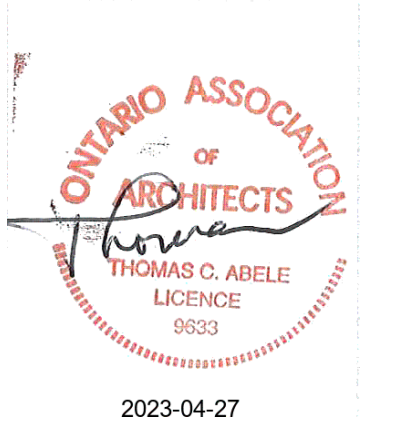
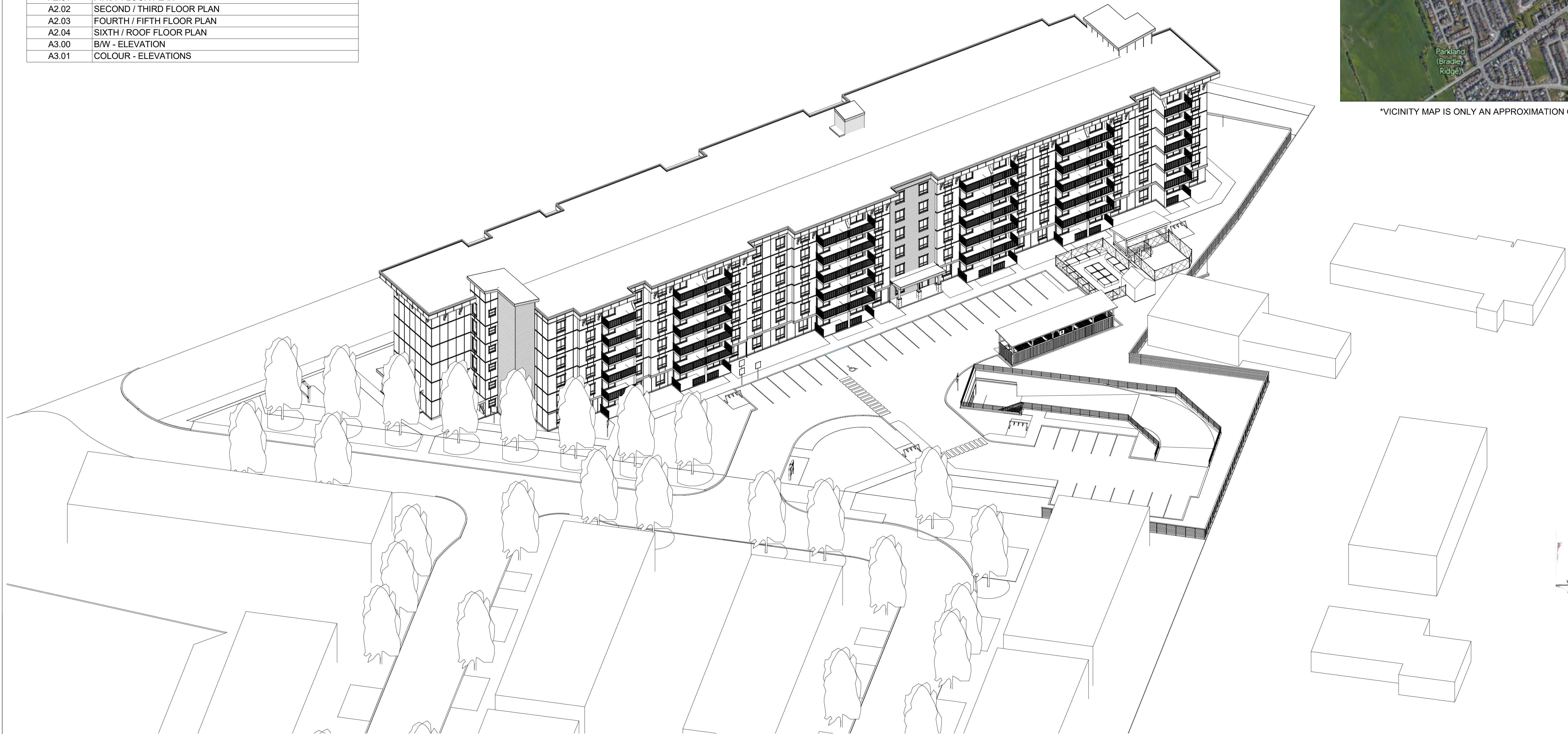


