

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\*



2023-12-15

# RHYTHM APARTMENTS

3080 NAVAN ROAD, OTTAWA

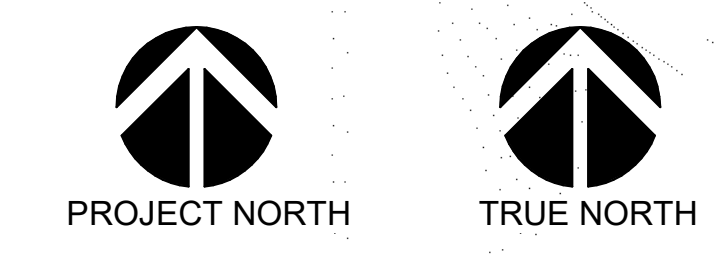
**ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT OAA, T: 604.682-6818

**SEYMOUR PACIFIC**  
DEVELOPMENTS LTD.

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

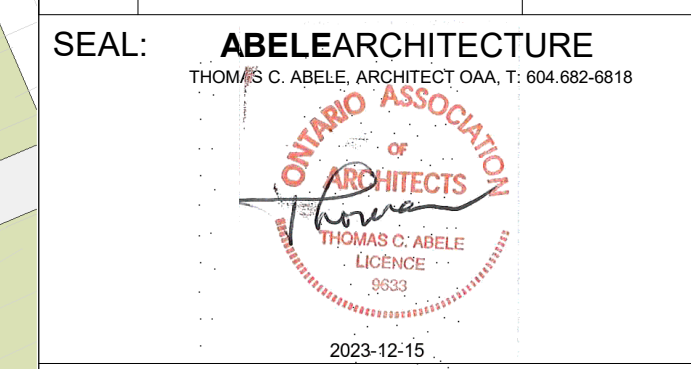
**B BROADSTREET**  
PROPERTIES LTD.

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
C	RE-ISSUED FOR SPC	12/15/2023



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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: DEC 15, 2023  
SCALE: As indicated

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



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.	2.5 m	2.5 m	2.5 m
MIN. CORNER SIDE YARD S.B.	6.0 m	6.0 m	6.0 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	100.78 m	100.78 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 C APPLY				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0.5 / UNIT	119	60	108
VISITORS	0.2 / UNIT	119	24	24
<b>TOTAL PARKING STALLS</b>			<b>84</b>	<b>132</b>
<b>OTHER PARKING PROVISIONS</b>				
SMALL CAR	MAX 50%		MAX 54	37
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		
FOOTPRINT	1894.44	m <sup>2</sup>
GROSS BUILDING AREA	11502.94	m <sup>2</sup>

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

AMENITY			
	RATE	REQUIRED	PROPOSED
AMENITY AREA	6M <sup>2</sup> / DU	714 m <sup>2</sup>	714 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>1620 m<sup>2</sup></b>
COMMUNAL AREA	MIN 50% 54m <sup>2</sup> / AREA	357 m <sup>2</sup>	714 m <sup>2</sup>

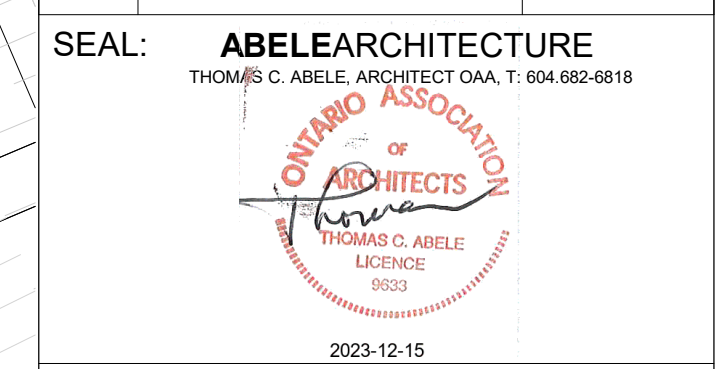
2 SITE PLAN LAYOUT  
1:192

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	PARKADE OUTLINE
	BUILDING OUTLINE
	EV CHARGER
	2.2m NOISE BARRIER FENCE
	WOODEN FENCE
	RETAINING WALL
	CHAINLINK FENCE
	LANDSCAPE AREA
	SIDEWALK LETDOWN
	CROSSWALK 1.5 X .45 STRIPS
	ACCESSIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)
	SITE SIGNAGE
	DIRECTION SIGNAGE
	PRINCIPAL ENTRANCE
	SECONDARY ENTRANCE
	FIRE HYDRANT
	COMPACT CAR PARKING STALL
	VISITOR PARKING STALL



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
C	RE-ISSUED FOR SPC	12/15/2023



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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: DEC 15, 2023  
SCALE: As indicated

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



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

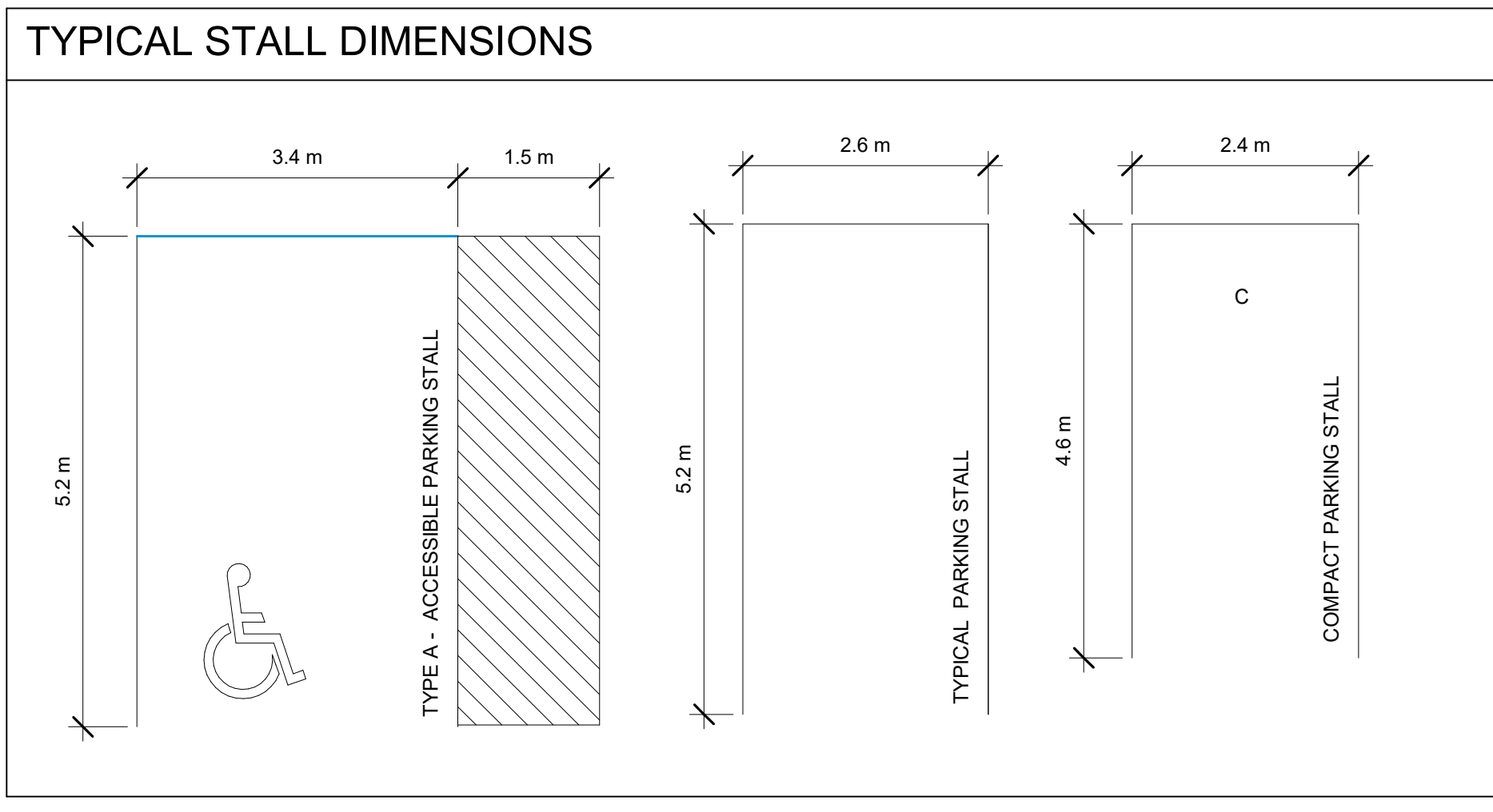
**VEHICULAR PARKING**

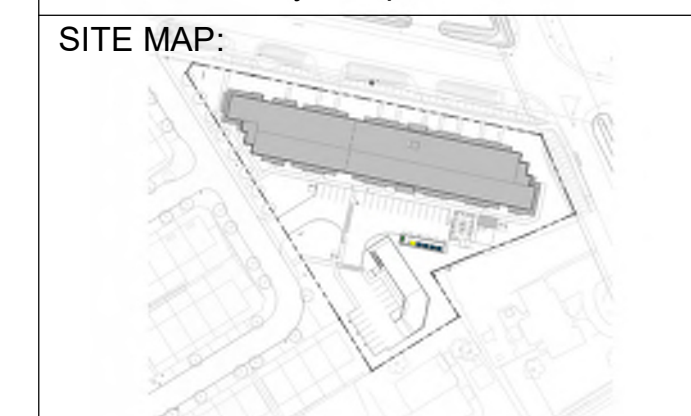
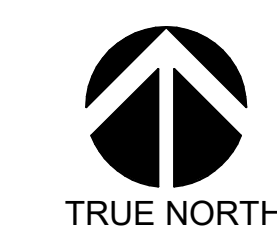
SUBJECT SITE IS WITHIN 600M OF THE CHAPEL HILL TRANSIT STATION  
PARKING RATES FOR AREA C APPLY

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0.5 / UNIT	119	60	108
VISITORS	0.2 / UNIT	119	24	24
<b>TOTAL PARKING STALLS</b>			<b>84</b>	<b>132</b>
<b>OTHER PARKING PROVISIONS</b>				
SMALL CAR	MAX 50%		MAX 54	37
ACCESSIBLE TYPE A			1	1

**BICYCLE PARKING**

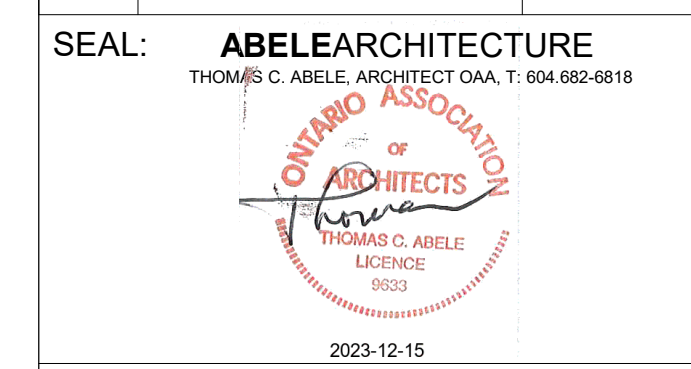
	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
<b>TOTAL BICYCLE</b>			<b>60</b>	<b>60</b>
<b>OTHER BICYCLE PROVISIONS</b>				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	30	30
MIN HORIZONTAL BIKE STALL	50%	-	30	30
MIN SECURED BIKE STALLS	25%	-	15	30





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No.	Description	Revision Date
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C	RE-ISSUED FOR SPC	12/15/2023



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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: DEC 15, 2023  
SCALE: As indicated

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



**PARKING KEY NOTES:**

LETTER:  
C = COMPACT CAR  
V = VISITOR

UNLESS NOTED ALL OTHER STALL ARE TYPICAL

	EV CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN

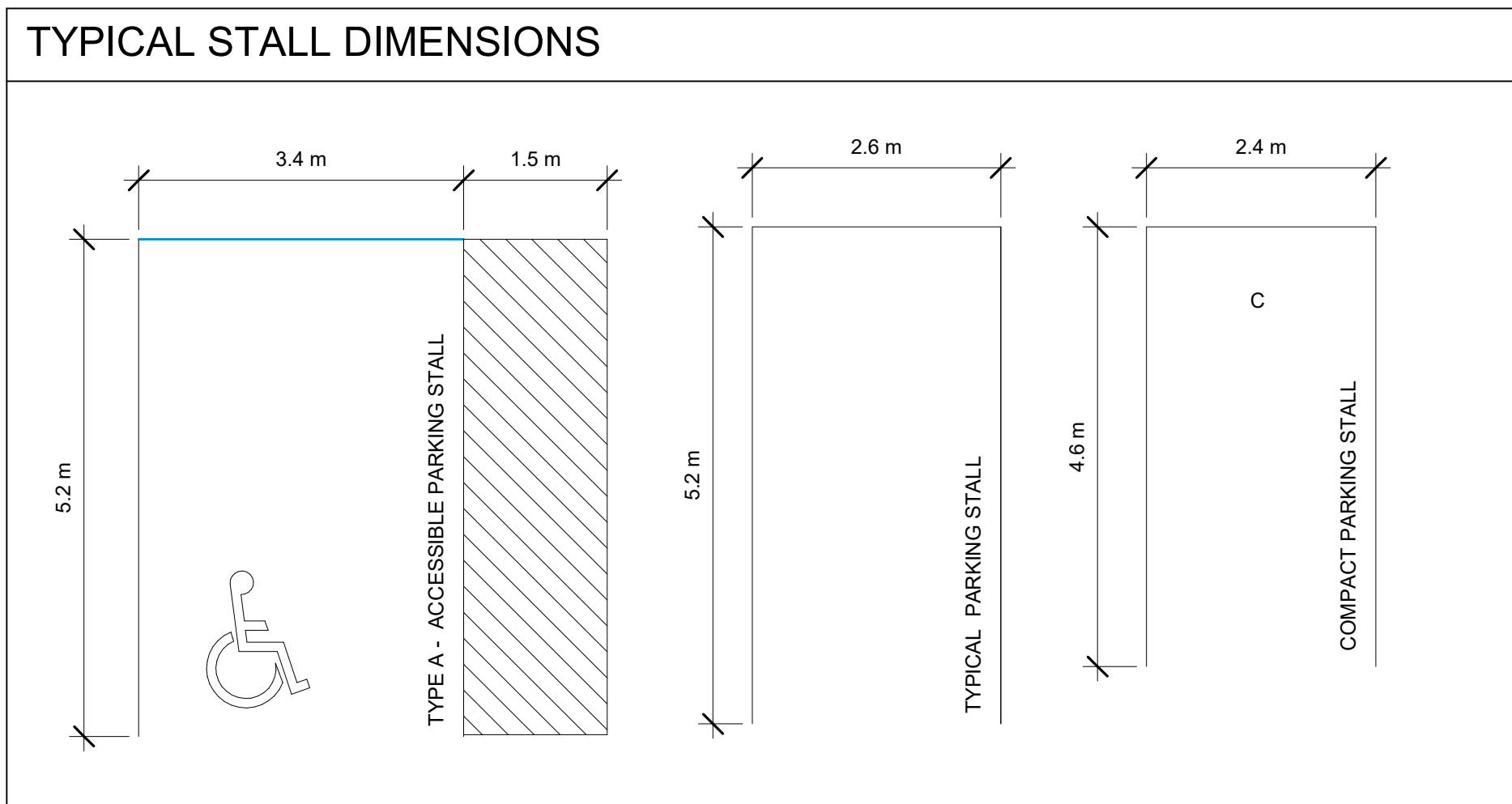
**VEHICULAR PARKING**

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

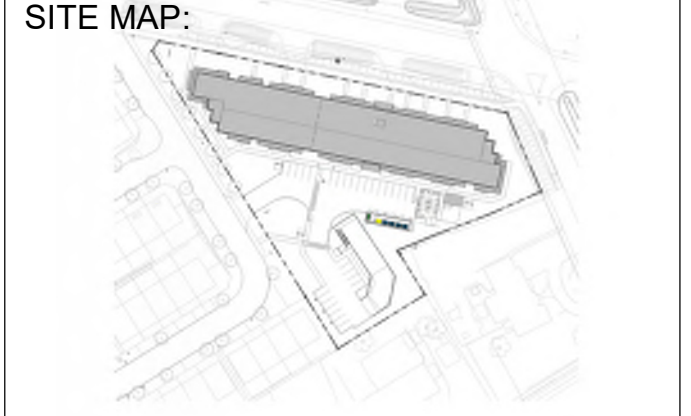
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0.5 / UNIT	119	60	108
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<b>OTHER PARKING PROVISIONS</b>				
SMALL CAR	MAX 50%		MAX 54	37
ACCESSIBLE TYPE A			1	1

**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

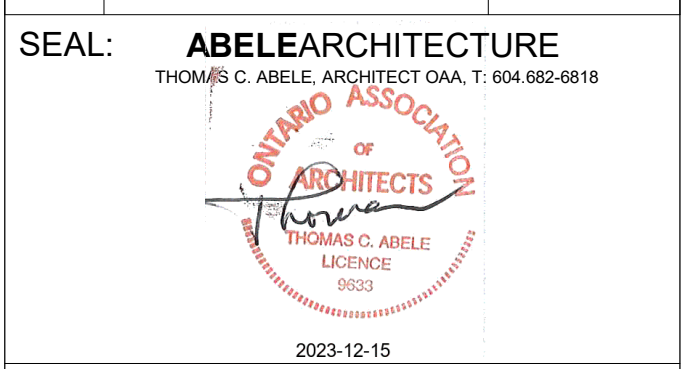


1 SITE PLAN - PARKADE  
1 : 192



PROJECT STATUS:  
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PROJECT NAME:  
RHYTHM APARTMENTS

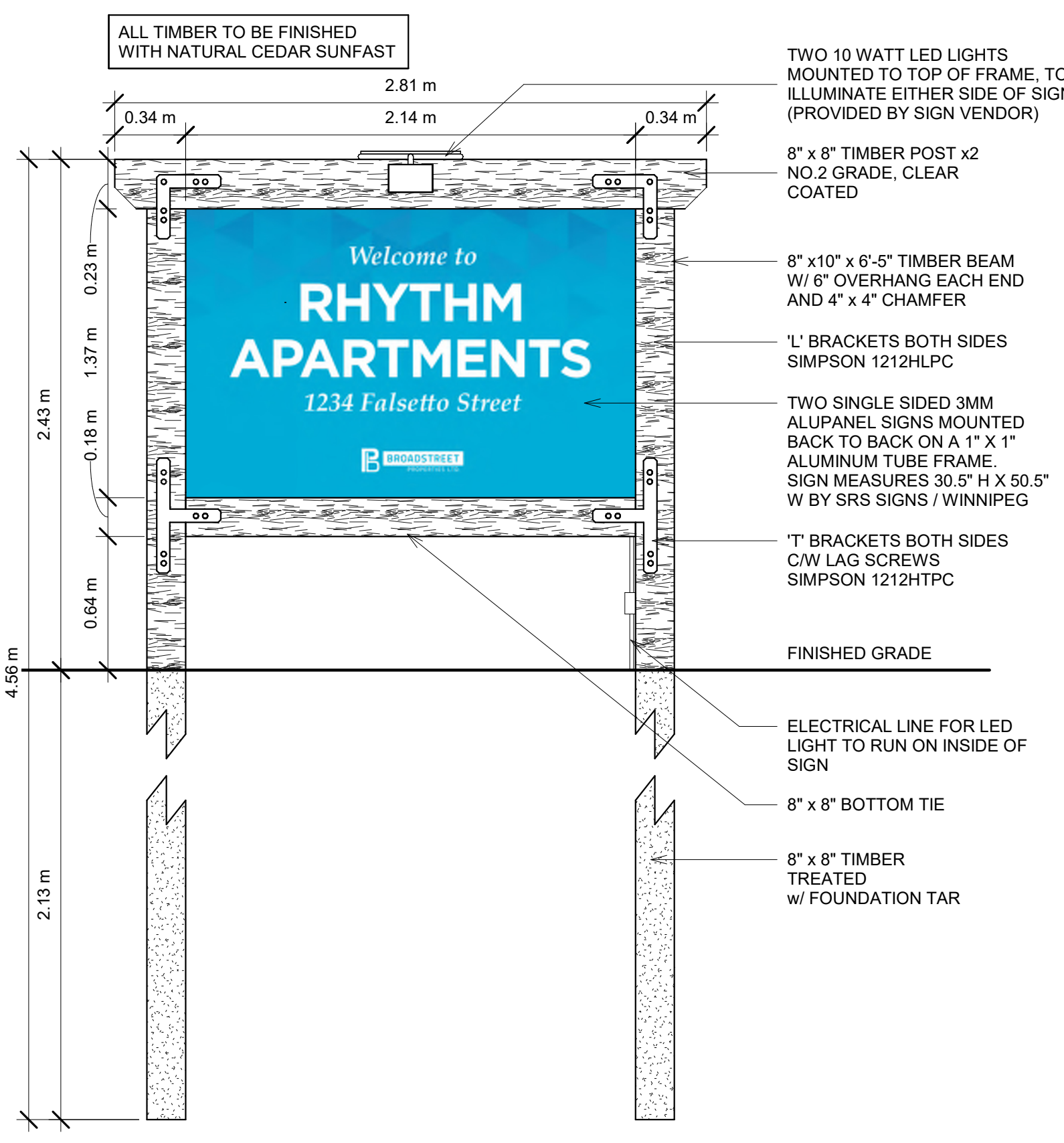
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

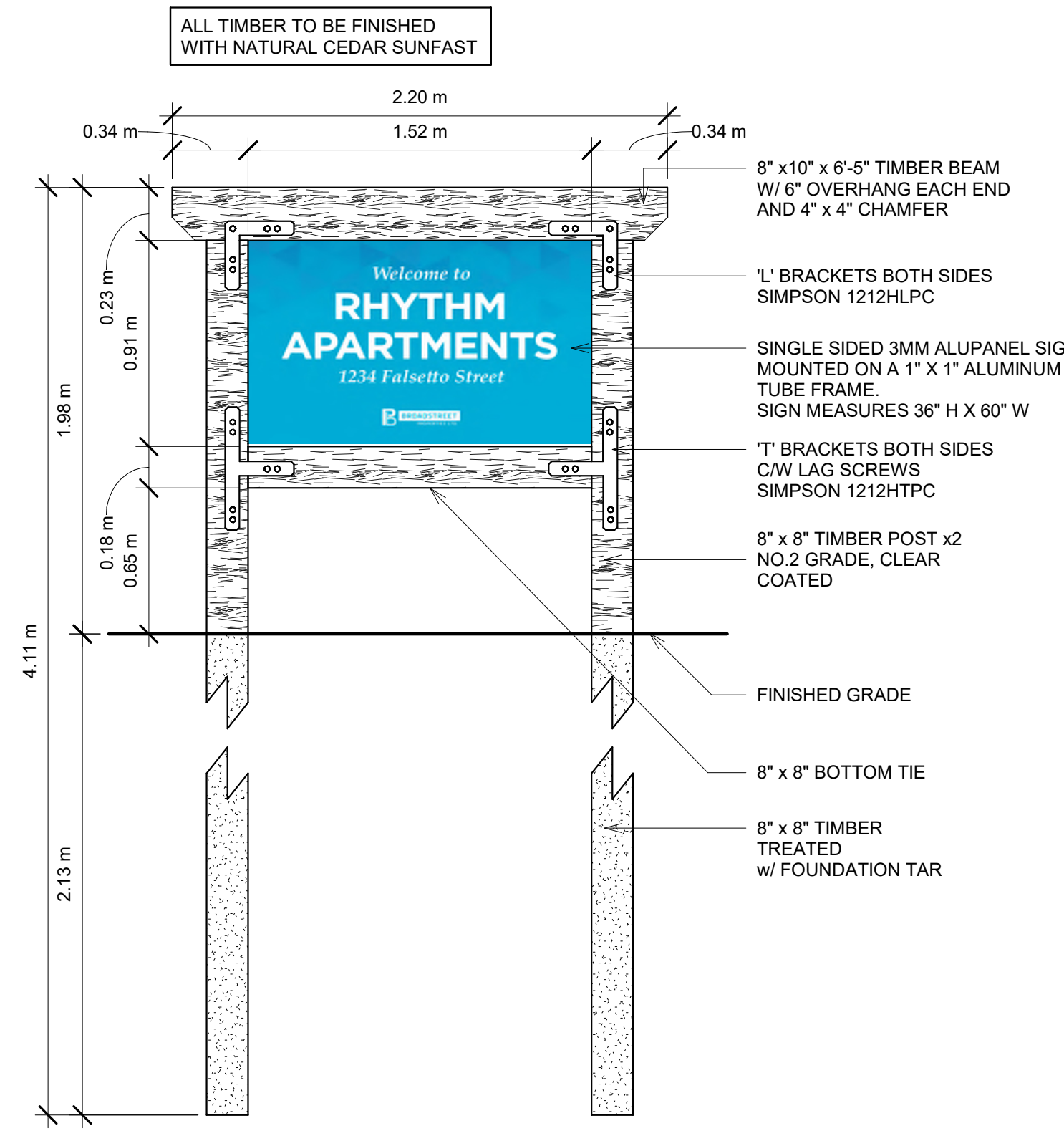
DRAWING TITLE:  
SITE ACCESSORIES

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

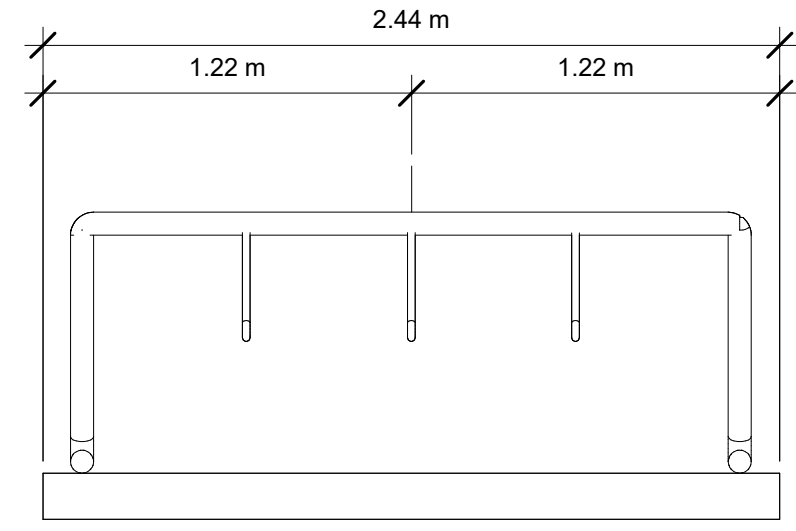
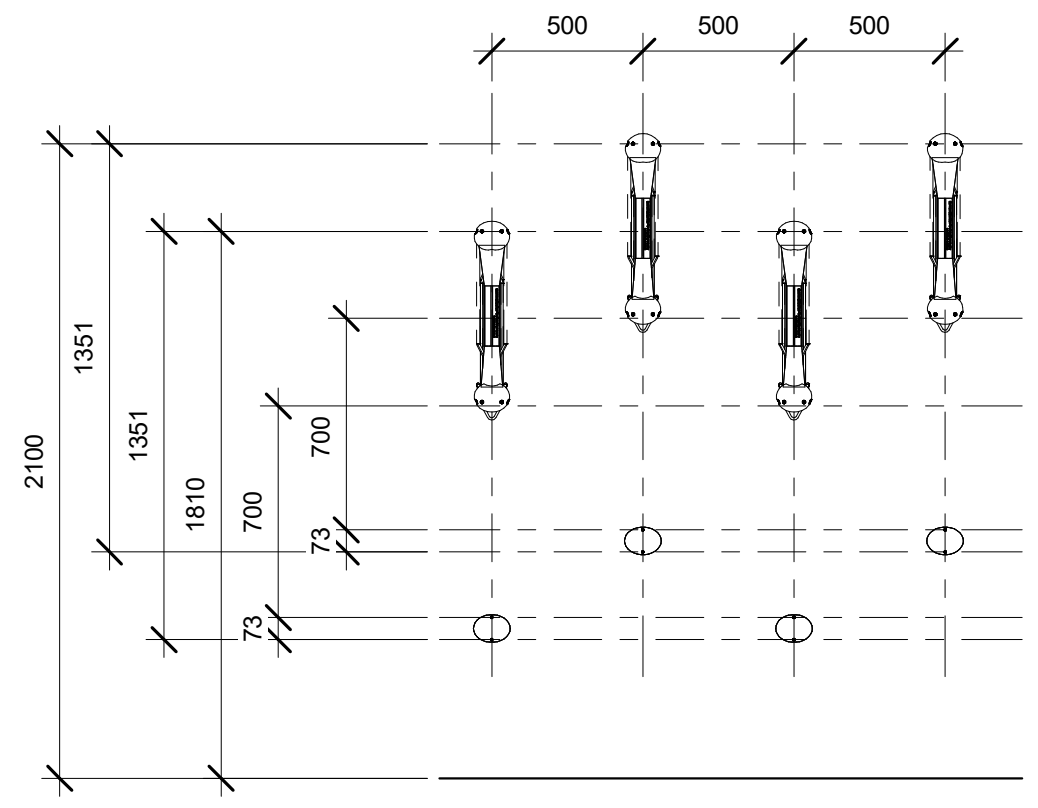
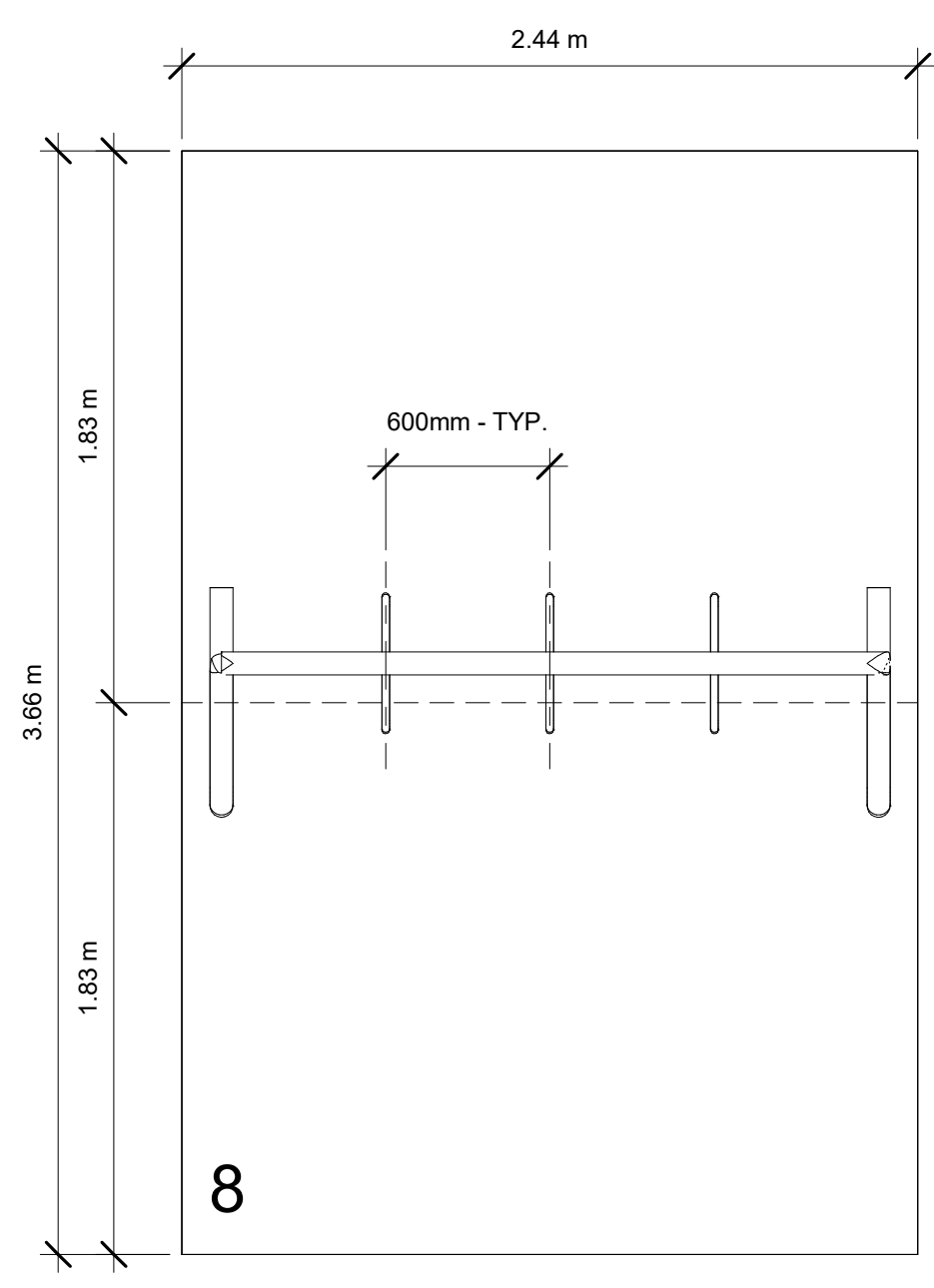
DRAWING #: **A1.04**  
REV #: **C**



