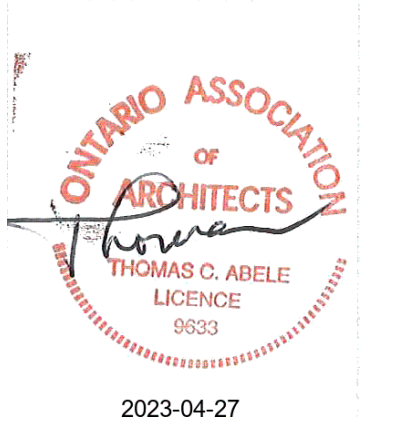
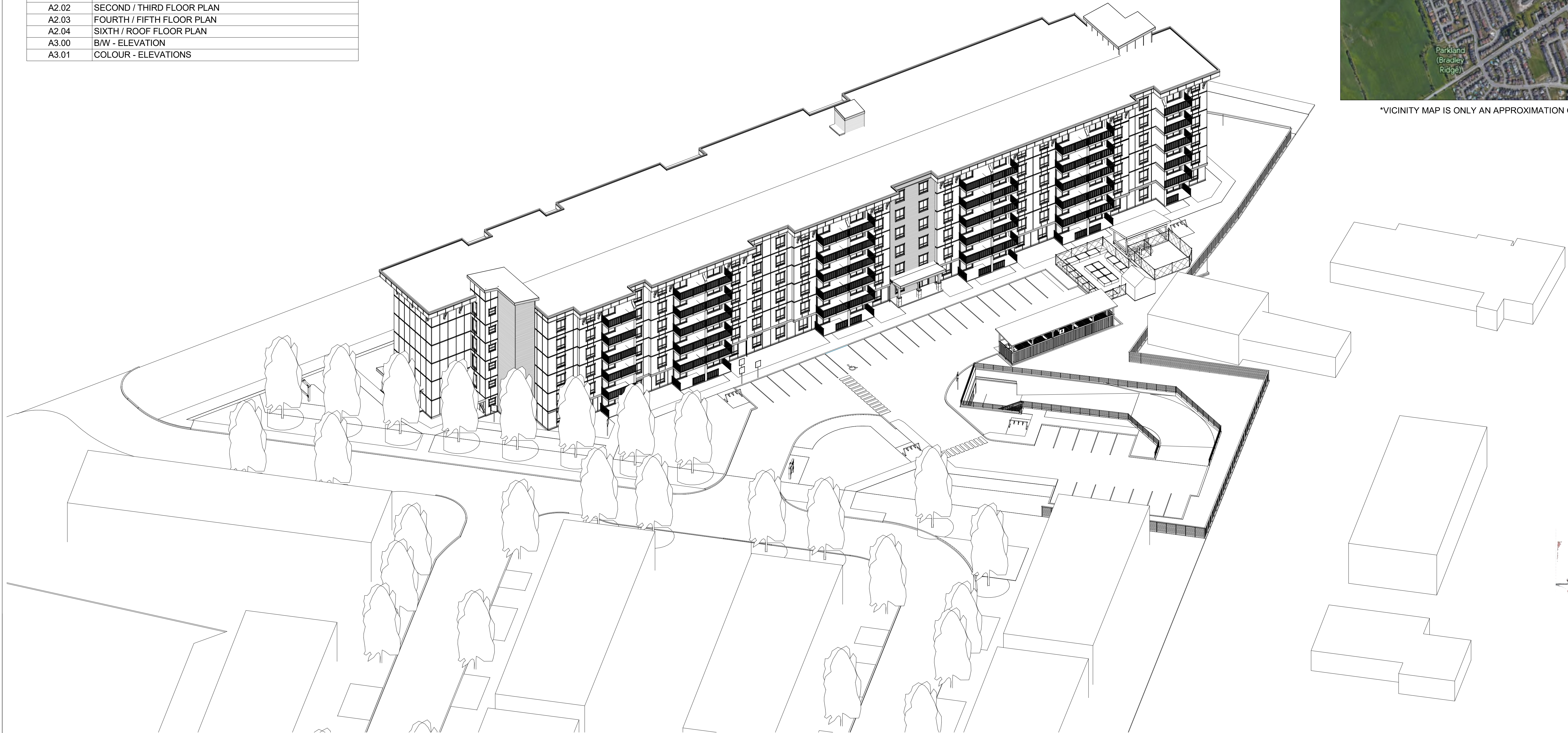


DRAWING INDEX	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A1.01	SITE PLAN
A1.02	SURFACE PARKING PLAN
A1.03	UNDERGROUND PARKING PLAN
A1.04	SITE ACCESSORIES
A1.05	SITE ACCESSORIES
A1.06	FIRE + EMERGENCY ACCESS PLAN
A1.07	WASTE + RECYCLING PLAN
A1.08	SURROUNDING AREA PERSPECTIVE
A1.09	SITE PERSPECTIVE
A1.10	SITE PERSPECTIVE
A1.11	ONSITE PERSPECTIVE
A2.00	PARKADE FLOOR PLAN
A2.01	FIRST FLOOR PLAN
A2.02	SECOND / THIRD FLOOR PLAN
A2.03	FOURTH / FIFTH FLOOR PLAN
A2.04	SIXTH / ROOF FLOOR PLAN
A3.00	B/W - ELEVATION
A3.01	COLOUR - ELEVATIONS



\*VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION\*



# RHYTHM APARTMENTS

3080 NAVAN ROAD, OTTAWA

**ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT OAA, T: 604.682-6818

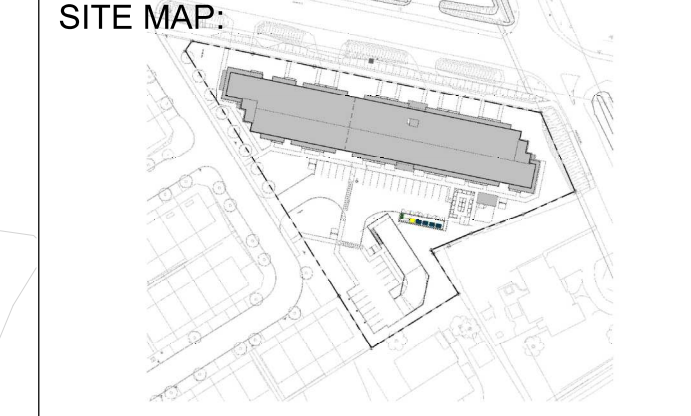
 **SEYMOUR PACIFIC**  
DEVELOPMENTS LTD.

100 St Anns, Campbell River, B.C.  
(T)250.286.8045 (F)250.286.8046  
www.seymourpacific.ca

 **BROADSTREET**  
PROPERTIES LTD.

100 St Anns, Campbell River, B.C.  
(T)250.286.8045 (F)250.286.8046  
www.broadstreet.ca





PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT OAA, T. 604.662.6918

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PROJECT NAME:  
RHYTHM APARTMENTS

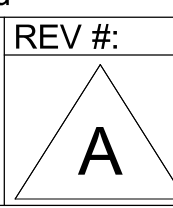
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
SITE PLAN

DRAWN BY: PD  
CHECKED BY: RF  
DATE: APR 26 2023  
SCALE: As indicated

DRAWING #: **A1.01**



NAVAN ROAD

rue FALSETTO STREET



**LEGEND**

[Orange Box]	1 BEDROOM / 1 BATH
[Yellow Box]	2 BEDROOM / 1 BATH
[Blue Box]	2 BEDROOM / 2 BATH
[Red Box]	2 BEDROOM / DEN / 2 BATH
[Pink Box]	RENTAL OFFICE

**SITE INFORMATION**

PROJECT DESCRIPTION	1-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)
TOTAL UNITS	119 RESIDENTIAL UNITS
CIVIC ADDRESS	3080 NAVAN ROAD, OTTAWA, ONT
MUNICIPALITY	CITY OF OTTAWA
ZONING	R5N[2744]H20
LEGAL DESCRIPTION	"BLOCK 64 ON DRAFT 4M-PLAN"
LOT AREA	6689.21 m <sup>2</sup>
DENSITY	177.6 DU/HECTARE
FLOOR SPACE INDEX (FSI)	1.76

**ZONING SUMMARY**

	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	20 m		17.31 m	
MIN. FRONT YARD S.B.	3.0 m		3.0 m	
MIN. REAR YARD S.B.	7.5 m		7.5 m	
MIN. INTERIOR SIDE YARD S.B.	VARIES		VARIES	
MIN. CORNER SIDE YARD S.B.	3.0 m		3.0 m	
MIN. LOT AREA	540 m <sup>2</sup>		6689.21 m <sup>2</sup>	
MIN. LOT WIDTH	18 m		- m	
MIN. WIDTH OF LAND. BUFFER	3 m		3 m	

**LANDSCAPE**

	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	30%	38%
	1993.17 m <sup>2</sup>	2540.17 m <sup>2</sup>

**VEHICULAR PARKING**

SUBJECT SITE IS WITHIN 600M OF THE CHAPEL HILL TRANSIT STATION PARKING RATES FOR AREA X APPLY

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0 / UNIT	12	0	0
APARTMENT - REGULAR	0.5 / UNIT	107	54	121
VISITORS	0.1 / UNIT	107	11	11
<b>TOTAL PARKING STALLS</b>			<b>65</b>	<b>132</b>

**OTHER PARKING PROVISIONS**

SMALL CAR	MAX 50%	MAX 71	62
ACCESSIBLE TYPE A		1	1

**BICYCLE PARKING**

	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
<b>TOTAL BICYCLE</b>			<b>60</b>	<b>60</b>

**OTHER BICYCLE PROVISIONS**

MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	30	30
MIN HORIZONTAL BIKE STALL	50%	-	30	30
MIN SECURED BIKE STALLS	25%	-	15	30

**WASTE CALCULATIONS**

	REQUIRED	PROPOSED
GARBAGE	16 y <sup>3</sup>	16 y <sup>3</sup>
GMP	2 y <sup>3</sup>	2 y <sup>3</sup>
FIBRE	4 y <sup>3</sup>	4 y <sup>3</sup>
ORGANICS	720L	720L

**BUILDING INFORMATION**

	BUILDING A	
FOOTPRINT	1894.44	m <sup>2</sup>
GROSS BUILDING AREA	11502.94	m <sup>2</sup>

**UNIT BREAKDOWN**

	BUILDING A
1 BEDROOM / 1 BATH	32 UNITS
2 BEDROOM / 1 BATH	6 UNITS
2 BEDROOM / 2 BATH	57 UNITS
2 BEDROOM / DEN / 2 BATH	24 UNITS
<b>TOTAL</b>	<b>119 UNITS</b>

**AMENITY**

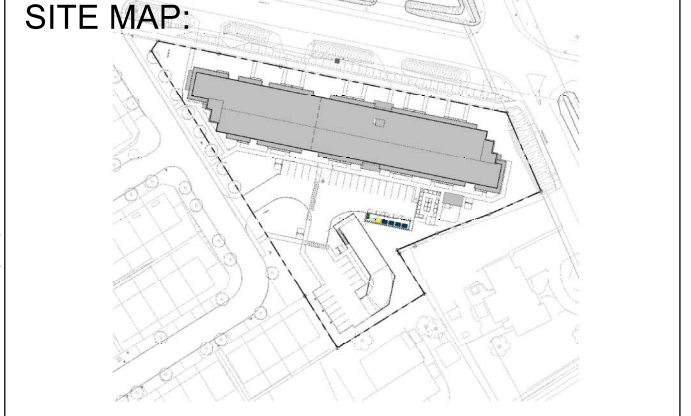
	RATE	REQUIRED	PROPOSED
COMMUNITY AMENITY AREA (50% MIN)	6M <sup>2</sup> / DU	714 m <sup>2</sup>	900 m <sup>2</sup>
INDOOR AND PRIVATE TERRACES / DECKS	6M <sup>2</sup> / DU	714 m <sup>2</sup>	906 m <sup>2</sup>
<b>TOTAL AMENITY SPACE</b>		<b>1428 m<sup>2</sup></b>	<b>1806 m<sup>2</sup></b>

**LEGEND**

[Dashed Line]	PROPERTY LINE
[Dash-dot Line]	SETBACK LINE
[Red Dashed Line]	PARKADE OUTLINE
[Solid Line]	BUILDING OUTLINE
[Circle with Center]	EV CHARGER
[Hatched Area]	2.2m NOISE BARRIER FENCE
[Grey Area]	WOODEN FENCE
[Grey Area]	RETAINING WALL
[Dotted Line]	CHAINLINK FENCE
[Green Area]	LANDSCAPE AREA
[Trapezoid]	SIDEWALK LETDOWN
[Rectangles]	CROSSWALK 1.5 X .45 STRIPS
[Wheelchair]	ACCESSIBLE PARKING
[Bike]	BIKE PARKING (NUMBER REPRESENTS COUNT)
[Square]	SITE SIGNAGE
[Arrow]	DIRECTION SIGNAGE

2 SITE PLAN LAYOUT  
1/16" = 1'-0"





PROJECT STATUS:  
 ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: **ABELEARCHITECTURE**  
 THOMAS C. ABELE, ARCHITECT OAA, T. 604.662-6918

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PROJECT NAME:  
 RHYTHM APARTMENTS

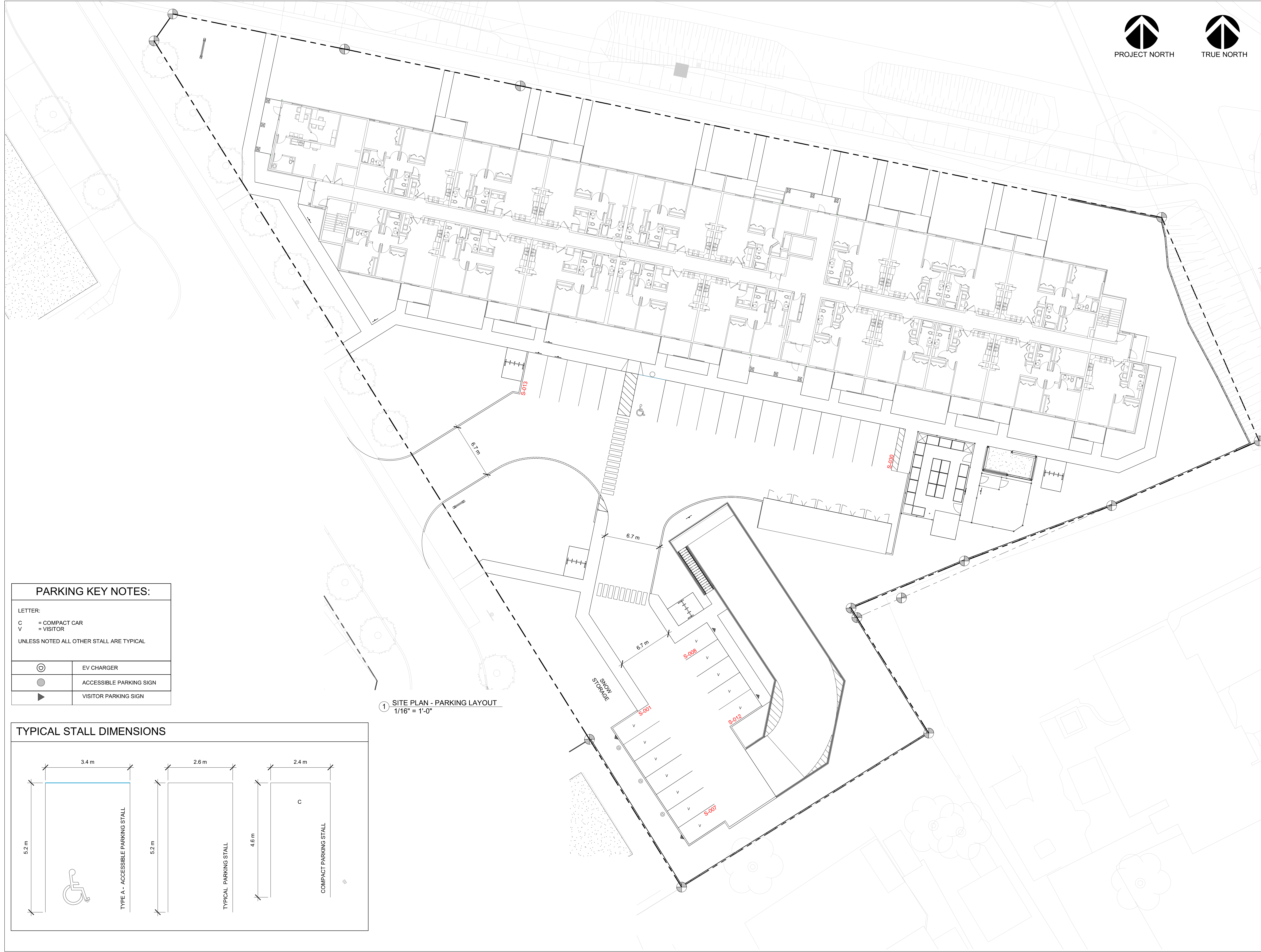
PROJECT NUMBER:  
 VP 2211

ADDRESS:  
 3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
 SURFACE PARKING PLAN