DRAWING INDEX	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A1.01	SITE PLAN
A1.02	SURFACE PARKING PLAN
A1.03	UNDERGROUND PARKING PLAN
A1.04	SITE ACCESSORIES
A1.05	SITE ACCESSORIES
A1.06	FIRE + EMERGENCY ACCESS PLAN
A1.07	WASTE + RECYCLING PLAN
A1.08	SURROUNDING AREA PERSPECTIVE
A1.09	SITE PERSPECTIVE
A1.10	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

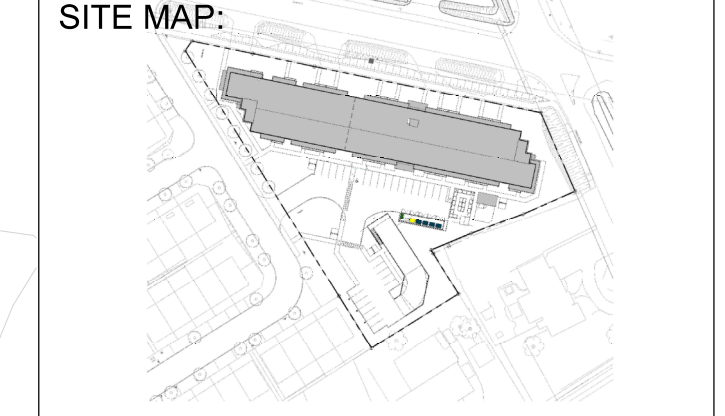
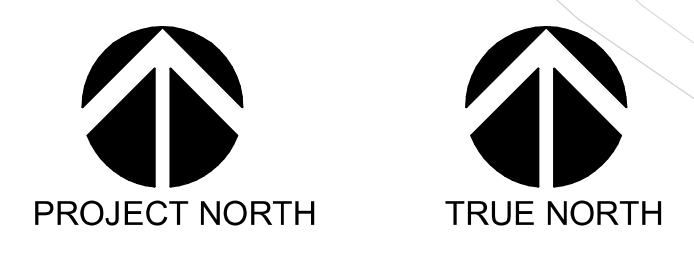
ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT OAA, T: 604.682-6818

SEYMOUR PACIFIC
DEVELOPMENTS LTD.

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

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

SEAL: **ABELEARCHITECTURE**
THOMAS G. 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**
REV #: **A**



LEGEND

	1 BEDROOM / 1 BATH
	2 BEDROOM / 1 BATH
	2 BEDROOM / 2 BATH
	2 BEDROOM / DEN / 2 BATH
	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 ²
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	m	VARIES	m
MIN. CORNER SIDE YARD S.B.	3.0	m	3.0	m
MIN. LOT AREA	540	m ²	6689.21	m ²
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 ²	2540.17 m ²

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
TOTAL PARKING STALLS			65	132

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
TOTAL BICYCLE			60	60

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 ³	16 y ³
GMP	2 y ³	2 y ³
FIBRE	4 y ³	4 y ³
ORGANICS	720L	720L

BUILDING INFORMATION

	BUILDING A	
FOOTPRINT	1894.44	m ²
GROSS BUILDING AREA	11502.94	m ²

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
TOTAL	119 UNITS

AMENITY

	RATE	REQUIRED	PROPOSED
COMMUNITY AMENITY AREA (50% MIN)	6M ² / DU	714 m ²	900 m ²
INDOOR AND PRIVATE TERRACES / DECKS	6M ² / DU	714 m ²	906 m ²
TOTAL AMENITY SPACE		1428 m²	1806 m²

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

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

04/26/2023 10:28:33 AM



(1) DOG RUN AREA



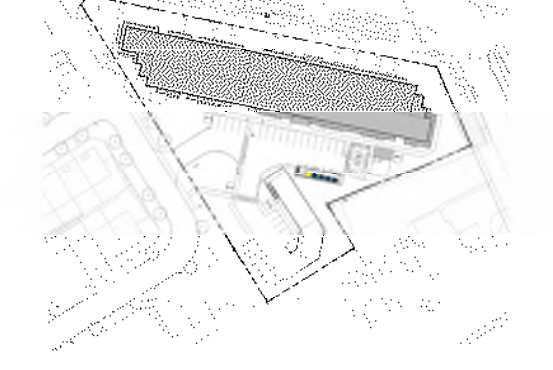
(2) COMMUNITY GARDEN



(3) COMMUNITY GARDEN / DOG RUN AREA



(4) SITE ENTRANCE SIGN



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



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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 #:



