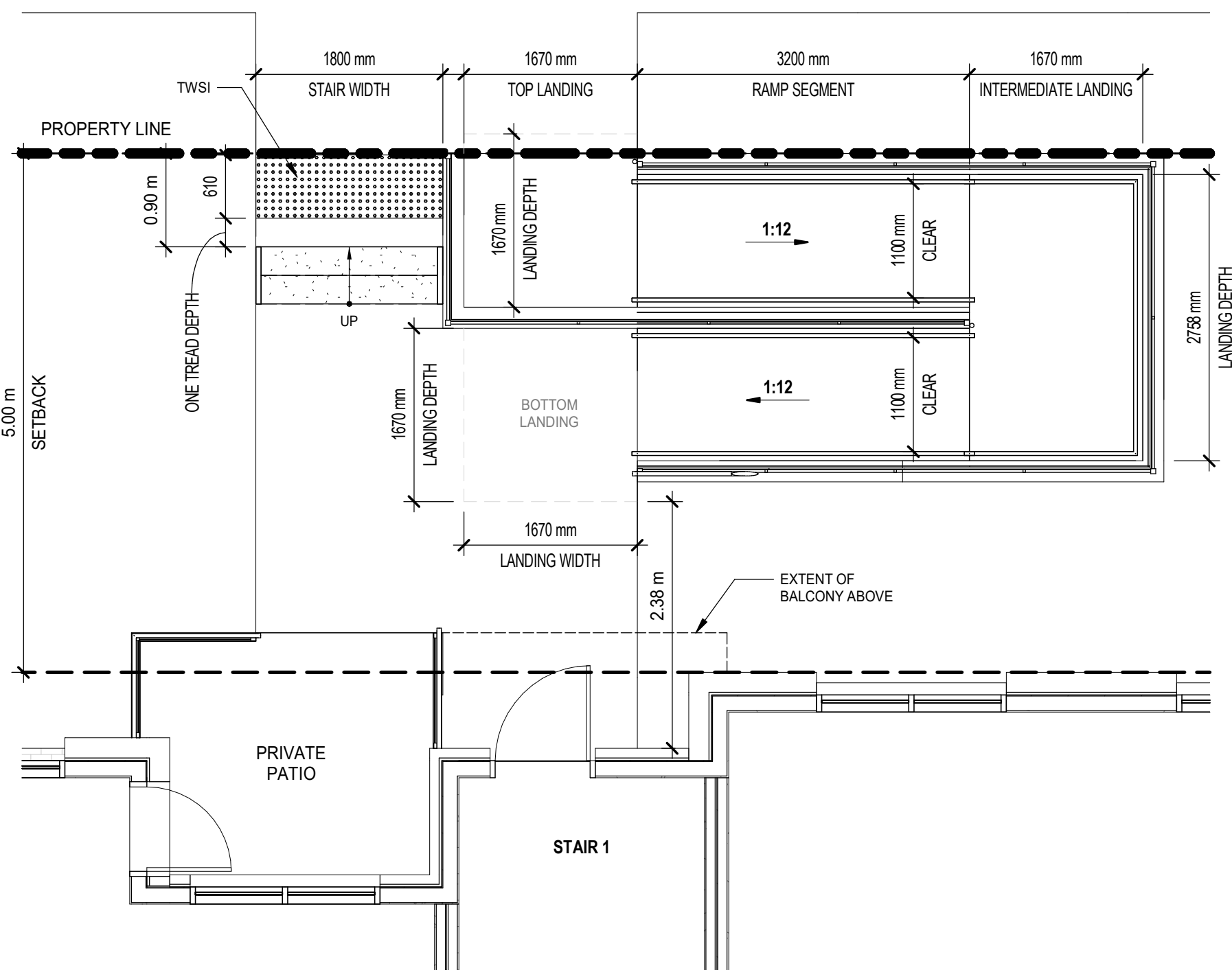
2 TYPICAL STAIR DETAIL GRADE-ORIENTED UNITS
DP10-01-03 SCALE: 1:50



CITY DETAIL SC7.1 BOULEVARD



CITY DETAIL SC7.1



EAST EGRESS EXIT STAIR & RAMP ENLARGED
PLAN - BUILDING C

1

DP10-01-03 SCALE: 1:50

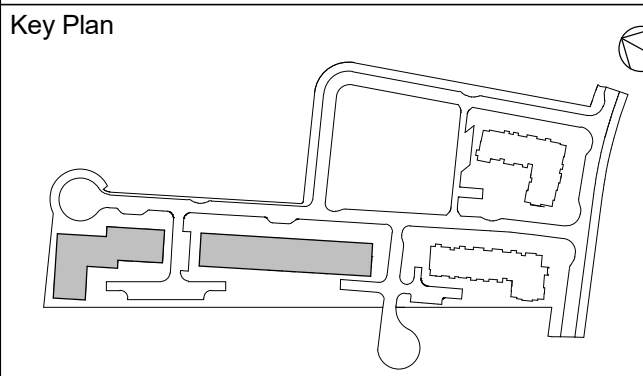
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2025-03-26	SPA SUBMISSION	C

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Project Component



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

Seal(s)



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Project Manager M.EISELEN	Drawn O.BREYTENBACH
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Client

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Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
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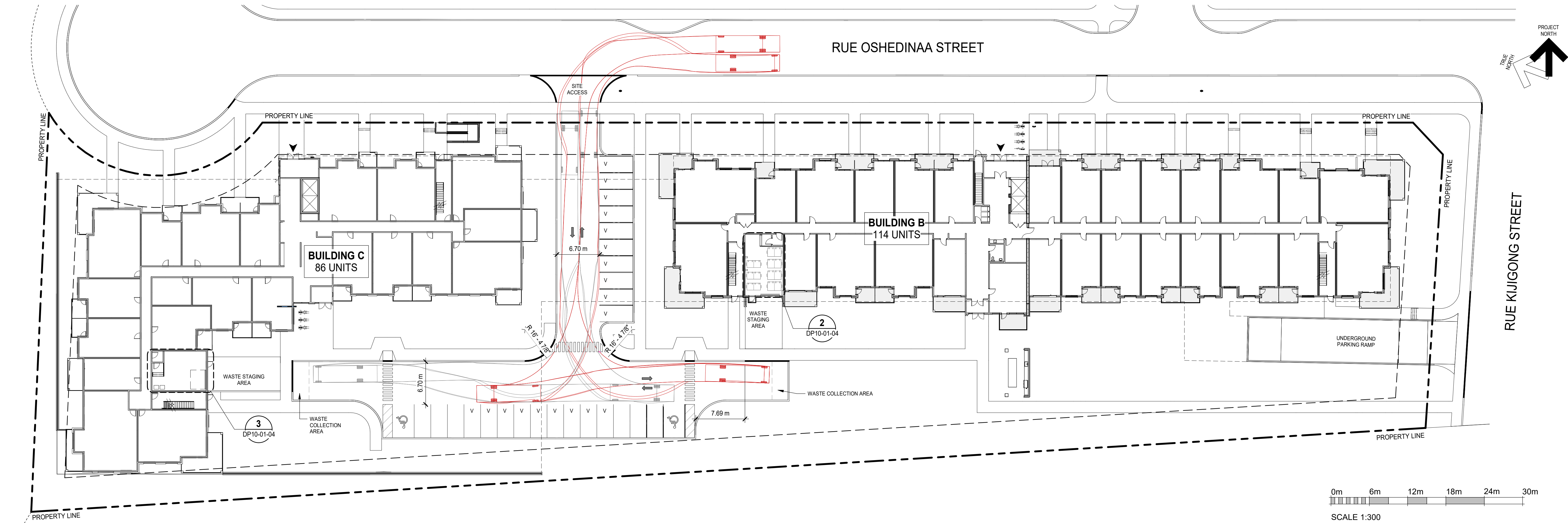
Drawing Title

**ENLARGED PLANS &
SITE DETAILS**

Scale

Project No.	
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Drawing No. **DP10-01-03**



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

WASTE COLLECTION LEGEND

- ▲ PRINCIPAL ENTRY
- DIRECTION OF TRAVEL
- SWEEP PATH - BUILDING B
- SWEEP PATH - BUILDING C

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.

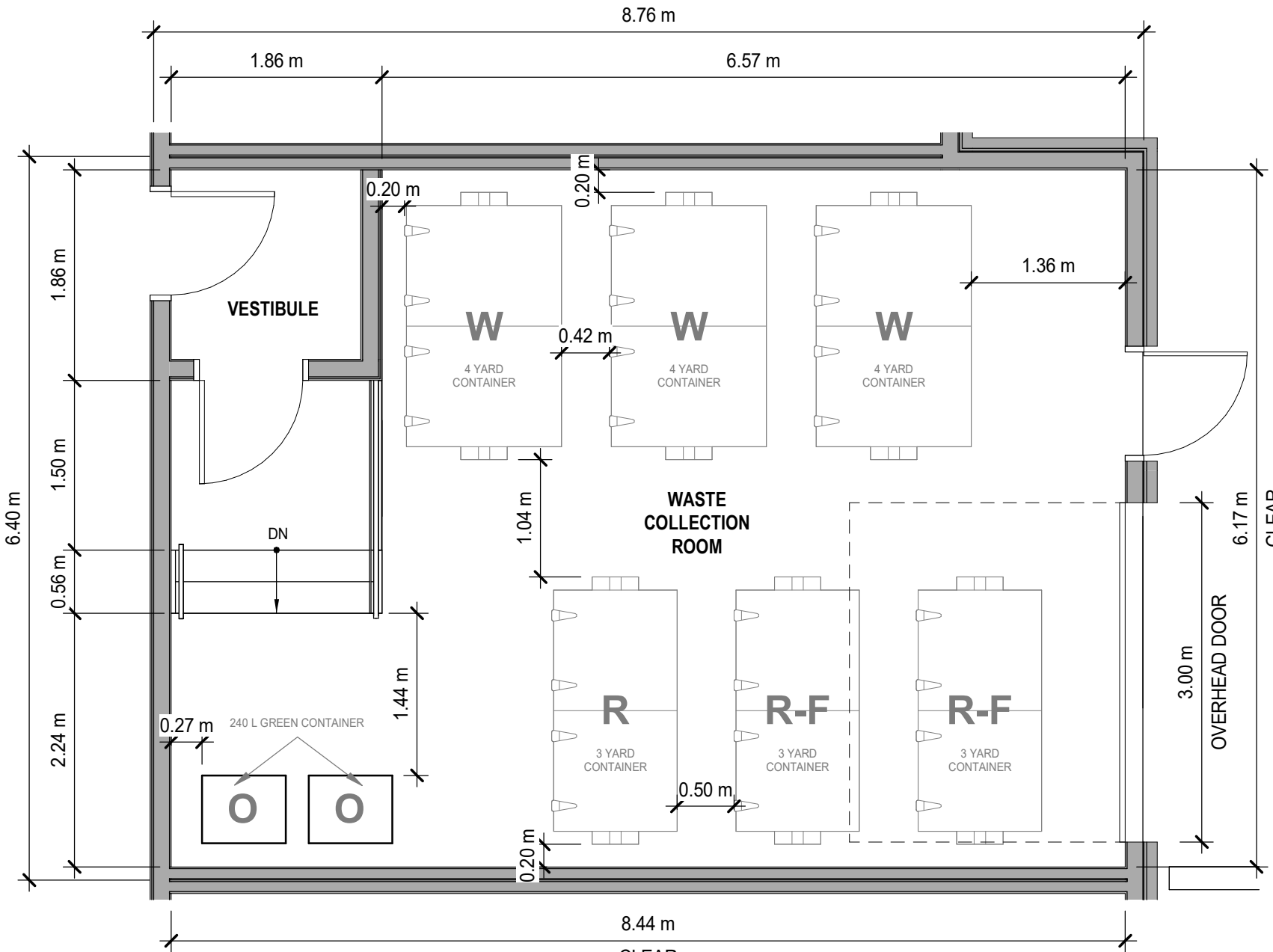
Reference

Ottawa Solid Waste Collection Design Guidelines						
STREAM	RATE	WIDTH	DEPTH	HEIGHT	REMARKS	
	SIZE	yd3/unit	mm	mm		
Garbage	-	0.053				Compacted
Garbage	4yd3	0.110	2134	1372	1422	Loose
Recycling	3 yd3	0.018	2134	1092	1219	Glass-Metal-Plastic
Recycling	3yd3	0.038	2134	1092	1219	Fibre
Organics	240 L	-	622	698	1070	1 bin/50 units

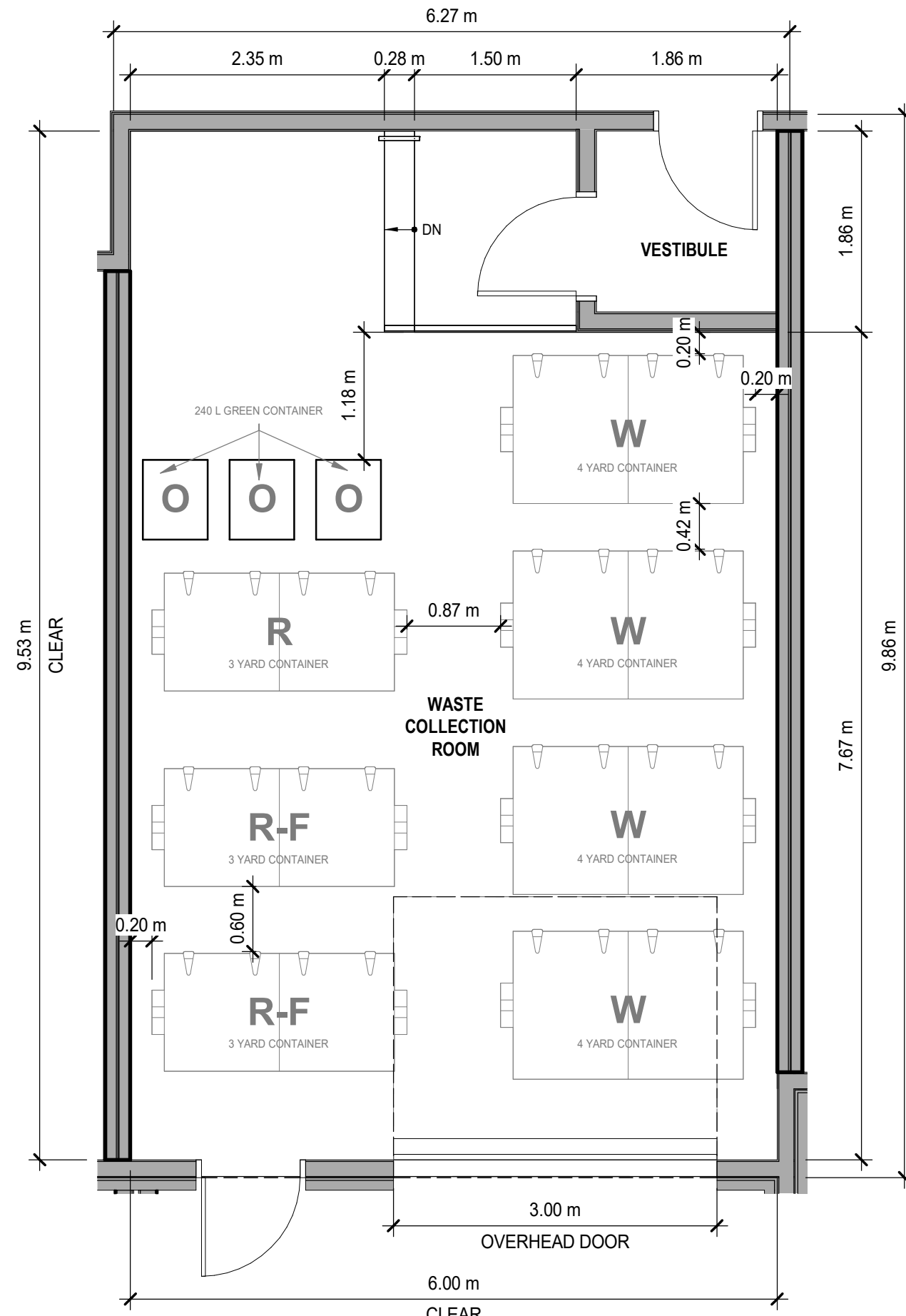
Recycling, Organics & Waste Bin Calculation

BUILDING B		114						
STREAM		RATE YD3/UNIT	WASTE YD3	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

BUILDING C		86						
STREAM		RATE YD3/UNIT	WASTE YD3	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

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

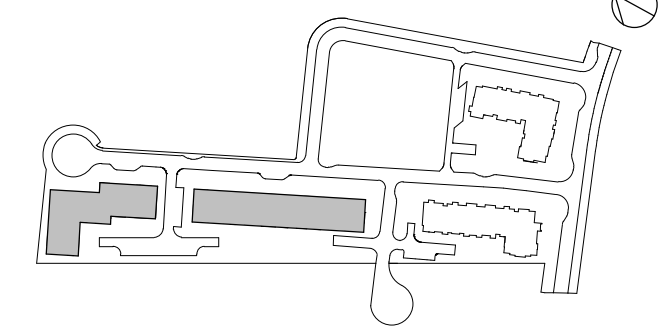
Rohit
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



Consultants

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

Seal(s)



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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

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1 UNDERGROUND BICYCLE STORAGE - 1
DP10-01-05 SCALE: 1:50

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Seal(s)



The seal is circular with a dotted border. Inside the border, the text "ONTARIO ASSOCIATION" is at the top and "OF ARCHITECTS" is in the center. A blue ink signature is written across the center. Below the signature, the text "JONATHAN D. HUGHES" and "LICENCE 5674" are printed.

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

Drawing No. **DP10-01-05**



LOOKING NW TOWARDS BUILDING B



LOOKING SE TOWARDS BUILDING B



LOOKING SW TOWARDS BUILDING C



LOOKING NW TOWARDS BUILDING B - MAIN ENTRANCE



LOOKING NE TOWARDS BUILDING C

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.

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

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SITE PLAN CONTROL APPLICATION
Key Plan

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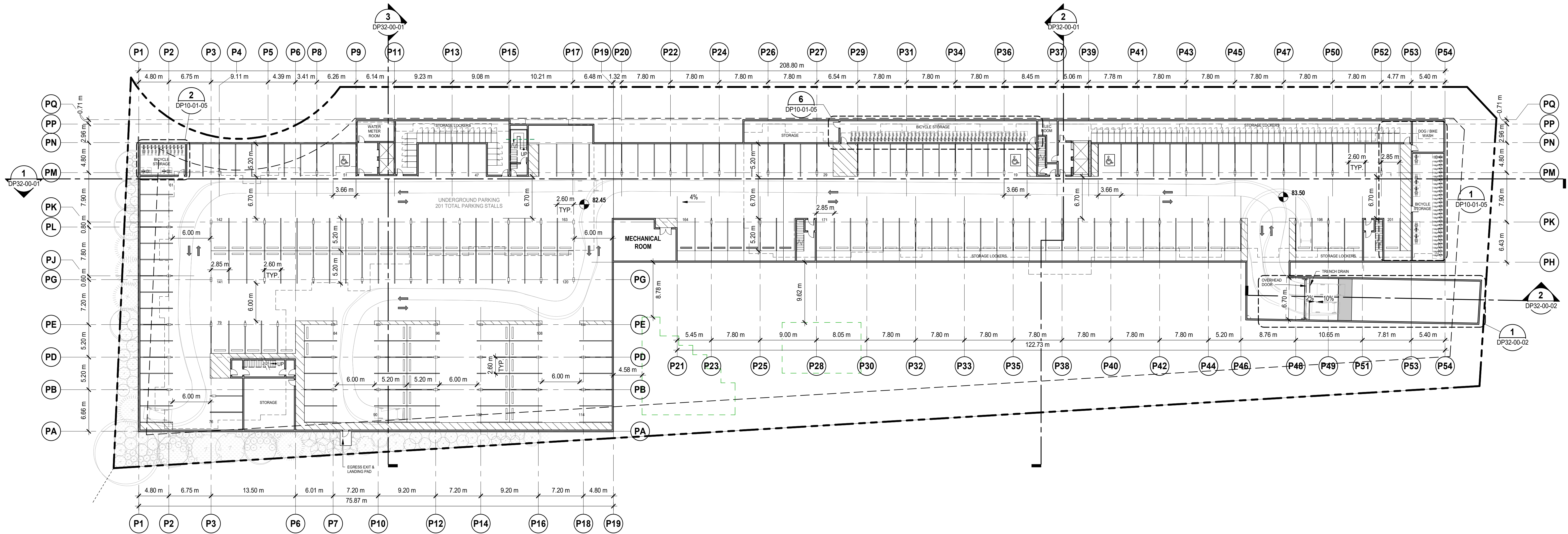
550 91 ST SW #101, EDMONTON, AB, T6X 0V1

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

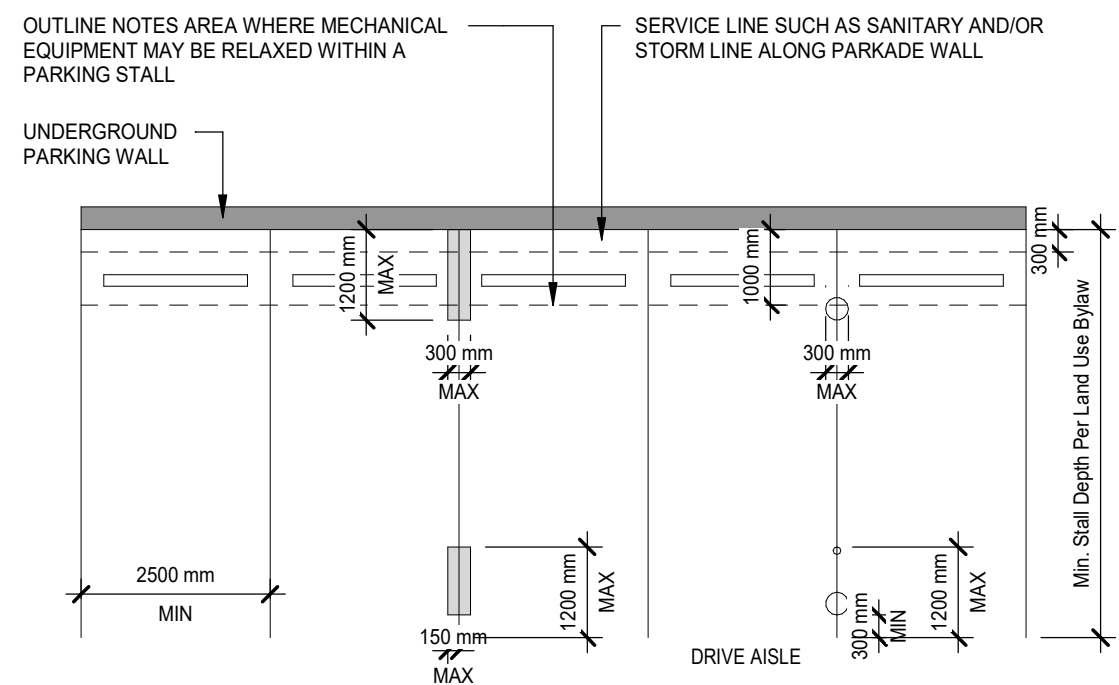
Drawing Title
RENDERED VIEWS

Scale	As indicated
Project No.	NCCA22-0243
Drawing No.	DP10-03-01

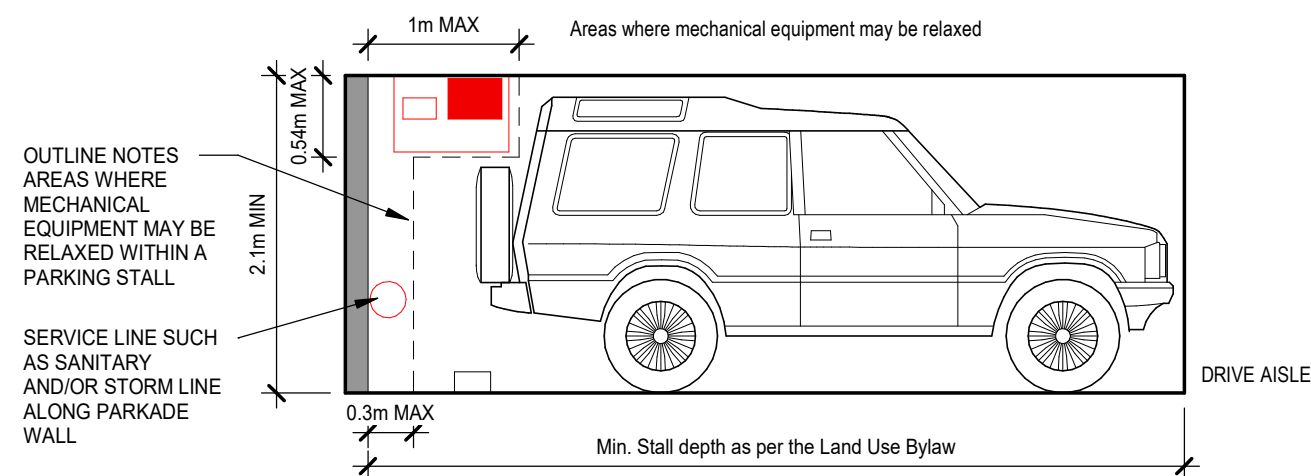
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B1 Title Block - R18 Rev_ (Sept/19) Copyright © 2019



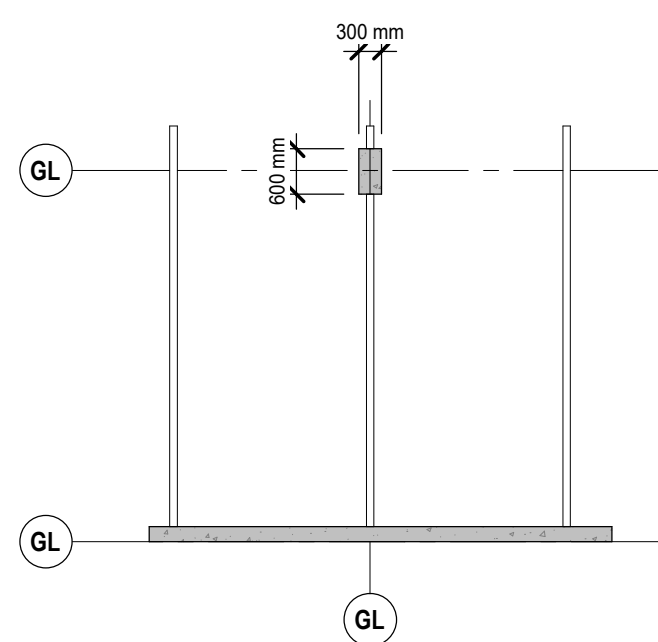
1 UNDERGROUND PARKING PLAN
DP20-00-01 SCALE: 1 : 300



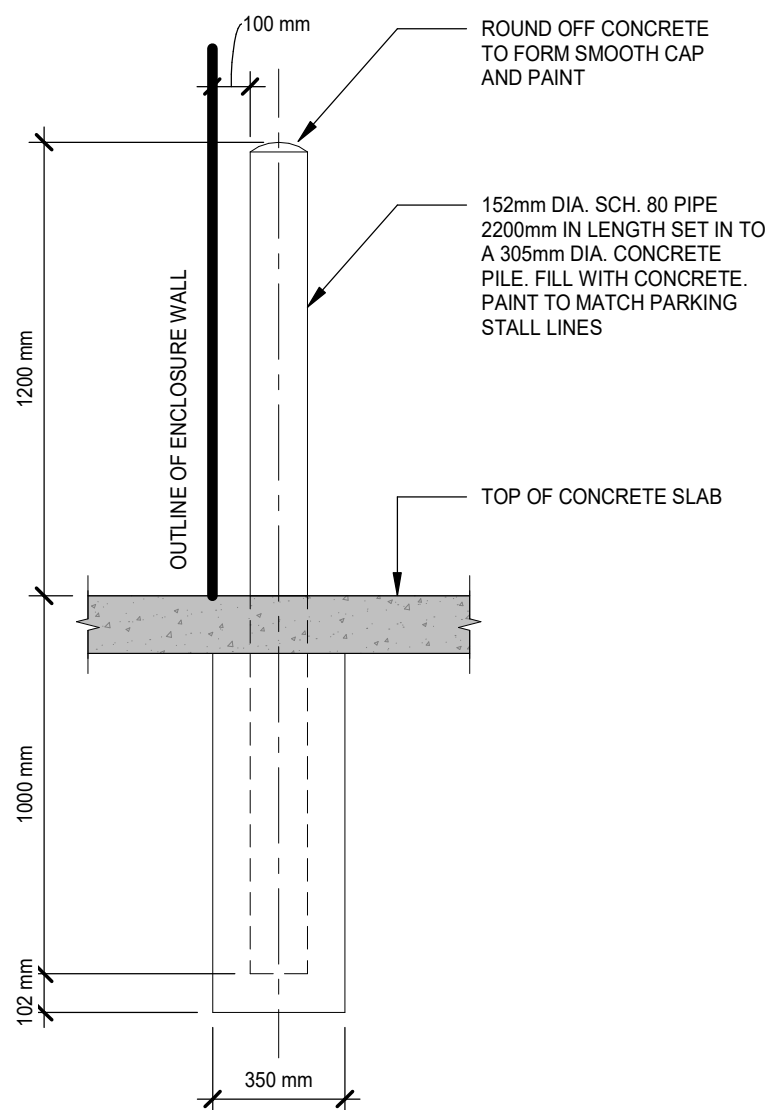
2 VOLUMETRIC ENCROACHMENT PLAN DIAGRAM (TYPICAL)
DP20-00-01 SCALE: 1 : 100



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

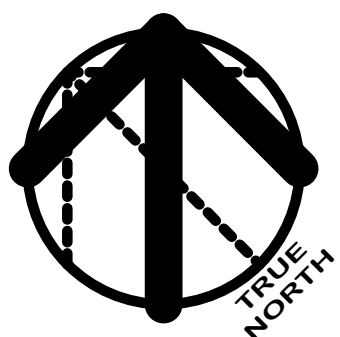


4 TYPICAL COLUMN MEASUREMENTS
DP20-00-01 SCALE: 1 : 100



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.



