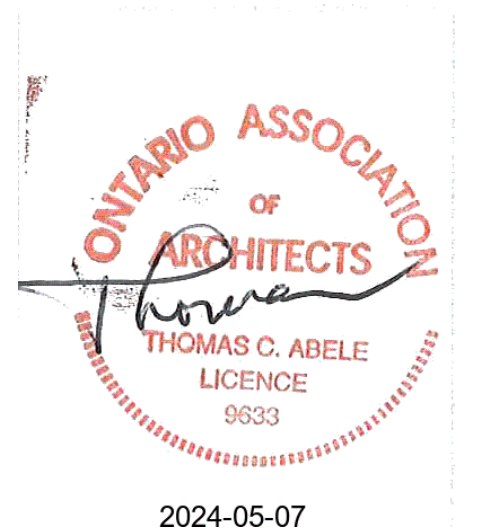


DRAWING INDEX	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A1.01	SITE PLAN
A1.02	SURFACE PARKING PLAN
A1.03	UNDERGROUND PARKING PLAN
A1.04	SITE ACCESSORIES
A1.05	SITE ACCESSORIES
A1.06	FIRE + EMERGENCY ACCESS PLAN
A1.07	WASTE + RECYCLING PLAN
A1.08	SURROUNDING AREA PERSPECTIVE
A1.09	SITE PERSPECTIVE
A1.10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



2024-05-07

RHYTHM APARTMENTS

3080 NAVAN ROAD, OTTAWA

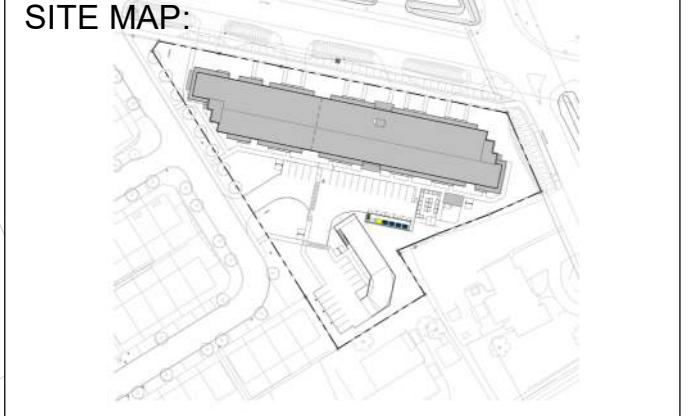
ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT O.A.A. T: 604.682-6818

SEYMOUR PACIFIC
DEVELOPMENTS LTD.

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

BROADSTREET
PROPERTIES LTD.

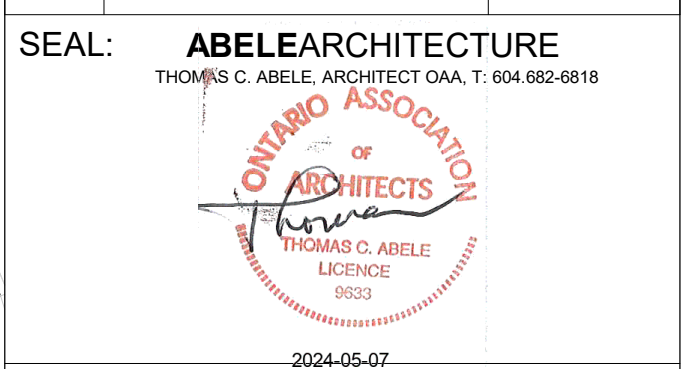
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023
C	RE-ISSUED FOR SPC	12/15/2023
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024



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

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: APRIL 12, 2024
SCALE: As indicated

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



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 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.	2.5 m	2.5 m
MIN. CORNER SIDE YARD S.B.	6.0 m	6.0 m
MIN. LOT AREA	540 m ²	6689.21 m ²
MIN. LOT WIDTH	18 m	100.78 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 C APPLY

	REQUIRED UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0.5 / UNIT	119	108
VISITORS	0.2 / UNIT	119	24
TOTAL PARKING STALLS		84	132
OTHER PARKING PROVISIONS			
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
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

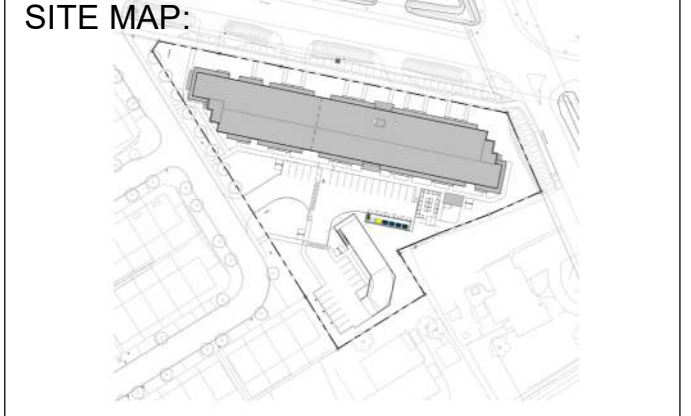
AMENITY

	RATE	REQUIRED	PROPOSED
AMENITY AREA	6M ² / DU	714 m ²	714 m ²
INDOOR AND PRIVATE TERRACES / DECKS	6M ² / DU	714 m ²	906 m ²
TOTAL AMENITY SPACE		1428 m²	1620 m²
COMMUNAL AREA	MIN 50% 54m ² / AREA	357 m ²	714 m ²

LEGEND

---	PROPERTY LINE
- - - -	SETBACK LINE
- . - . - .	PARKADE OUTLINE
---	BUILDING OUTLINE
⊙	EV CHARGER
---	WOODEN FENCE
-----	RETAINING WALL
x x x x	CHAINLINK FENCE
▭	LANDSCAPE AREA
▭	SIDEWALK LETDOWN
	CROSSWALK 1.5 X .45 STRIPS
♿	ACCESIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)
▭	SITE SIGNAGE
→	DIRECTION SIGNAGE
▼	PRINCIPAL ENTRANCE
▼	SECONDARY ENTRANCE
●	FIRE HYDRANT
C	COMPACT CAR PARKING STALL
V	VISITOR PARKING STALL

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
C	RE-ISSUED FOR SPC	12/15/2023
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

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

2024-05-07

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PROJECT NAME:
RHYTHM APARTMENTS

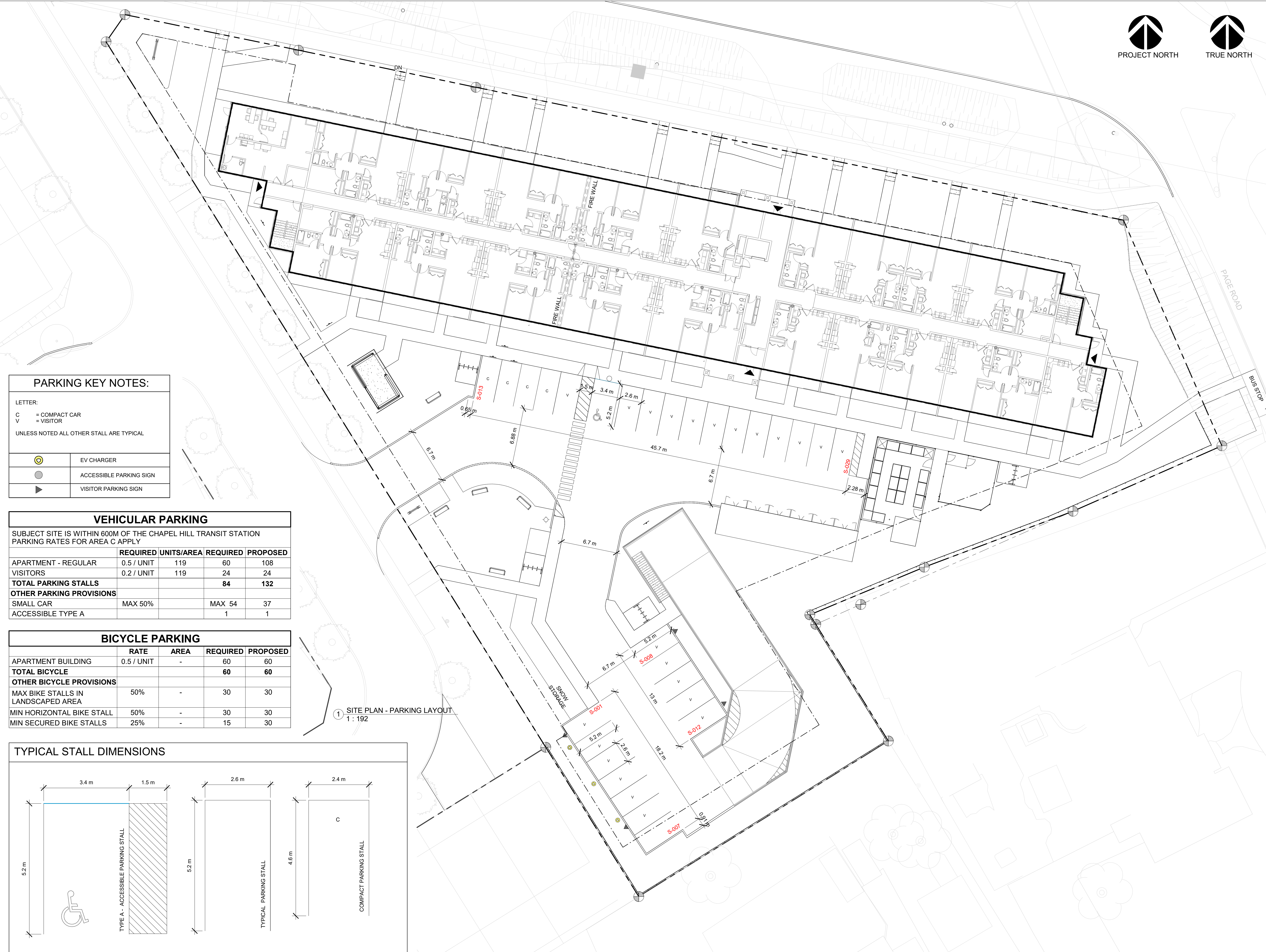
PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
SURFACE PARKING PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: As indicated

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



PARKING KEY NOTES:

LETTER:
C = COMPACT CAR
V = VISITOR

UNLESS NOTED ALL OTHER STALL ARE TYPICAL

	EV CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN

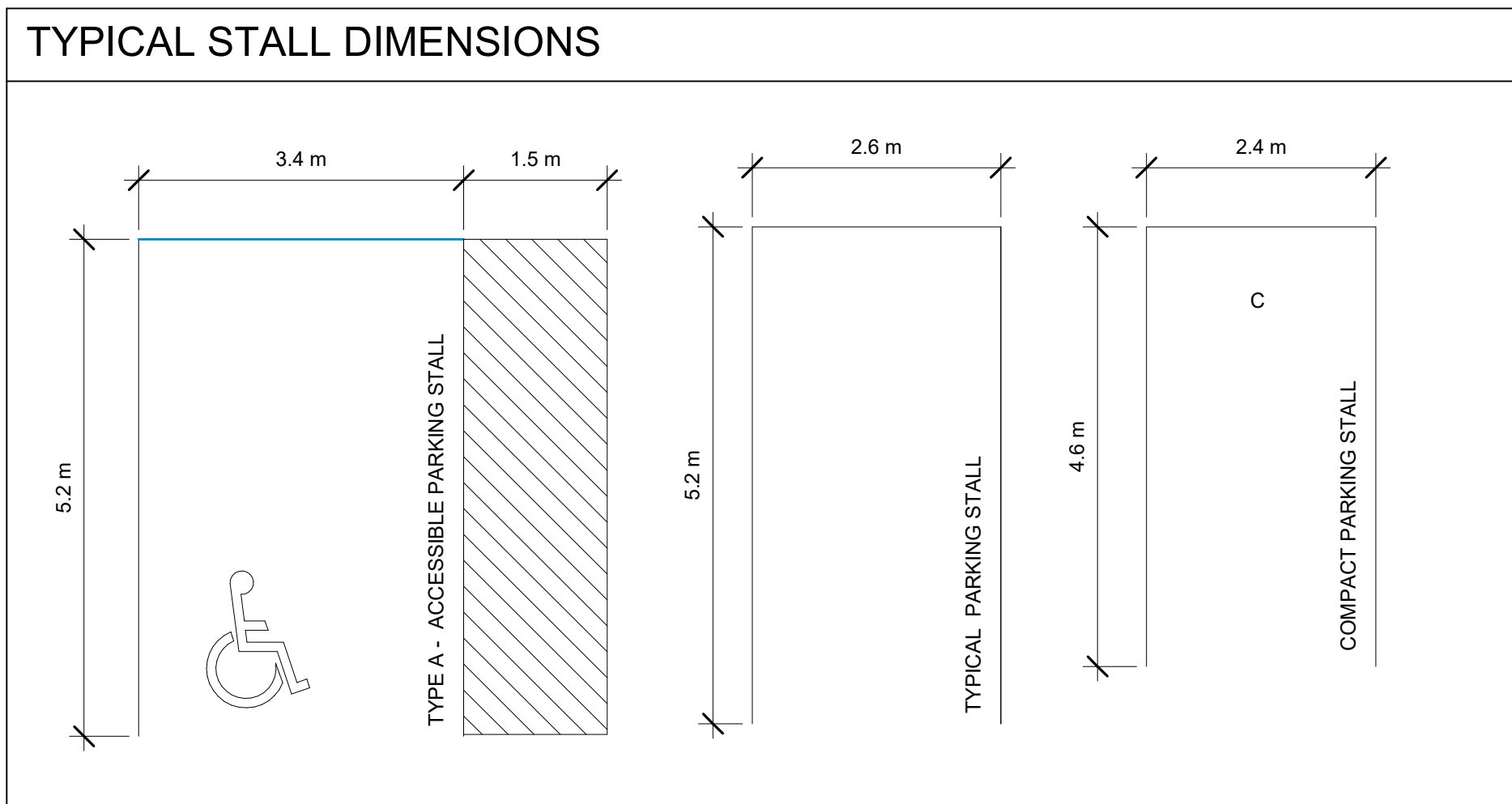
VEHICULAR PARKING

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

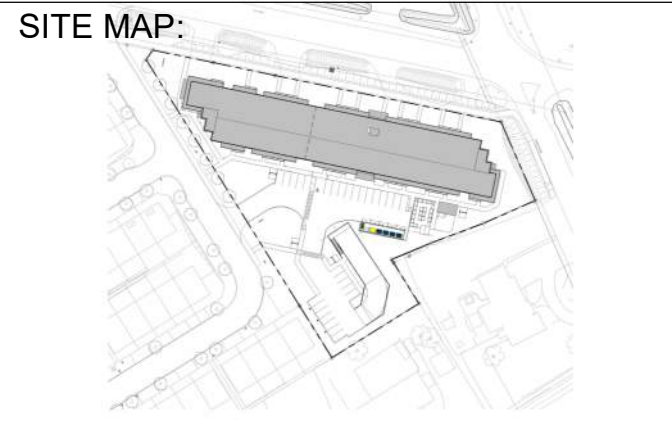
	REQUIRED UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0.5 / UNIT	119	108
VISITORS	0.2 / UNIT	119	24
TOTAL PARKING STALLS		84	132
OTHER PARKING PROVISIONS			
SMALL CAR	MAX 50%	MAX 54	37
ACCESSIBLE TYPE A		1	1

BICYCLE PARKING

	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
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



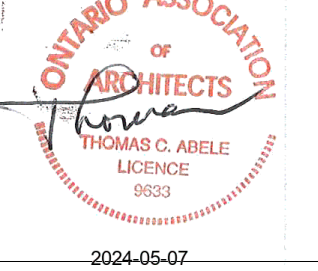
1 SITE PLAN - PARKING LAYOUT
1 : 192



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
C	RE-ISSUED FOR SPC	12/15/2023
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

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PROJECT NAME:
RHYTHM APARTMENTS

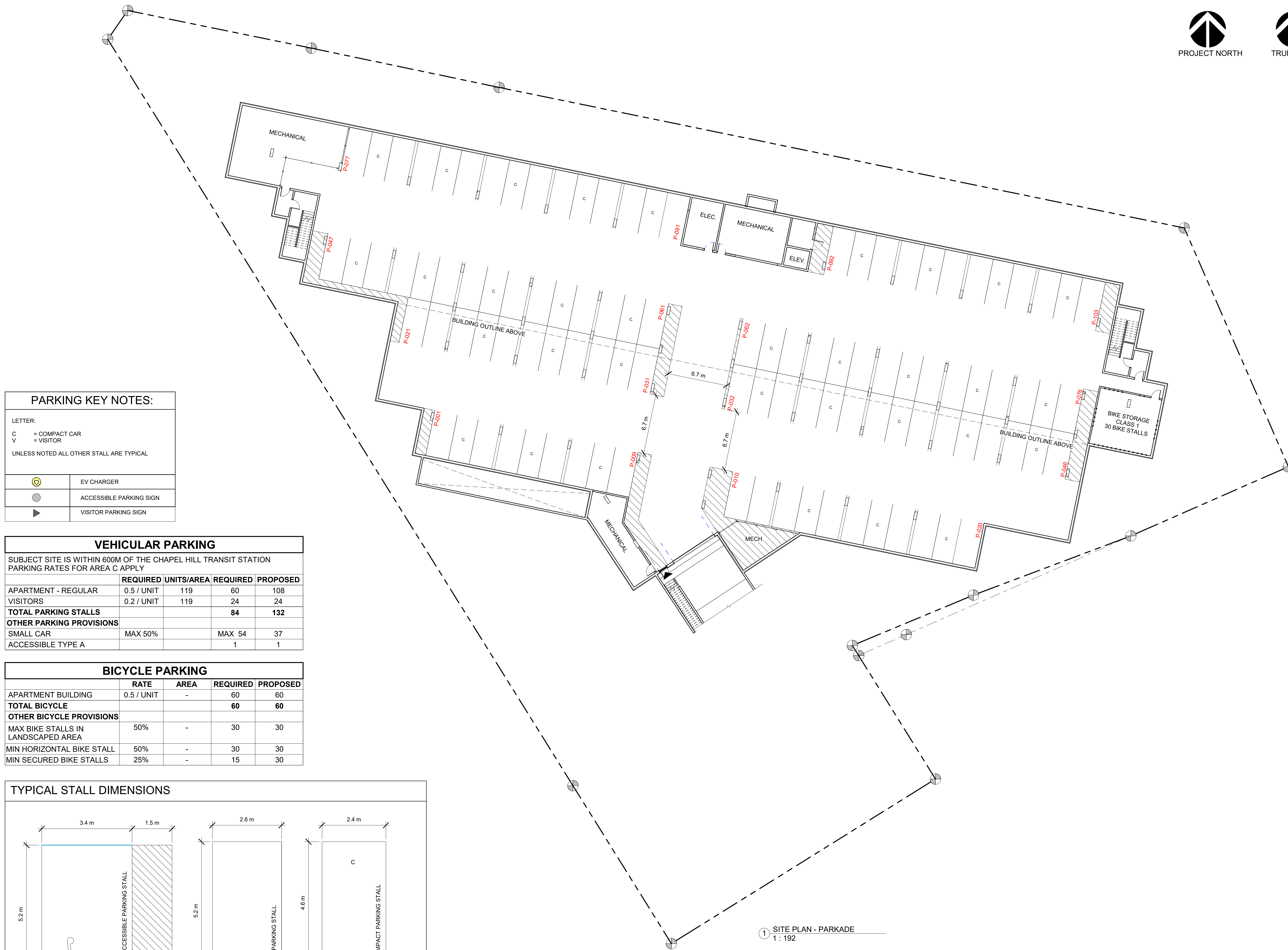
PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
UNDERGROUND PARKING PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: As indicated

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



PARKING KEY NOTES:

LETTER:
C = COMPACT CAR
V = VISITOR

UNLESS NOTED ALL OTHER STALL ARE TYPICAL

	EV CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN

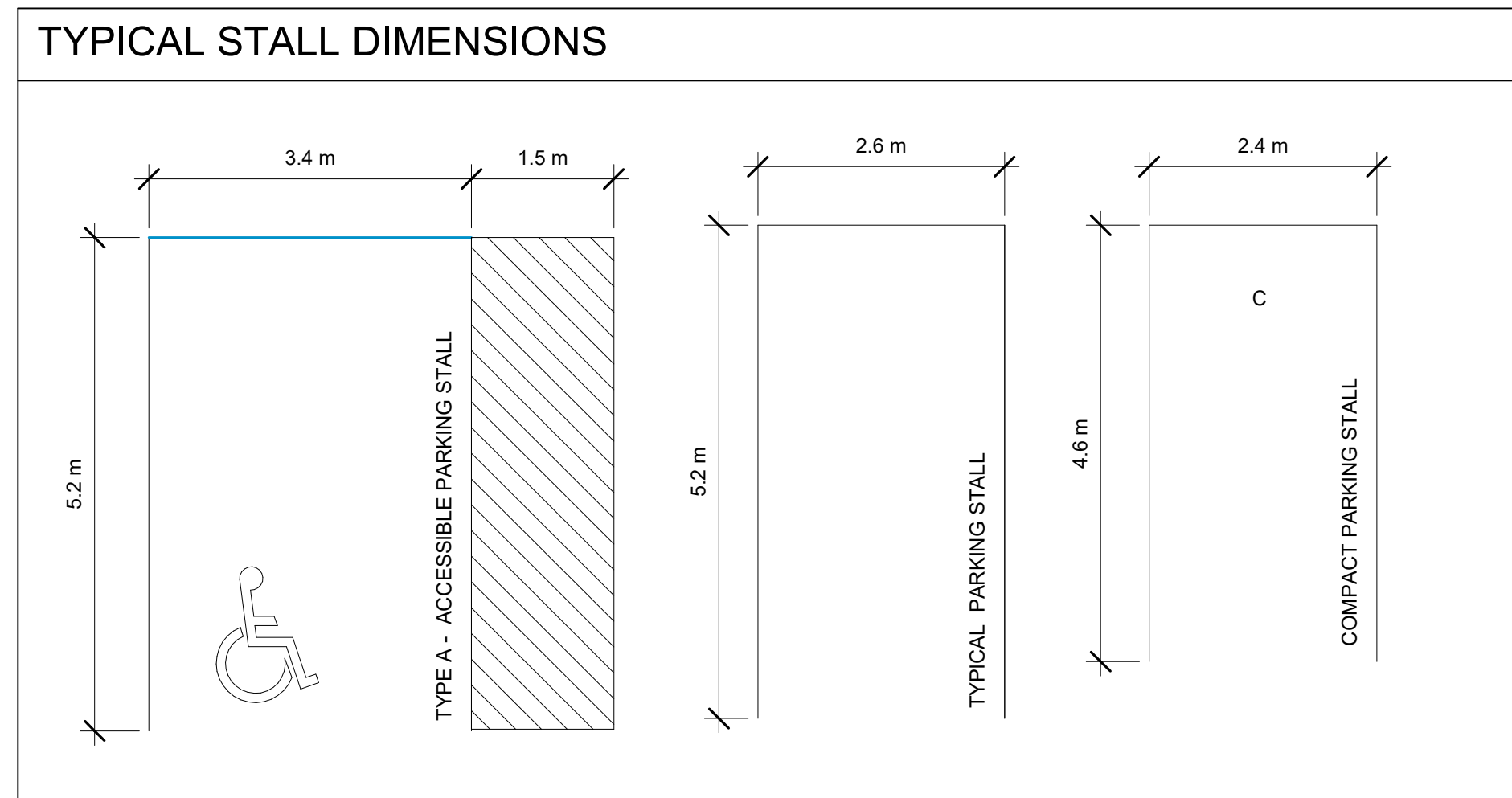
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PARKING RATES FOR AREA C APPLY

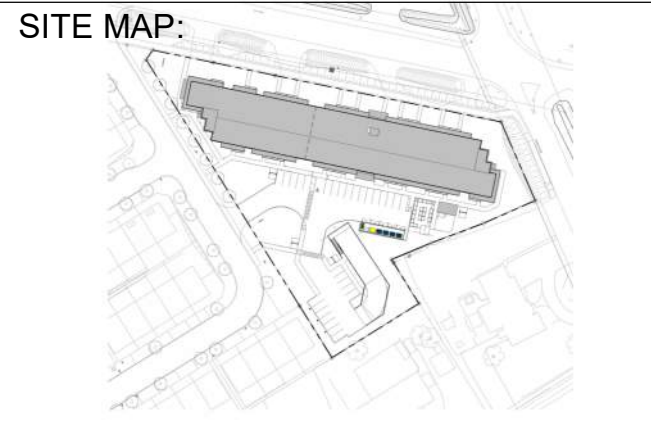
	REQUIRED UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0.5 / UNIT	119	108
VISITORS	0.2 / UNIT	119	24
TOTAL PARKING STALLS		84	132
OTHER PARKING PROVISIONS			
SMALL CAR	MAX 50%	MAX 54	37
ACCESSIBLE TYPE A		1	1

BICYCLE PARKING

	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
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

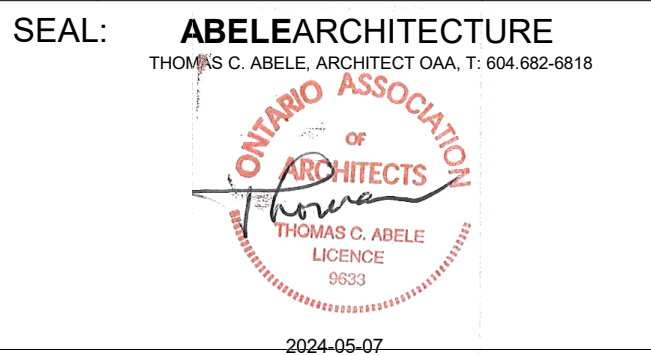


1 SITE PLAN - PARKADE
1:192



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
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C	RE-ISSUED FOR SPC	12/15/2023
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024



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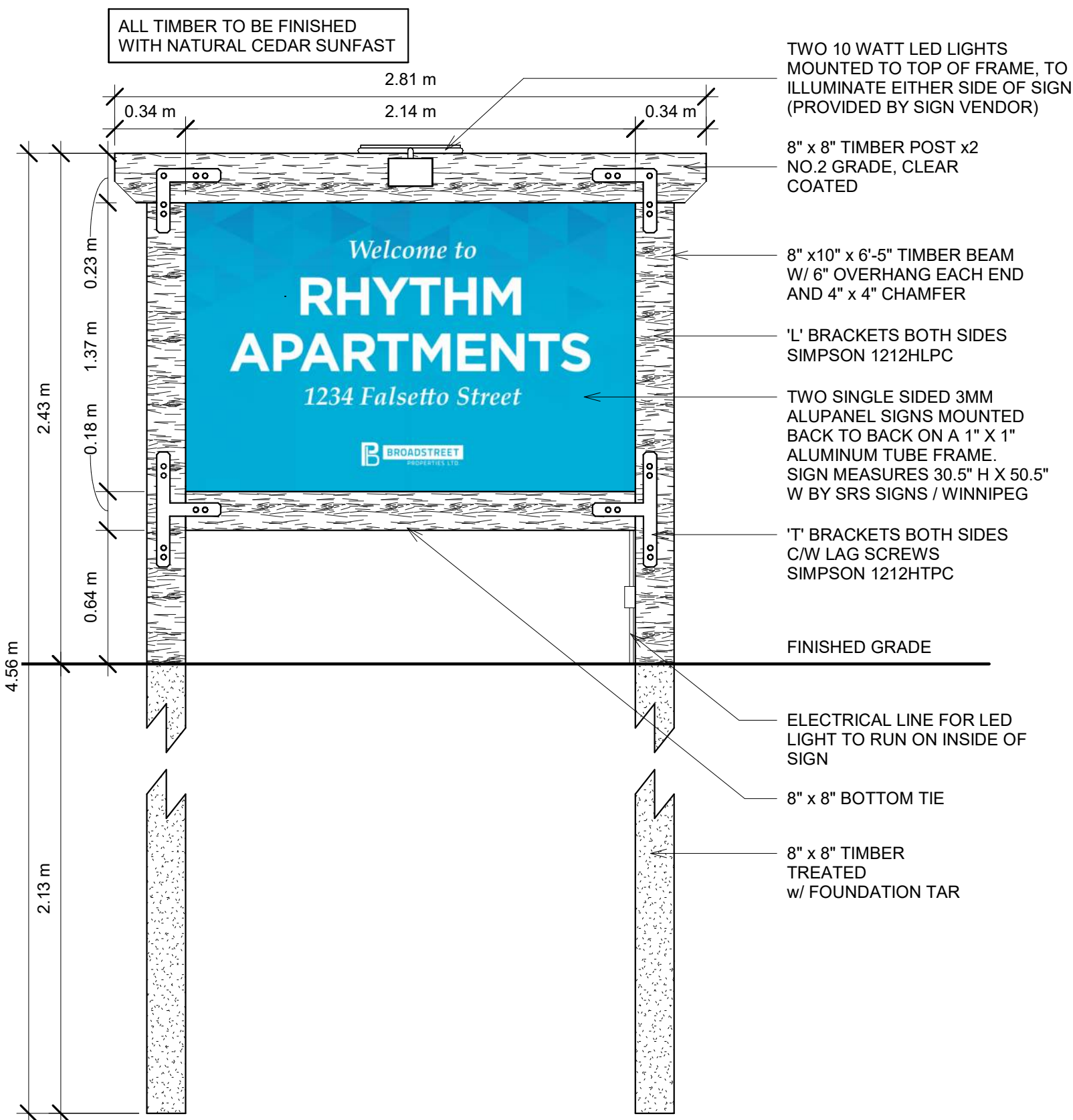
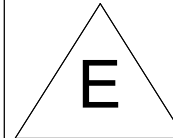
PROJECT NAME:
RHYTHM APARTMENTS

PROJECT NUMBER:
VP 2211

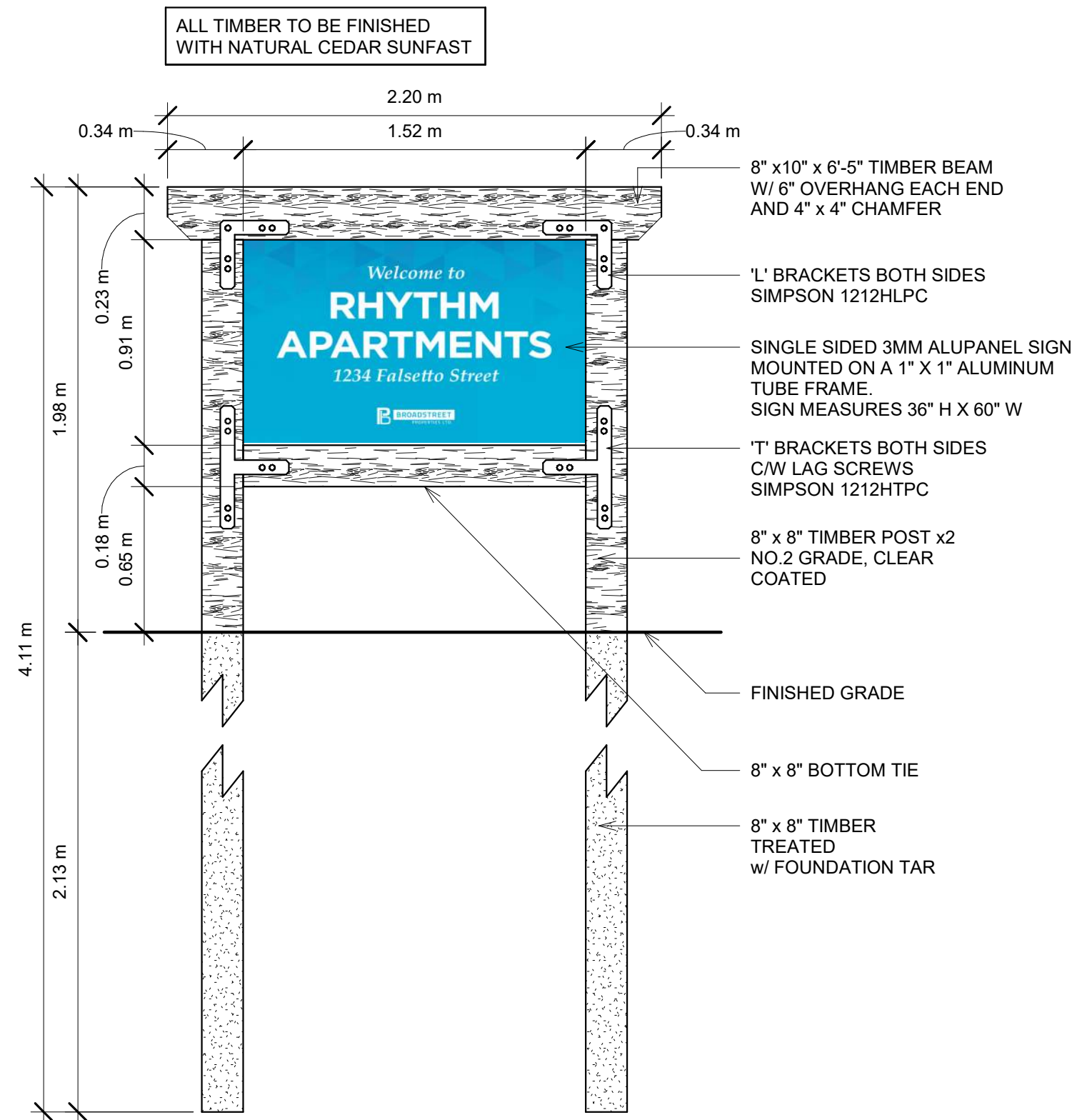
ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
SITE ACCESSORIES

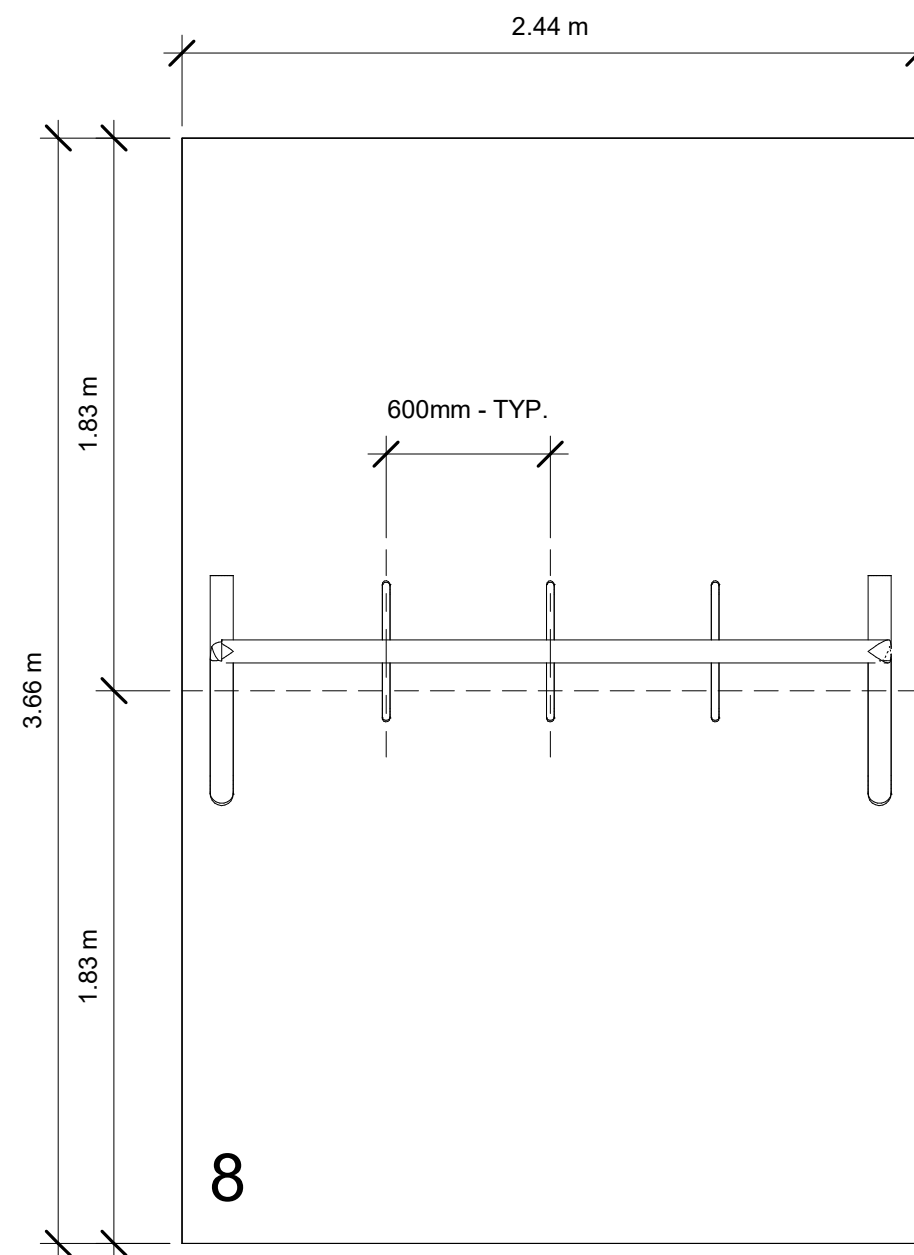
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CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: As indicated
DRAWING #: A1.04
REV #:



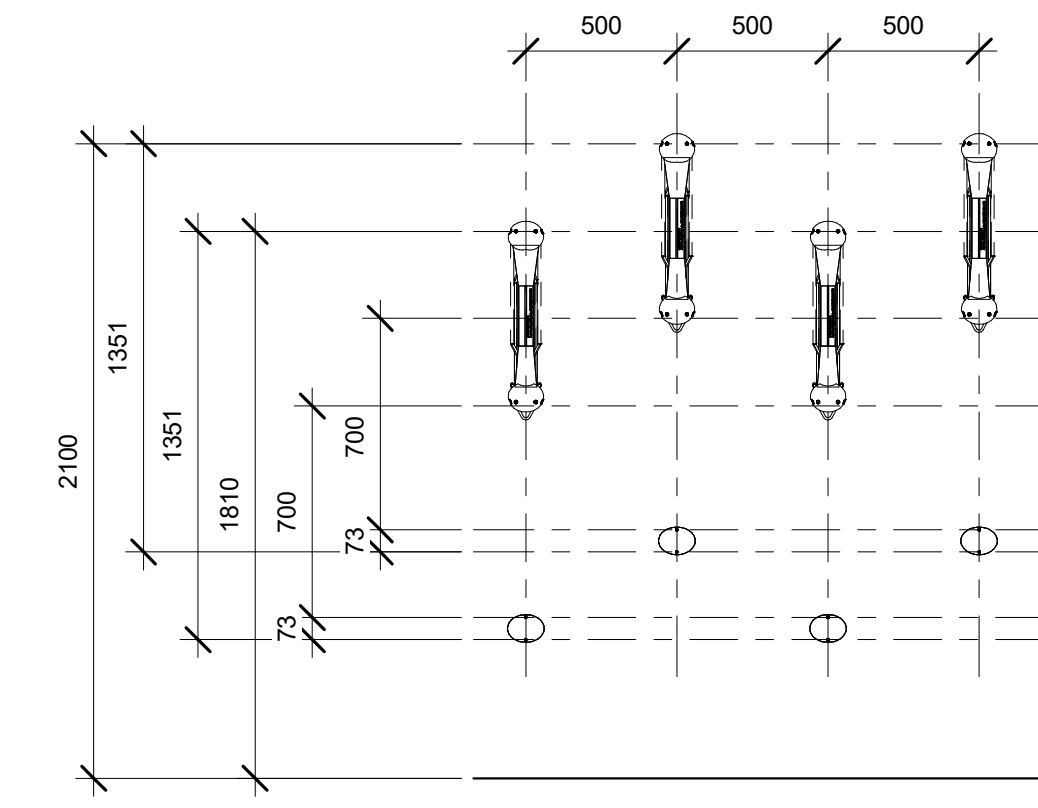
1 ENTRY SIGN TYPE I
1 : 24



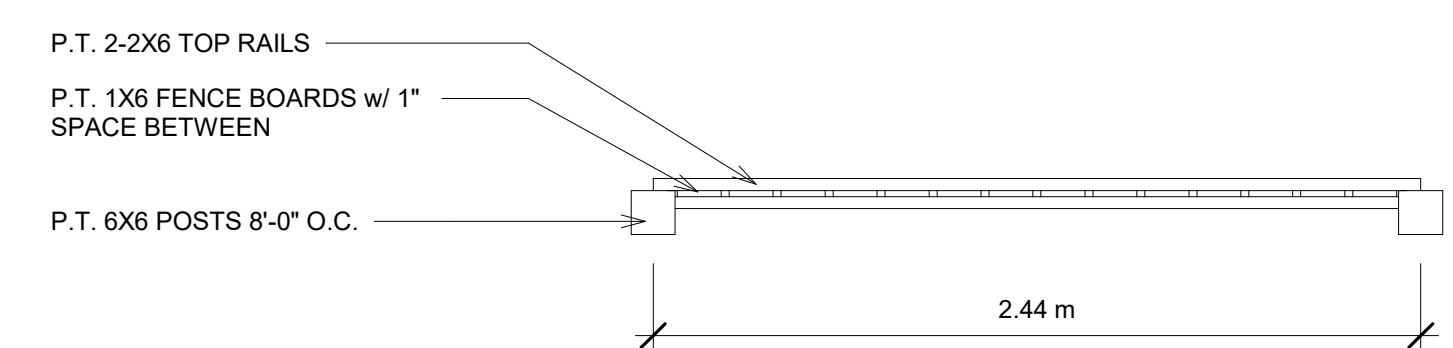
10a ENTRY SIGN TYPE II
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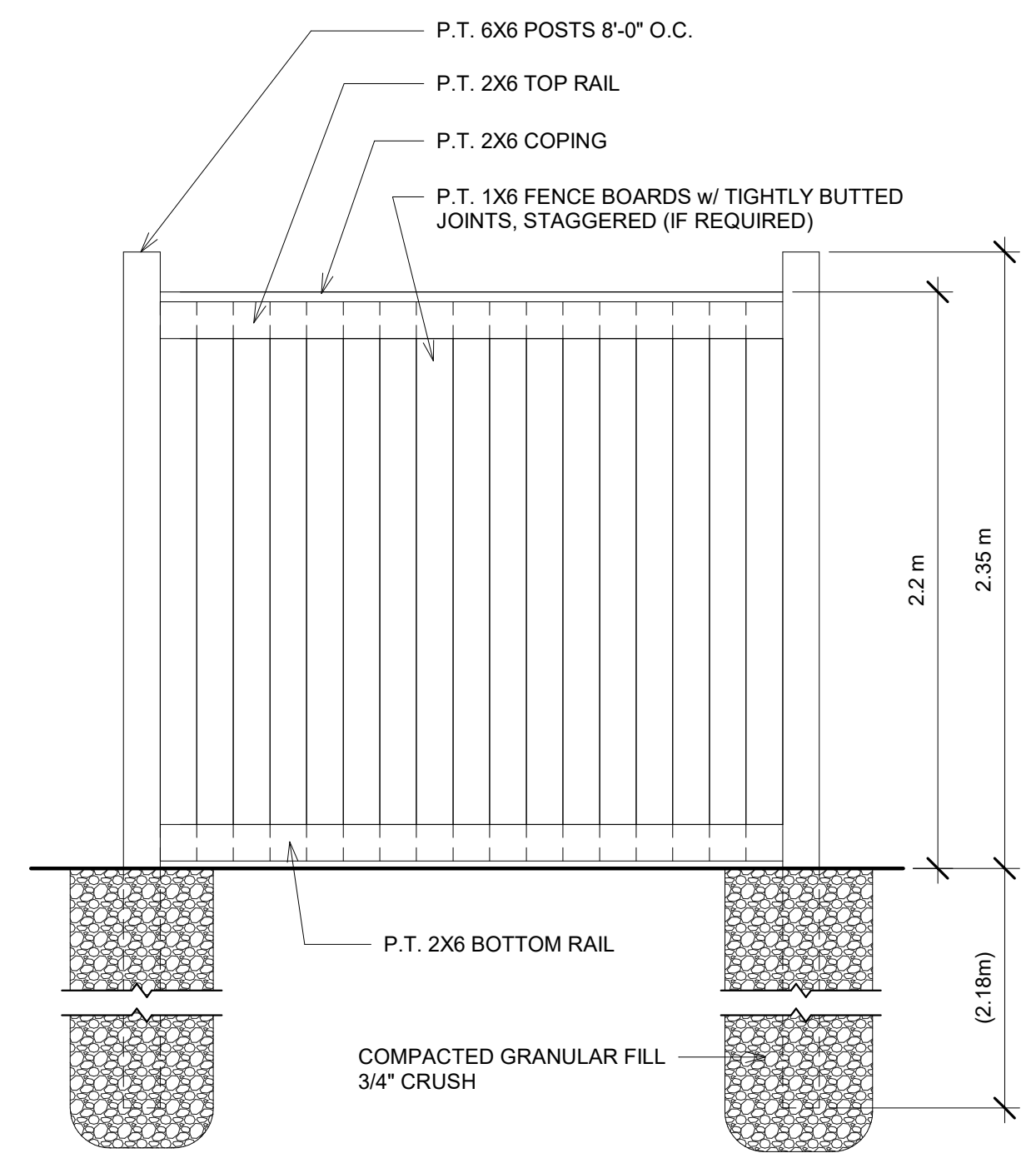
BIKE PARKING - WALL MOUNT
1 : 25