DRAWN BY: PD  
 CHECKED BY: RF  
 DATE: APR 26 2023  
 SCALE: As indicated

DRAWING #: **A1.02** REV #: **A**

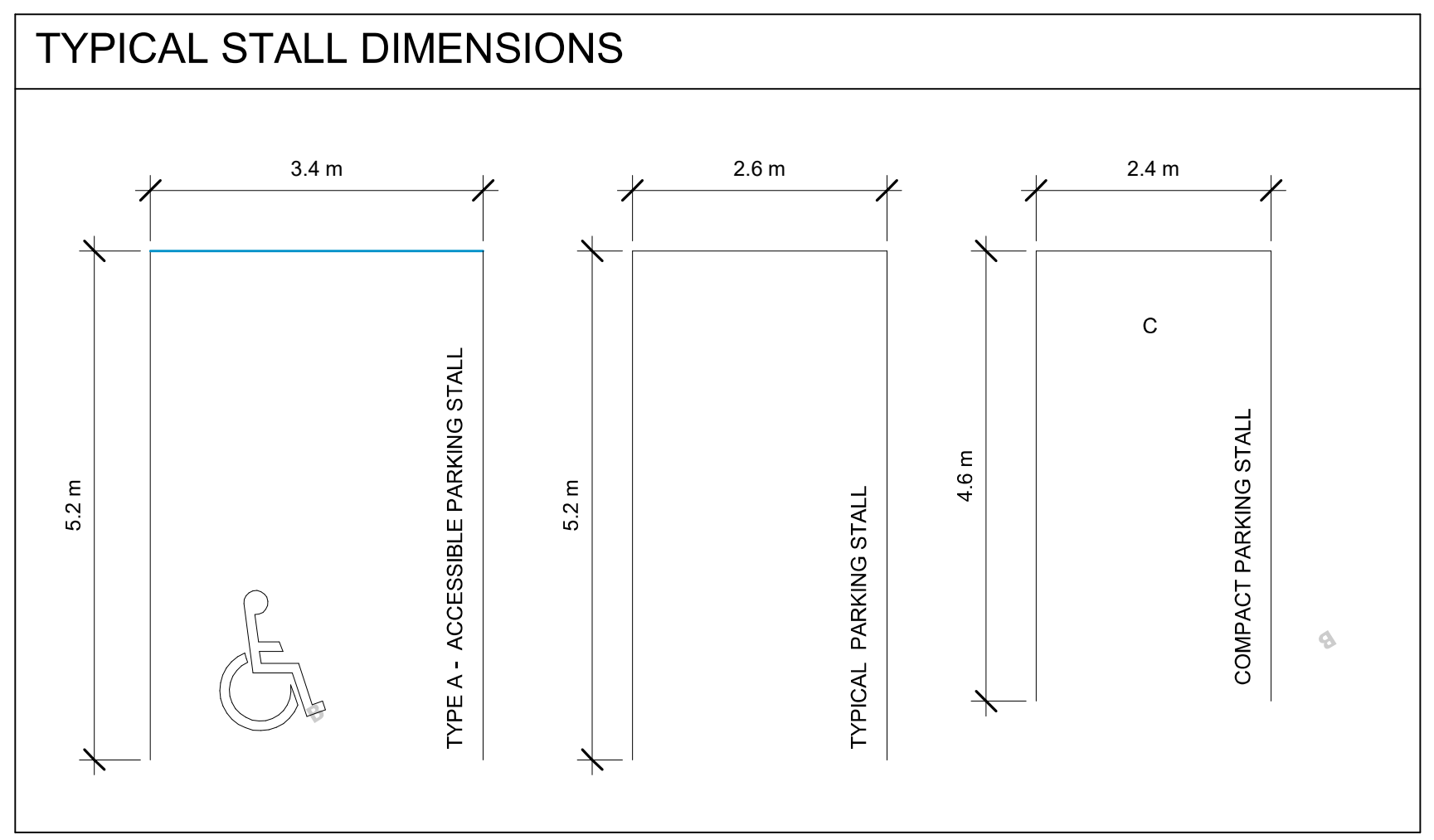


**PARKING KEY NOTES:**

LETTER:  
 C = COMPACT CAR  
 V = VISITOR

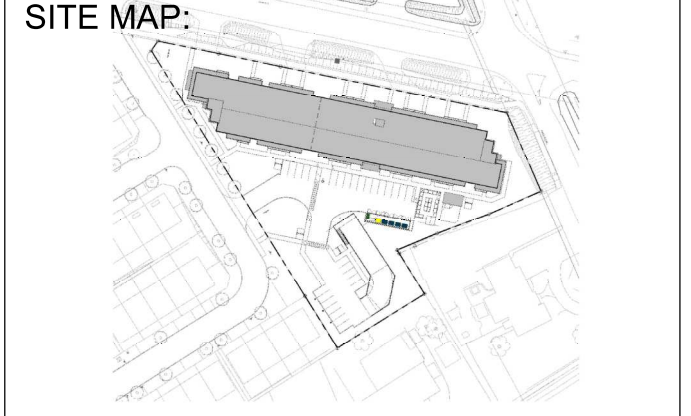
UNLESS NOTED ALL OTHER STALL ARE TYPICAL

	EV CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN



1 SITE PLAN - PARKING LAYOUT  
 1/16" = 1'-0"





PROJECT STATUS:  
 ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: **ABELEARCHITECTURE**  
 THOMAS C. ABLE, ARCHITECT OAA, T. 604-662-8918

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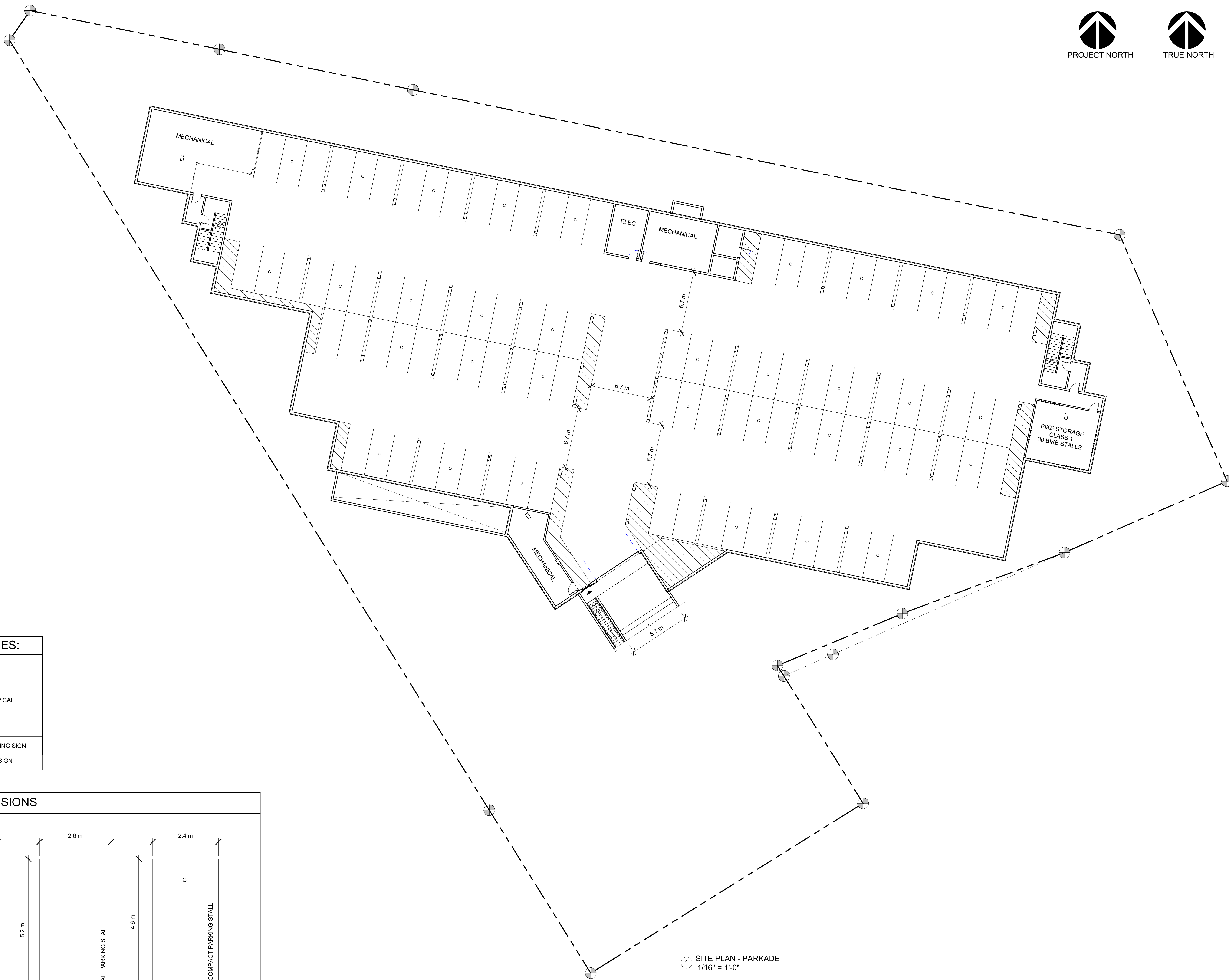
PROJECT NUMBER:  
 VP 2211

ADDRESS:  
 3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
 UNDERGROUND PARKING PLAN

DRAWN BY: PD  
 CHECKED BY: RF  
 DATE: APR 26 2023  
 SCALE: As indicated

DRAWING #: **A1.03** REV #: **A**

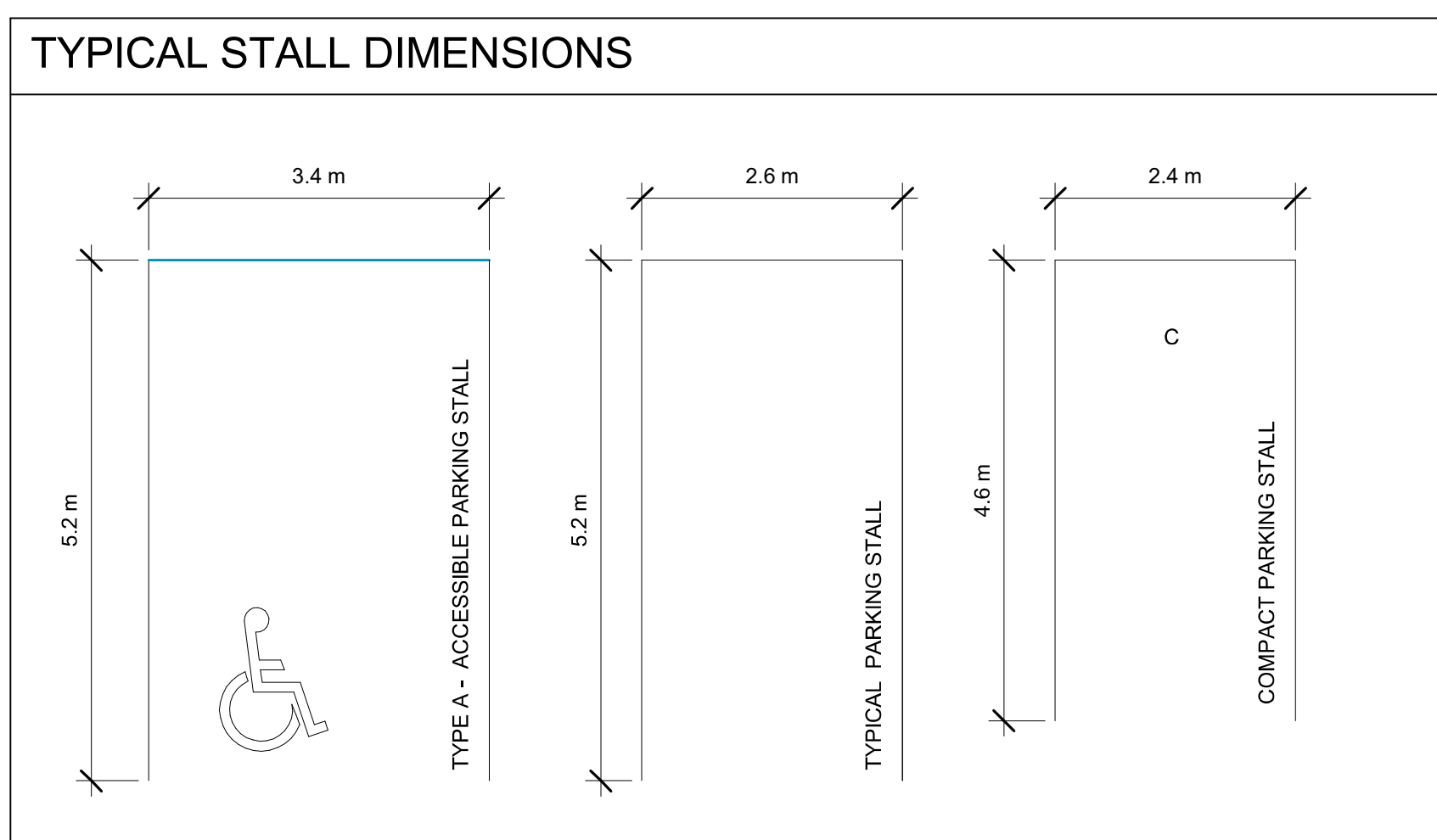


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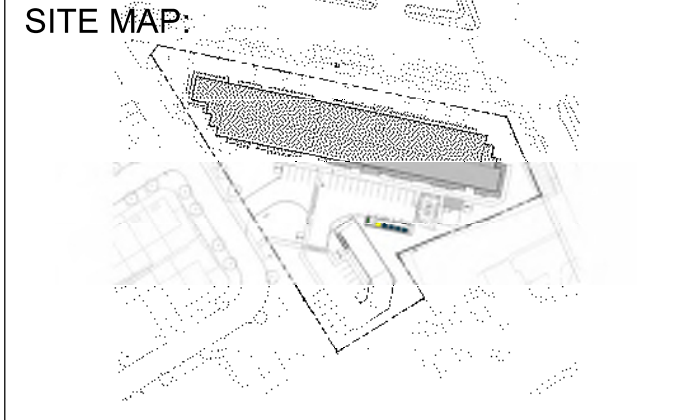
UNLESS NOTED ALL OTHER STALL ARE TYPICAL

	EV CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN



1 SITE PLAN - PARKADE  
 1/16" = 1'-0"

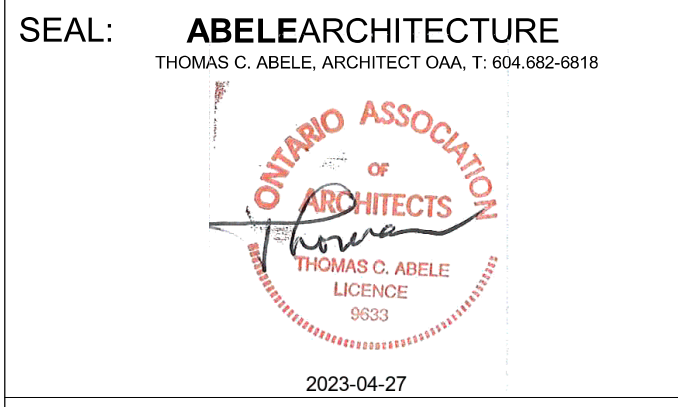




PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
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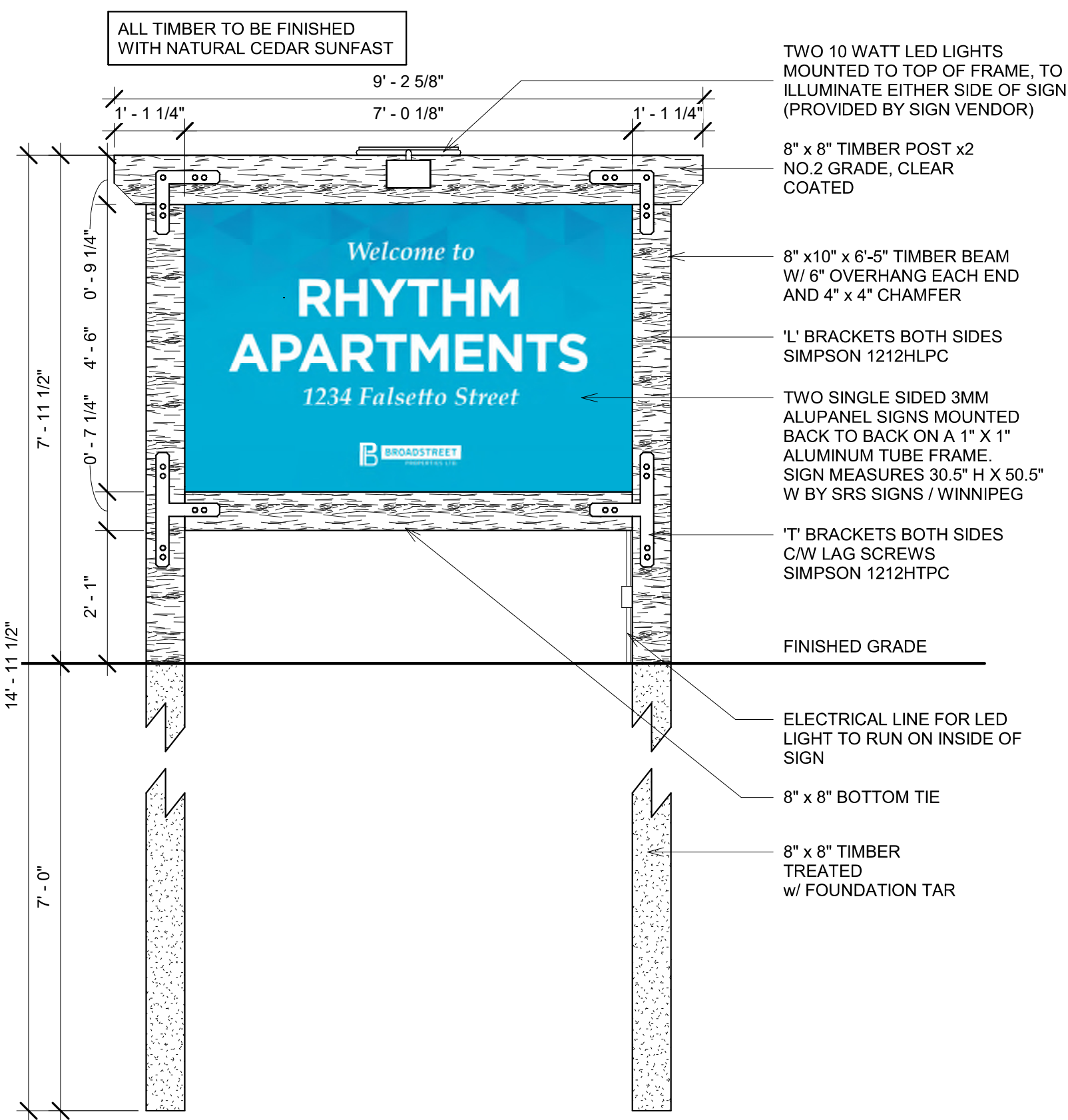
PROJECT NAME:  
**RHYTHM APARTMENTS**

