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



# RHYTHM APARTMENTS

3080 NAVAN ROAD, OTTAWA

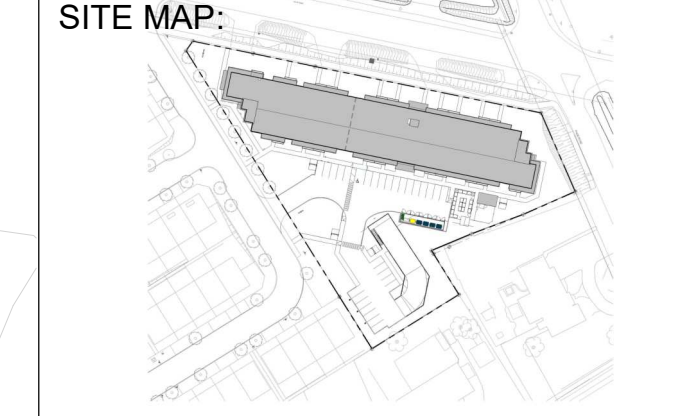
**ABELEARCHITECTURE**  
 THOMAS C. ABELE, ARCHITECT OAA, T: 604.682-6818

**SEYMOUR PACIFIC**  
 DEVELOPMENTS LTD.

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

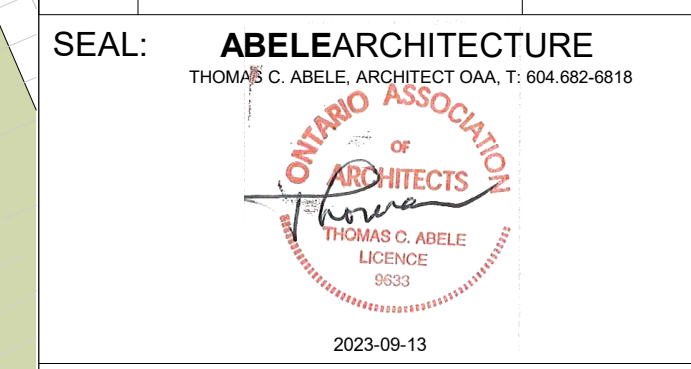
**B BROADSTREET**  
 PROPERTIES LTD.

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
B	RE-ISSUED FOR SPC	09/15/2023



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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PROPERTY BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
SITE PLAN

DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: As indicated

DRAWING #: **A1.01** REV #: **A**



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	PART LOT 6 CON 3 OF GLOUCESTER AS IN CT226327 EXCEPT GL73158
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	3.0 m
MIN. REAR YARD S.B.	7.5 m	7.5 m	7.5 m
MIN. INTERIOR SIDE YARD S.B.	VARIES	VARIES	VARIES
MIN. CORNER SIDE YARD S.B.	3.0 m	3.0 m	3.0 m
MIN. LOT AREA	540 m <sup>2</sup>	6689.21 m <sup>2</sup>	6689.21 m <sup>2</sup>
MIN. LOT WIDTH	18 m	-	-
MIN. WIDTH OF LAND. BUFFER	3 m	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	12
<b>TOTAL PARKING STALLS</b>			<b>65</b>	<b>133</b>
<b>OTHER PARKING PROVISIONS</b>				
SMALL CAR	MAX 50%		MAX 67	50
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>
<b>OTHER BICYCLE PROVISIONS</b>				
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

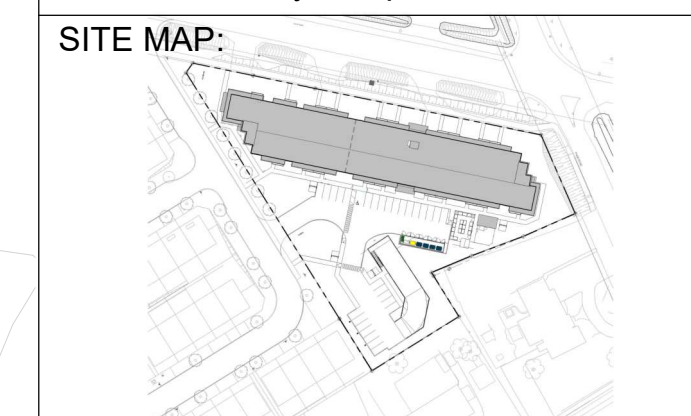
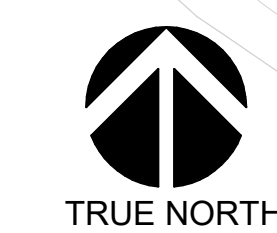
BUILDING INFORMATION		
	BUILDING A	
FOOTPRINT	1894.44 m <sup>2</sup>	
GROSS BUILDING AREA	11502.94 m <sup>2</sup>	

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>

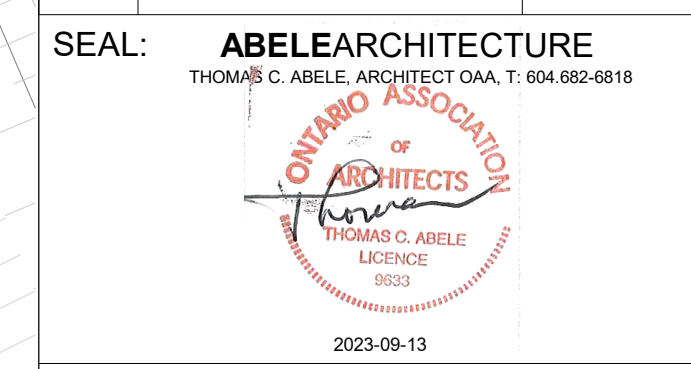
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2 SITE PLAN LAYOUT  
1 : 192



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023



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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
SURFACE PARKING PLAN

DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: As indicated

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



1 SITE PLAN - PARKING LAYOUT  
1 : 192

**PARKING KEY NOTES:**

LETTER:  
C = COMPACT CAR  
V = VISITOR  
UNLESS NOTED ALL OTHER STALL ARE TYPICAL

	EV CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN

**VEHICULAR PARKING**

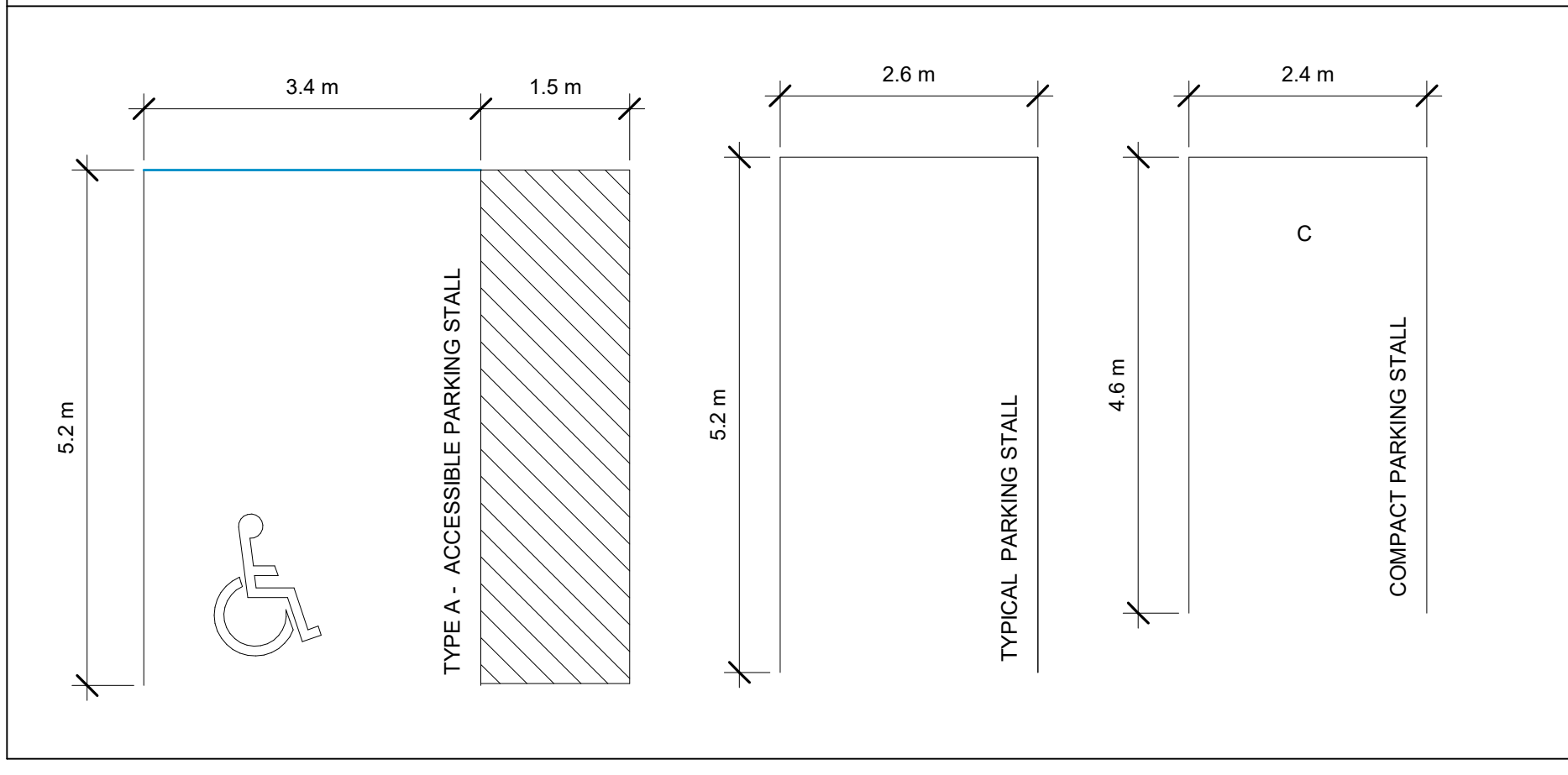
SUBJECT SITE IS WITHIN 600M OF THE CHAPEL HILL TRANSIT STATION  
PARKING RATES FOR AREA X APPLY

	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	12
<b>TOTAL PARKING STALLS</b>			<b>65</b>	<b>133</b>
<b>OTHER PARKING PROVISIONS</b>				
SMALL CAR	MAX 50%		MAX 67	50
ACCESSIBLE TYPE A			1	1

**BICYCLE PARKING**

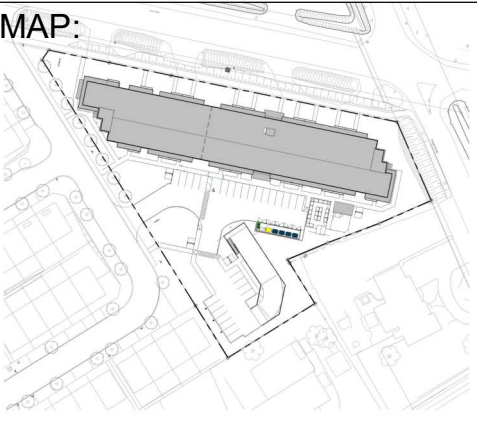
	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
<b>TOTAL BICYCLE</b>			<b>60</b>	<b>60</b>
<b>OTHER BICYCLE PROVISIONS</b>				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	30	30
MIN HORIZONTAL BIKE STALL	50%	-	30	30
MIN SECURED BIKE STALLS	25%	-	15	30

**TYPICAL STALL DIMENSIONS**





SITE MAP:

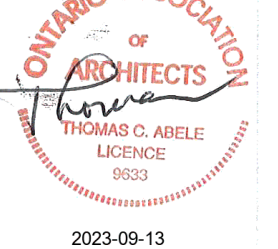


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B	RE-ISSUED FOR SPC	09/15/2023

SEAL: ABELEARCHITECTURE  
THOMAS C. ABLE, 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:  
UNDERGROUND PARKING PLAN

DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: As indicated

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



1 SITE PLAN - PARKADE  
1 : 192

**PARKING KEY NOTES:**

LETTER:  
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V = VISITOR

UNLESS NOTED ALL OTHER STALL ARE TYPICAL

	EV CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN

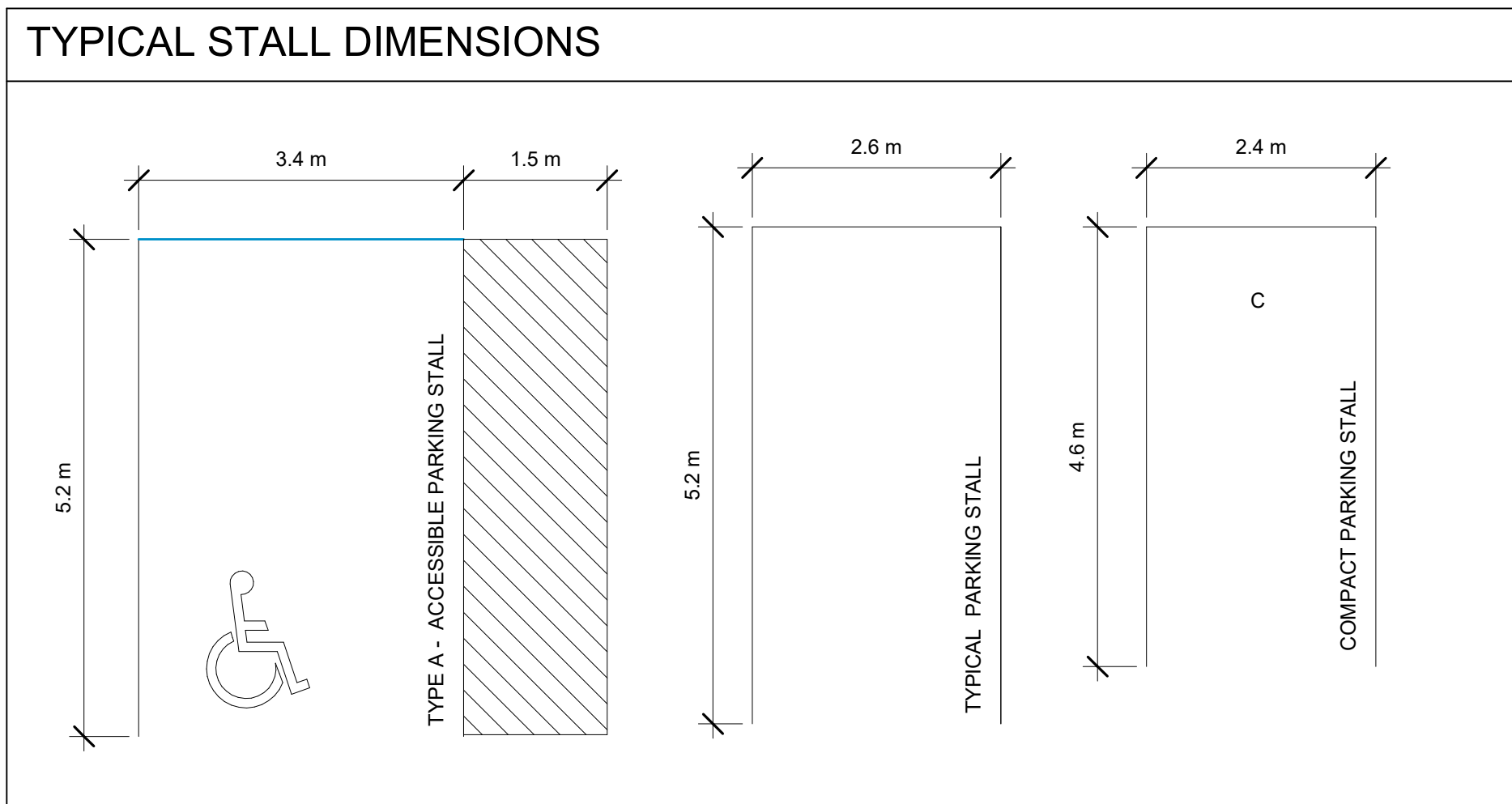
**VEHICULAR PARKING**

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

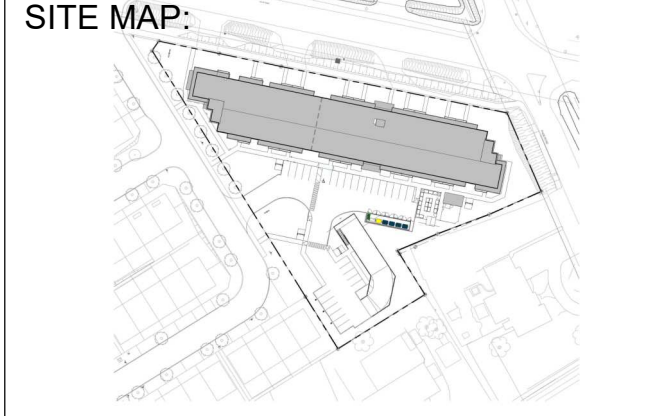
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0 / UNIT	12	0	0
APARTMENT - REGULAR	0.5 / UNIT	107	54	121
VISITORS	0.1 / UNIT	107	11	12
<b>TOTAL PARKING STALLS</b>			<b>65</b>	<b>133</b>
<b>OTHER PARKING PROVISIONS</b>				
SMALL CAR	MAX 50%		MAX 67	50
ACCESSIBLE TYPE A			1	1

**BICYCLE PARKING**

	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
<b>TOTAL BICYCLE</b>			<b>60</b>	<b>60</b>
<b>OTHER BICYCLE PROVISIONS</b>				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	30	30
MIN HORIZONTAL BIKE STALL	50%	-	30	30
MIN SECURED BIKE STALLS	25%	-	15	30

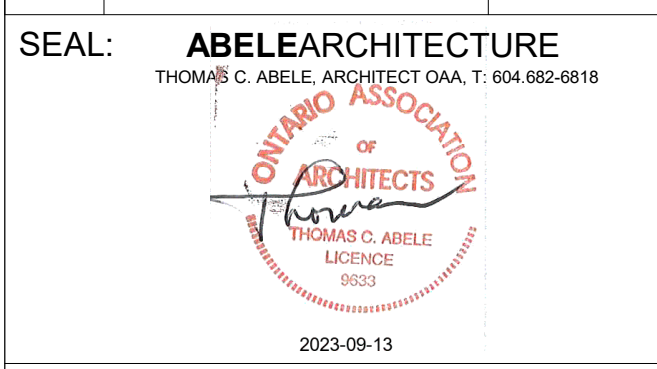


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RHYTHM APARTMENTS

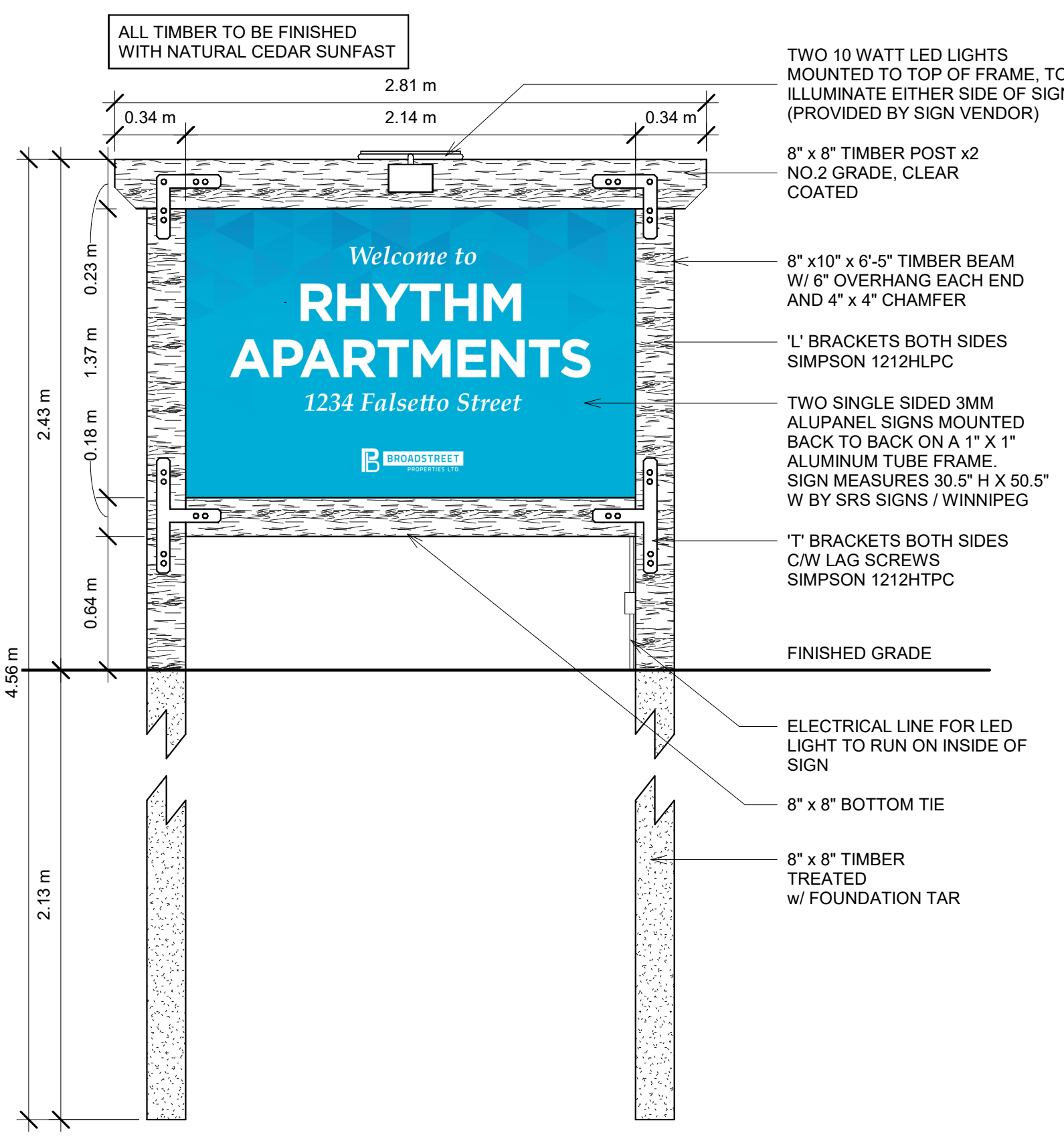
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

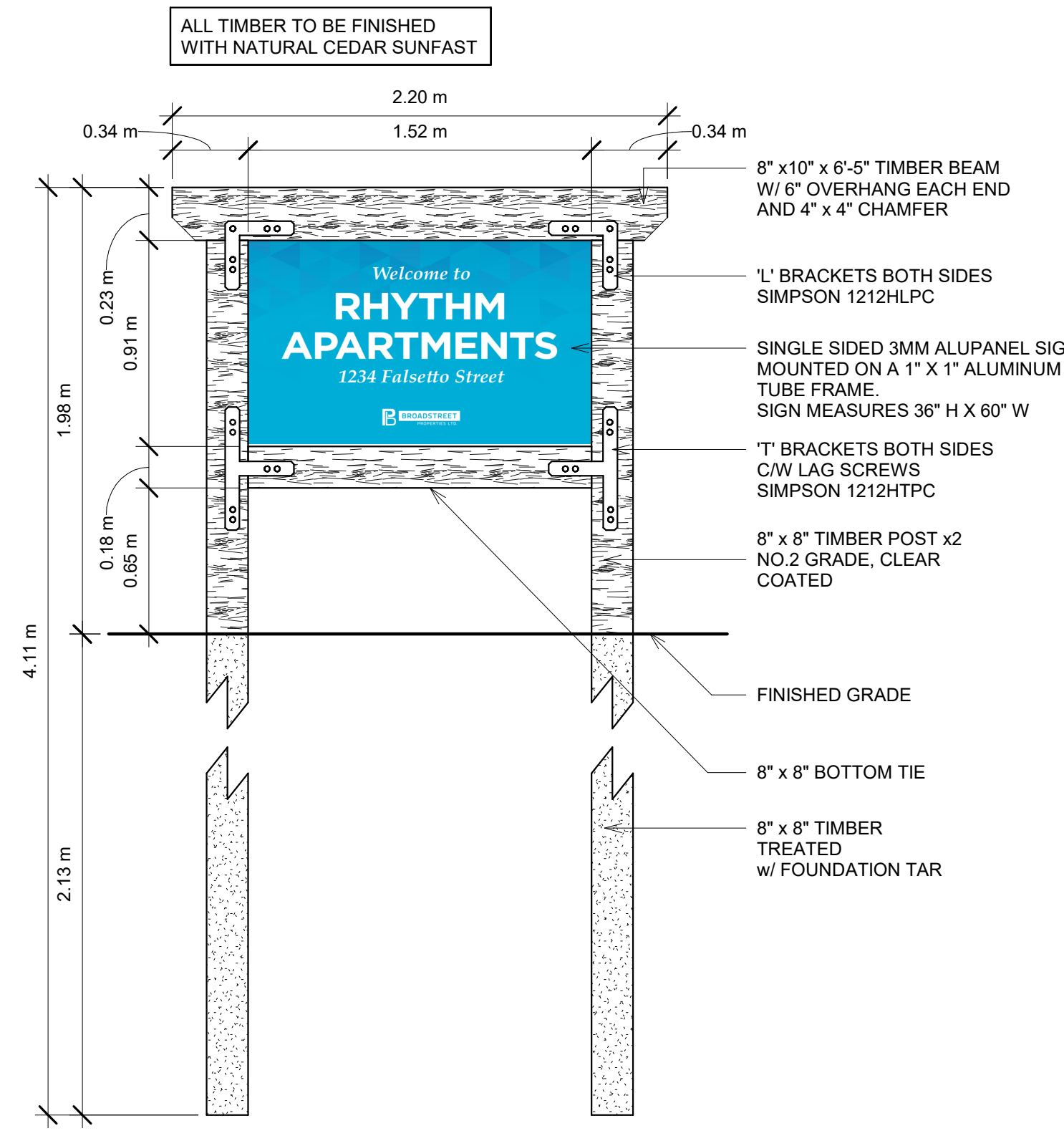
DRAWING TITLE:  
SITE ACCESSORIES

DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: As indicated

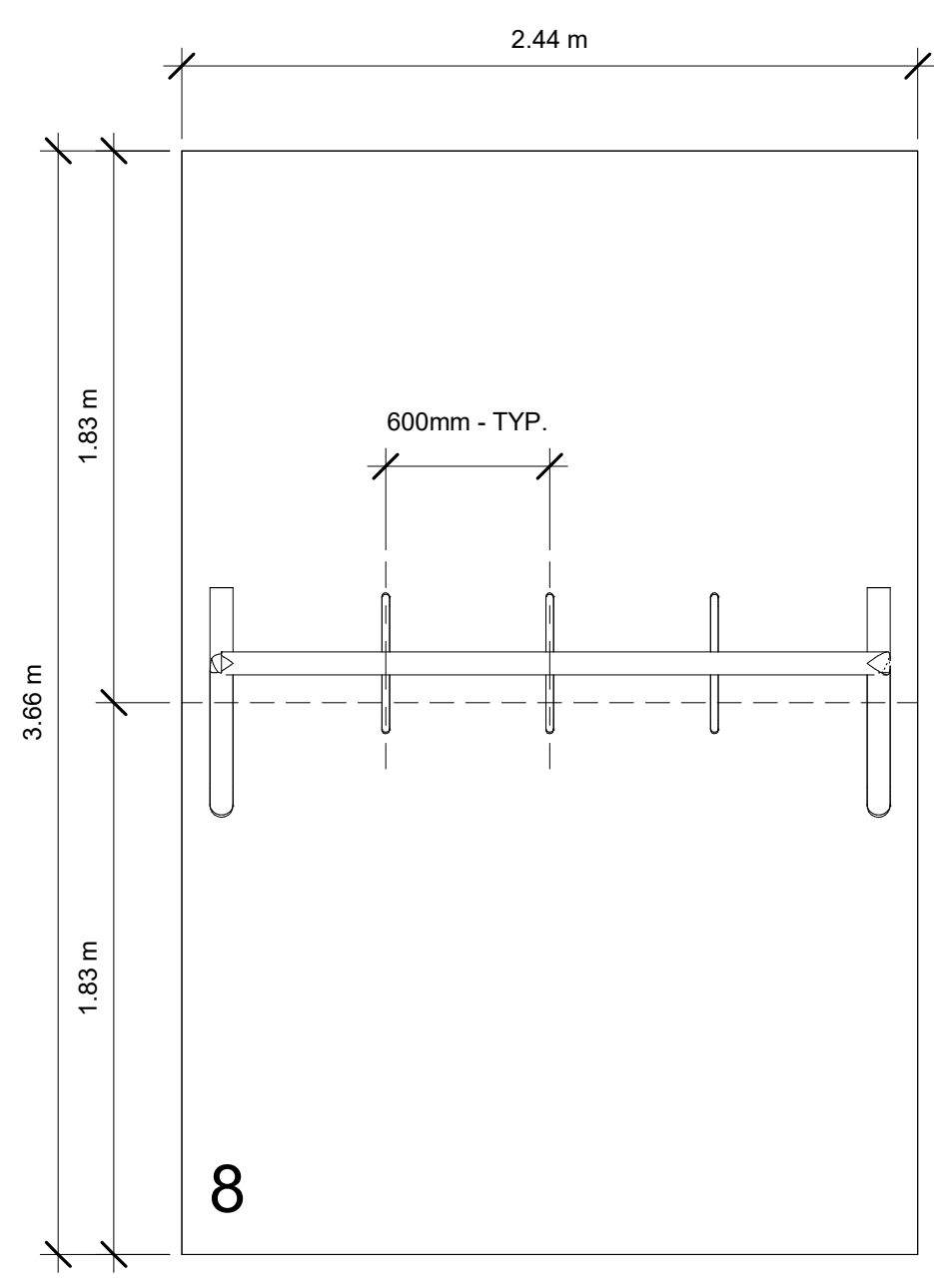
DRAWING #: **A1.04** REV #: **A**



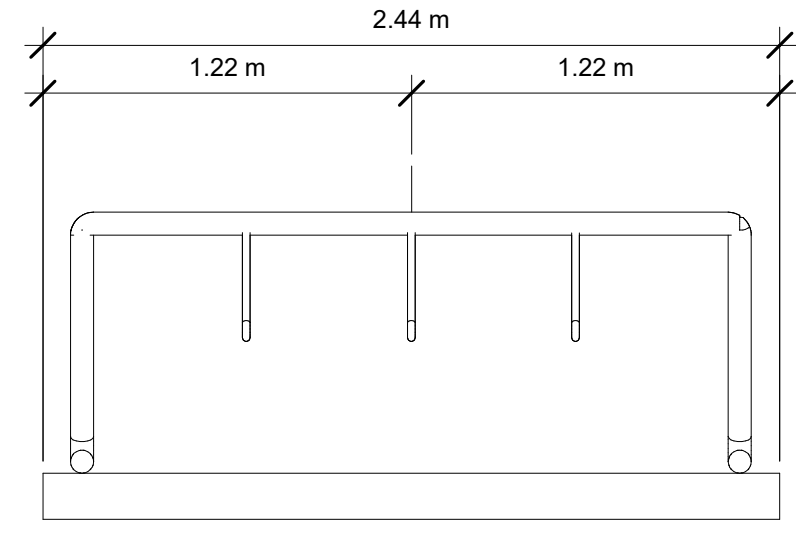
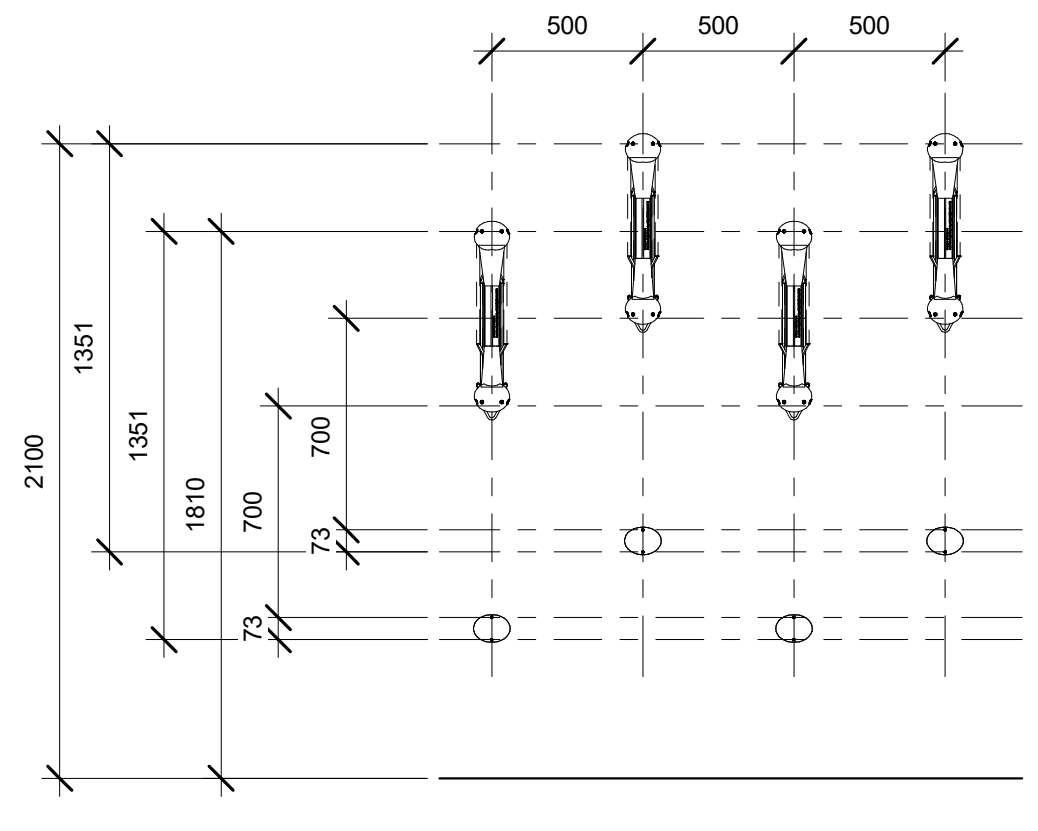
1 ENTRY SIGN TYPE I  
1 : 24