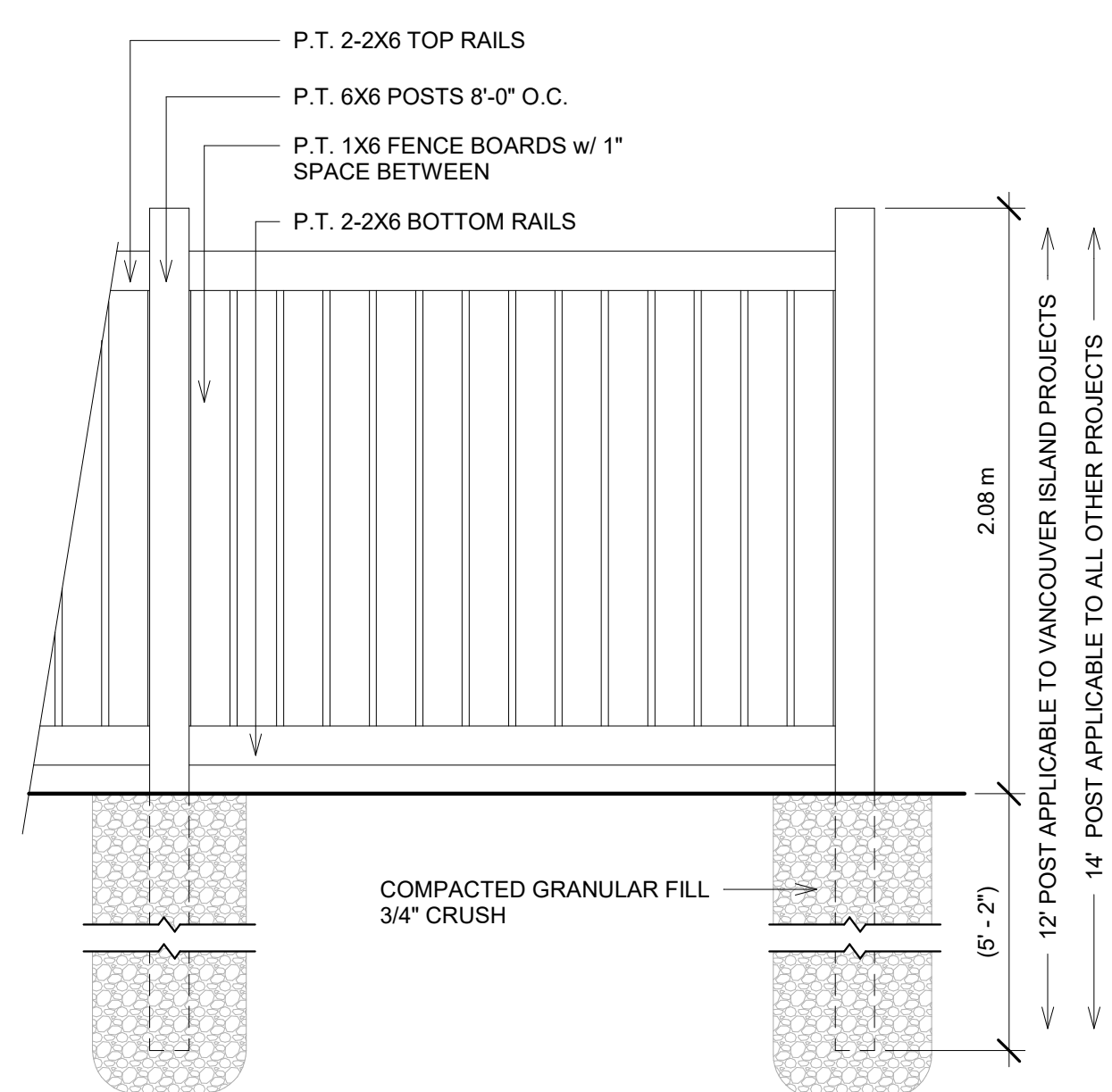
BIKE PARKING - LANDSCAPE
1 : 25



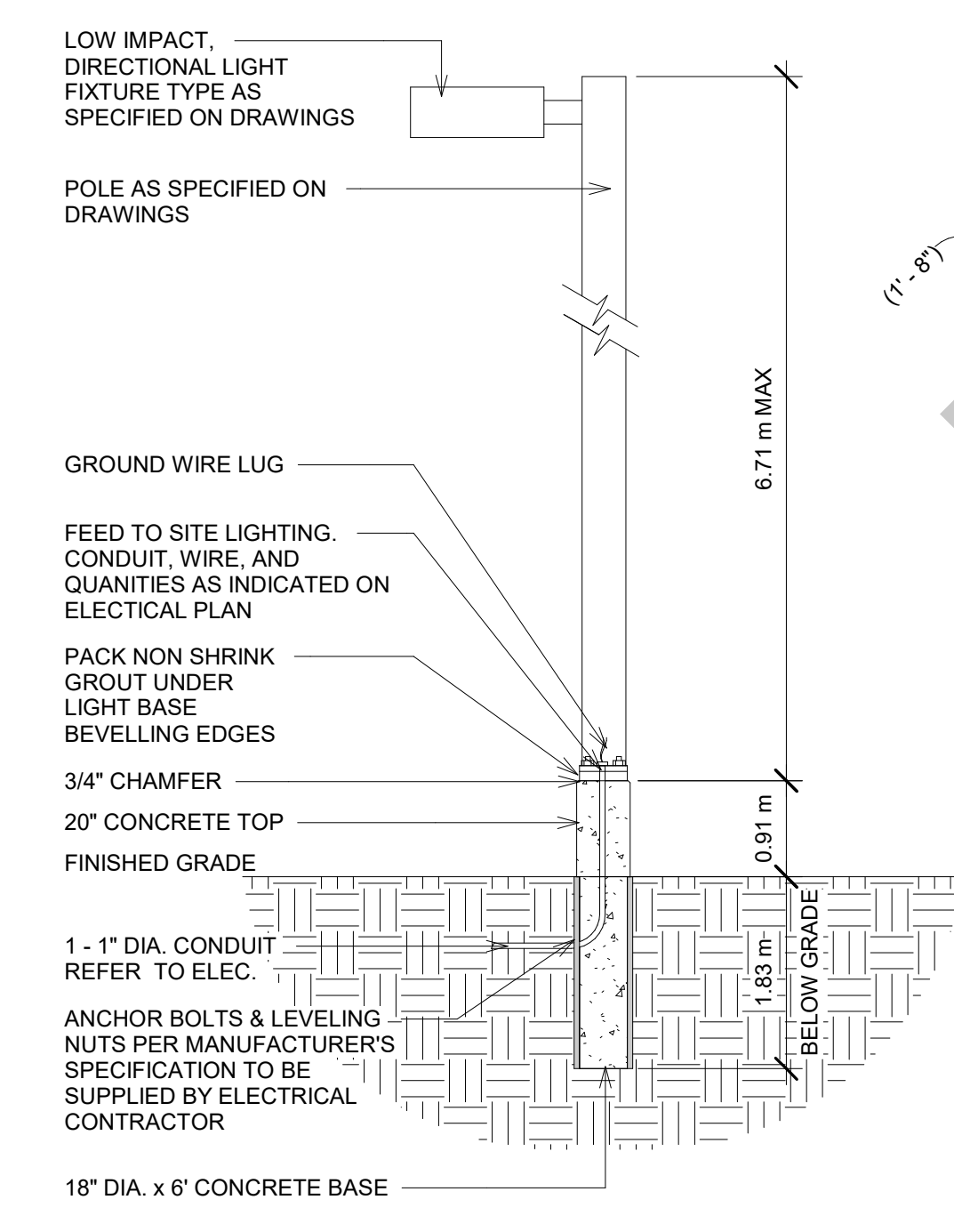
5 SITE FENCE PLAN DETAIL
1 : 24



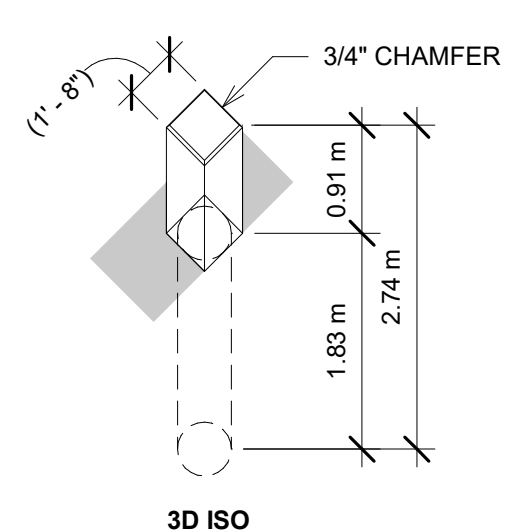
2 NOISE BARRIER FENCE - ELEVATION DETAIL
1 : 24



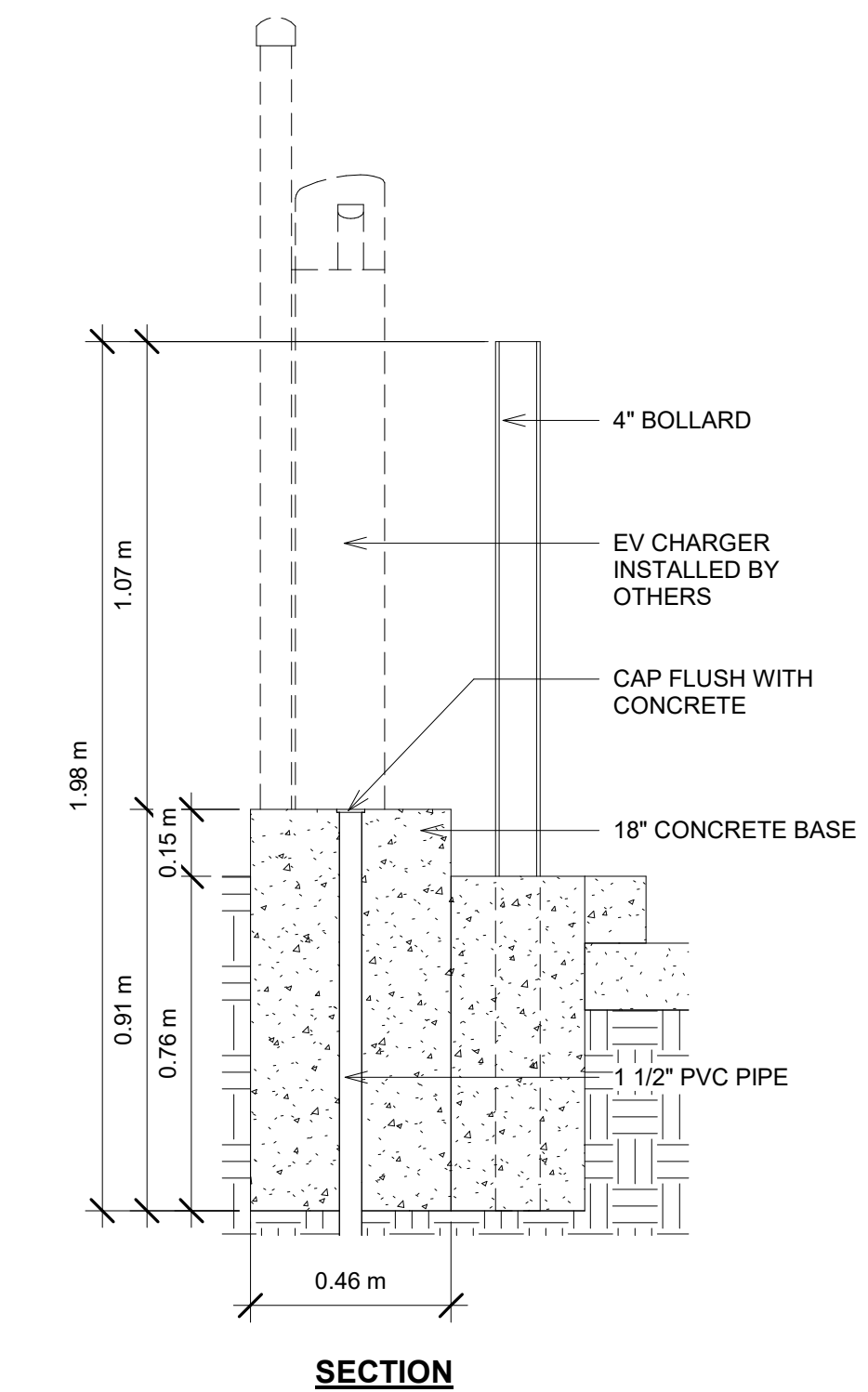
4 SITE FENCE TYPE (1) ELEVATION DETAIL
1 : 24