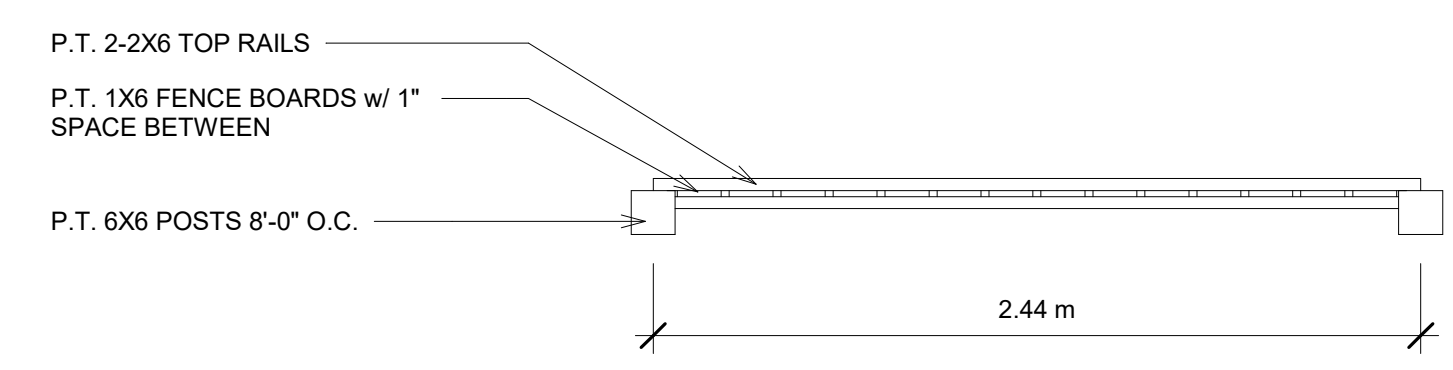
1 ENTRY SIGN TYPE I  
1 : 24



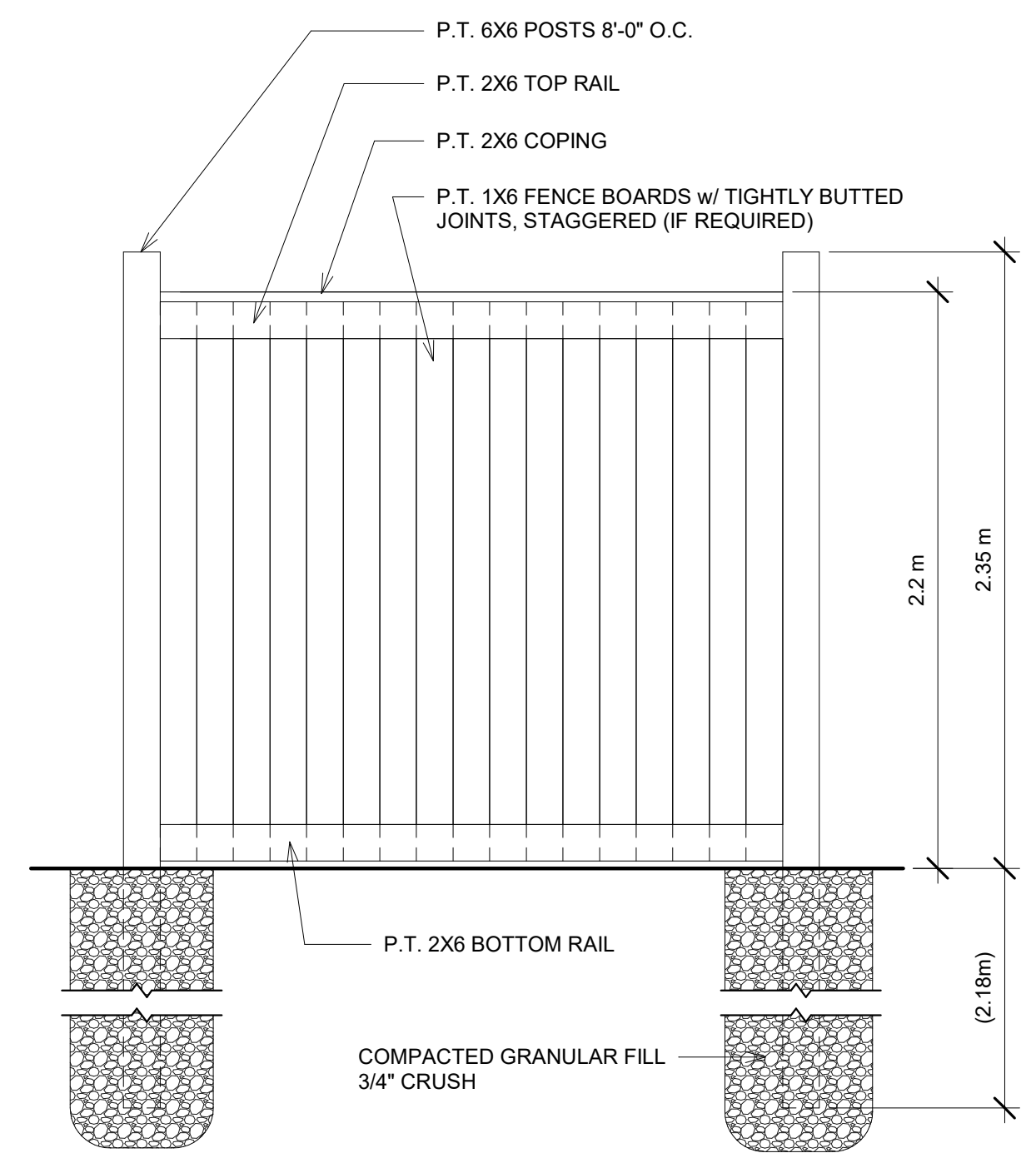
10a ENTRY SIGN TYPE II  
1 : 24



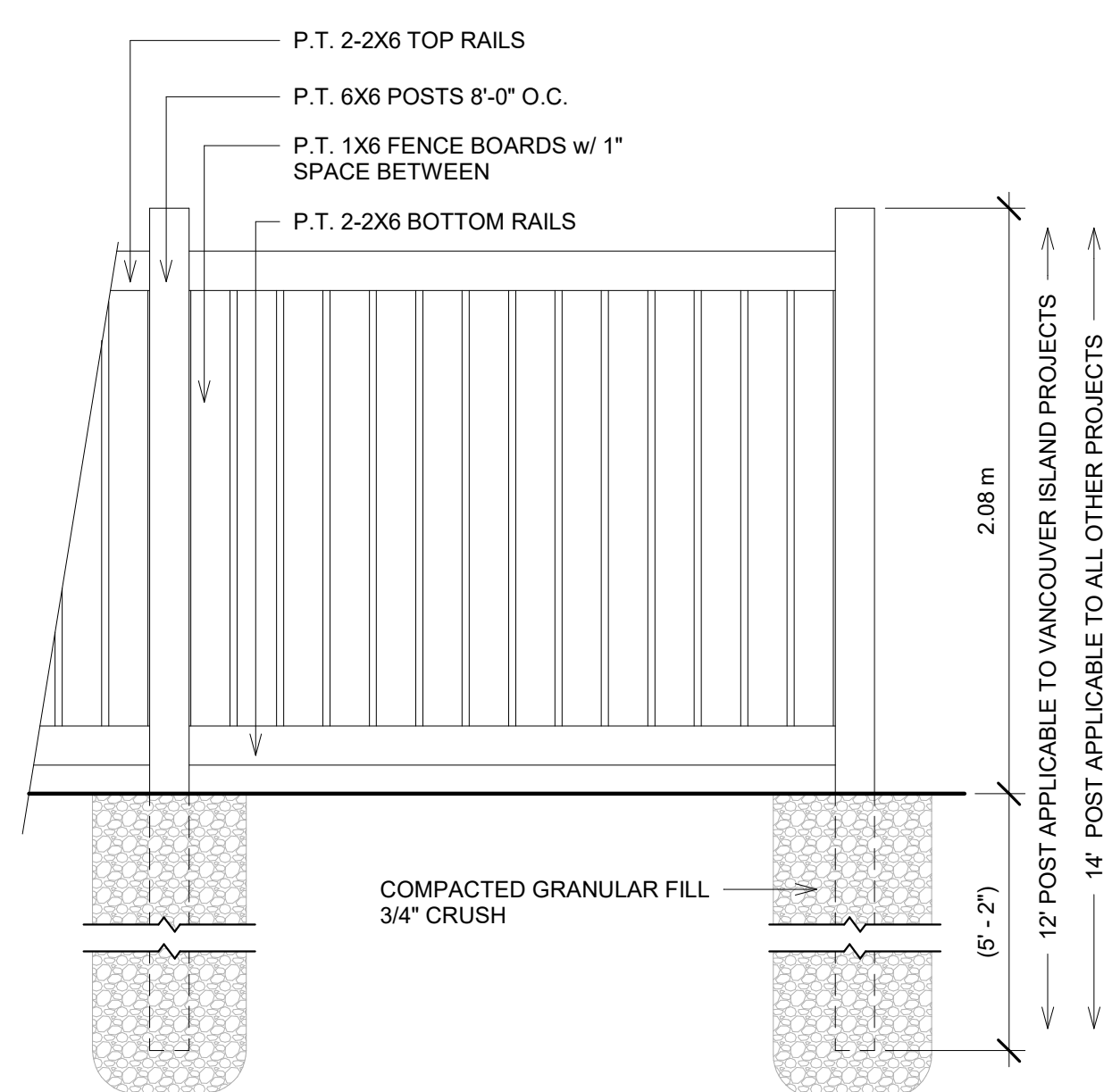
BIKE PARKING - LANDSCAPE  
1 : 25



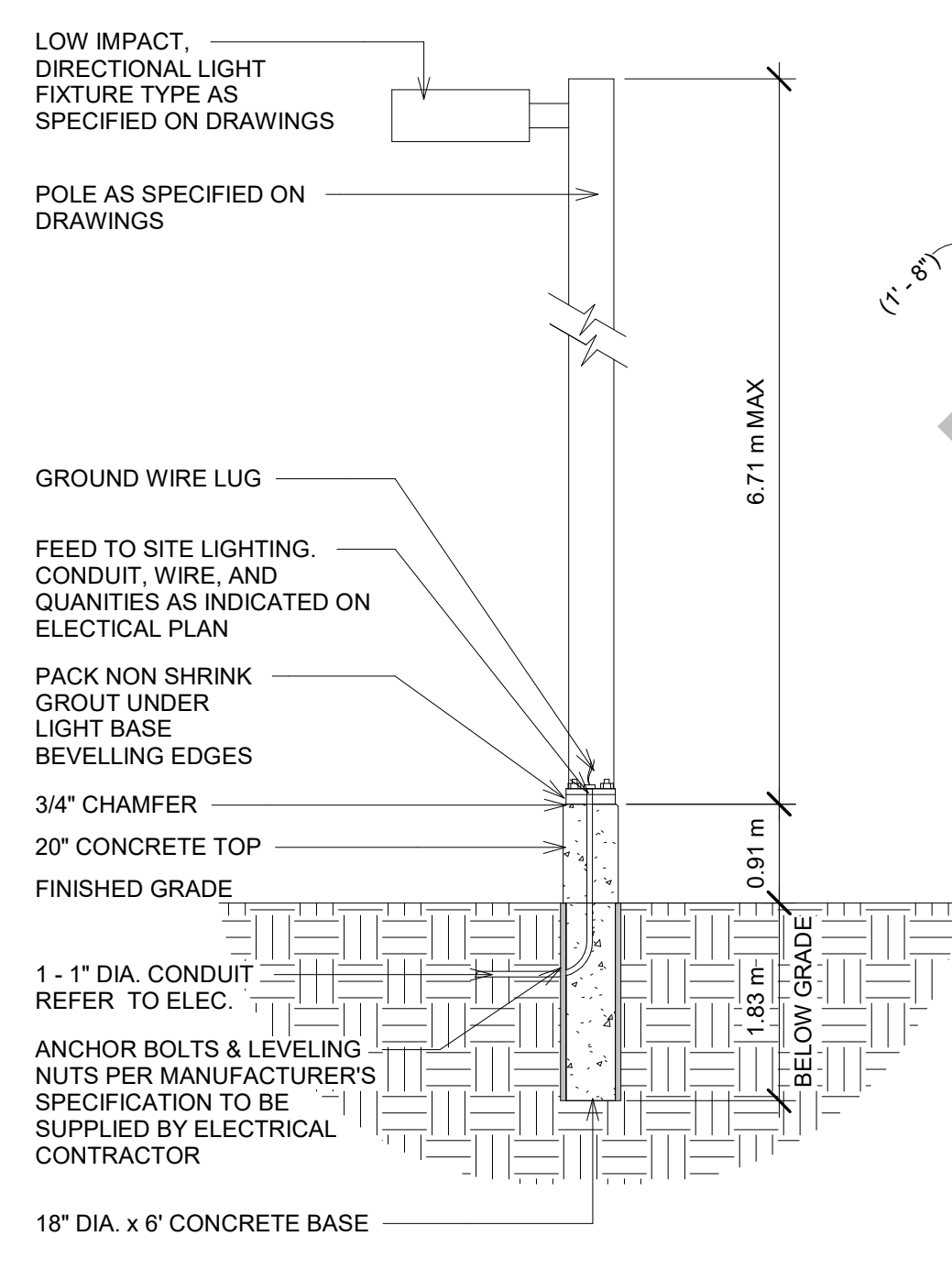
5 SITE FENCE PLAN DETAIL  
1 : 24



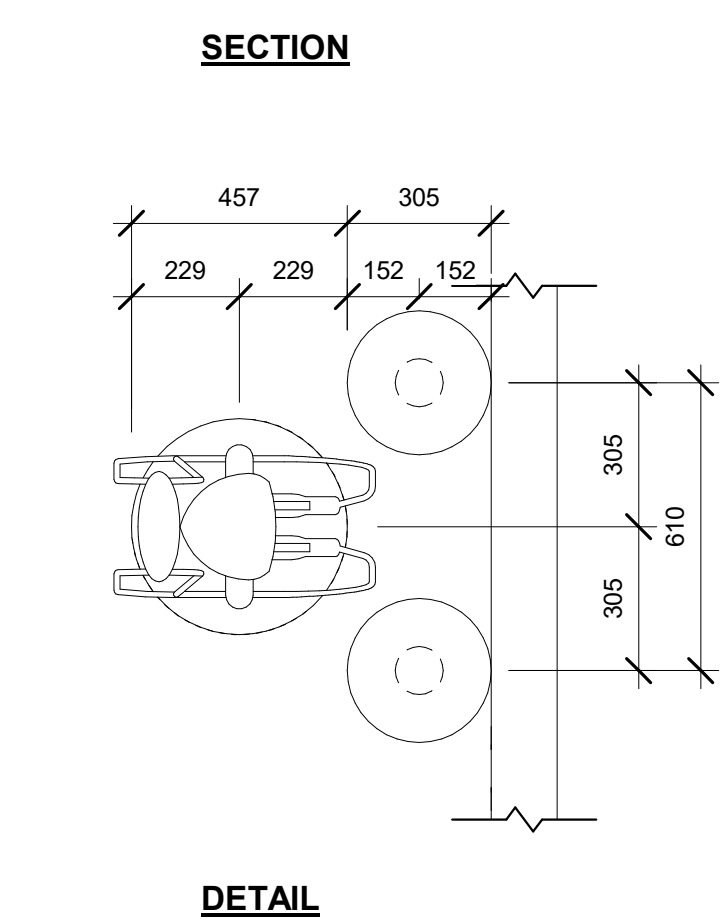
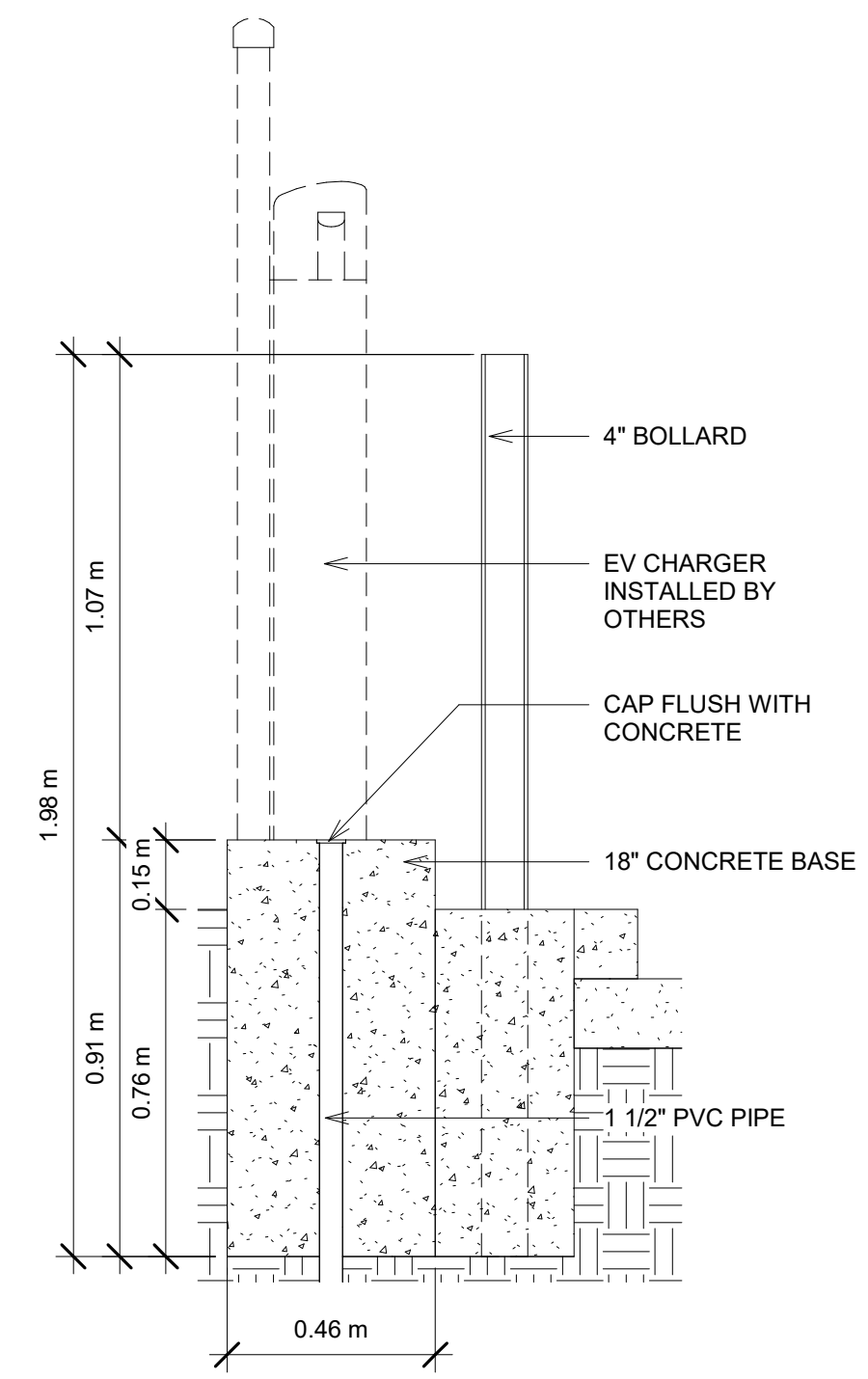
2 NOISE BARRIER FENCE - ELEVATION DETAIL  
1 : 24



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



6 TYPICAL SITE LIGHTING  
1 : 64

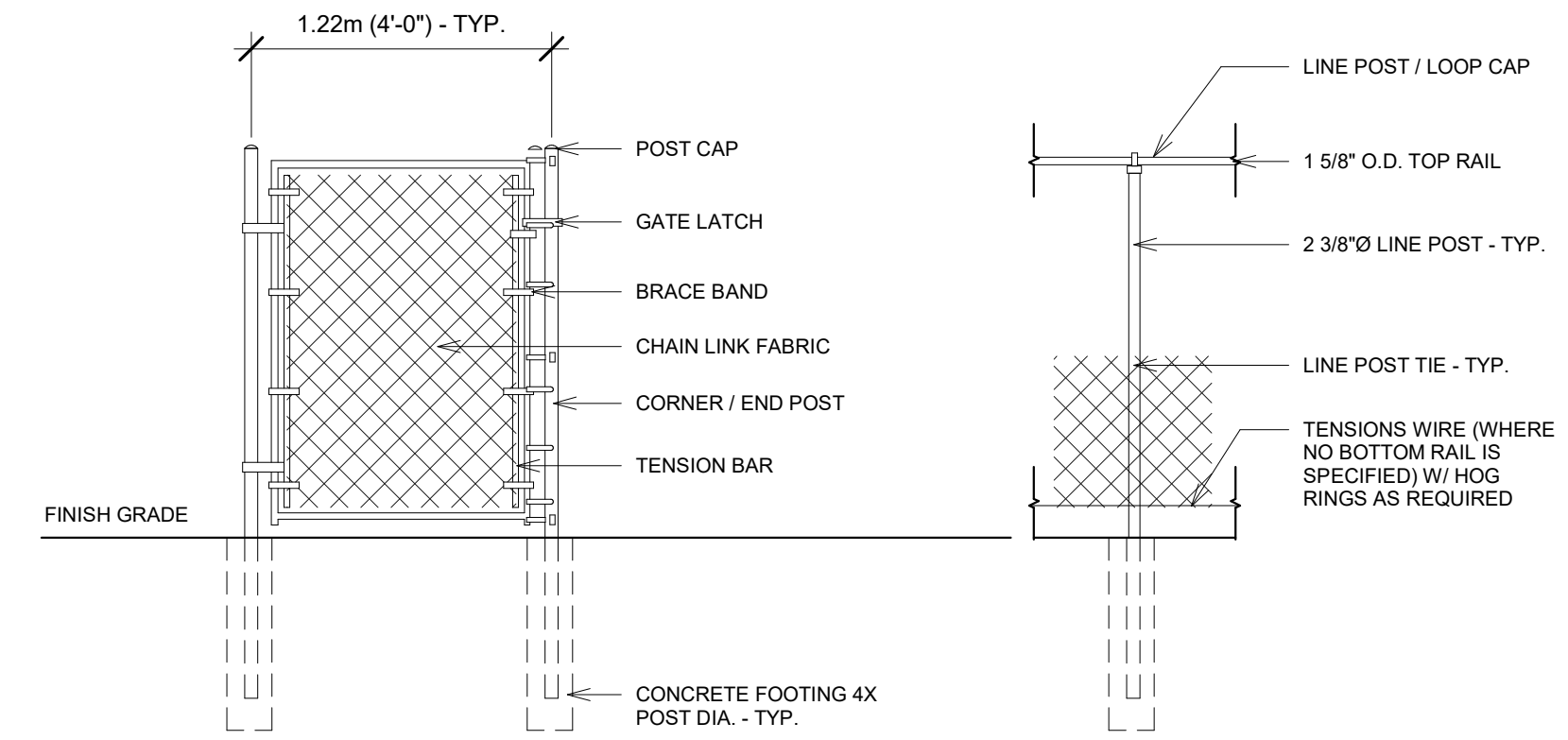
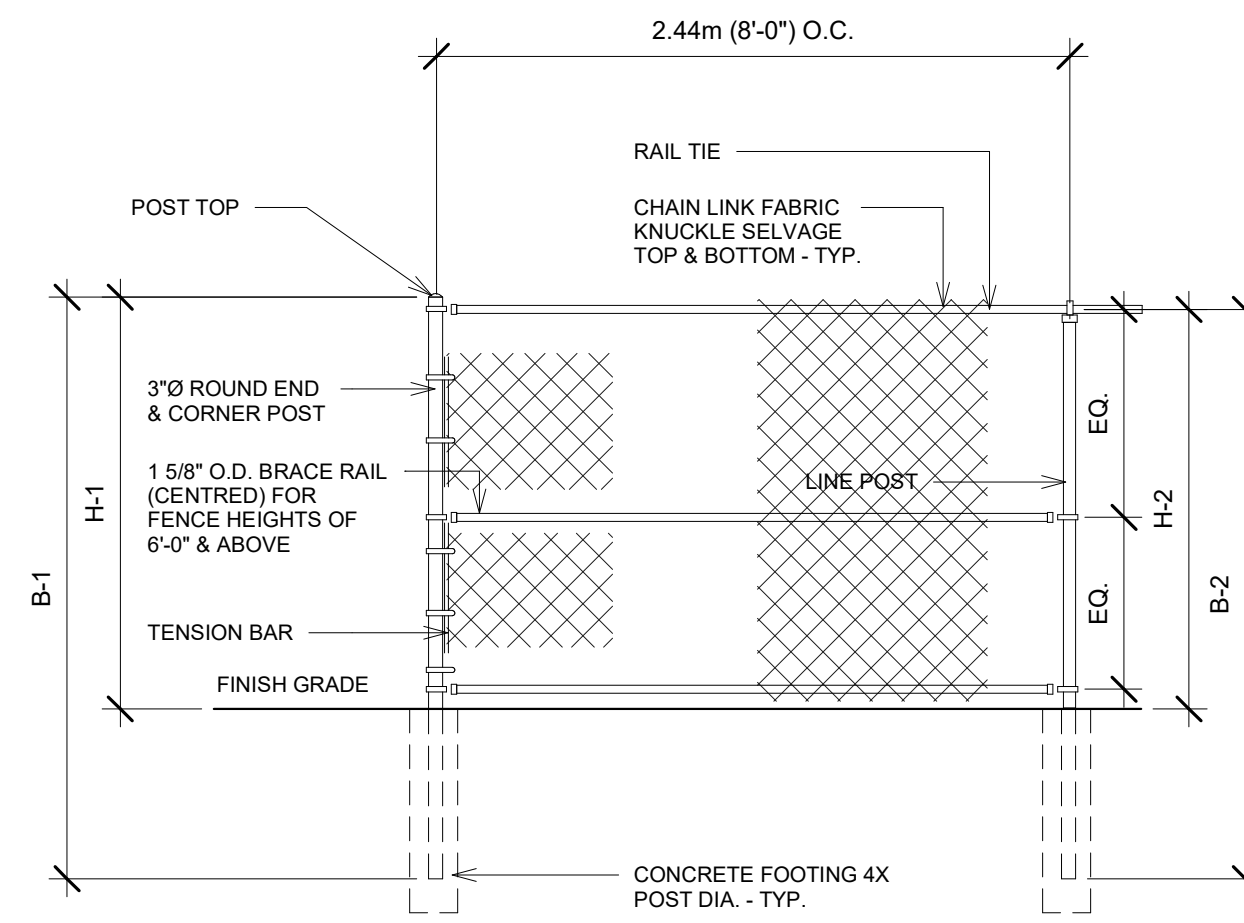
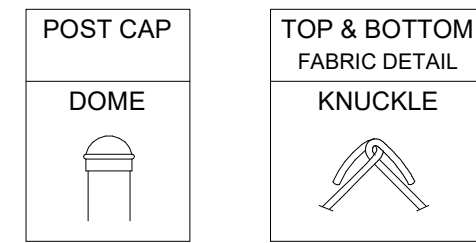