PROJECT NUMBER:  
**VP 2211**

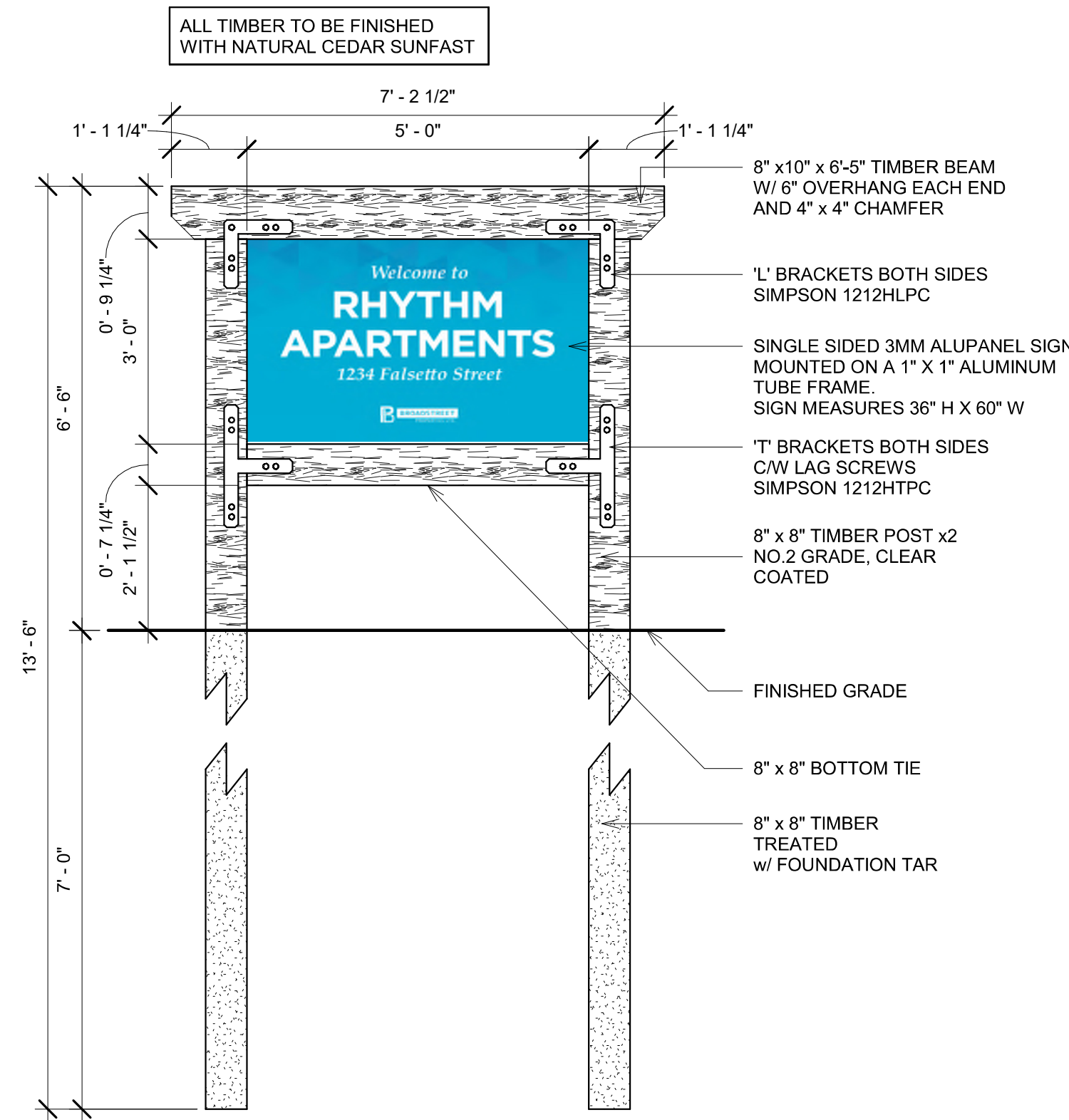
ADDRESS:  
**3080 NAVAN ROAD, OTTAWA**

DRAWING TITLE:  
**SITE ACCESSORIES**

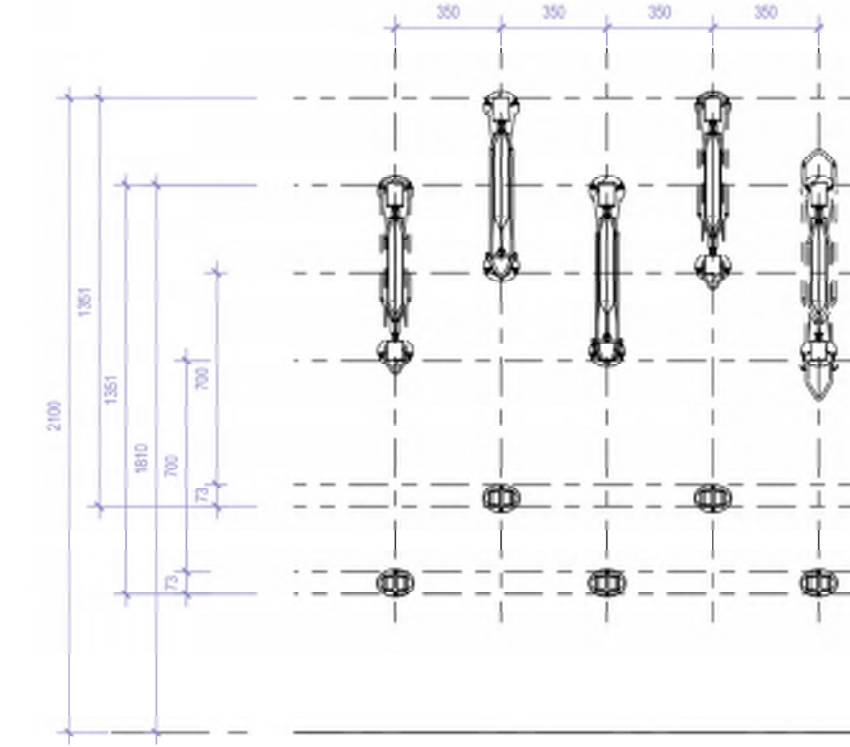
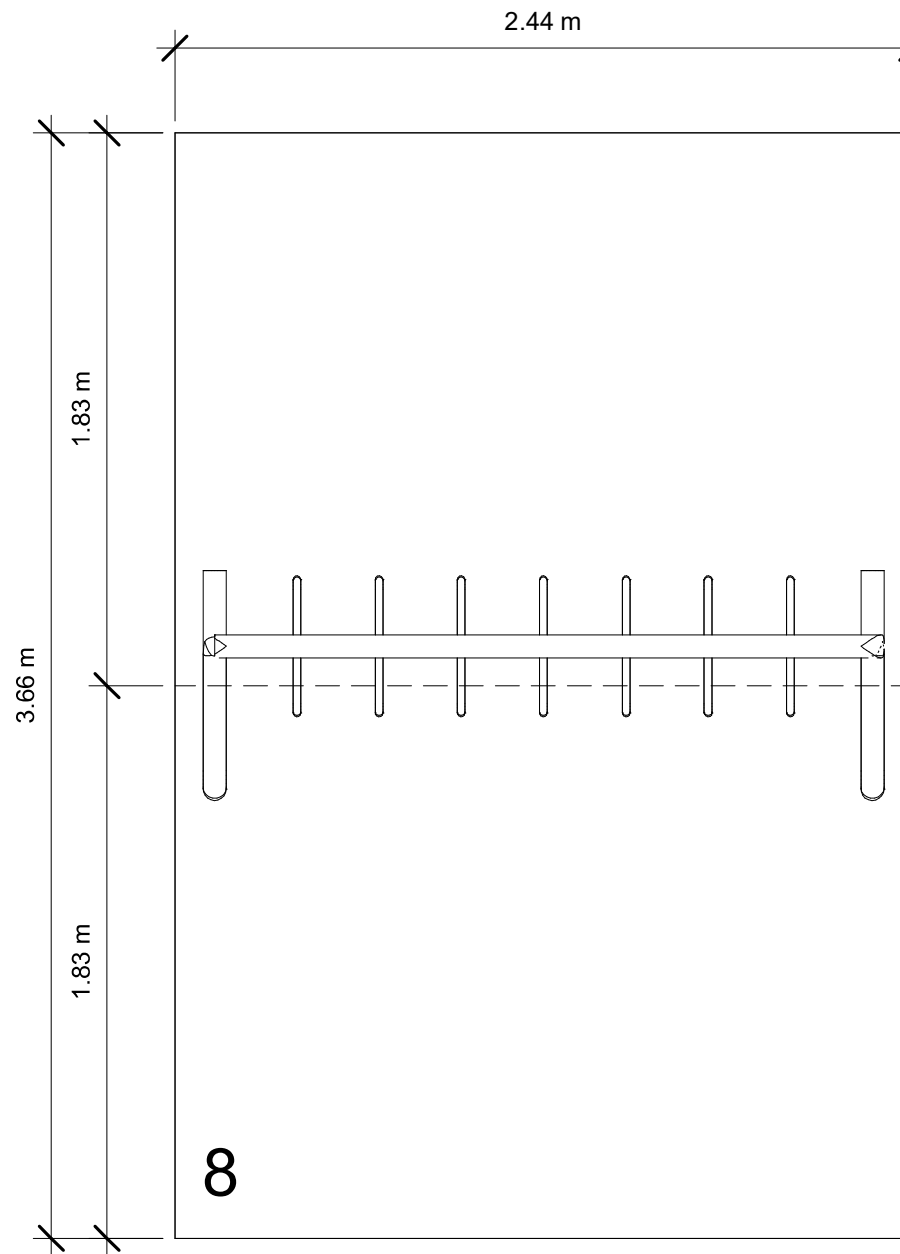
DRAWN BY: PD  
CHECKED BY: RF  
DATE: APR 26 2023  
SCALE: As indicated  
DRAWING #: **A1.04**



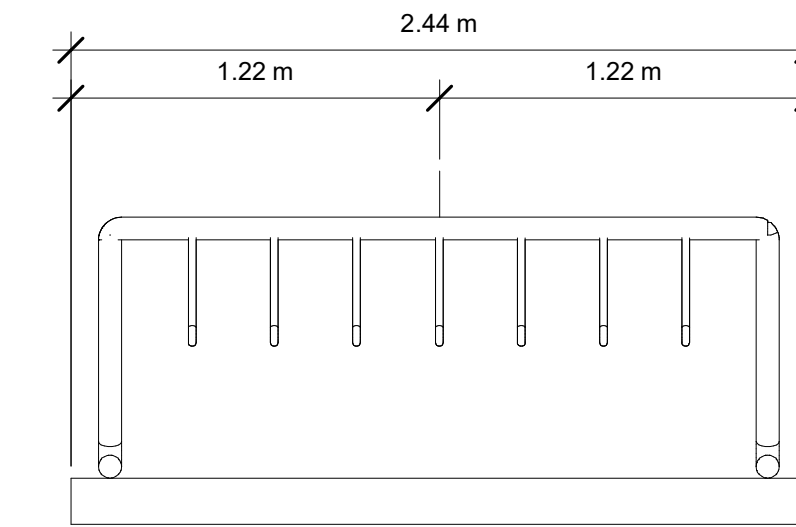
① ENTRY SIGN TYPE I  
1/2" = 1'-0"



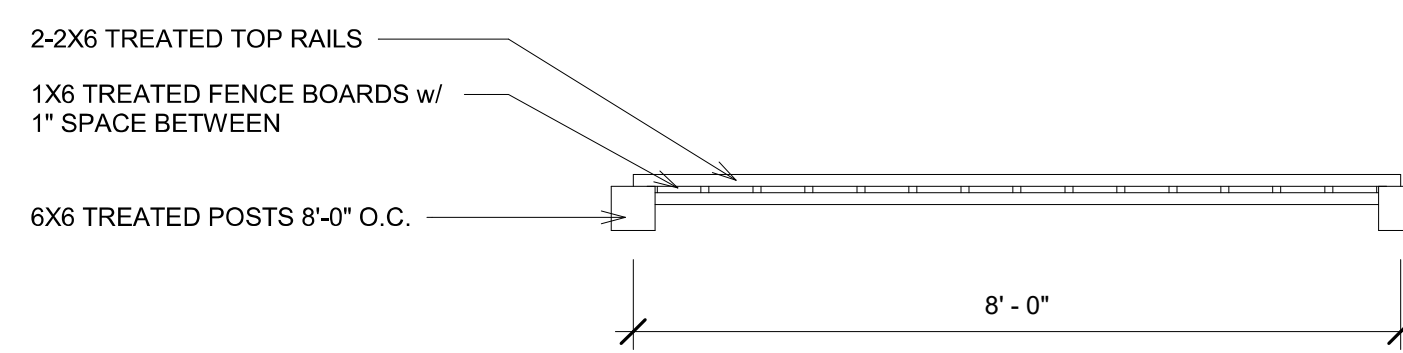
⑩a ENTRY SIGN TYPE II  
1/2" = 1'-0"