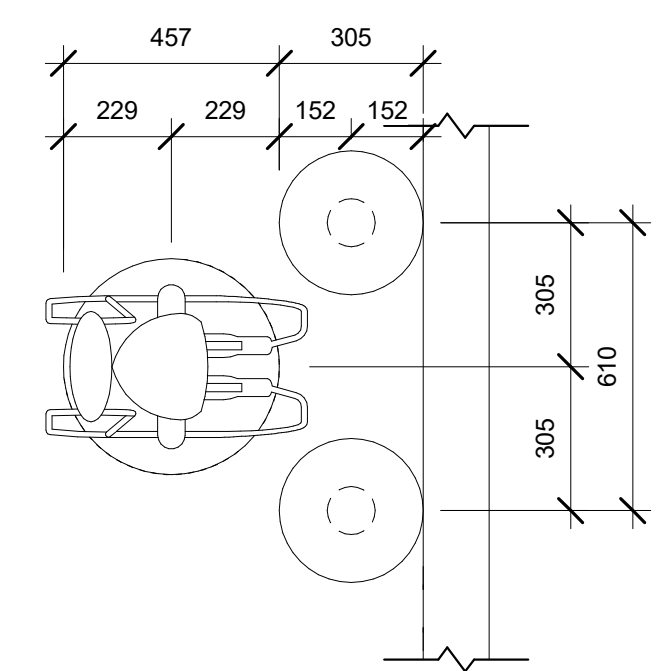
6 TYPICAL SITE LIGHTING
1 : 64



3D ISO



SECTION



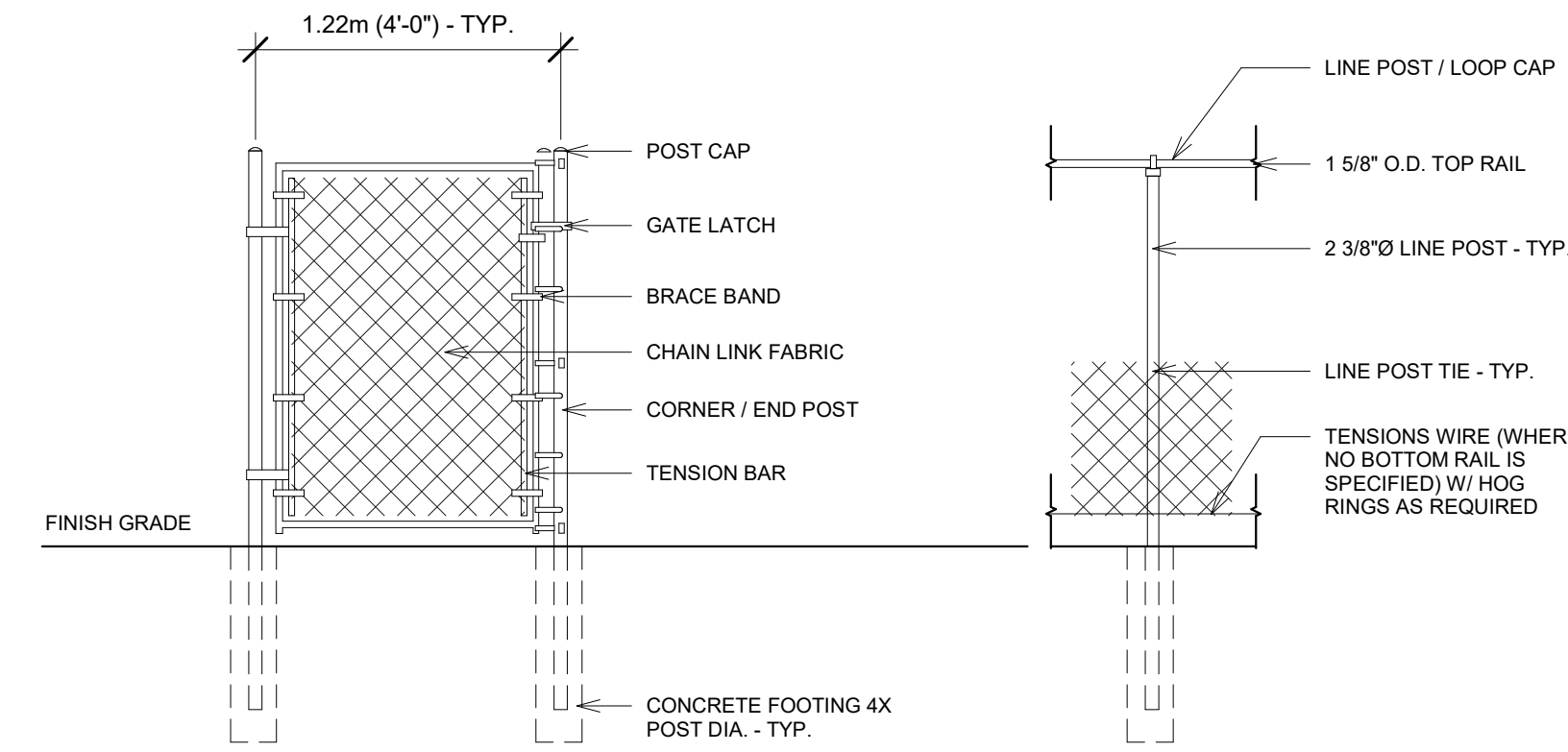
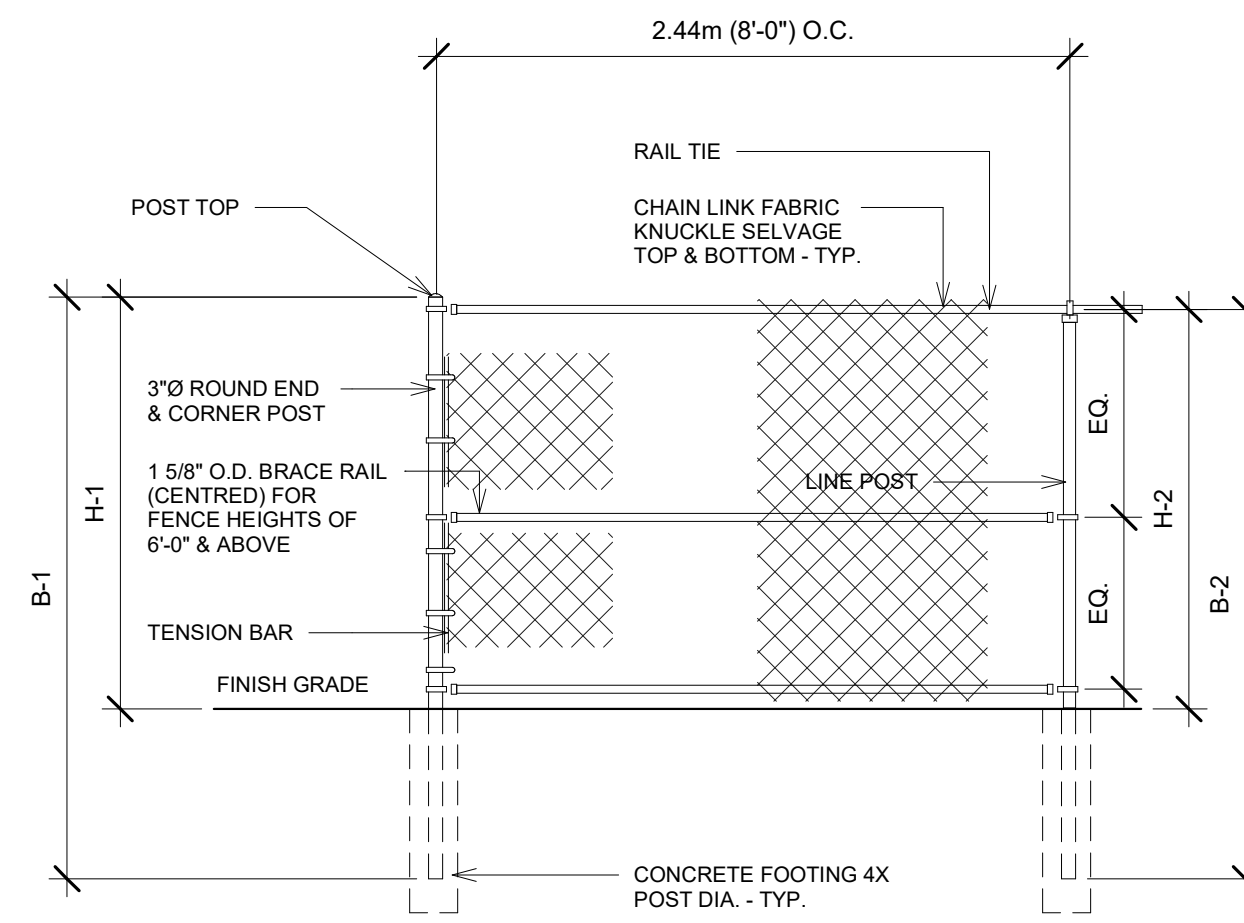
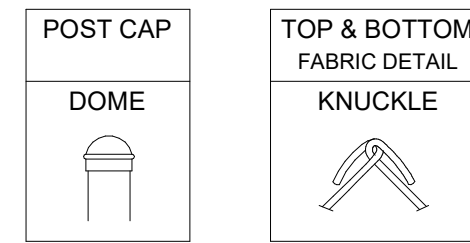
DETAIL

3 EV CHARGER - LANDSCAPE
1 : 16

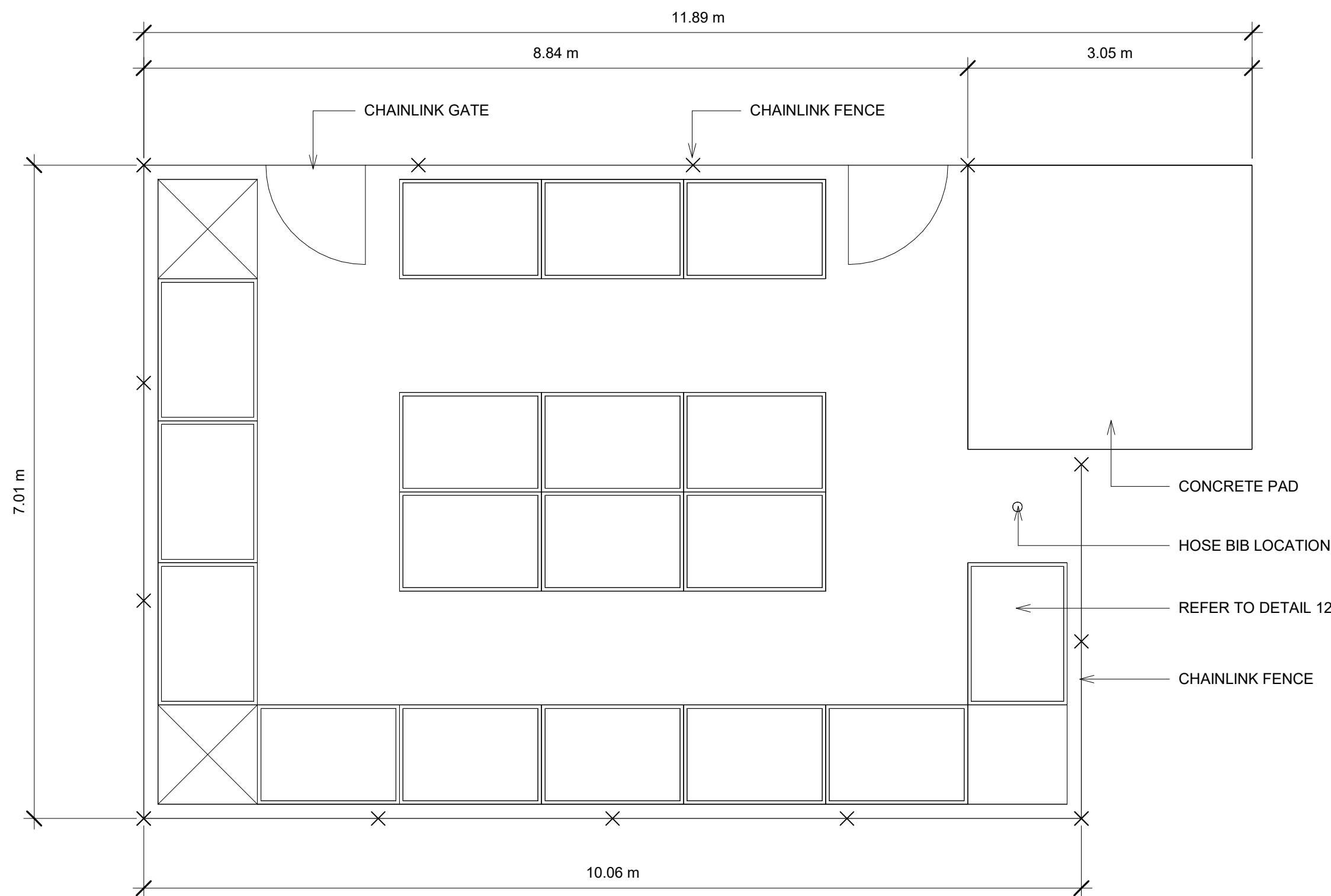
GENERAL NOTES:

- 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

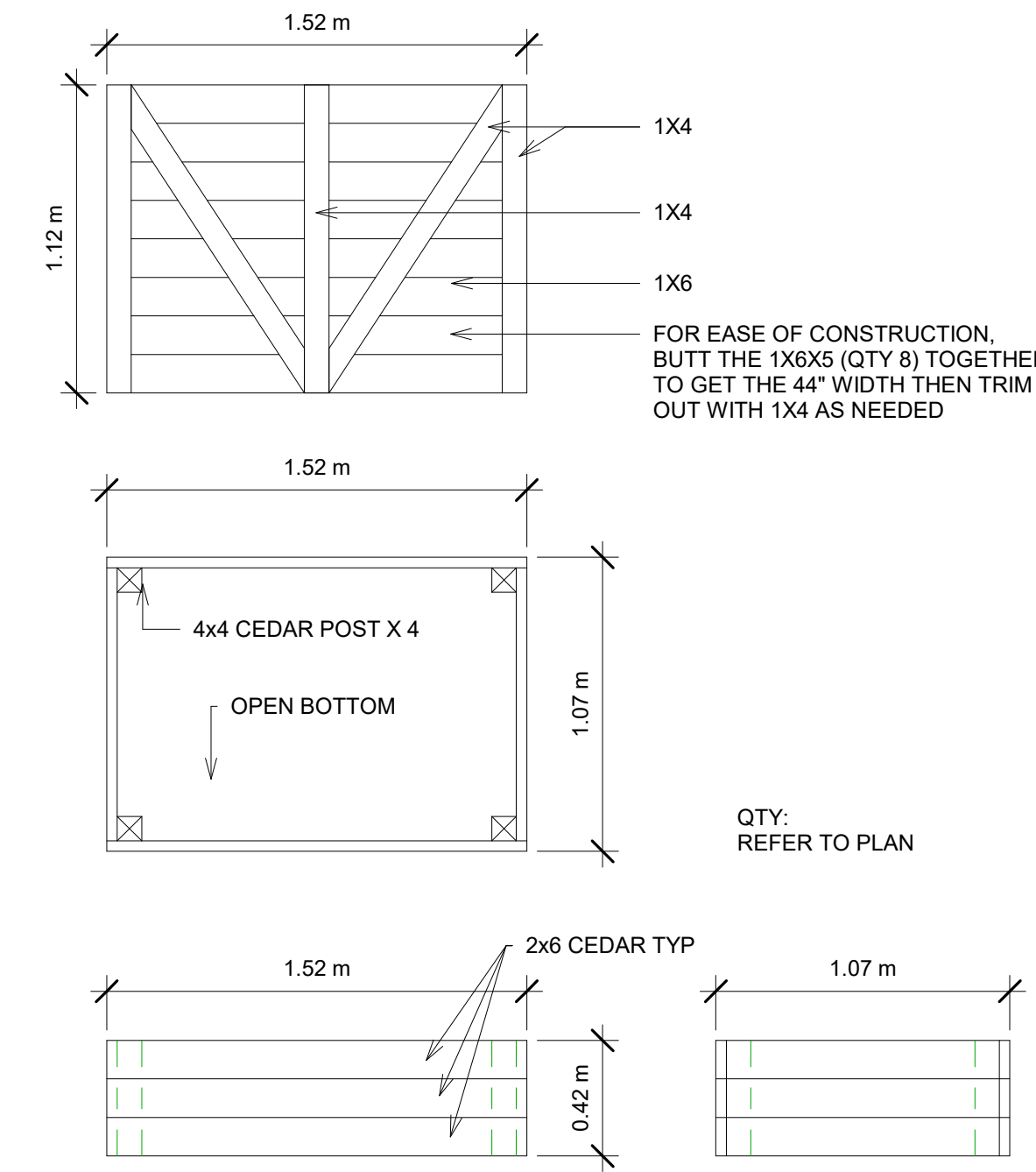
LOCATION	FENCE HEIGHT NOMINAL HEIGHT	END & CORNER POSTS		LINE POSTS	
		B-1 BAR LENGTH HEIGHT ABOVE GRADE	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH HEIGHT ABOVE GRADE	H-2 HEIGHT ABOVE GRADE
GARDEN	4'-0"	7'-0"	4'-0 5/8"	6'-8"	3'-8 7/8"
DOG RUN	5'-0"	8'-0"	5'-0 5/8"	7'-8"	4'-8 7/8"
PARKADE	9'-0"	N/A	9'-0 5/8"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