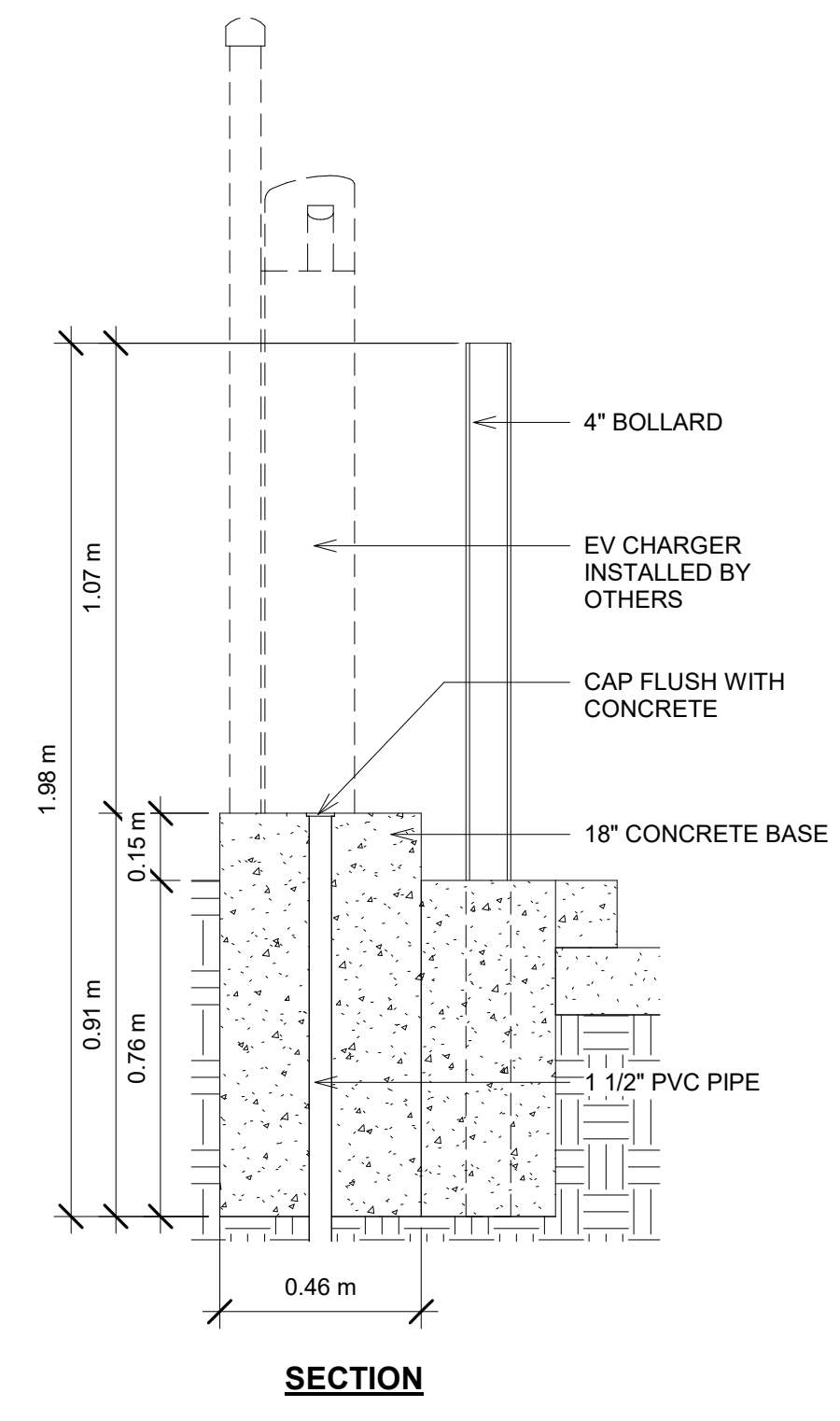
10a ENTRY SIGN TYPE II  
1 : 24



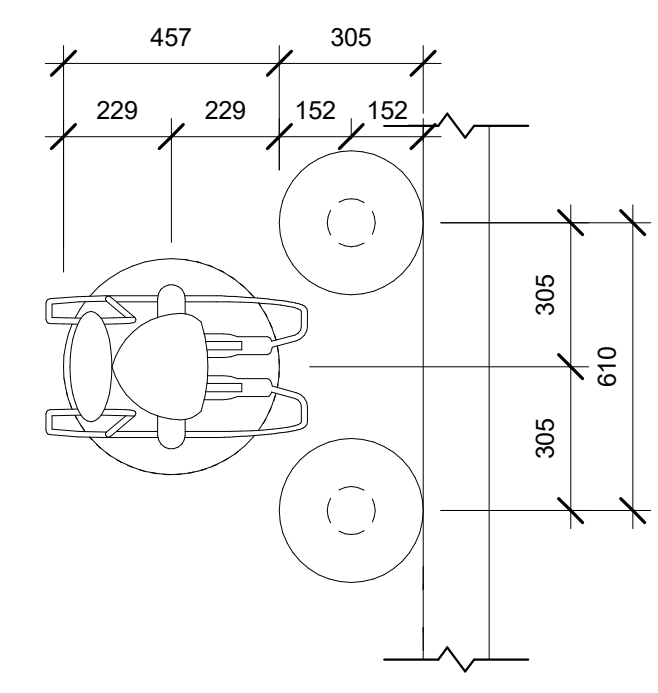
BIKE PARKING - WALL MOUNT  
1 : 25



BIKE PARKING - LANDSCAPE  
1 : 25

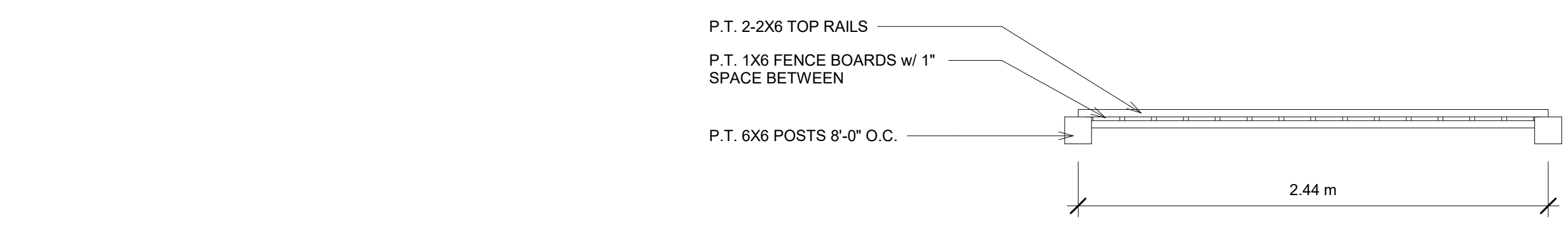


SECTION

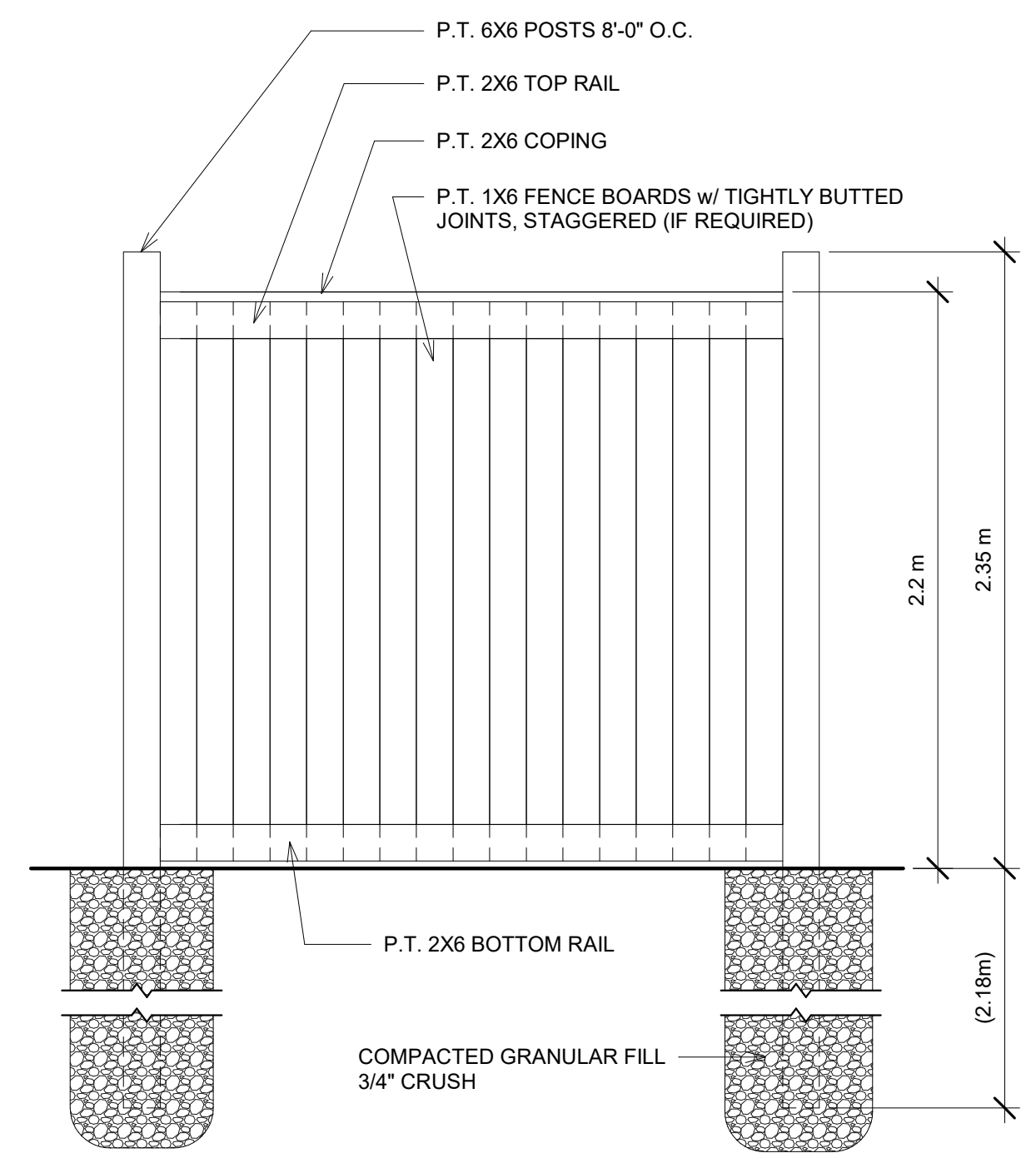


DETAIL

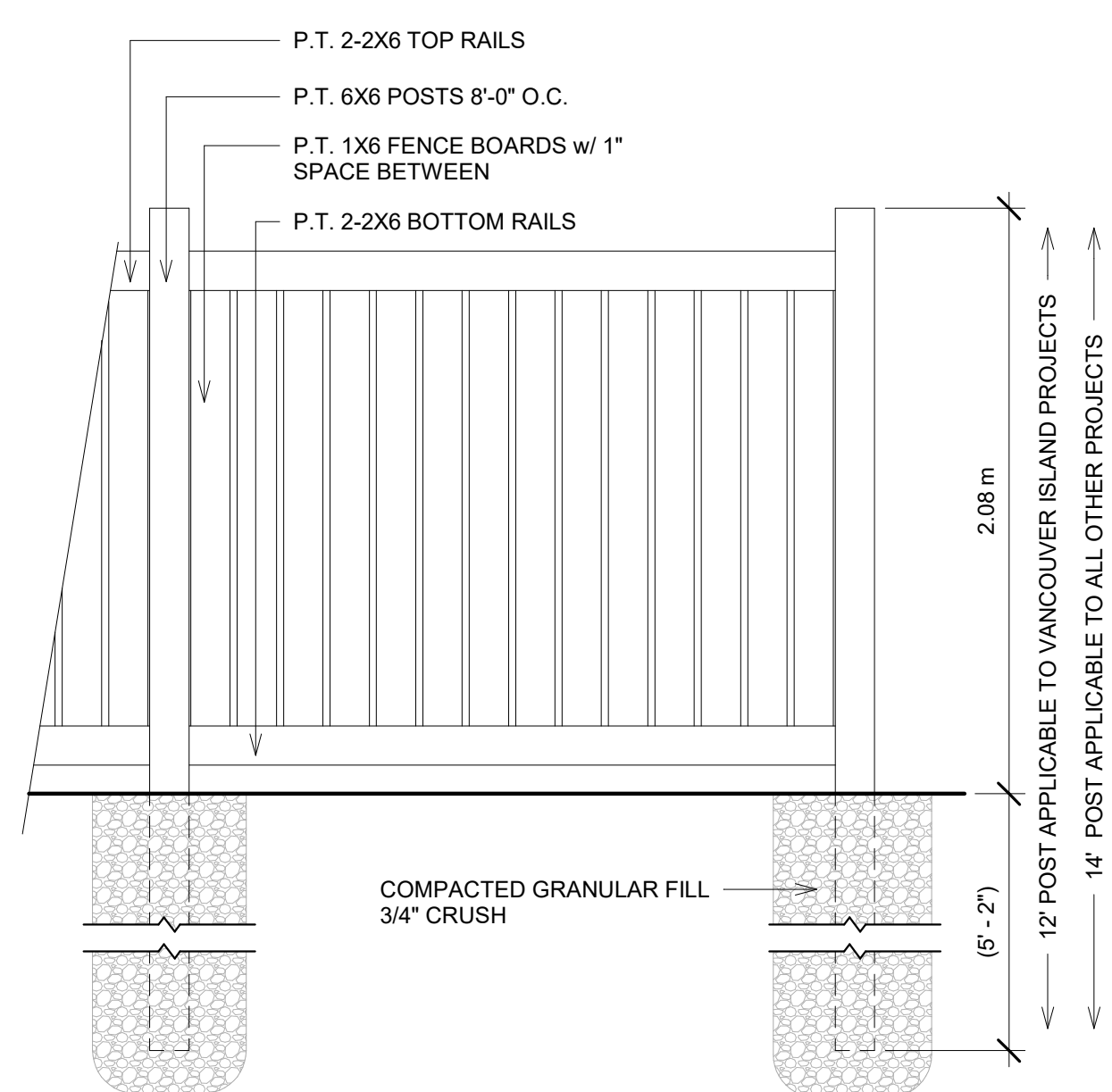
3 EV CHARGER - LANDSCAPE  
1 : 16



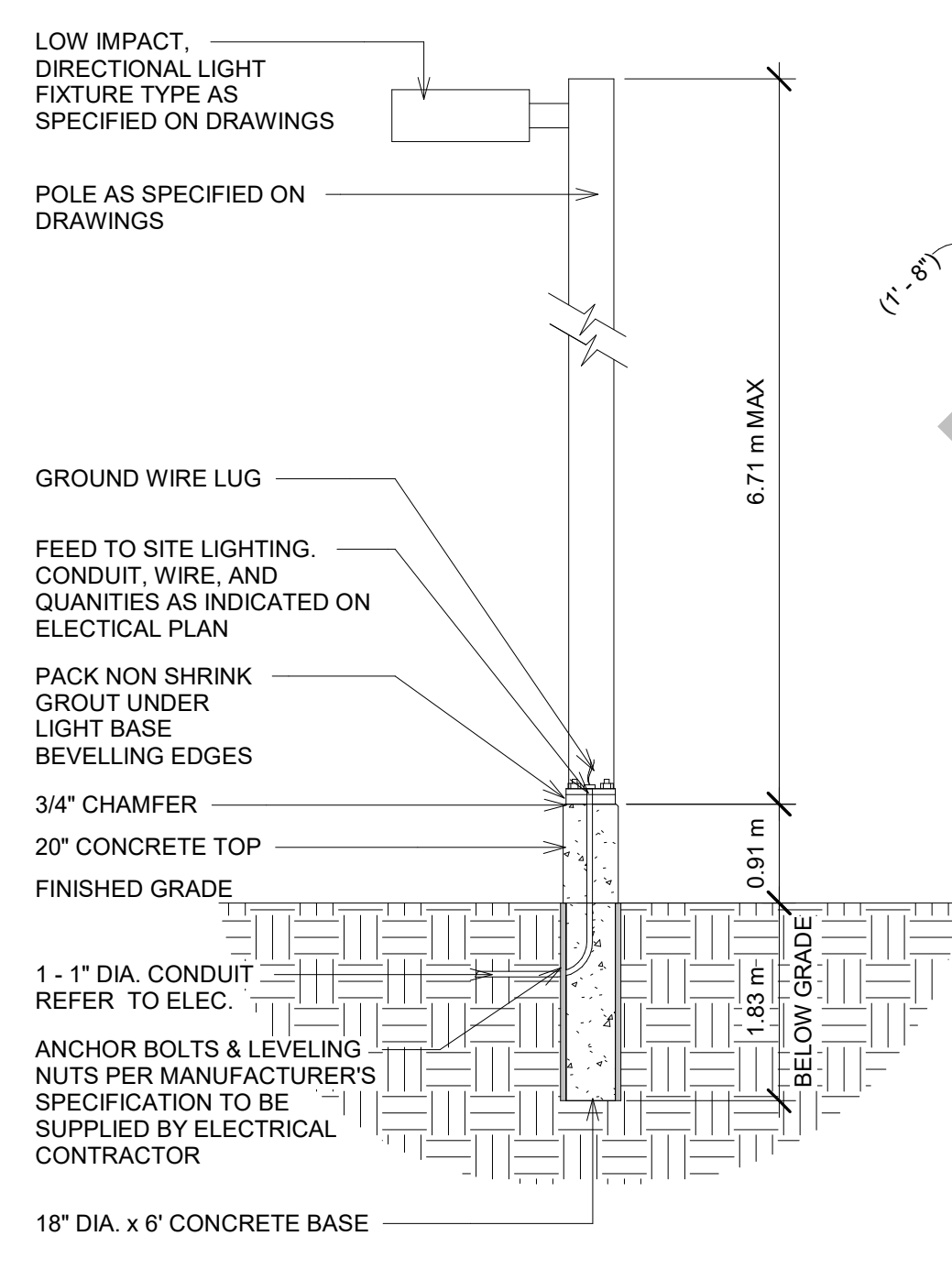
5 SITE FENCE PLAN DETAIL  
1 : 24



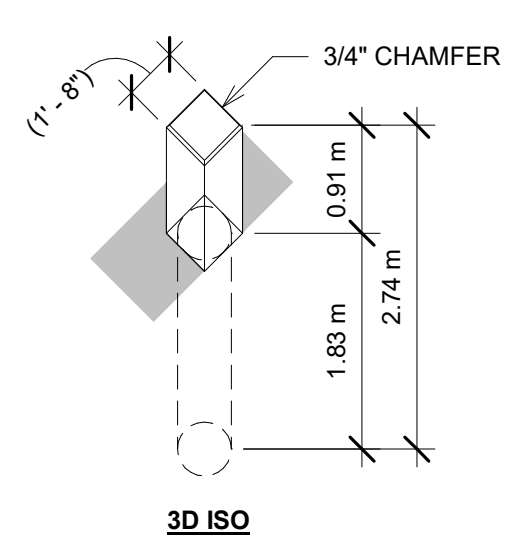
2 NOISE BARRIER FENCE - ELEVATION DETAIL  
1 : 24



4 SITE FENCE TYPE (1) ELEVATION DETAIL  
1 : 24



6 TYPICAL SITE LIGHTING  
1 : 64

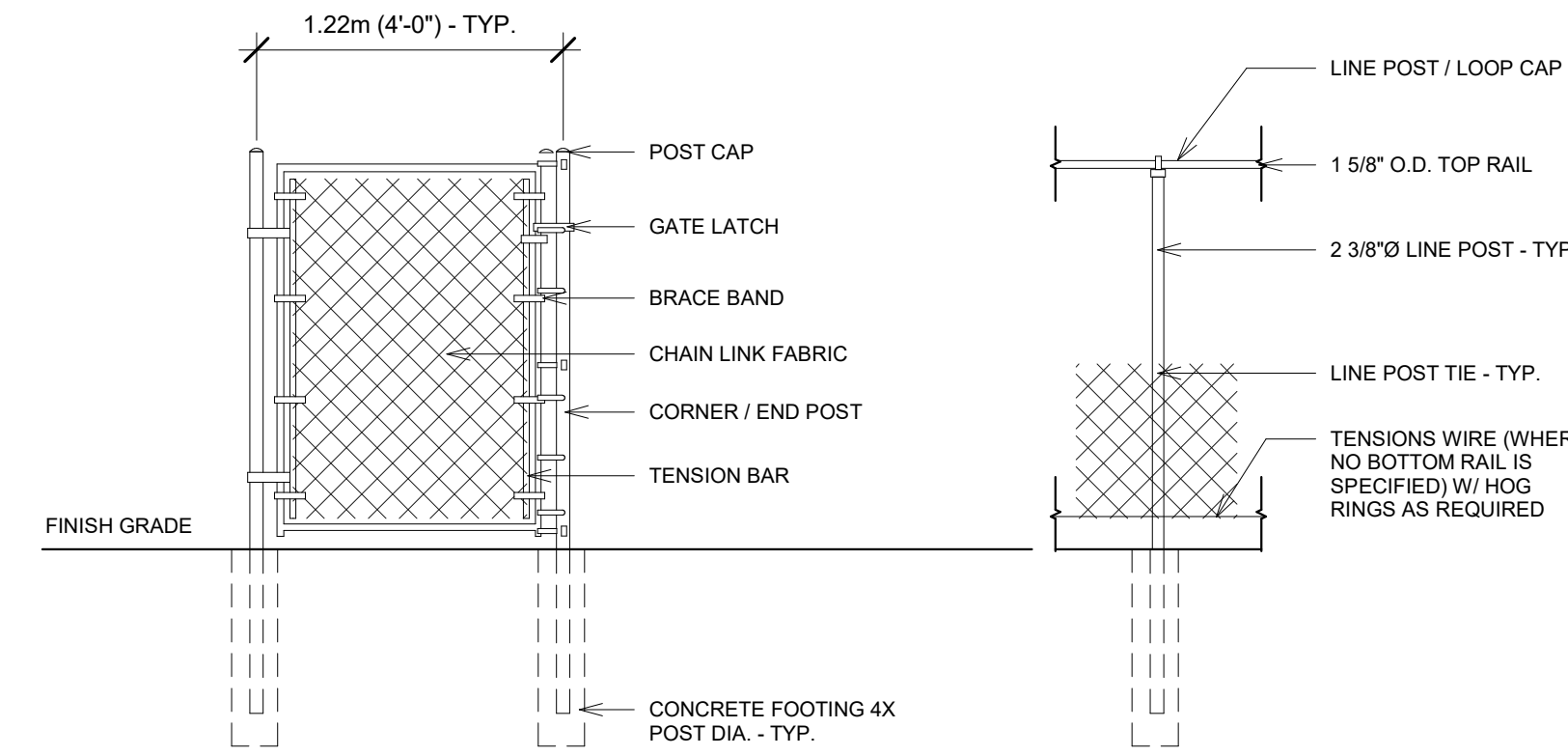
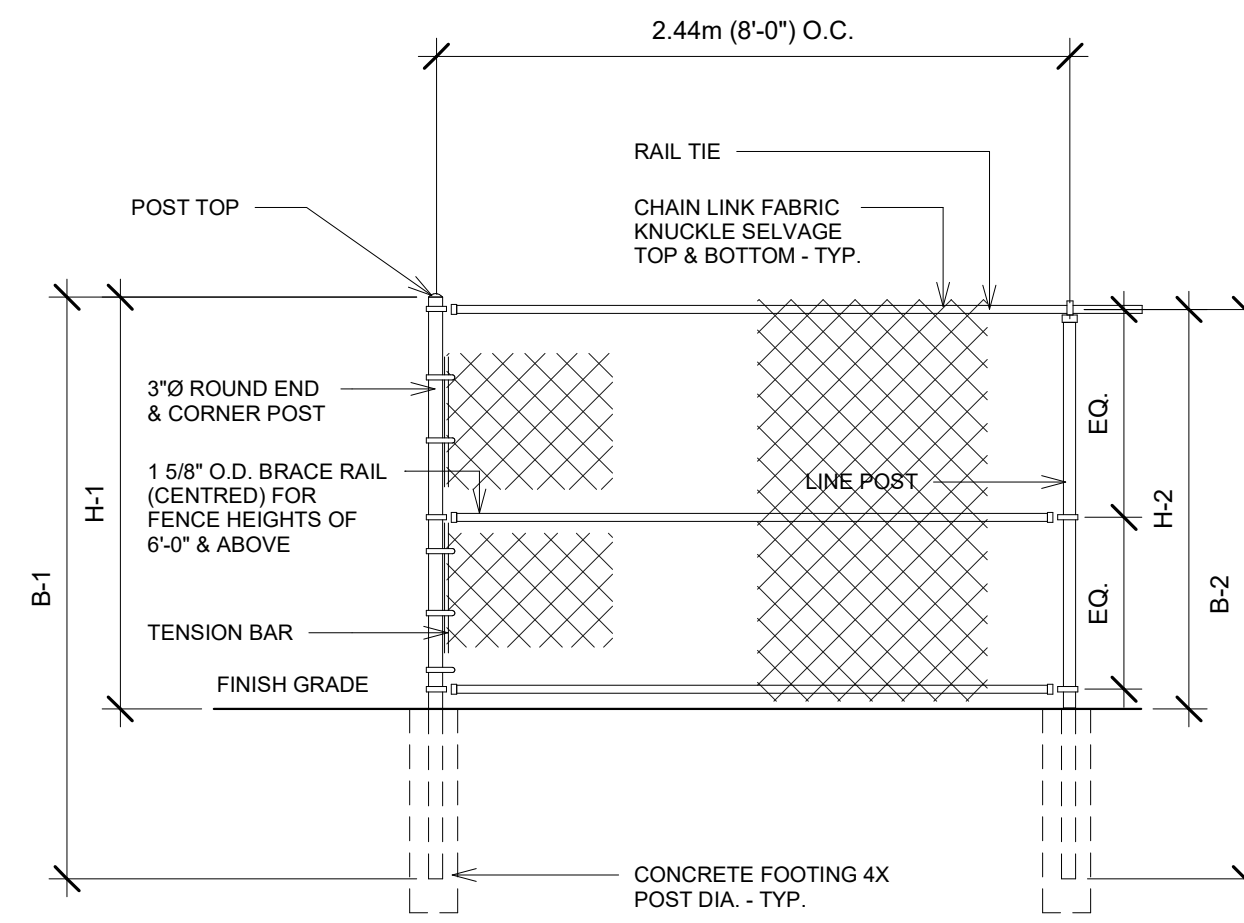
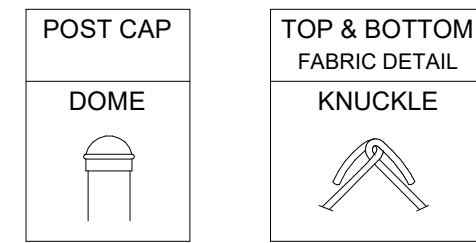


3D ISO

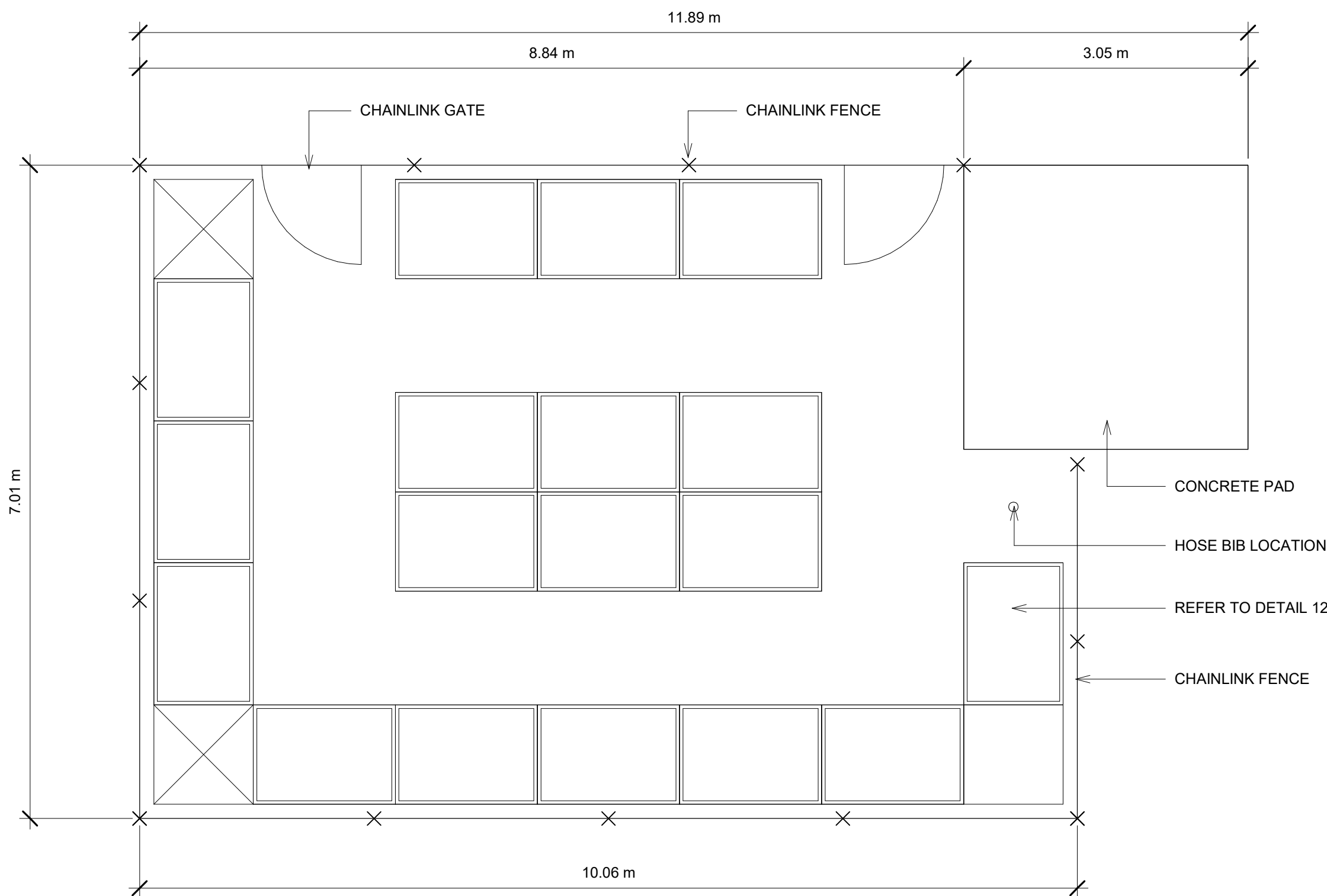
**GENERAL NOTES:**

- FOOTING WIDTH TO BE (4)X 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

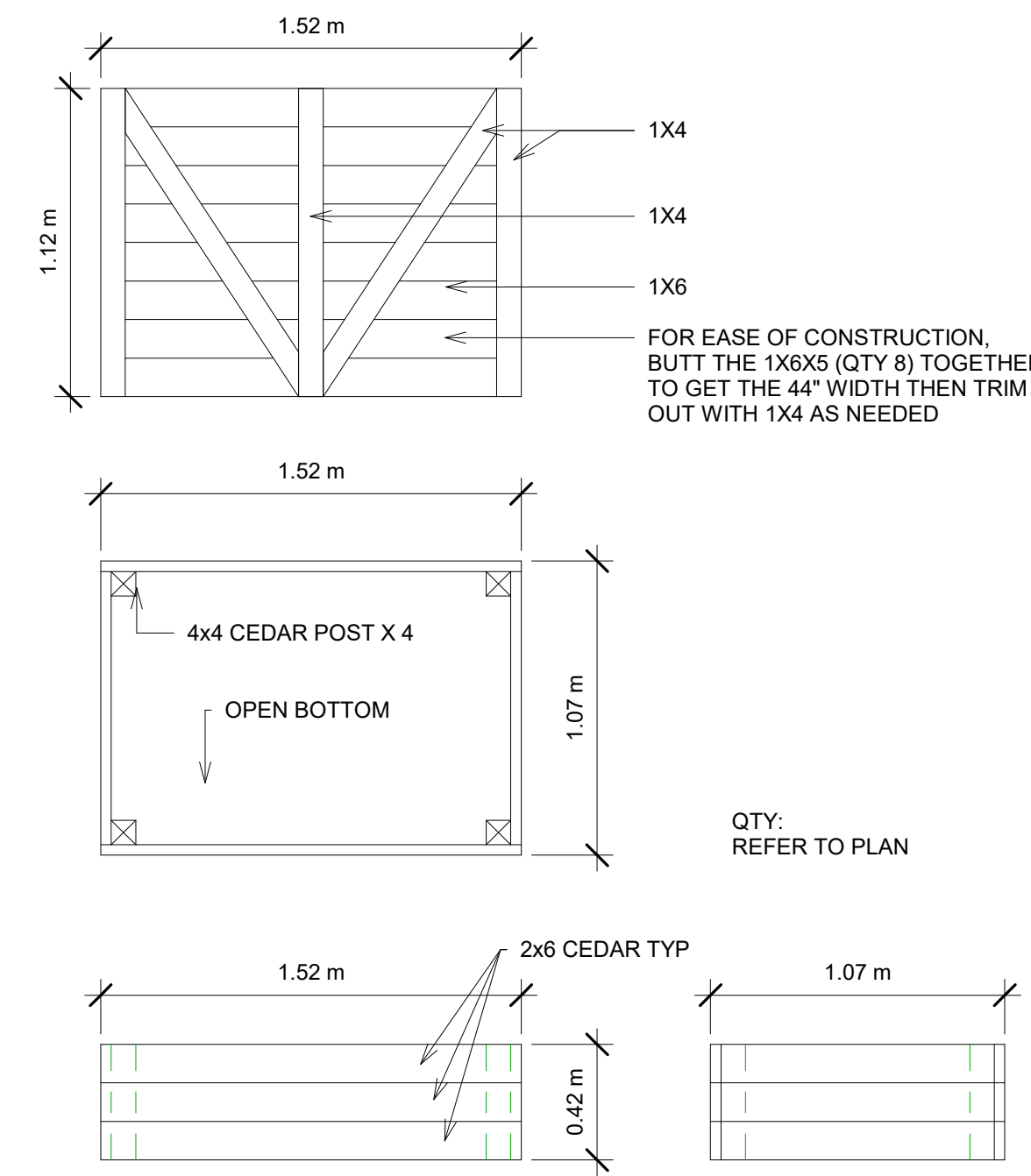
LOCATION	FENCE HEIGHT NOMINAL HEIGHT	END & CORNER POSTS		LINE POSTS	
		B-1 BAR LENGTH HEIGHT ABOVE GRADE	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH HEIGHT ABOVE GRADE	H-2 HEIGHT ABOVE GRADE
GARDEN	4'-0"	7'-0"	4'-0 5/8"	6'-8"	3'-8 7/8"
DOG RUN	5'-0"	8'-0"	5'-0 5/8"	7'-8"	4'-8 7/8"
PARKADE	9'-0"	N/A	9'-0 5/8"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



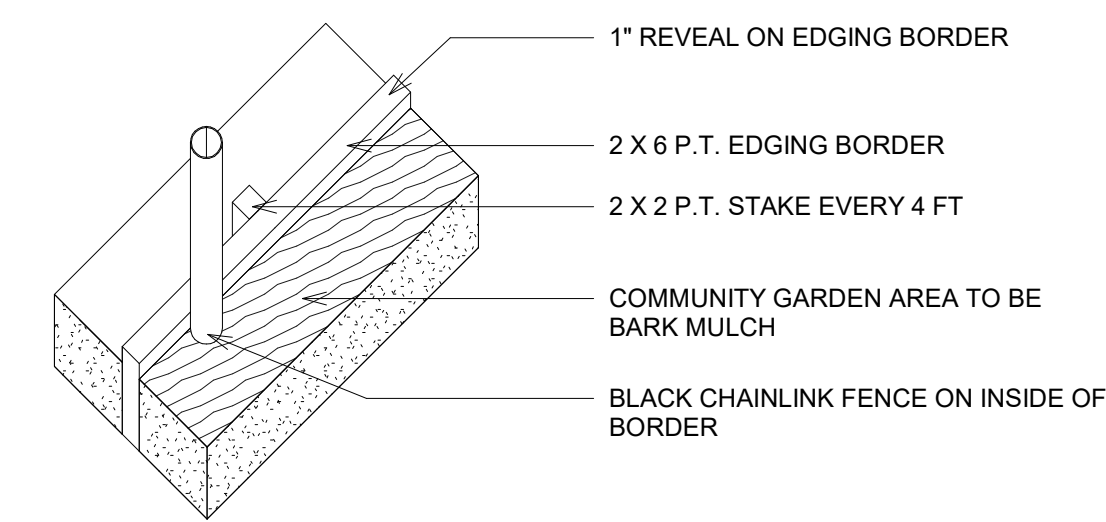
1 CHAINLINK FENCING DETAILS  
1 : 24



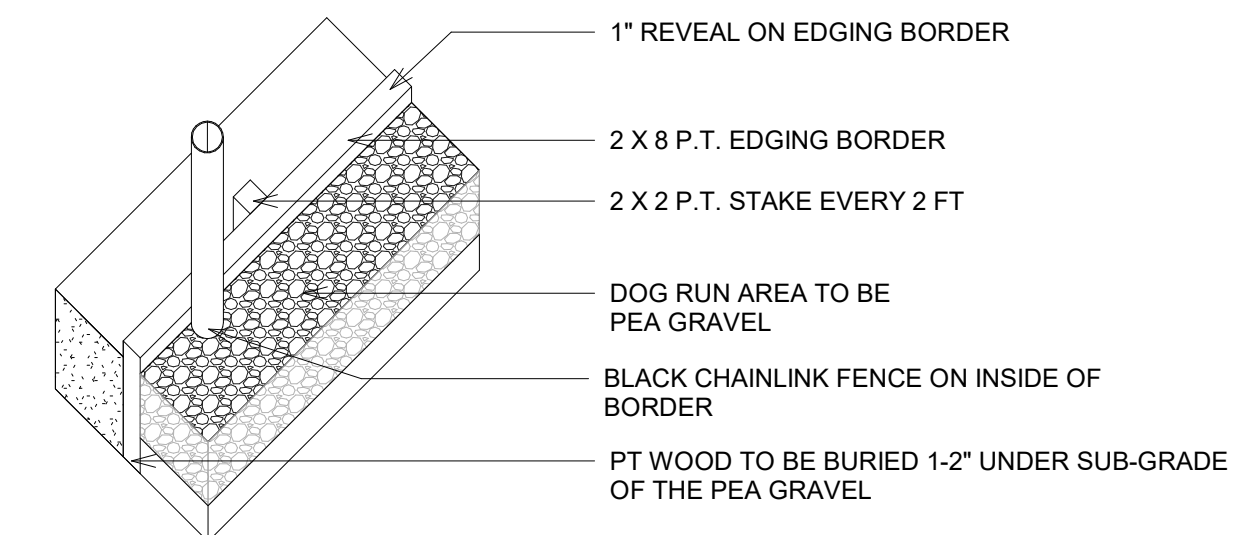
COMMUNITY GARDEN LAYOUT  
1 : 48



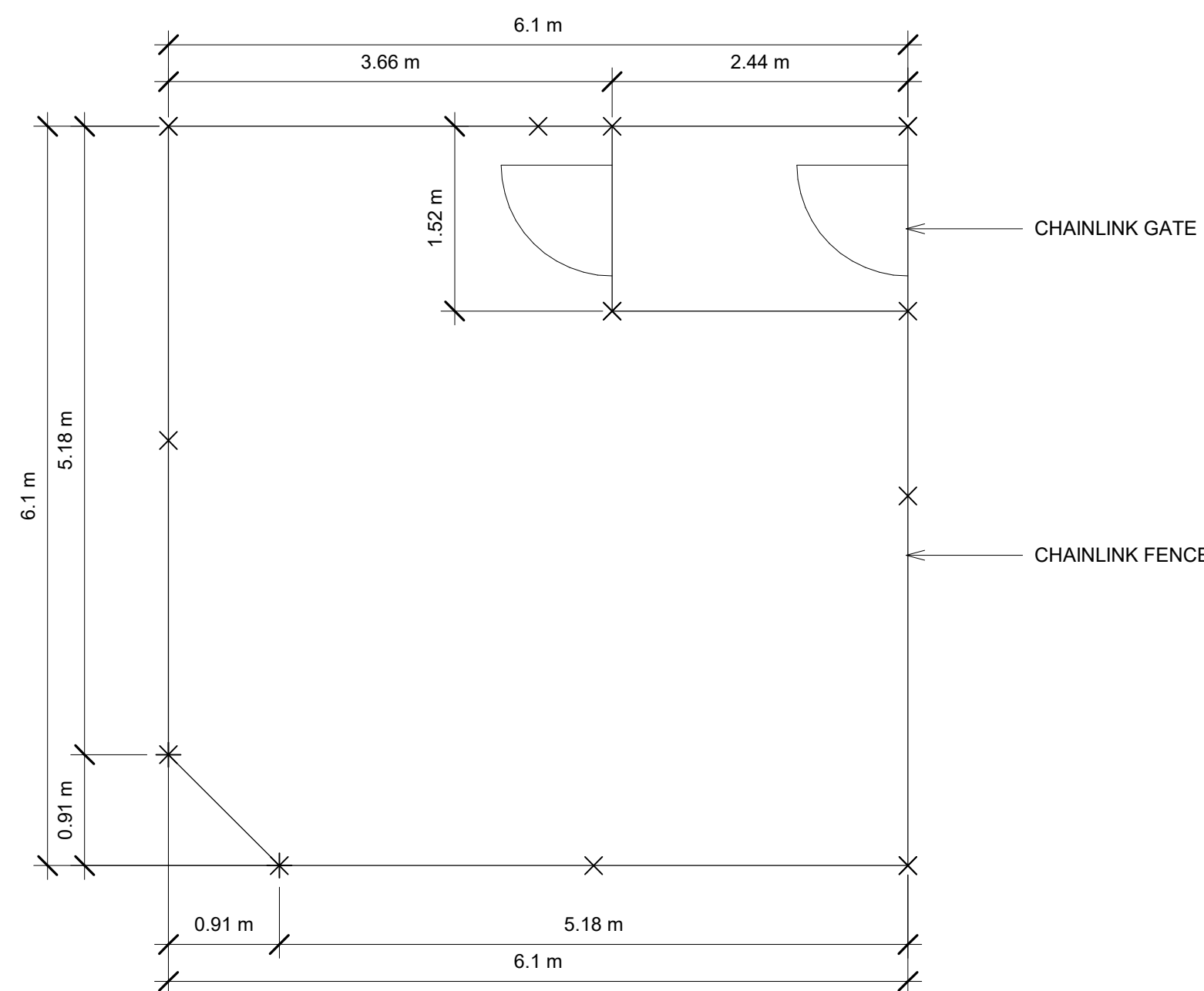
12 COMMUNITY GARDEN PLANTER BOX  
1 : 24



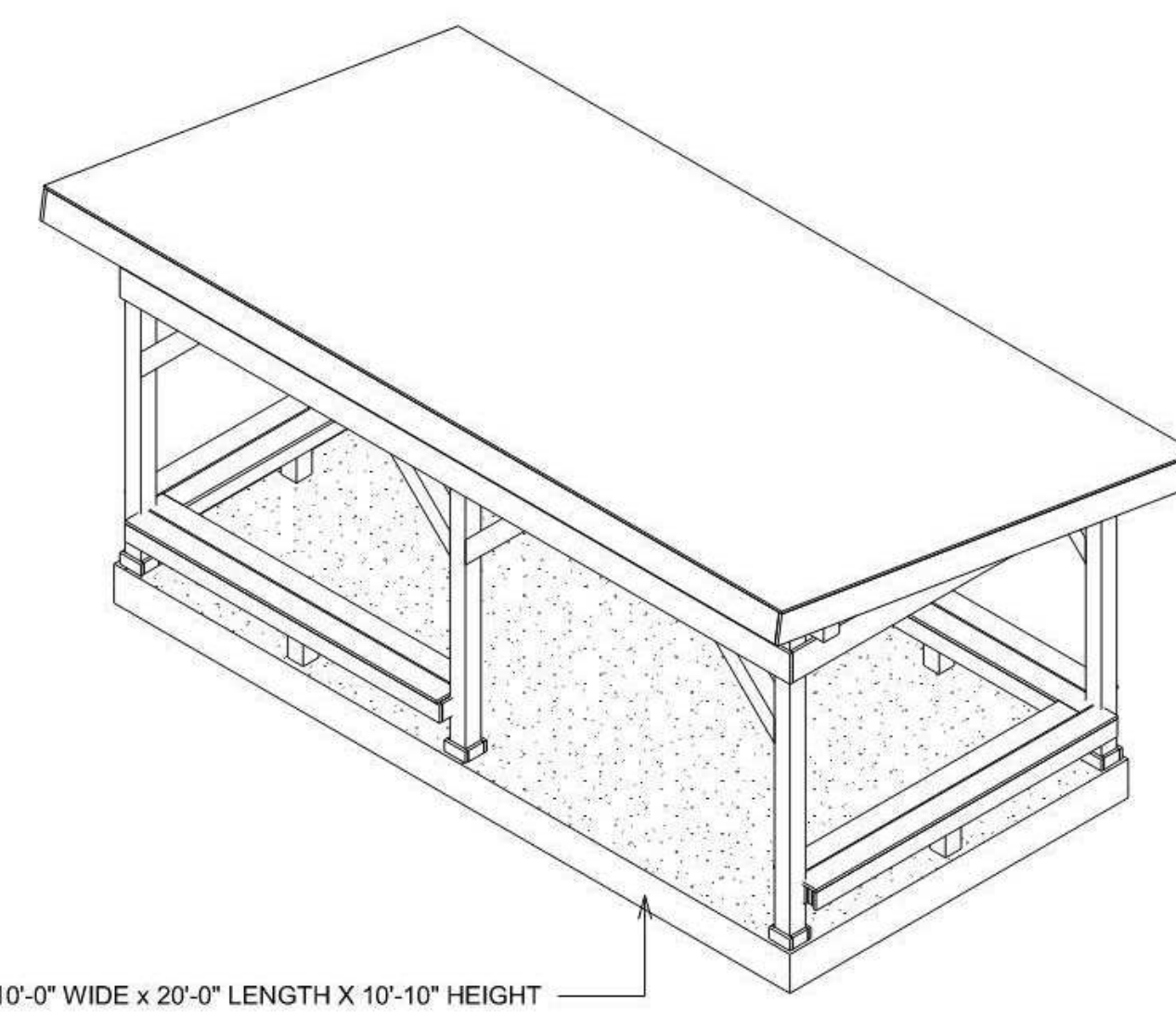
10 GARDEN RUN BORDER  
1 : 12



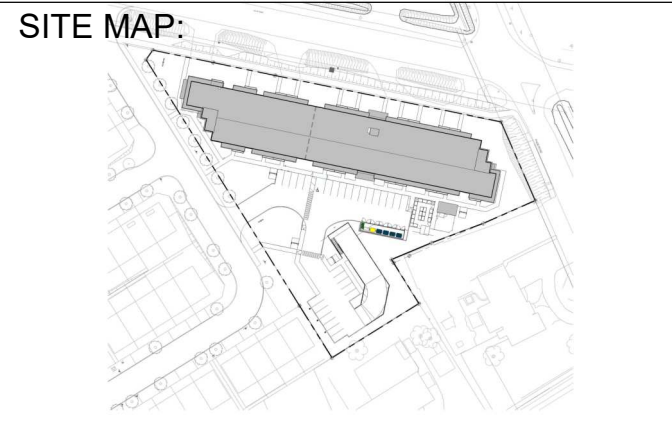
11 DOG RUN BORDER  
1 : 12



DOG RUN LAYOUT  
1 : 48

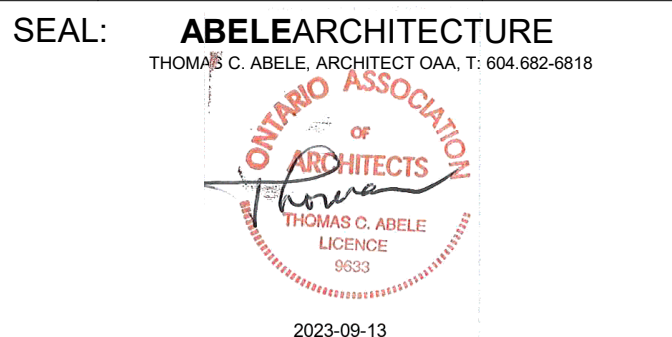


PERGOLA - 3D ISO  
1 : 48



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023



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PROJECT NAME:  
RHYTHM APARTMENTS

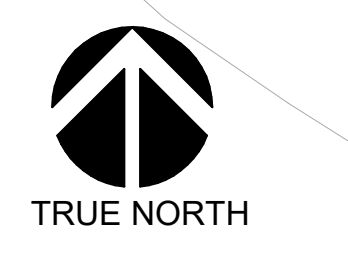
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
SITE ACCESSORIES

DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: As indicated

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



**NAVAN ROAD**

CORNER LOT LINE

INTERIOR SIDE LOT LINE

REAR LOT LINE

INTERIOR SIDE LOT LINE

INTERIOR SIDE LOT LINE

INTERIOR SIDE LOT LINE

INTERIOR SIDE LOT LINE

FRONT LOT LINE

**rue FALSETTO STREET**

OFFSITE FIRE HYDRANT

ONSITE FIRE HYDRANT

OFFSITE FIRE HYDRANT

FDC  
LOCK BOX  
PRINCIPAL ENTRANCE

R-15m TO FDC

29.36 m

1 SITE PLAN LAYOUT  
1 : 192

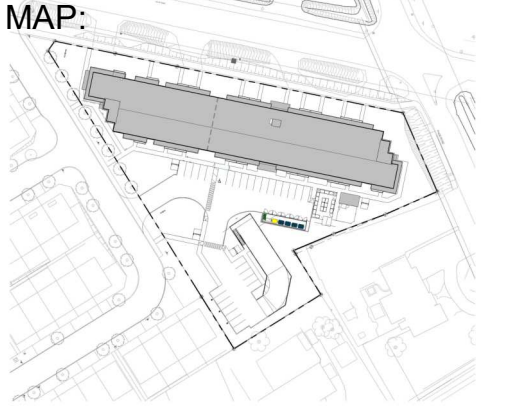
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	PARKADE OUTLINE
	BUILDING OUTLINE
	FIRE HYDRANT
	PRINCIPAL ENTRANCE
	SECONDARY ENTRANCE
	2.2m NOISE BARRIER

**DESIGN VEHICLE - PUMPER FIRE TRUCK**

OVERALL LENGTH	12.192m
OVERALL WIDTH	2.489m
OVERALL BODY HEIGHT	2.361m
MIN. BODY GROUND CLEARANCE	0.200m
TRACK WIDTH	2.489m
LOCK-TO-LOCK TIME	5.00s
MAX WHEEL ANGLE	45.00°

NTS

SITE MAP:



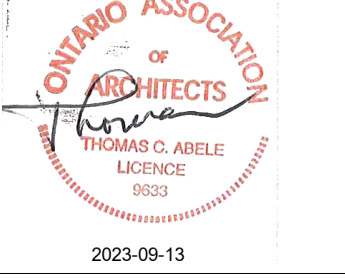
PROJECT STATUS:

ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABLE, 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:

FIRE + EMERGENCY ACCESS PLAN

DRAWN BY: EC

CHECKED BY: CG

DATE: SEPT 15, 2023

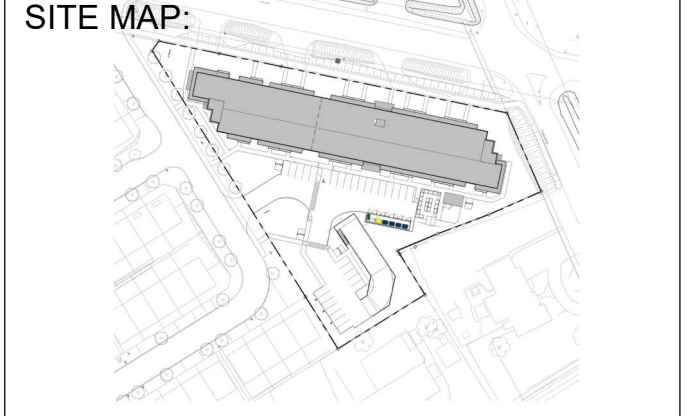
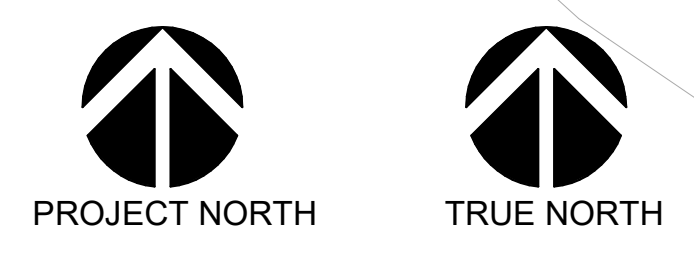
SCALE: As indicated

DRAWING #:

**A1.06**

REV #:

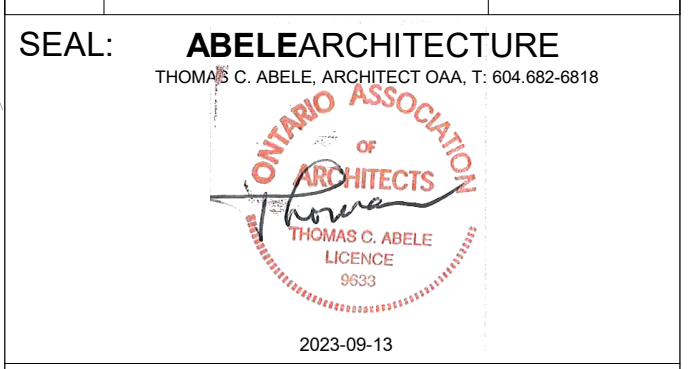
**A**



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023



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PROJECT NAME:  
RHYTHM APARTMENTS

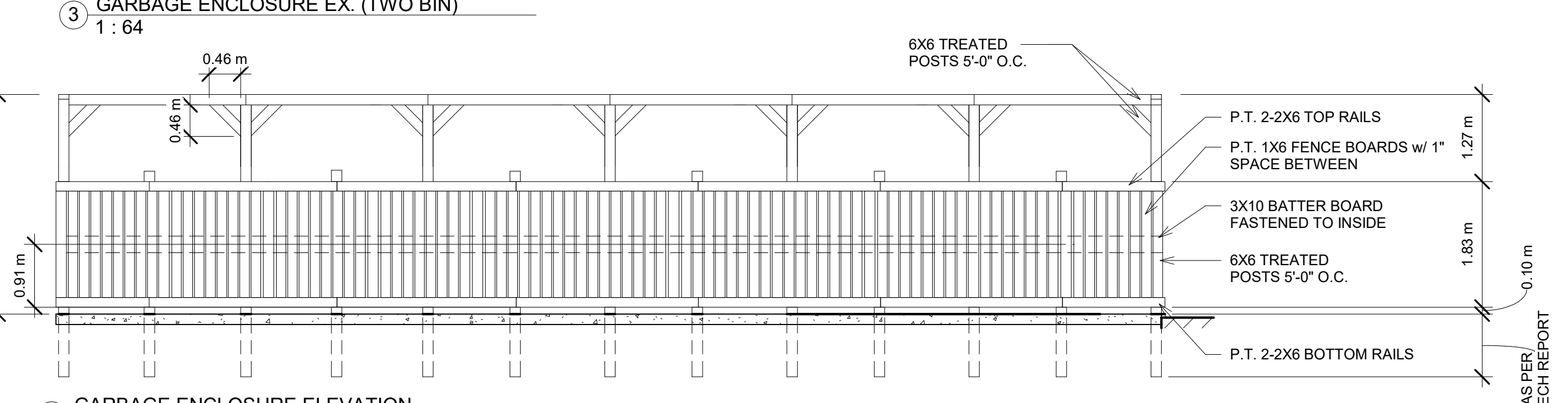
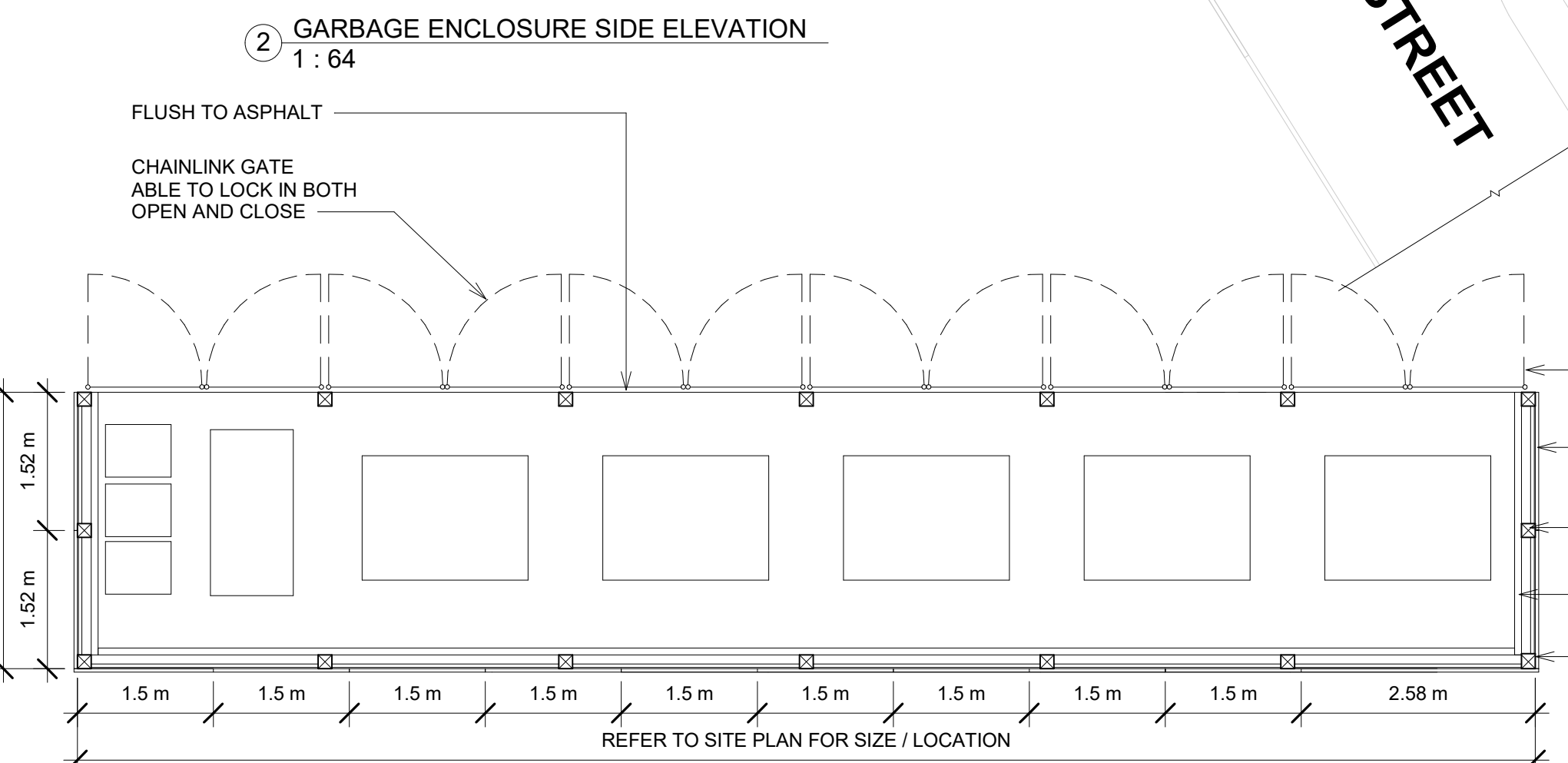
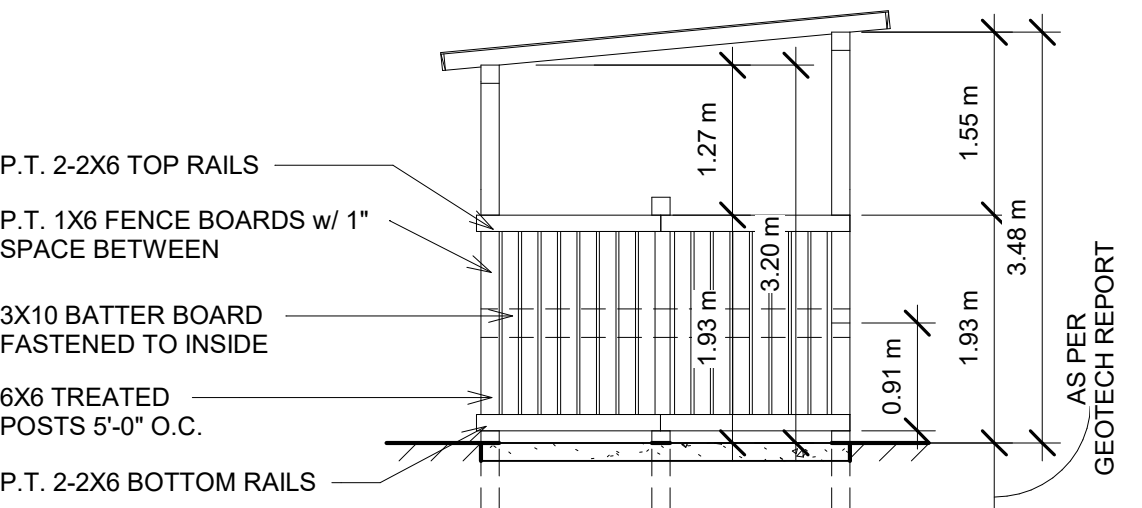
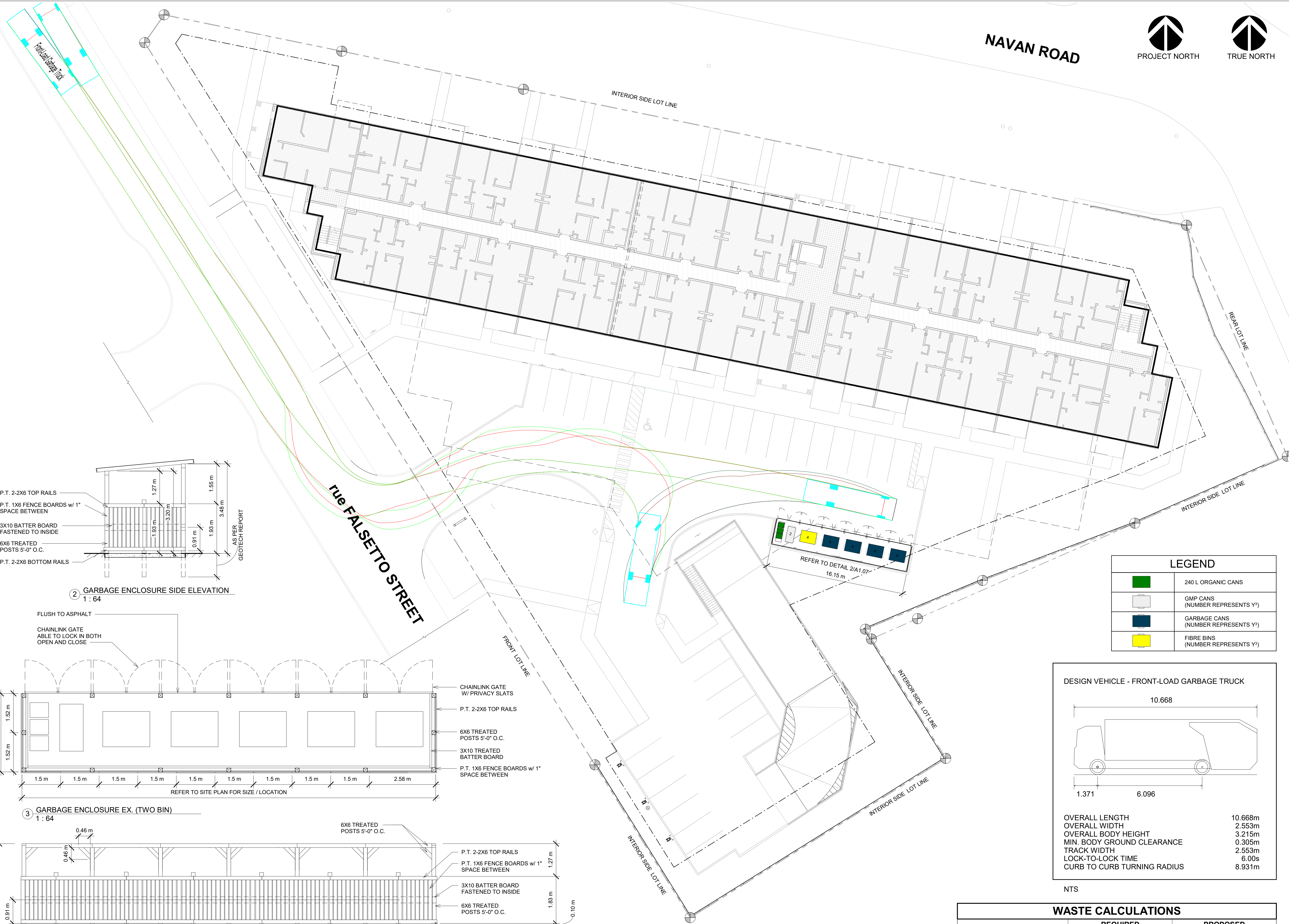
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
WASTE + RECYCLING PLAN

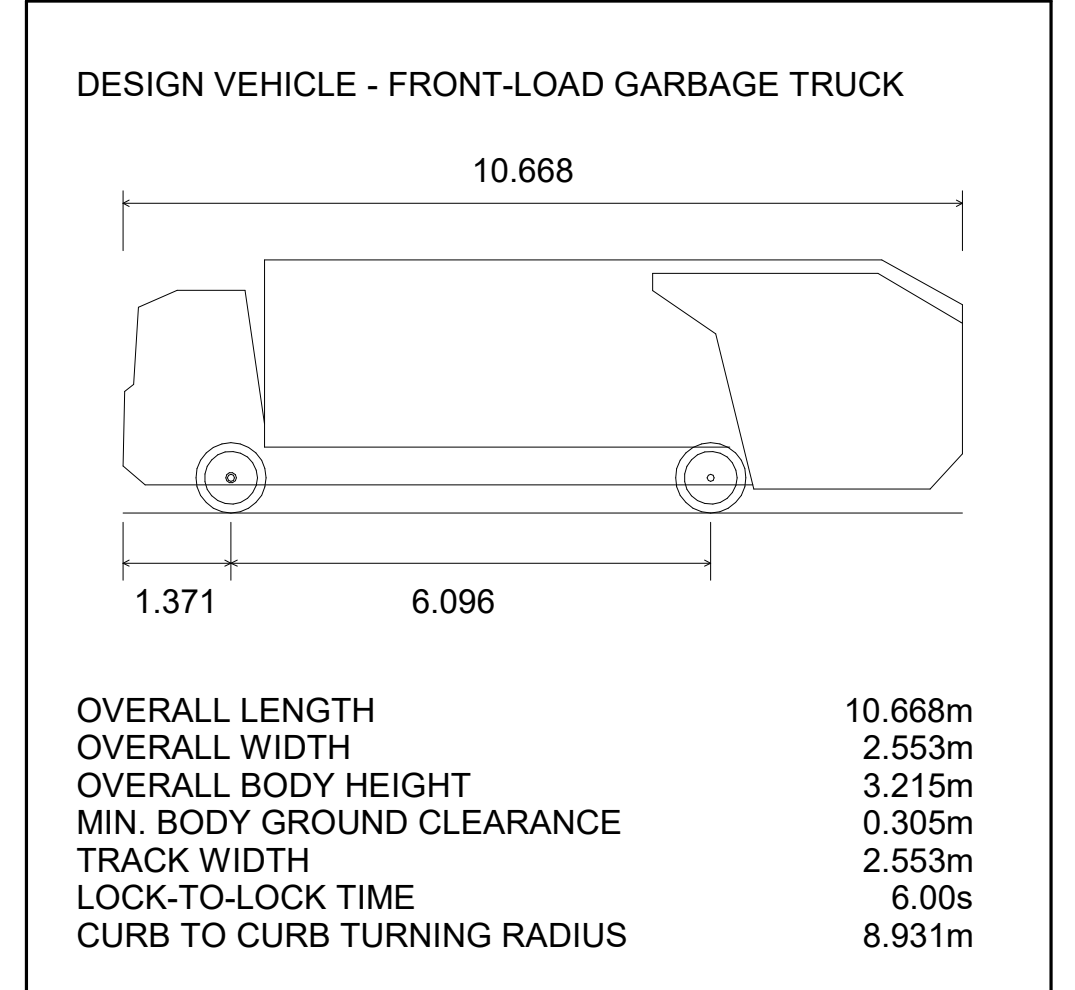
DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: As indicated

DRAWING #: **A1.07** REV #: **A**



**LEGEND**

	240 L ORGANIC CANS
	GMP CANS (NUMBER REPRESENTS Y <sup>2</sup> )
	GARBAGE CANS (NUMBER REPRESENTS Y <sup>2</sup> )
	FIBRE BINS (NUMBER REPRESENTS Y <sup>2</sup> )



**WASTE CALCULATIONS**

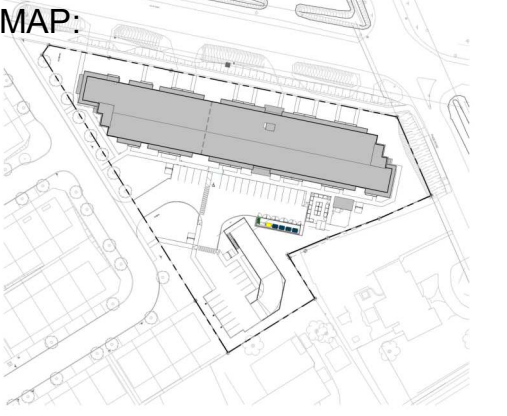
	REQUIRED	PROPOSED
GARBAGE	16 y <sup>2</sup>	16 y <sup>2</sup>
GMP	2 y <sup>2</sup>	2 y <sup>2</sup>
FIBRE	4 y <sup>2</sup>	4 y <sup>2</sup>
ORGANICS	720L	720L

09/06/2023 10:58:32 AM

1 SITE PLAN LAYOUT 1:192



SITE MAP:



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELLE, ARCHITECT QAA, T. 604-652-6918



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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
SURROUNDING AREA PERSPECTIVE

DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: 1 : 450  
DRAWING #: **A1.08**

REV #:

**A**



**(1) SOUTH - WEST VIEW**



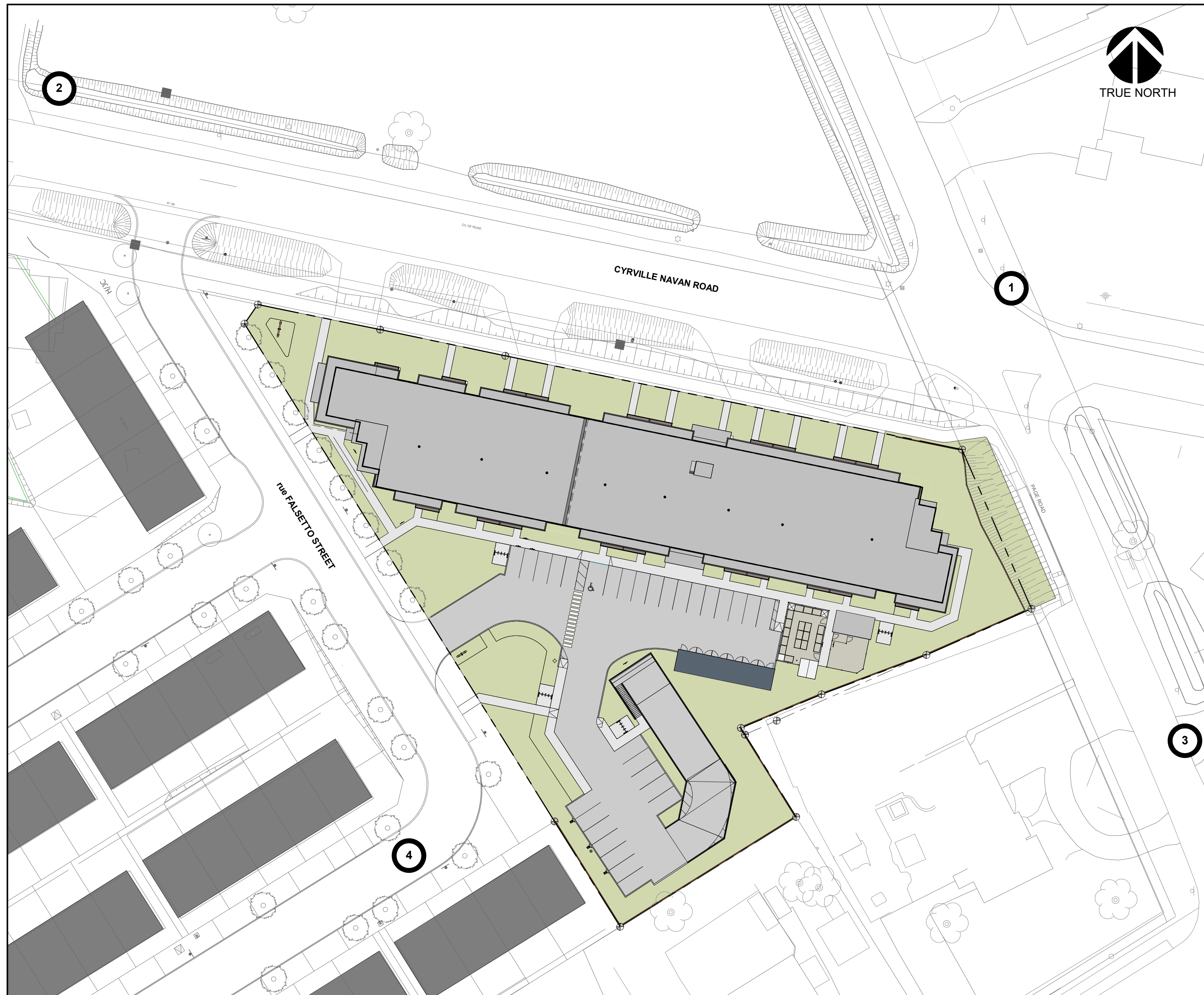
**(4) NORTH VIEW**

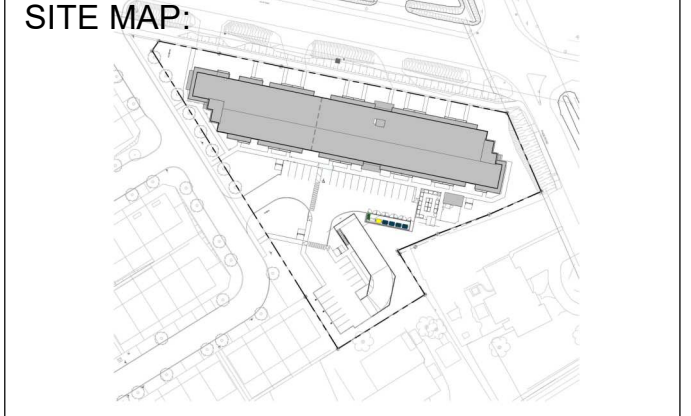


**(2) SOUTH - EAST VIEW**



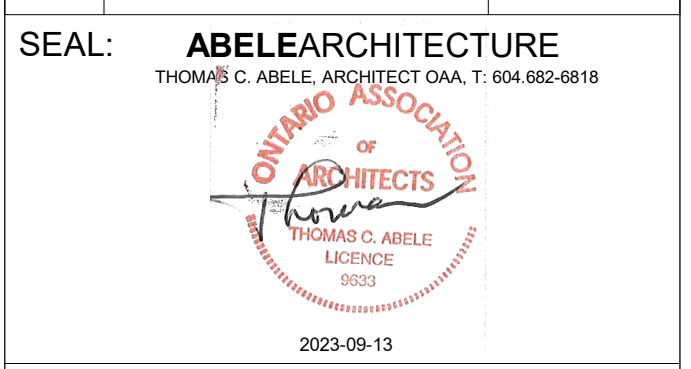
**(3) NORTH - WEST VIEW**





PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023



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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
SITE PERSPECTIVE

DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: 1 : 600

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



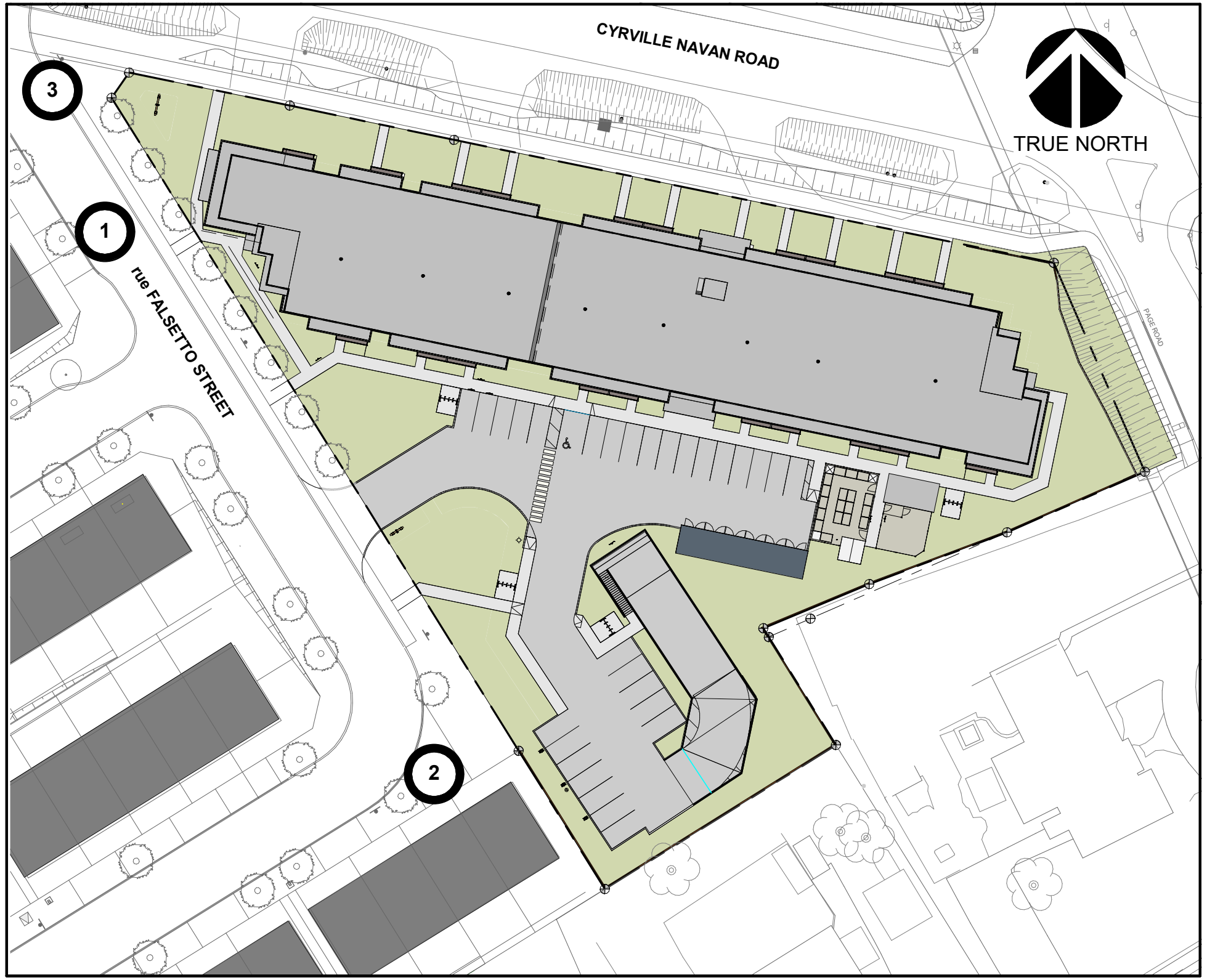
**(1) EAST VIEW BUILDING CORNER ENTRANCE**



**(2) NORTH VIEW LANDSCAPE AREA**



**(3) EAST VIEW BUILDING CORNER**

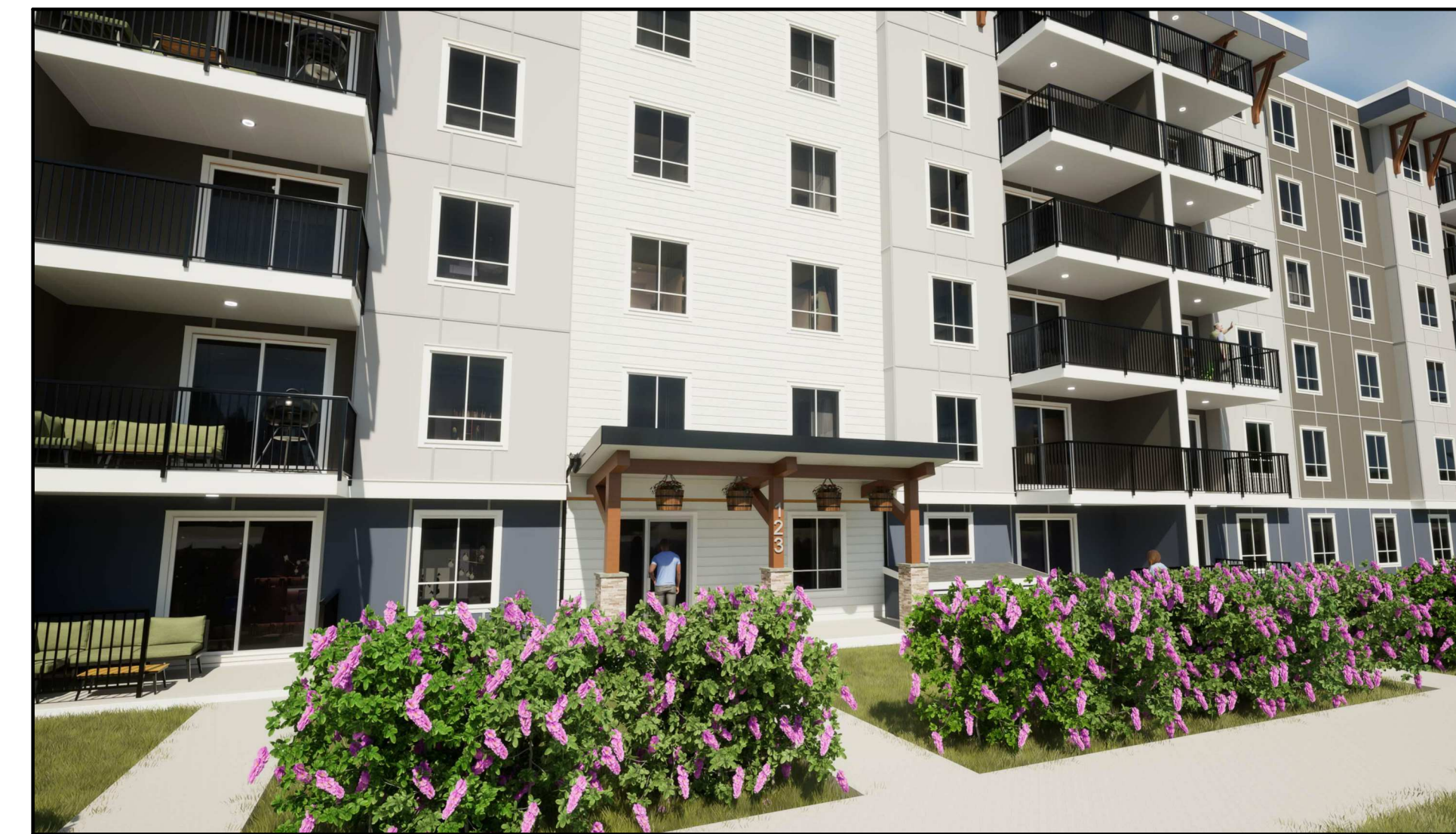




**(1) WEST VIEW OF STREET SIDE ENTRANCE**



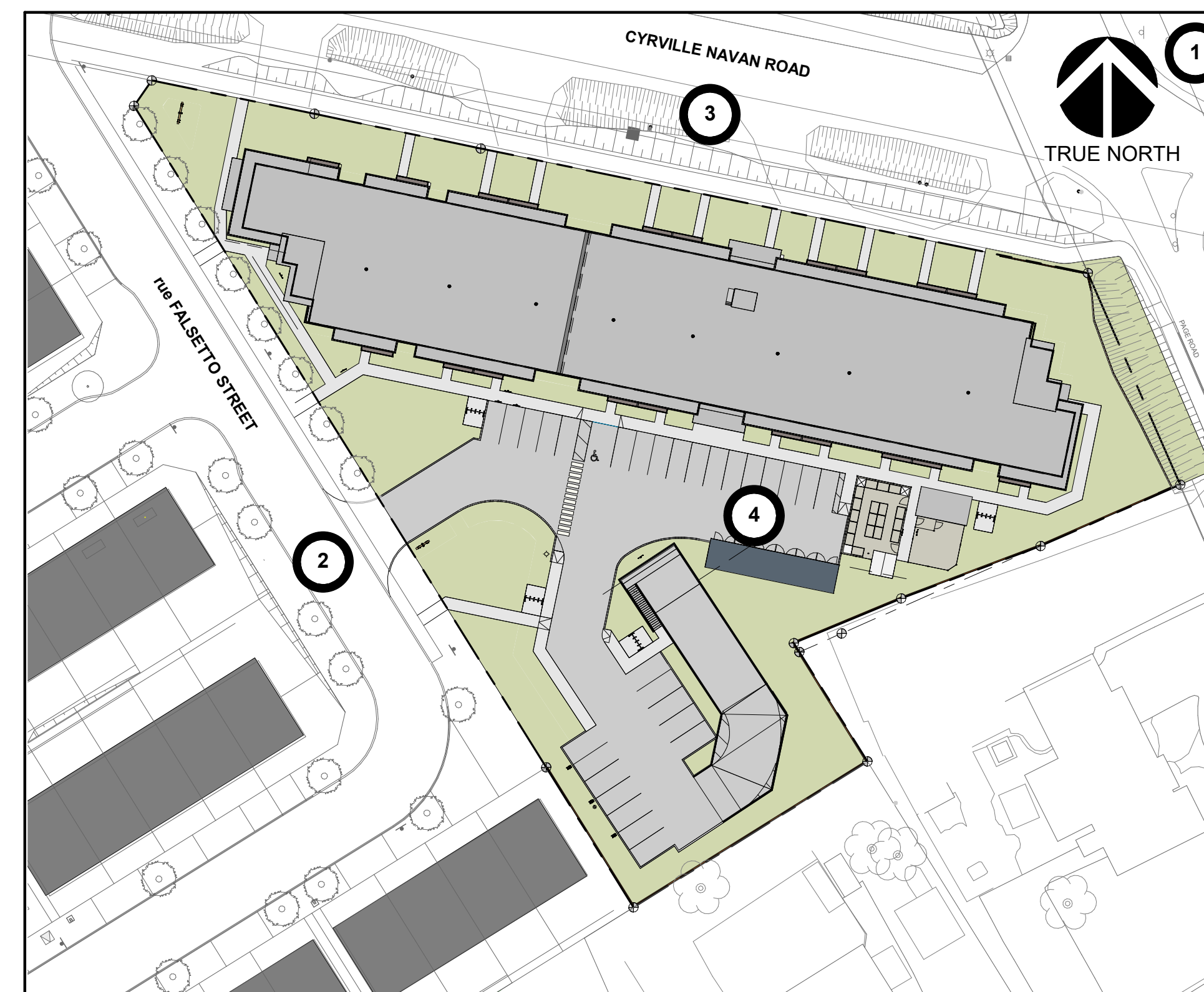
**(2) EAST VIEW SITE ENTRANCE**



**(3) STREET SIDE ENTRANCE**



**(4) PRINCIPAL ENTRANCE**



No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023



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(1) DOG RUN AREA



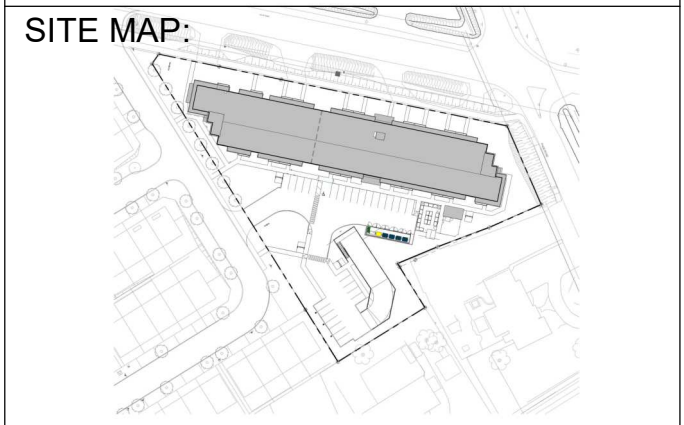
(2) COMMUNITY GARDEN



(3) COMMUNITY GARDEN / DOG RUN AREA

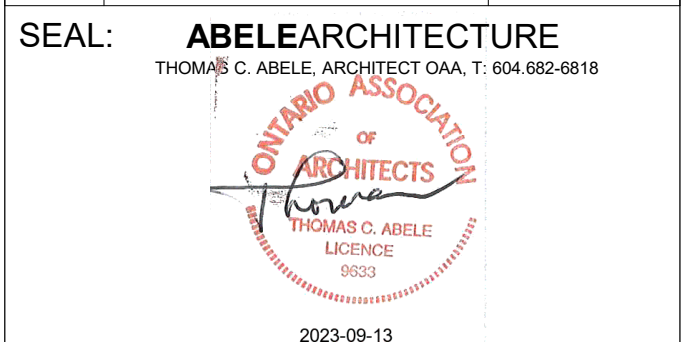


(4) SITE ENTRANCE SIGN



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023



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PROJECT NAME:  
RHYTHM APARTMENTS

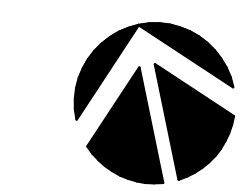
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
ONSITE PERSPECTIVE

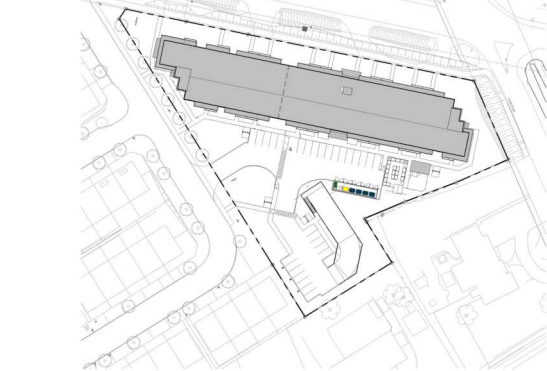
DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: 1 : 600

DRAWING #: A1.11  
REV #: A



PROJECT NORTH

SITE MAP:



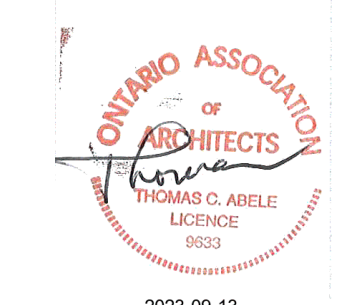
PROJECT STATUS:

ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023

SEAL: ABELEARCHITECTURE  
THOMAS C. ABLE, 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: EC

CHECKED BY: CG

DATE: SEPT 15, 2023

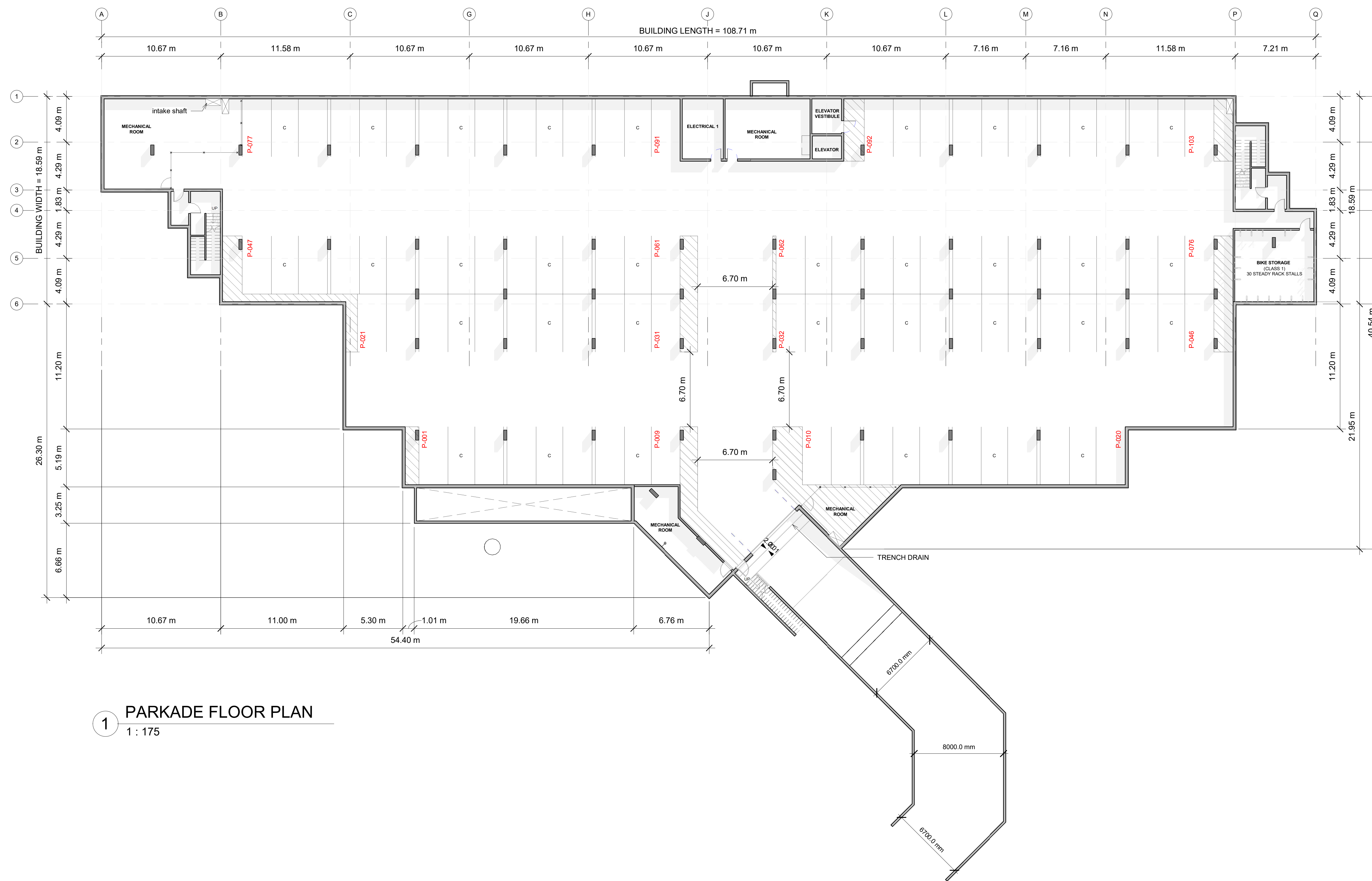
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DRAWING #:

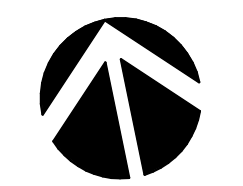
A2.00

REV #:

A

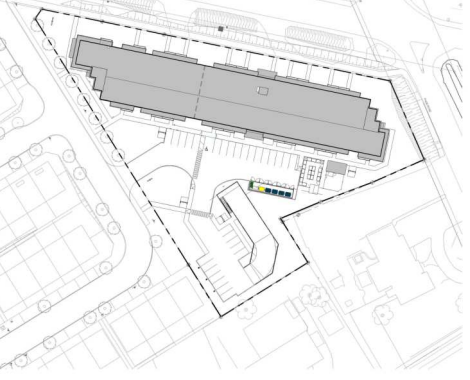


**1** PARKADE FLOOR PLAN  
1 : 175



PROJECT NORTH

SITE MAP:



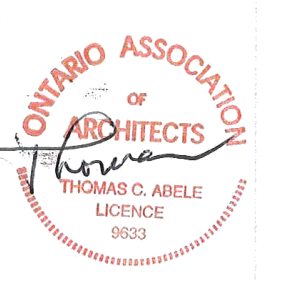
PROJECT STATUS:

ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023

SEAL: ABELARCHITECTURE  
THOMAS C. ABLE, ARCHITECT OAA, T. 604.662.6818



2023-09-13

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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
FIRST FLOOR PLAN

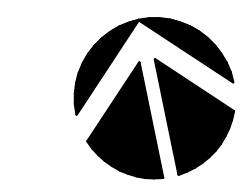
DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: 1 : 175

DRAWING #: **A2.01** REV #: **A**



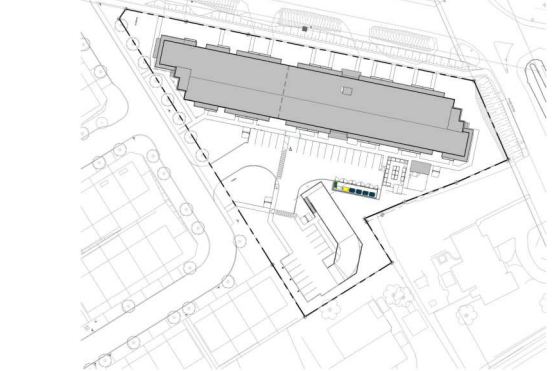
**1 FLOOR PLAN - LEVEL 1**  
1 : 175

<b>TOTAL FLOOR AREA = 1894.44M<sup>2</sup></b>
<b>FIREWALL FLOOR AREA BREAKDOWN</b>
<b>LEFT SIDE FLOOR AREA = 729.48M<sup>2</sup></b>
<b>RIGHT SIDE FLOOR AREA = 1164.95M<sup>2</sup></b>



PROJECT NORTH

SITE MAP:



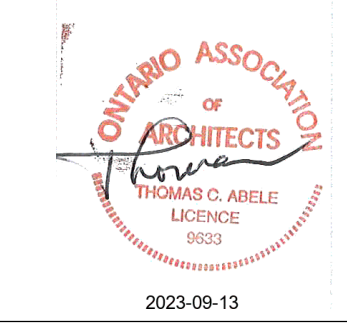
PROJECT STATUS:

ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABLE, 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:

SECOND / THIRD FLOOR PLAN

DRAWN BY: EC

CHECKED BY: CG

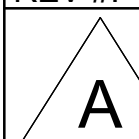
DATE: SEPT 15, 2023

SCALE: 1 : 175

DRAWING #:

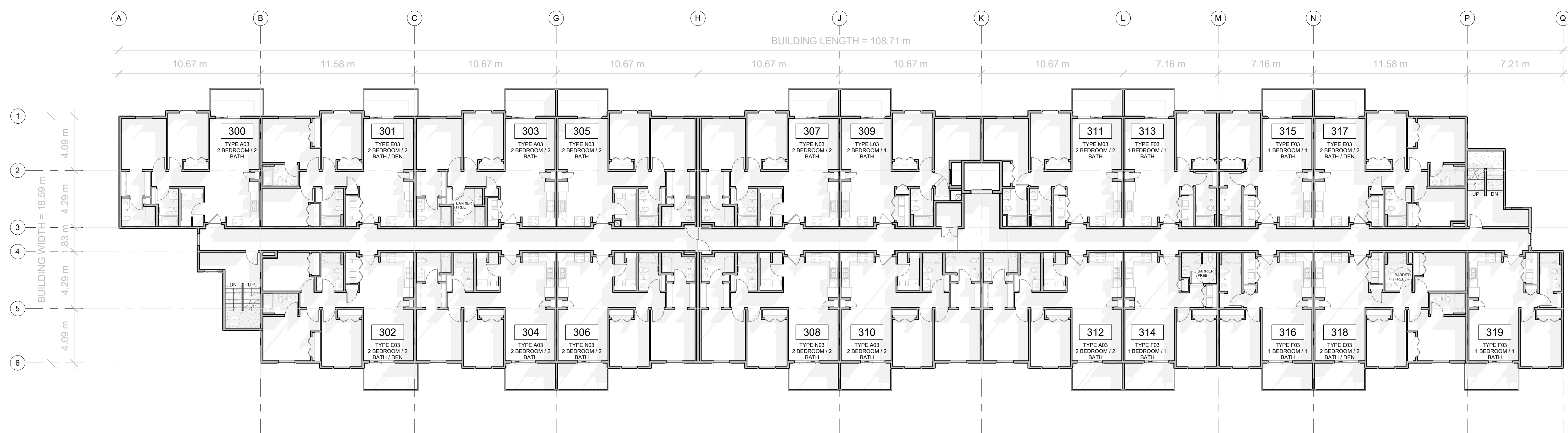
A2.02

REV #:



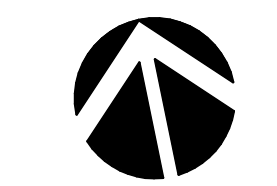
**1 FLOOR PLAN - LEVEL 2**  
1 : 175

<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>



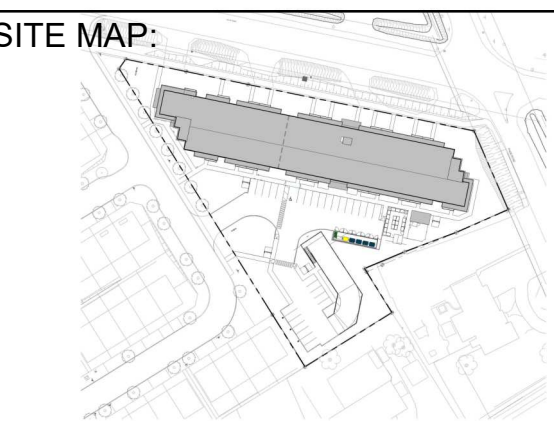
**2 FLOOR PLAN - LEVEL 3**  
1 : 175

<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:



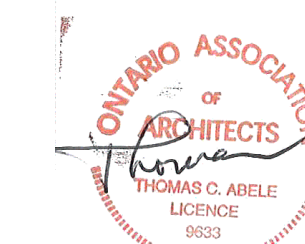
PROJECT STATUS:

ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023

SEAL: ABELARCHITECTURE  
THOMAS C. ABLE, ARCHITECT OAA, T. 604.662.6818



2023-09-13

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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: EC

CHECKED BY: CG

DATE: SEPT 15, 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

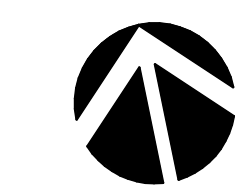
TOTAL FLOOR AREA = 1921.70M<sup>2</sup>

FIREWALL FLOOR AREA BREAKDOWN

LEFT SIDE FLOOR AREA = 739.03M<sup>2</sup>

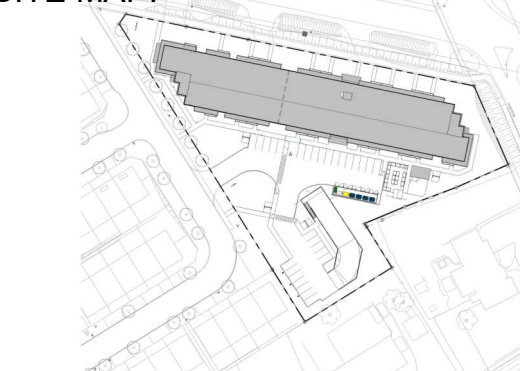
RIGHT SIDE FLOOR AREA = 1182.68M<sup>2</sup>





PROJECT NORTH

SITE MAP:



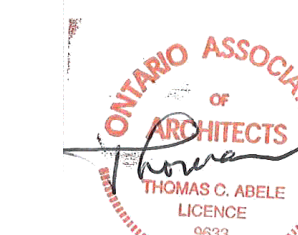
PROJECT STATUS:

ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023

SEAL: ABELARCHITECTURE  
THOMAS C. ABLE, ARCHITECT O.A.A. T. 604.662.6818



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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: EC