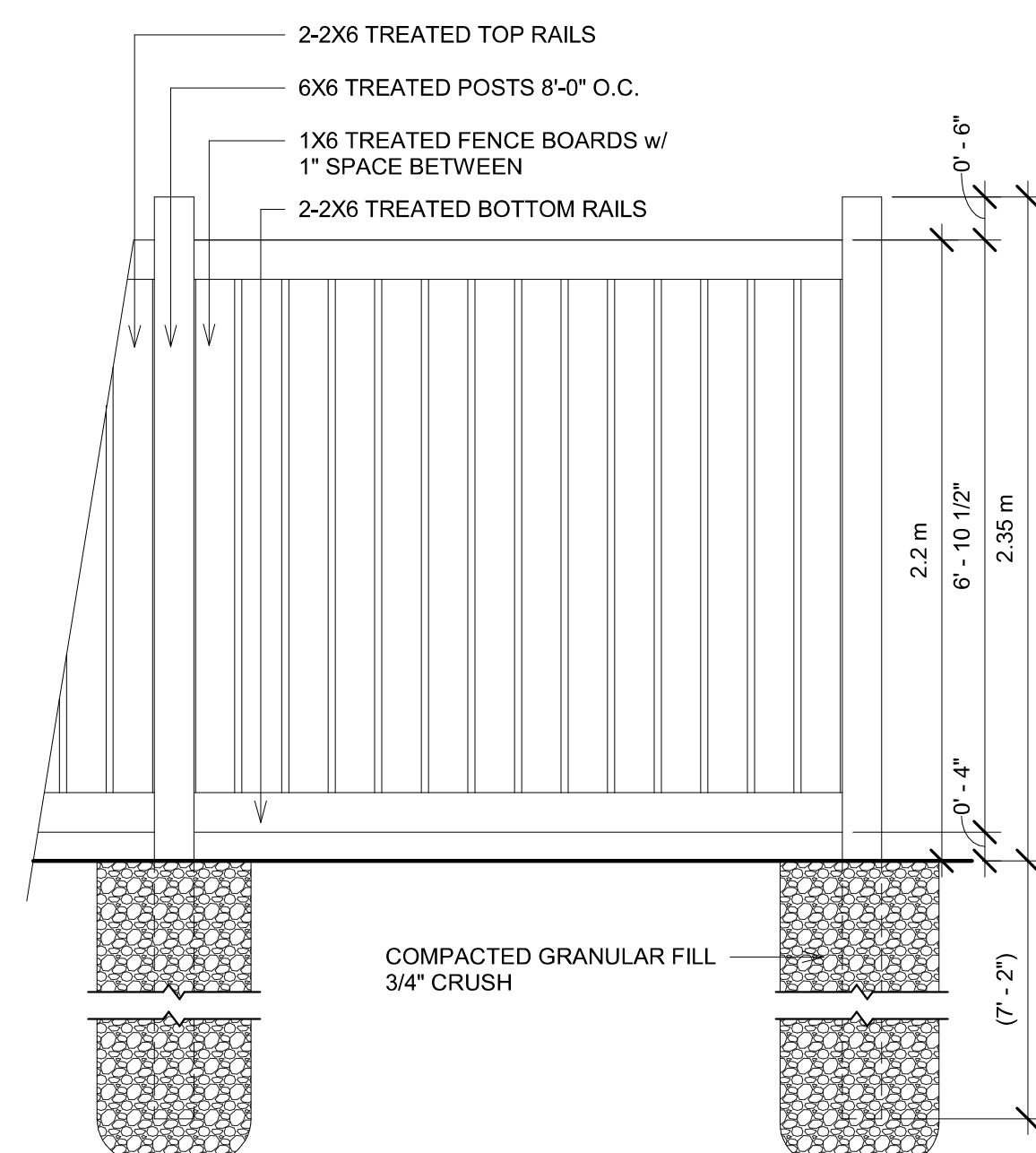
○ BIKE PARKING - WALL MOUNT  
1: 25



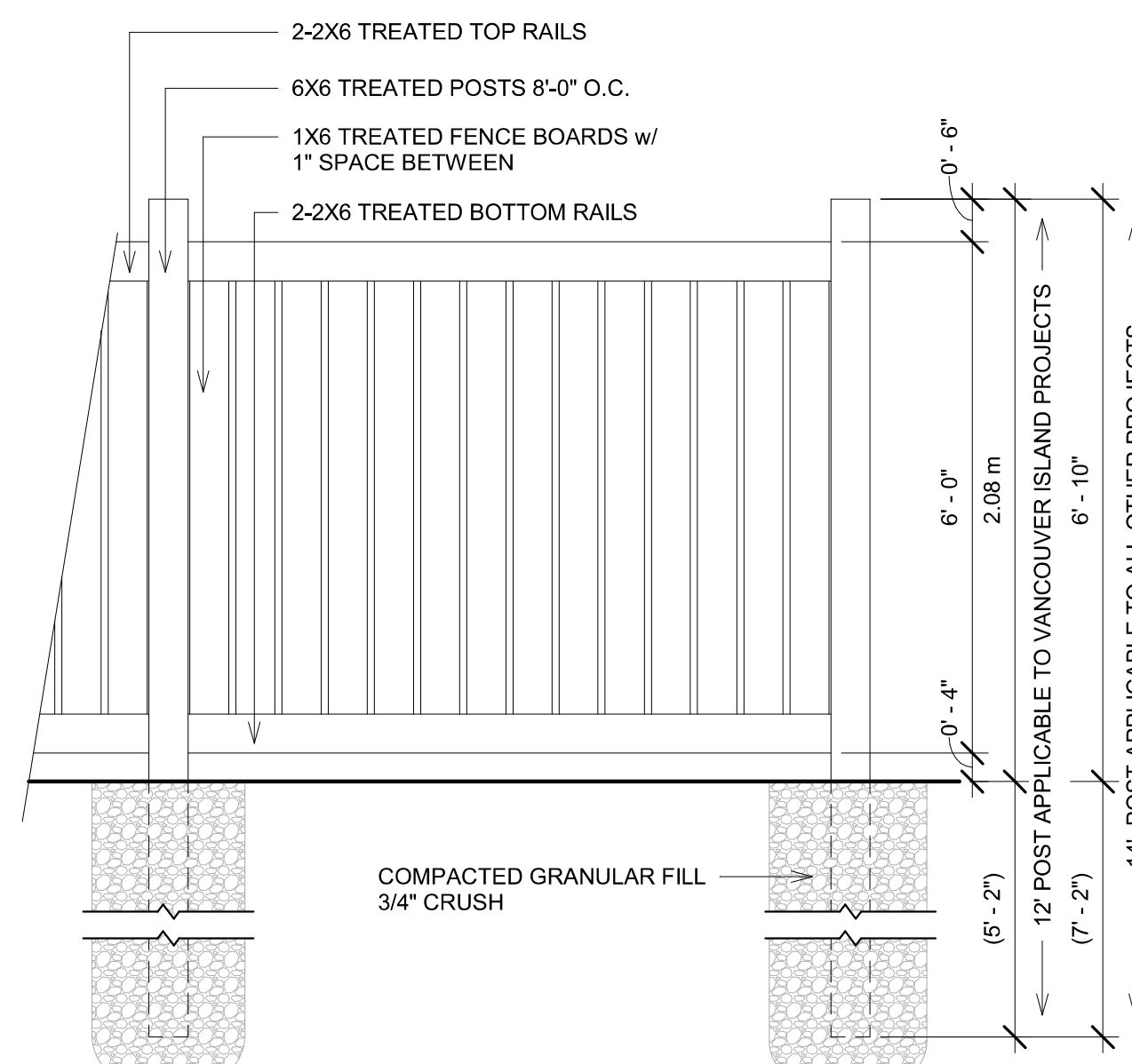
○ BIKE PARKING - LANDSCAPE  
1: 25



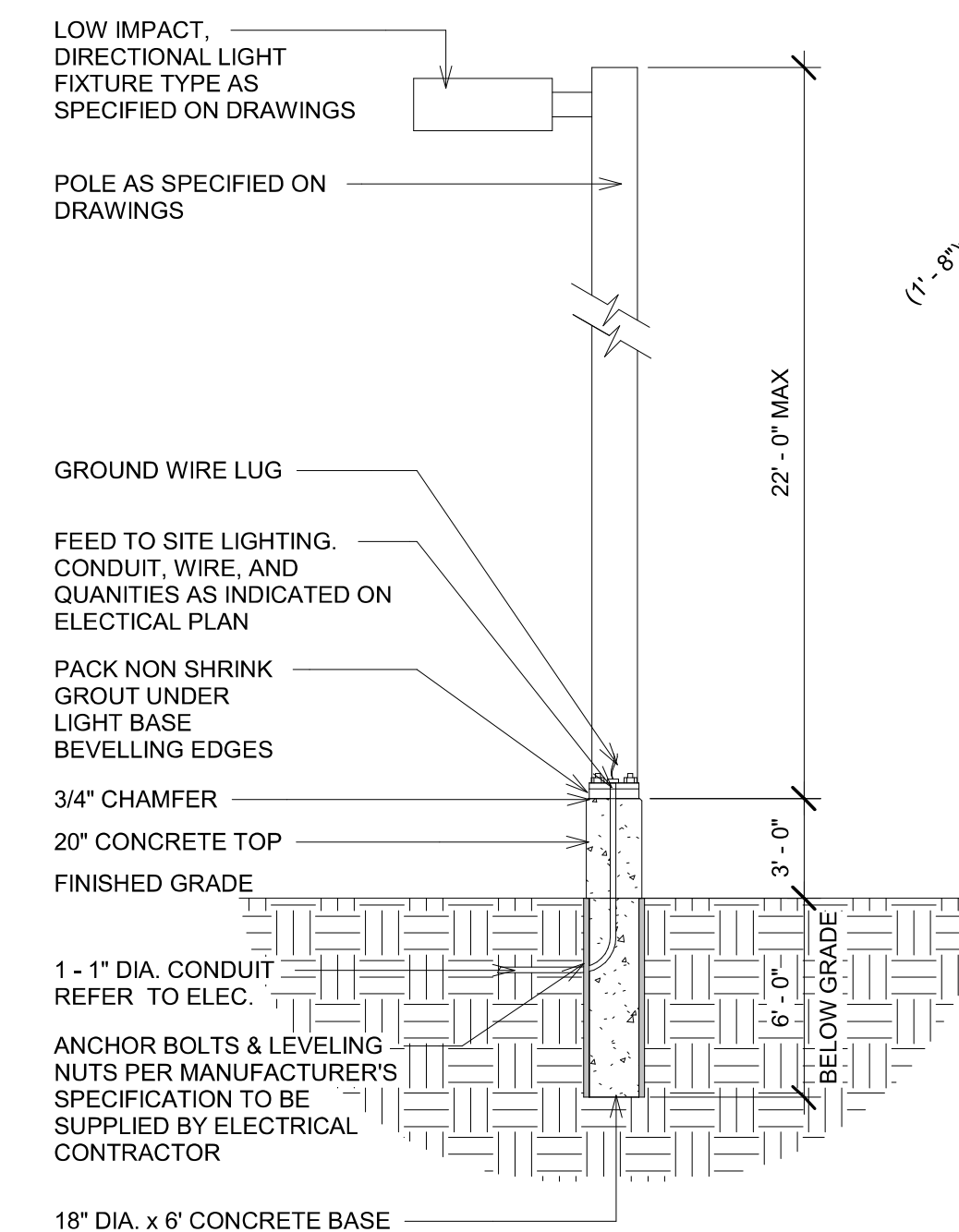
⑤ SITE FENCE PLAN DETAIL  
1/2" = 1'-0"



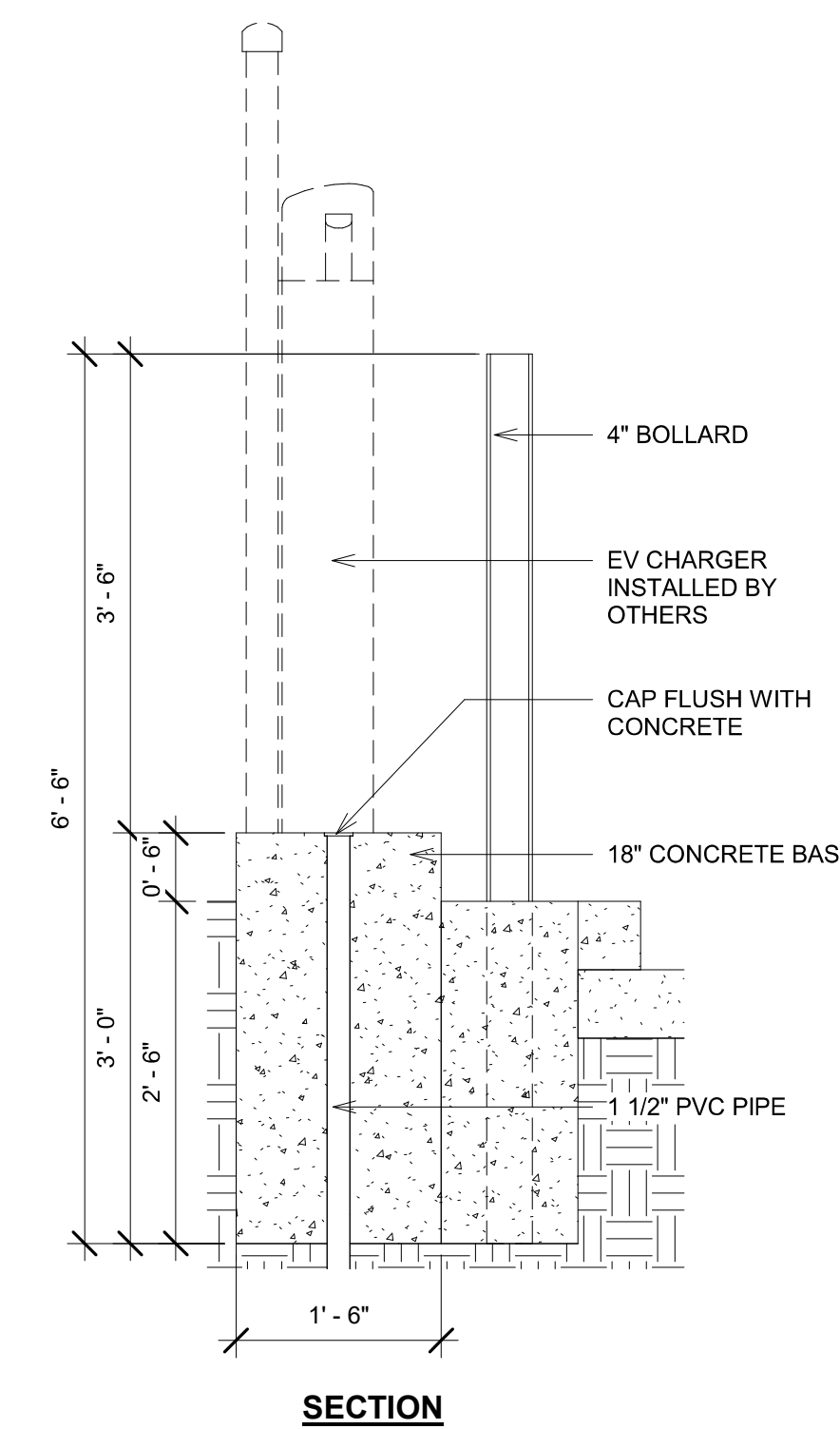
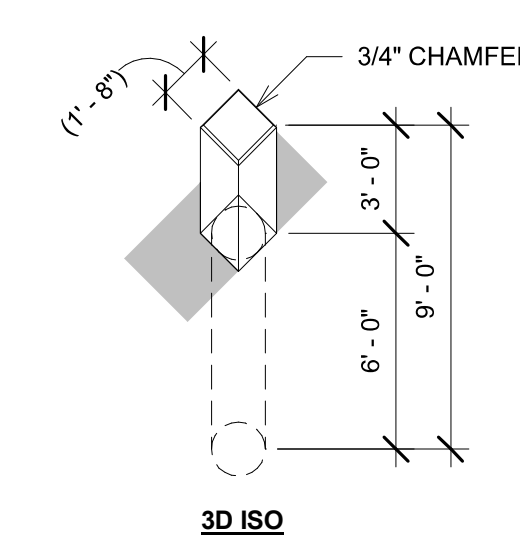
② NOISE BARRIER FENCE - ELEVATION DETAIL  
1/2" = 1'-0"



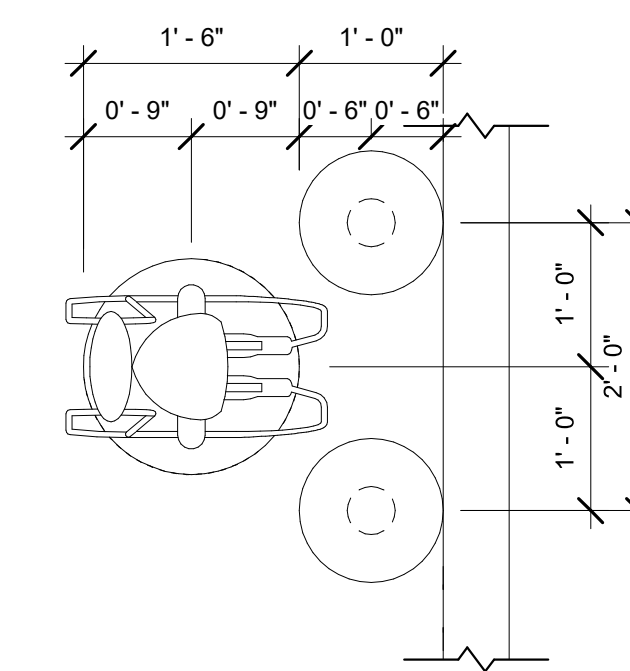
④ SITE FENCE TYPE (1) ELEVATION DETAIL  
1/2" = 1'-0"



⑥ TYPICAL SITE LIGHTING  
3/16" = 1'-0"



SECTION



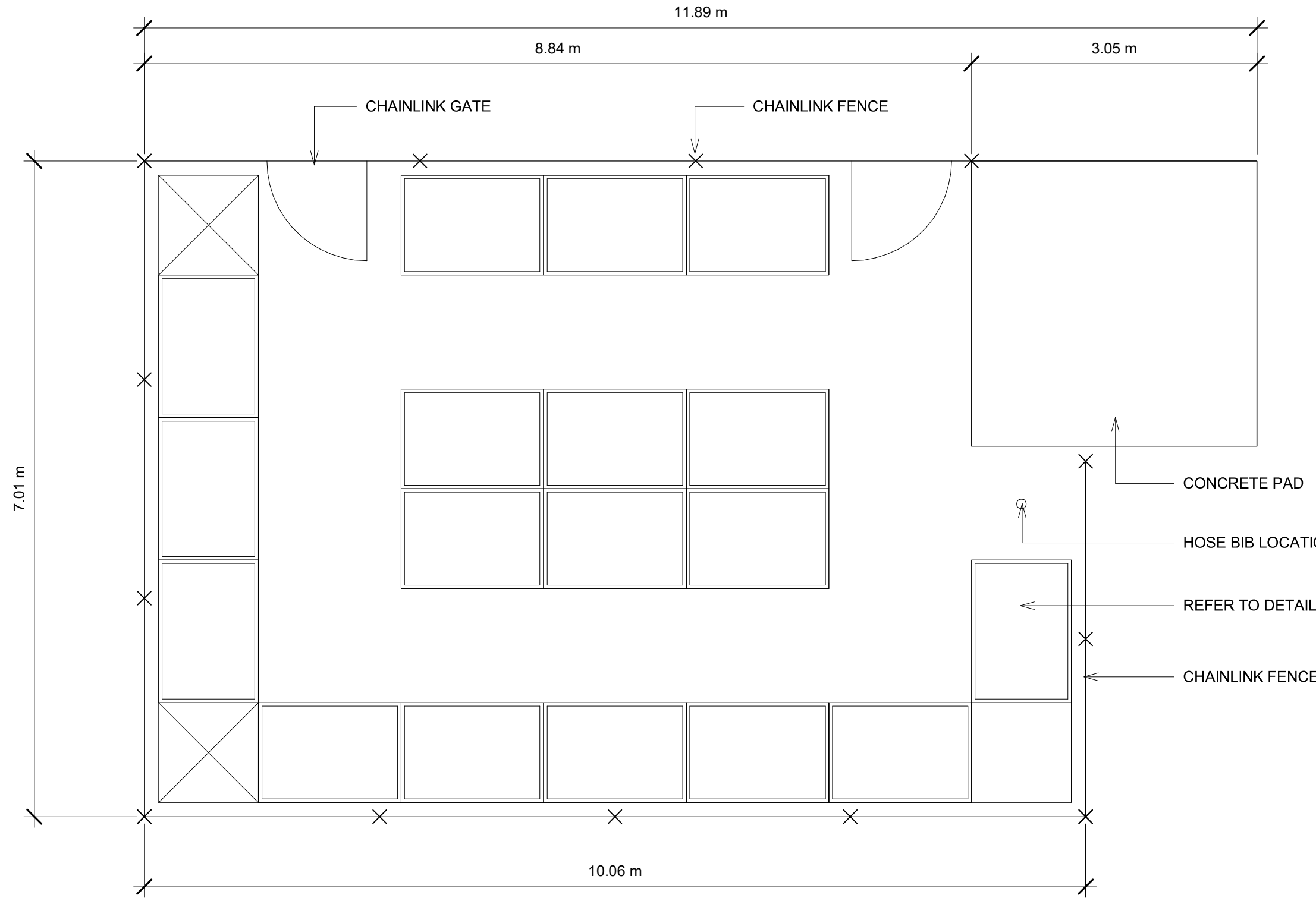
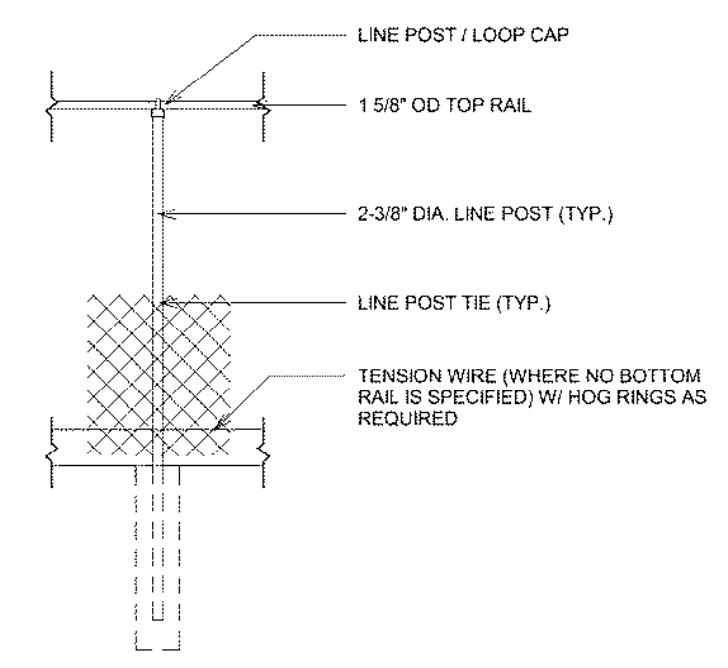
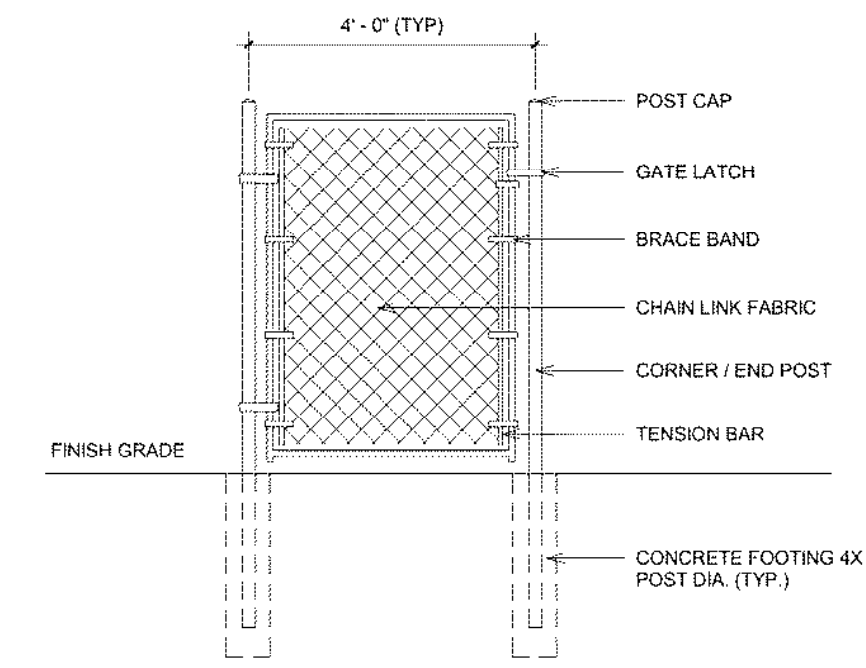
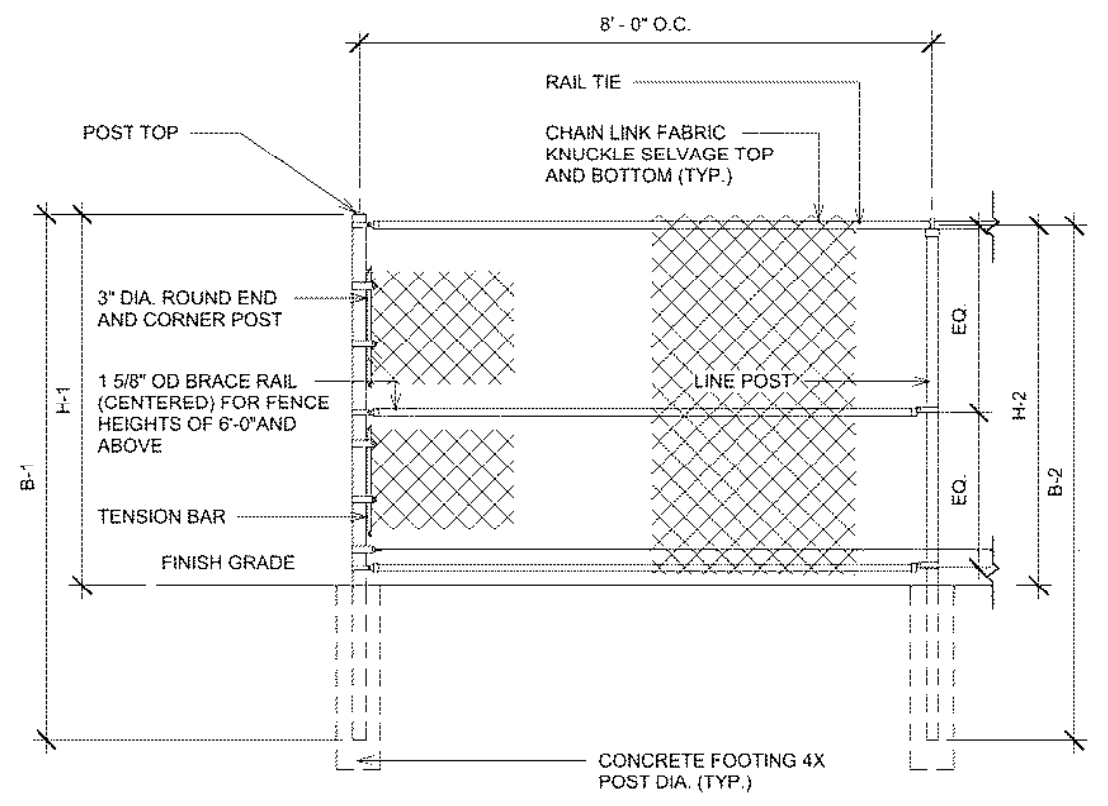
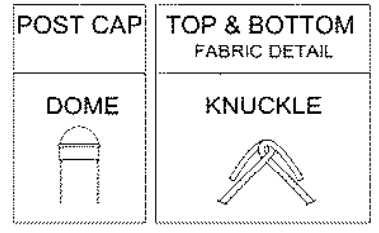
DETAIL

③ EV CHARGER - LANDSCAPE  
3/4" = 1'-0"

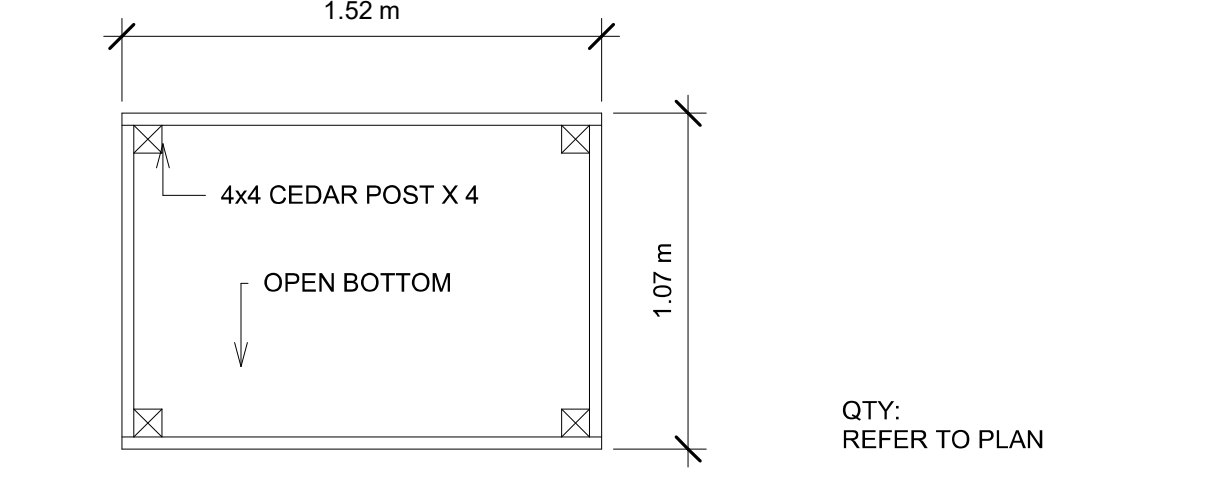
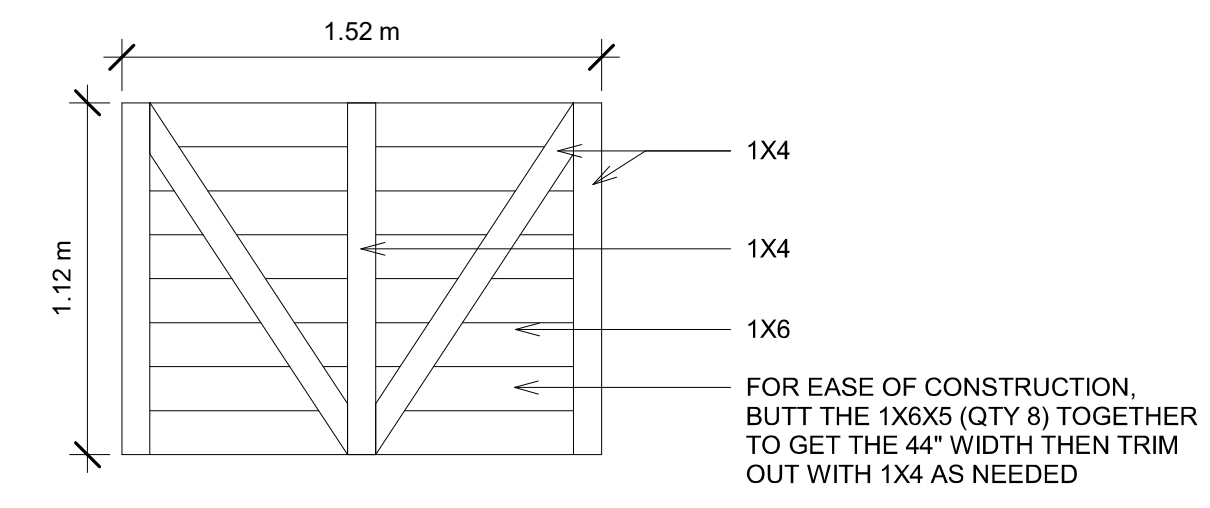


- GENERAL NOTES:**
- FOOTING WIDTH TO BE (4X) POST WIDTH.
  - ALL MATERIAL TO CONFORM TO CSA.
  - ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.
  - ALL FENCE COMPONENTS TO BE VINYL COATED.
  - VINYL COATING COLOR TO BE BLACK.
  - NO ALUMINUM TIES SHALL BE PERMITTED.
  - POST AND RAIL SIZES MAY REQUIRE MODIFICATION TO MEET SPECIFIC PROJECT REQUIREMENTS.

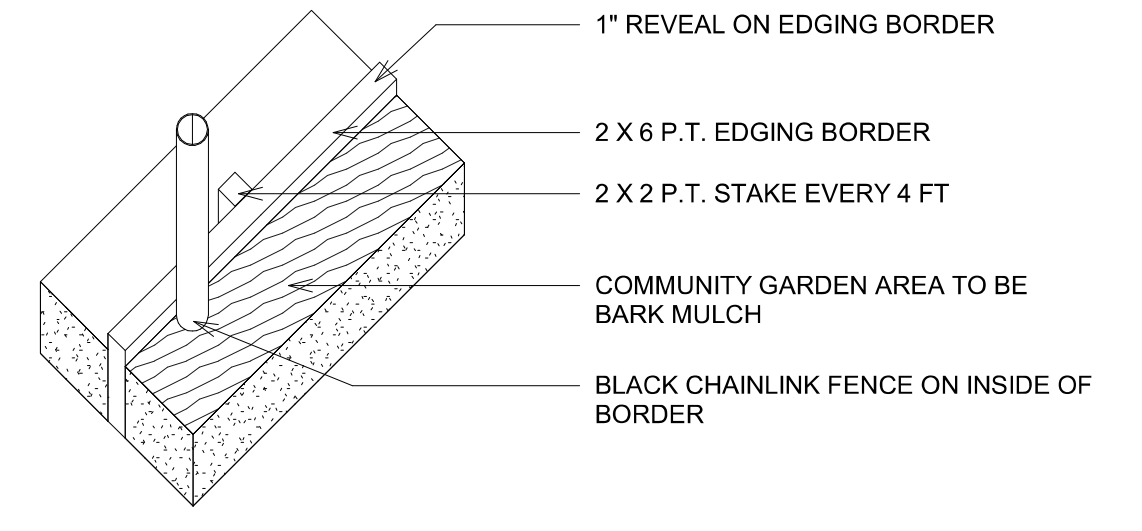
LOCATION	FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
		NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH
GARDEN	4'-0"	7'-0"	4'-0 5/8"	6'-8"	3'-8 7/8"
DOG RUN	5'-0"	8'-0"	5'-0 5/8"	7'-8"	4'-8 7/8"
PARKADE	9'-0"	NA	9'-0 5/8"	NA	8'-8 7/8"



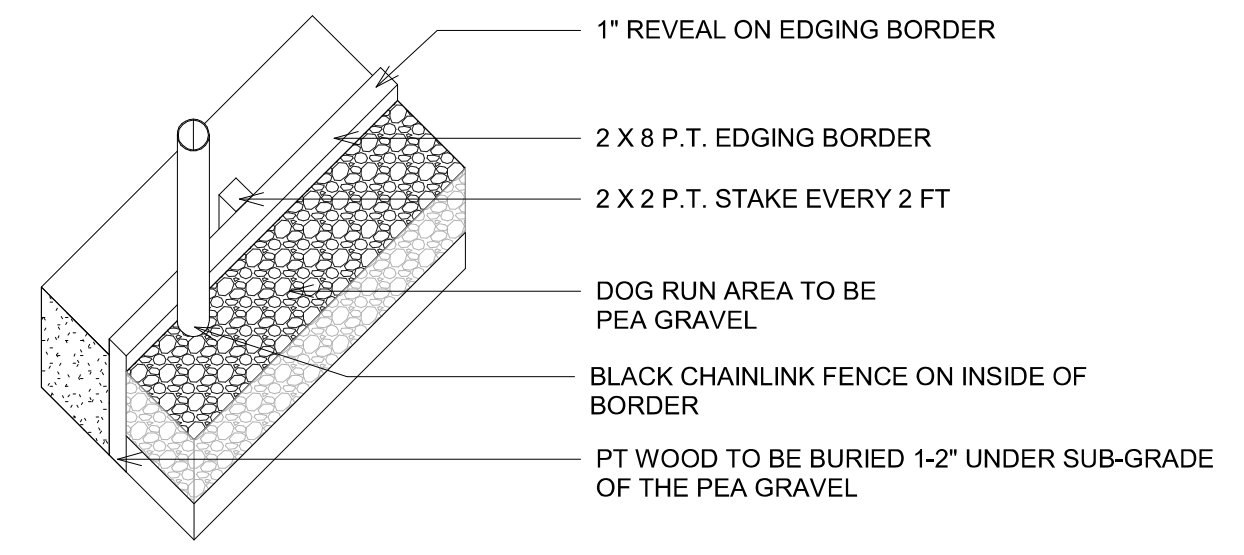
COMMUNITY GARDEN LAYOUT  
 1/4" = 1'-0"



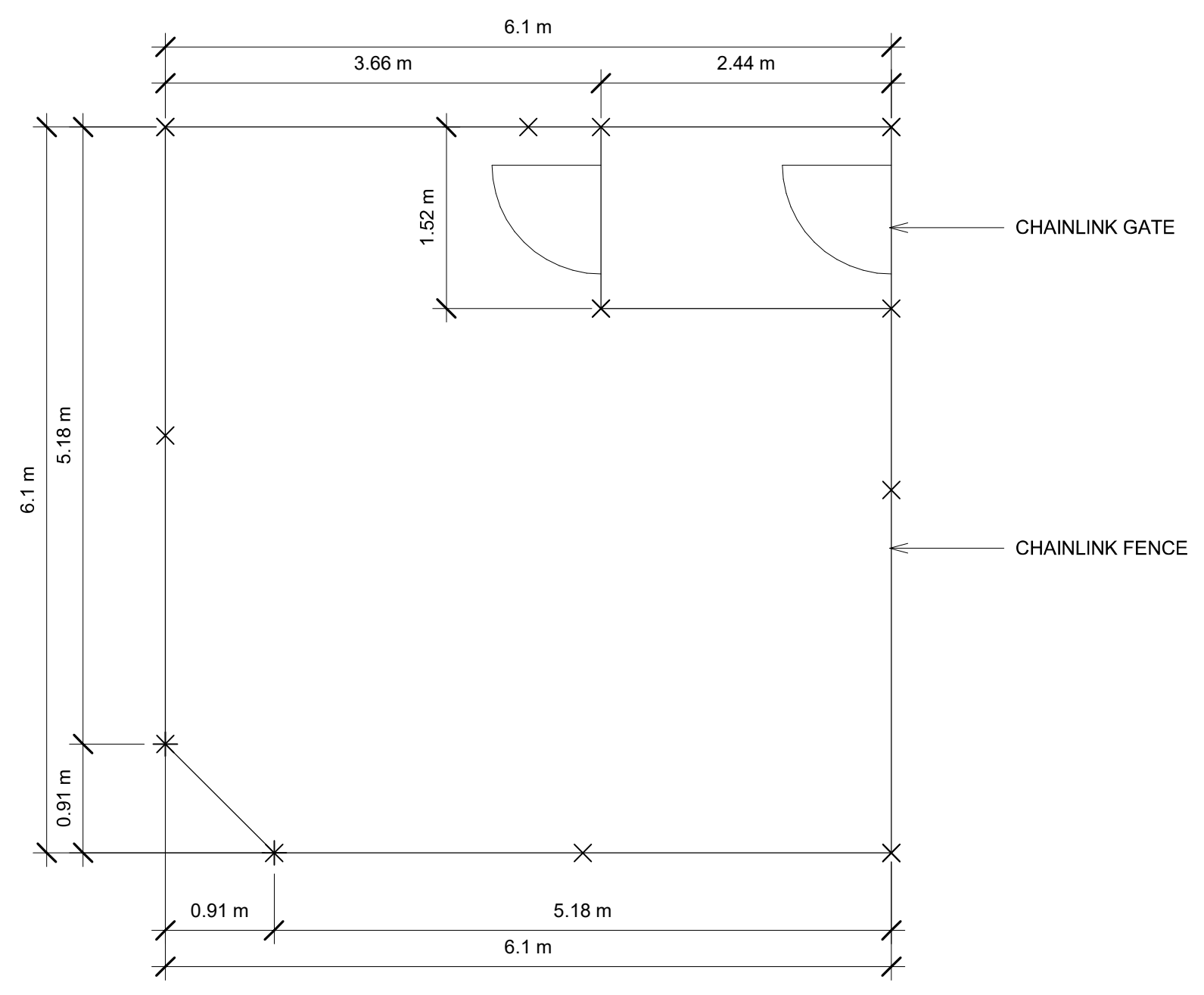
COMMUNITY GARDEN PLANTER BOX  
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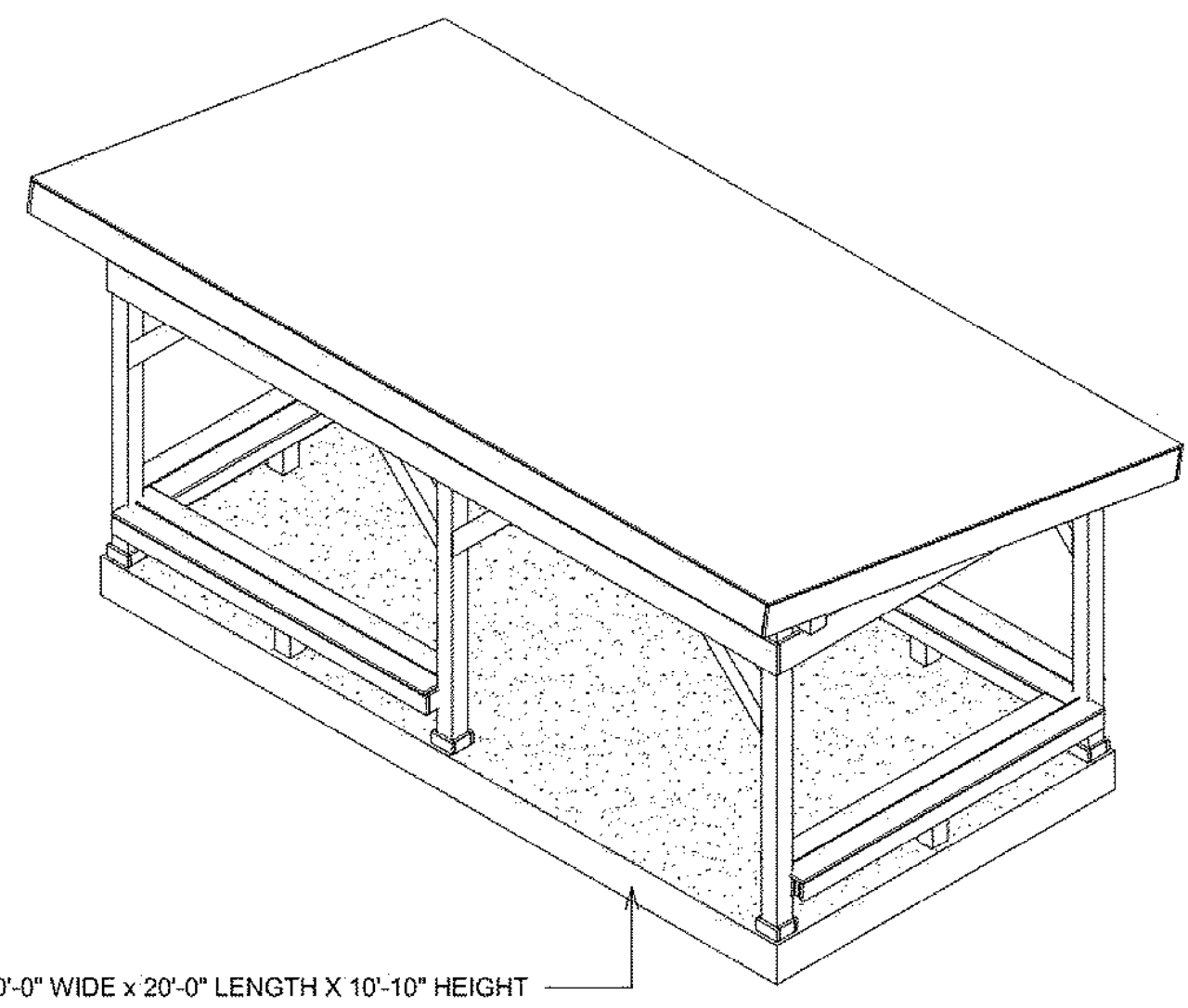
GARDEN RUN BORDER  
 1" = 1'-0"