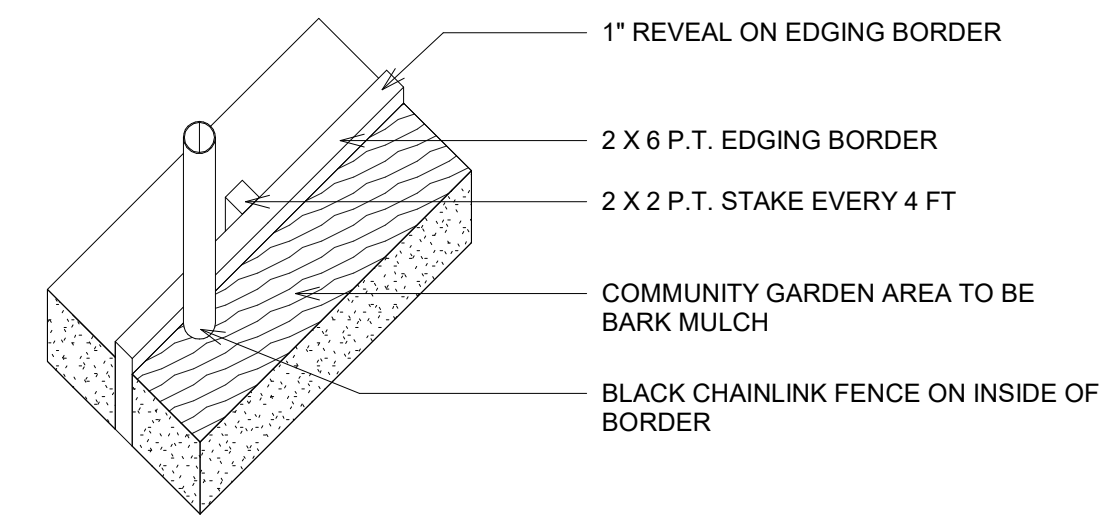
1 CHAINLINK FENCING DETAILS
1 : 24



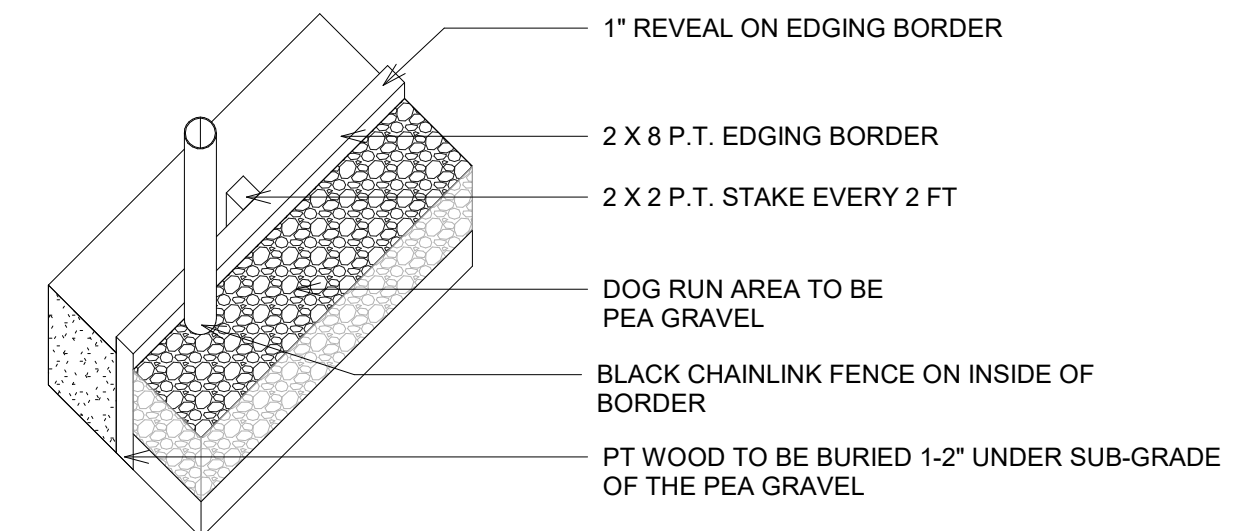
9 COMMUNITY GARDEN LAYOUT
1 : 48



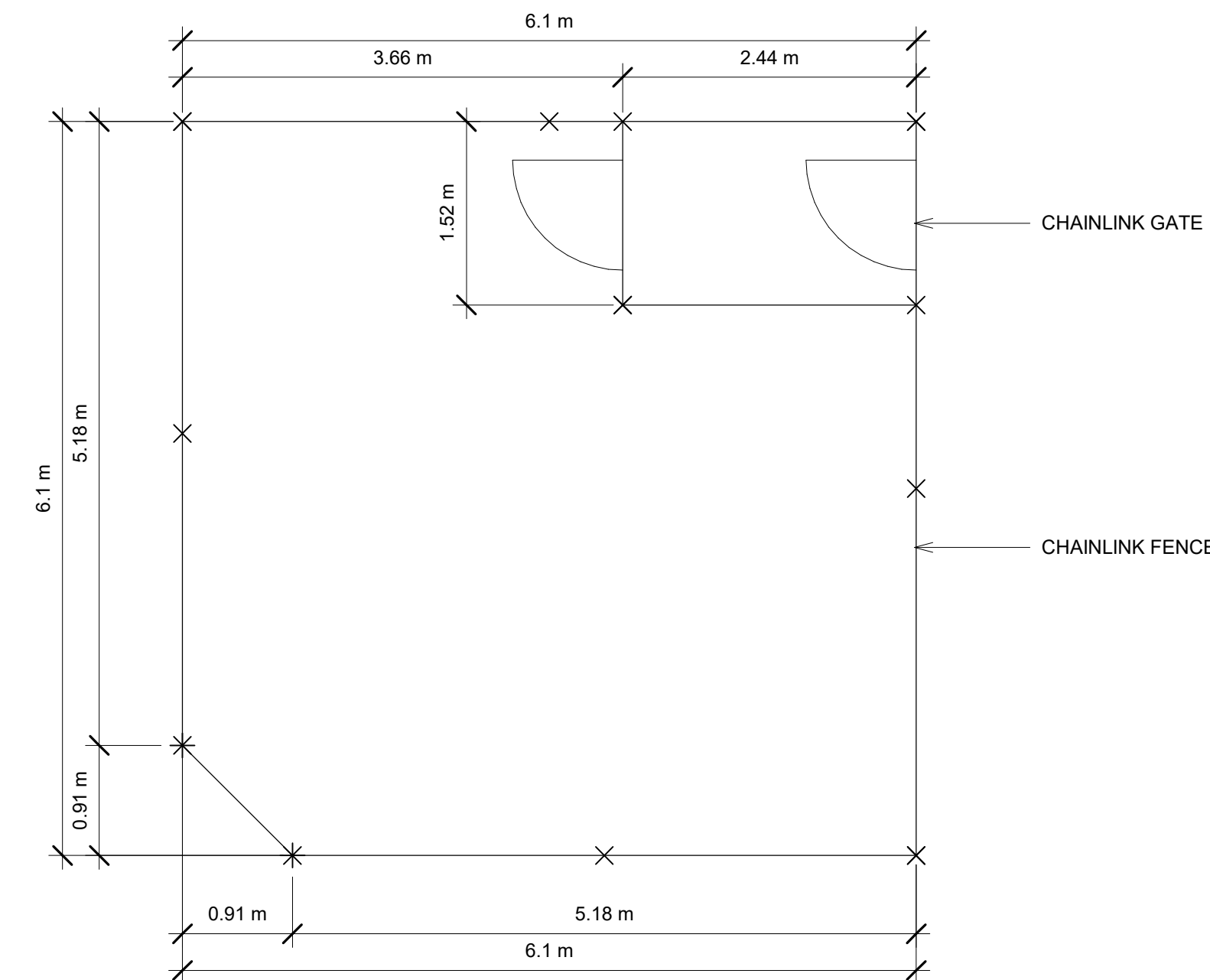
12 COMMUNITY GARDEN PLANTER BOX
1 : 24



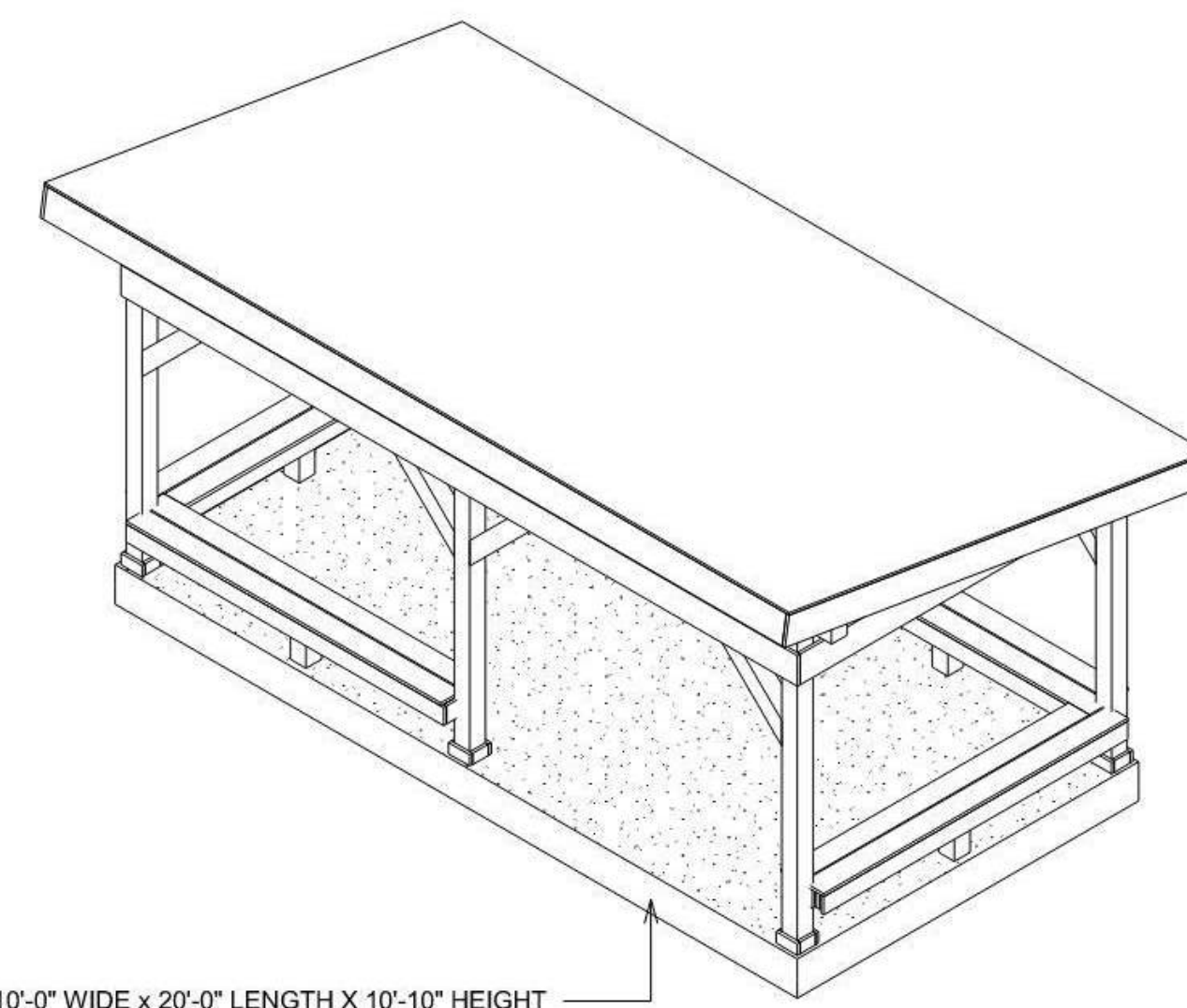
10 GARDEN RUN BORDER
1 : 12



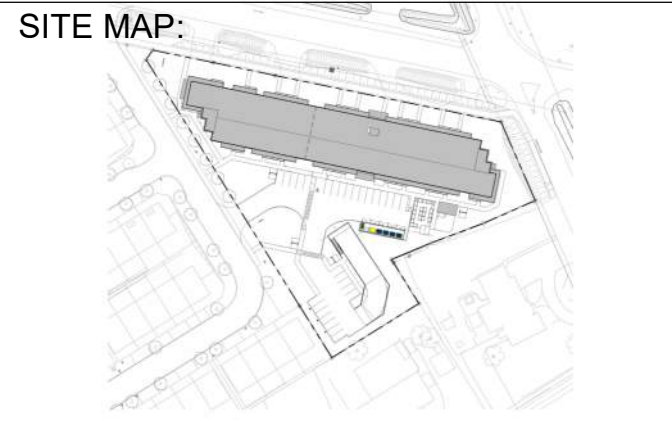
11 DOG RUN BORDER
1 : 12



10 DOG RUN LAYOUT
1 : 48

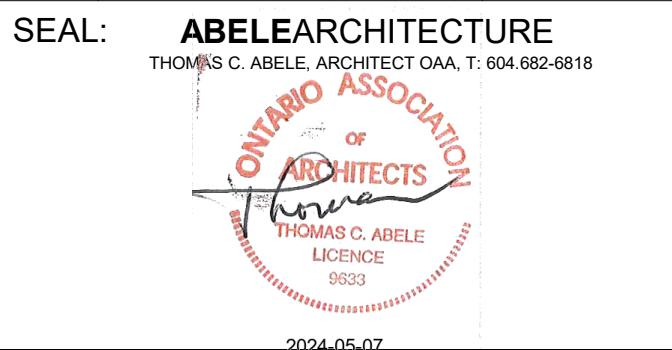


PERGOLA - 3D ISO
1 : 48



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
C	RE-ISSUED FOR SPC	12/15/2023
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024



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PROJECT NAME:
RHYTHM APARTMENTS

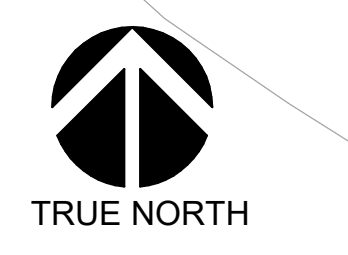
PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
SITE ACCESSORIES

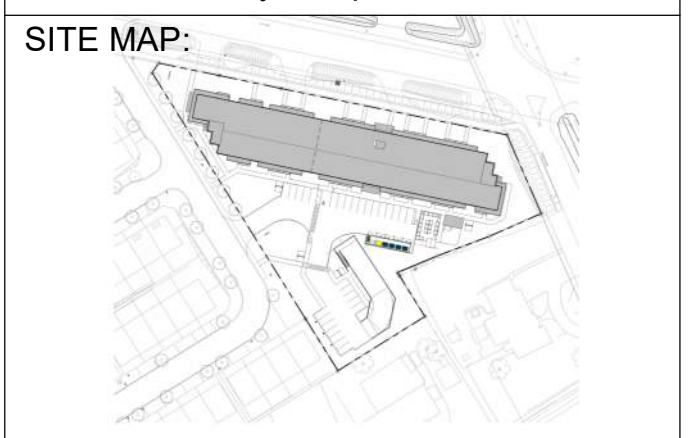
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CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: As indicated

DRAWING #: A1.05
REV #:
E



NAVAN ROAD

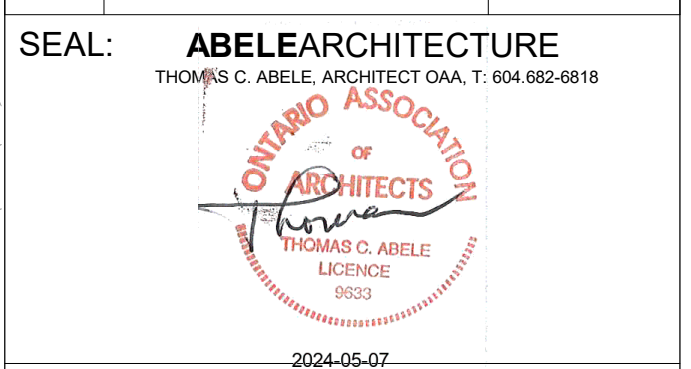
CORNER LOT LINE



