

# DESIGN BRIEF - RHYTHM APARTMENTS NAVAN ROAD

Section Two (Refer to Planning Rationale for Section One)

April 26, 2023



# DESIGN PROPOSAL

## Design Statement

The proposed development of this uniquely shaped parcel contemplates a 6-storey residential apartment building with 119 units in 1, 2, and 2 bedroom plus den configurations. The building has been sited fronting Navan Road, creating a strong street frontage and an anchor to the intersection, while serving to screen the surface parking. Walkout connections for the ground floor units along Navan Road to an asphalt pathway ensure residents have easy access to pedestrian and biking networks, and supports the City's vision of a well-connected, transit-oriented development where residents have opportunities to walk and cycle.

The building features a contemporary, west coast inspired design with a muted color palette and timber beam accents on the building and throughout the site. Articulation to the massing of the building is achieved through architectural bump-outs, balconies, and alternating color and materiality. The contemporary flat roof line caps the polished design of this apartment building while the timber braces echo the west coast theme.

Resident amenities have been concentrated to the rear of the property to provide privacy and create a central outdoor space where people can come together.

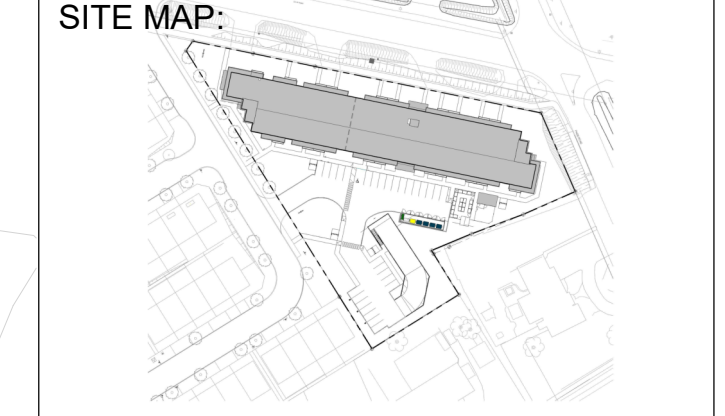
The majority of vehicle parking will be provided underground, in addition to a small number of surface parking stalls, while secure bike parking . Six EV capable parking stalls are proposed to support future installation of charging pedestals and are located in visitor spaces to encourage maximum utilization.





# Site Plan, Elevations and Floor Plans





PROJECT STATUS:  
ISSUED FOR D.P.

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	03/##/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 XXXX

ADDRESS:  
OTTAWA

DRAWING TITLE:  
SITE PLAN

DRAWN BY: PD  
CHECKED BY: -  
DATE: MAR # 2023  
SCALE: As indicated

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



**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	6643.91	m <sup>2</sup>
DENSITY	72.12 DU/ACRE	
FLOOR SPACE INDEX (FSI)	1.76	

**ZONING SUMMARY**

	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	20 m		18.5 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.	VARIABLES	m	VARIABLES	m
MIN. CORNER SIDE YARD S.B.	3.0	m	3.0	m
MIN. LOT AREA	540	m <sup>2</sup>	-	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>
<b>OTHER PARKING PROVISIONS</b>				
SMALL CAR	MAX 40%		MAX 71	39
ACCESSIBLE TYPE A			1	1

**BICYCLE PARKING**

	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
CONVENIENCE AND OFFICE	1 / 250 m <sup>2</sup>	90 m <sup>2</sup>	0.36	0
<b>TOTAL BICYCLE</b>			<b>60</b>	<b>60</b>
<b>OTHER BICYCLE PROVISIONS</b>				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	31	32
MIN HORIZONTAL BIKE STALL	50%	-	31	40
MIN SECURED BIKE STALLS	25%	-	15	20

**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	1916.37	m <sup>2</sup>
GROSS BUILDING AREA	11667.57	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
3 BEDROOM / 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>	930 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>1836 m<sup>2</sup></b>

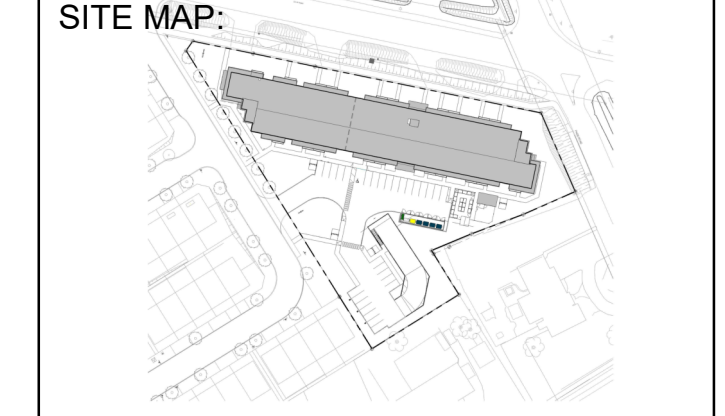
**LEGEND**

[Dashed Line]	PROPERTY LINE
[Dash-dot Line]	SETBACK LINE
[Red Dashed Line]	PARKADE OUTLINE
[Thick Solid Line]	BUILDING OUTLINE
[Thin Solid Line]	6" CURBING
[Circle with Center]	EV CHARGER
[Hatched Area]	2.2m NOISE BARRIER
[Thick Solid Line]	WOODEN FENCE
[Thin Solid Line]	RETAINING WALL
[Dotted Line]	CHAINLINK FENCE
[Green Area]	LANDSCAPE AREA
[Striped Area]	CROSSWALK 1.5 X .45 STRIPS
[Trapezoid]	SIDEWALK LETDOWN
[Rectangles]	RAISED SIDEWALK
[Wheelchair]	ACCESSIBLE PARKING
[Vertical Bars]	BIKE PARKING (NUMBER REPRESENTS COUNT)
[Signpost]	SITE SIGNAGE
[Arrow]	DIRECTION SIGNAGE
[Green Box]	240 L ORGANIC CANS
[Grey Box]	GMP CANS (NUMBER REPRESENTS Y <sup>3</sup> )
[Blue Box]	GARBAGE CANS (NUMBER REPRESENTS Y <sup>3</sup> )
[Yellow Box]	FIBRE BINS (NUMBER REPRESENTS Y <sup>3</sup> )

03/14/2023 9:29:52 AM

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





PROJECT STATUS:  
 ISSUED FOR D.P.

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	03/##/2023

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

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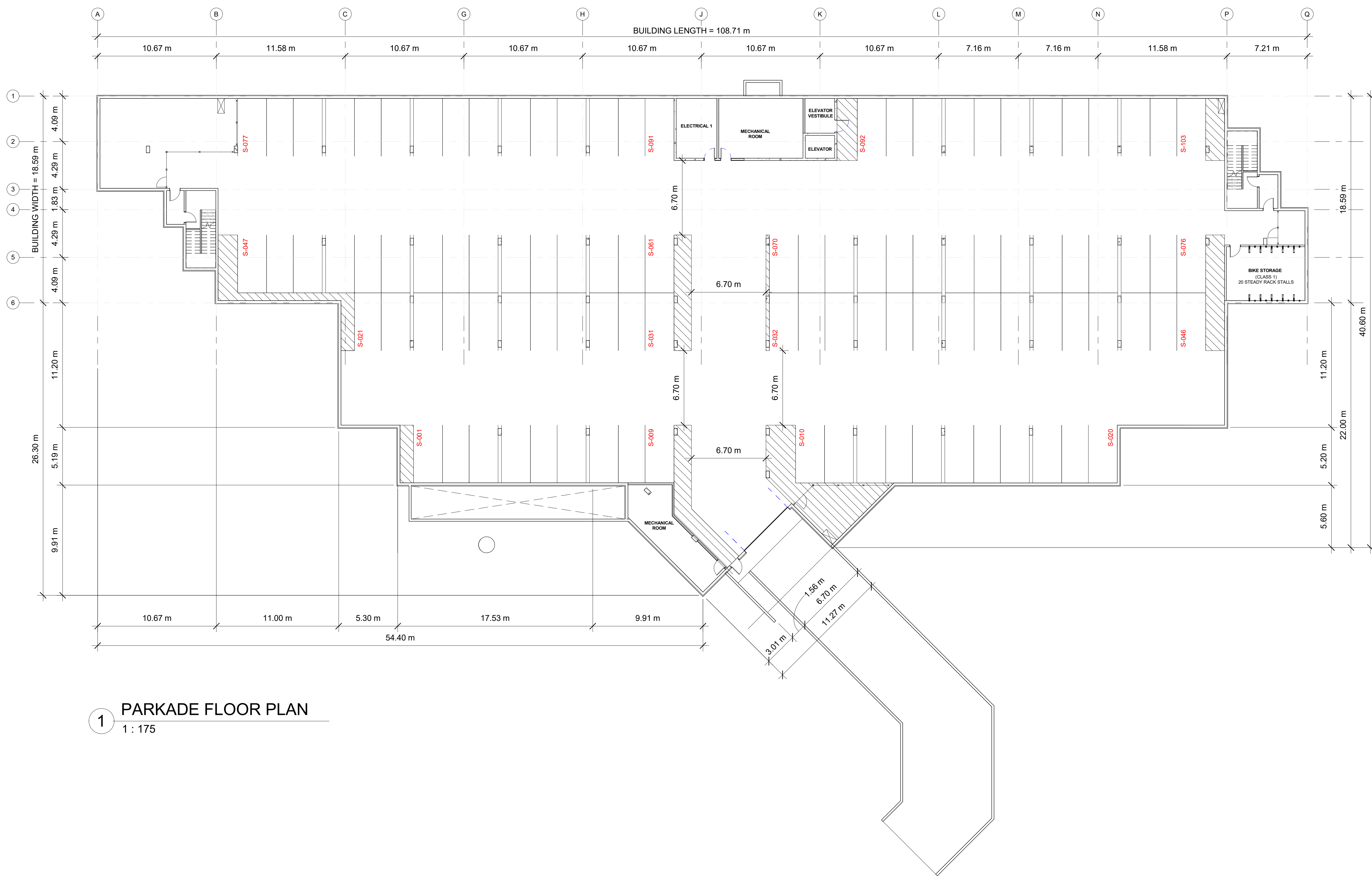
PROJECT NUMBER:  
 VP XXXX

ADDRESS:  
 OTTAWA

DRAWING TITLE:  
 PARKADE FLOOR PLAN

DRAWN BY: PD  
 CHECKED BY: -  
 DATE: MAR ## 2023  
 SCALE: 1 : 175

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



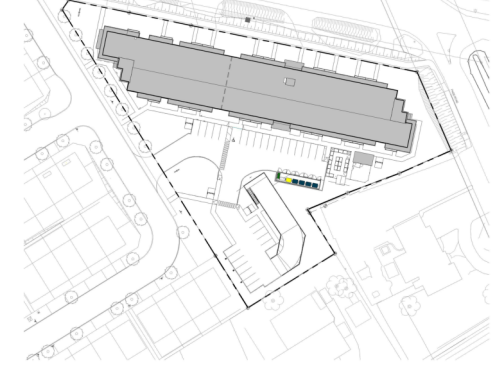
**1** PARKADE FLOOR PLAN  
 1 : 175





PROJECT NORTH

SITE MAP:



PROJECT STATUS:

ISSUED FOR D.P.

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR D.P.	03##/2023

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**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 NAME:	RHYTHM APARTMENTS
PROJECT NUMBER:	VP XXXX
ADDRESS:	OTTAWA
DRAWING TITLE:	FIRST FLOOR PLAN
DRAWN BY:	PD
CHECKED BY:	-
DATE:	MAR ## 2023
SCALE:	1: 175
DRAWING #:	A2.01
REV #:	A

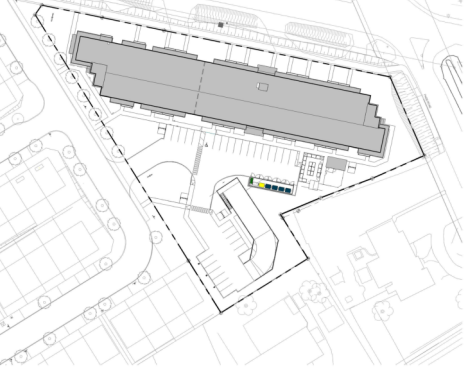
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PROJECT NORTH

SITE MAP:



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PROJECT NAME:

RYTHM APARTMENTS

PROJECT NUMBER:

VP XXXX

ADDRESS:

OTTAWA

DRAWING TITLE:

SECOND / THIRD FLOOR PLAN

DRAWN BY: PD

CHECKED BY: -

DATE: MAR ## 2023

SCALE: 1 : 175

DRAWING #:

A2.02

REV #:

A



1 FLOOR PLAN - LEVEL 2  
1 : 175

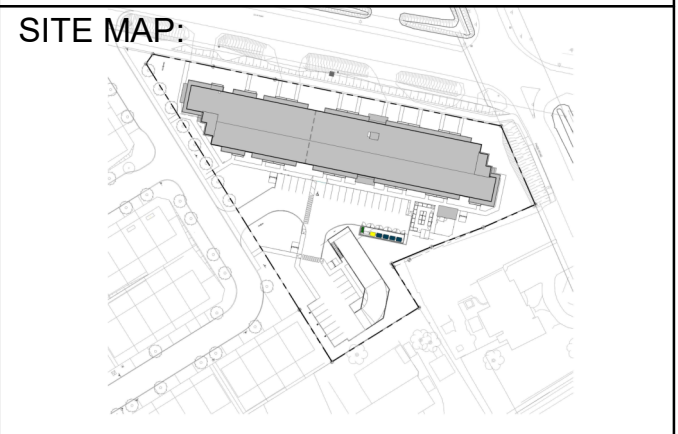
TOTAL FLOOR AREA = 1921.70M <sup>2</sup>
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 739.03M <sup>2</sup>
RIGHT SIDE FLOOR AREA = 1182.68M <sup>2</sup>



2 FLOOR PLAN - LEVEL 3  
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>





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RHYTHM APARTMENTS

PROJECT NUMBER:  
VP XXXX

ADDRESS:  
OTTAWA

DRAWING TITLE:  
FOURTH / FIFTH FLOOR PLAN

DRAWN BY: PD  
CHECKED BY: -  
DATE: MAR ## 2023  
SCALE: 1 : 175

DRAWING #: **A2.03** REV #: **A**



1 FLOOR PLAN - LEVEL 4  
1 : 175

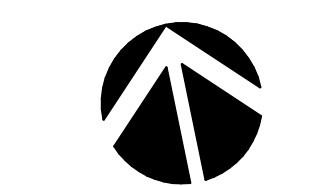
TOTAL FLOOR AREA = 1921.70M <sup>2</sup>
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 739.03M <sup>2</sup>
RIGHT SIDE FLOOR AREA = 1182.68M <sup>2</sup>



2 FLOOR PLAN - LEVEL 5  
1 : 175

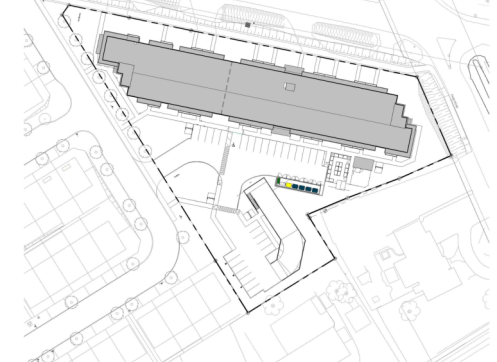
TOTAL FLOOR AREA = 1921.70M <sup>2</sup>
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 739.03M <sup>2</sup>
RIGHT SIDE FLOOR AREA = 1182.68M <sup>2</sup>





PROJECT NORTH

SITE MAP:



PROJECT STATUS:

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PROJECT NAME:

RHYTHM APARTMENTS

PROJECT NUMBER:

VP XXXX

ADDRESS:

OTTAWA

DRAWING TITLE:

SIXTH / ROOF FLOOR PLAN

DRAWN BY: PD

CHECKED BY: -

DATE: MAR ## 2023

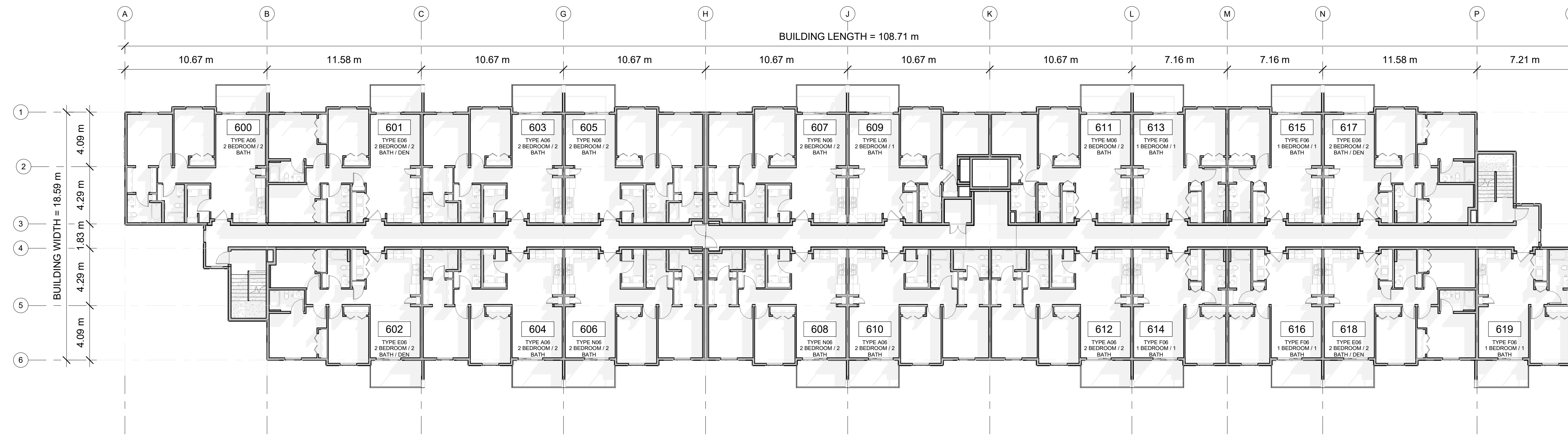
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DRAWING #:

A2.04

REV #:

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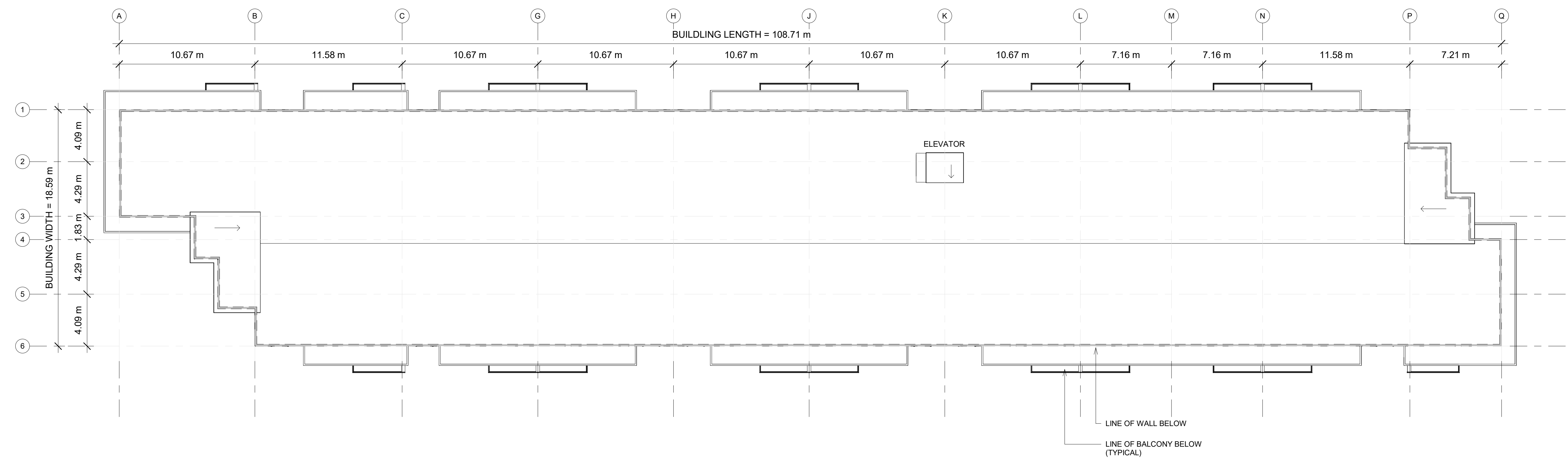
**TOTAL FLOOR AREA = 1921.70M<sup>2</sup>**

**FIREWALL FLOOR AREA BREAKDOWN**

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

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

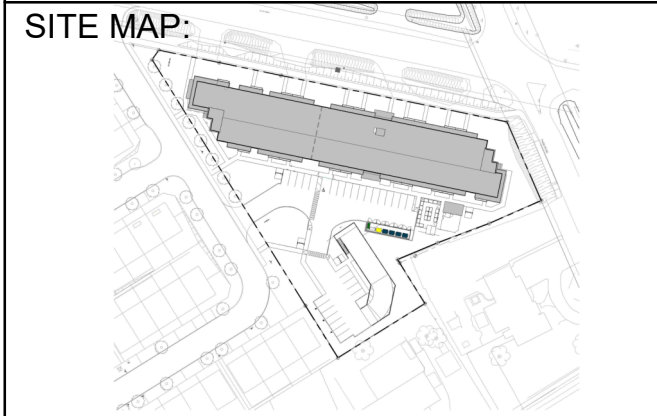
1 FLOOR PLAN - LEVEL 6  
1:175



2 ROOF PLAN  
1:175

03/14/2023 9:38:09 AM





**PROJECT STATUS:**  
ISSUED FOR D.P.

**Revision Schedule**

No.	Description	Revision Date
A	ISSUED FOR D.P.	03/14/2023

**SEAL:** **ABELEARCHITECTURE**  
THOMAS C. ABLE, ARCHITECT OAA, T. 604.692.6918

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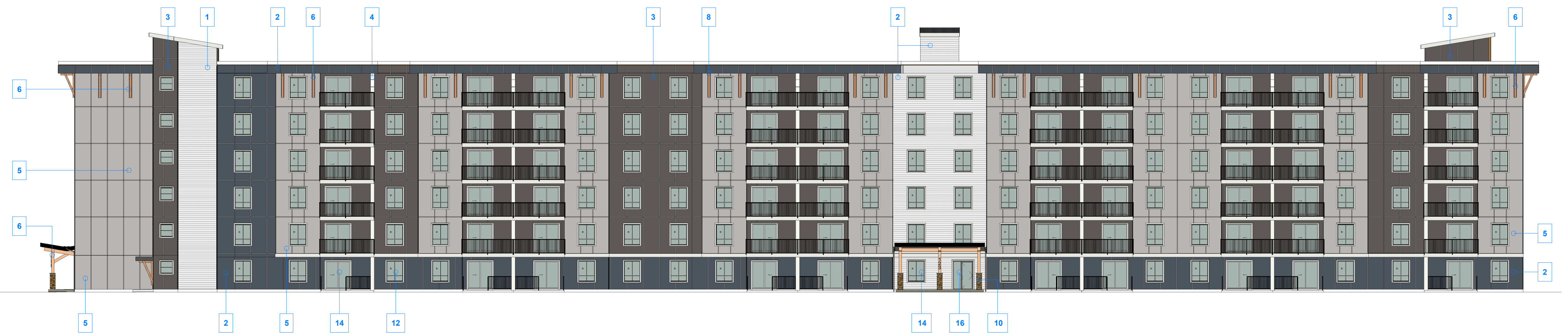
**PROJECT NUMBER:**  
VP XXXX

**ADDRESS:**  
OTTAWA

**DRAWING TITLE:**  
COLOUR - ELEVATIONS

**DRAWN BY:** PD  
**CHECKED BY:** -  
**DATE:** MAR ## 2023  
**SCALE:** As indicated

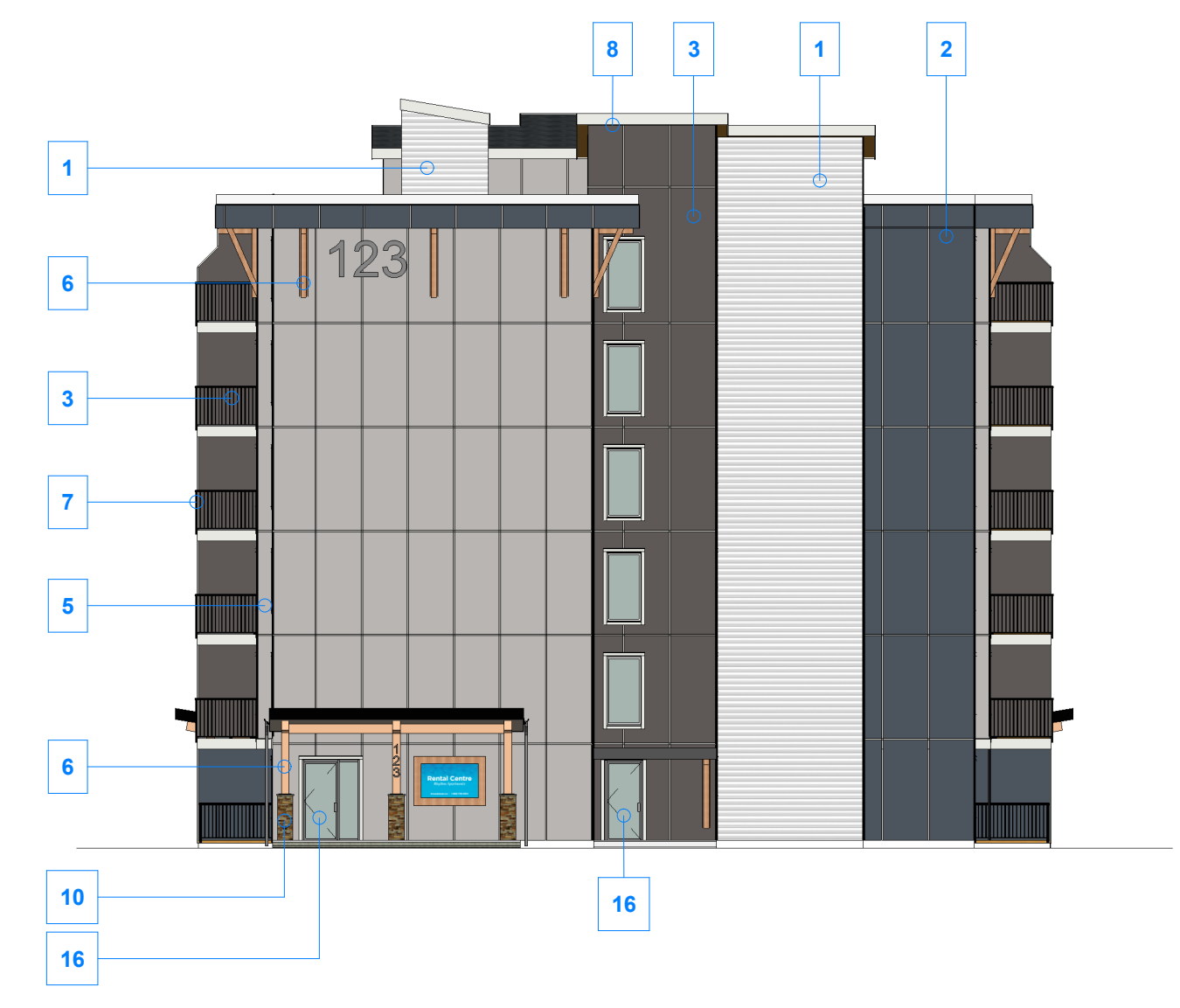
**DRAWING #:** **A3.01** **REV #:** A



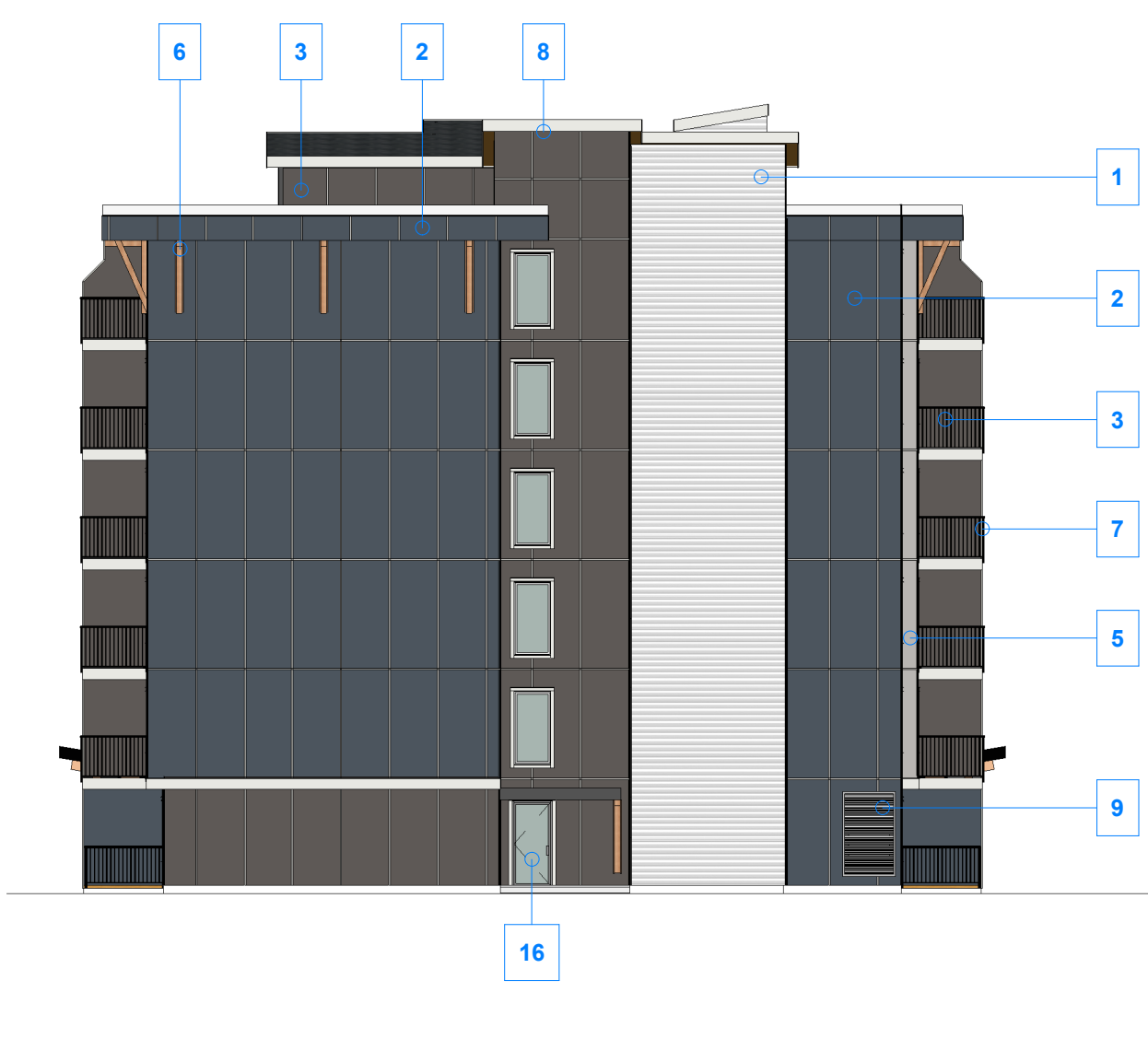
**1 COLOUR ELEVATION - NORTH ELEVATION**  
1 : 175