3 EV CHARGER - LANDSCAPE  
1 : 16

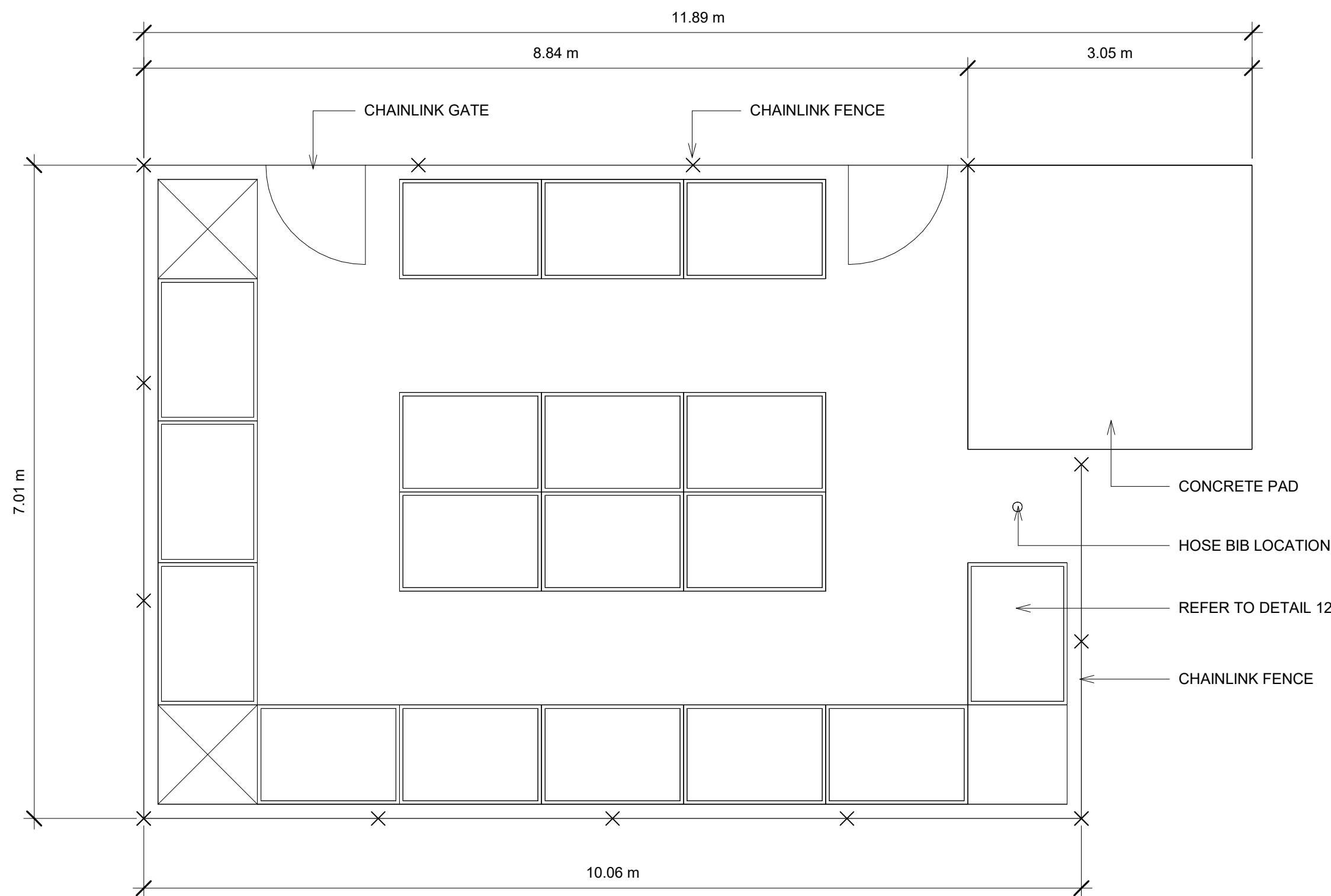
**GENERAL NOTES:**

- 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

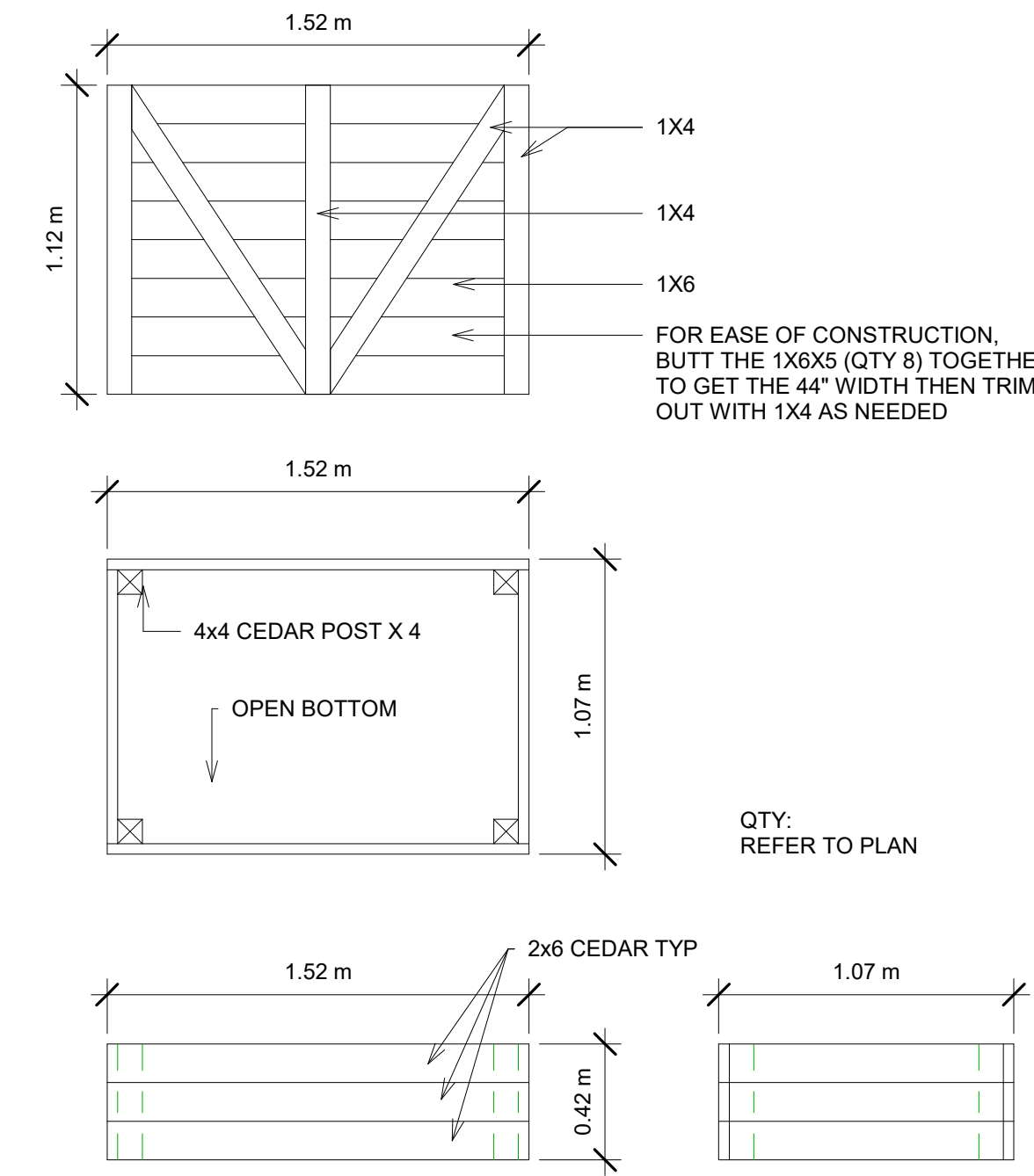
LOCATION	FENCE HEIGHT NOMINAL HEIGHT	END & CORNER POSTS		LINE POSTS	
		B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
GARDEN	4'-0"	7'-0"	4'-0 5/8"	6'-8"	3'-8 7/8"
DOG RUN	5'-0"	8'-0"	5'-0 5/8"	7'-8"	4'-8 7/8"
PARKADE	9'-0"	N/A	9'-0 5/8"	N/A	8'-8 7/8"



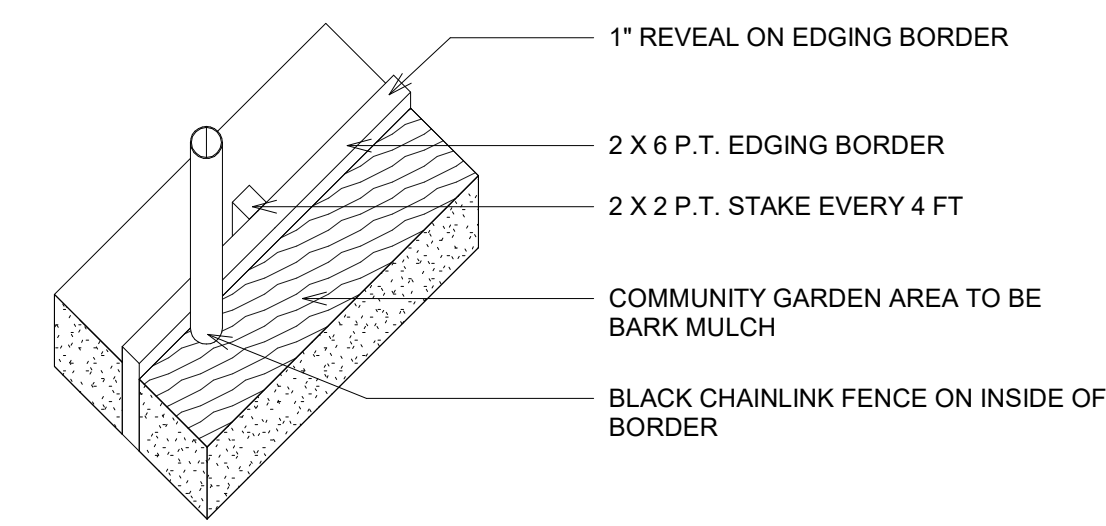
1 CHAINLINK FENCING DETAILS  
1 : 24



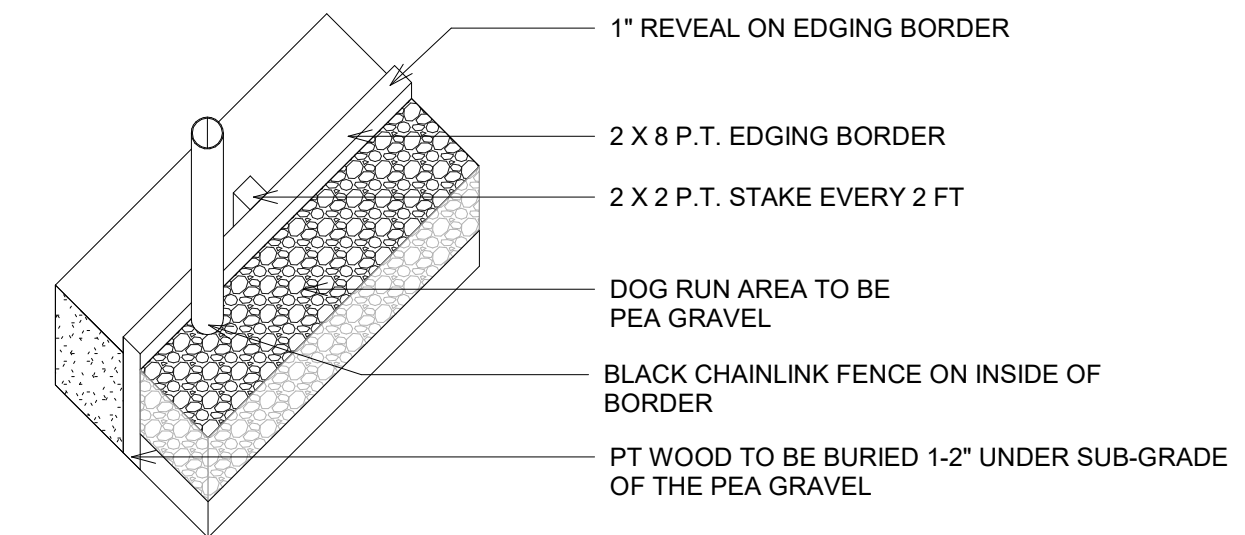
COMMUNITY GARDEN LAYOUT  
1 : 48



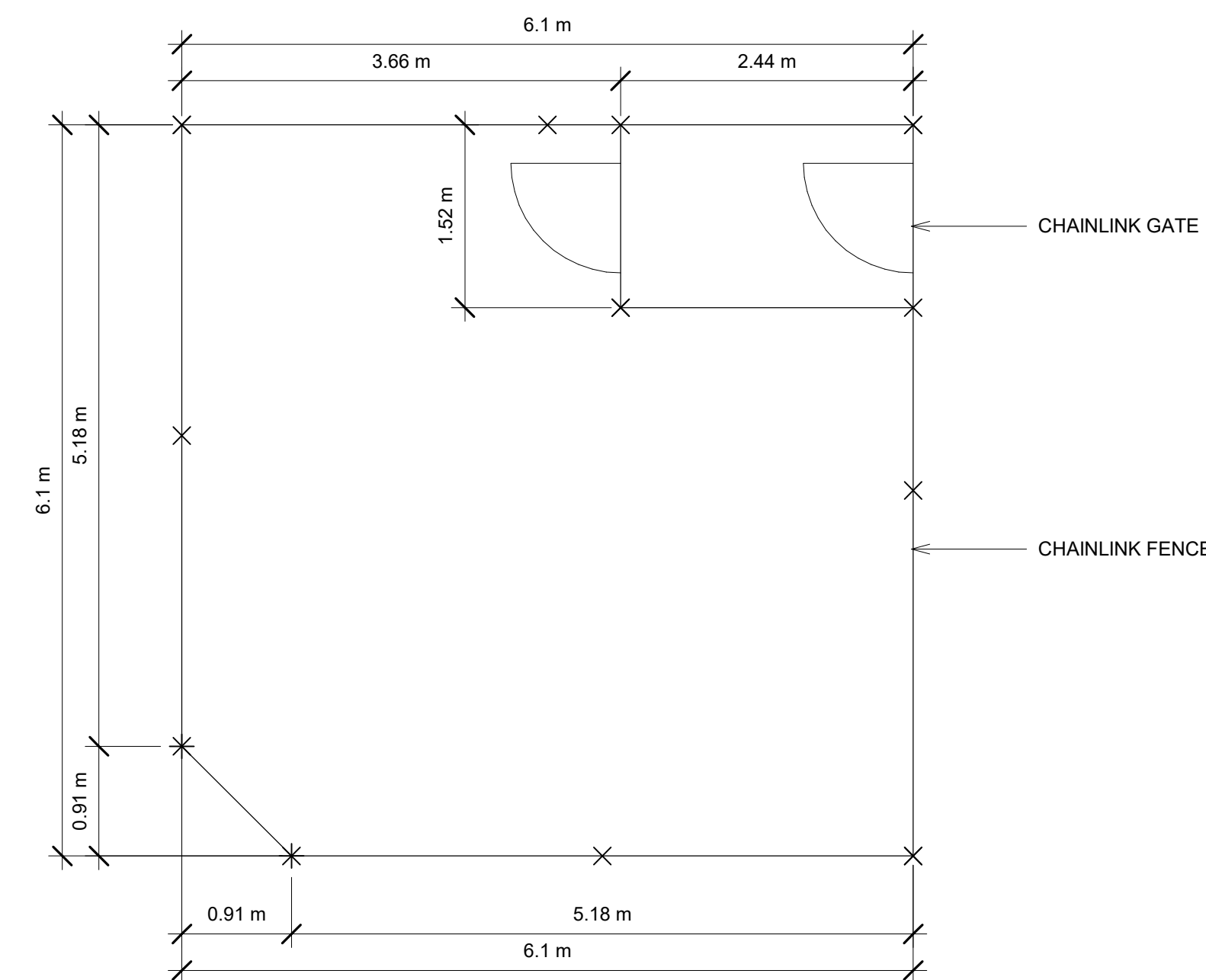
12 COMMUNITY GARDEN PLANTER BOX  
1 : 24



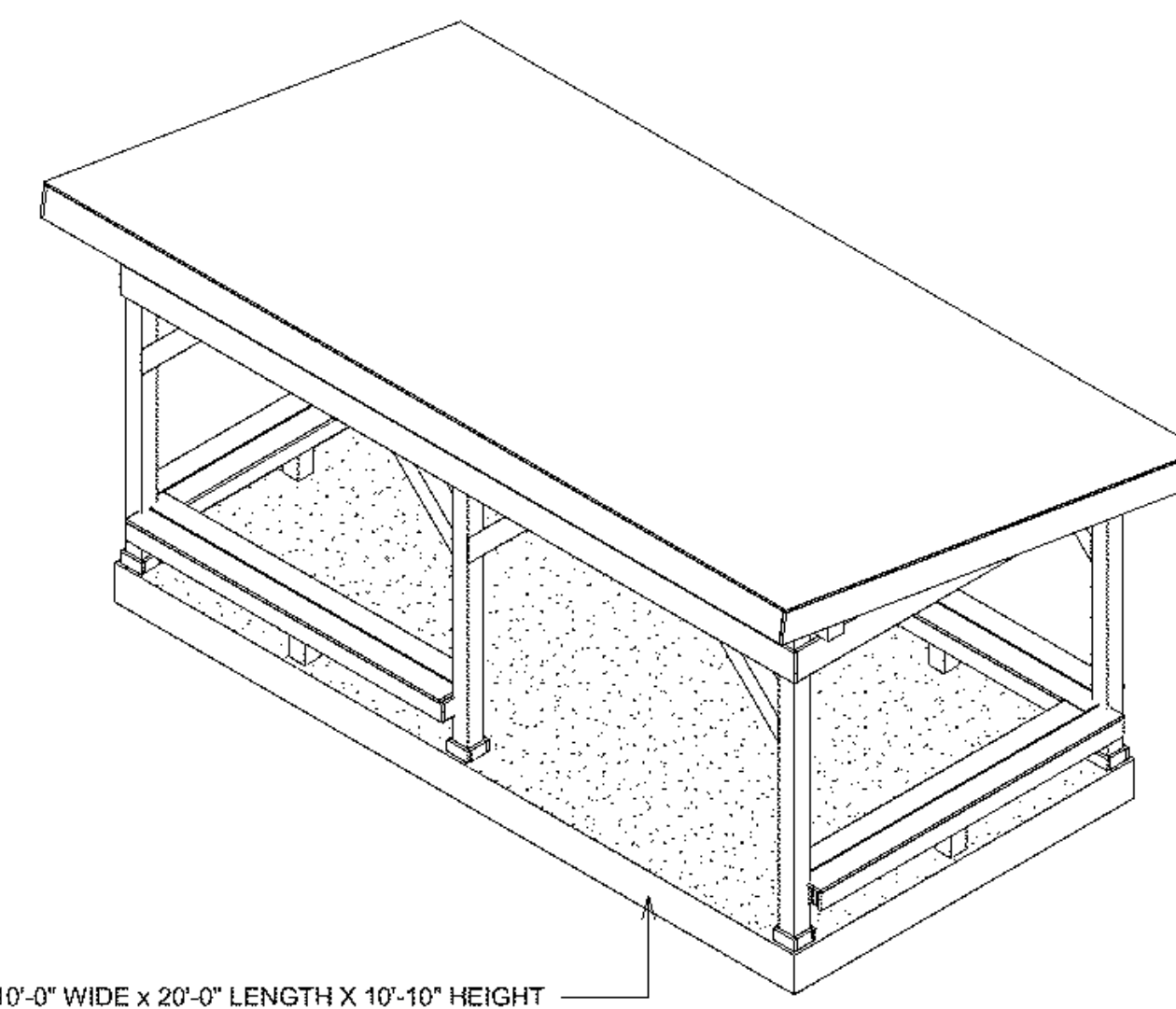
10 GARDEN RUN BORDER  
1 : 12



11 DOG RUN BORDER  
1 : 12

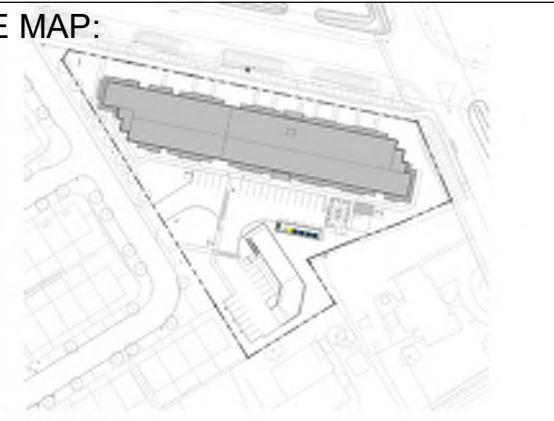


DOG RUN LAYOUT  
1 : 48



PERGOLA - 3D ISO  
1 : 48

**SITE MAP:**



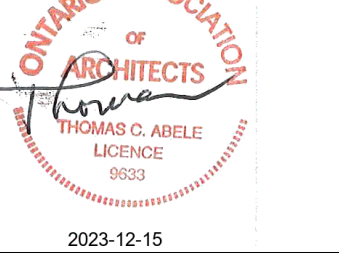
**PROJECT STATUS:**

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
C	RE-ISSUED FOR SPC	12/15/2023

**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:**

SITE ACCESSORIES

**DRAWN BY:** EC

**CHECKED BY:** CG

**DATE:** DEC 15, 2023

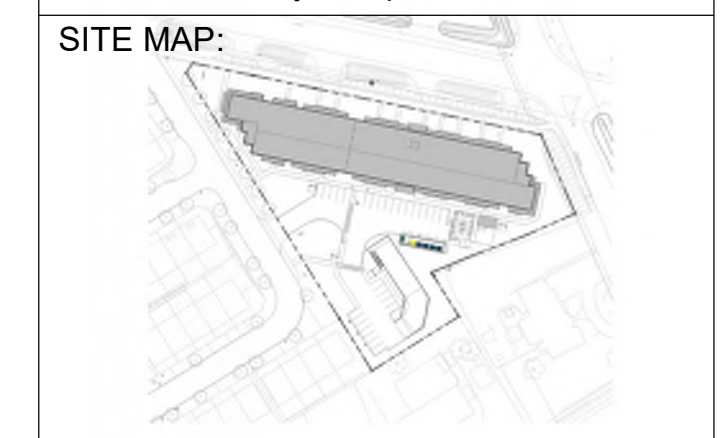
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**DRAWING #:**

**A1.05**

**REV #:**

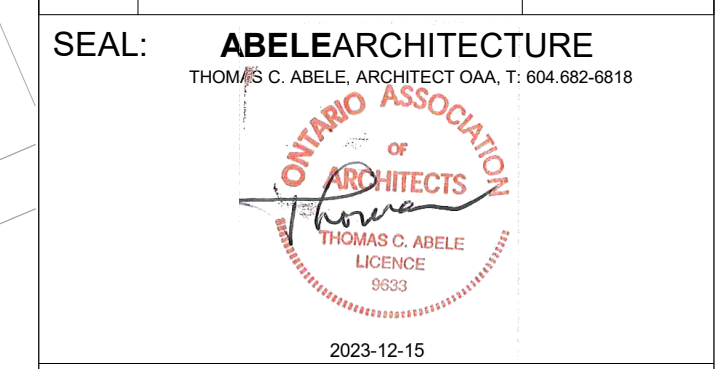
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PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023
C	RE-ISSUED FOR SPC	12/15/2023



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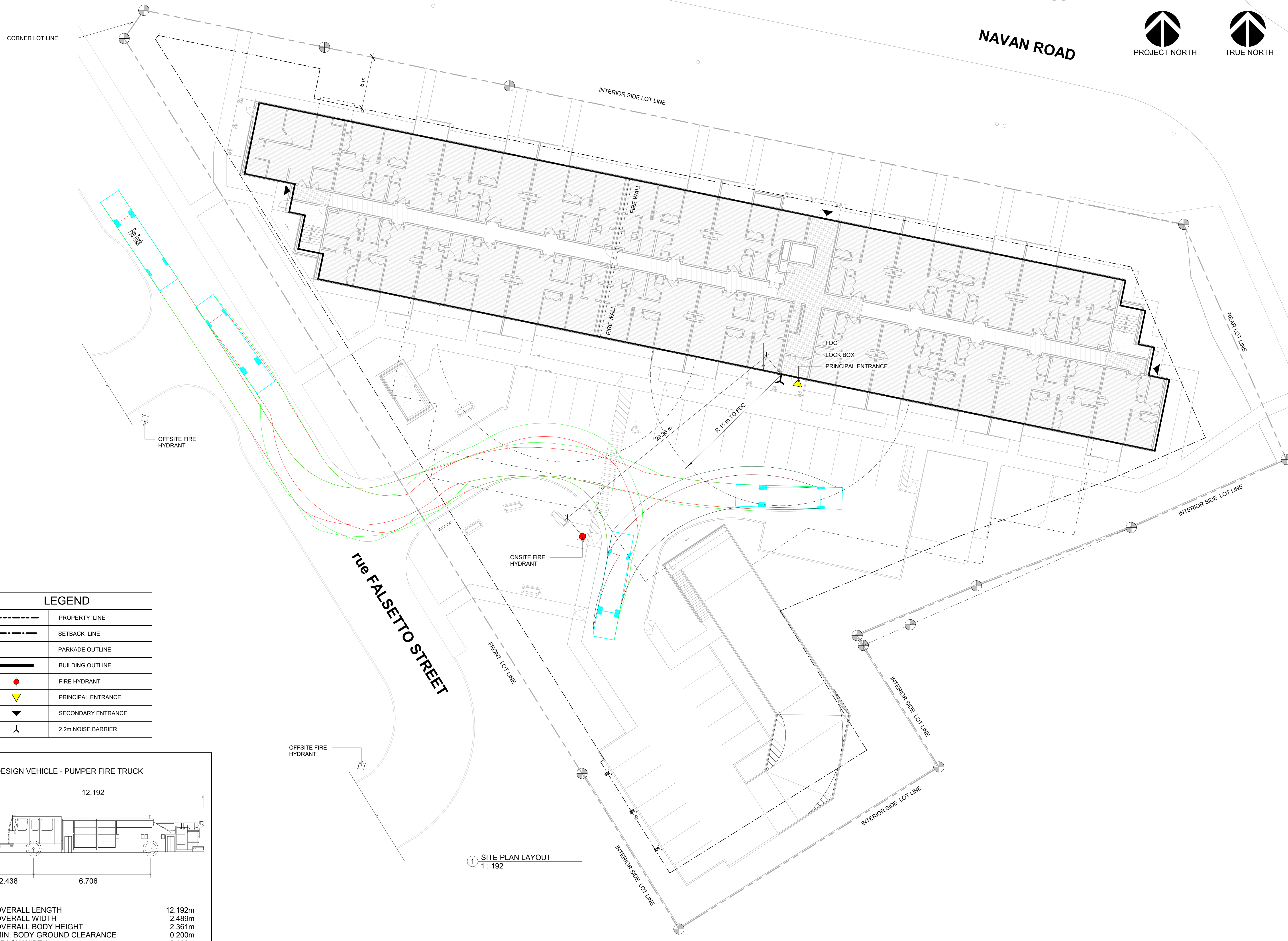
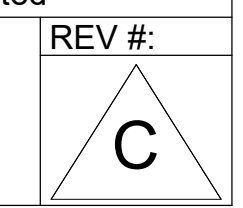
PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
FIRE + EMERGENCY ACCESS PLAN

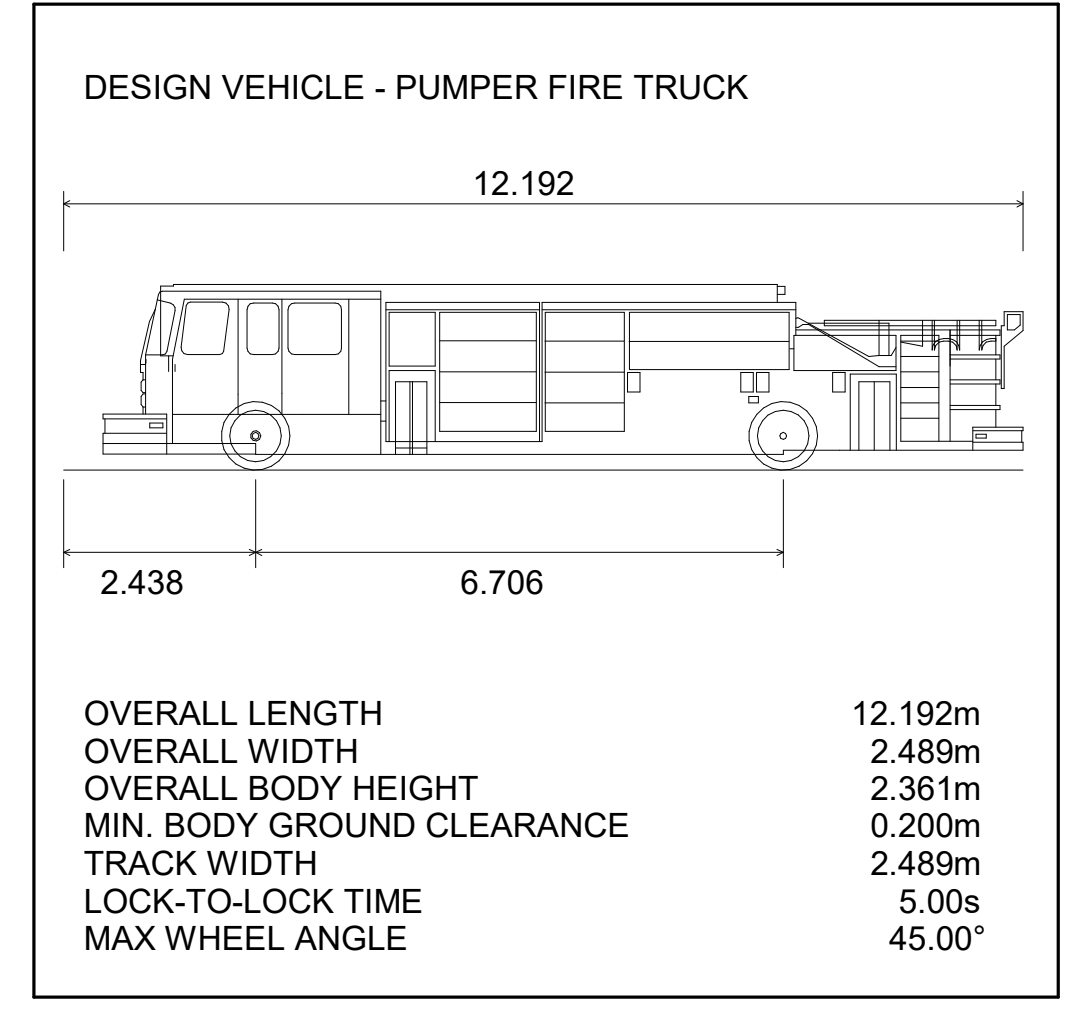
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CHECKED BY: CG  
DATE: DEC 15, 2023  
SCALE: As indicated  
DRAWING #: **A1.06**



1 SITE PLAN LAYOUT  
1 : 192

**LEGEND**

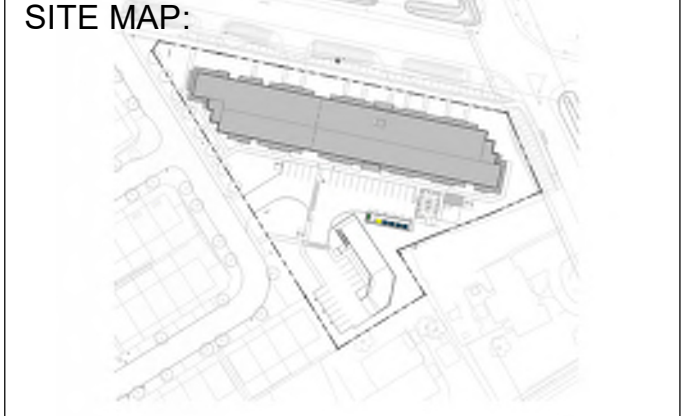
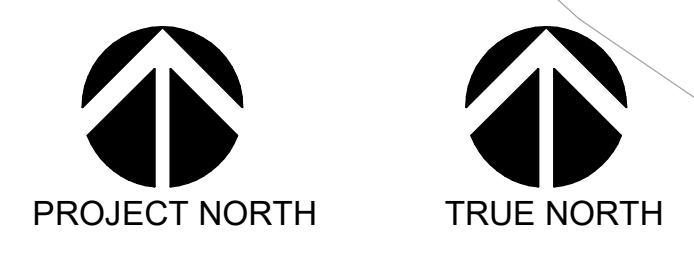
	PROPERTY LINE
	SETBACK LINE
	PARKADE OUTLINE
	BUILDING OUTLINE
	FIRE HYDRANT
	PRINCIPAL ENTRANCE
	SECONDARY ENTRANCE
	2.2m NOISE BARRIER



12/15/2023 8:14:17 AM

NTS

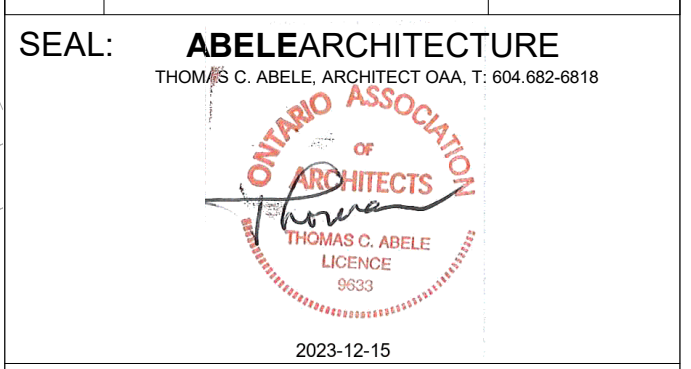
CITY FILE NO.: 18995 DDT:12-23-047



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
C	RE-ISSUED FOR SPC	12/15/2023



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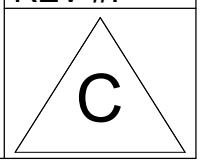
PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

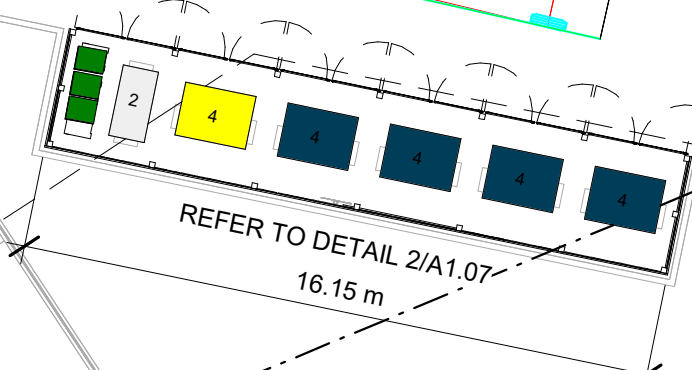
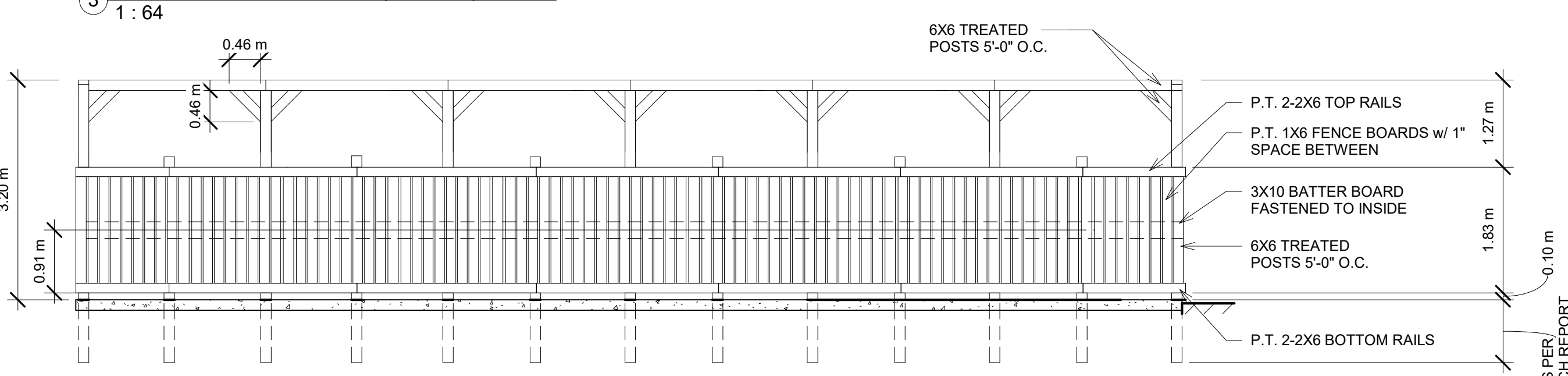
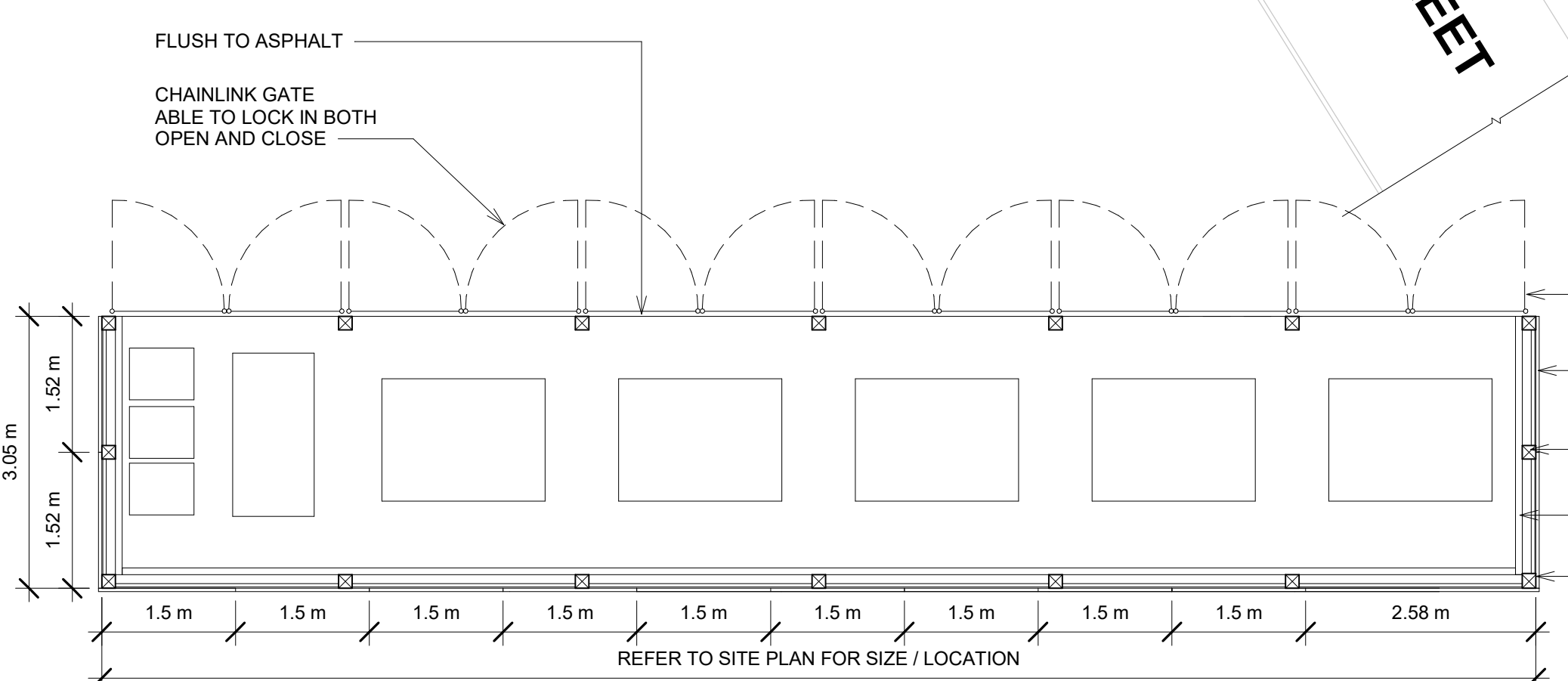
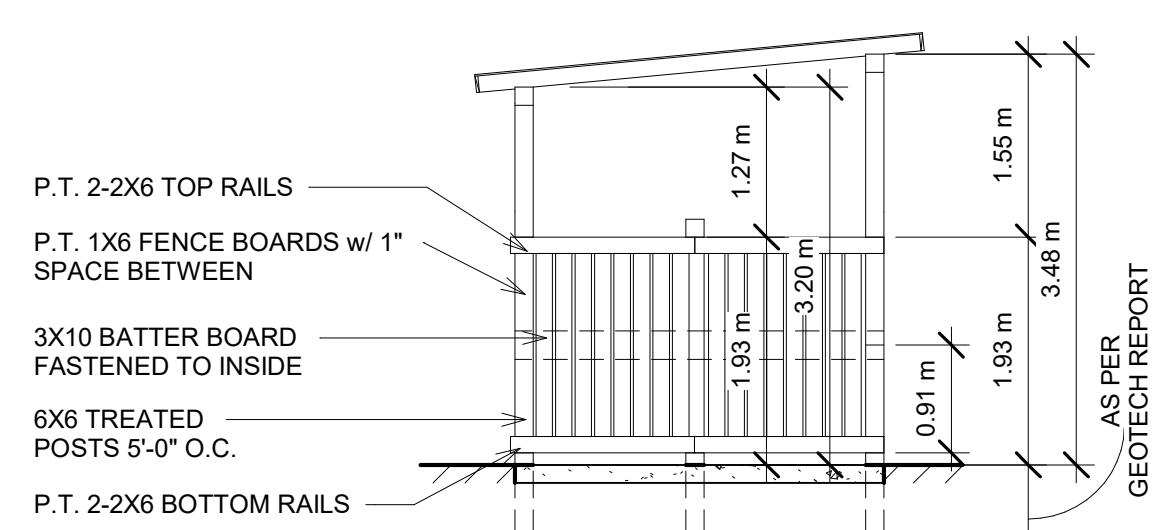
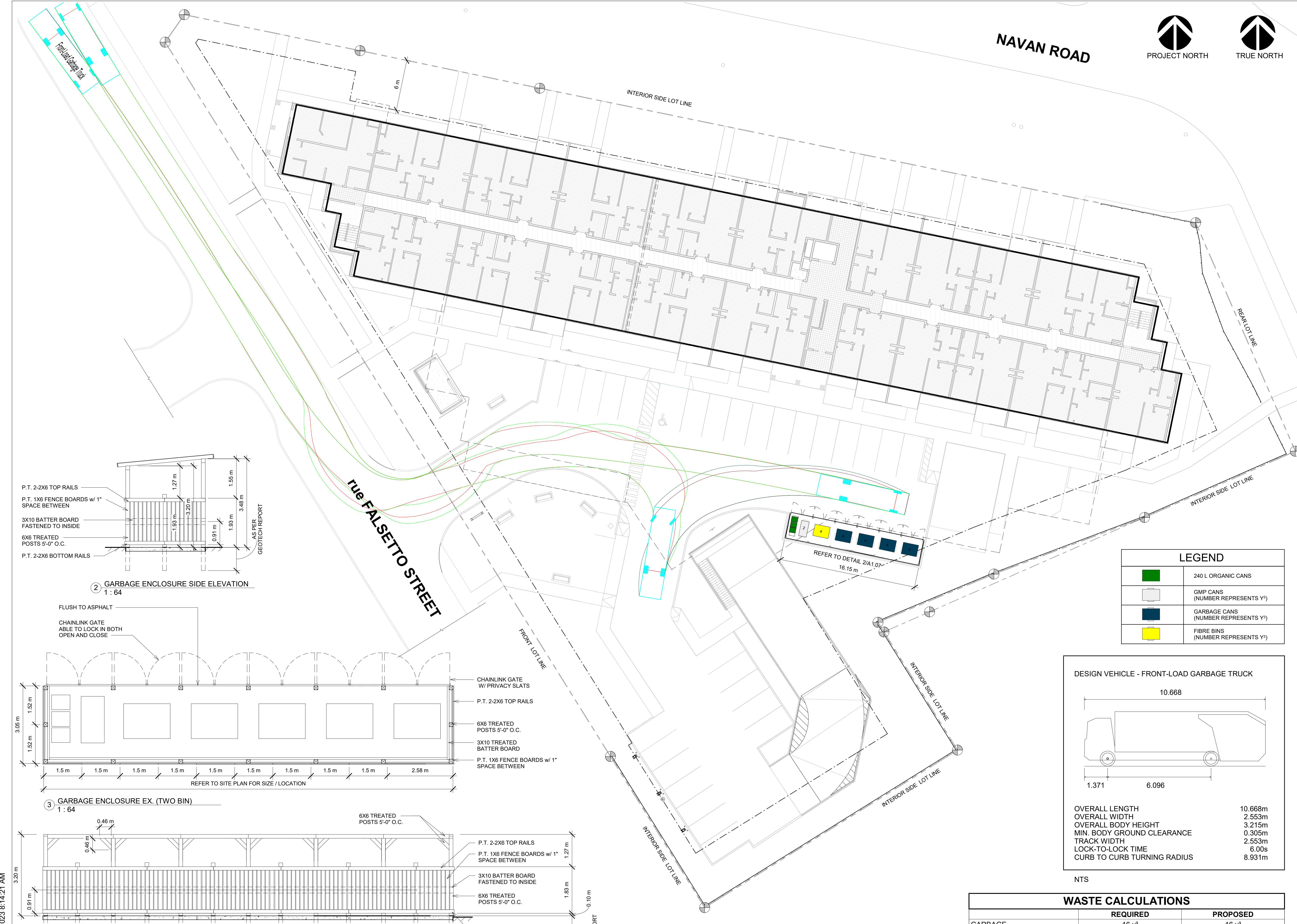
ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
WASTE + RECYCLING PLAN

DRAWN BY: EC  
CHECKED BY: CG  
DATE: DEC 15, 2023  
SCALE: As indicated  
DRAWING #: **A1.07**

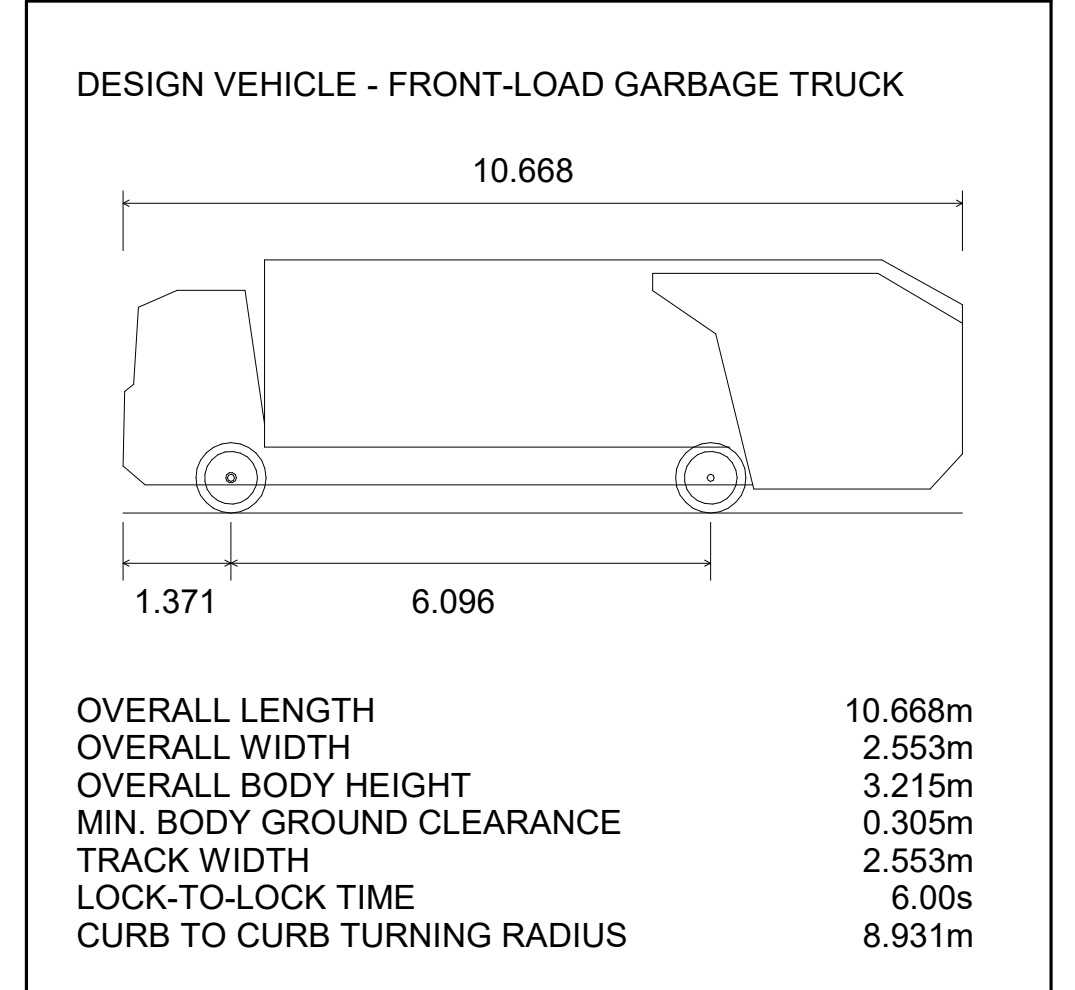


NAVAN ROAD



**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

1 SITE PLAN LAYOUT 1:192

12/15/2023 8:14:21 AM

CITY FILE NO.: 18995 DOT:12-23-0047

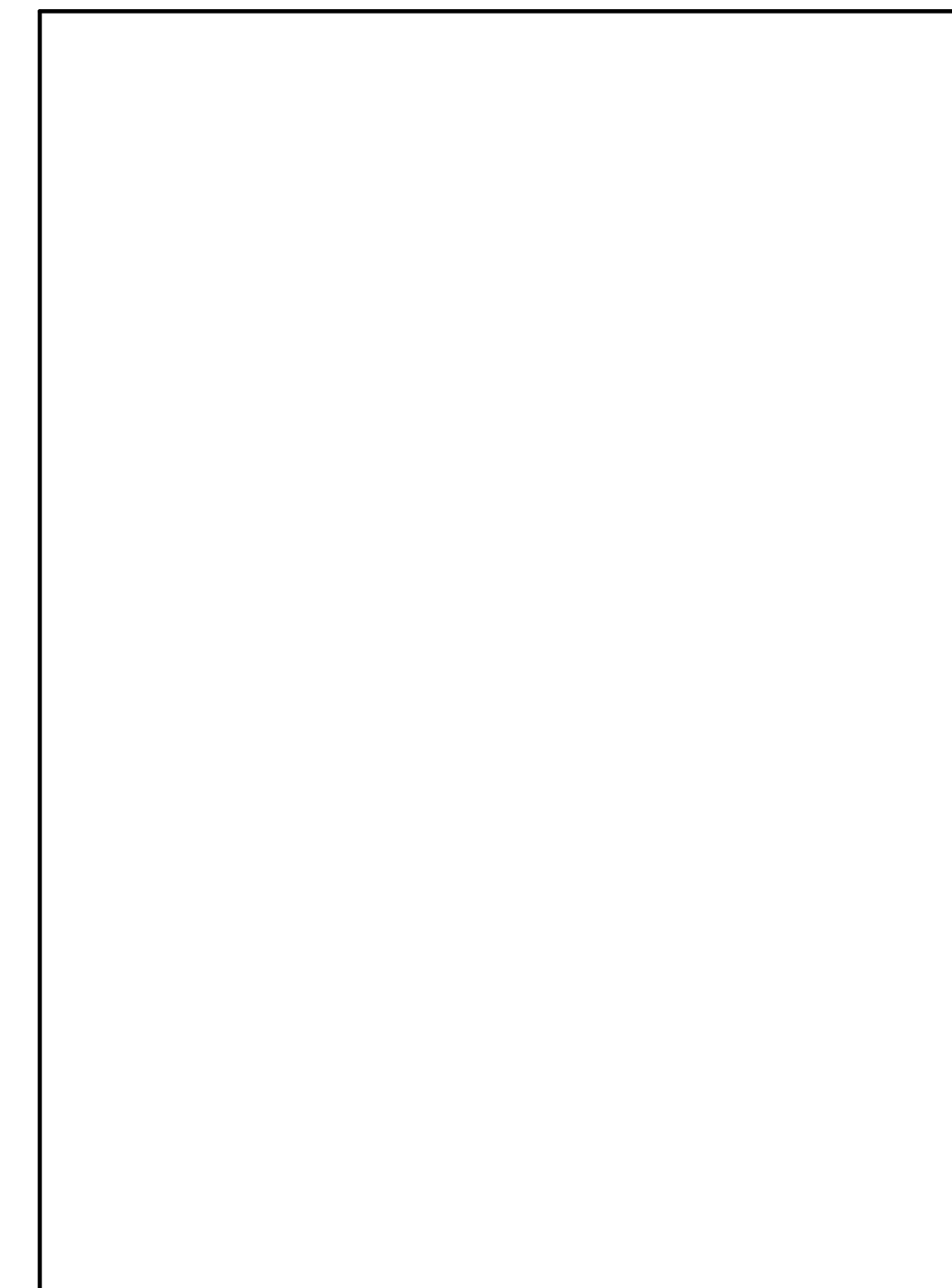




**(1) SOUTH - WEST VIEW**



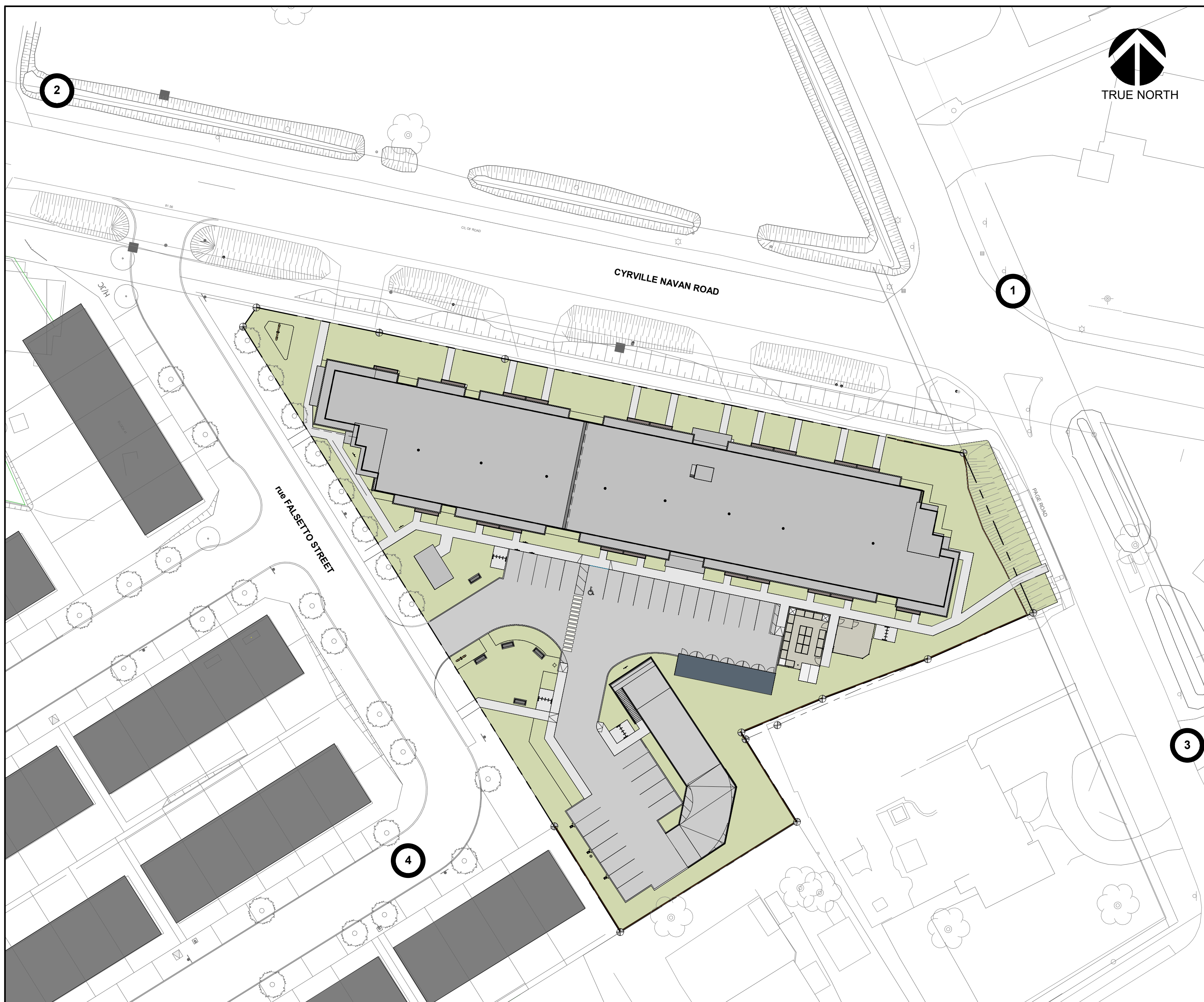
**(4) NORTH VIEW**



**(2) SOUTH - EAST VIEW**



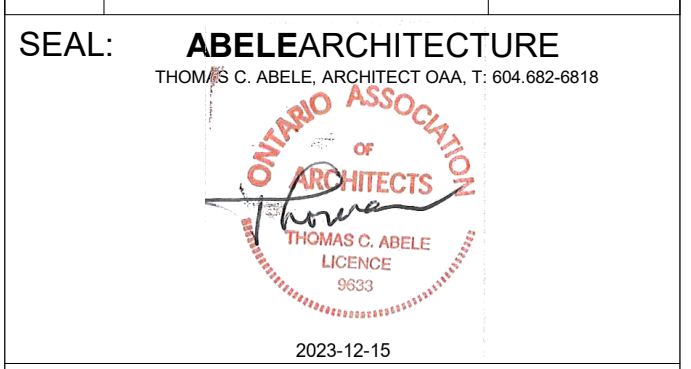
**(3) NORTH - WEST VIEW**



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
C	RE-ISSUED FOR SPC	12/15/2023



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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: DEC 15, 2023  
SCALE: 1 : 450