DATE	ISSUED FOR	REV
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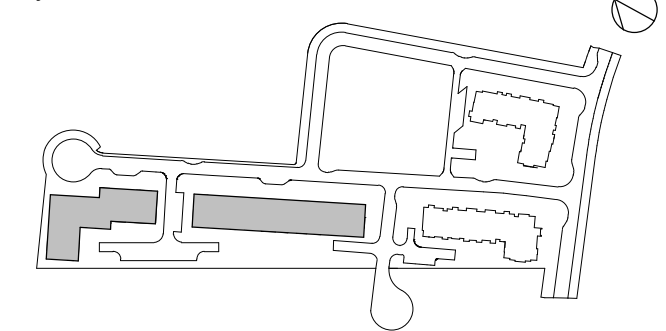
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



Consultants

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

Seal(s)



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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
UNDERGROUND PARKING PLAN

Scale

As indicated

Project No.

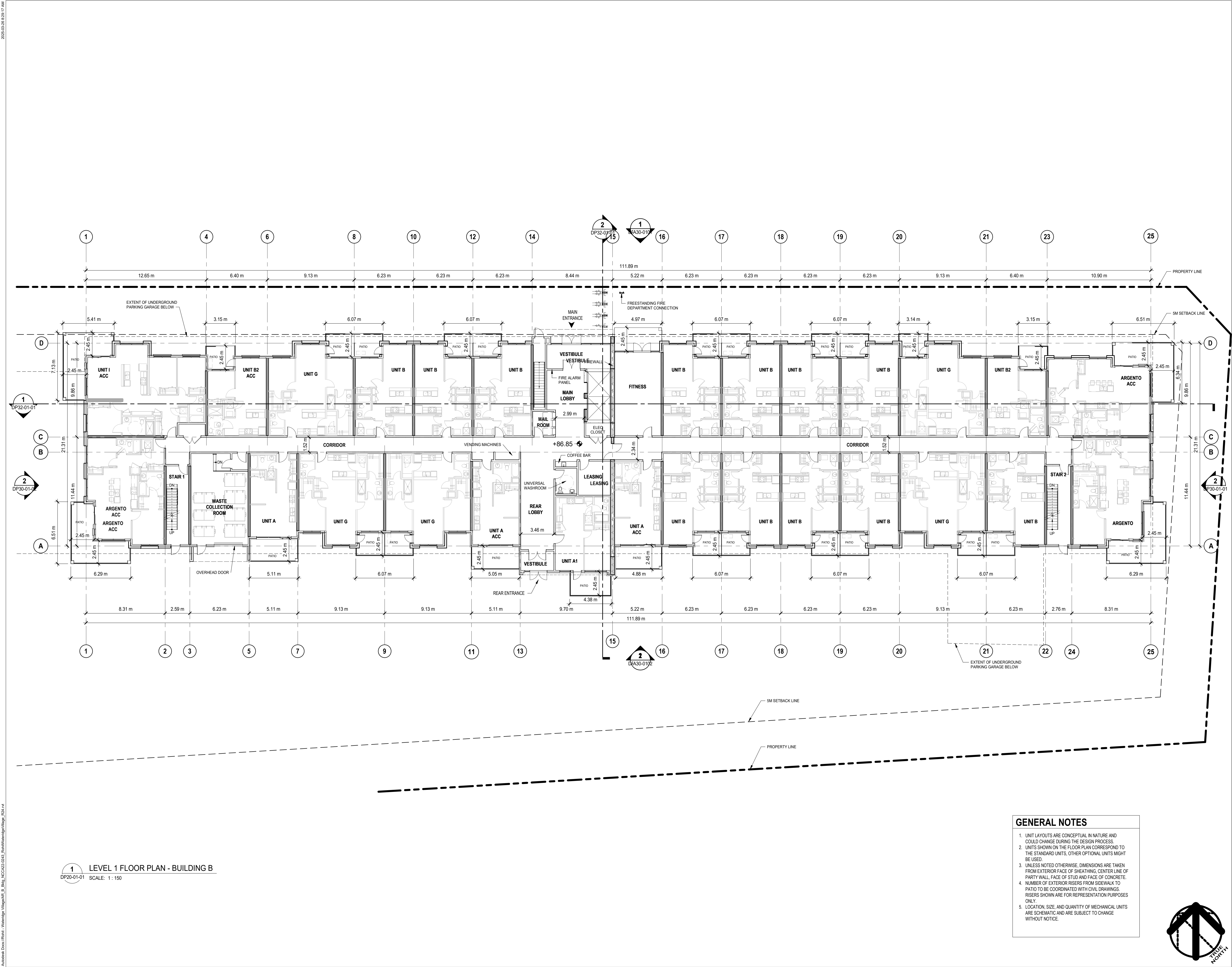
NCCA22-0243

Drawing No.

DP20-00-01

FILE # D07-12-24-0126

PLAN# 19211



DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

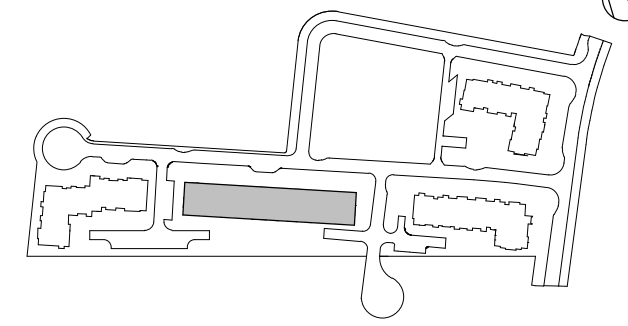
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



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Structural: TBD
Mechanical: Goodkey, Weedmark & Associates Ltd.
Electrical: Goodkey, Weedmark & Associates Ltd.
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 1 FLOOR PLAN
BUILDING B**

Scale

As indicated

Project No.

NCCA22-0243

Drawing No.

DP20-01-01

B1 Title Block - R18 Rev. (Sept/19) Copyright © 2019

PLAN# 19211

FILE # D07-12-24-0126



1. UNIT LAYOUTS ARE CONCEPTUAL IN NATURE AND 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. 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.
5. LOCATION, SIZE, AND QUANTITY OF MECHANICAL UNITS ARE SCHEMATIC AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

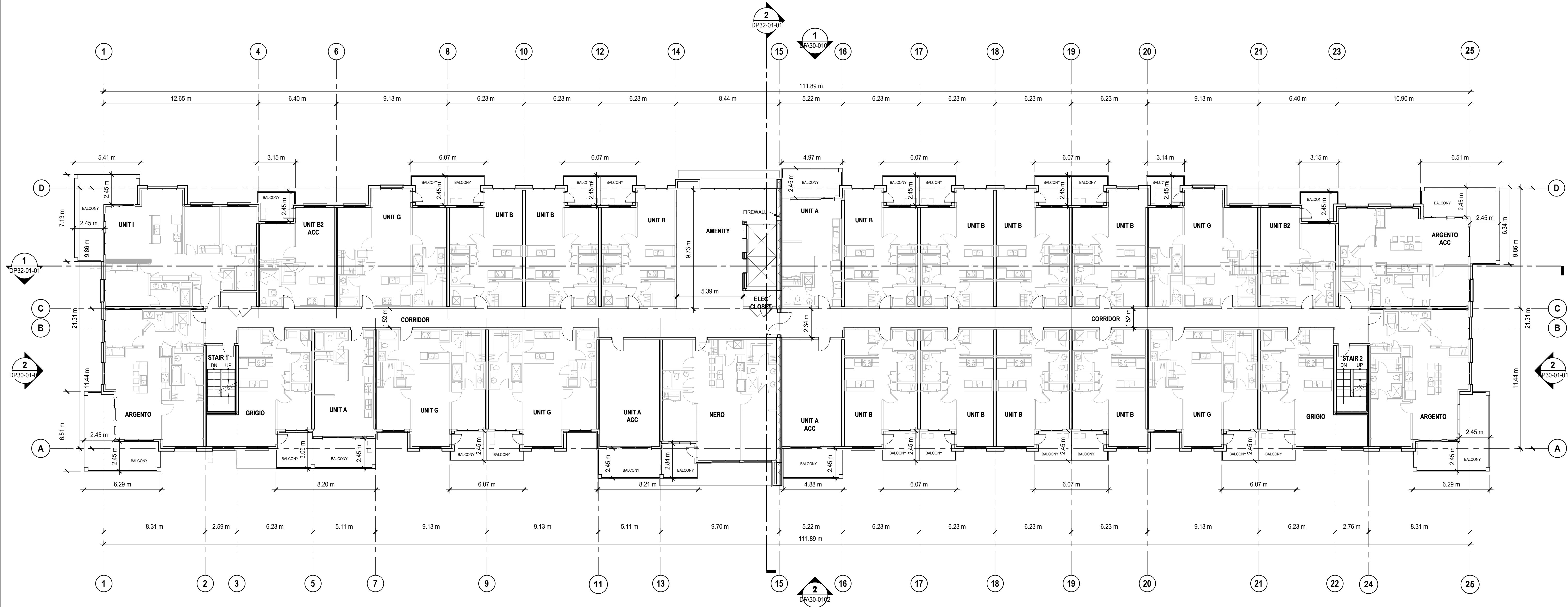


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Drawing No. **DP20-01-02**



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

- GENERAL NOTES**
- UNIT LAYOUTS ARE CONCEPTUAL IN NATURE AND COULD CHANGE DURING THE DESIGN PROCESS.
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2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

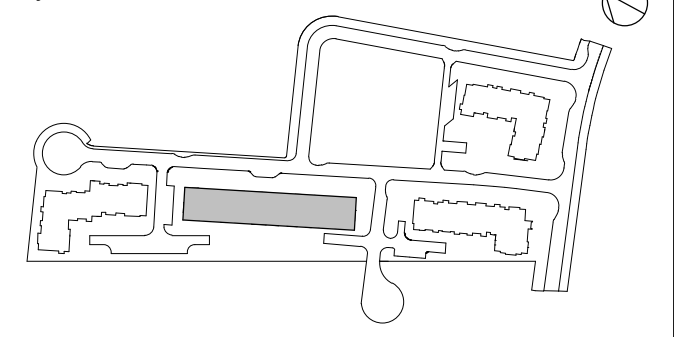
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Project Component
SITE PLAN CONTROL APPLICATION

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.

Seal(s)



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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

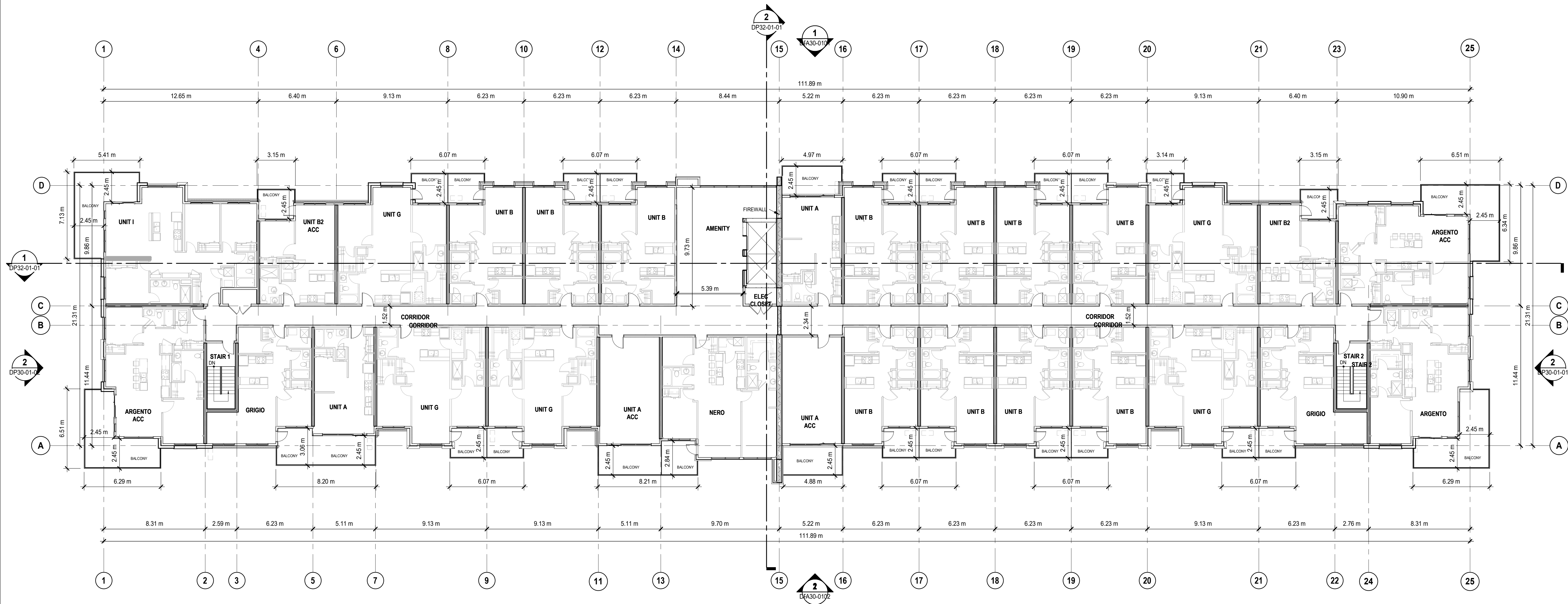
125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
**LEVEL 3 FLOOR PLAN
BUILDING B**

Scale
As indicated

Project No.
NCCA22-0243

Drawing No.
DP20-01-03



1 LEVEL 4 FLOOR PLAN - BUILDING B

DP20-01-04 SCALE: 1:150

GENERAL NOTES

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2025-03-26	SPA SUBMISSION	C

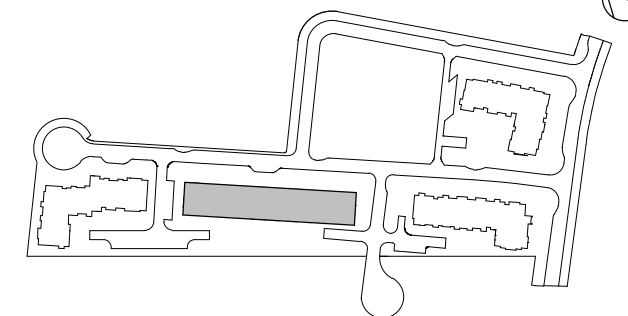
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



Consultants

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Structural: TBD
Mechanical: Goodkey, Weedmark & Associates Ltd.
Electrical: Goodkey, Weedmark & Associates Ltd.
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Client

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Project

**Wateridge Village Block
6**

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title

**LEVEL 4 FLOOR PLAN
BUILDING B**

Scale

As indicated

Project No.

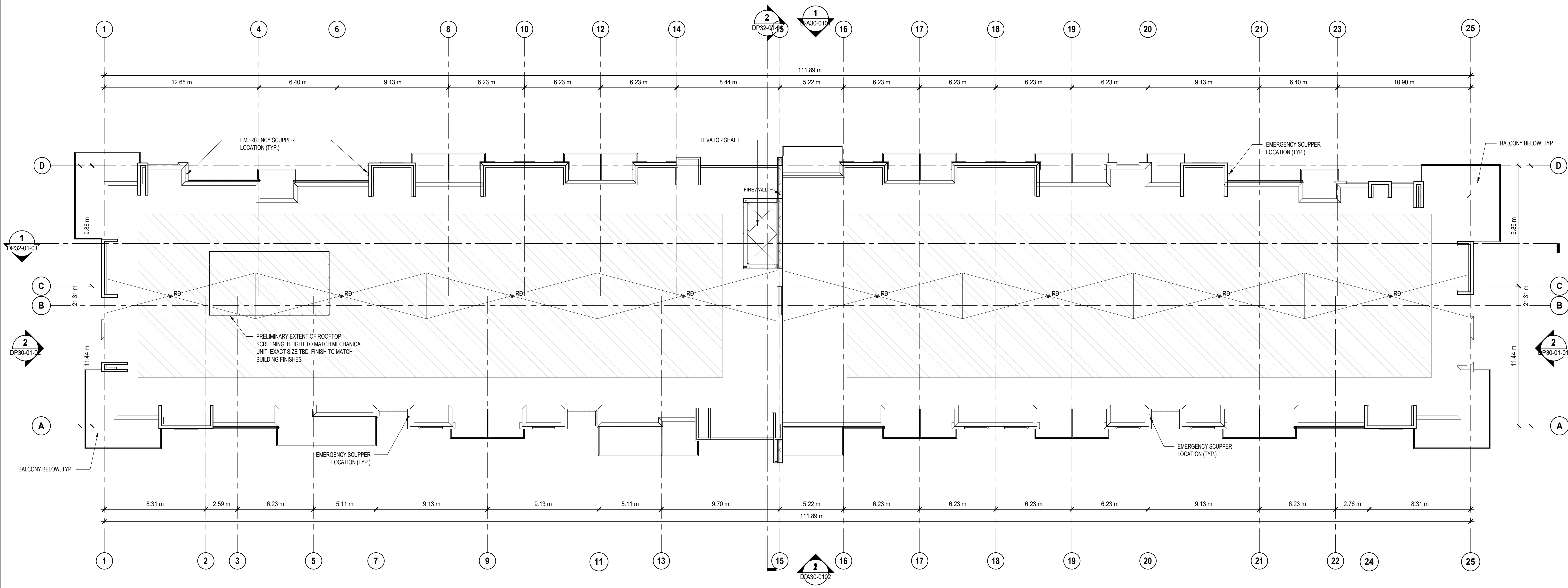
NCCA22-0243

Drawing No.

DP20-01-04

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PLAN# 19211



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

GENERAL NOTES	
1.	UNIT LAYOUTS ARE CONCEPTUAL IN NATURE AND COULD CHANGE DURING THE DESIGN PROCESS.
2.	UNITS SHOWN ON THE FLOOR PLAN CORRESPOND TO THE STANDARD UNITS, OTHER OPTIONAL UNITS MIGHT BE USED.
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2025-03-26	SPA SUBMISSION	C

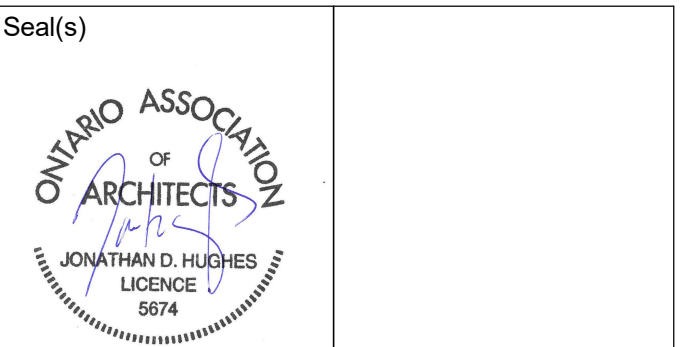
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Project Component
SITE PLAN CONTROL APPLICATION
Key Plan

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



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Project Leader O. BREYTENBACH	Checked E. FAULKNER

Client
ROHIT COMMUNITIES

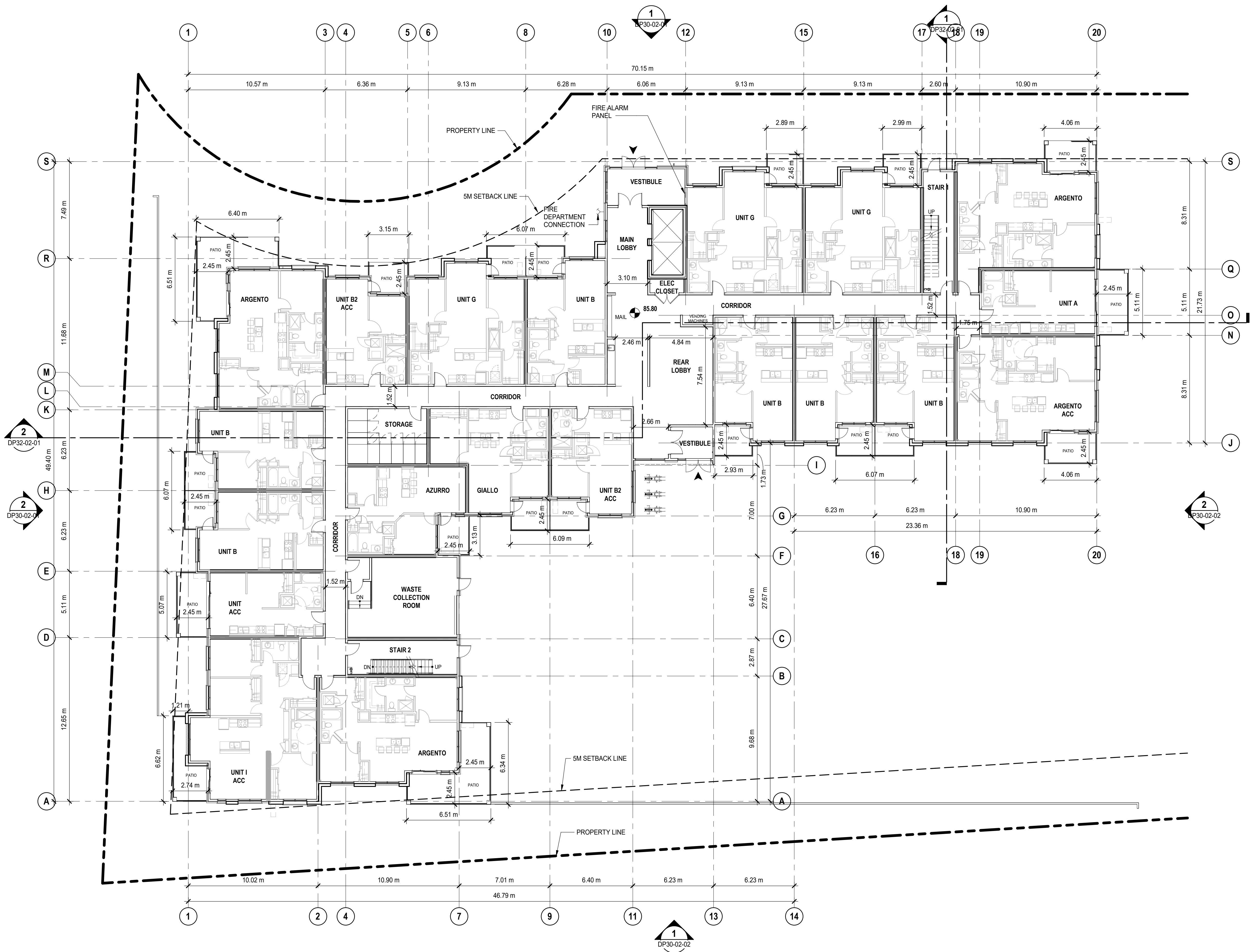
550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
ROOF PLAN BUILDING B