**2 COLOUR ELEVATION - SOUTH ELEVATION**  
1 : 175

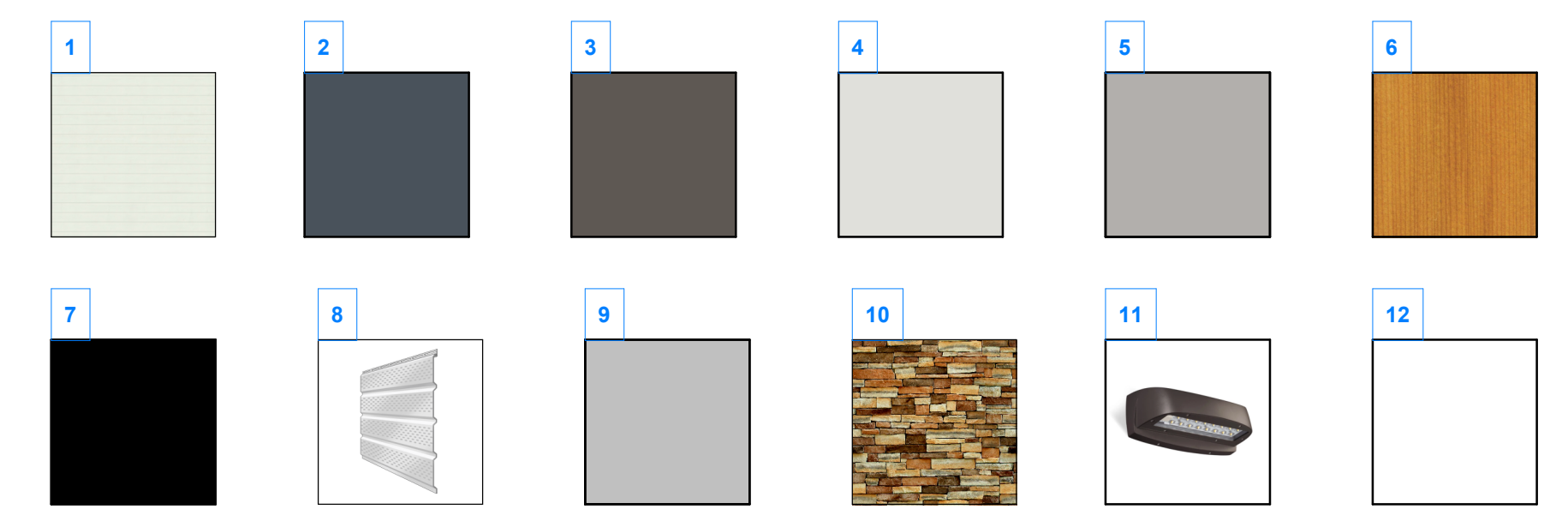


**3 COLOUR ELEVATION - EAST ELEVATION**  
1 : 175



**4 COLOUR ELEVATION - WEST ELEVATION**  
1 : 175

- 1 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





# 3D Renders - Views, Massing and Scale and Public Realm

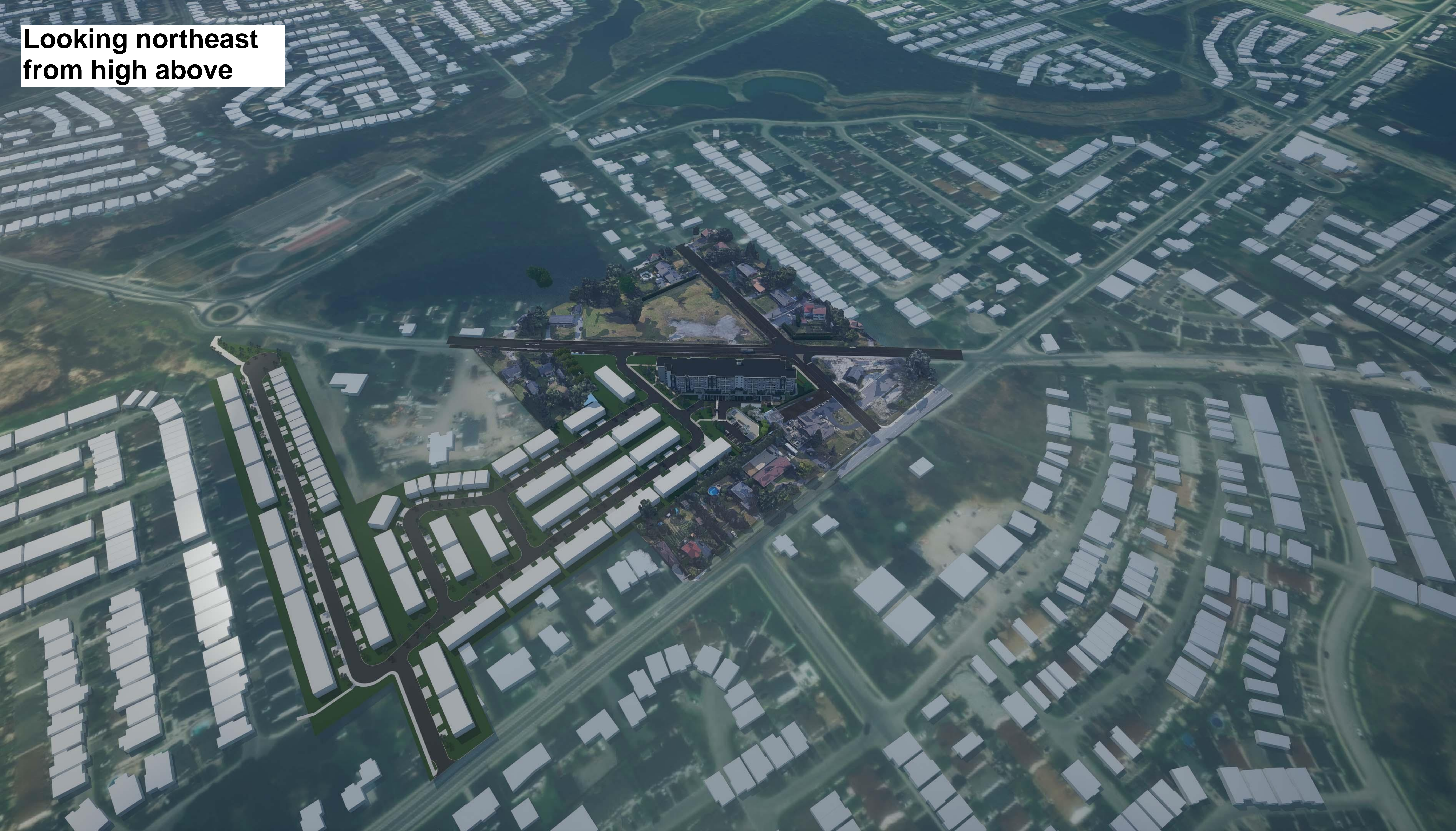


Looking southwest  
from above





Looking northeast  
from high above





Looking south





Looking north





Looking north - detail





Building entry





Looking northeast





Looking west





# Community Garden and Dog Run





**Additional Contents:**

**Landscape Plan**



SITE MAP:

PROJECT STATUS:  
ISSUED FOR COORDINATION

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR SITE PLAN REVIEW	2023-04-19
2	ISSUED FOR SITE PLAN SUBMISSION	2023-04-26

SEAL:



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PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:

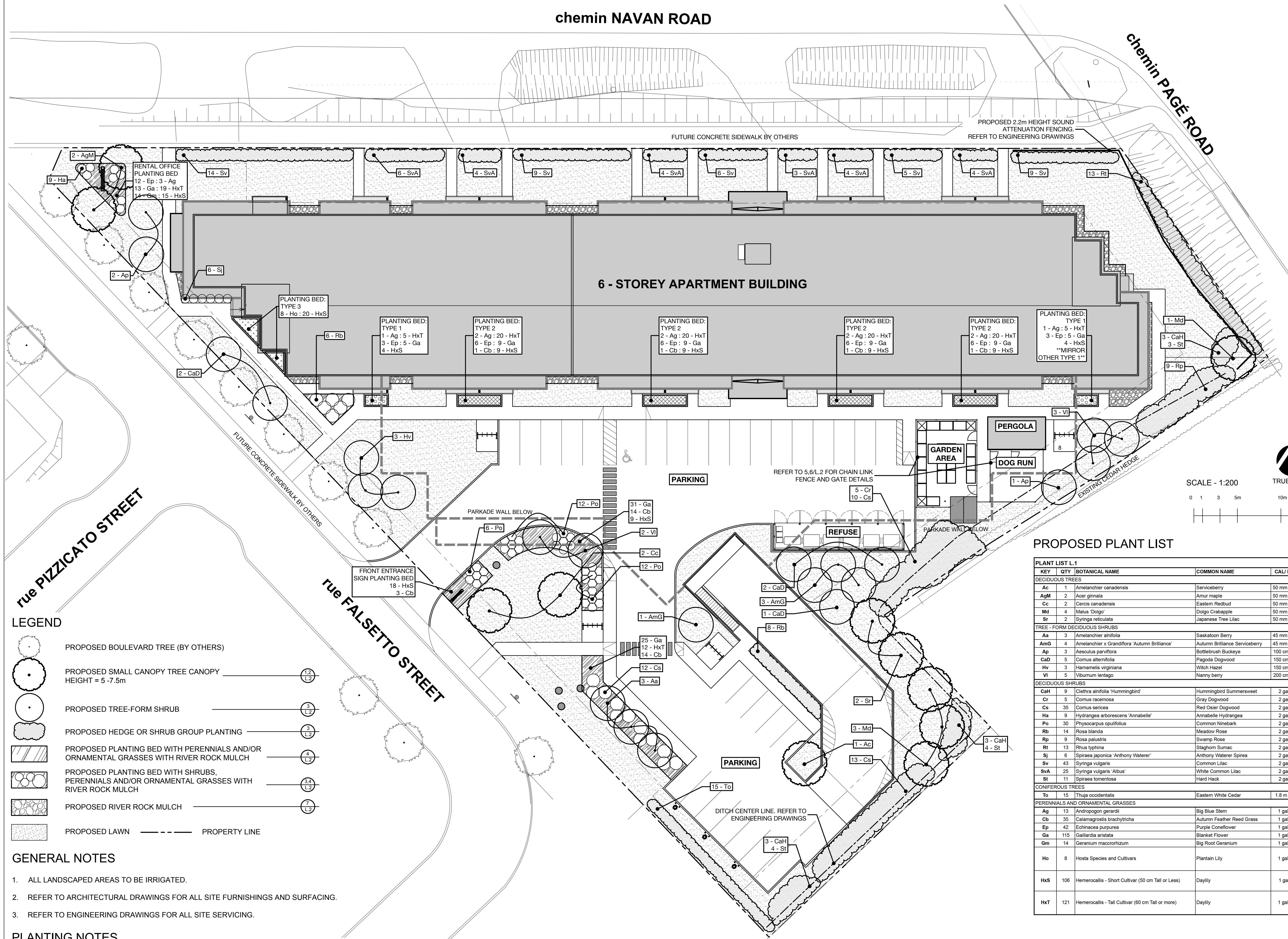
CITY OF OTTAWA:

ADDRESS:  
3080 NAVAN ROAD  
OTTAWA, ON

DRAWING TITLE:  
LANDSCAPE PLAN

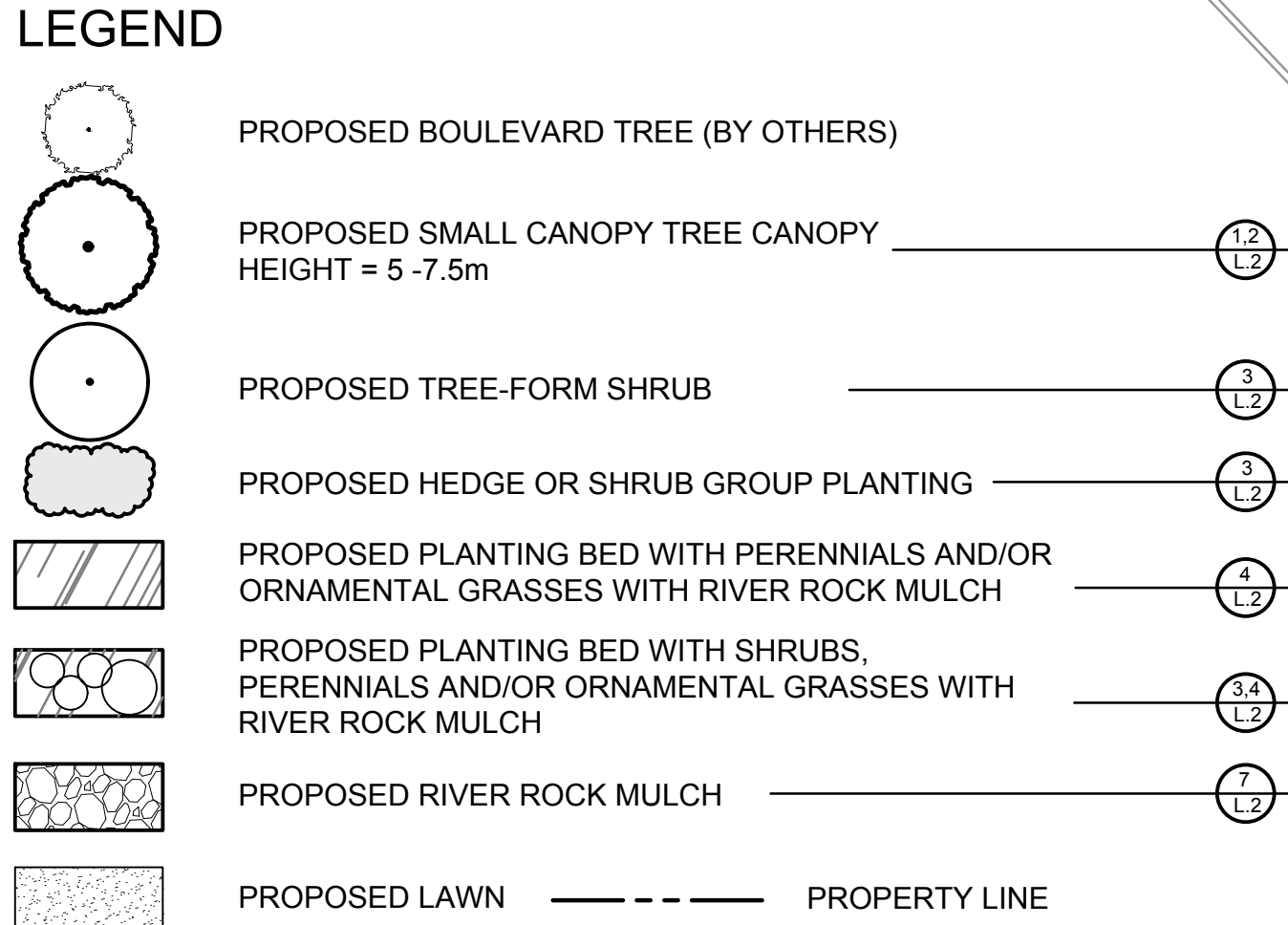
DRAWN BY: K. SELIN  
CHECKED BY: K. CERVENÝ  
DATE: 2023-04-26  
SCALE: 1:200

DRAWING #: L.1  
REV #:



rue PIZZICATO STREET

rue FALSETTO STREET

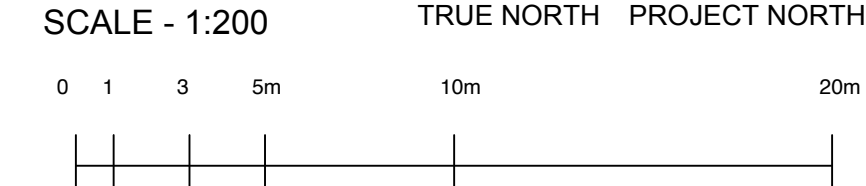


- GENERAL NOTES
- ALL LANDSCAPED AREAS TO BE IRRIGATED.
  - REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE FURNISHINGS AND SURFACING.
  - REFER TO ENGINEERING DRAWINGS FOR ALL SITE SERVICING.

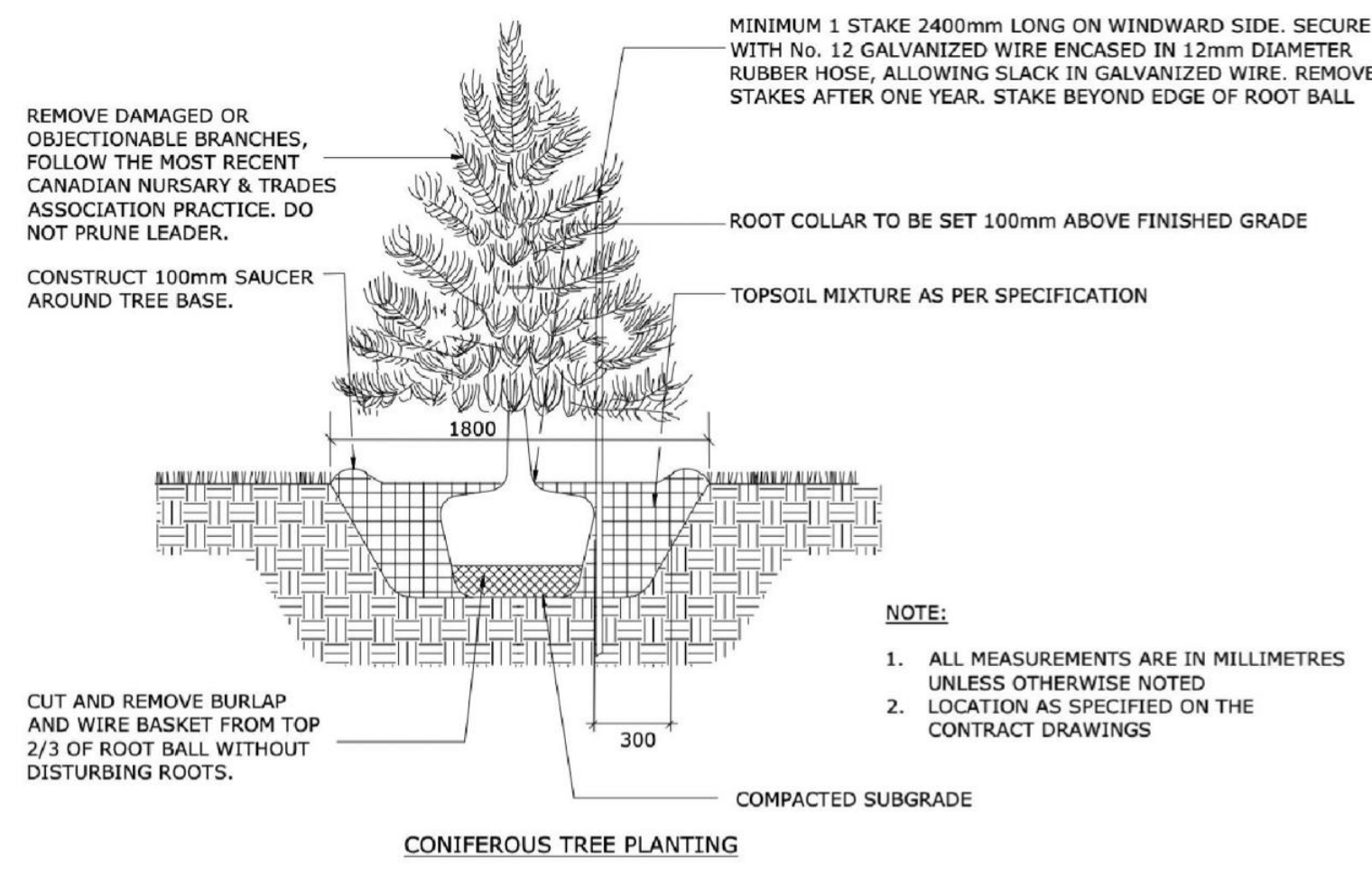
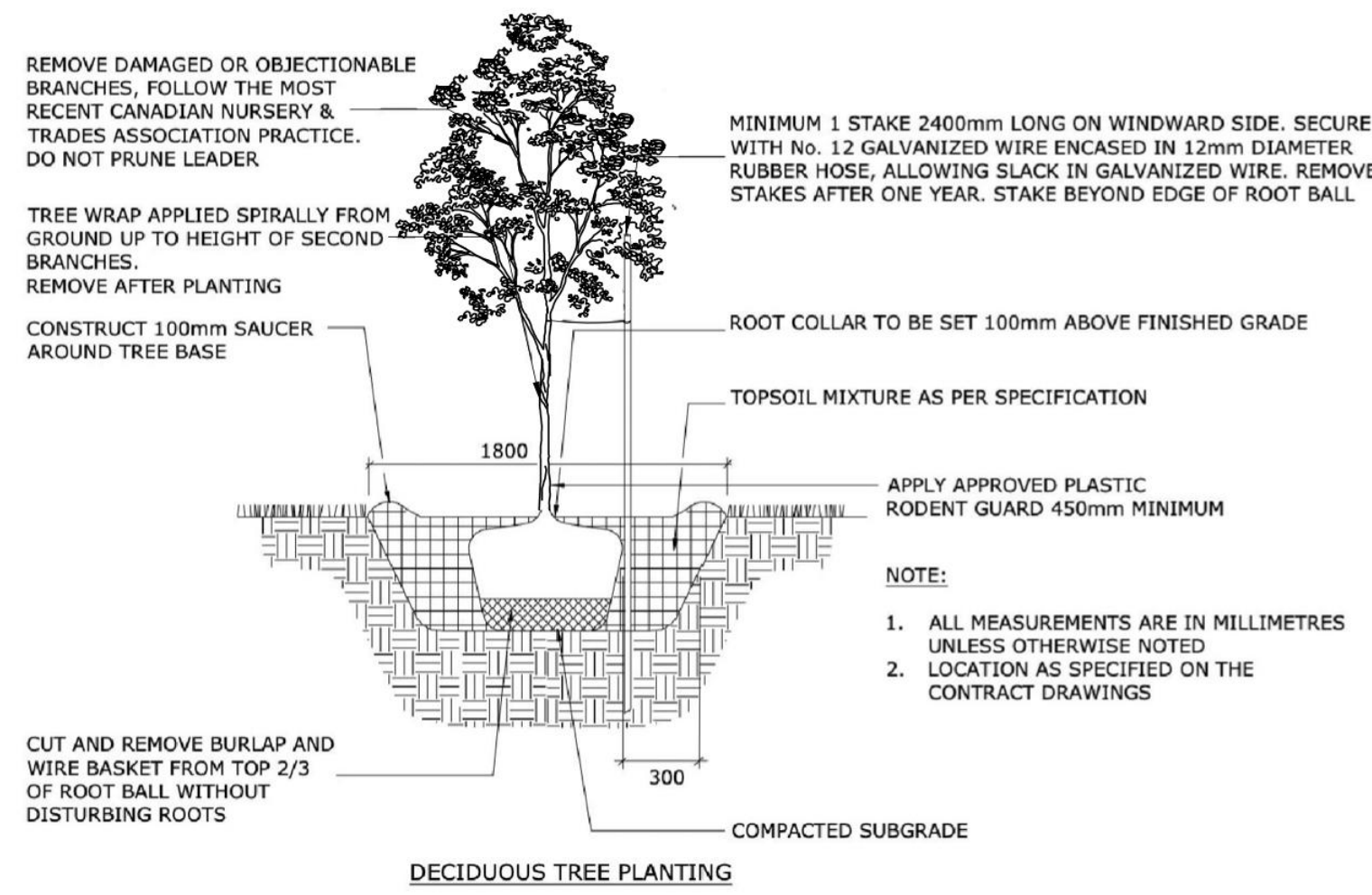
- PLANTING NOTES
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
  - LOCATION OF ALL PLANT MATERIAL TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY THE PROJECT MANAGER PRIOR TO THE EXCAVATION OF TREE PITS, SHRUBS AND PERENNIALS
  - ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
  - DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
  - ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE PROJECT MANAGER.
  - ALL STEEL STAKING POSTS TO BE REMOVED AFTER ONE GROWING SEASON UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
  - CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS OR HER WORK TO THE SATISFACTION OF THE PROJECT MANAGER.
  - DECIDUOUS TREES TO HAVE A MINIMUM 7.5M SETBACK FROM ALL BUILDING FOUNDATIONS IN ACCORDANCE WITH THE CITY OF OTTAWA TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017 GUIDELINES) AND GEOTECHNICAL INVESTIGATION BY PATERSON GROUP DATED JANUARY 30, 2023.
  - ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, HABIT, FLOWER, LEAF, COLOUR AND CULTURE AND ONLY AFTER WRITTEN APPROVAL FROM THE PROJECT MANAGER.

PROPOSED PLANT LIST

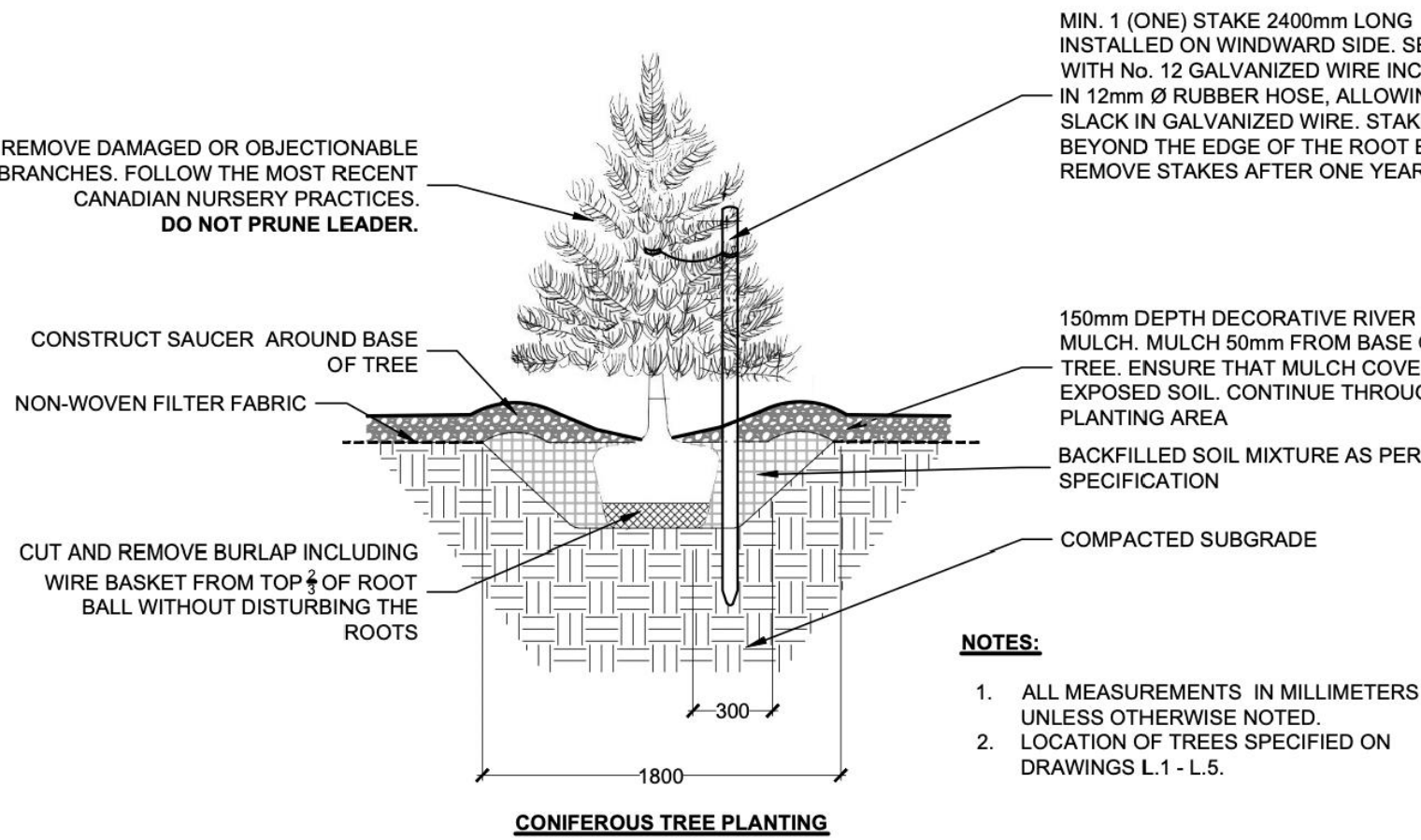
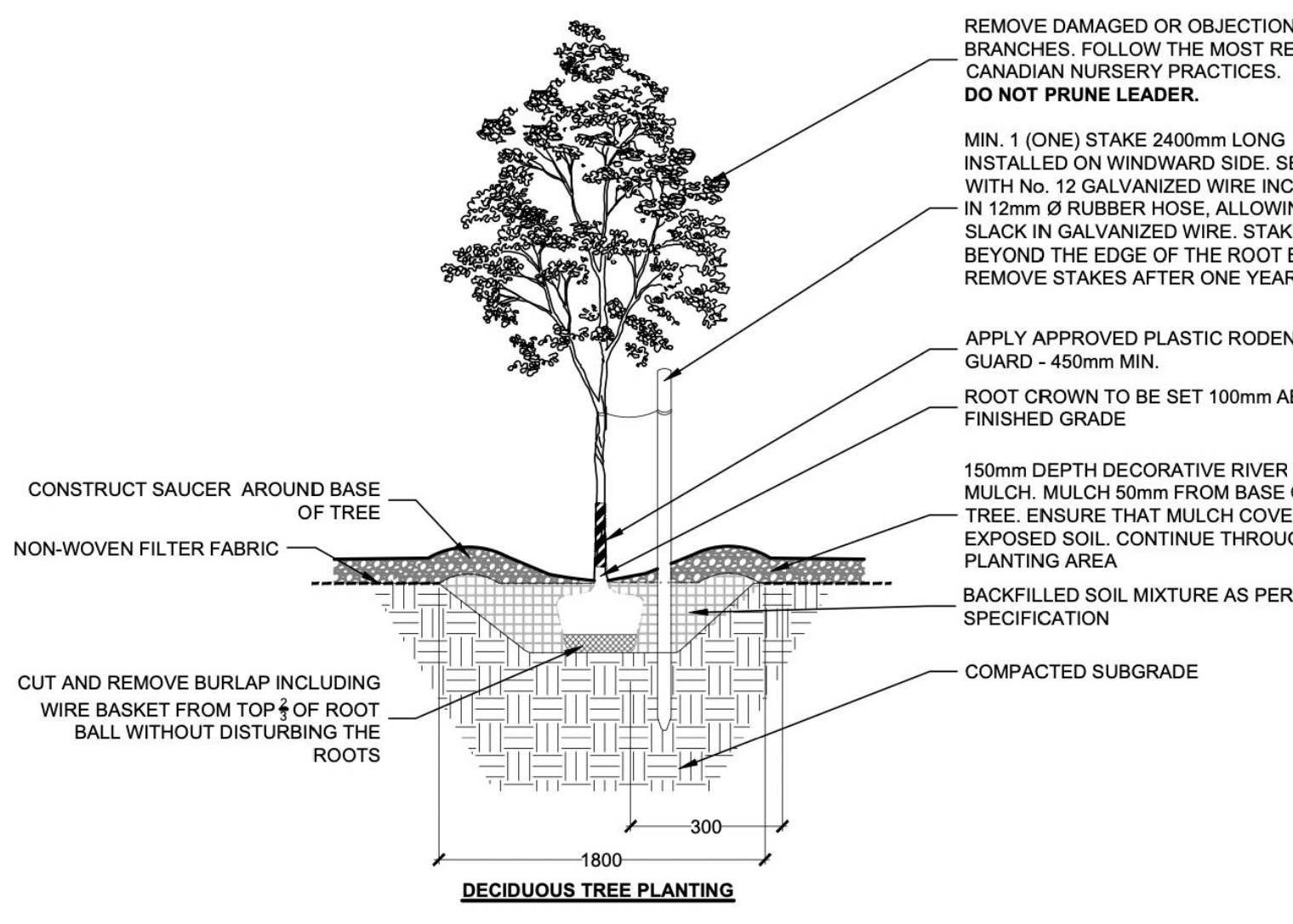
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT.	CONDITION/REMARKS
<b>DECIDUOUS TREES</b>					
Ac	1	Amelanchier canadensis	Serviceberry	50 mm cal.	W/B
AgM	2	Acer ginnala	Amur maple	50 mm cal.	W/B
Cc	2	Cercis canadensis	Eastern Redbud	50 mm cal.	W/B
Md	4	Malus 'Dolgo'	Dolgo Crabapple	50 mm cal.	W/B
Sr	2	Syringa reticulata	Japanese Tree Lilac	50 mm cal.	W/B
<b>TREE - FORM DECIDUOUS SHRUBS</b>					
Aa	3	Amelanchier alnifolia	Saskatoon Berry	45 mm cal.	W/B Tree Form
AmG	4	Amelanchier x Grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	45 mm cal.	W/B Tree Form
Ap	3	Aesculus parviflora	Bottlebrush Buckeye	100 cm ht.	W/B Tree Form
CaD	5	Cornus alternifolia	Pagoda Dogwood	150 cm ht.	W/B Tree Form
Hv	3	Hamamelis virginiana	Witch Hazel	150 cm ht.	W/B Tree Form
Vi	5	Viburnum lentago	Nanny berry	200 cm ht.	W/B Tree Form
<b>DECIDUOUS SHRUBS</b>					
CaH	9	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	2 gal.	Potted
Cr	5	Cornus racemosa	Gray Dogwood	2 gal.	Potted
Cs	35	Cornus sericea	Red Osier Dogwood	2 gal.	Potted
Ha	9	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2 gal.	Potted
Po	30	Physocarpus opulifolius	Common Ninebark	2 gal.	Potted
Rb	14	Rosa blanda	Meadow Rose	2 gal.	Potted
Rp	9	Rosa palustris	Swamp Rose	2 gal.	Potted
Rt	13	Rhus typhina	Staghorn Sumac	2 gal.	Potted
Sj	6	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	2 gal.	Potted
Sv	43	Syringa vulgaris	Common Lilac	2 gal.	Potted
SvA	25	Syringa vulgaris 'Albus'	White Common Lilac	2 gal.	Potted
St	11	Spiraea tomentosa	Hard Hack	2 gal.	Potted
<b>CONIFEROUS TREES</b>					
To	15	Thuja occidentalis	Eastern White Cedar	1.8 m ht.	W/B
<b>PERENNIALS AND ORNAMENTAL GRASSES</b>					
Ag	13	Andropogon gerardii	Big Blue Stem	1 gal.	Ornamental Grass - Container
Cb	35	Calamagrostis brachytricha	Autumn Feather Reed Grass	1 gal.	Ornamental Grass - Container
Ep	42	Echinacea purpurea	Purple Coneflower	1 gal.	Perennial - Container
Ga	115	Gallardia aristata	Blanket Flower	1 gal.	Perennial - Container
Gm	14	Geranium macrorrhizum	Big Root Geranium	1 gal.	Perennial - Container
Ho	8	Hosta Species and Cultivars	Plantain Lily	1 gal.	Perennial - Container, Suggested Cultivars: 'Big Daddy', 'Designer Genes', 'Empress Wu', 'Wide Brim Stained Glass'
HxS	106	Hemerocallis - Short Cultivar (50 cm Tall or Less)	Daylily	1 gal.	Perennial - Container, Suggested Cultivars: 'Pardon Me', 'Stella D'Oro', 'Little Grapette'
HxT	121	Hemerocallis - Tall Cultivar (60 cm Tall or more)	Daylily	1 gal.	Perennial - Container, Suggested Cultivars: 'Bella Lugosa', 'Entrapment', 'Frans Hals', 'Flava', 'Joan Senor'