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



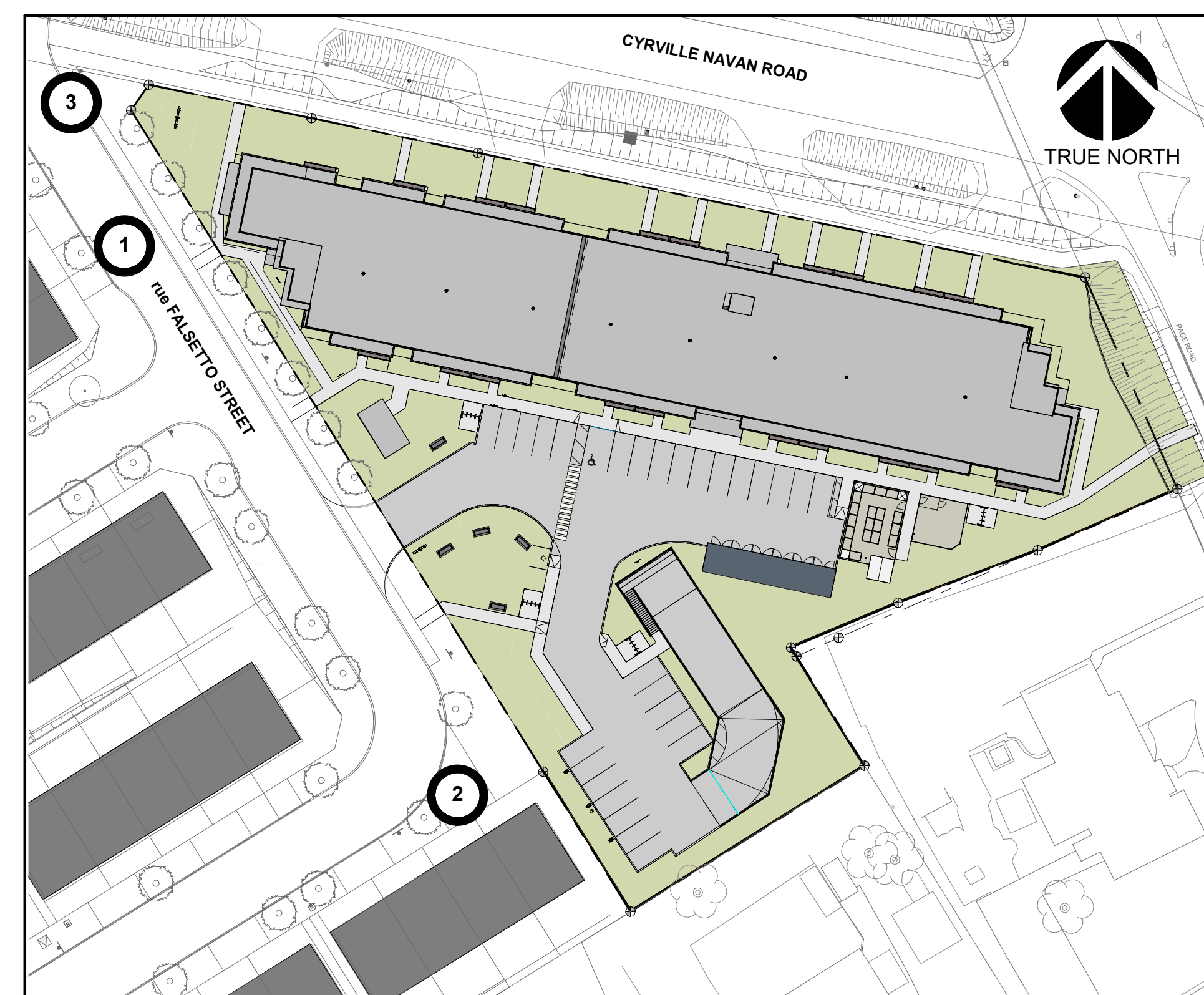
**(1) EAST VIEW BUILDING CORNER ENTRANCE**



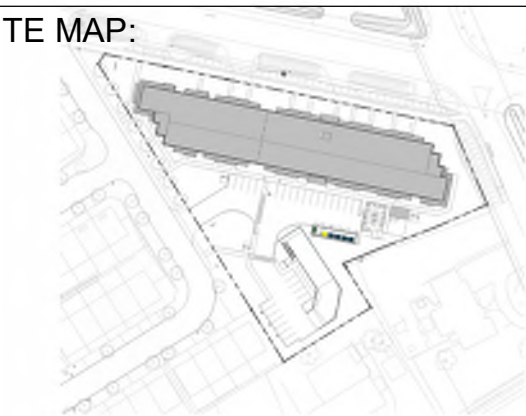
**(2) NORTH VIEW LANDSCAPE AREA**



**(3) EAST VIEW BUILDING CORNER**



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
C	RE-ISSUED FOR SPC	12/15/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELLE, 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 PERSPECTIVE

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

DRAWING #:  
**A1.09**

REV #:  
**C**



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



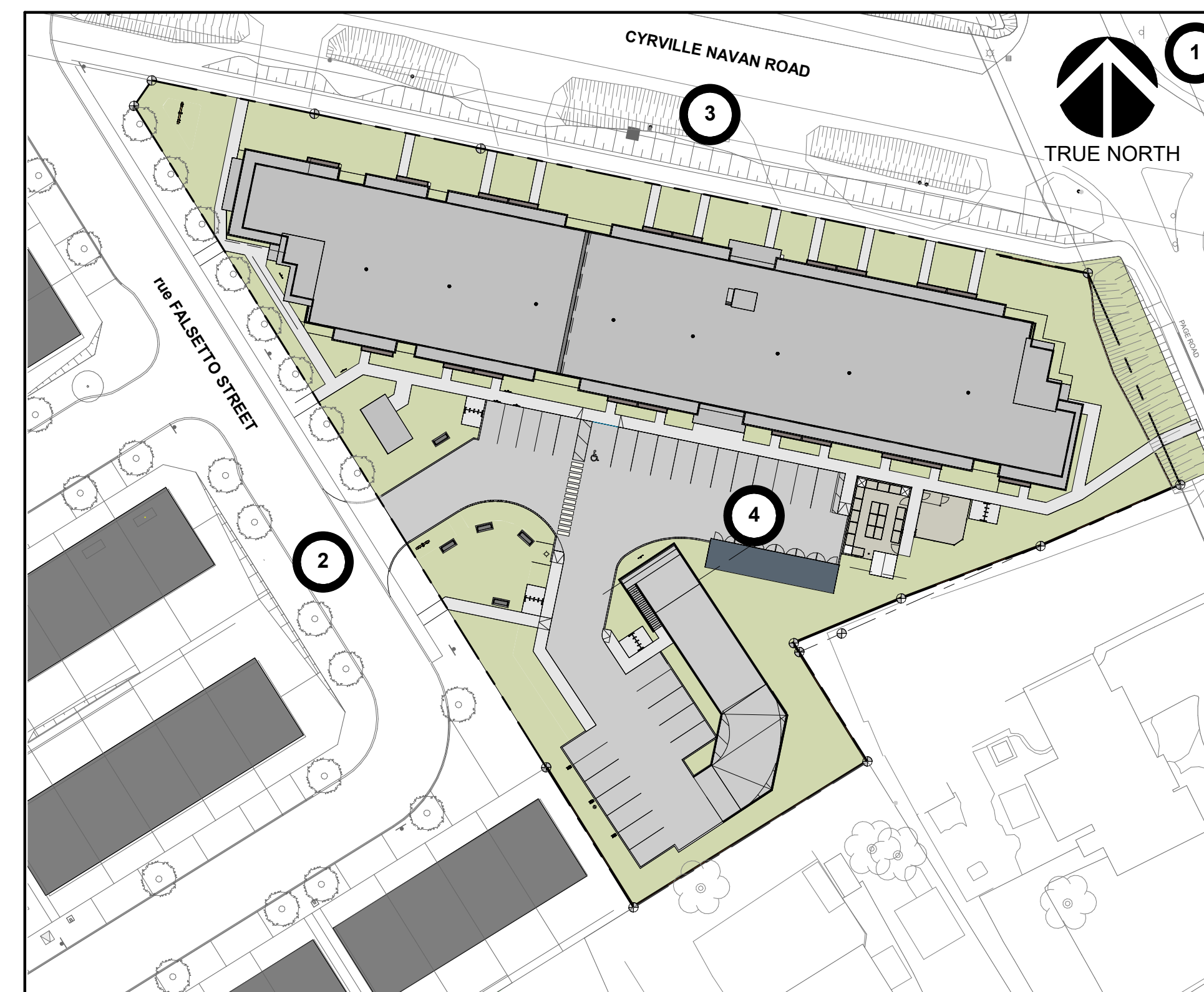
**(2) EAST VIEW SITE ENTRANCE**



**(3) STREET SIDE ENTRANCE**



**(4) PRINCIPAL ENTRANCE**



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
C	RE-ISSUED FOR SPC	12/15/2023

SEAL: **ABELEARCHITECTURE**  
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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: DEC 15, 2023

SCALE: 1 : 600

DRAWING #:

**A1.10**

REV #:

**C**



(1) DOG RUN AREA



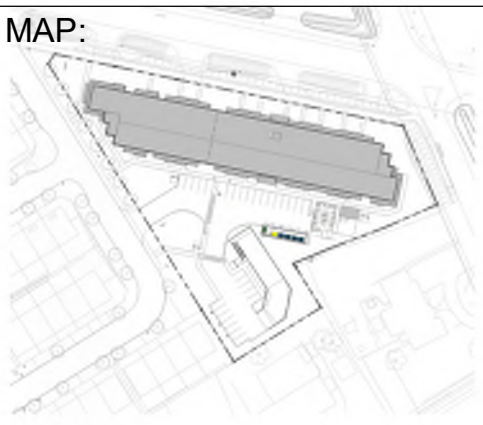
(2) COMMUNITY GARDEN



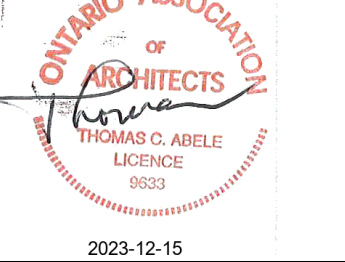
(3) COMMUNITY GARDEN / DOG RUN AREA



(4) SITE ENTRANCE SIGN



Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023
C	RE-ISSUED FOR SPC	12/15/2023



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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
ONSITE PERSPECTIVE

DRAWN BY: EC

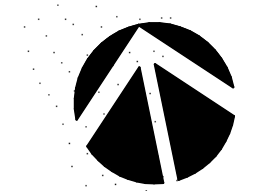
CHECKED BY: CG

DATE: DEC 15, 2023

SCALE: 1 : 600

DRAWING #: A1.11

REV #: C



PROJECT NORTH

SITE MAP:



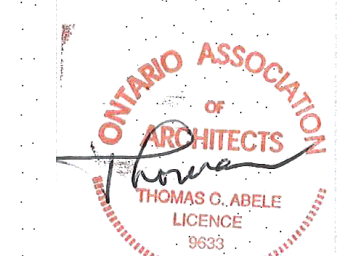
PROJECT STATUS:

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
C	RE-ISSUED FOR SPC	12/15/2023

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



2023-12-15

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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

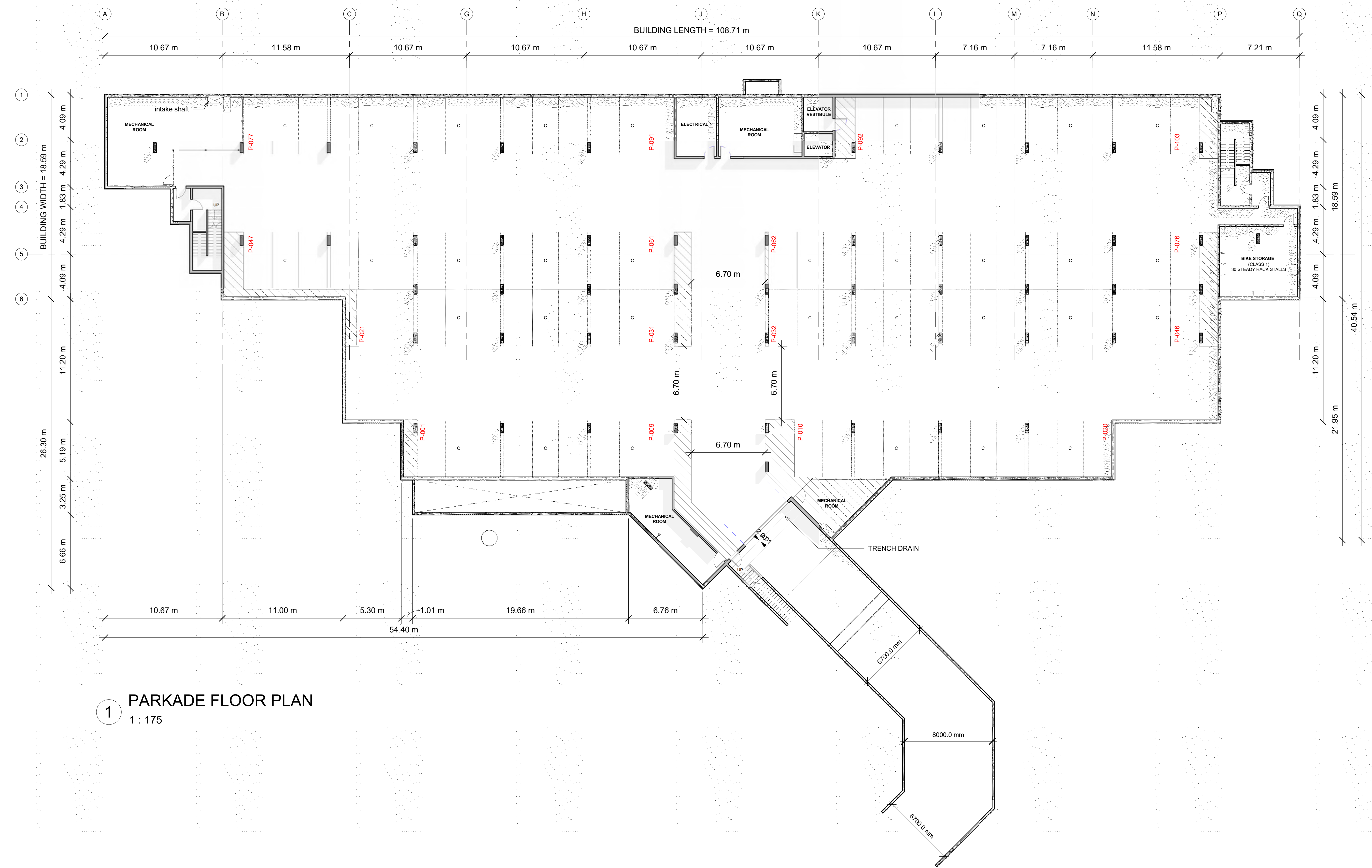
ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
PARKADE FLOOR PLAN

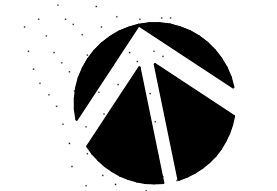
DRAWN BY: EC  
CHECKED BY: CG  
DATE: DEC 15, 2023  
SCALE: 1:175

DRAWING #: **A2.00**

REV #:  
**C**



**1** PARKADE FLOOR PLAN  
1:175



PROJECT NORTH

SITE MAP:



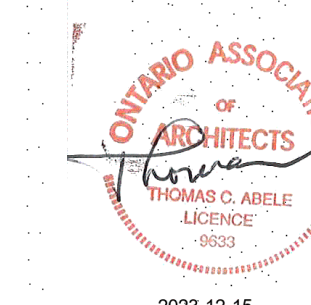
PROJECT STATUS:

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
C	RE-ISSUED FOR SPC	12/15/2023

SEAL: ABELARCHITECTURE  
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:

FIRST FLOOR PLAN

DRAWN BY: EC

CHECKED BY: CG

DATE: DEC 15, 2023

SCALE: 1:175

DRAWING #:

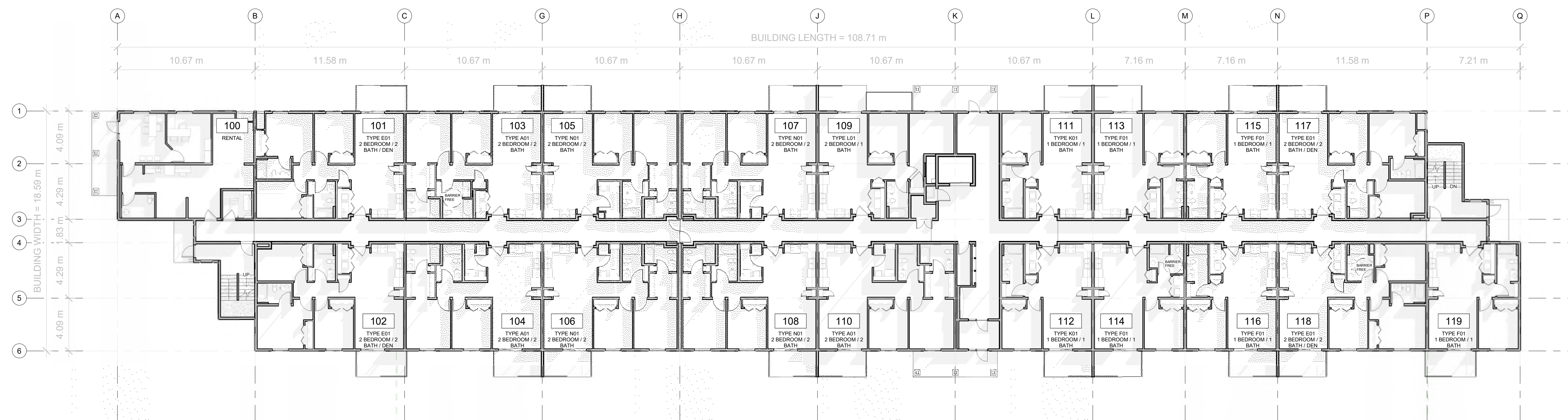
A2.01

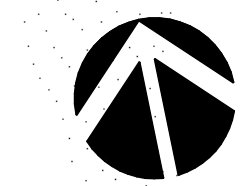
REV #:

C

<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>

1 FLOOR PLAN - LEVEL 1  
1:175





PROJECT NORTH

SITE MAP:



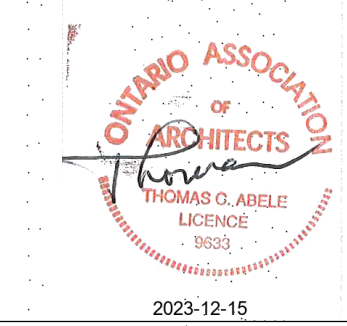
PROJECT STATUS:

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
C	RE-ISSUED FOR SPC	12/15/2023

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: DEC 15, 2023

SCALE: 1 : 175

DRAWING #:

A2.02

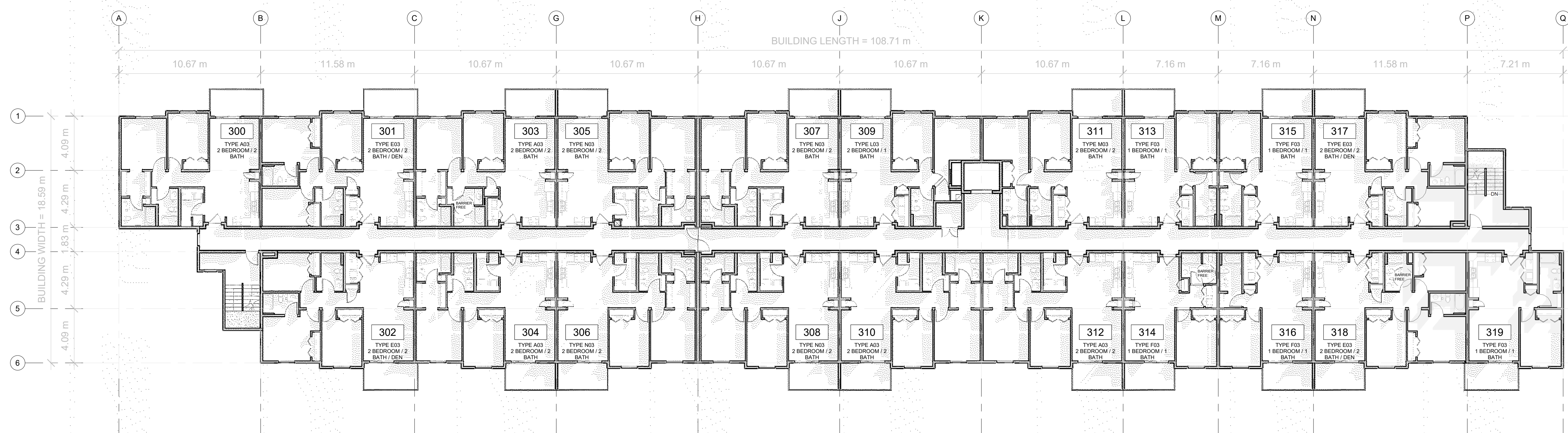
REV #:

C



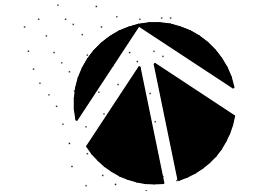
**1 FLOOR PLAN - LEVEL 2**  
1 : 175

<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:



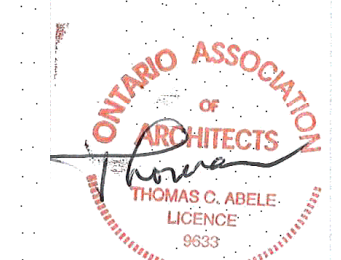
PROJECT STATUS:

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
C	RE-ISSUED FOR SPC	12/15/2023