Scale	As indicated
Project No.	NCCA22-0243
Drawing No.	DP20-01-05



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

GENERAL NOTES

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2025-03-26	SPA SUBMISSION	C

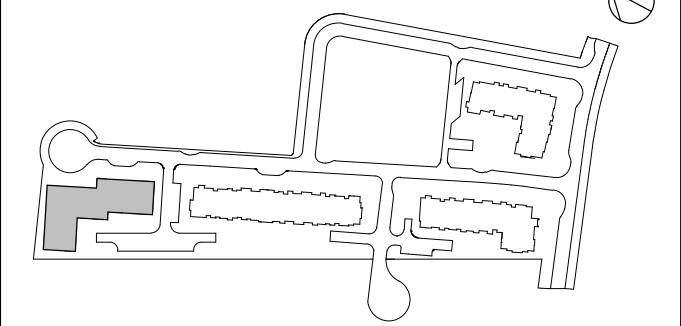
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ROHIT COMMUNITIES

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

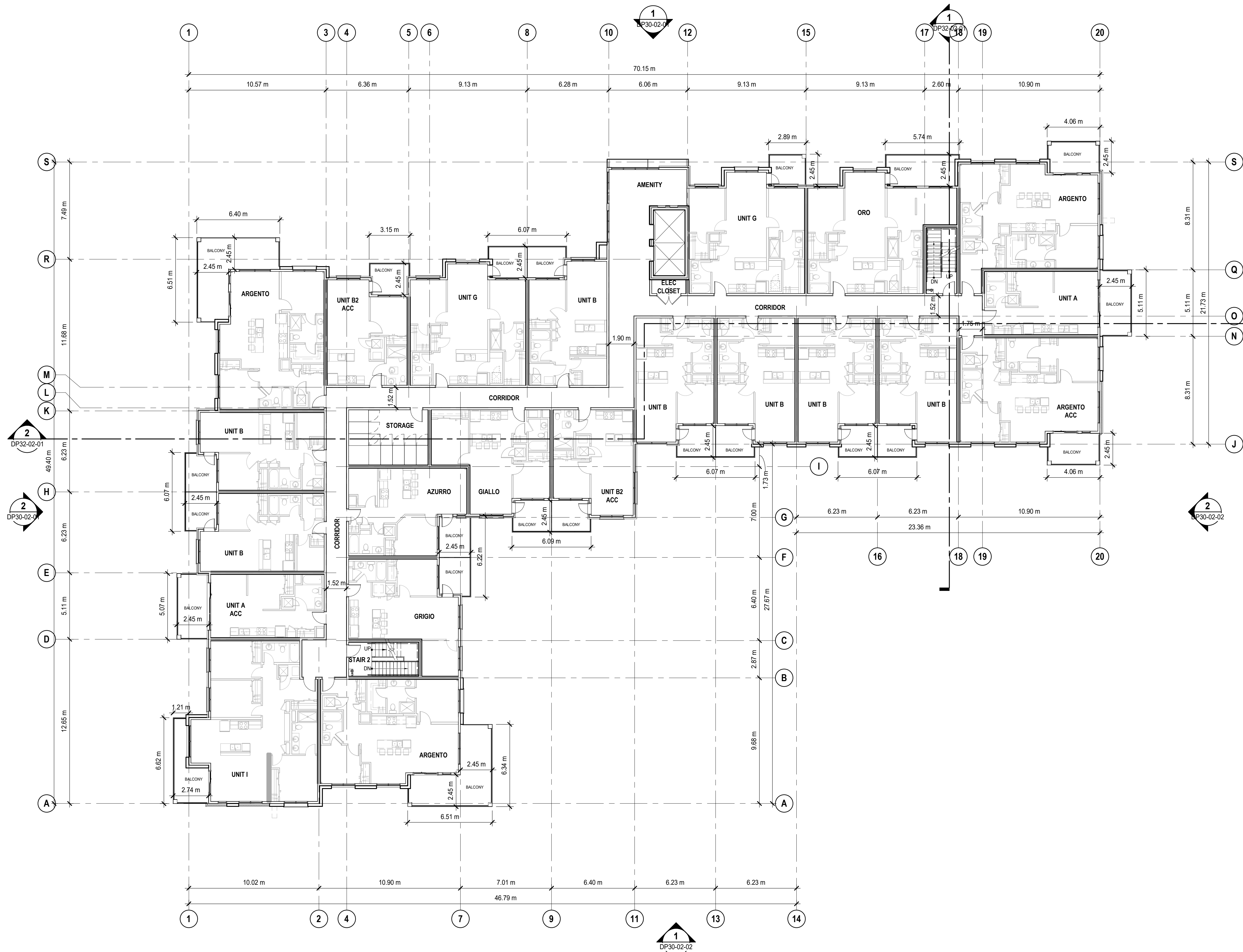
Drawing No.

DP20-02-01

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PLAN# 19211

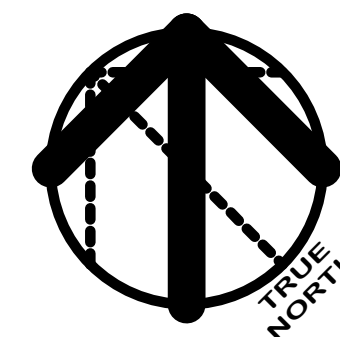
FILE # D07-12-24-0126



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

GENERAL NOTES

1. UNIT LAYOUTS ARE CONCEPTUAL IN NATURE AND 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. 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.
5. LOCATION, SIZE, AND QUANTITY OF MECHANICAL UNITS ARE SCHEMATIC AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.



DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

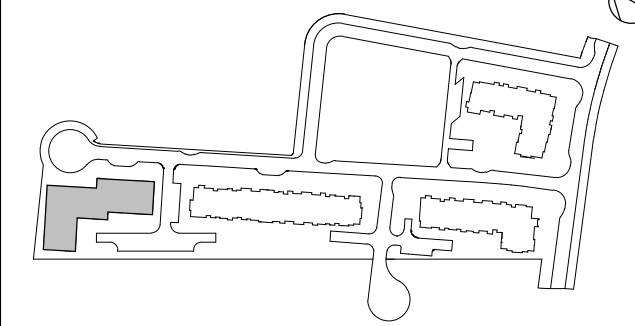
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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

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: TBD
Electrical: TBD
Owner: Rohit at Wateridge 6 Ltd.

Seal(s)



NORR

NORR Architects & Engineers Limited

55 Murray Street, Suite 600
Ottawa, ON, Canada K1N 5M3
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 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
**LEVEL 2 FLOOR PLAN
BUILDING C**

Scale

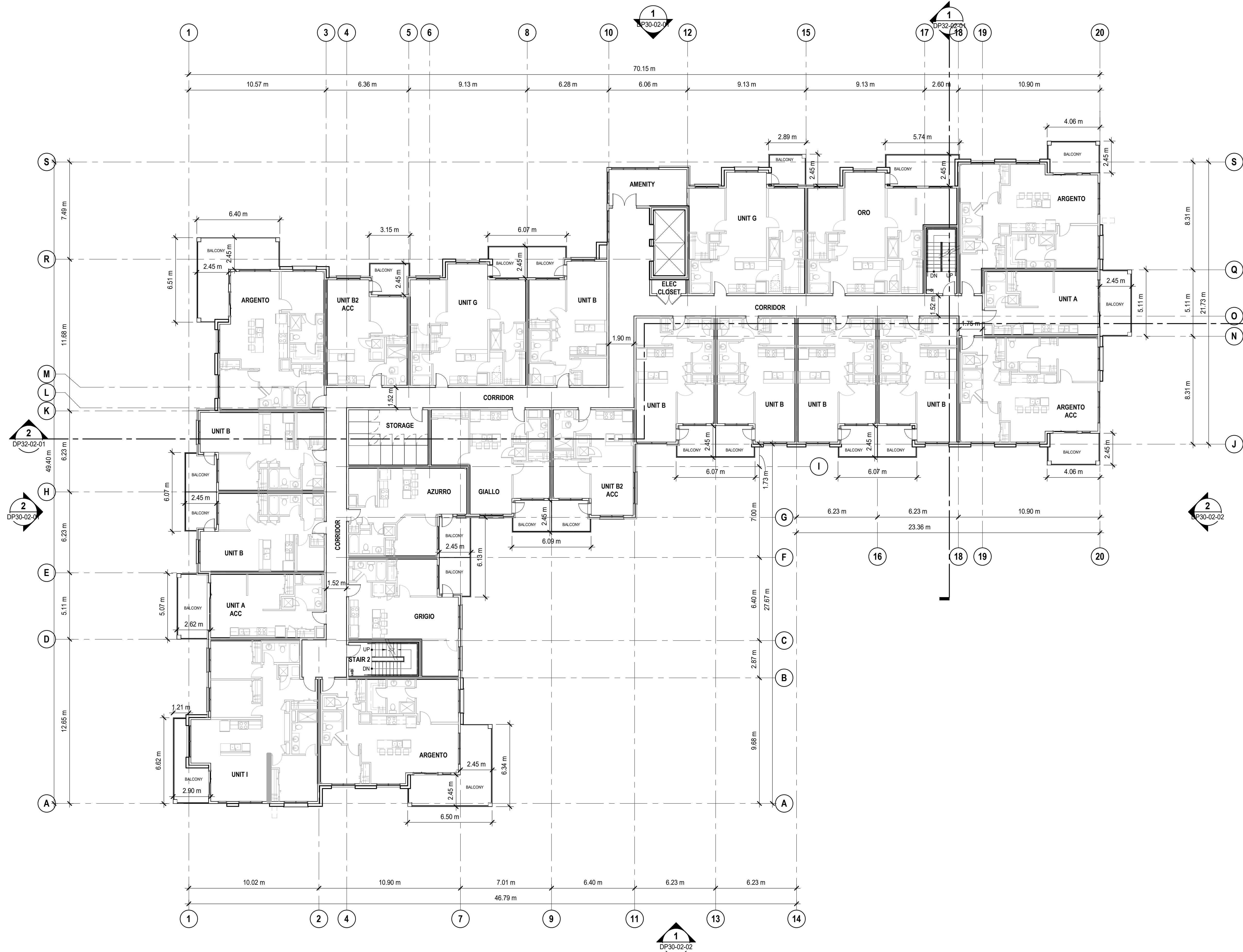
As indicated

Project No.

NCCA22-0243

Drawing No.

DP20-02-02



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

GENERAL NOTES

1. UNIT LAYOUTS ARE CONCEPTUAL IN NATURE AND COULD CHANGE DURING THE DESIGN PROCESS.
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2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

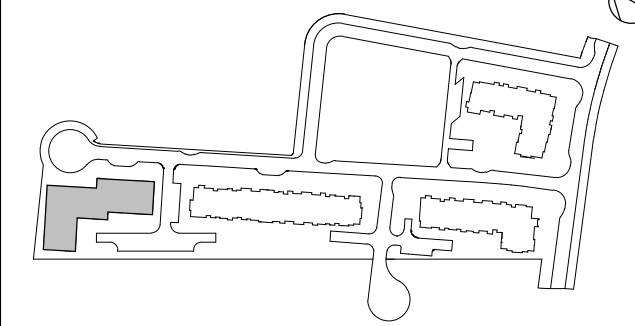
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



Consultants

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

Seal(s)



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Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
**LEVEL 3 FLOOR PLAN
BUILDING C**

Scale

As indicated

Project No.

NCCA22-0243

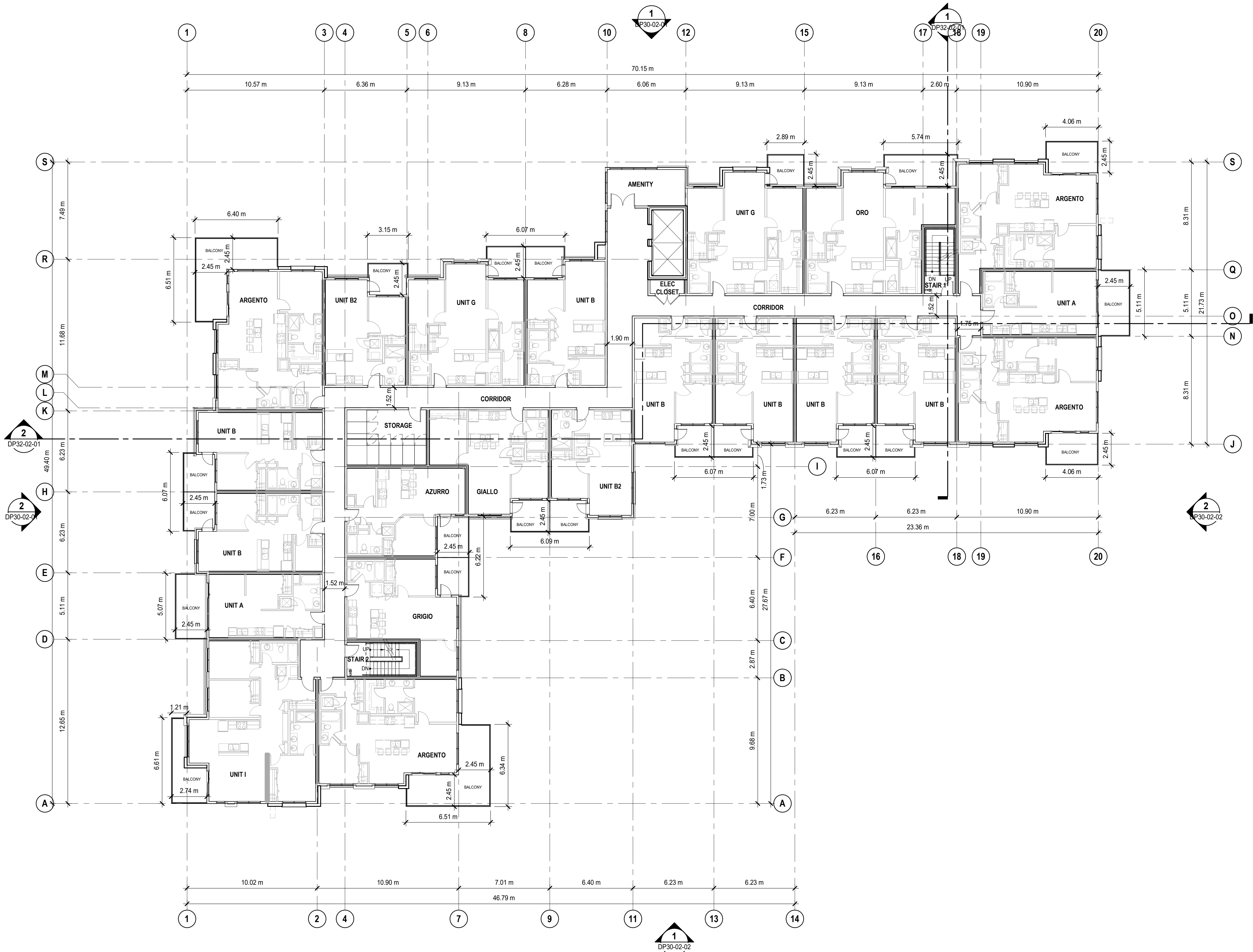
Drawing No.

DP20-02-03

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PLAN# 19211

FILE # D07-12-24-0126



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

GENERAL NOTES

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2025-03-26	SPA SUBMISSION	C

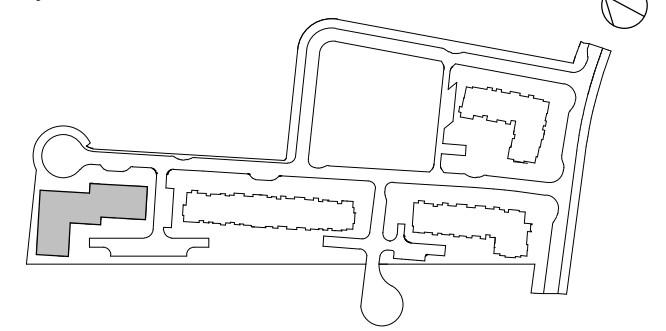
Rohit[™]
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



Consultants

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

Seal(s)



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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

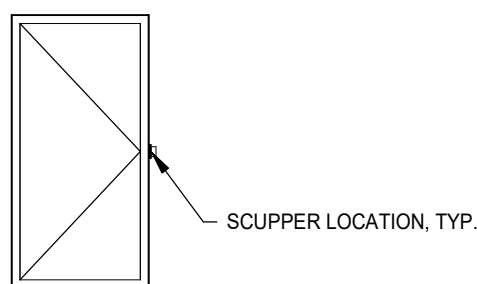
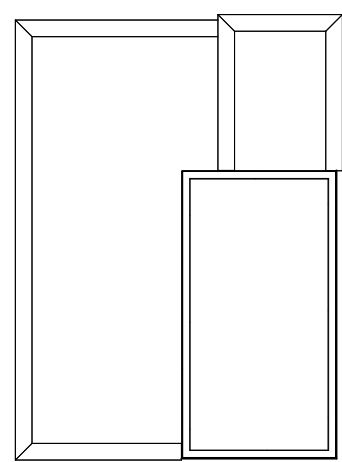
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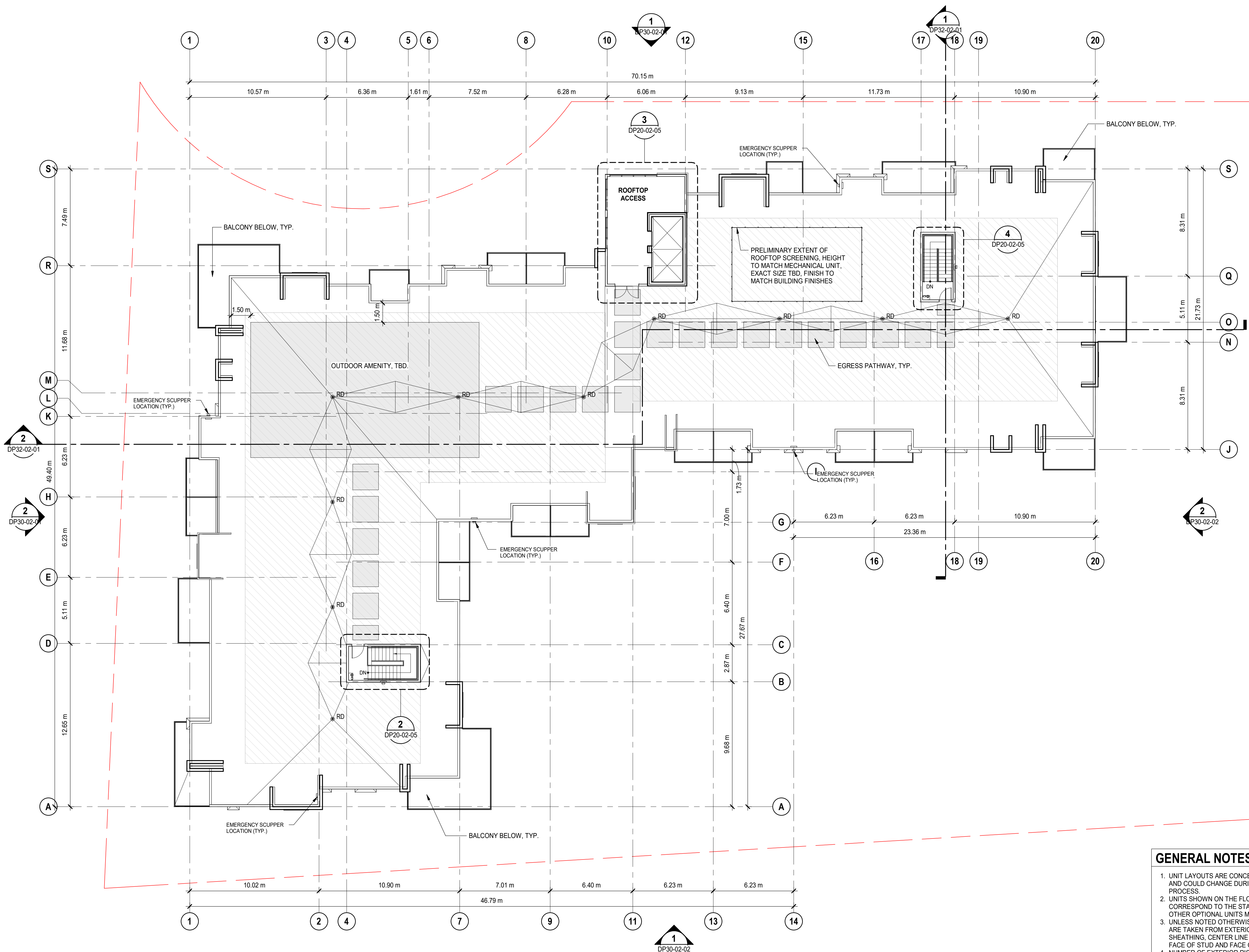
Drawing No.

DP20-02-04

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



1 ROOF PLAN - BUILDING C
DP20-02-05 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

RD ROOF DRAIN

PROPERTY LINE

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

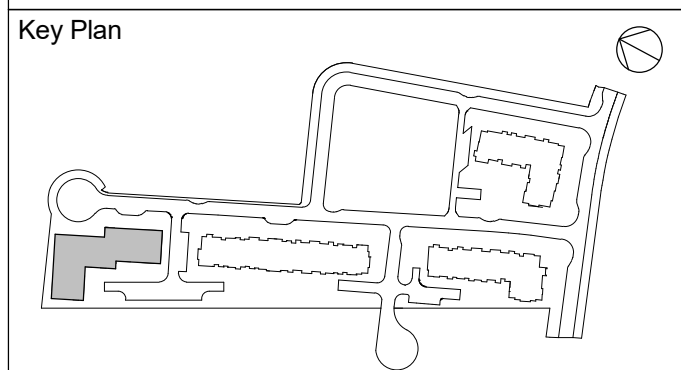
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Project Component

Key Plan



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.

Seal(s)



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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

STRAW, ON

Drawing Title
ROOF PLAN BUILDING C

Scale

As indicated

Project No

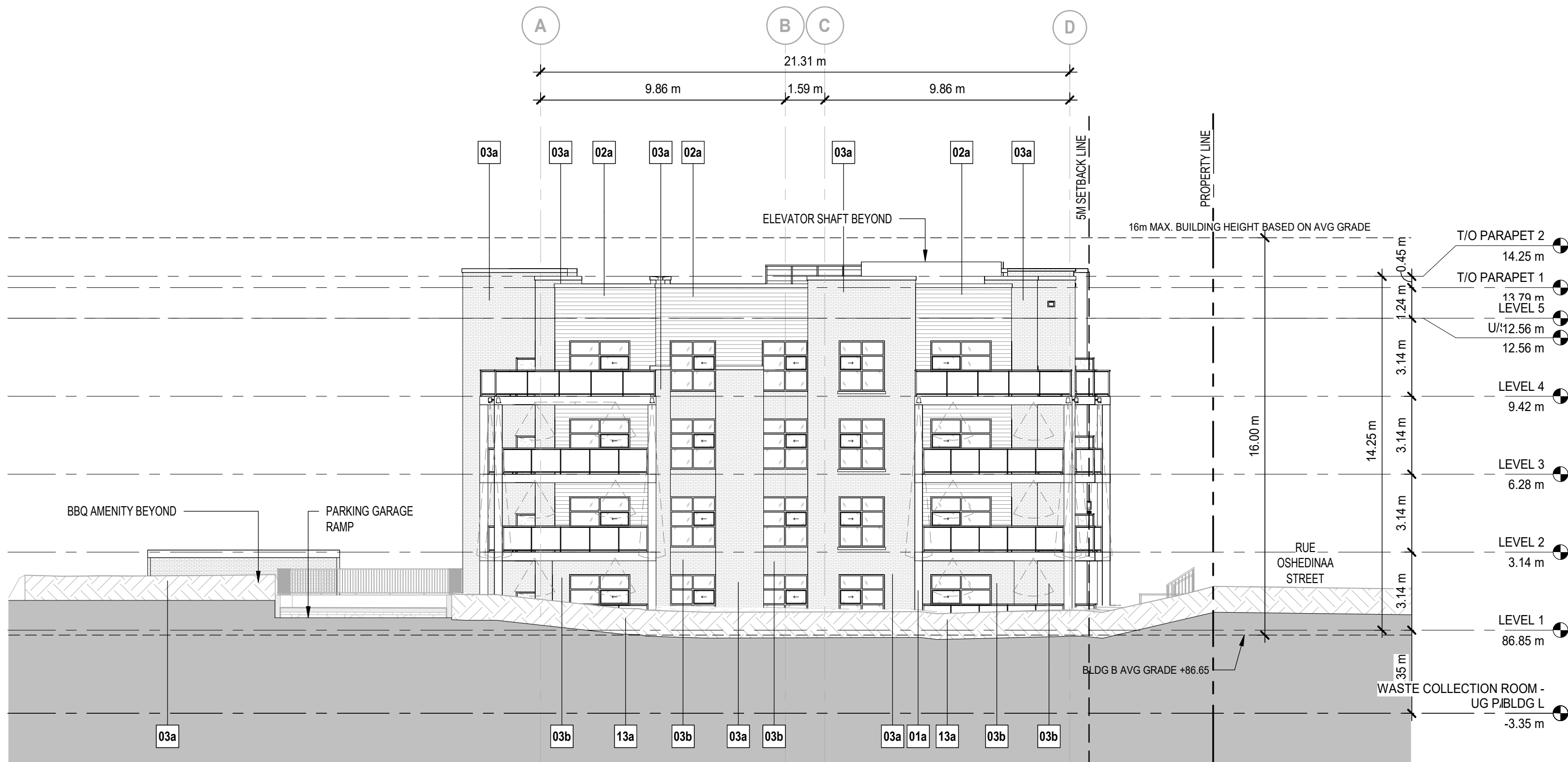
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Drawing N

DP20-02-05

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PLAN# 1921



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	

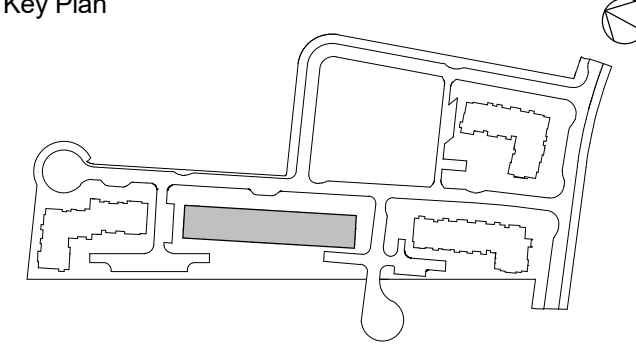
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

Rohit
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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.