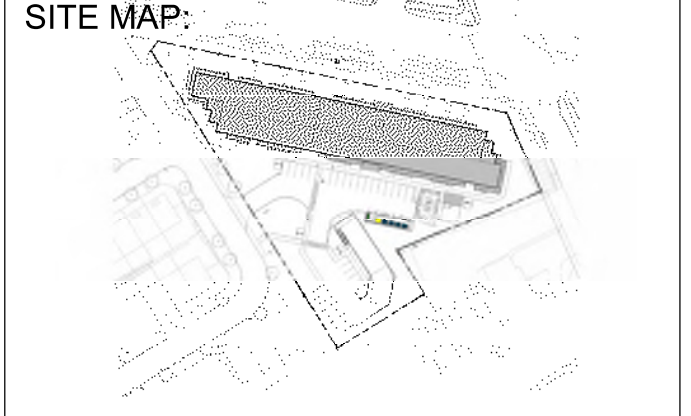
DOG RUN BORDER  
 1" = 1'-0"



DOG RUN LAYOUT  
 1/4" = 1'-0"



PERGOLA - 3D ISO  
 1/4" = 1'-0"



PROJECT STATUS:  
 ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: **ABELEARCHITECTURE**  
 THOMAS C. ABLE, ARCHITECT OAA, T. 604.662.6918

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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PROJECT NAME:  
 RHYTHM APARTMENTS

PROJECT NUMBER:  
 VP 2211

ADDRESS:  
 3080 NAVAN ROAD, OTTAWA

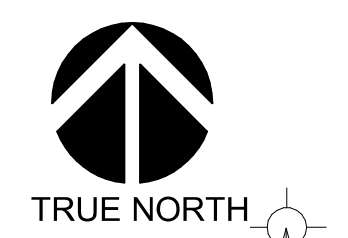
DRAWING TITLE:  
 SITE ACCESSORIES

DRAWN BY: PD  
 CHECKED BY: RF  
 DATE: APR 26 2023  
 SCALE: As indicated

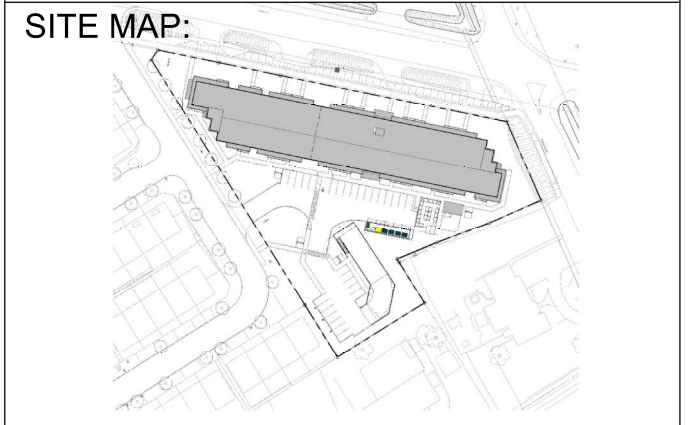
DRAWING #: **A1.05** REV #: **A**

04/26/2023 8:16:09 AM





OFFSITE FIRE  
HYDRANT

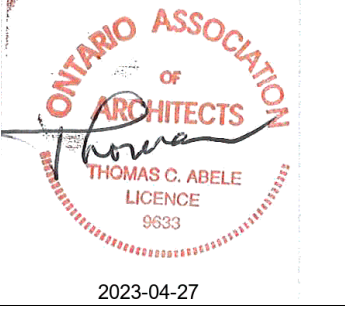


PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT O.A.A. T. 604-662-6918



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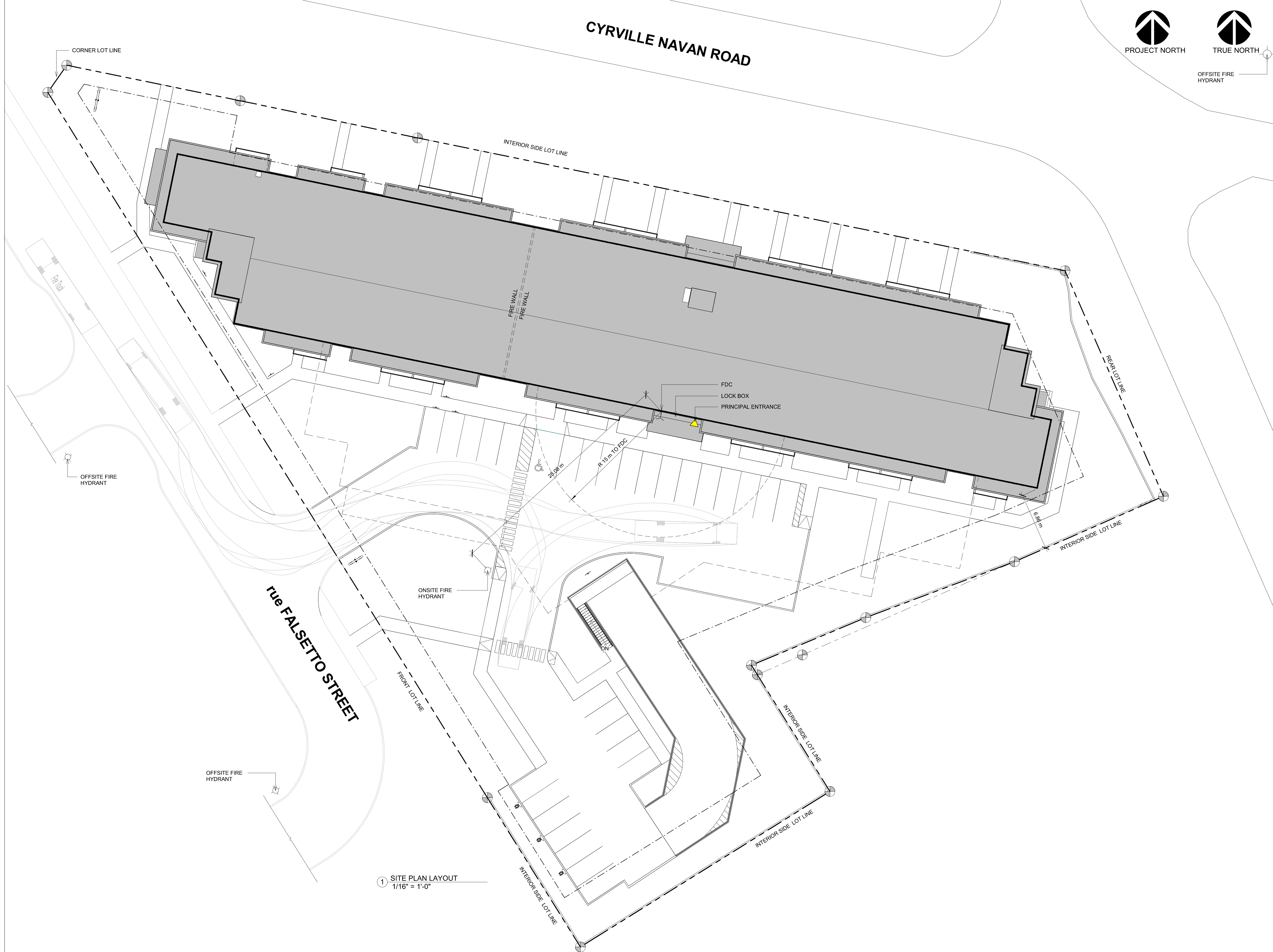
PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
FIRE + EMERGENCY ACCESS PLAN

DRAWN BY: PD  
CHECKED BY: RF  
DATE: APR 26 2023  
SCALE: 1/16" = 1'-0"  
DRAWING #: **A1.06**  
REV #: **A**



04/26/2023 1:03:48 PM









**(1) SOUTH - WEST VIEW**



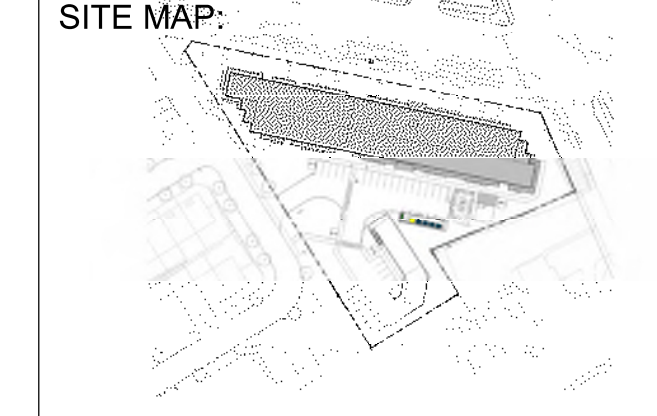
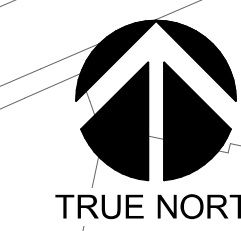
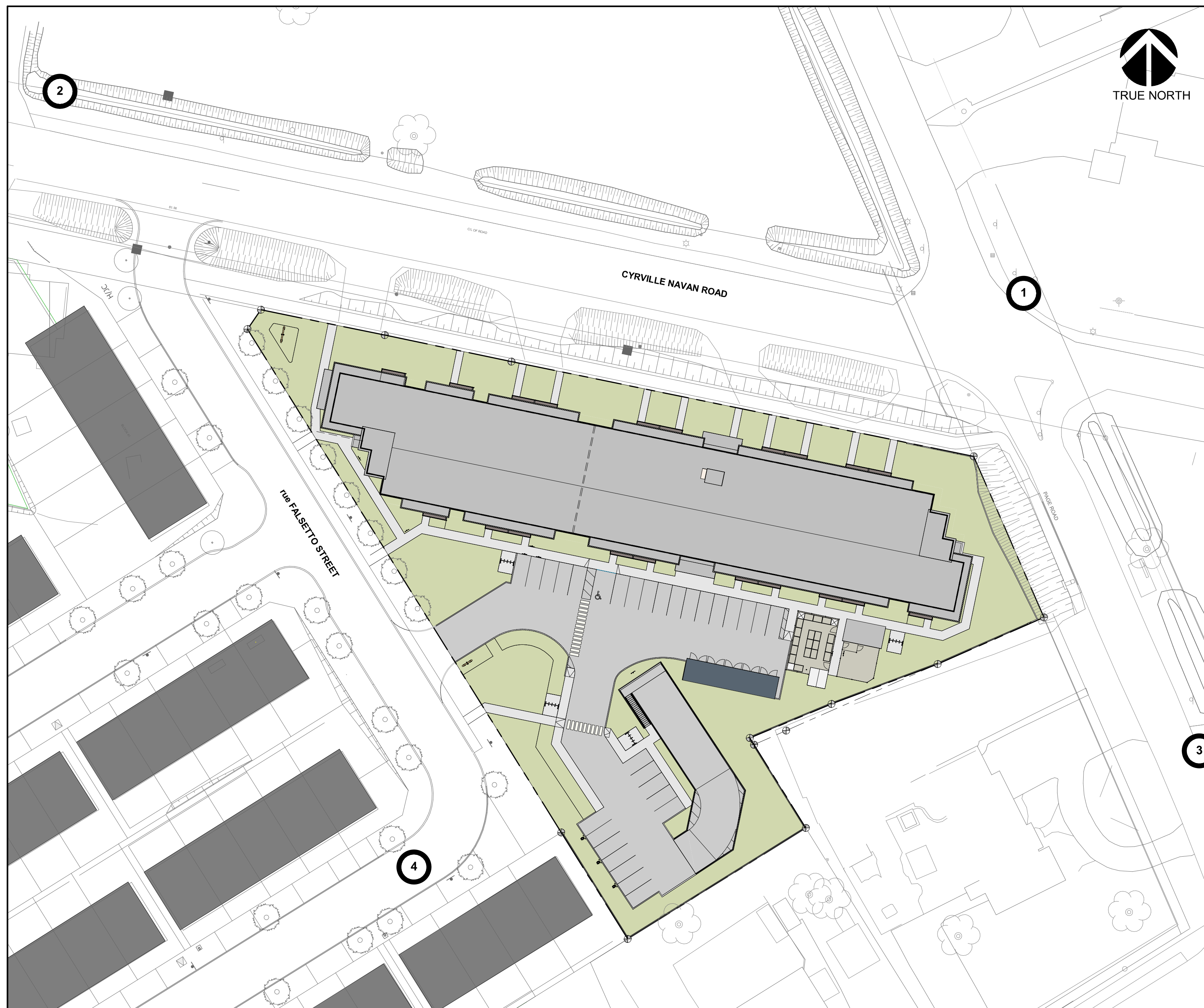
**(4) NORTH VIEW**



**(2) SOUTH - EAST VIEW**



**(3) NORTH - WEST VIEW**



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT OAA, T. 604.662-6918

2023-04-27

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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
SURROUNDING AREA PERSPECTIVE

DRAWN BY: PD  
CHECKED BY: RF  
DATE: APR 26 2023  
SCALE: 1 : 450

DRAWING #: **A1.08**      REV #: **A**





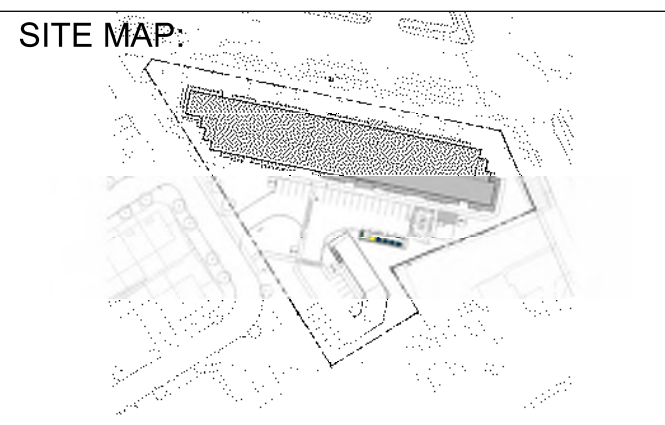
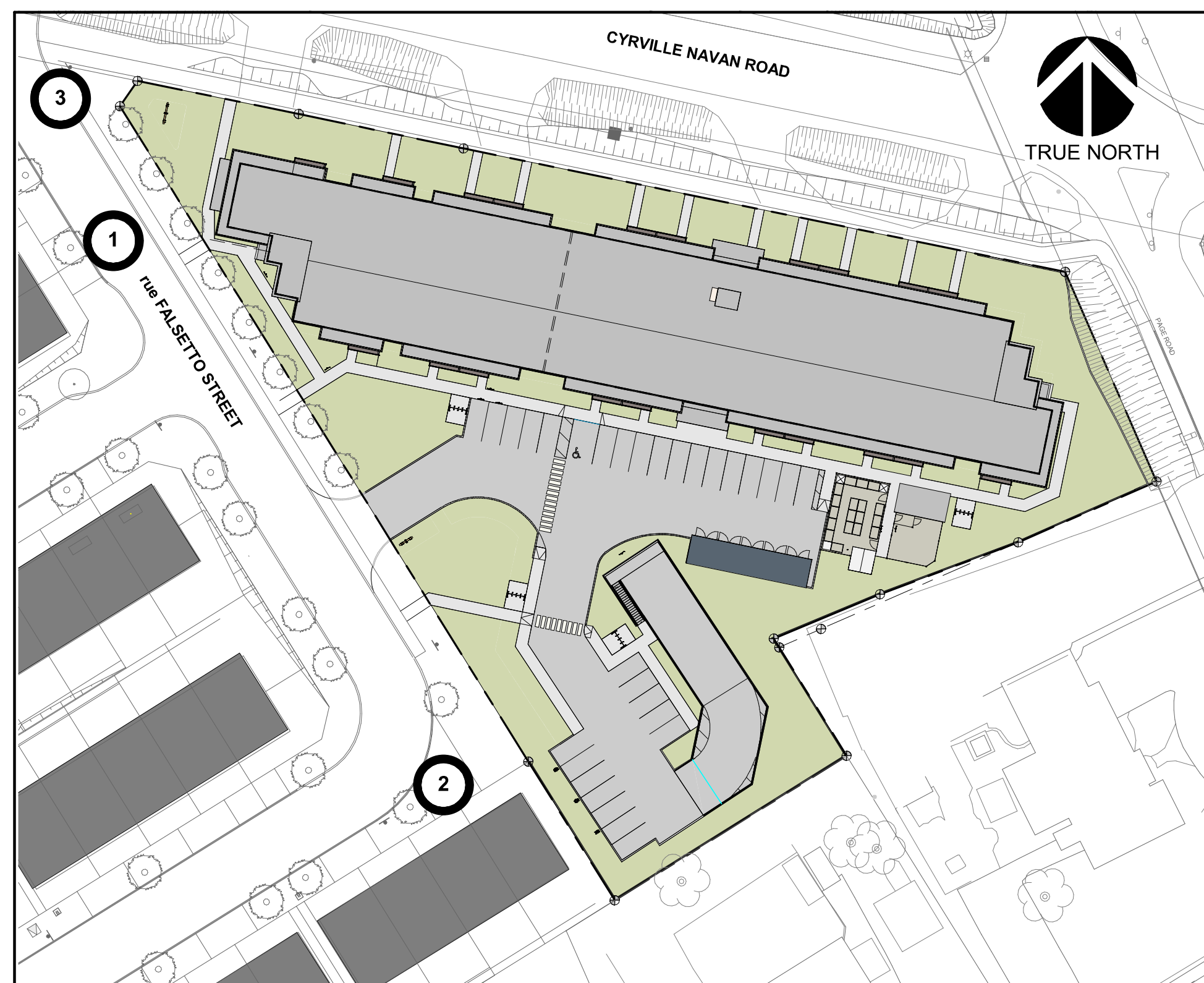
**(1) EAST VIEW BUILDING CORNER ENTRANCE**



**(2) NORTH VIEW LANDSCAPE AREA**

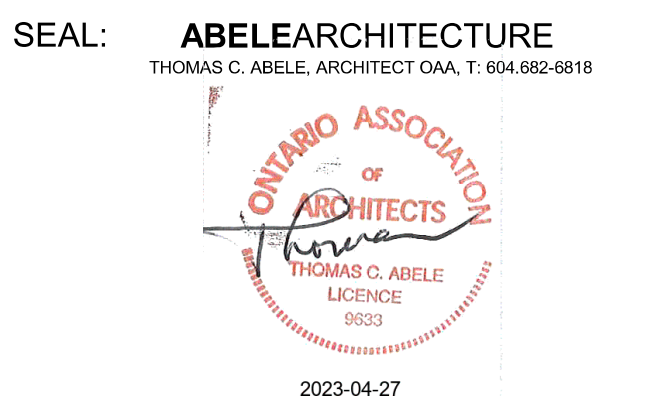


**(3) EAST VIEW BUILDING CORNER**



PROJECT STATUS:  
 ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023



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PROJECT NAME:  
 RHYTHM APARTMENTS

PROJECT NUMBER:  
 VP 2211

ADDRESS:  
 3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
 SITE PERSPECTIVE

DRAWN BY: PD  
 CHECKED BY: RF  
 DATE: APR 26 2023  
 SCALE: 1" = 50'-0"

DRAWING #: **A1.09** REV #: **A**









(1) DOG RUN AREA



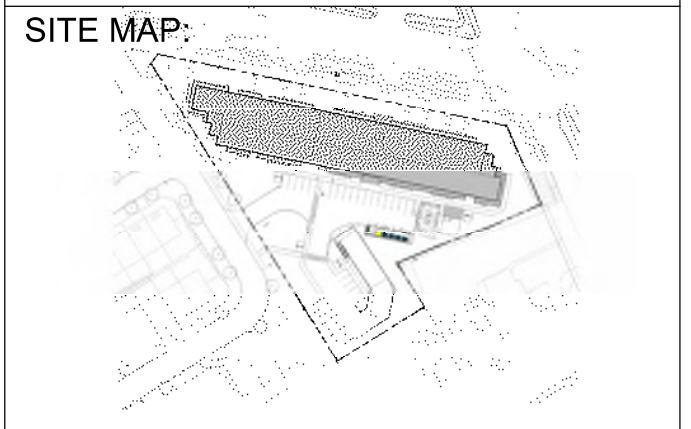
(2) COMMUNITY GARDEN



(3) COMMUNITY GARDEN / DOG RUN AREA



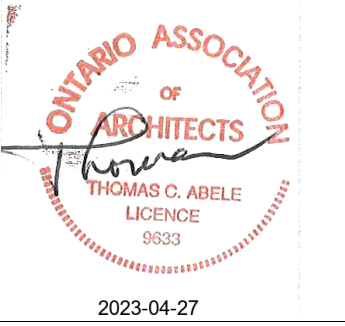
(4) SITE ENTRANCE SIGN



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: ABELARCHITECTURE  
THOMAS C. ABLE, ARCHITECT OAA, T. 604-662-6918



2023-04-27

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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
ONSITE PERSPECTIVE

DRAWN BY: PD  
CHECKED BY: RF

DATE: APR 26 2023  
SCALE: 1" = 50'-0"

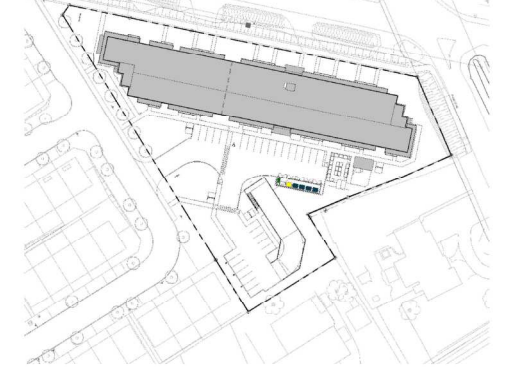
DRAWING #: A1.11  
REV #: A





PROJECT NORTH

SITE MAP:



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT OAA, T. 604.662-6818



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PROJECT NAME:  
RHYTHM APARTMENTS

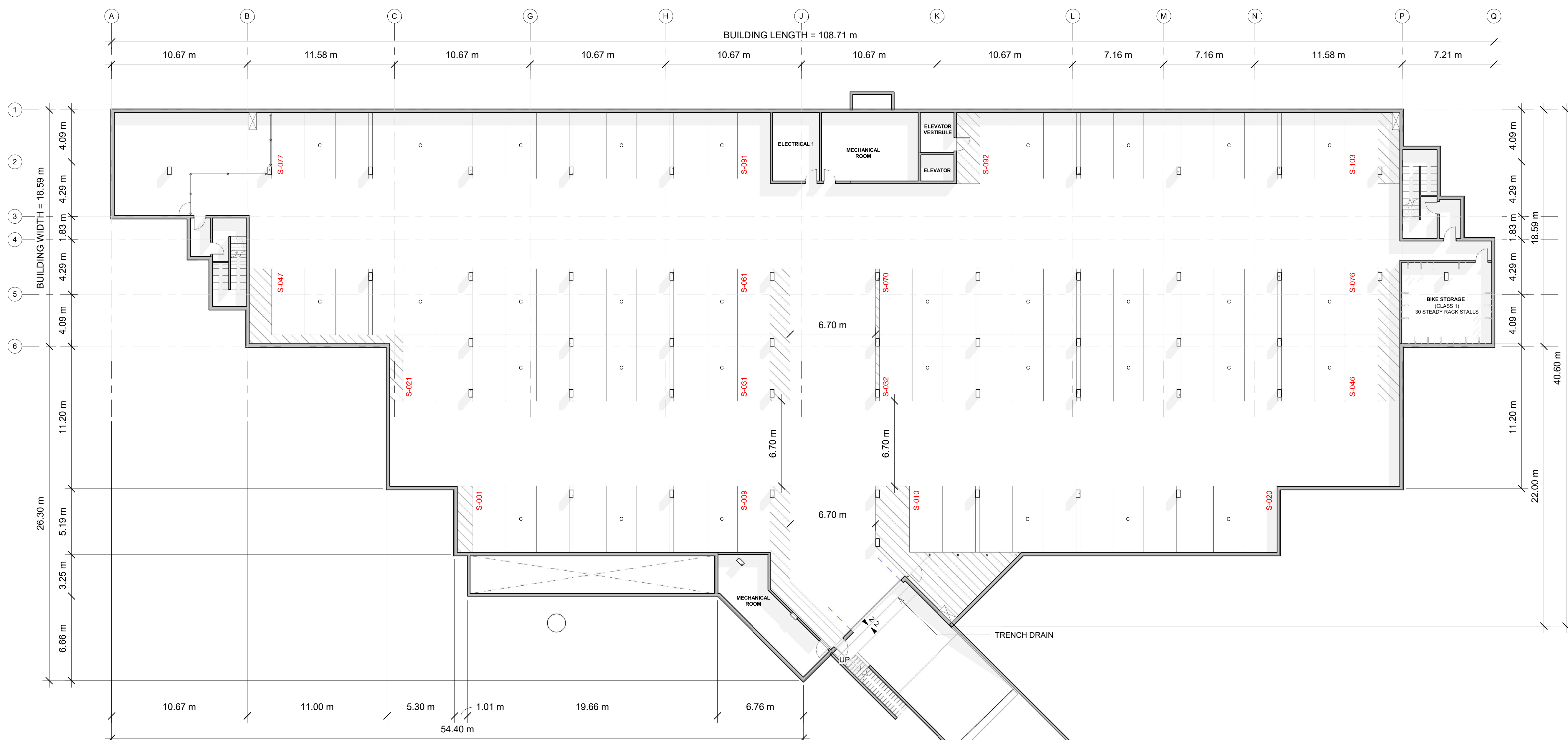
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
PARKADE FLOOR PLAN

DRAWN BY: PD  
CHECKED BY: RF  
DATE: APR 26 2023  
SCALE: 1 : 175

DRAWING #: **A2.00** REV #: **A**

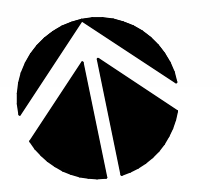


**1** PARKADE FLOOR PLAN  
1 : 175

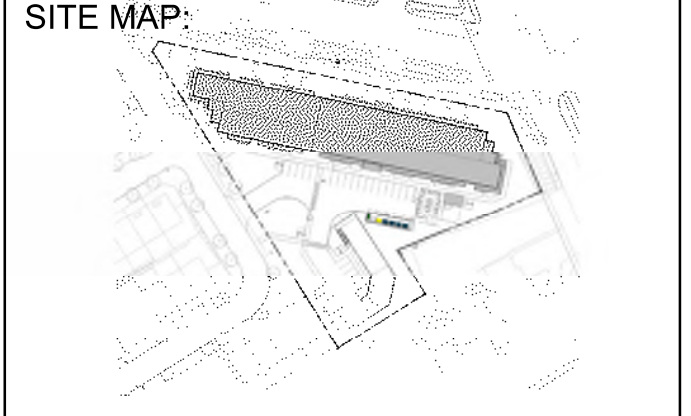








PROJECT NORTH



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABLE, ARCHITECT O.A.A. T. 604.662-6918

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PROJECT NAME:  
RHYTHM APARTMENTS

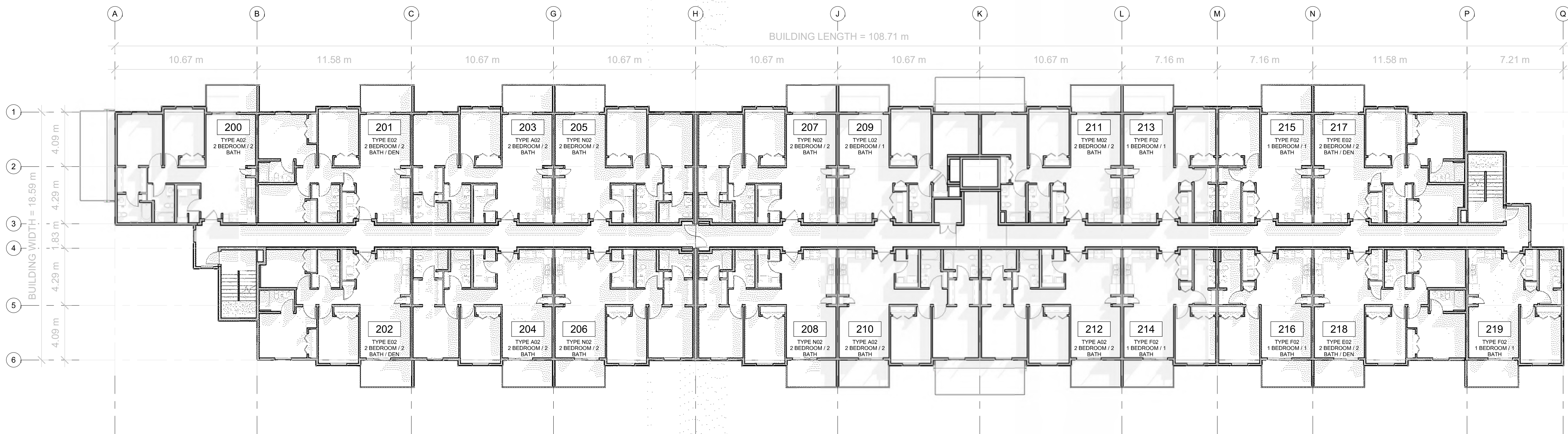
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
SECOND / THIRD FLOOR PLAN

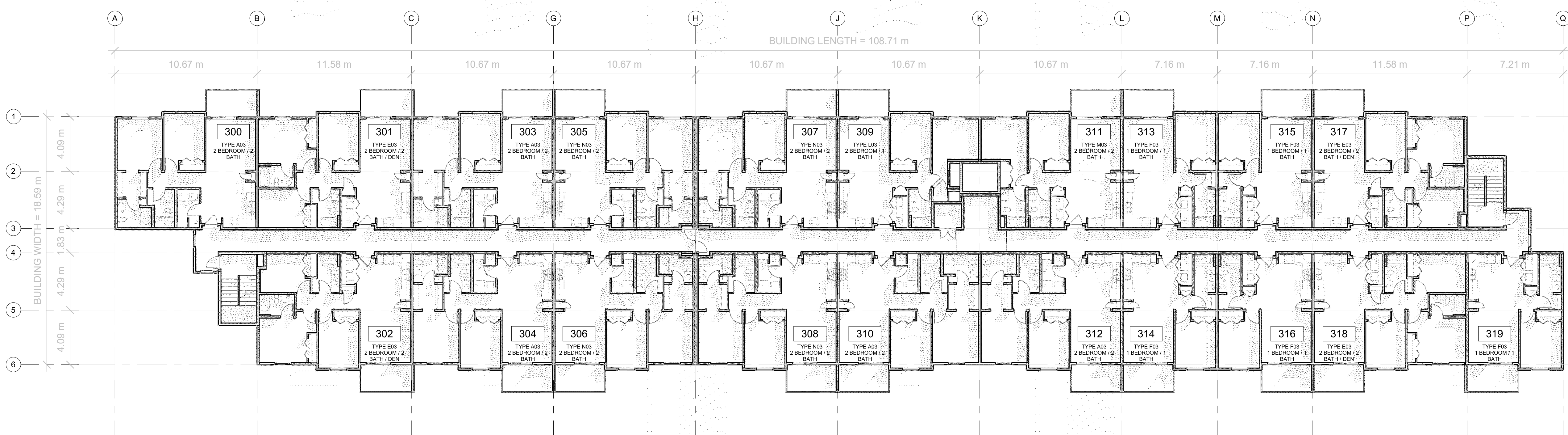
DRAWN BY: PD  
CHECKED BY: RF  
DATE: APR 26 2023  
SCALE: 1 : 175

DRAWING #: **A2.02** REV #: **A**



1 FLOOR PLAN - LEVEL 2  
1 : 175

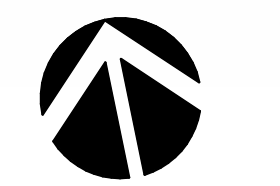
<b>TOTAL FLOOR AREA = 1921.70M<sup>2</sup></b>
<b>FIREWALL FLOOR AREA BREAKDOWN</b>
<b>LEFT SIDE FLOOR AREA = 739.03M<sup>2</sup></b>
<b>RIGHT SIDE FLOOR AREA = 1182.68M<sup>2</sup></b>



2 FLOOR PLAN - LEVEL 3  
1 : 175

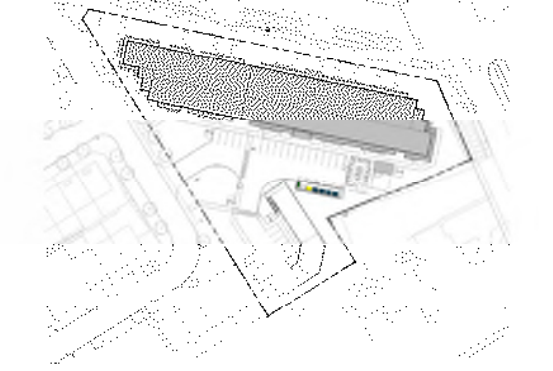
<b>TOTAL FLOOR AREA = 1921.70M<sup>2</sup></b>
<b>FIREWALL FLOOR AREA BREAKDOWN</b>
<b>LEFT SIDE FLOOR AREA = 739.03M<sup>2</sup></b>
<b>RIGHT SIDE FLOOR AREA = 1182.68M<sup>2</sup></b>





PROJECT NORTH

SITE MAP:

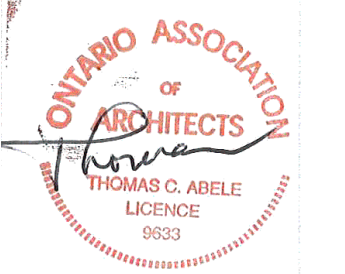


PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: ABELEARCHITECTURE  
THOMAS C. ABLE, ARCHITECT OAA, T. 604.662-6918



2023-04-27

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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
FOURTH / FIFTH FLOOR PLAN

DRAWN BY: PD  
CHECKED BY: RF  
DATE: APR 26 2023  
SCALE: 1 : 175

DRAWING #: A2.03  
REV #: A



1 FLOOR PLAN - LEVEL 4  
1 : 175

TOTAL FLOOR AREA = 1921.70M <sup>2</sup>
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 739.03M <sup>2</sup>
RIGHT SIDE FLOOR AREA = 1182.68M <sup>2</sup>

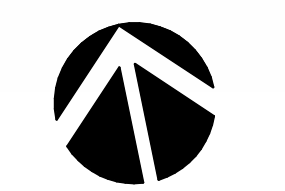


2 FLOOR PLAN - LEVEL 5  
1 : 175

TOTAL FLOOR AREA = 1921.70M <sup>2</sup>
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 739.03M <sup>2</sup>
RIGHT SIDE FLOOR AREA = 1182.68M <sup>2</sup>

04/26/2023 8:39:42 AM





PROJECT NORTH

SITE MAP:



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: ABELEARCHITECTURE  
THOMAS C. ABLE, ARCHITECT O.A.A. T. 604.662-6918



2023-04-27

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PROJECT NAME:  
RHYTHM APARTMENTS

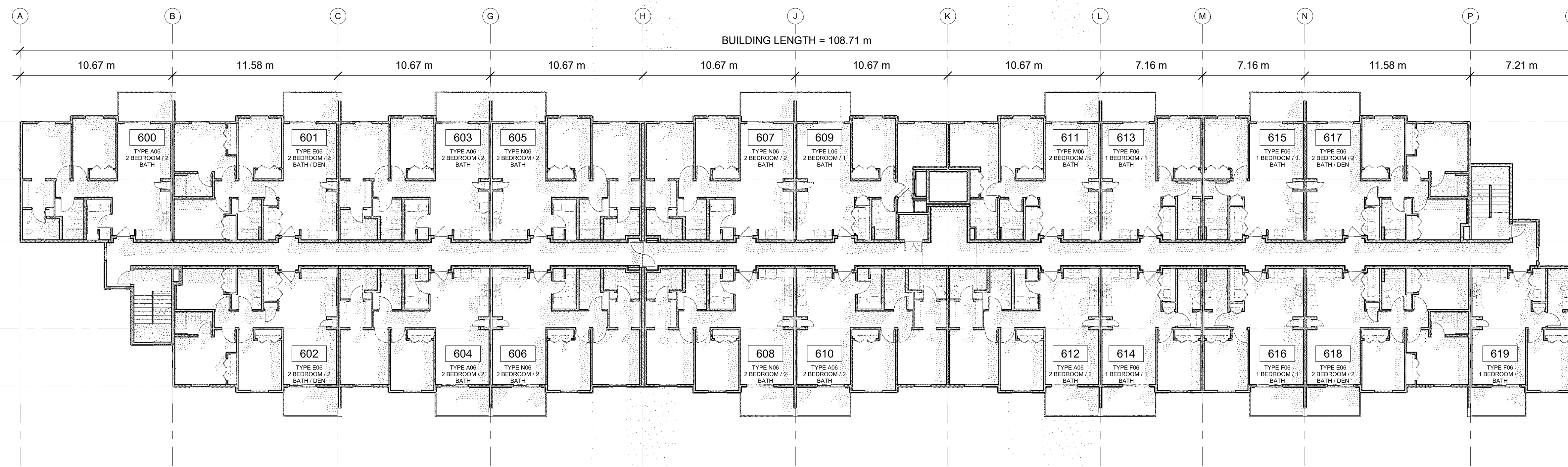
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
SIXTH / ROOF FLOOR PLAN

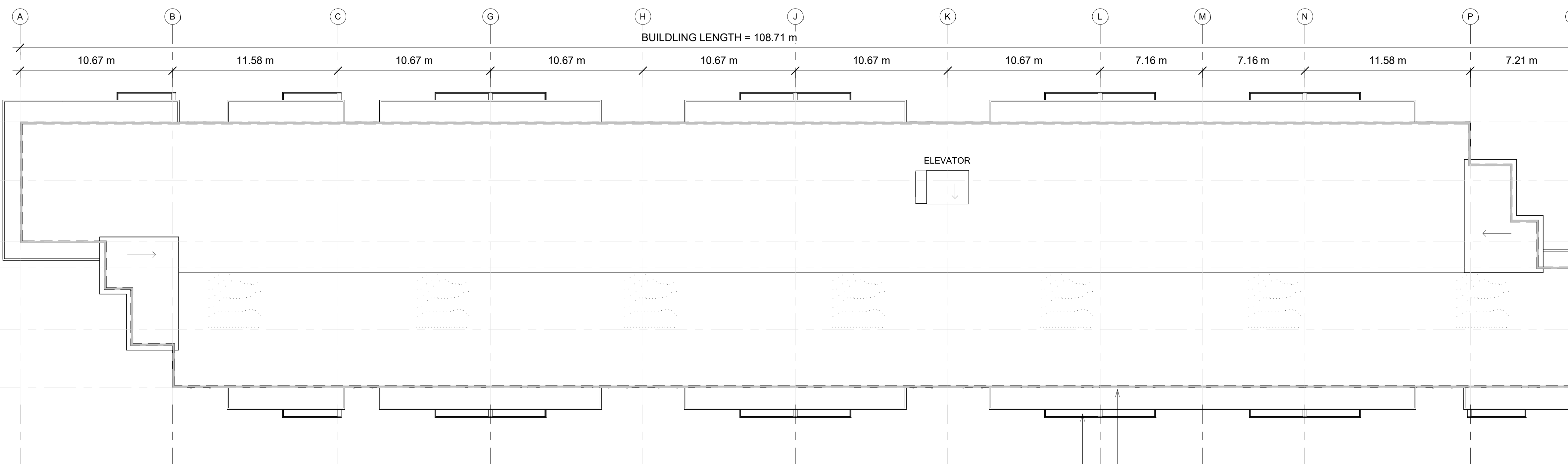
DRAWN BY: PD  
CHECKED BY: RF  
DATE: APR 26 2023  
SCALE: 1 : 175

DRAWING #: **A2.04** REV #: **A**



**1 FLOOR PLAN - LEVEL 6**  
1 : 175

**TOTAL FLOOR AREA = 1921.70M<sup>2</sup>**  
**FIREWALL FLOOR AREA BREAKDOWN**  
**LEFT SIDE FLOOR AREA = 739.03M<sup>2</sup>**  
**RIGHT SIDE FLOOR AREA = 1182.68M<sup>2</sup>**

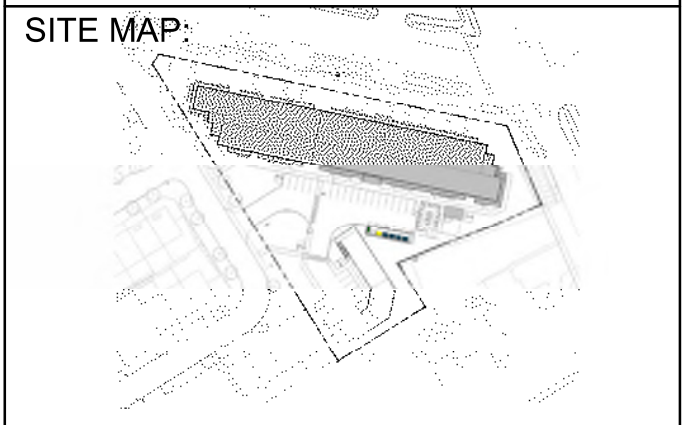


**2 ROOF PLAN**  
1 : 175









PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: ABELEARCHITECTURE  
THOMAS C. ABLE, ARCHITECT OAA, T. 604.662-6918

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

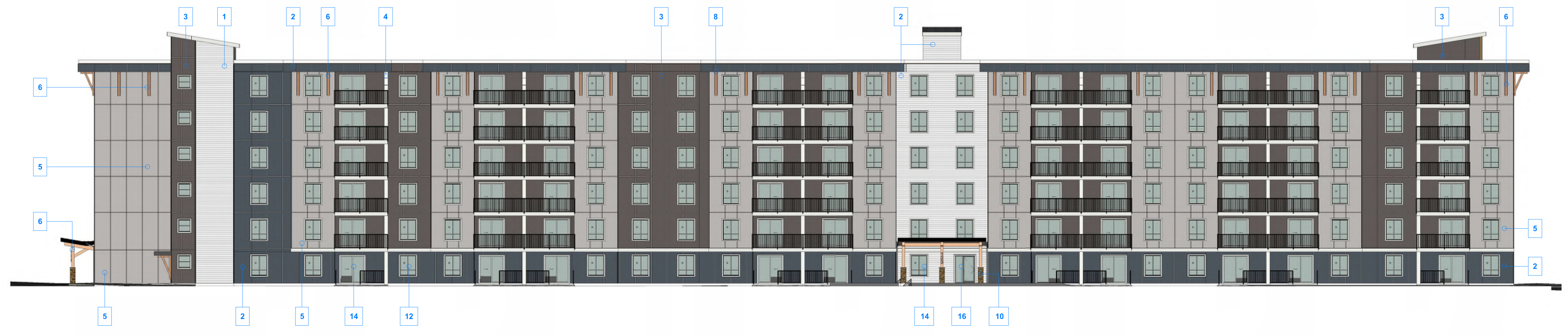
PROJECT NAME: RHYTHM APARTMENTS  
PROJECT NUMBER: VP 2211

ADDRESS: 3080 NAVAN ROAD, OTTAWA

DRAWING TITLE: COLOUR - ELEVATIONS

DRAWN BY: PD  
CHECKED BY: RF  
DATE: APR 26 2023  
SCALE: As indicated

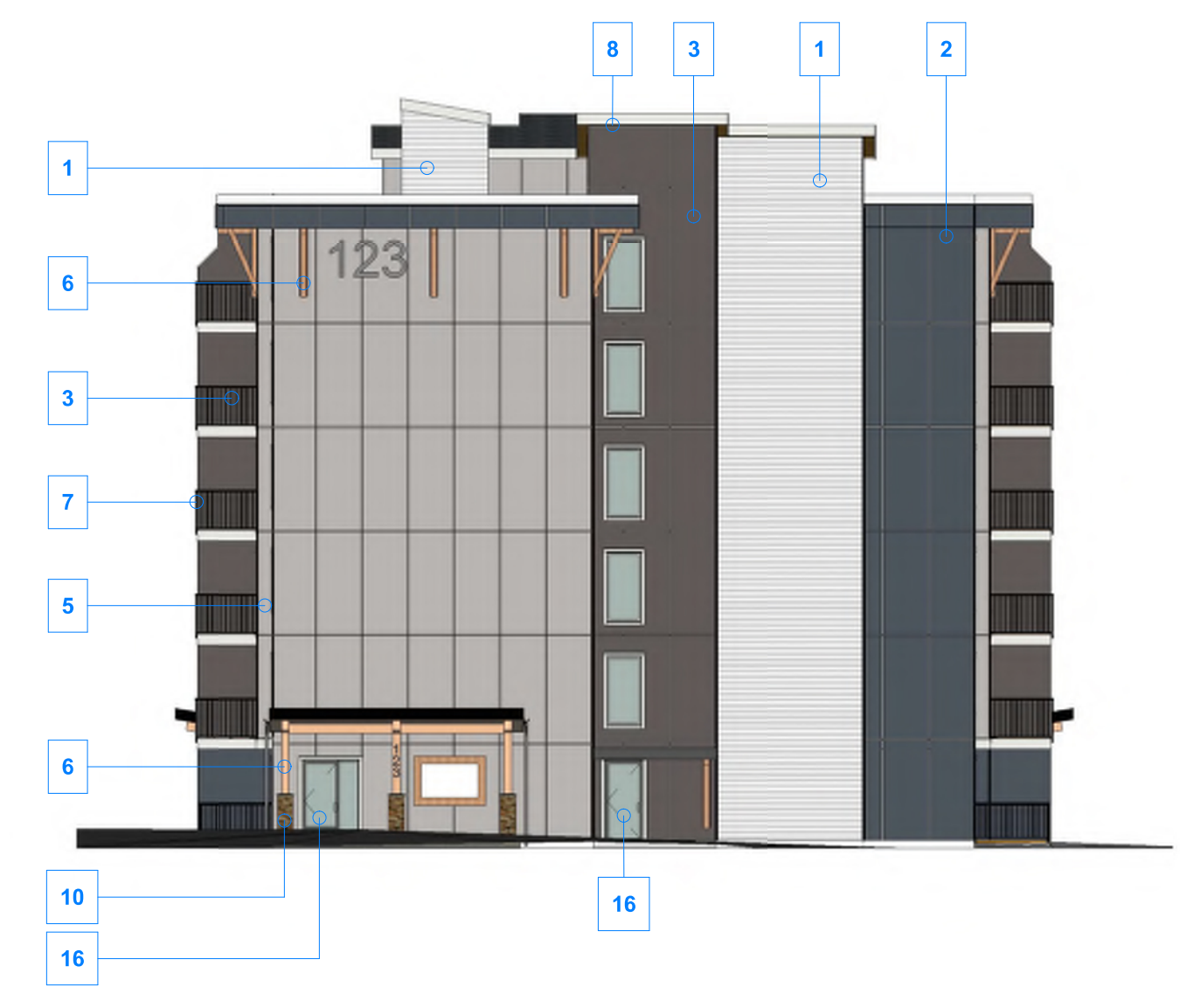
DRAWING #: A3.01  
REV #:



1 COLOUR ELEVATION - NORTH ELEVATION  
1 : 175



2 COLOUR ELEVATION - SOUTH ELEVATION  
1 : 175

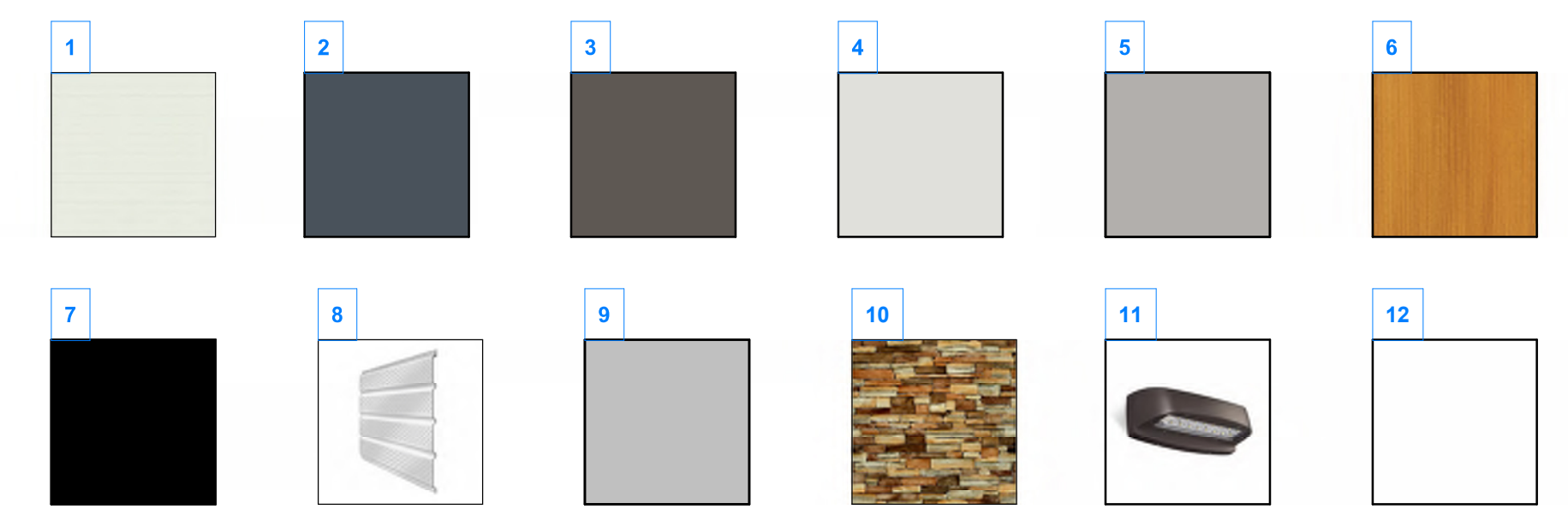


3 COLOUR ELEVATION - EAST ELEVATION  
1 : 175



4 COLOUR ELEVATION - WEST ELEVATION  
1 : 175

- 1 HARDIE LAP SIDING - ARTIC WHITE
- 2 HARDIE PANEL - DEEP OCEAN
- 3 HARDIE PANEL - RICH ESPRESSO
- 4 HARDIE TRIM - ARTIC WHITE
- 5 HARDIE PANEL - PEARL GRAY
- 6 CEDAR ACCENTS - STAIN TBC
- 7 ALUMINUM RAILING - WELDED SYSTEM - BLACK
- 8 4 PANEL CLASSIC SOFFIT - WHITE
- 9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
- 10 CULTURED STONE - TBC
- 11 LED WALL SCONCE
- 12 WINDOW - SLIDER - WHITE
- 13 WINDOW - FIXED - WHITE
- 14 PATIO DOOR - SLIDER - WHITE
- 15 PATIO DOOR - SWING - WHITE
- 16 ENTRY DOOR - SWING - ALUMINUM



04/26/2023 8:41:01 AM