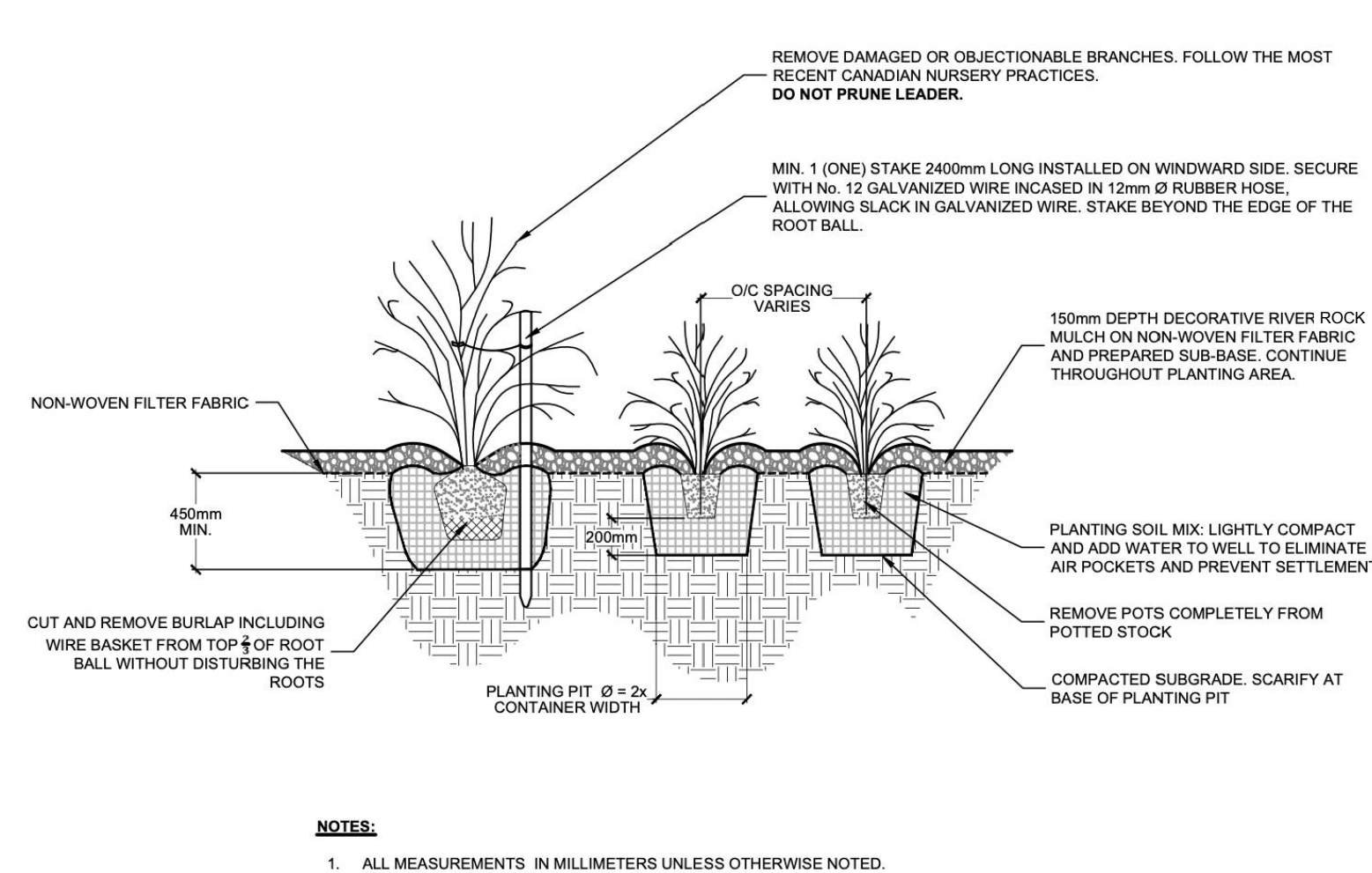




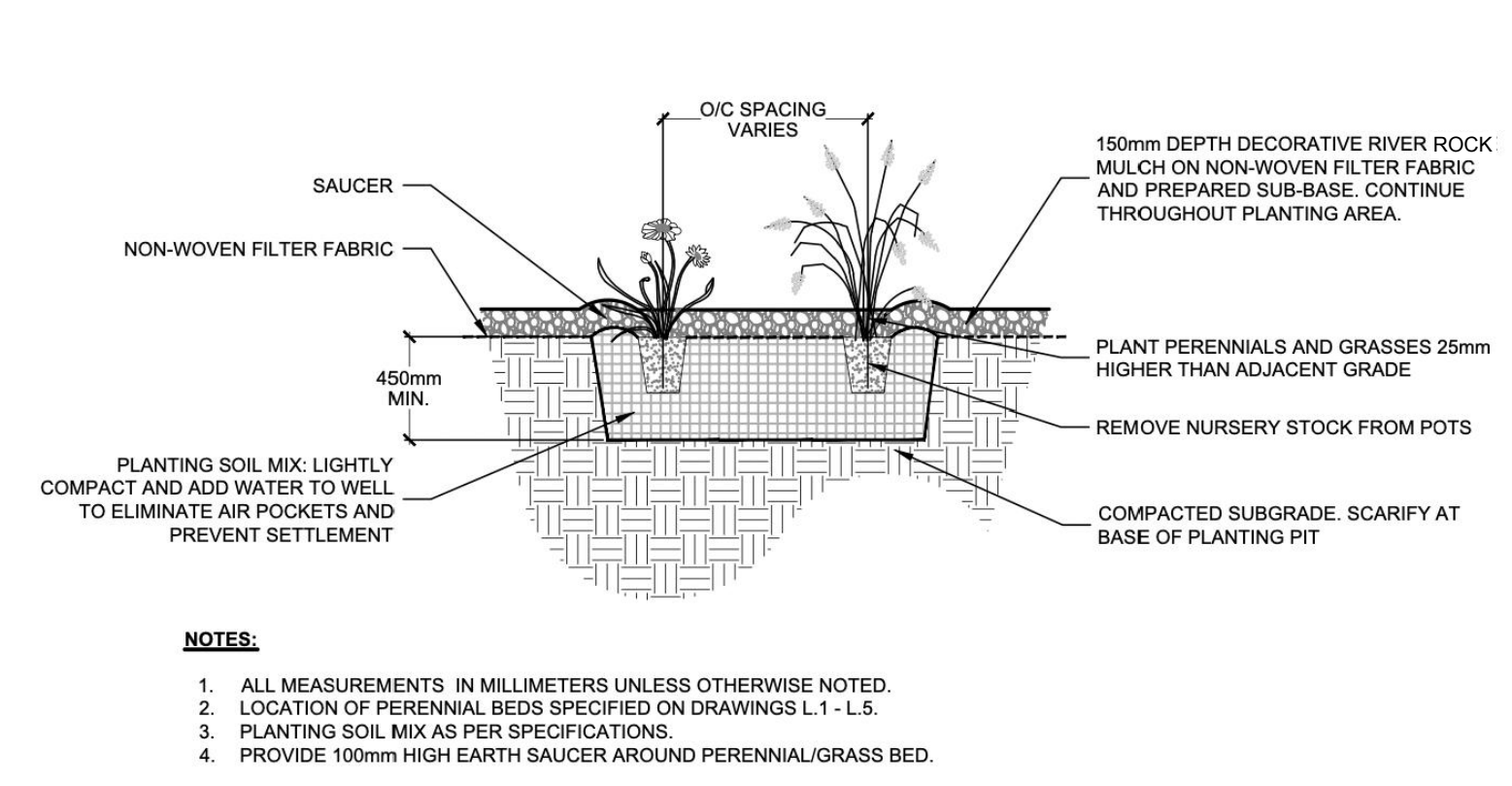
**1 DECIDUOUS AND CONIFEROUS TREE PLANTING IN GRASSED AREAS**  
NOT TO SCALE



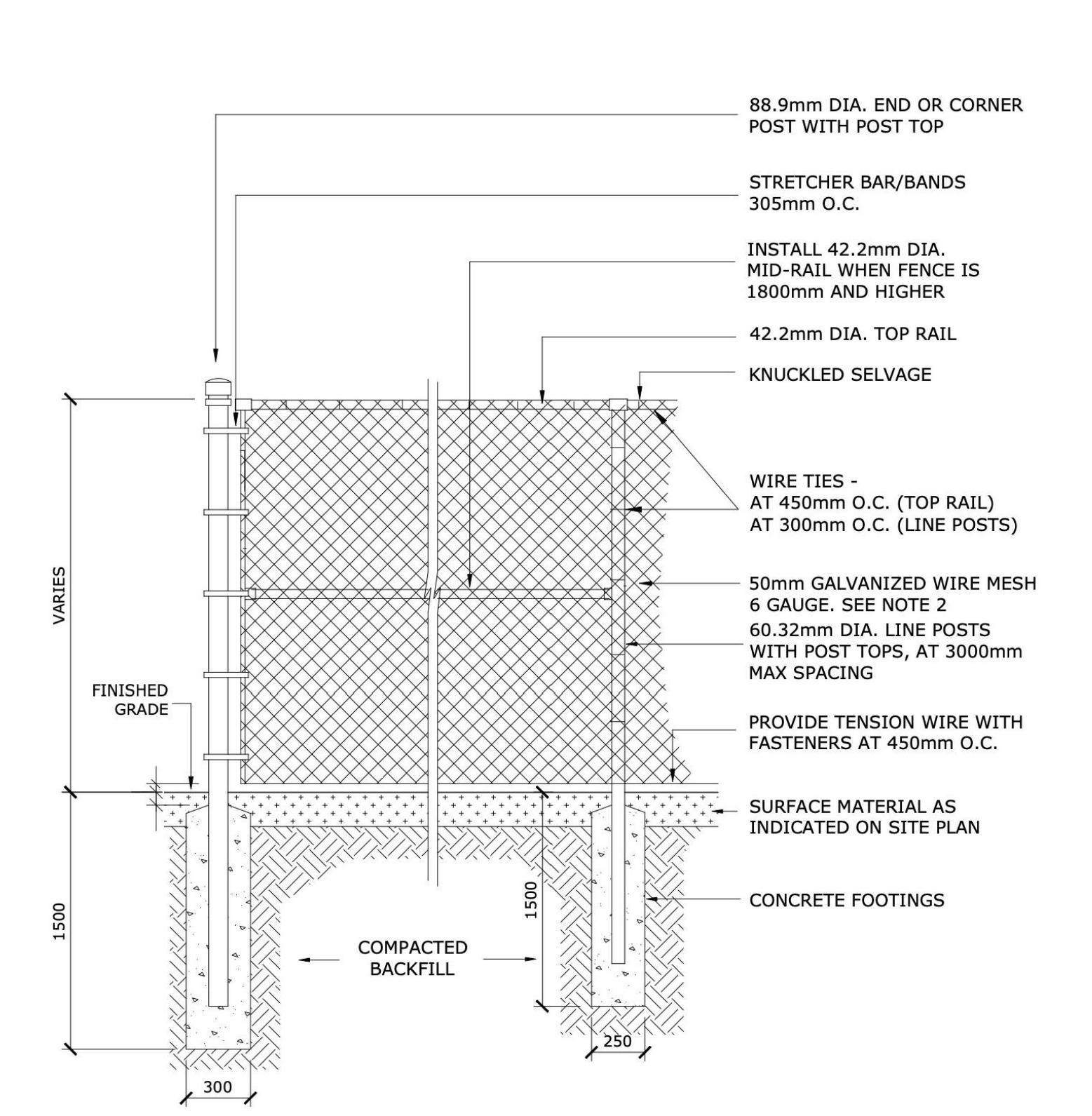
**2 DECIDUOUS AND CONIFEROUS TREE PLANTING IN RIVER ROCK MULCH**  
NOT TO SCALE



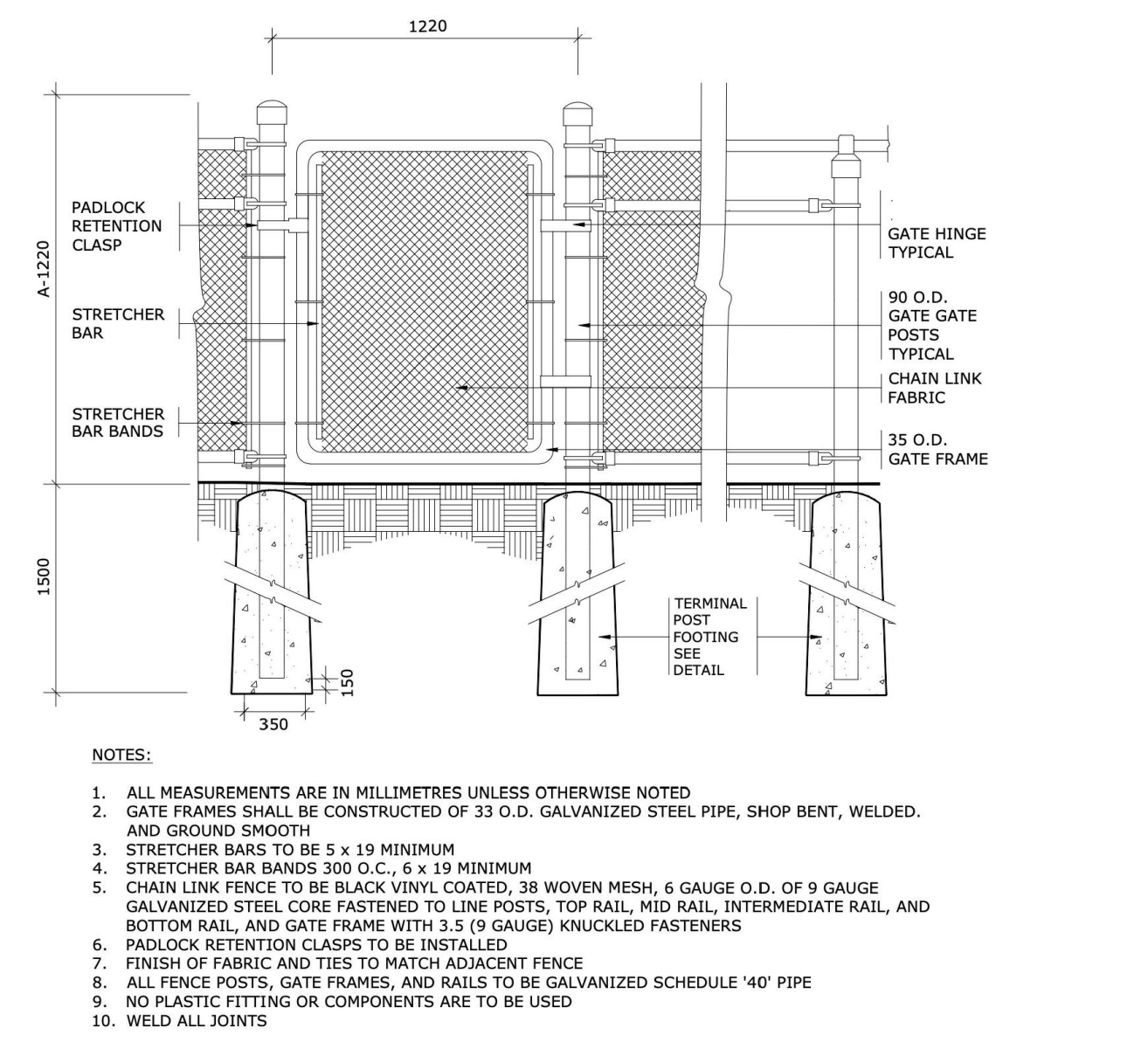
**3 CONTINUOUS SHRUB PLANTING IN RIVER ROCK MULCH**  
NOT TO SCALE



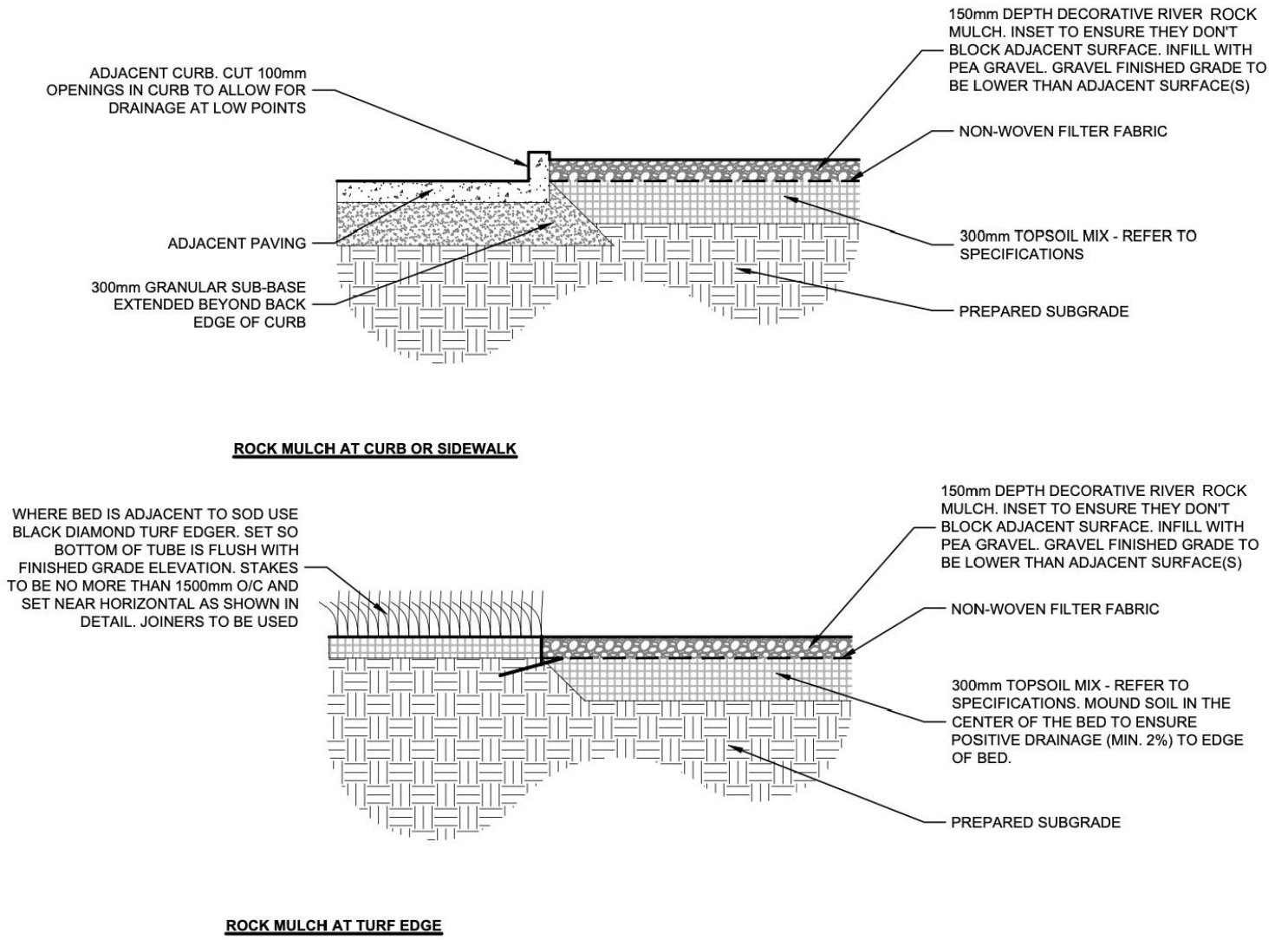
**4 PERENNIAL AND ORNAMENTAL GRASS PLANTING IN MULCH**  
NOT TO SCALE



**5 CHAIN LINK FENCE**  
NOT TO SCALE



**6 CHAIN LINK FENCE GATE**  
NOT TO SCALE



**7 RIVER ROCK MULCH EDGE CONDITION**  
NOT TO SCALE

- NOTES**
1. SEEDED AREAS SHALL HAVE A MINIMUM 150mm TOPSOIL.
  2. ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM, MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA NO. 1 SEED. SEED SHALL BE CERTIFIED NO. 1 GRADE. A GERMINATION TEST MAY BE REQUESTED AND ALL LAWN SEED MUST COMPLY WITH FEDERAL AND PROVINCIAL SEED LAWS.
  3. INSTALL SEED MIXTURE BY MECHANICAL SEEDING
  4. PLANT SEED AT A DEPTH EQUAL TO THE WIDEST THICKNESS OF THE SEED. GENERALLY, THIS IS 6mm (¼") OR LESS.
  5. FIRM THE SOIL GENTLY TAMP OR ROLL THE SEED BED. DO NOT COMPACT THE SOIL. EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GERMINATION.
  6. SEEDED AREAS WILL BE ACCEPTED BY THE PROJECT MANAGER FOLLOWING PERFORMANCE ACCEPTANCE, PROVIDED: SEEDED AREAS ARE PROPERLY ESTABLISHED.
    - A. TURF IS FREE OF DEAD SPOTS AND WEEDS.
    - B. NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 60mm.
    - C. TURF AREAS HAVE BEEN CUT NO LESS THAN TWICE. THE LAST CUT BEING CARRIED OUT WITHIN 24 HOURS PRIOR TO THE ACCEPTANCE INSPECTION.
  7. RIVER ROCK SIZE TO BE 100-150mm DIAMETER.

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**PROJECT STATUS:**  
ISSUED FOR COORDINATION

**Revision Schedule**

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RHYTHM APARTMENTS

**PROJECT NUMBER:**

**CITY OF OTTAWA:**

**ADDRESS:**  
3080 NAVAN ROAD  
OTTAWA, ON

**DRAWING TITLE:**

**DETAILS**

**DRAWN BY:** K. SELIN  
**CHECKED BY:** K. CERVENY  
**DATE:** 2023-04-26  
**SCALE:** AS NOTED  
**DRAWING #:** **REV #:**