Seal(s)



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 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
ELEVATIONS BUILDING B

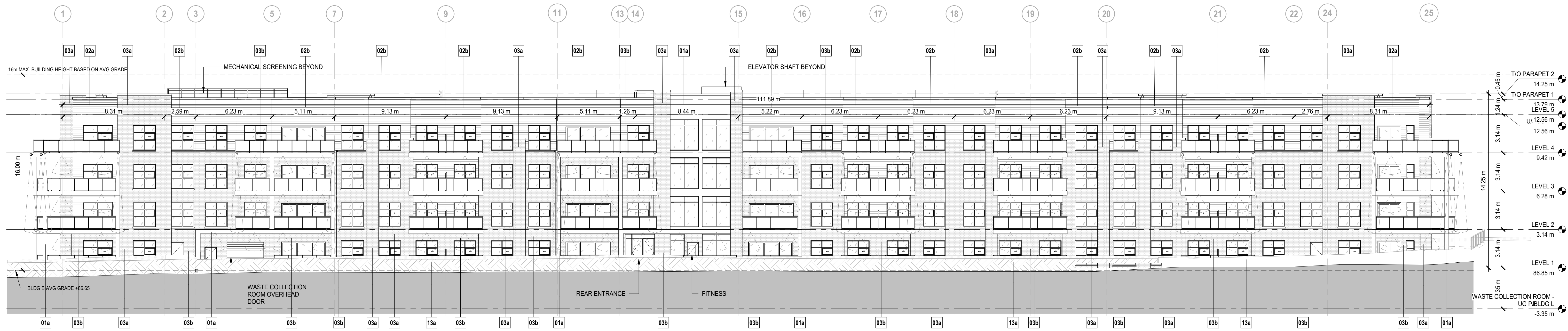
Scale
As indicated

Project No.
NCCA22-0243

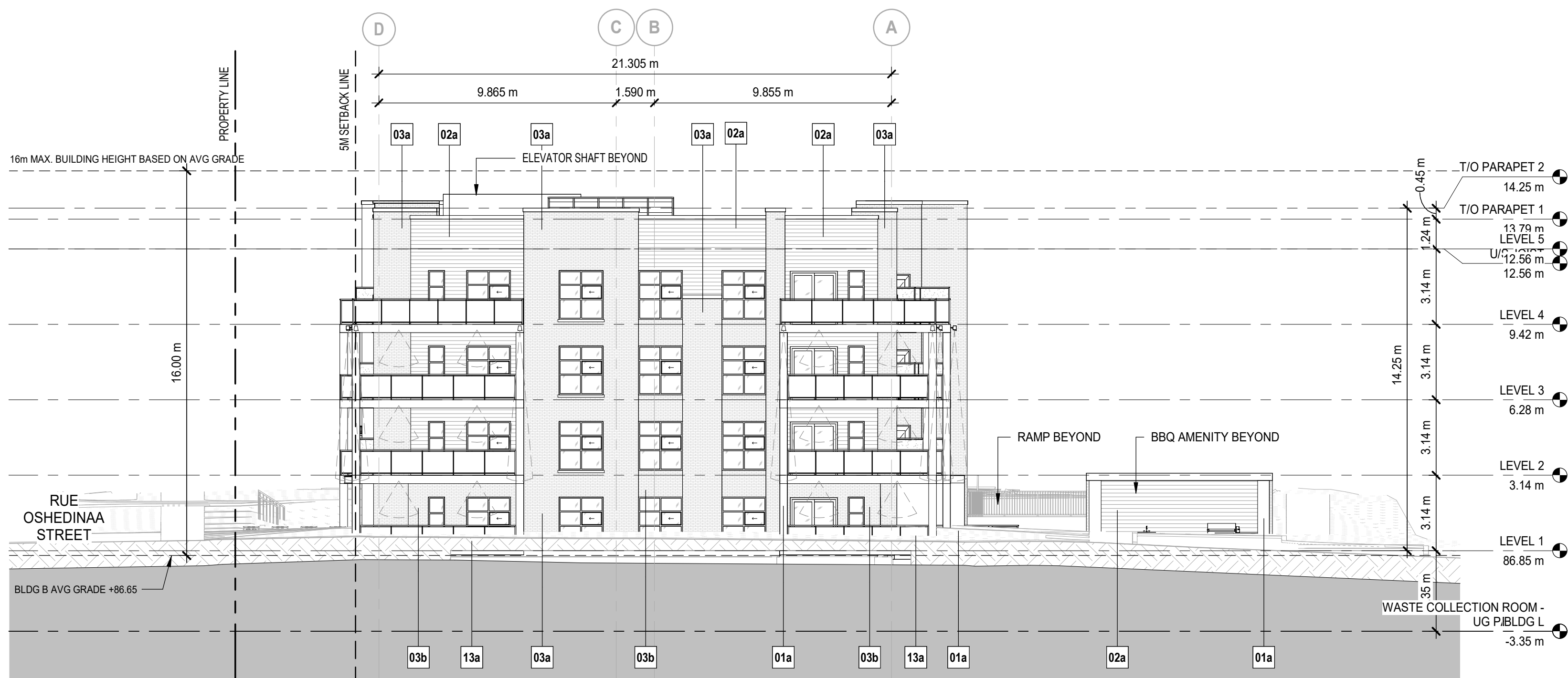
Drawing No.
DP30-01-01

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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
2025-03-26	SPA SUBMISSION	C

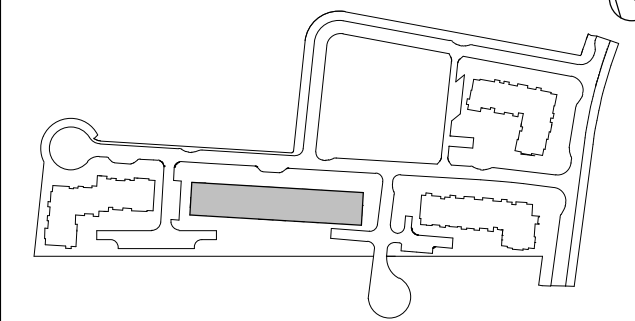
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Project Component
SITE PLAN CONTROL APPLICATION

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.

Seal(s)



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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 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
ELEVATIONS BUILDING B

Scale

As indicated

Project No.

NCCA22-0243

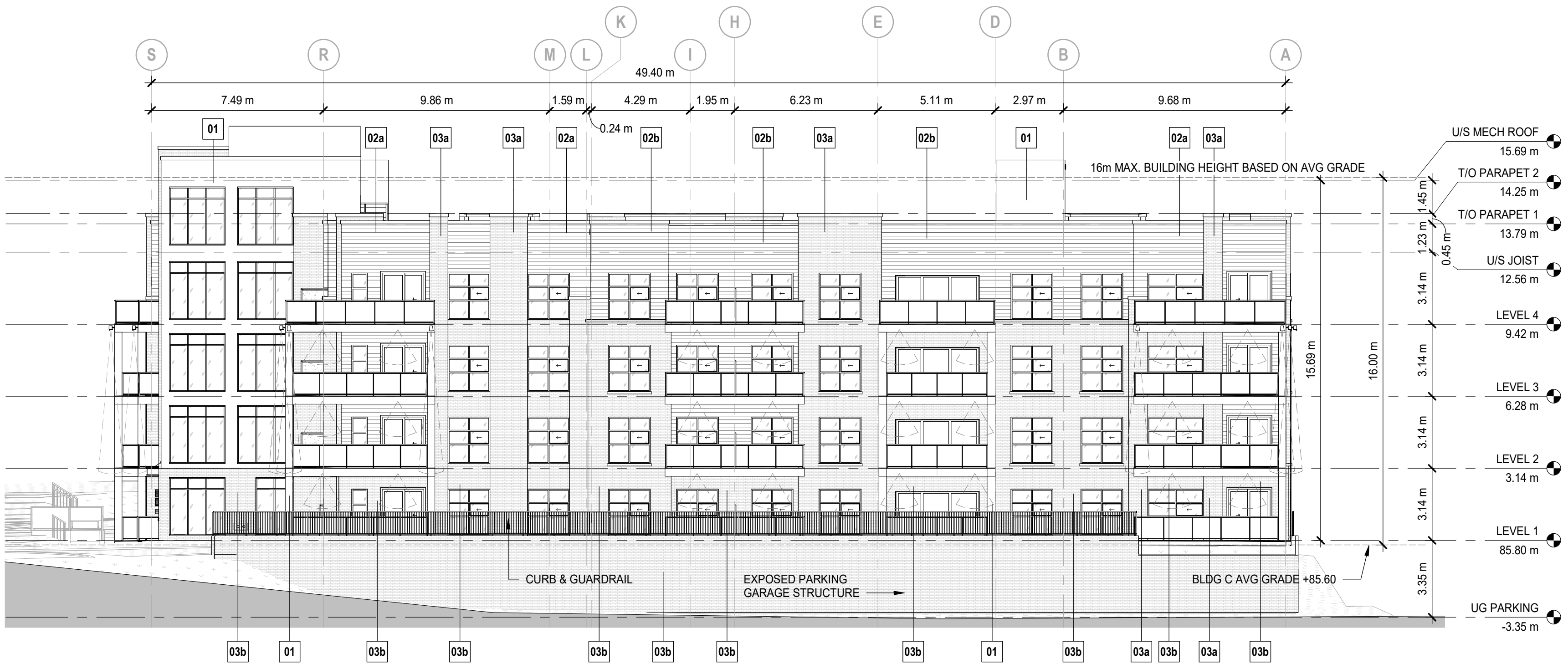
Drawing No.

DP30-01-02

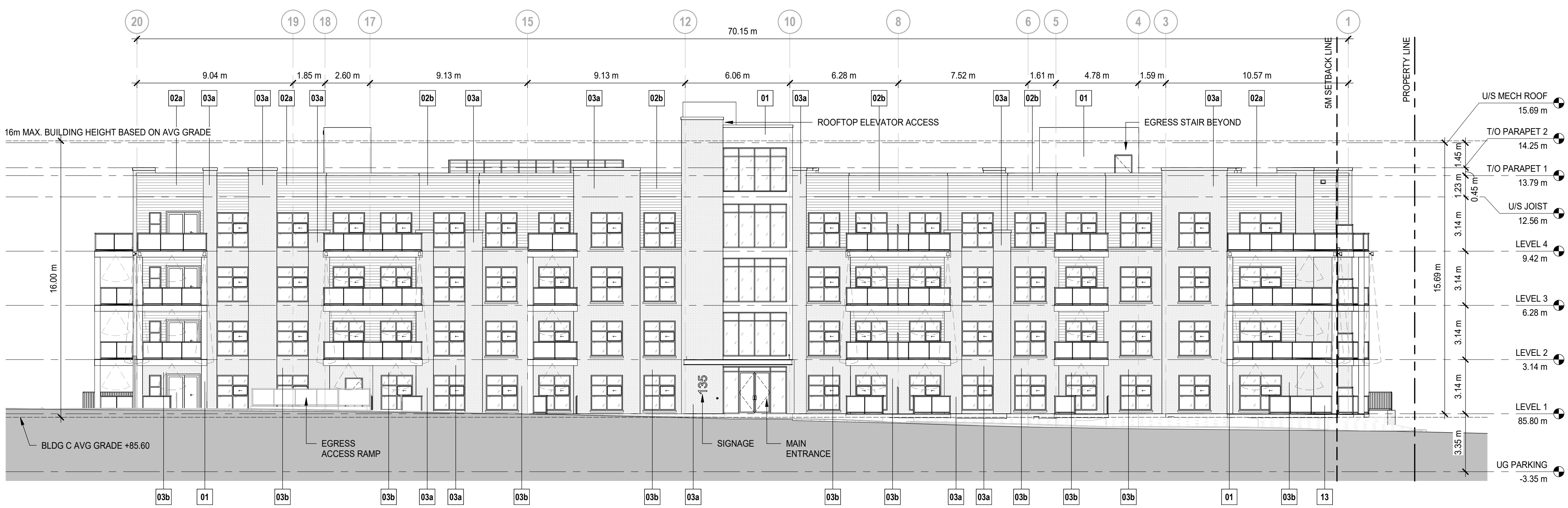
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PLAN# 19211

FILE # D07-12-24-0126



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



1 EAST ELEVATION - BUILDING C
DP30-02-01 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	
04	WINDOW WALL ASSEMBLY COLOR: CLEAR GLASS MANUFACTURER: TBD	
13	GLASS BALCONY RAILING COLOR: BLACK POWDER COATED ALUMINUM W/ GLASS INSERTS MANUFACTURER: TBD	

DATE	ISSUED FOR	REV
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2025-03-26	SPA SUBMISSION	C

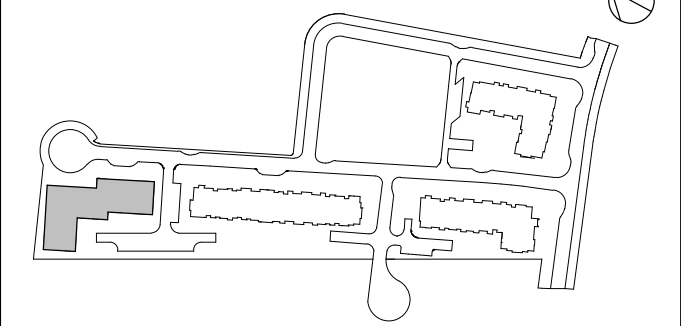
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Project Component SITE PLAN CONTROL APPLICATION

Key Plan



Consultants

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

Seal(s)



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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
ELEVATIONS BUILDING C

Scale

As indicated

Project No.

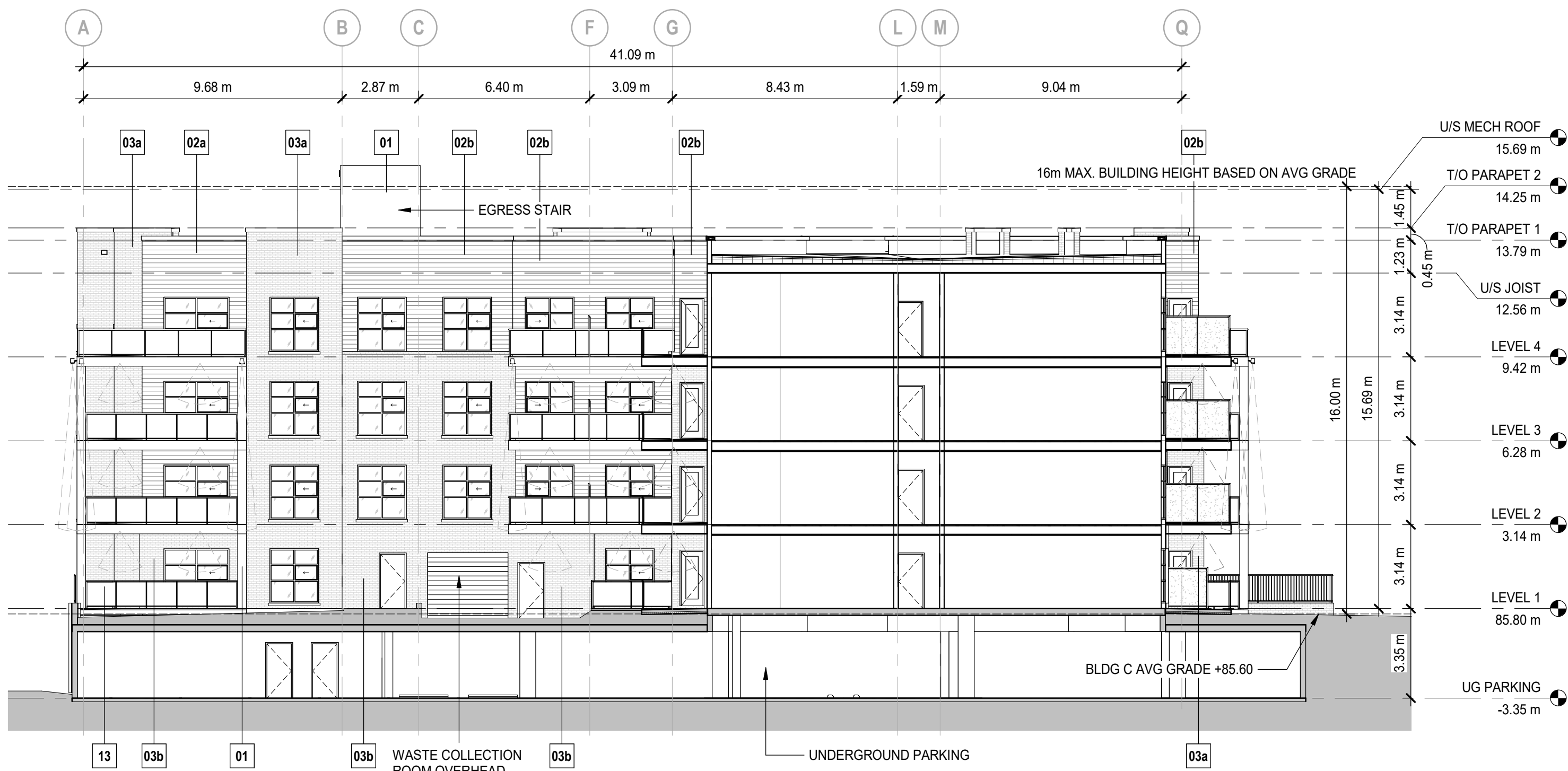
NCCA22-0243

Drawing No.

DP30-02-01

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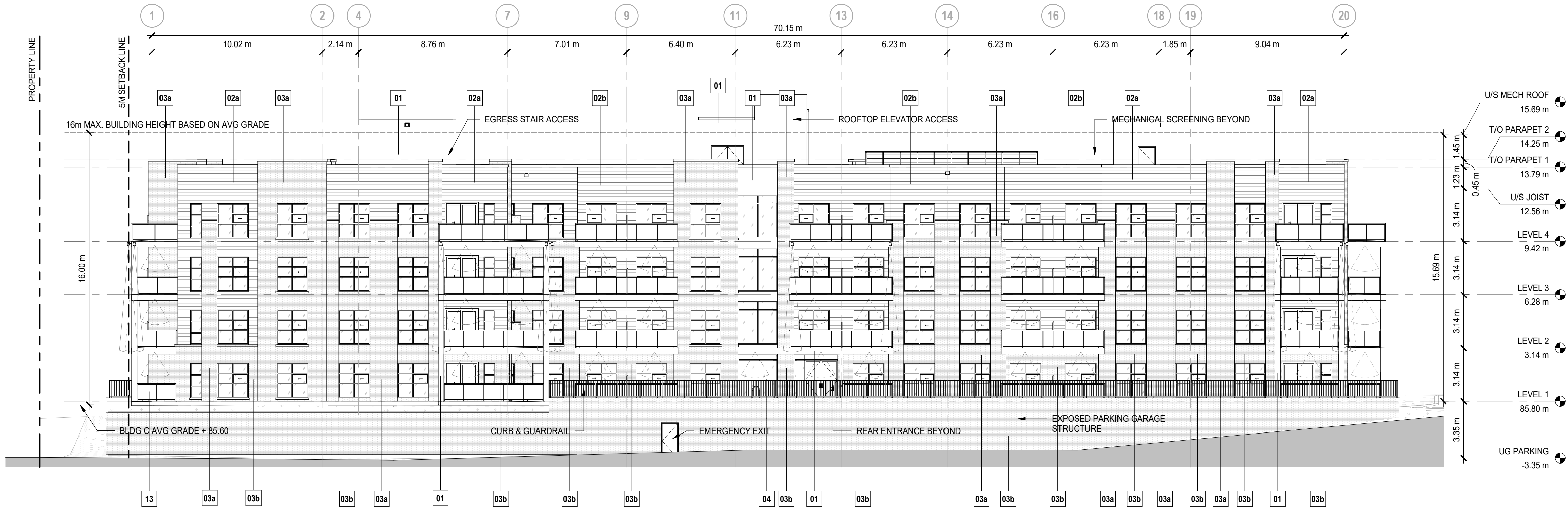
PLAN# 19211



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 | |
| 04 | WINDOW WALL ASSEMBLY
COLOR: CLEAR GLASS
MANUFACTURER: TBD | |
| 13 | GLASS BALCONY RAILING
COLOR: BLACK POWDER COATED ALUMINUM W/ GLASS INSERTS
MANUFACTURER: TBD | |

DATE	ISSUED FOR	REV
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2025-03-26	SPA SUBMISSION	C

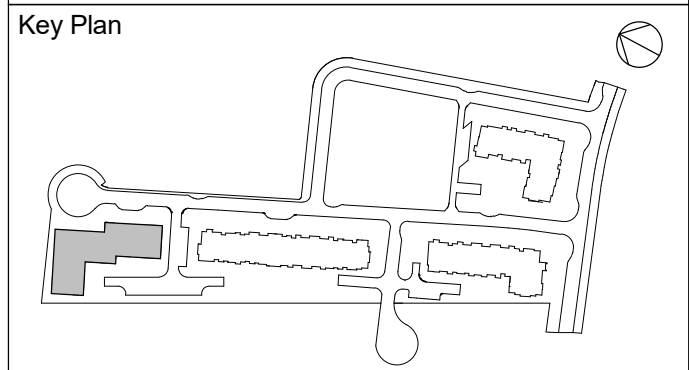
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



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Landscape: Arcadis Professional Services (Canada) Inc.
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Project Leader O.BREYTENBACH	Checked E.FAULKNER

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Project

Wateridge Village Block 6

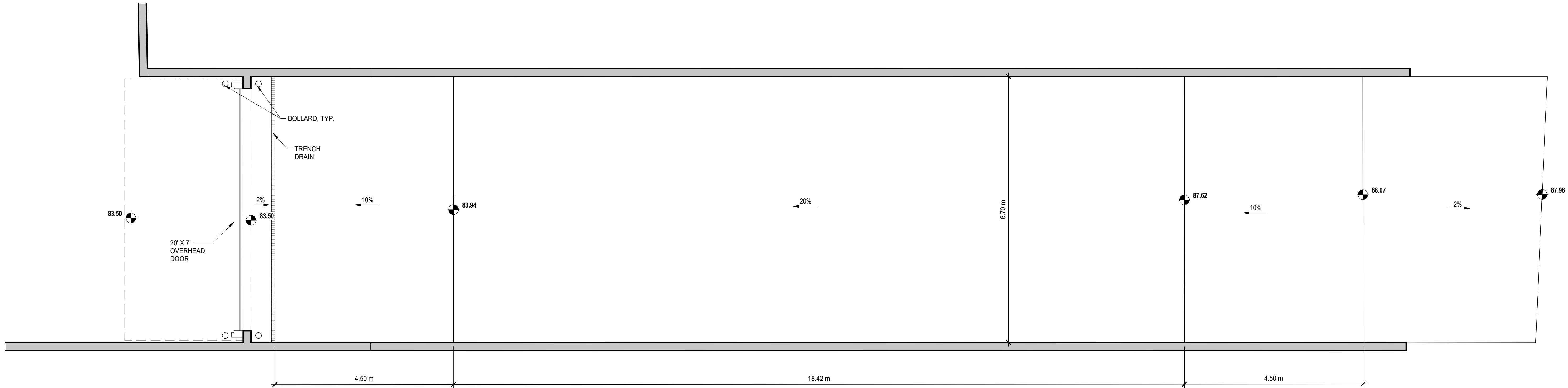
125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
ELEVATIONS BUILDING C

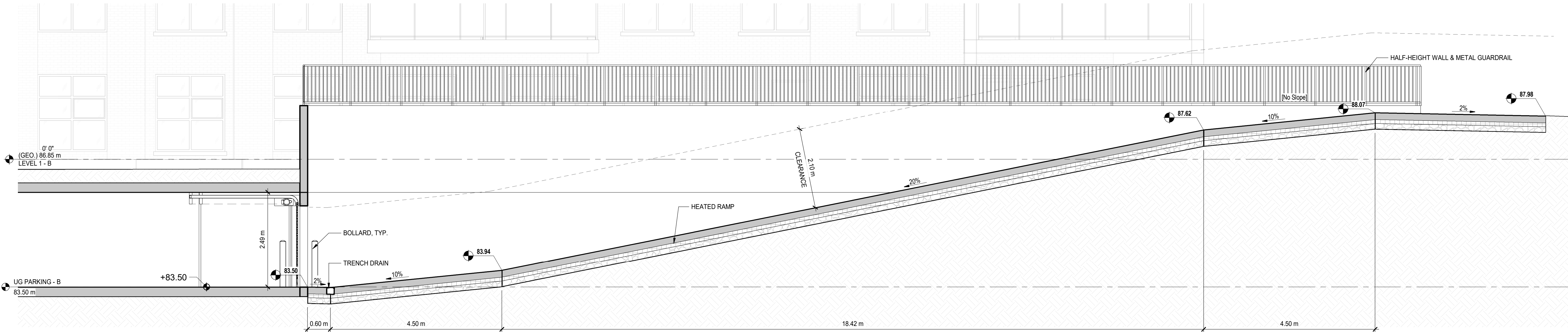
Scale
As indicated

Project No.
NCCA22-0243

Drawing No.
DP30-02-02



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



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

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

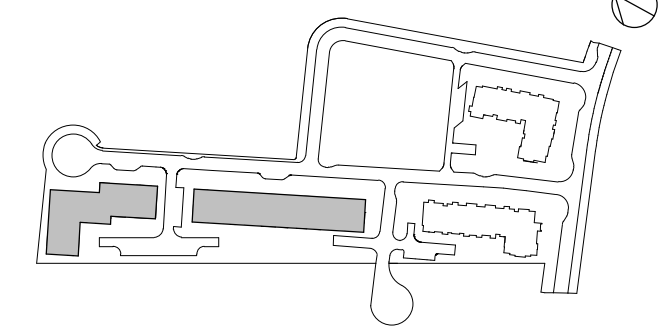


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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

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: TBD
Electrical: TBD
Owner: Rohit at Wateridge 6 Ltd.