CHECKED BY: CG

DATE: SEPT 15, 2023

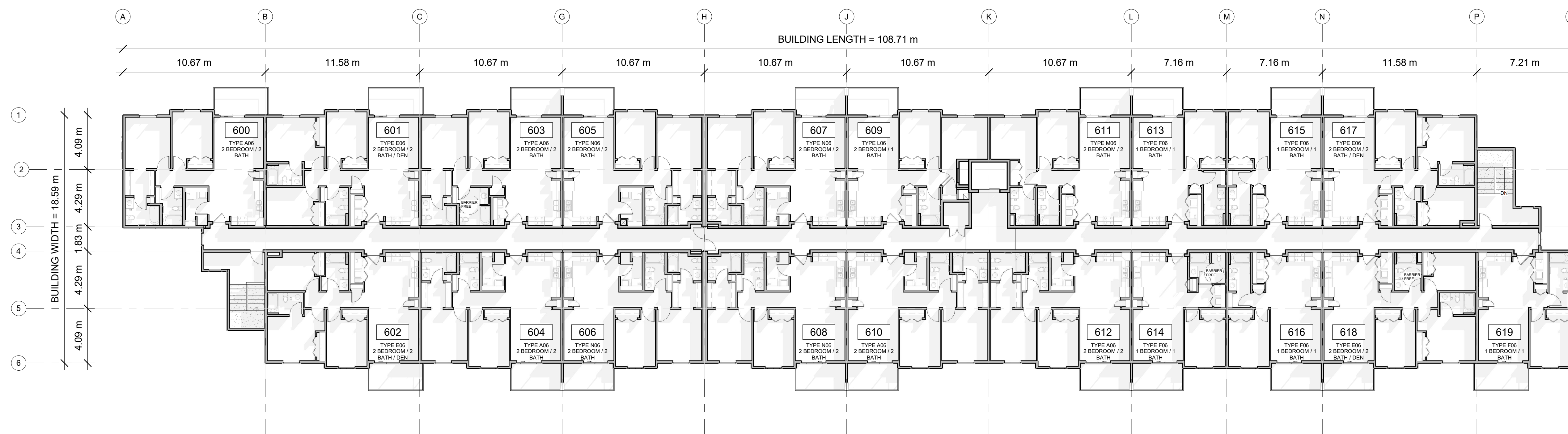
SCALE: 1 : 175

DRAWING #:

A2.04

REV #:

A

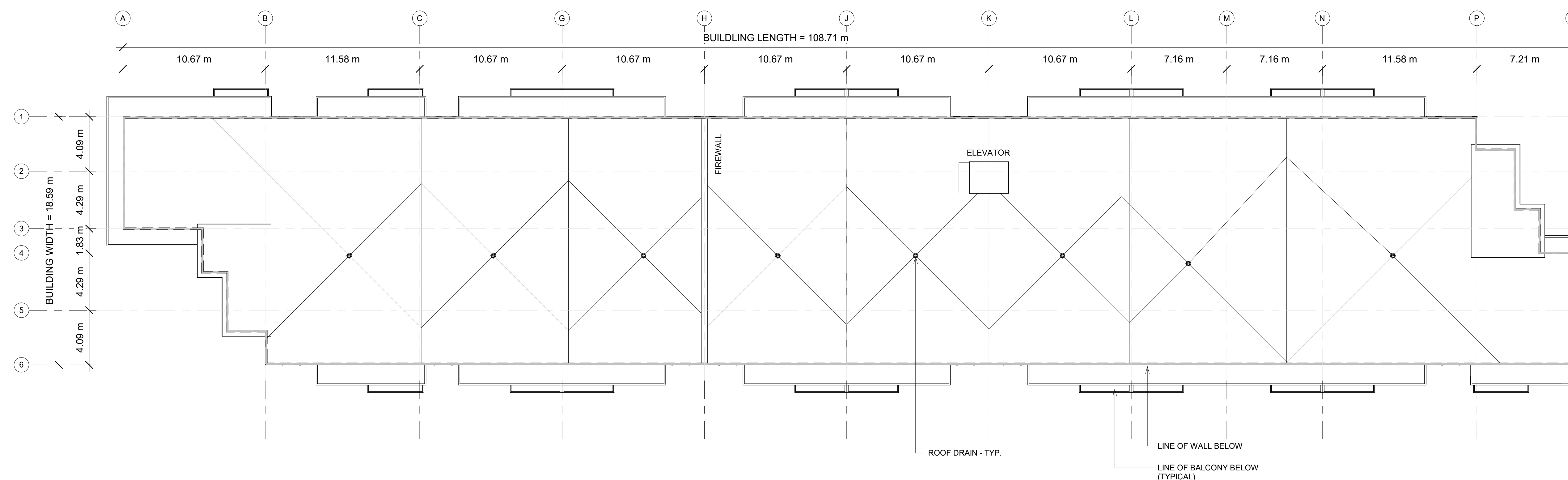


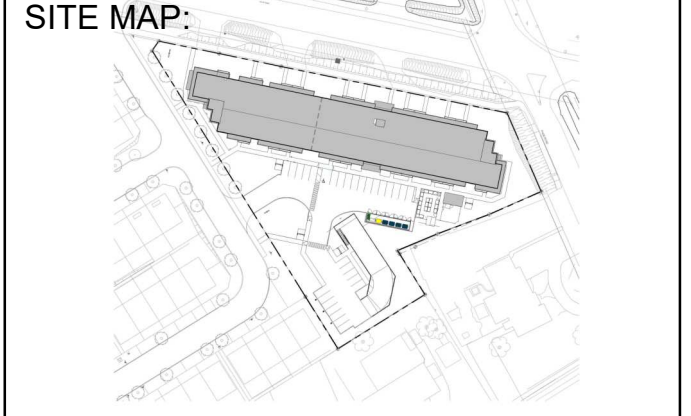
TOTAL FLOOR AREA = 1921.70M<sup>2</sup>

FIREWALL FLOOR AREA BREAKDOWN

LEFT SIDE FLOOR AREA = 739.03M<sup>2</sup>

RIGHT SIDE FLOOR AREA = 1182.68M<sup>2</sup>

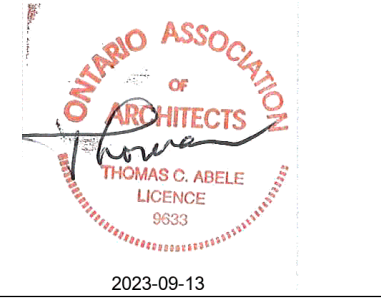




PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
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B	RE-ISSUED FOR SPC	09/15/2023

SEAL: **ABELEARCHITECTURE**  
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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
B/W - ELEVATION

DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: 1 : 175

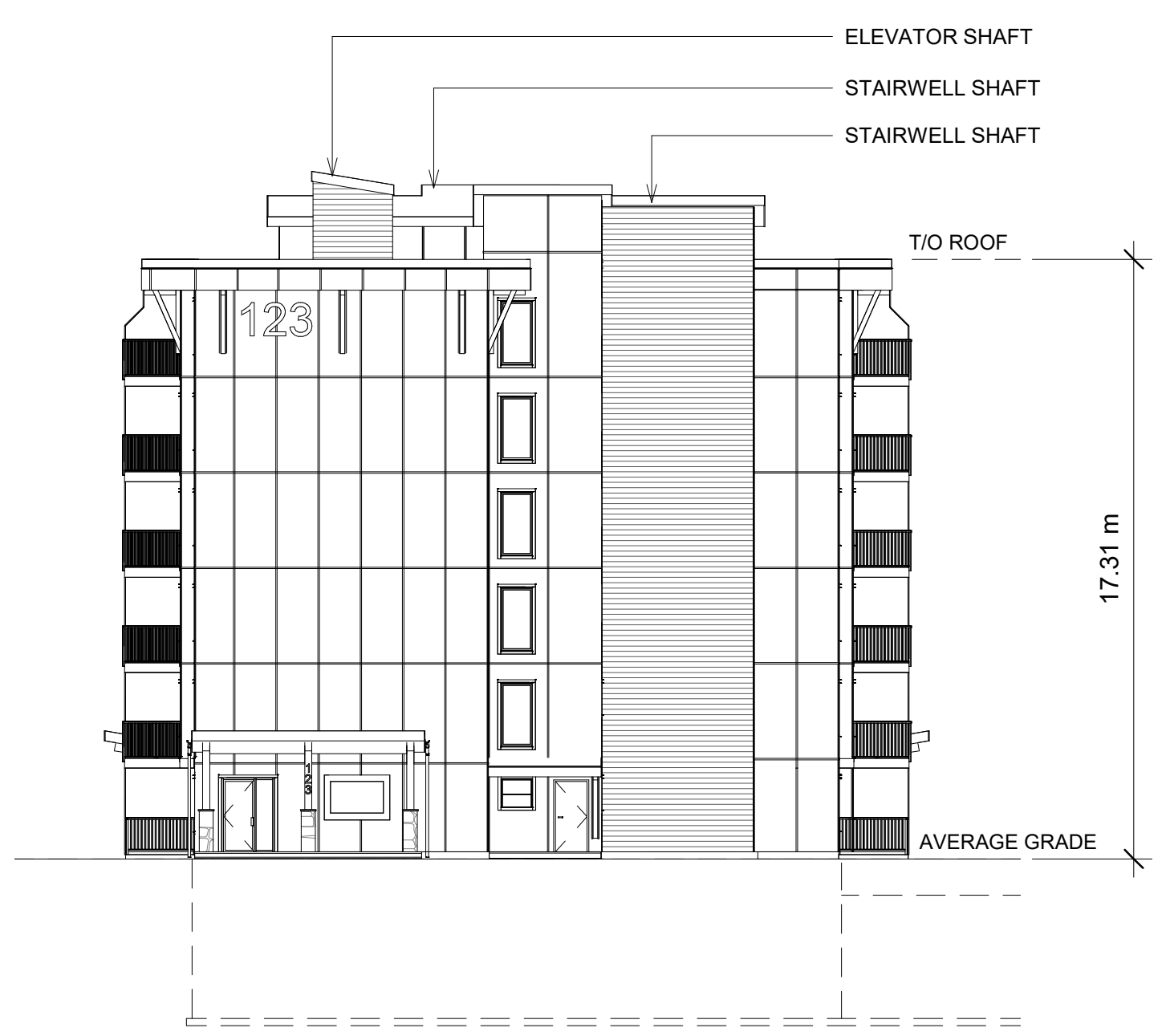
DRAWING #: **A3.00** REV #: **A**



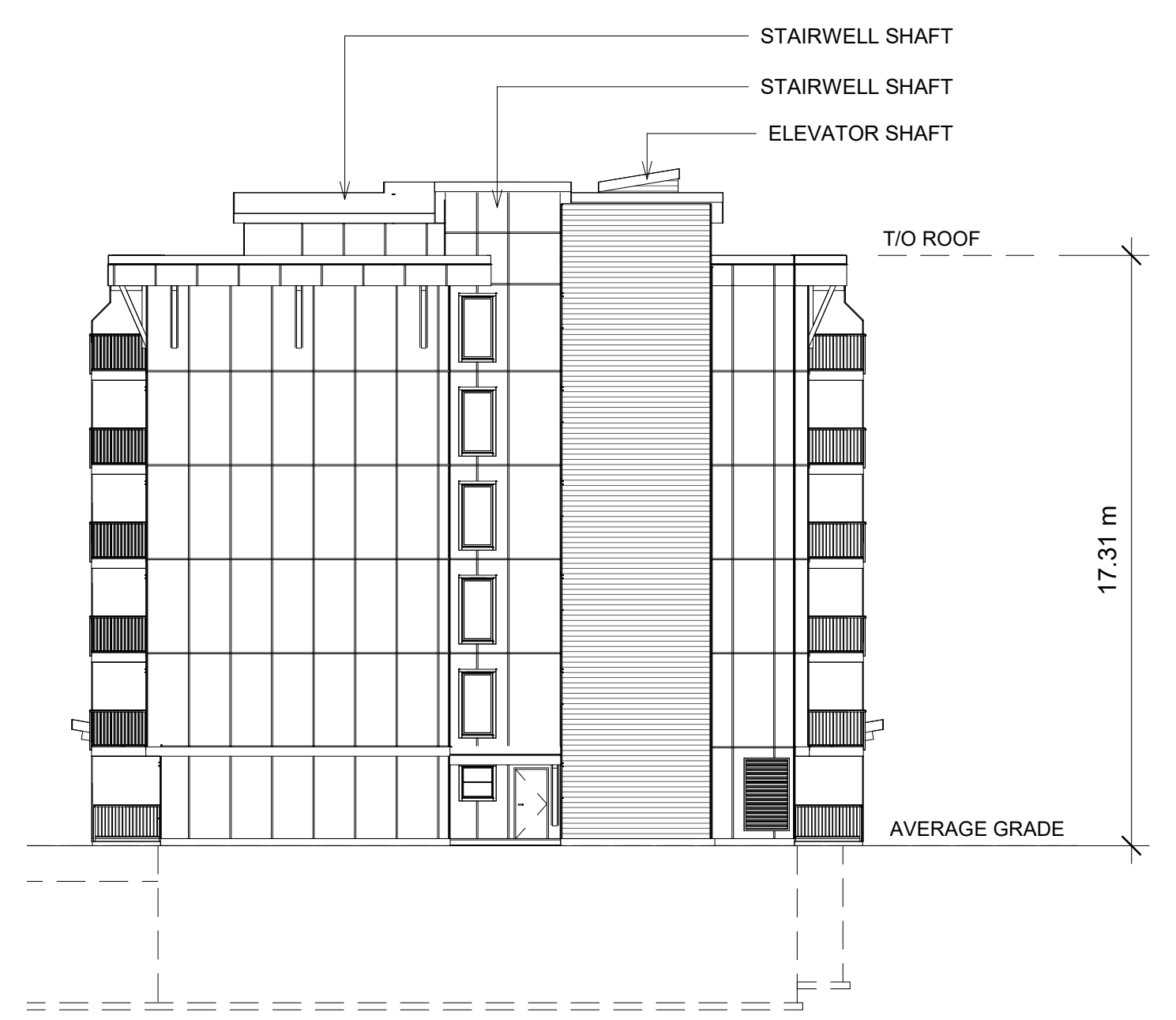
**1** NORTH ELEVATION  
1 : 175



**2** SOUTH ELEVATION  
1 : 175

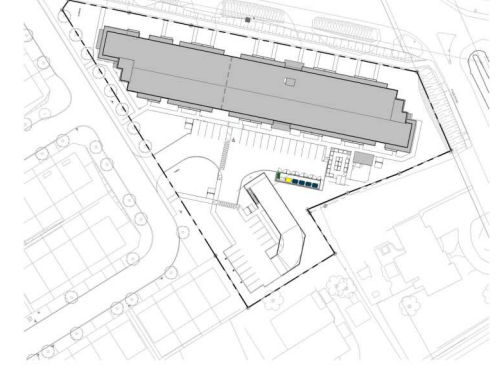


**3** EAST ELEVATION  
1 : 175



**4** WEST ELEVATION  
1 : 175

SITE MAP:

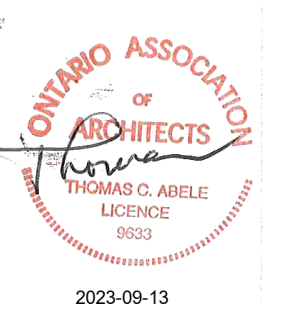


PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

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PROJECT NAME:  
RHYTHM APARTMENTS

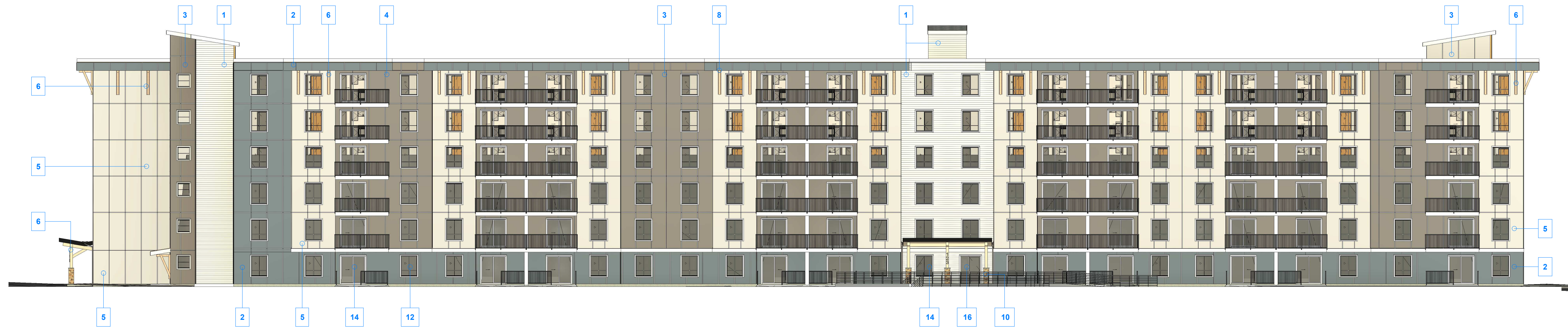
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
COLOUR - ELEVATIONS

DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: As indicated

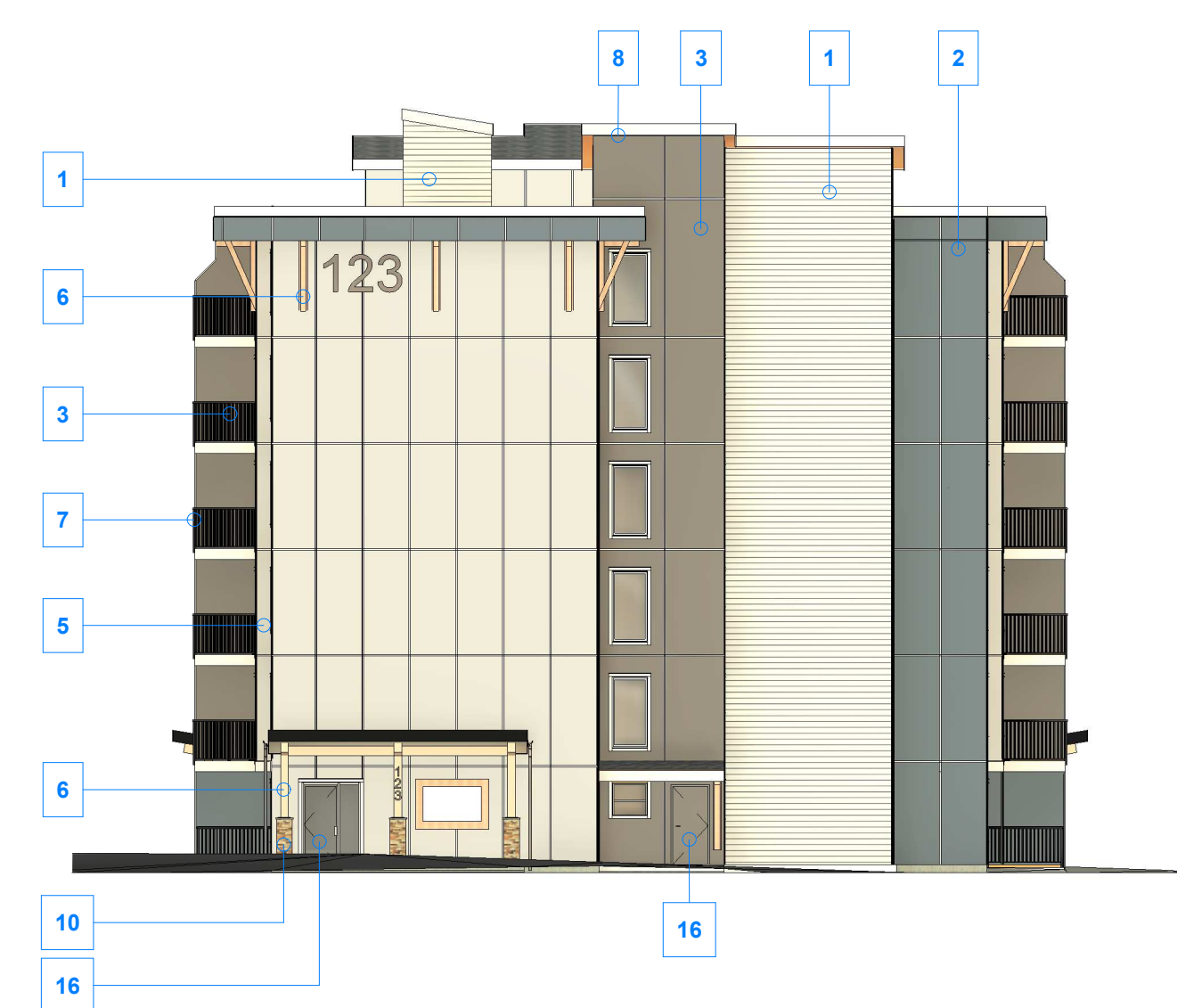
DRAWING #: **A3.01** REV #: **A**



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