SEAL: ABELARCHITECTURE  
THOMAS C. ABEL, ARCHITECT OAA, T. 604.662-6818



2023-12-15

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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: DEC 15, 2023

SCALE: 1 : 175

DRAWING #:

A2.03

REV #:

C



1 FLOOR PLAN - LEVEL 4

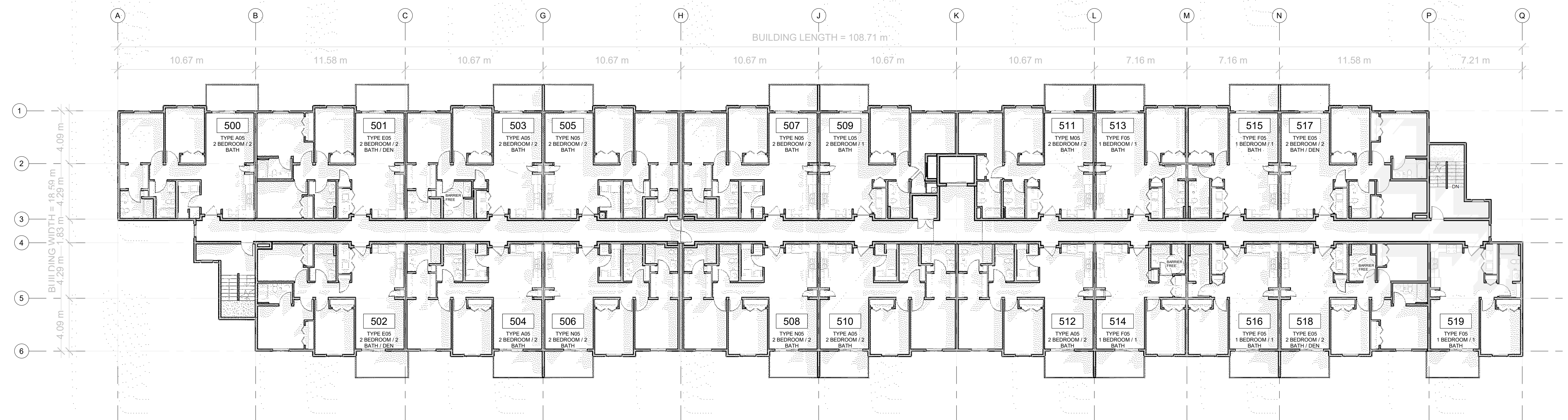
1 : 175

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

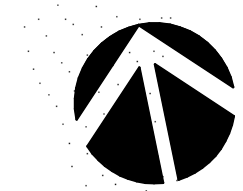
TOTAL FLOOR AREA = 1921.70M<sup>2</sup>

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:



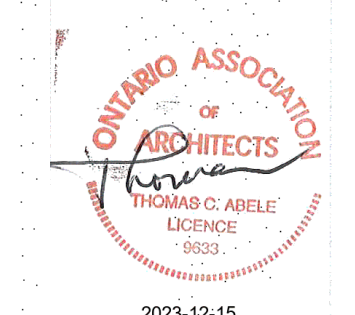
PROJECT STATUS:

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
C	RE-ISSUED FOR SPC	12/15/2023

SEAL: ABELARCHITECTURE  
THOMAS C. ABEL, 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:

SIXTH / ROOF FLOOR PLAN

DRAWN BY: EC

CHECKED BY: CG

DATE: DEC 15, 2023

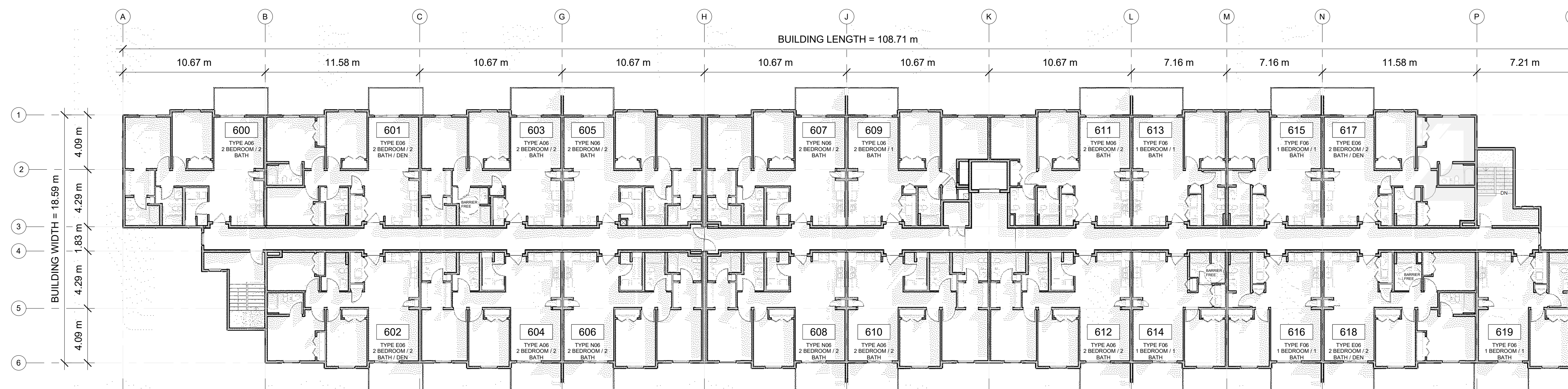
SCALE: 1 : 175

DRAWING #:

A2.04

REV #:

C



1 FLOOR PLAN - LEVEL 6

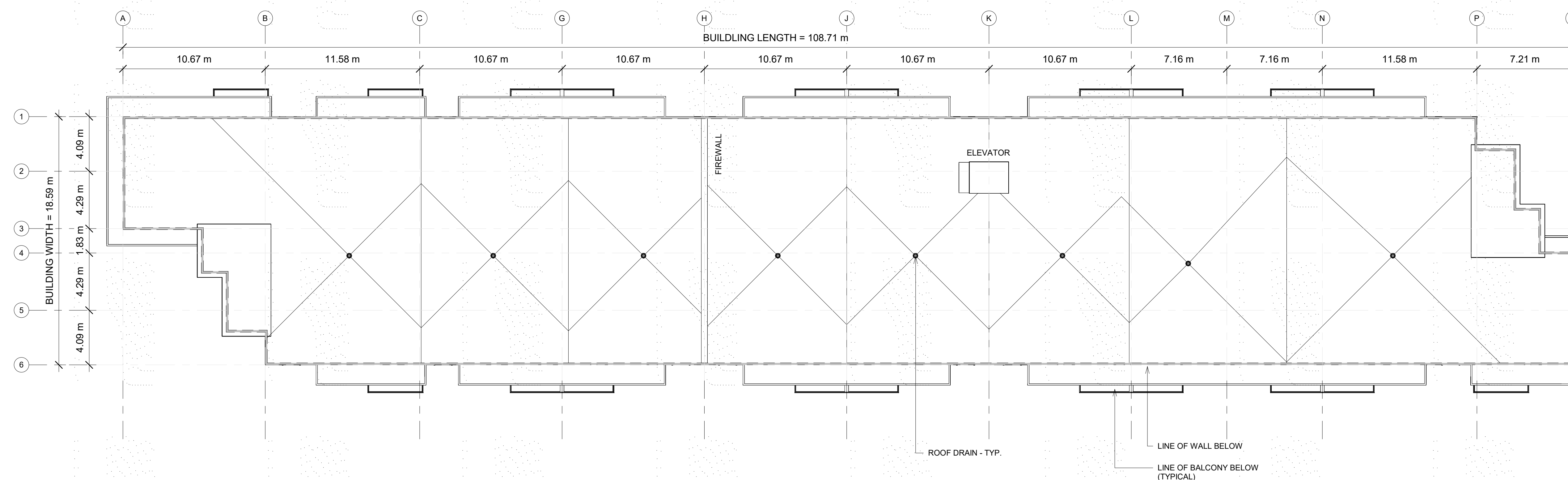
1 : 175

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

FIREWALL FLOOR AREA BREAKDOWN

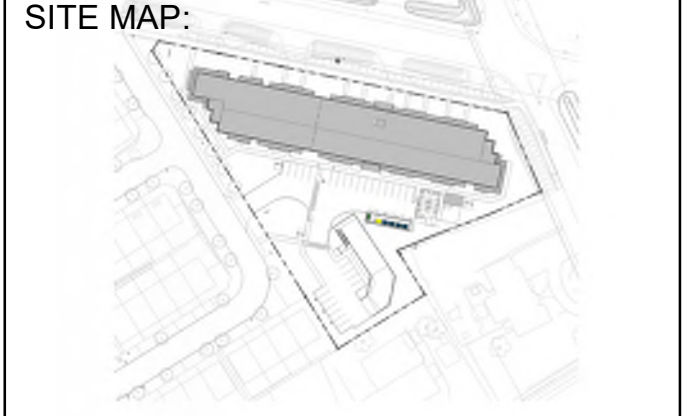
LEFT SIDE FLOOR AREA = 739.03M<sup>2</sup>

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
B	RE-ISSUED FOR SPC	09/15/2023
C	RE-ISSUED FOR SPC	12/15/2023

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:  
B/W - ELEVATION

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

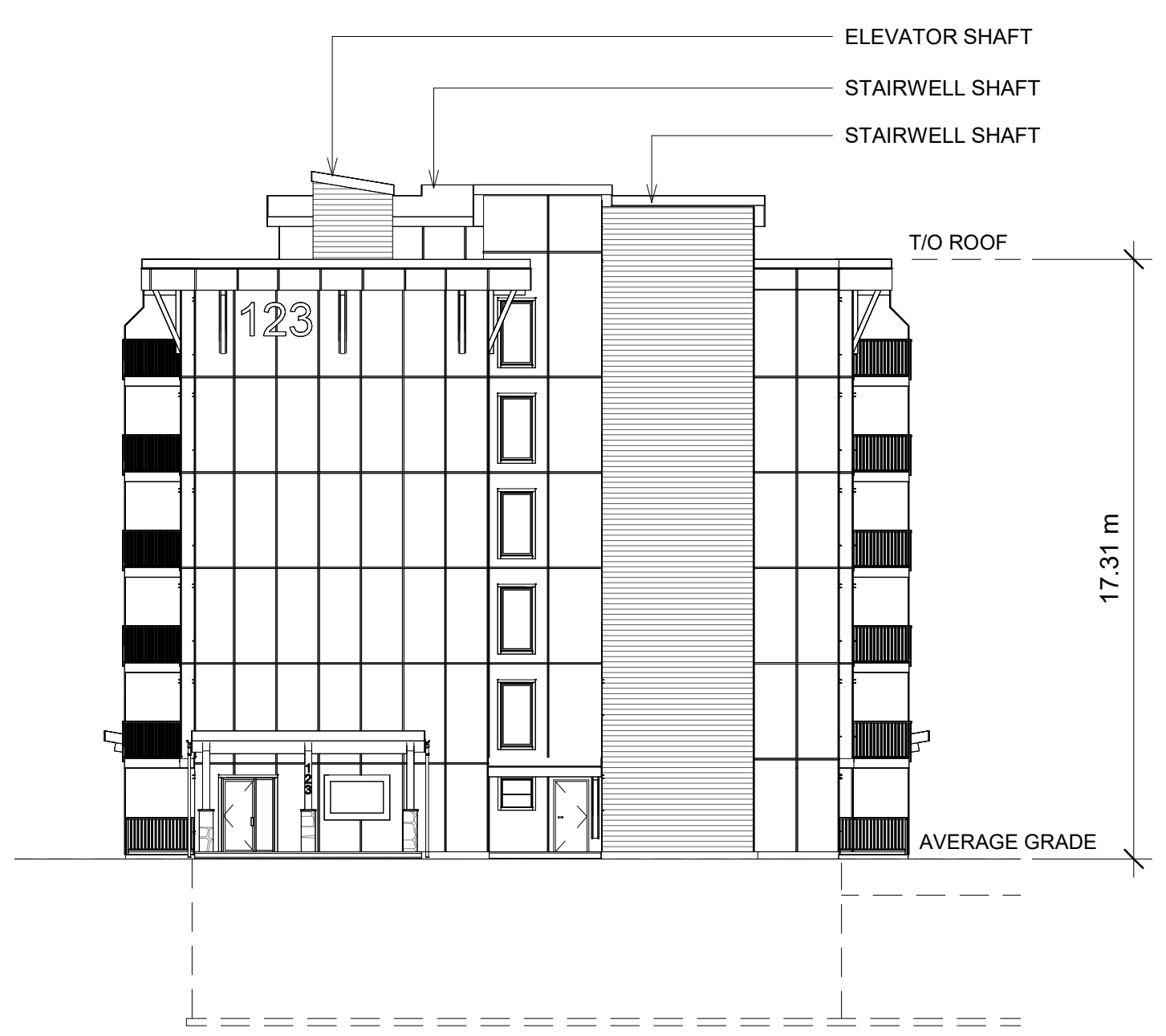
DRAWING #: **A3.00** REV #: **C**



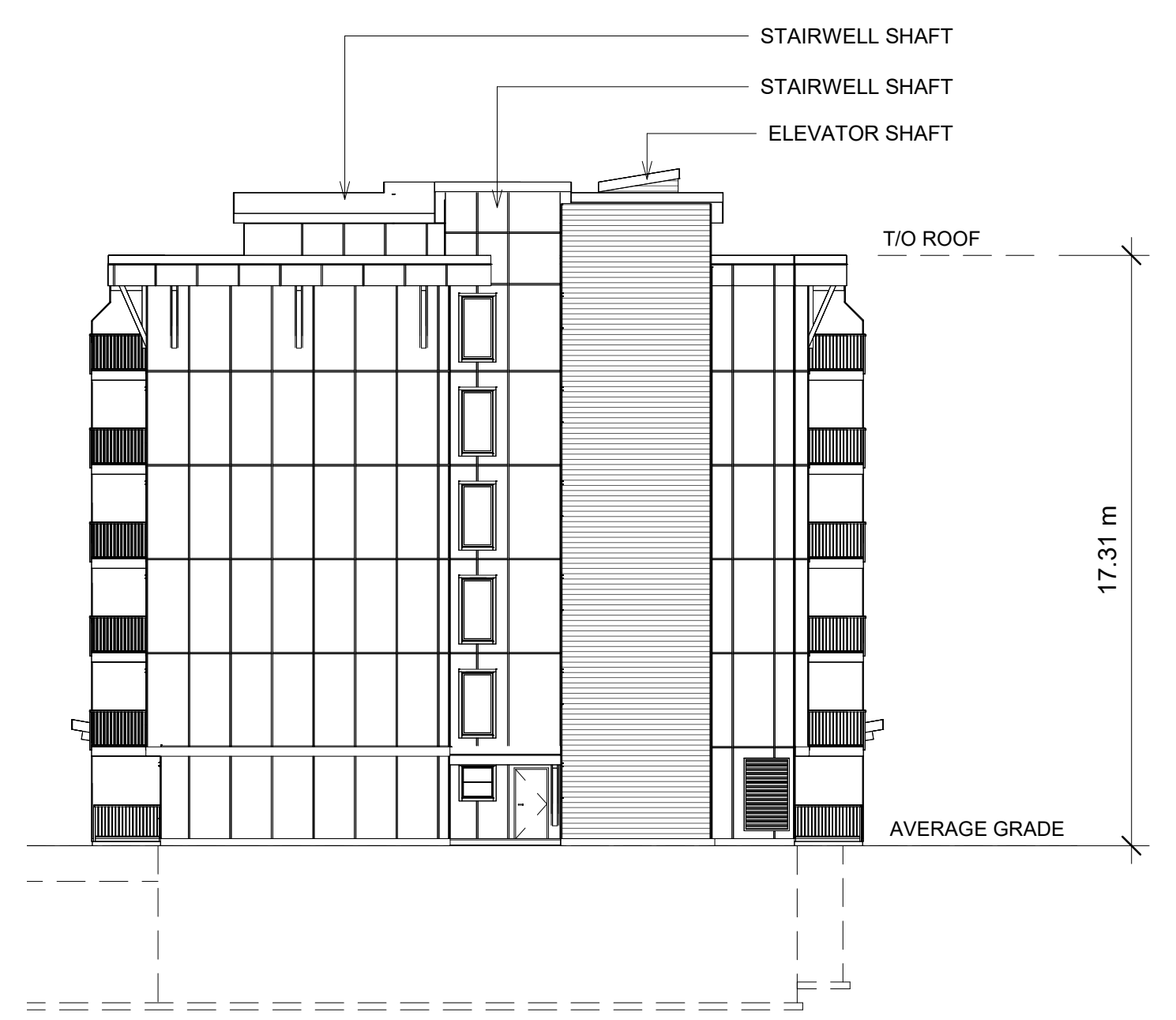
**1 NORTH ELEVATION**  
1 : 175



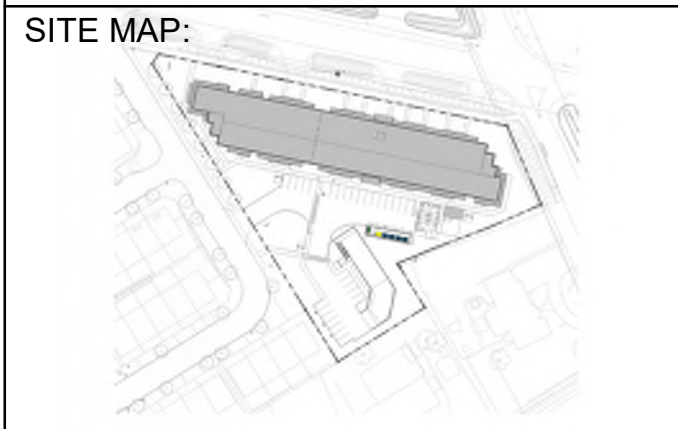
**2 SOUTH ELEVATION**  
1 : 175



**3 EAST ELEVATION**  
1 : 175



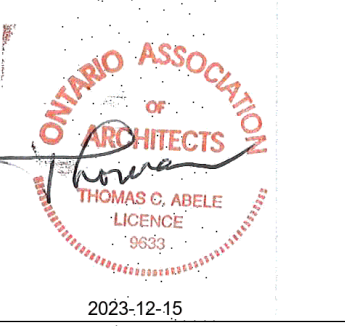
**4 WEST ELEVATION**  
1 : 175



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
C	RE-ISSUED FOR SPC	12/15/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT OAA, T. 604.662.6818



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PROJECT NAME:  
RHYTHM APARTMENTS

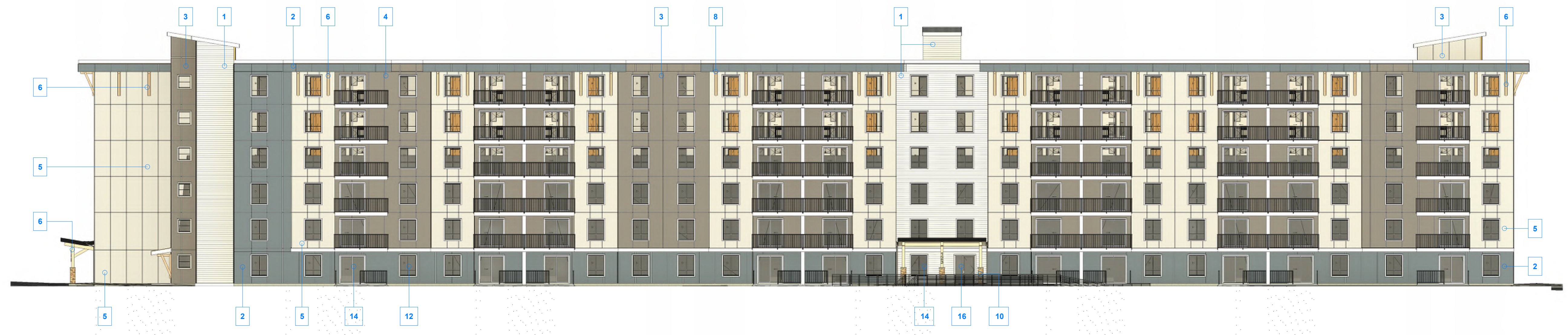
PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
COLOUR - ELEVATIONS

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

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



**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

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