Seal(s)



NORR Architects & Engineers Limited

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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
**UNDERGROUND
PARKING RAMP PLAN
AND SECTION**

Scale

1 : 50

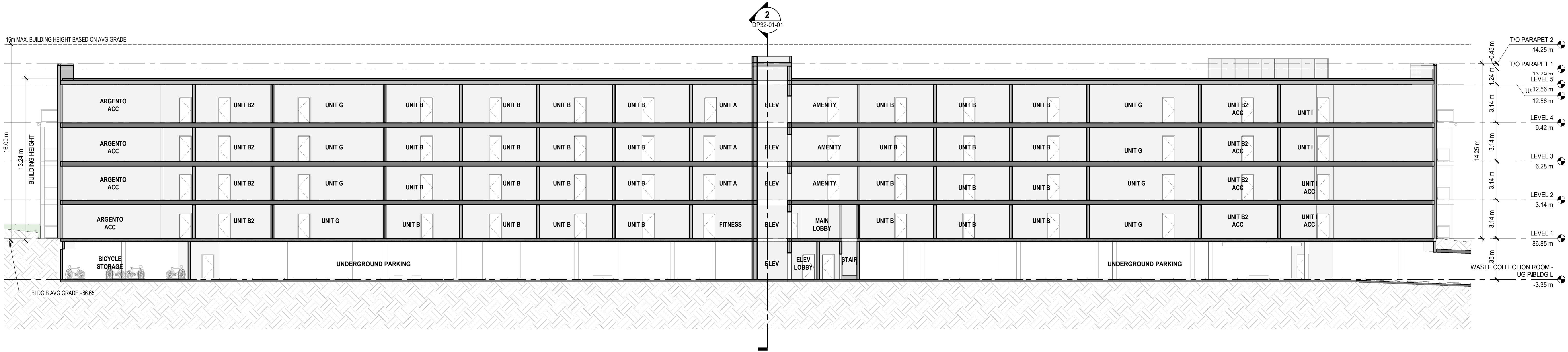
Project No.

NCCA22-0243

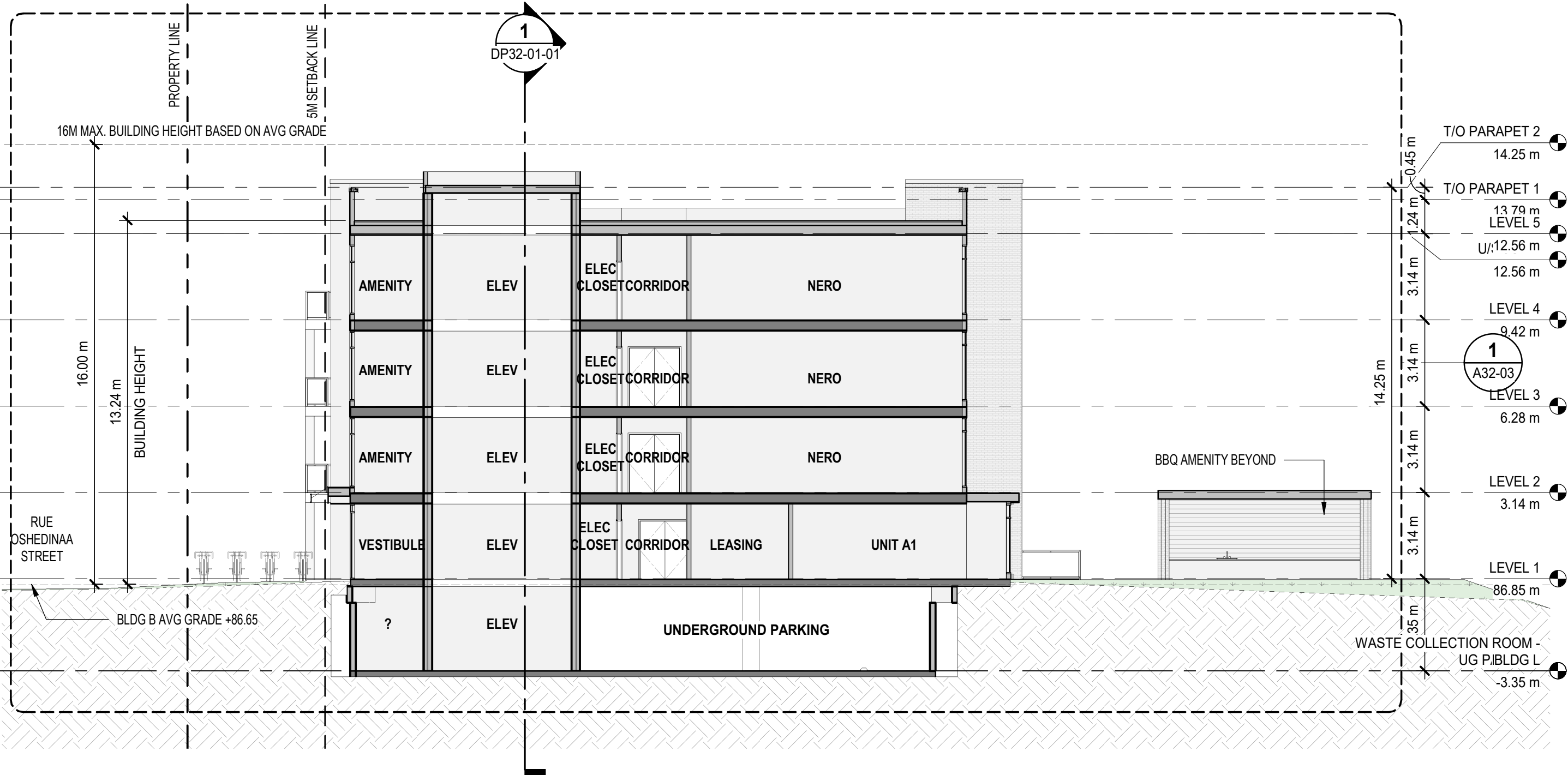
Drawing No.

DP32-00-02

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



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

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

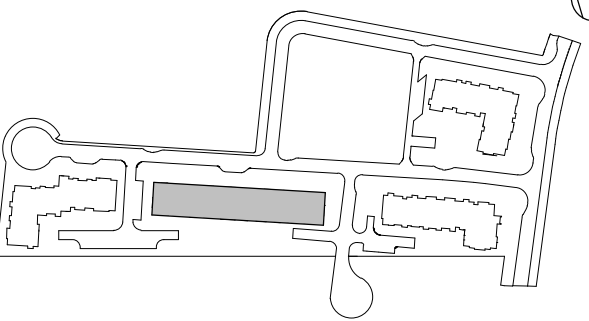
Rohit
Bold Goes Further

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Project Component
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Key Plan



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OTTAWA, ON

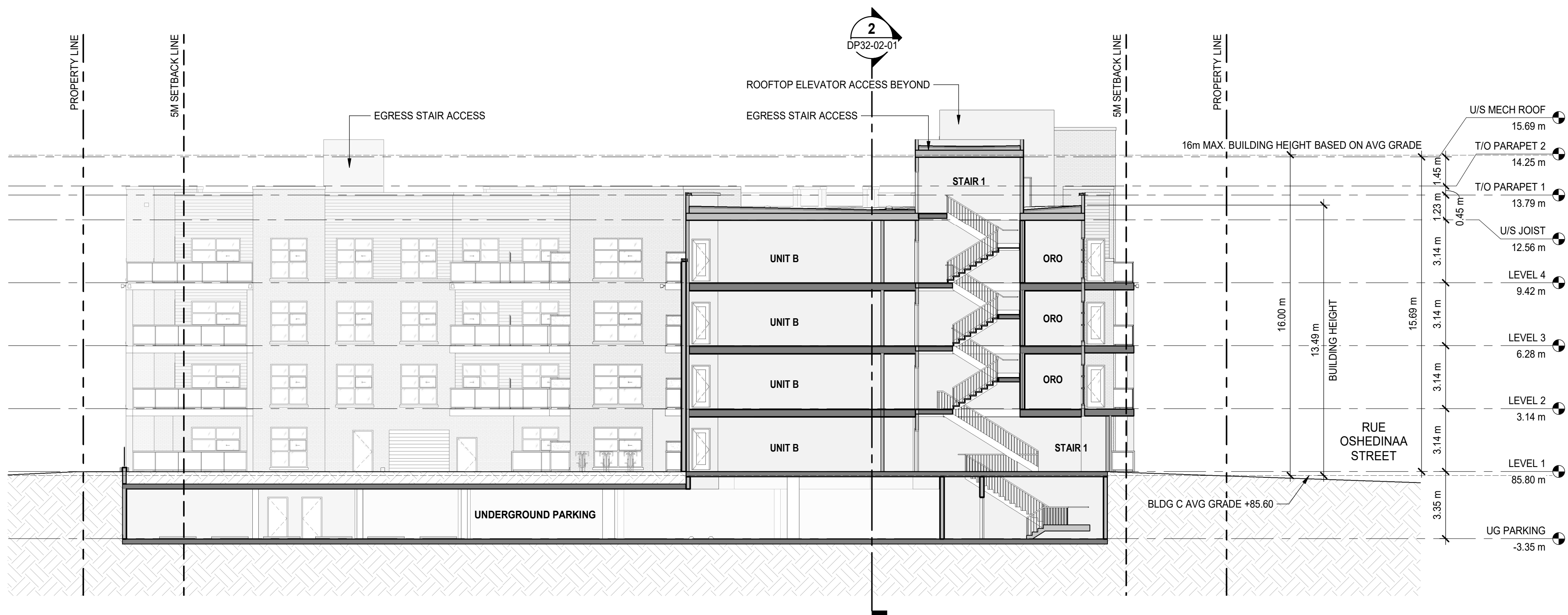
Drawing Title
SECTIONS BUILDING B

Scale
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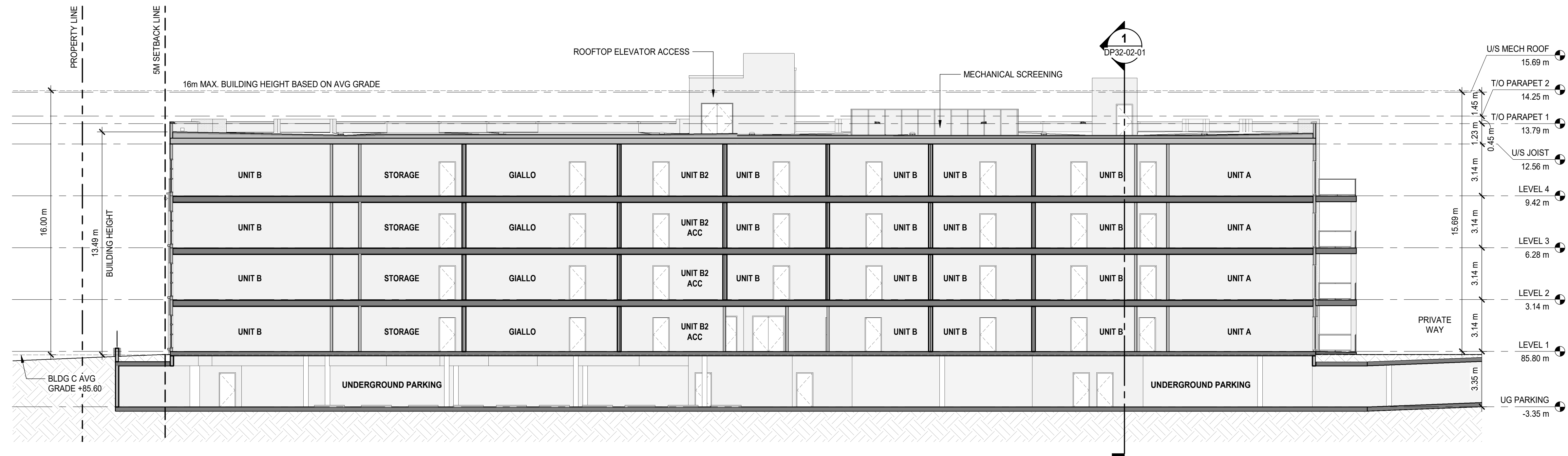
Project No.
NCCA22-0243

Drawing No.
DP32-01-01

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1 SECTION A - BUILDING C
DP32-02-01 SCALE: 1: 150



2 SECTION B - BUILDING C
DP32-02-01 SCALE: 1: 150

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

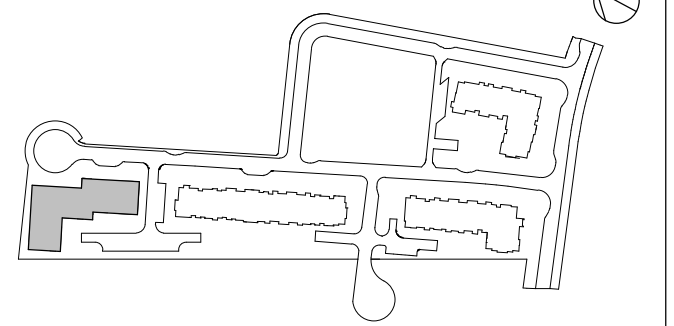
RohitTM
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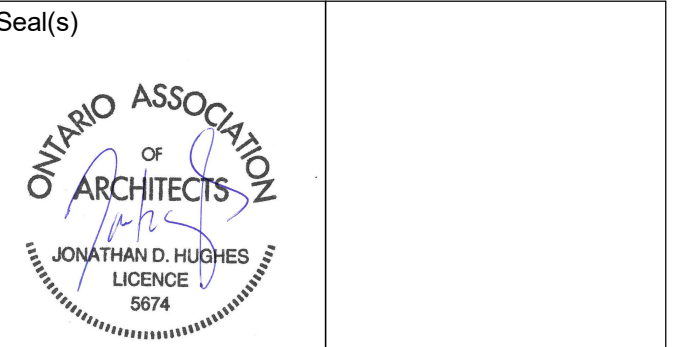
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



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Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

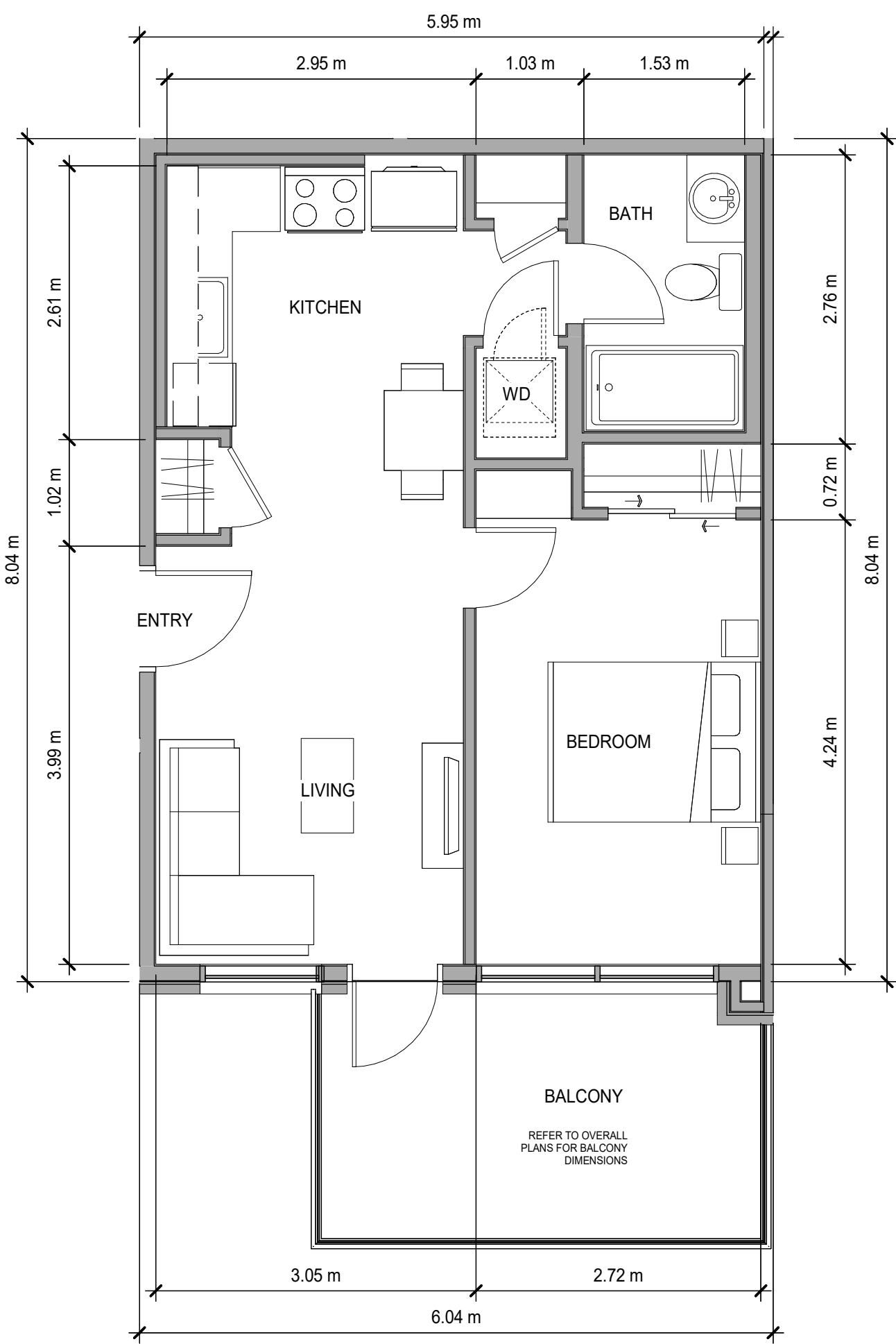
Drawing Title
SECTIONS BUILDING C

Scale
1 : 150

Project No.
NCCA22-0243

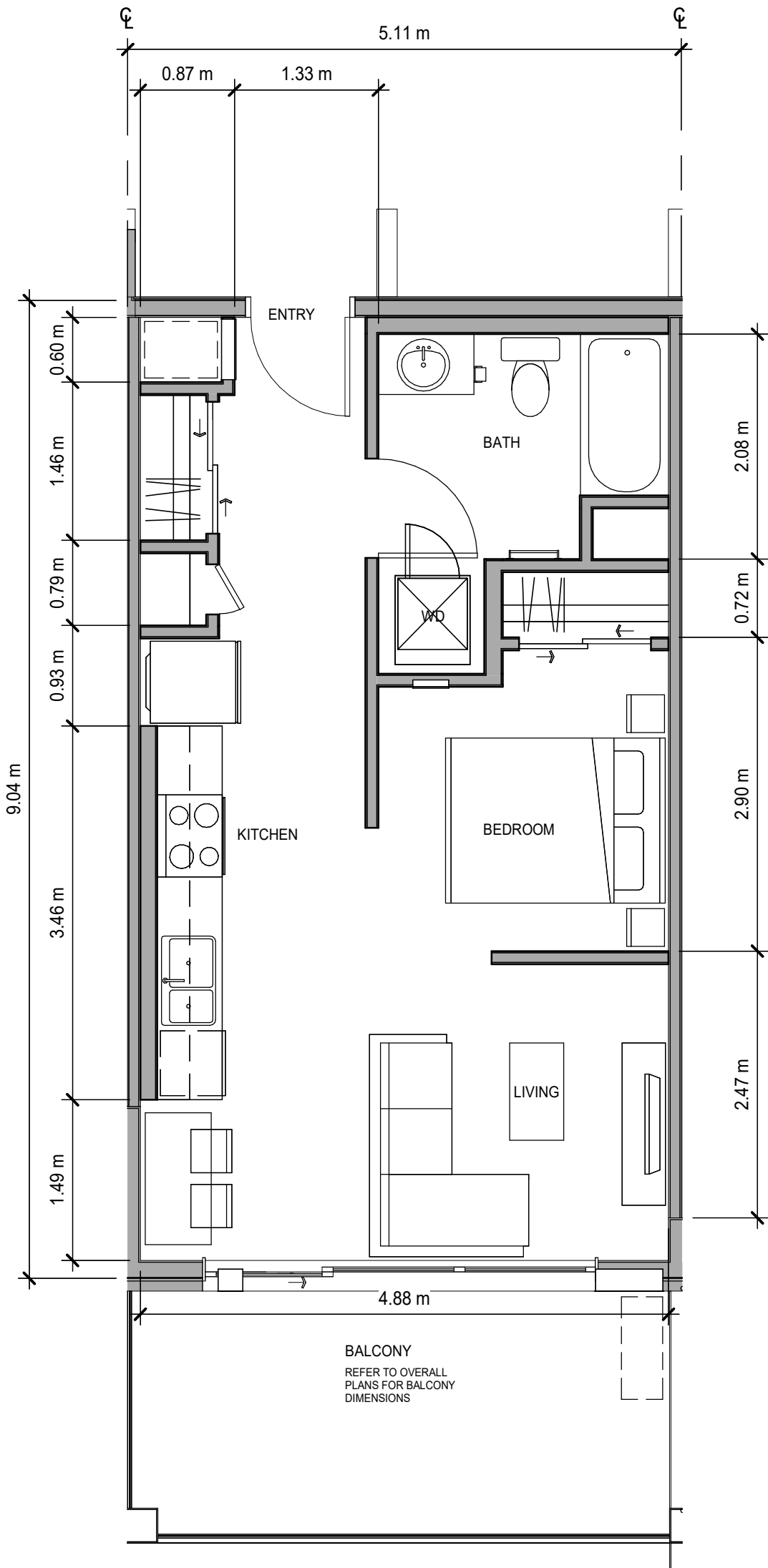
Drawing No.
DP32-02-01

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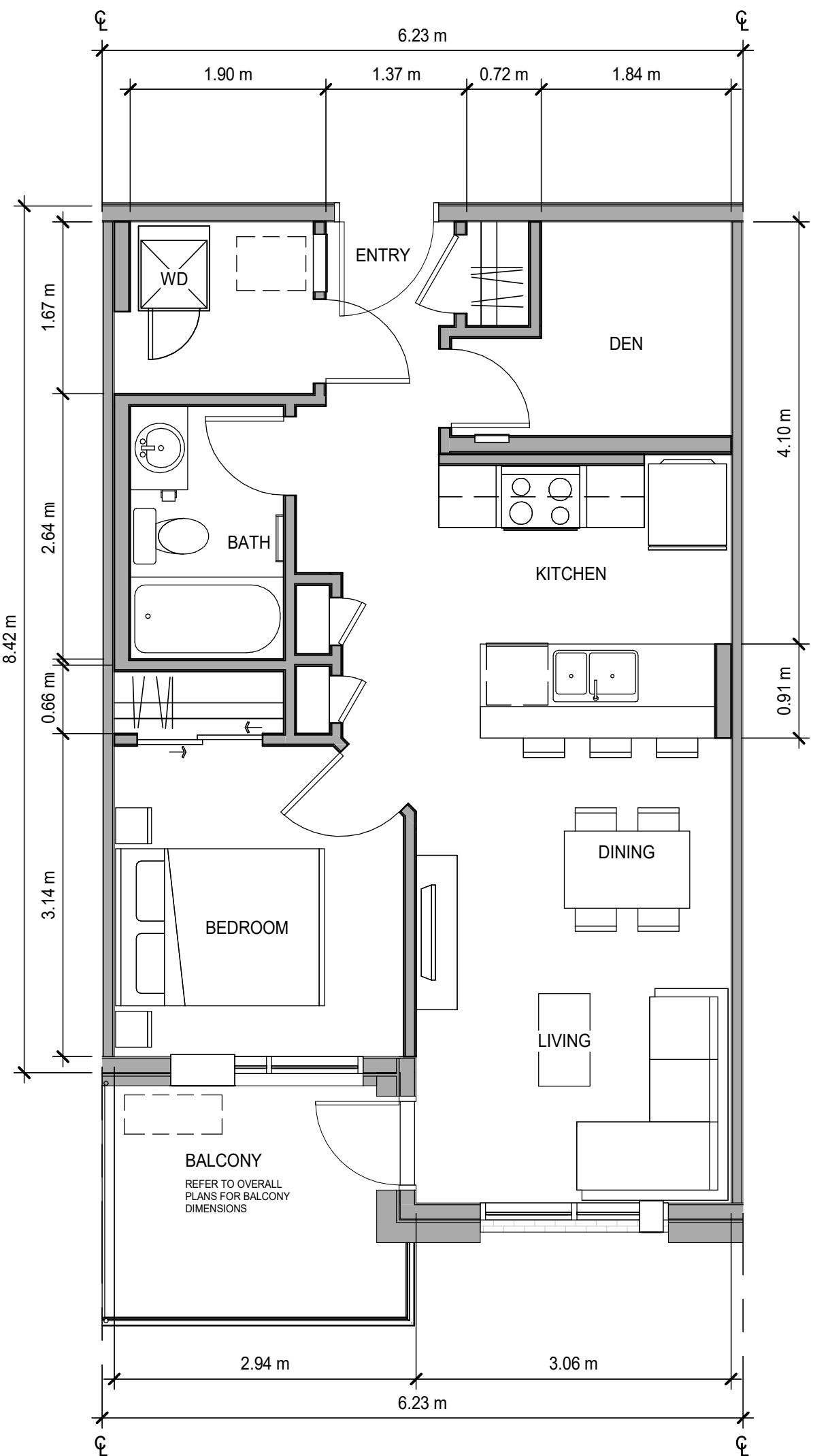
6 UNIT PLAN - A1
DP45-01-01 SCALE: 1 : 50

AREA UNIT A1
531.63 ft² | 49.39 m²



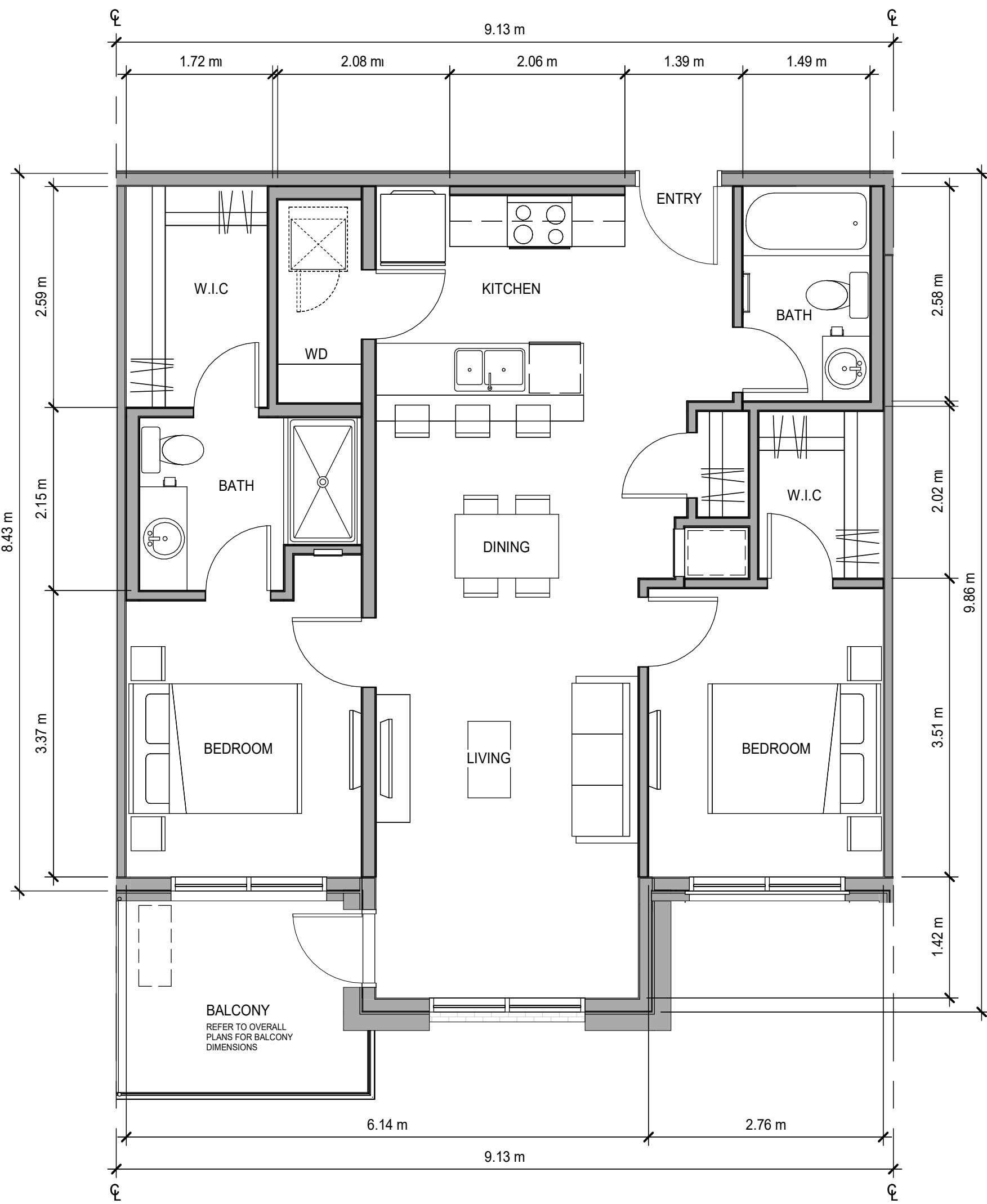
2 UNIT PLAN - A
DP45-01-01 SCALE: 1 : 50

AREA UNIT A
524.56 ft² | 48.73 m²



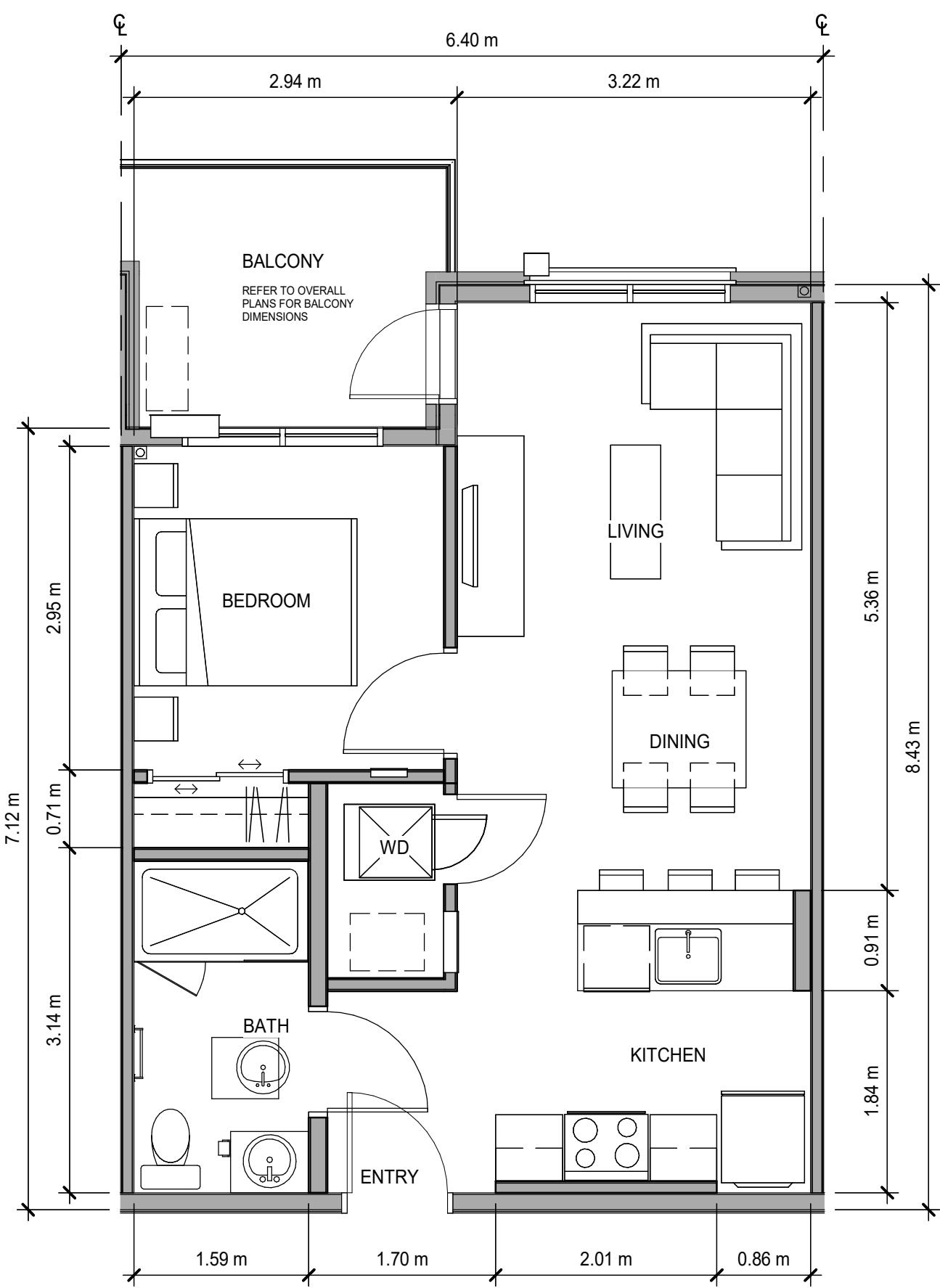
3 UNIT PLAN - B
DP45-01-01 SCALE: 1 : 50

AREA UNIT B
623.34 ft² | 57.91 m²



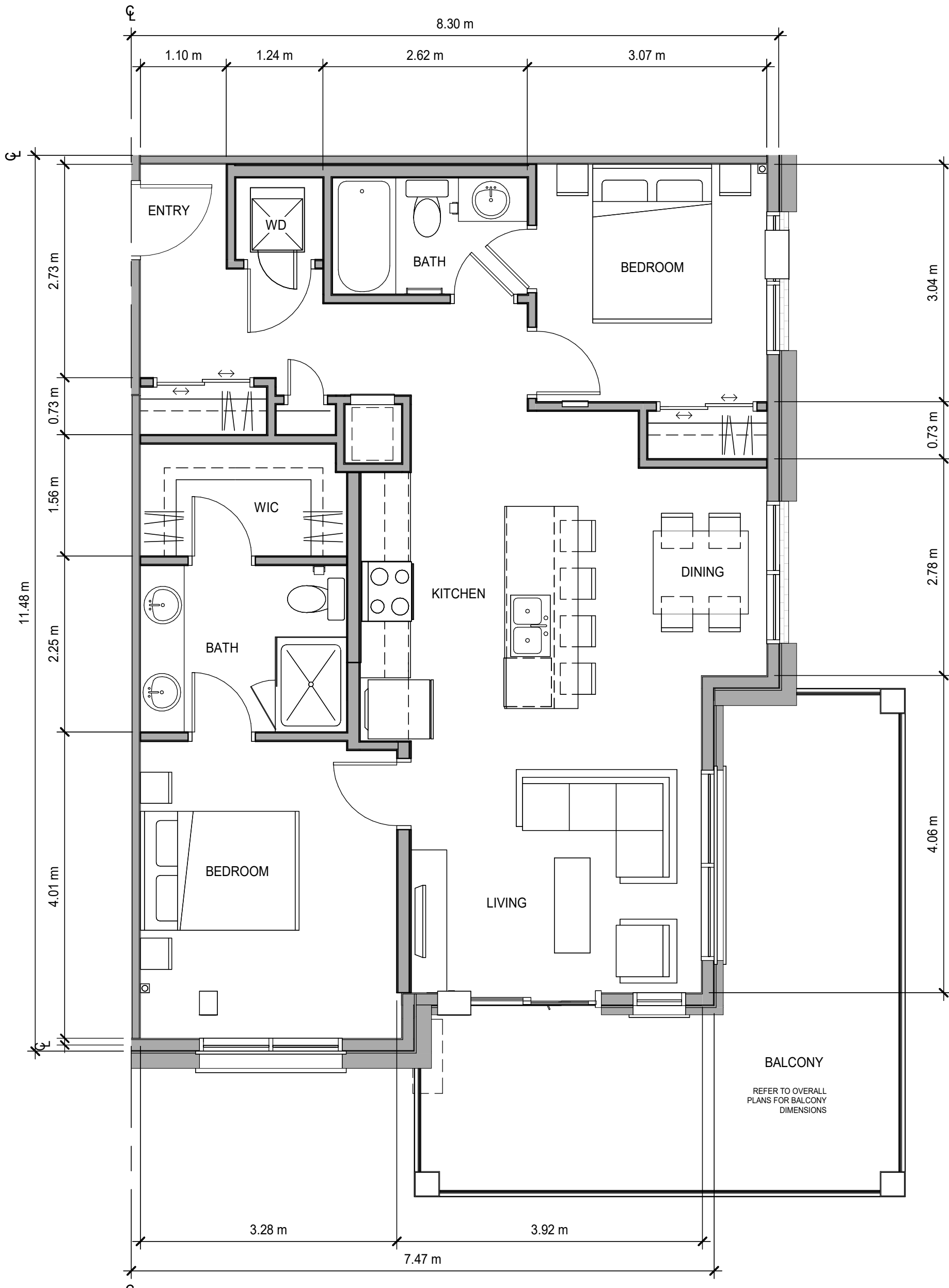
5 UNIT PLAN - G
DP45-01-01 SCALE: 1 : 50

AREA UNIT G
887.29 ft² | 82.43 m²



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

AREA UNIT B2
540.23 ft² | 50.19 m²



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

AREA UNIT ARGENTO
968.46 ft² | 89.97 m²

UNIT PLAN 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.

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2025-03-26	SPA SUBMISSION	C

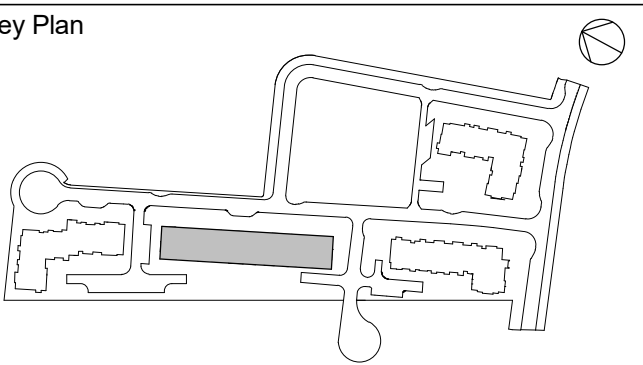
Rohit
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Project Component SITE PLAN CONTROL APPLICATION

Key Plan



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 6 Ltd.

Seal(s)



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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

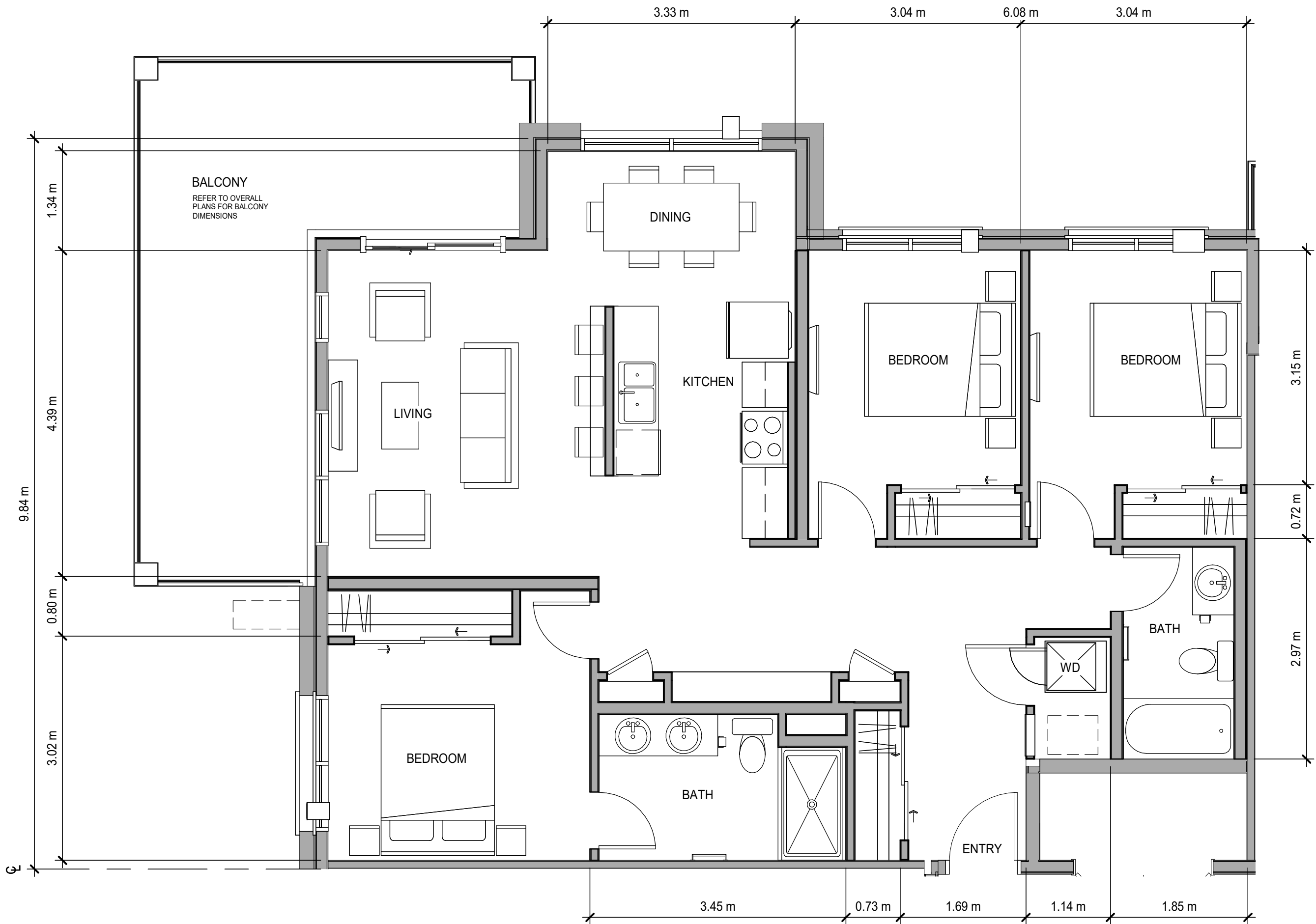
Drawing Title
**ENLARGED UNIT PLANS
BUILDING B**

Scale
As indicated

Project No.
NCCA-02-0243

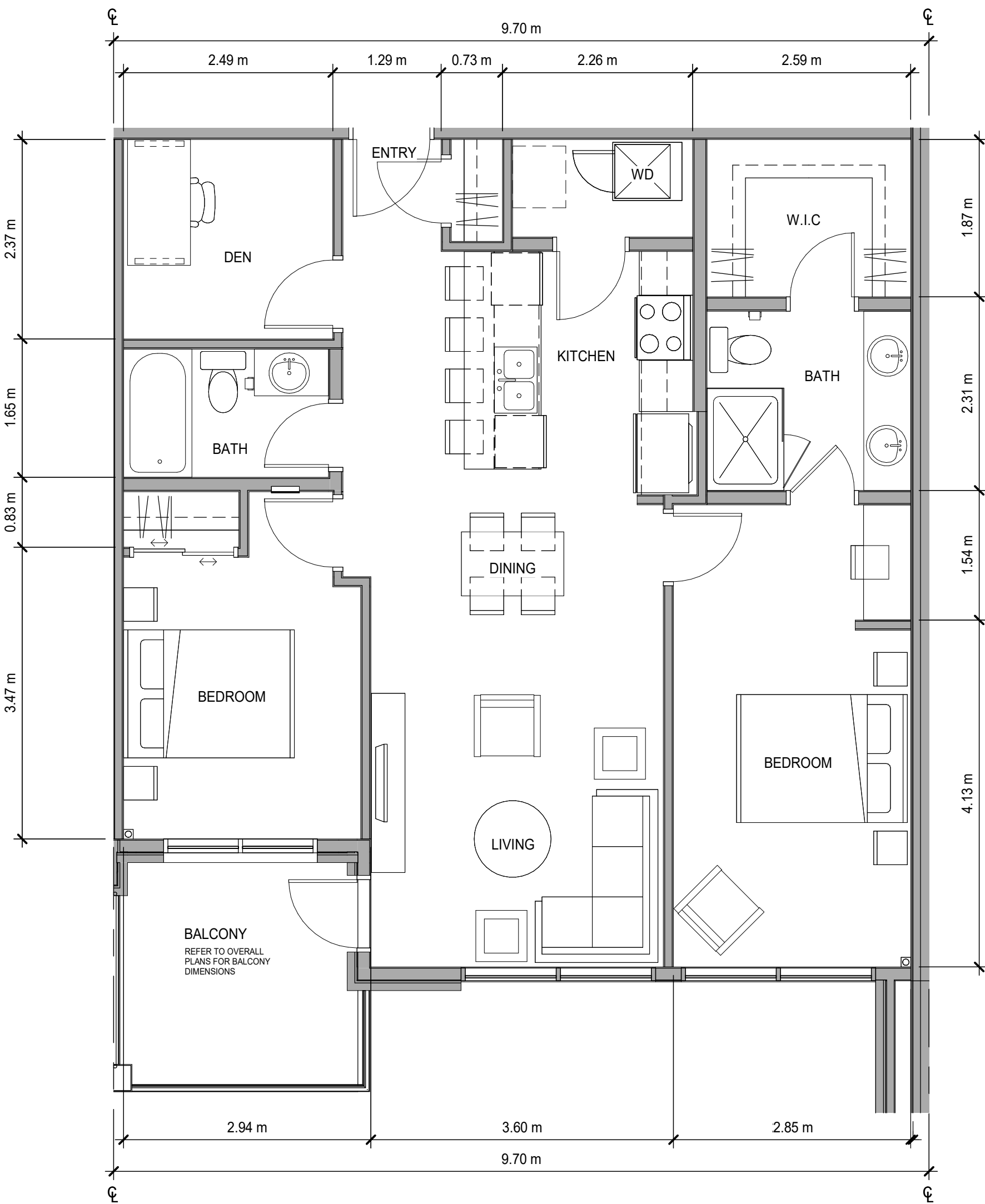
Drawing No.
DP45-01-01

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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

UNIT PLAN NOTES

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DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

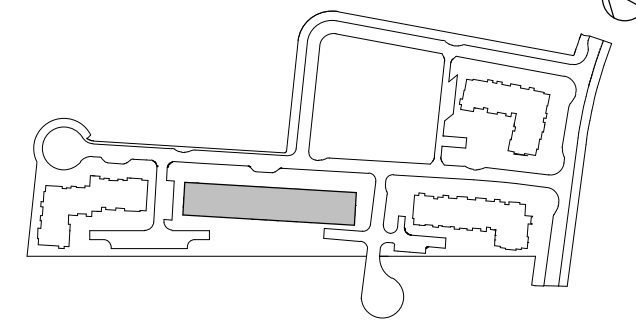
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Project Component SITE PLAN CONTROL APPLICATION

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.

Seal(s)



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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

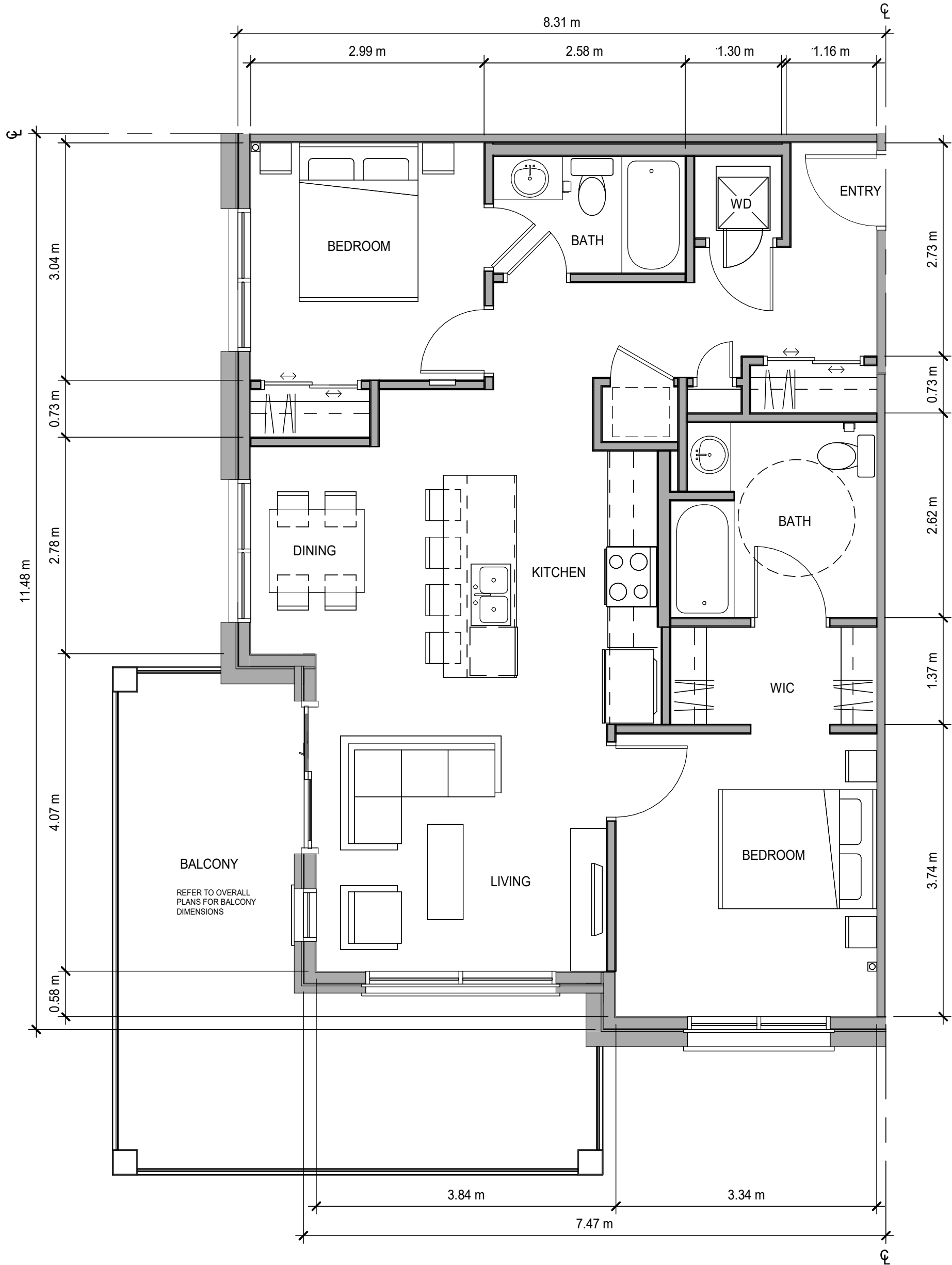
Project No.
NCCA22-0243

Drawing No.
DP45-01-02

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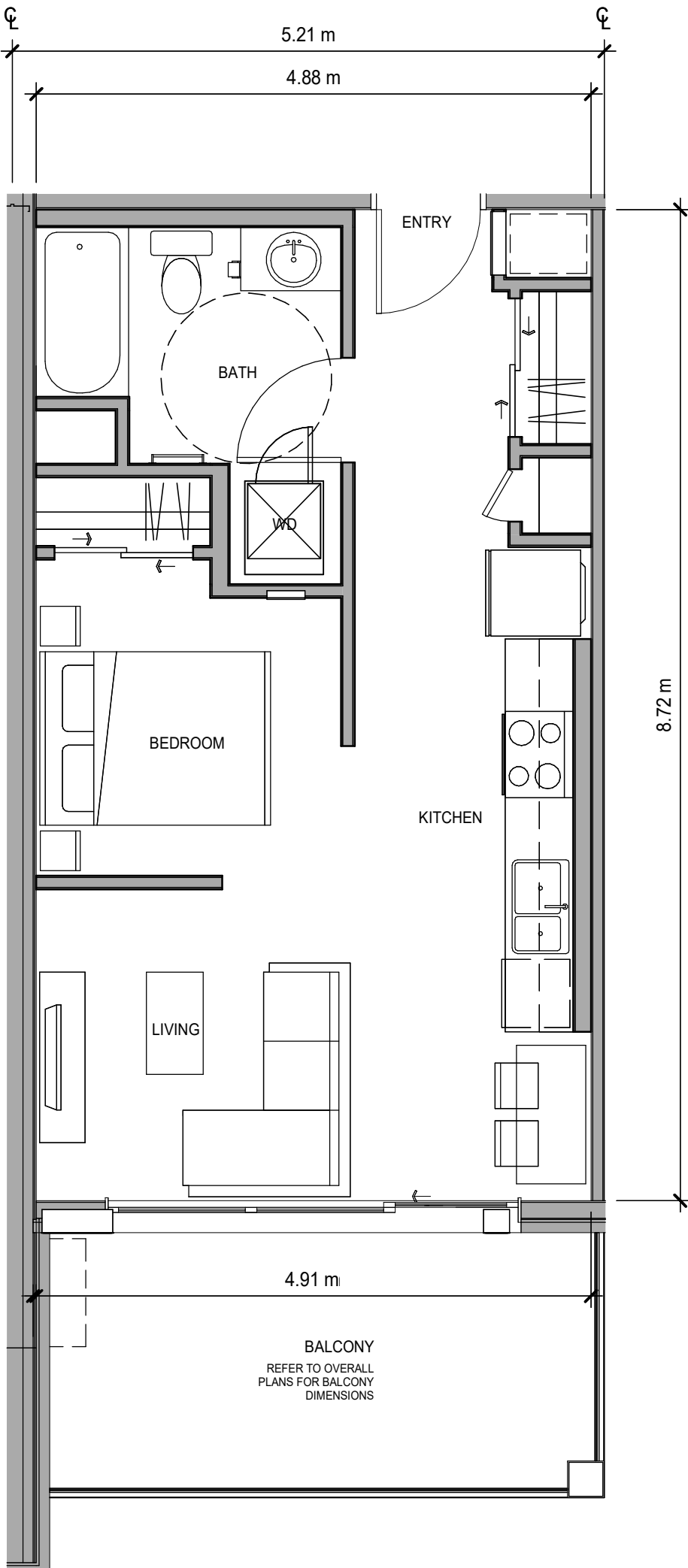
PLAN# 19211

FILE # D07-12-24-0126



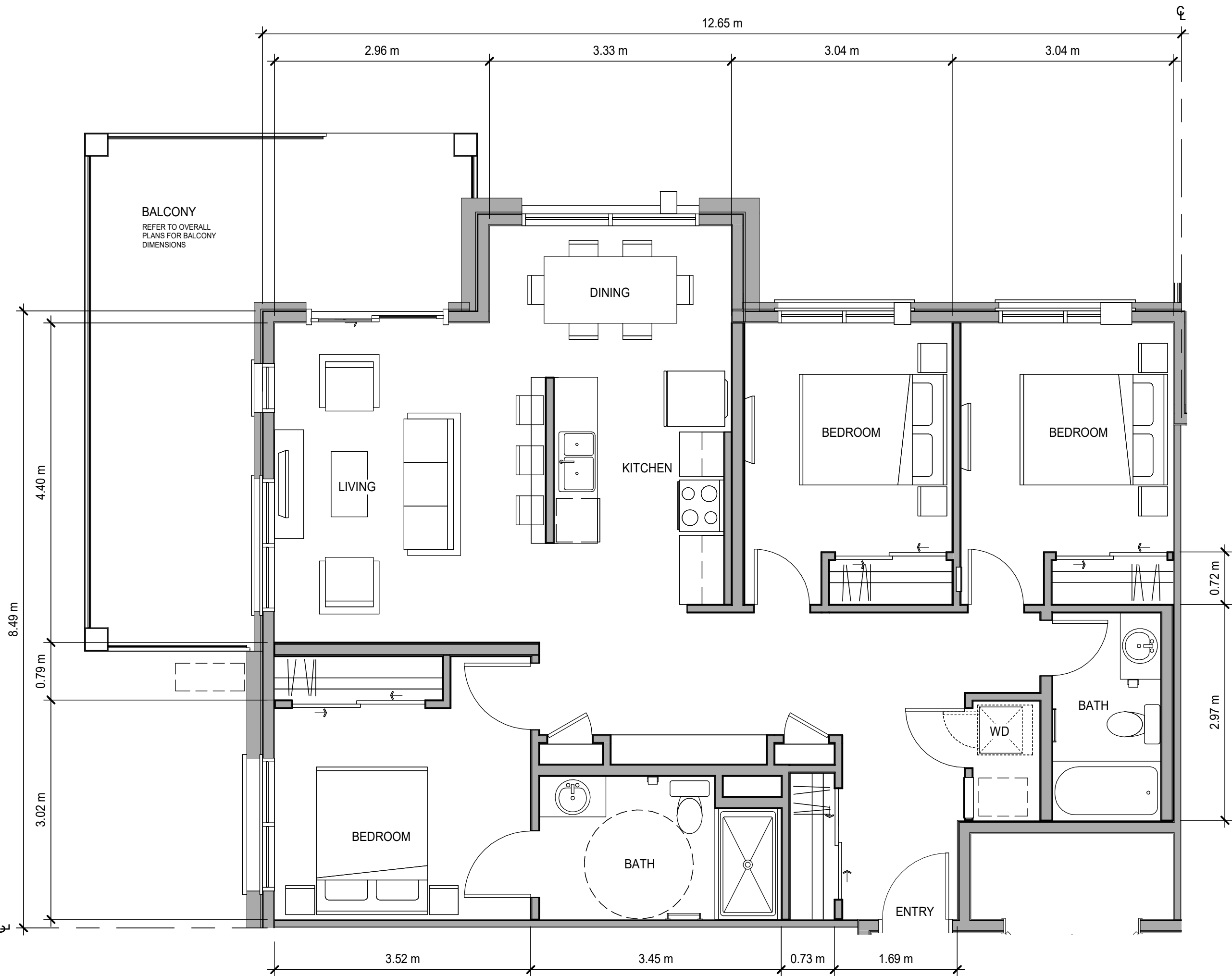
2 UNIT PLAN - ARGENTO - BF
DP45-01-03 SCALE: 1 : 50

AREA UNIT
ARGENTO - BF
968.52 ft² 89.98 m²



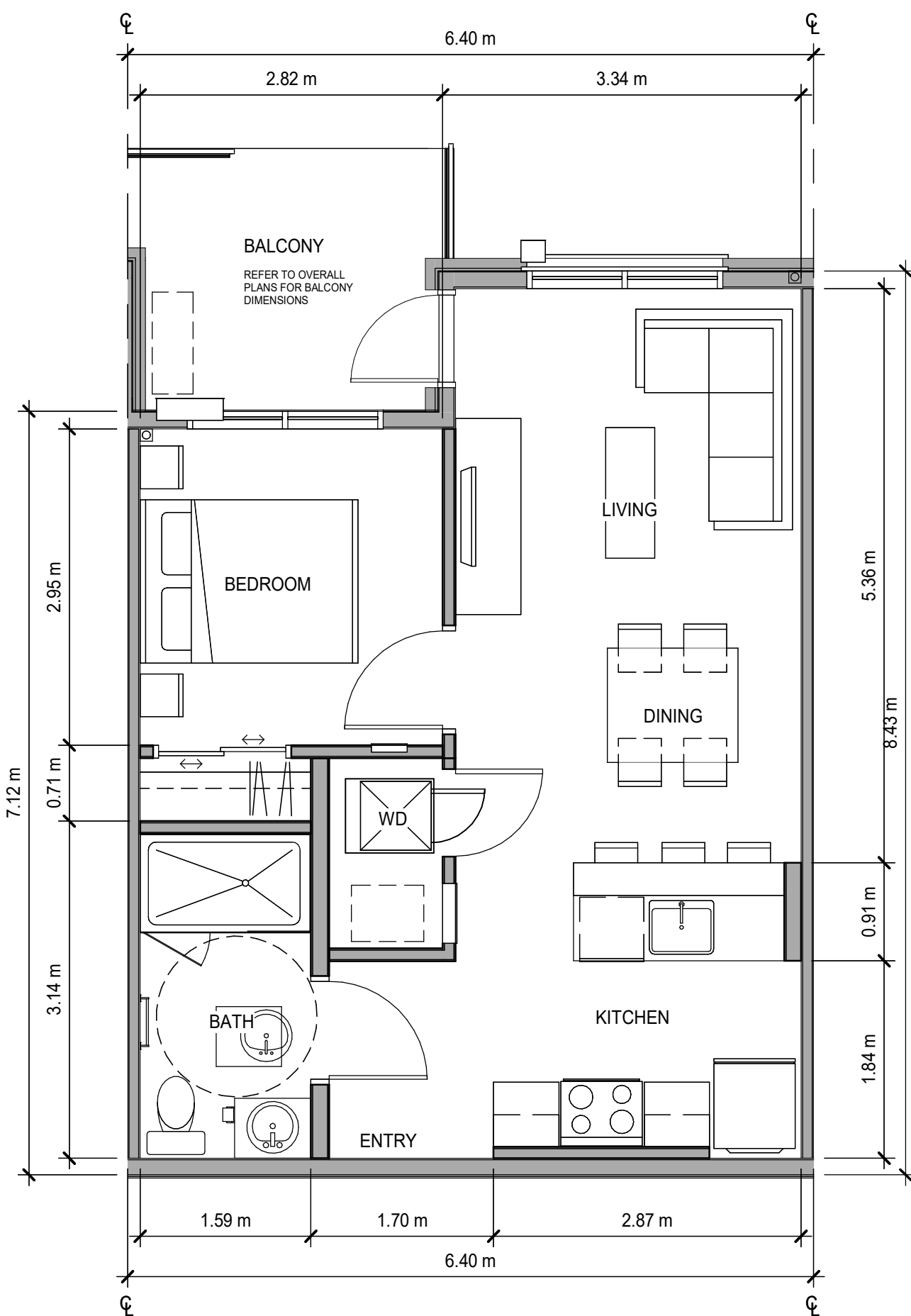
1 UNIT PLAN - A - BF
DP45-01-03 SCALE: 1 : 50

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

1. UNIT PLANS ARE FOR REFERENCE ONLY AS THEY ARE CONCEPTUAL IN NATURE AND LAYOUTS COULD CHANGE DURING THE DESIGN PROCESS.
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3. LOCATION, SIZE, AND QUANTITY OF MECHANICAL UNITS ARE SCHEMATIC AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.
4. 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).
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).
6. 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
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2025-03-26	SPA SUBMISSION	C

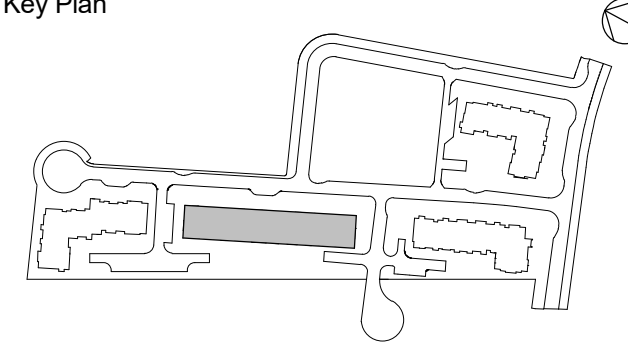
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Project Component
SITE PLAN CONTROL APPLICATION

Key Plan



Consultants

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Landscape: Arcadis Professional Services (Canada) Inc.
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Seal(s)



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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, BARRIER-FREE
BUILDING B**

Scale

As indicated

Project No.

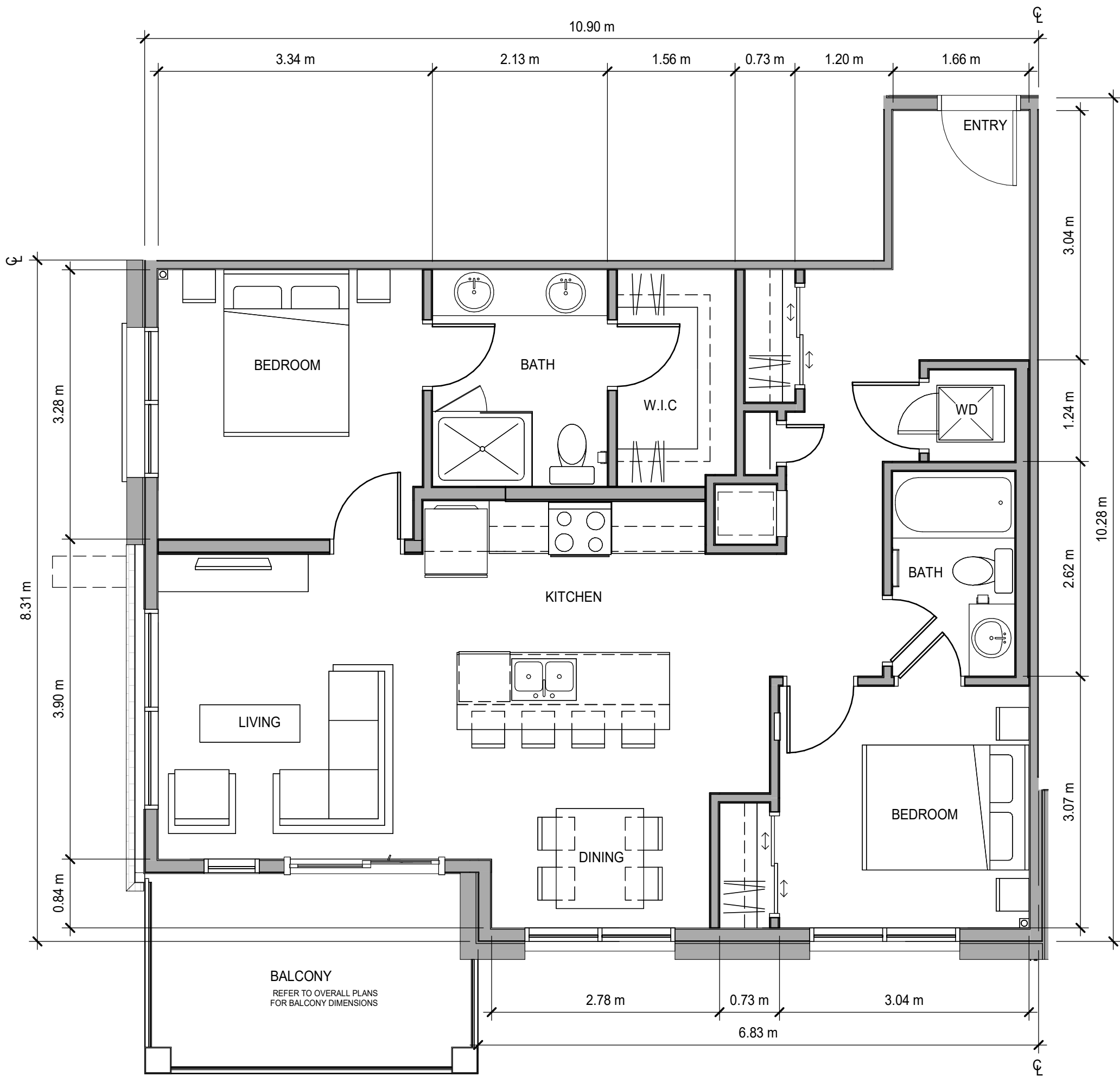
NCCA22-0243

Drawing No.

DP45-01-03

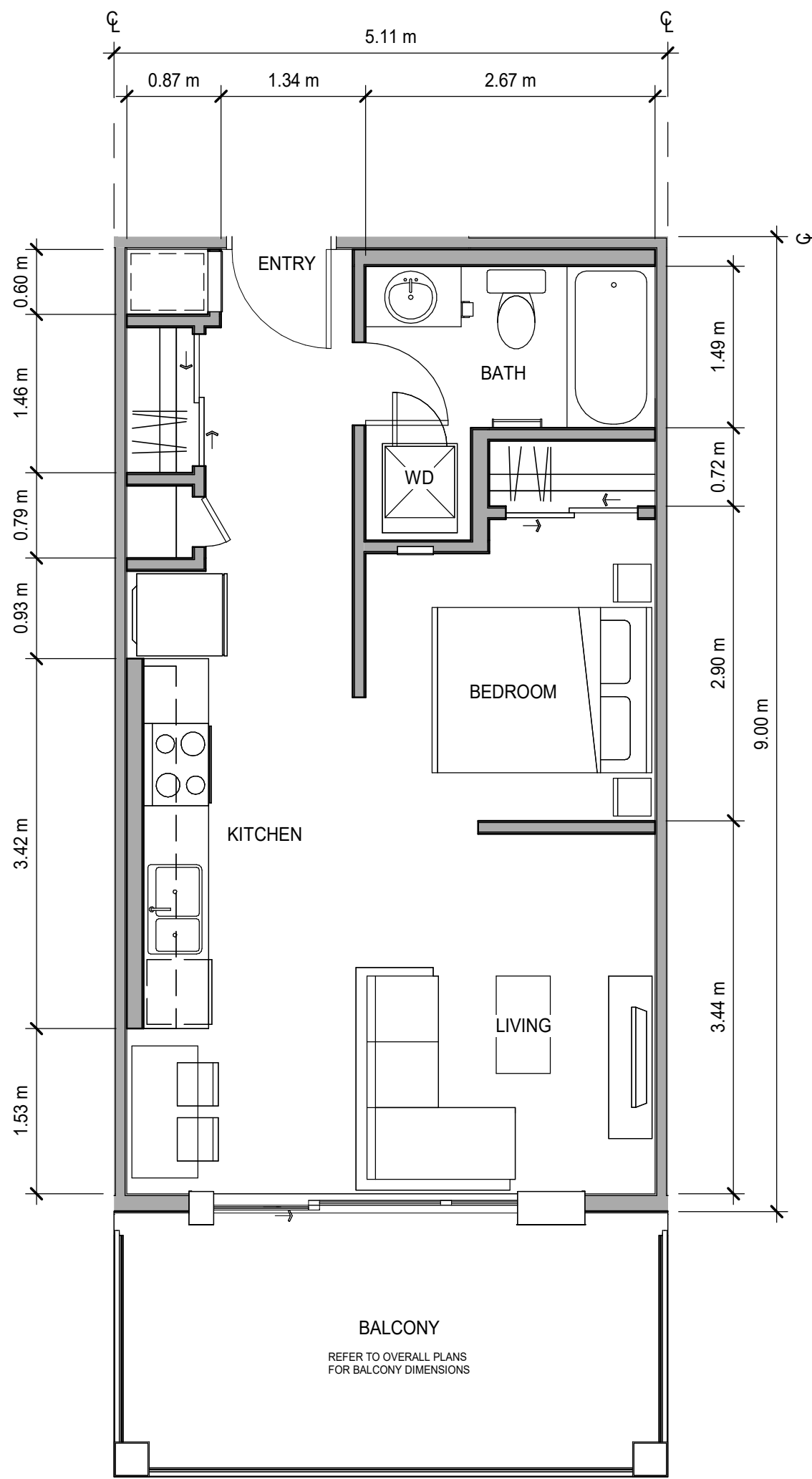
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PLAN# 19211



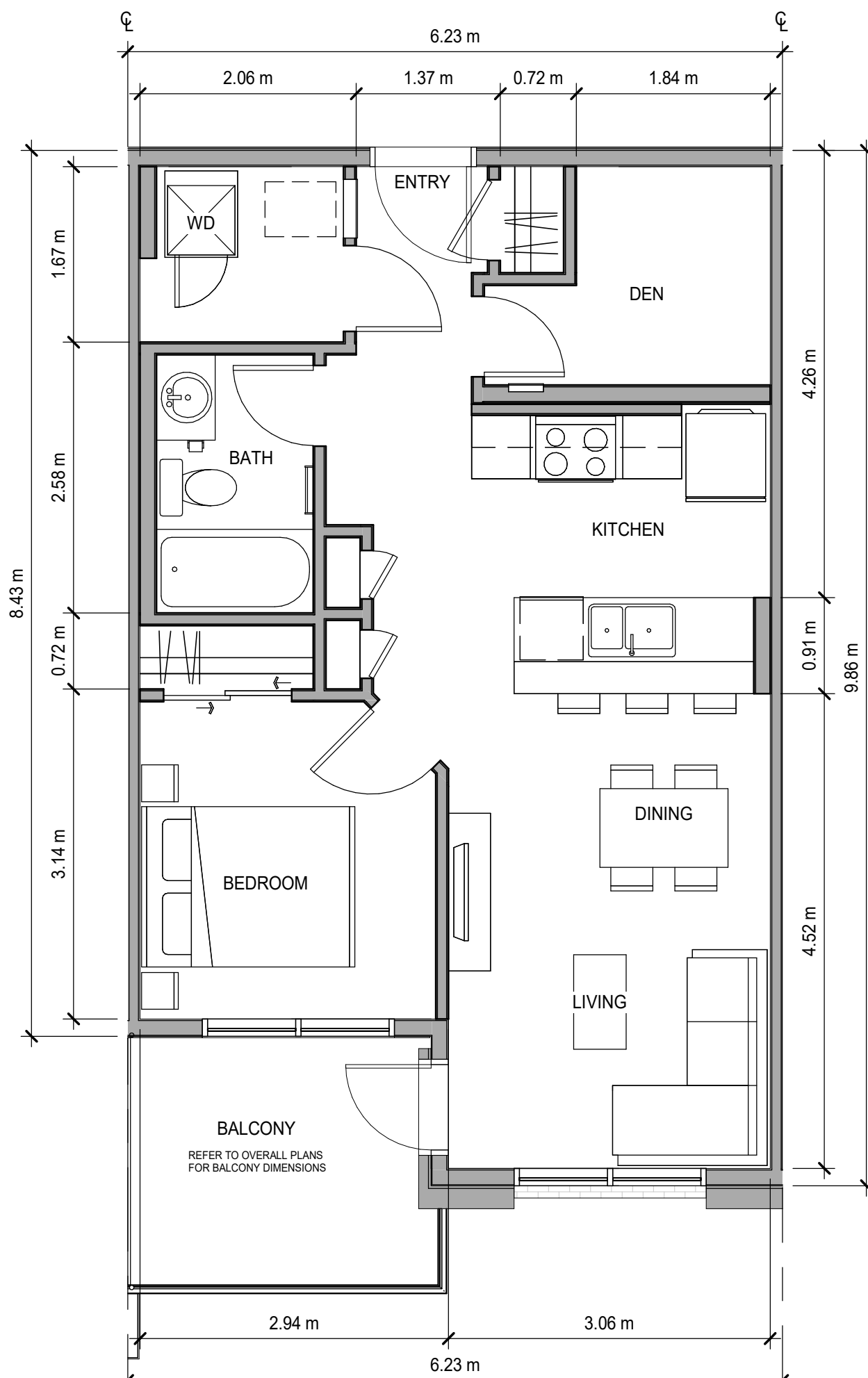
1 UNIT PLAN - ARGENTO
DP45-02-01 SCALE: 1 : 50

AREA UNIT
ARGENTO
978.76 ft² 90.93 m²



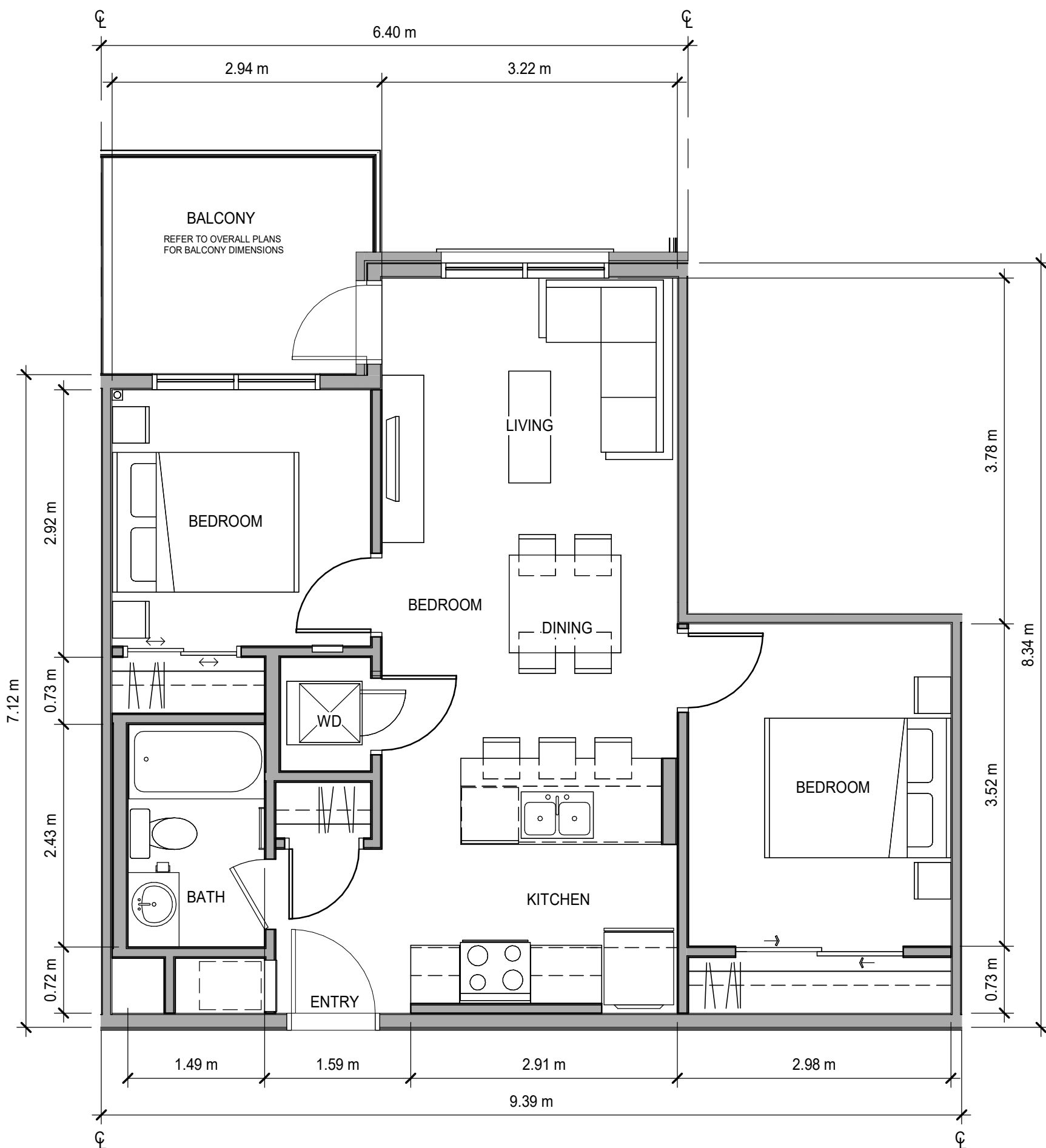
2 UNIT PLAN - A
DP45-02-01 SCALE: 1 : 50

AREA UNIT A
497.03 ft² 46.18 m²



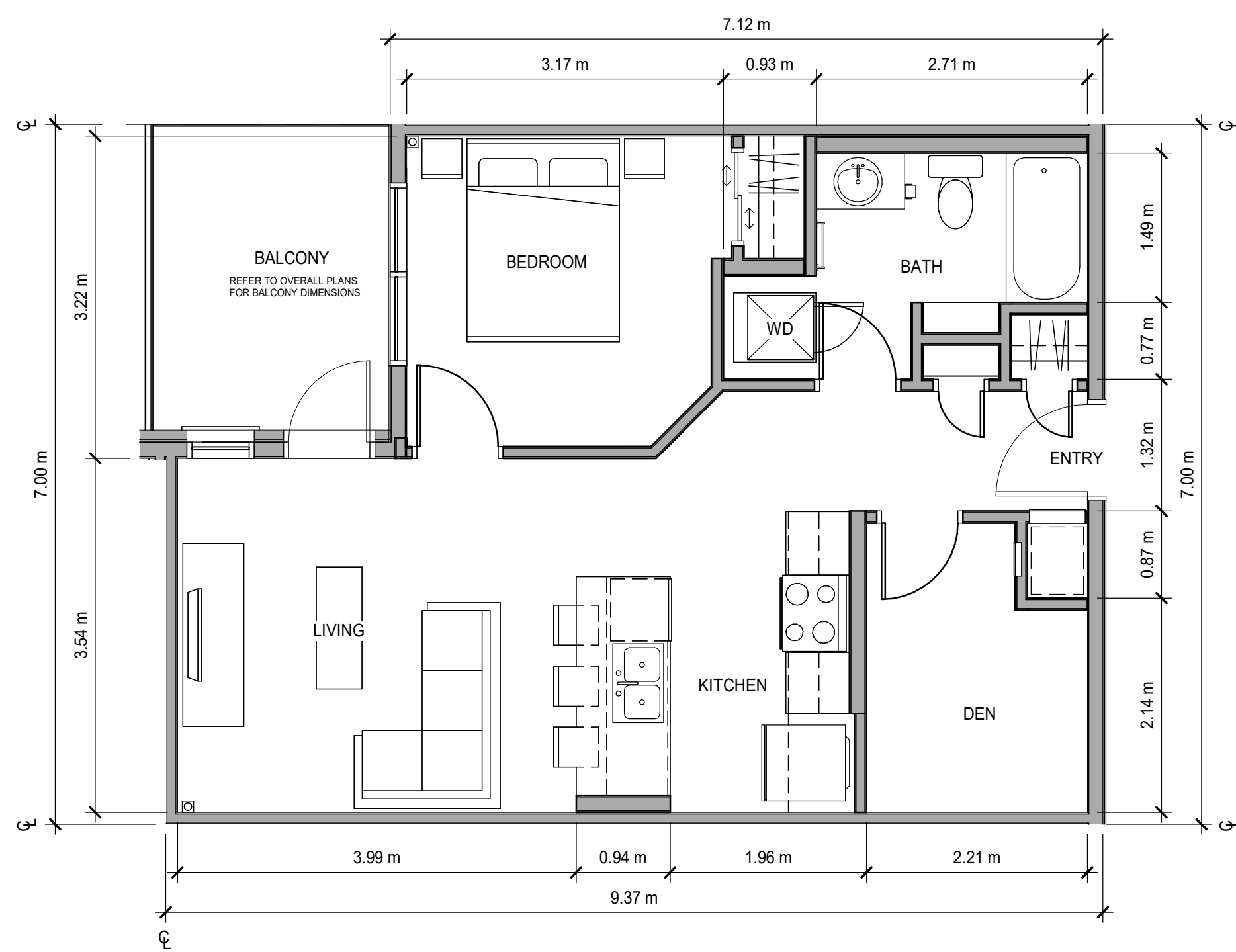
4 UNIT PLAN - B
DP45-02-01 SCALE: 1 : 50

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

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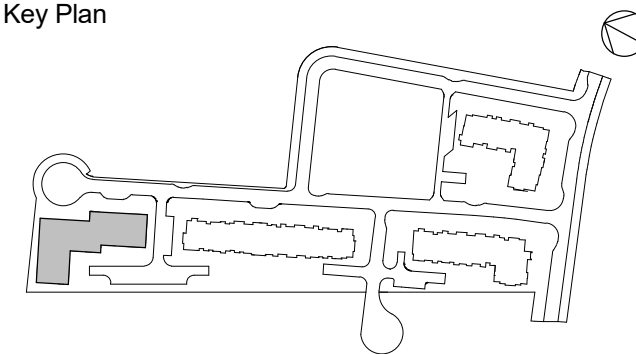
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Project Component
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Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

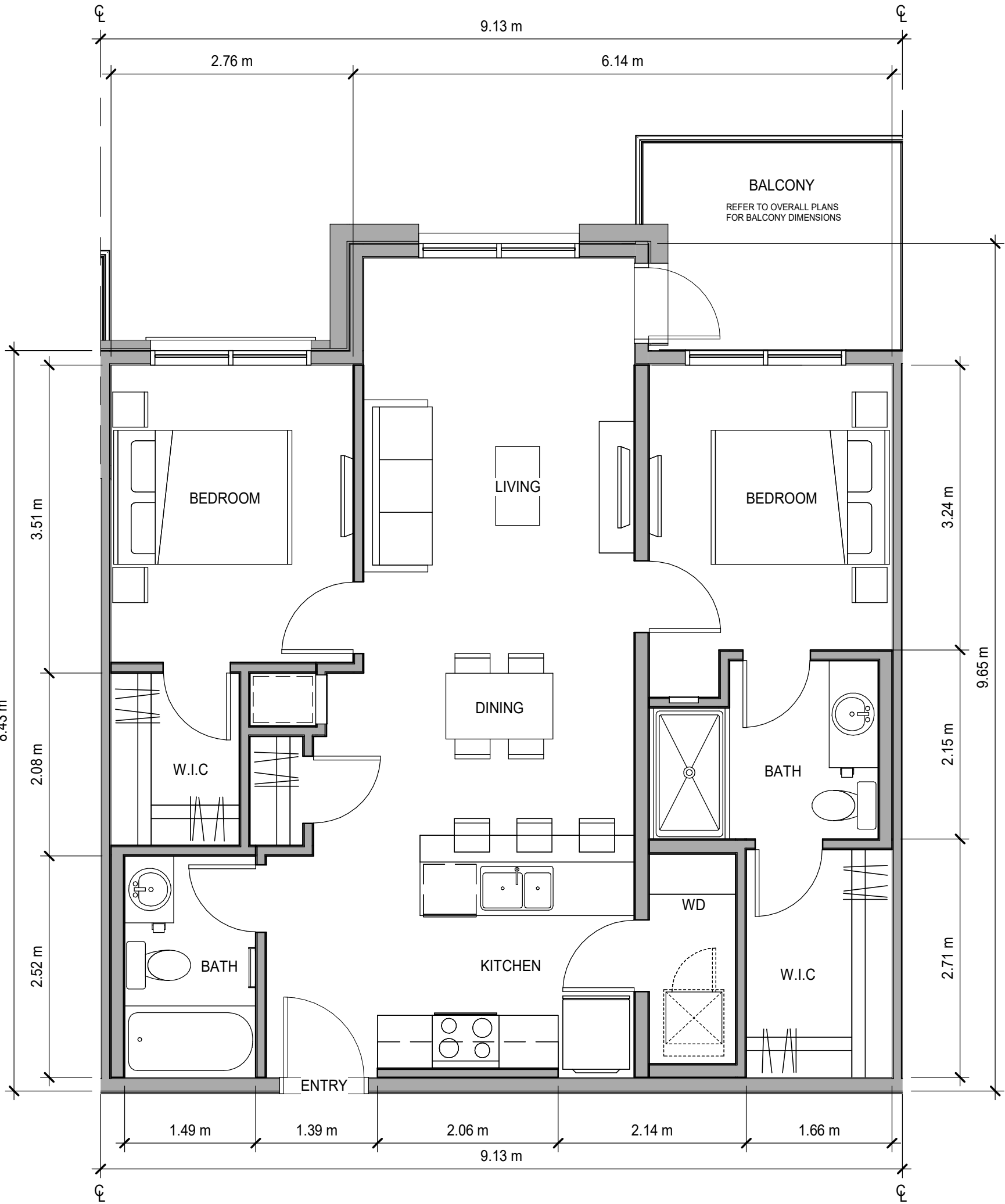
Drawing Title
**ENLARGED UNIT PLANS
BUILDING C**

Scale
As indicated

Project No.
NCCA22-0243

Drawing No.
DP45-02-01

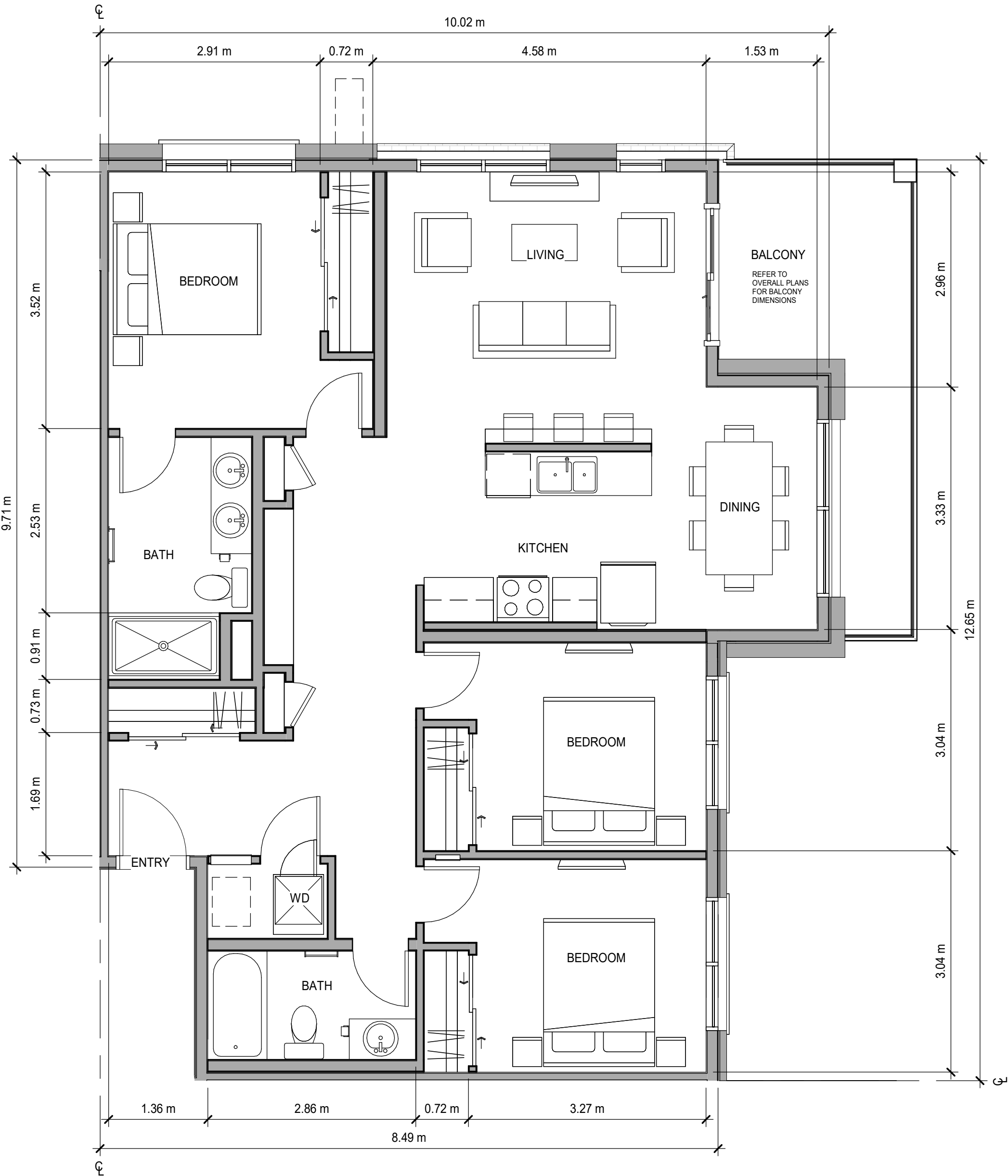
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1 UNIT PLAN - G
DP45-02-02 SCALE: 1 : 50
AREA UNIT G
874.01 ft² | 81.2 m²



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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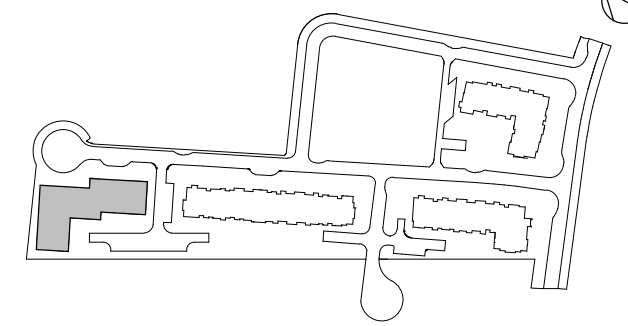
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Project Component SITE PLAN CONTROL APPLICATION

Key Plan



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Mechanical: TBD
Electrical: TBD
Owner: Rohit at Wateridge 6 Ltd.

Seal(s)



NORR

NORR Architects & Engineers Limited

55 Murray Street, Suite 600
Ottawa, ON, Canada K1N 5M3
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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 C**

Scale

As indicated

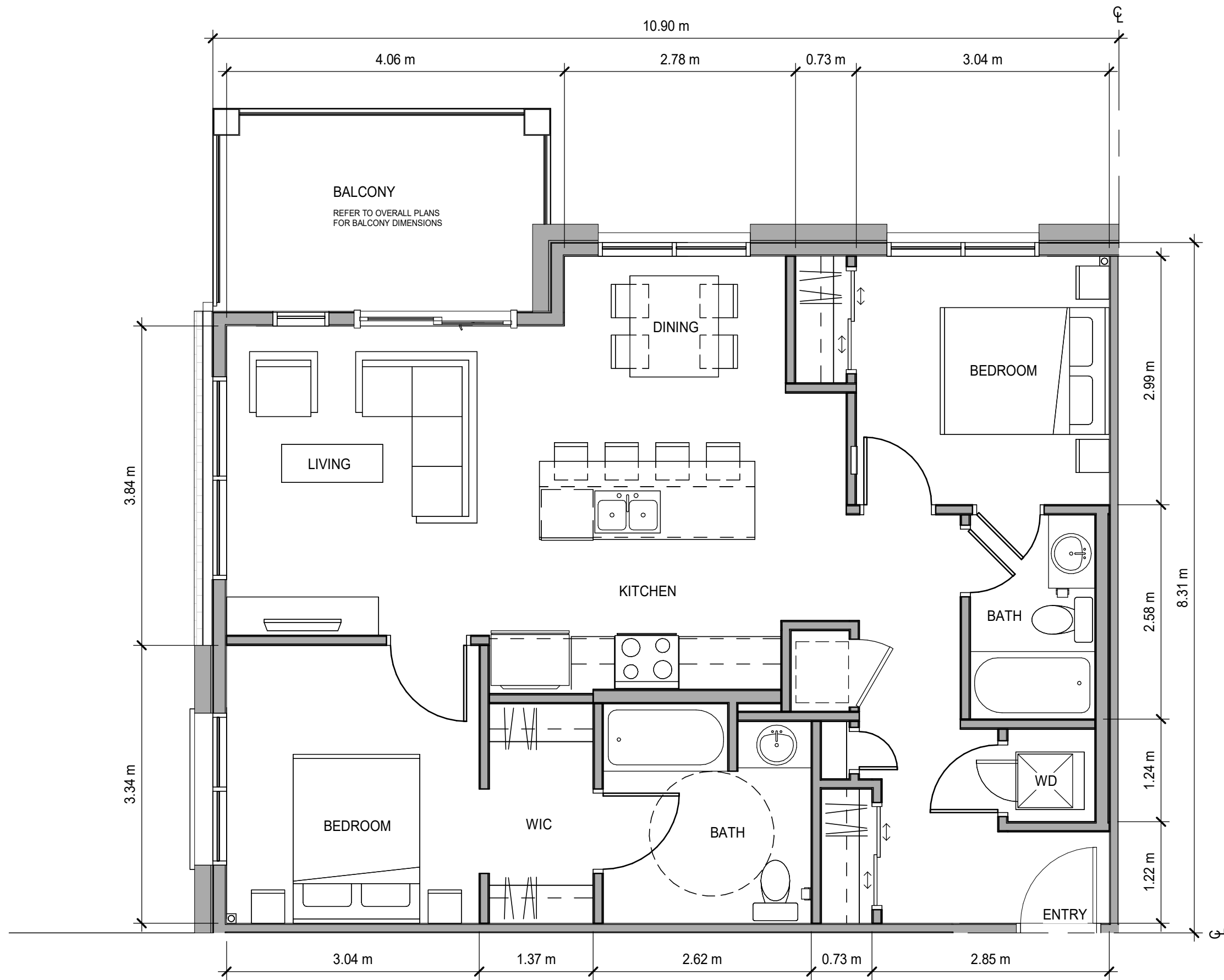
Project No.

NCCA22-0243

Drawing No.

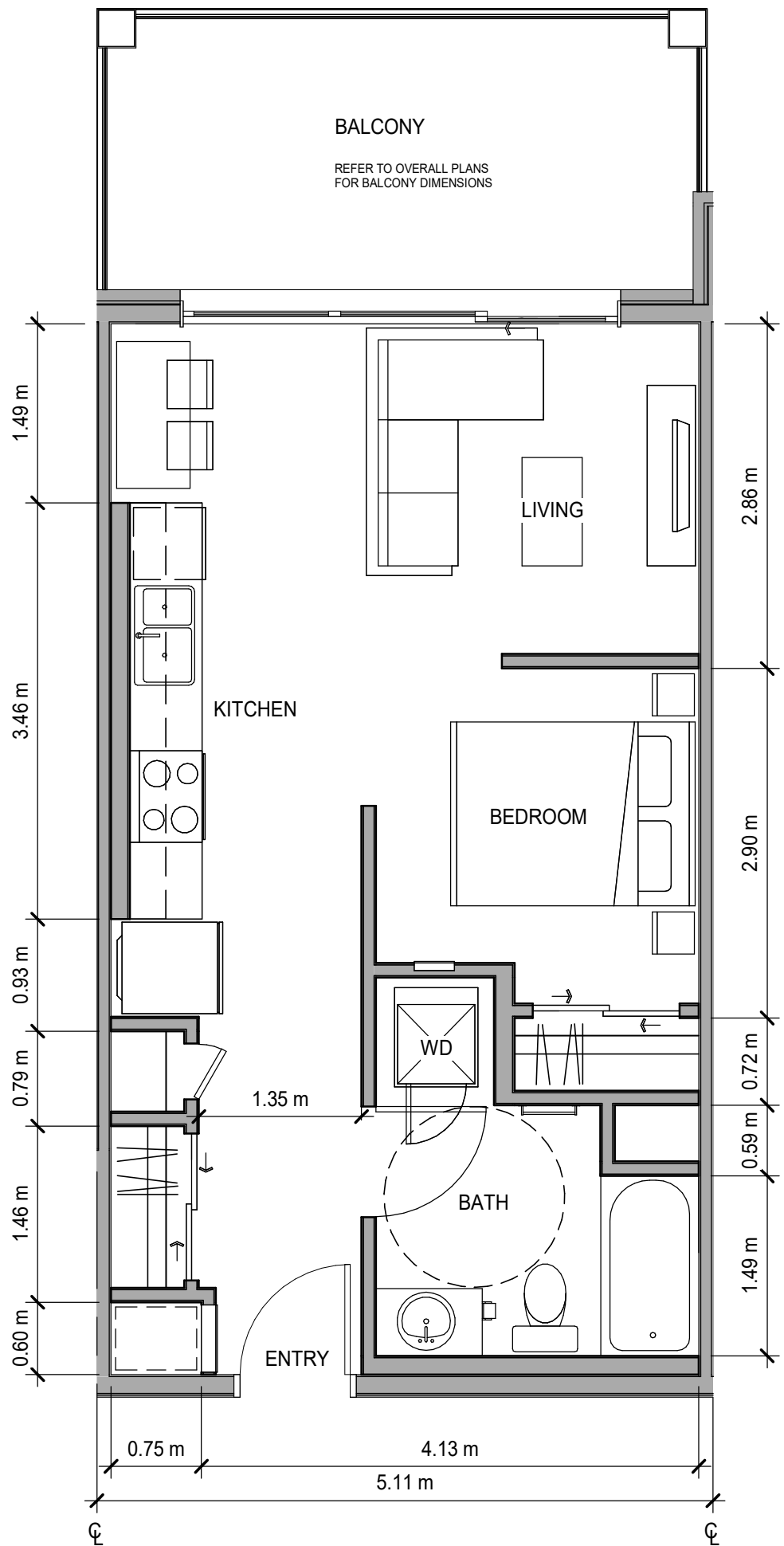
DP45-02-02

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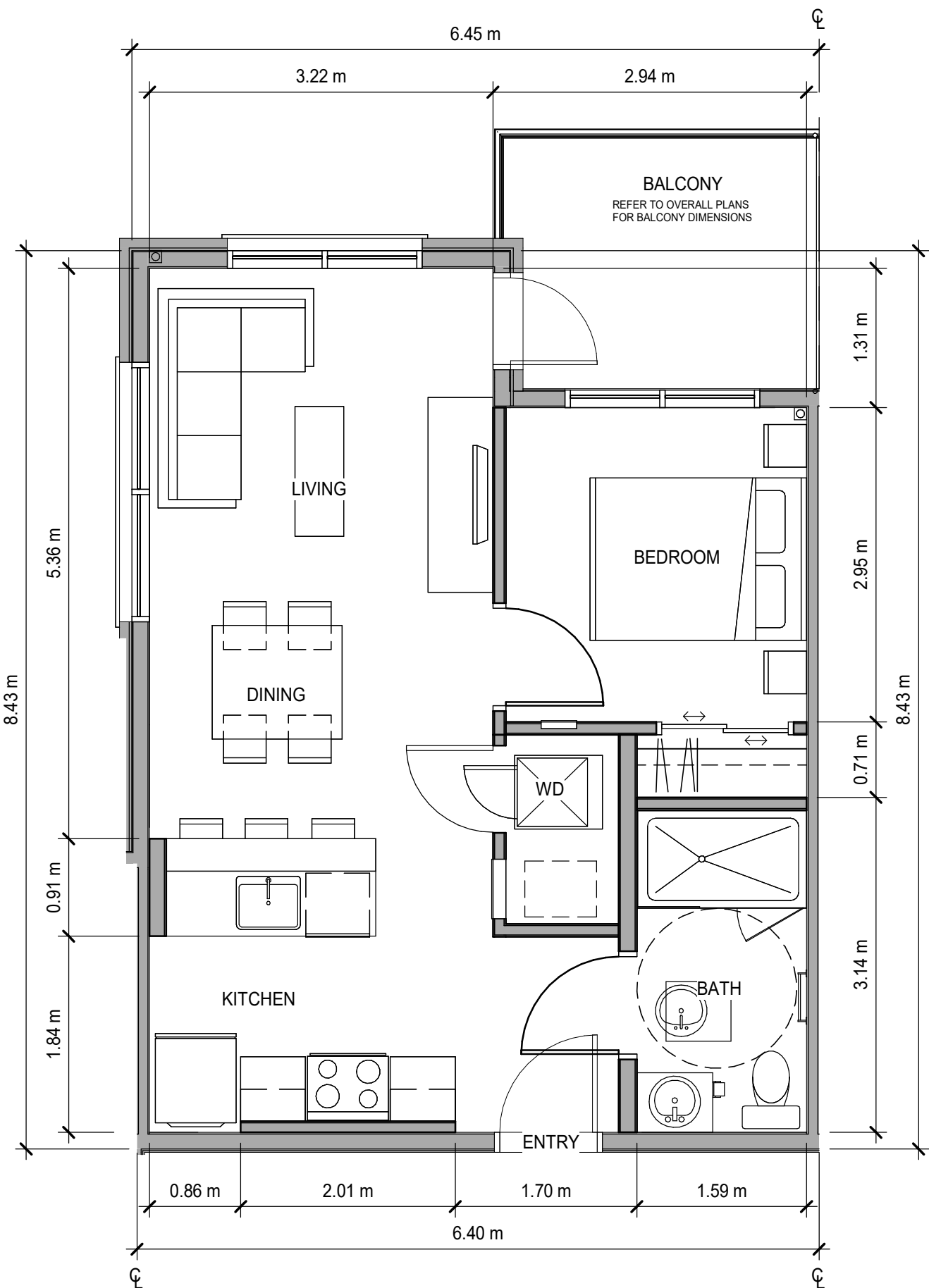
1 UNIT PLAN - ARGENTO - BF
DP45-02-03 SCALE: 1 : 50

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



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

BARRIER-FREE UNIT 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.
4. 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).
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).
6. 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
2025-03-26	SPA SUBMISSION	C

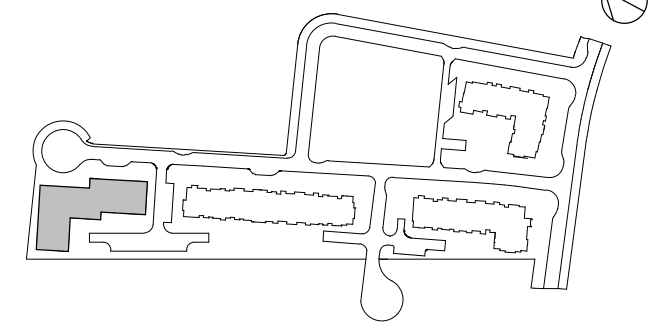
RohitTM
Bold Goes Further

This drawing has been prepared solely for the use of ROHIT COMMUNITIES and there are no representations of any kind made by NORR Architects Engineers Planners to any party with whom NORR Architects Engineers Planners has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

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: TBD
Electrical: TBD
Owner: Rohit at Wateridge 6 Ltd.

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Project

Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title

**ENLARGED UNIT
PLANS, BARRIER-FREE
BUILDING C**

Scale

As indicated

Project No.

NCCA22-0243

Drawing No.

DP45-02-03

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