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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024



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PROJECT NAME:
RHYTHM APARTMENTS

PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

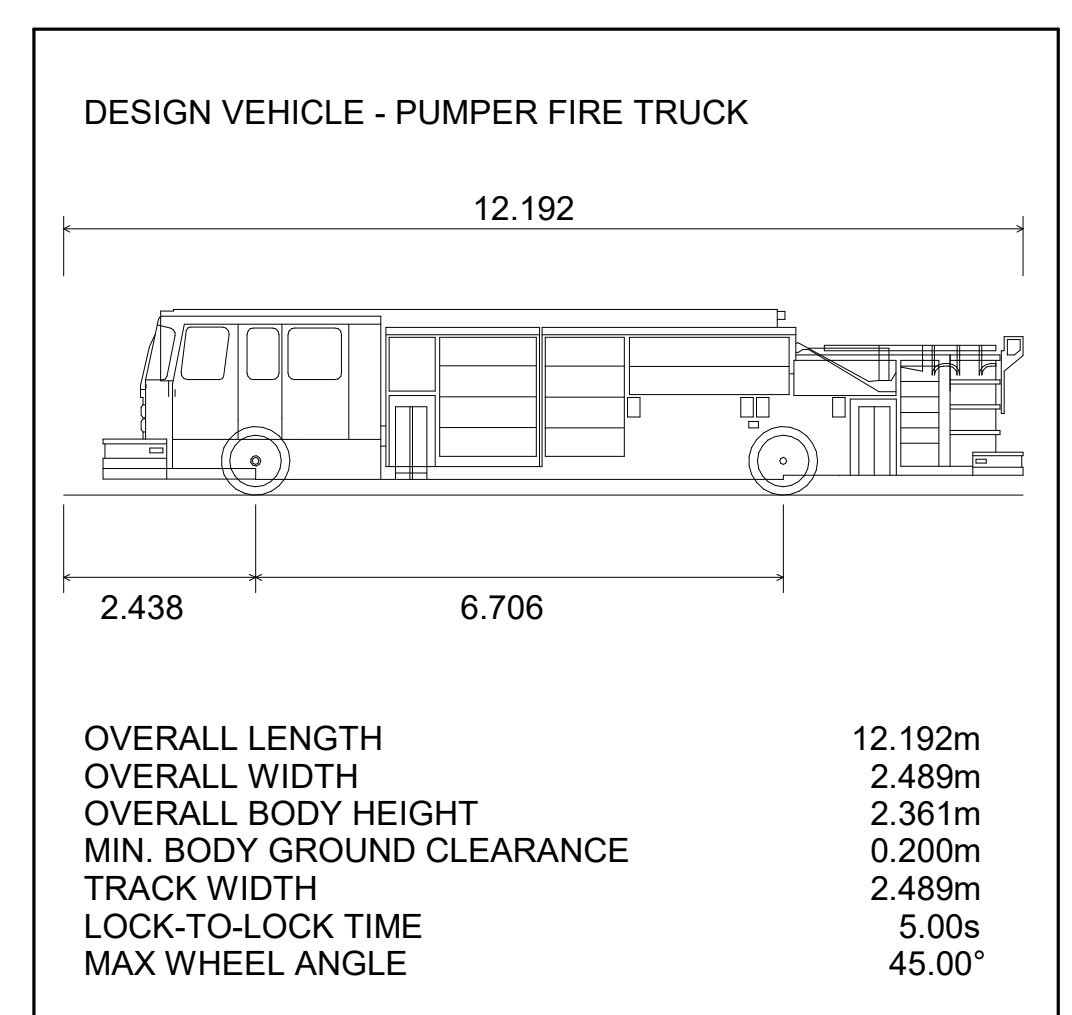
DRAWING TITLE:
FIRE + EMERGENCY ACCESS PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: As indicated

DRAWING #: **A1.06** **REV #:** **E**

LEGEND

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

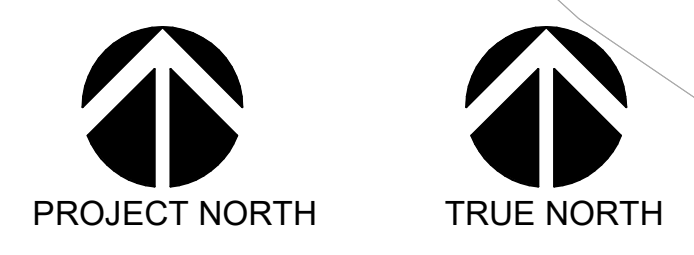


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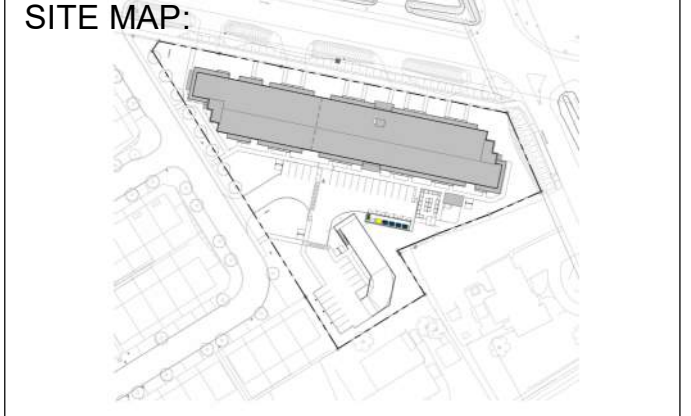
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1 SITE PLAN LAYOUT
1 : 192

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



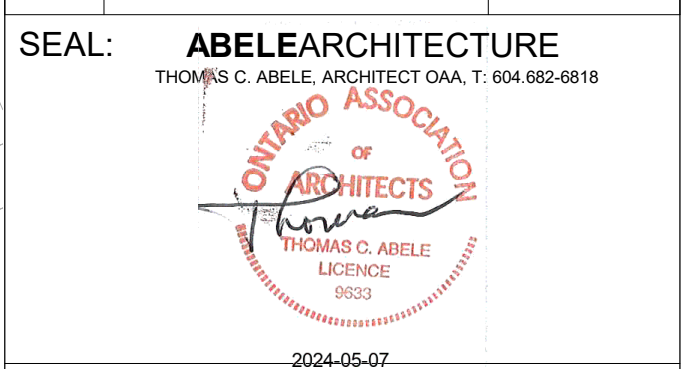
NAVAN ROAD



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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024



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PROJECT NAME:
RHYTHM APARTMENTS

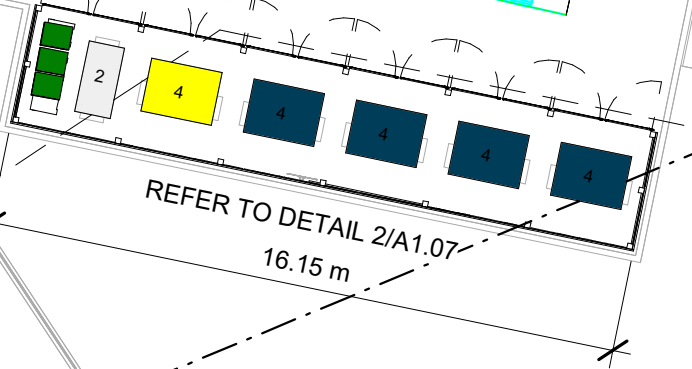
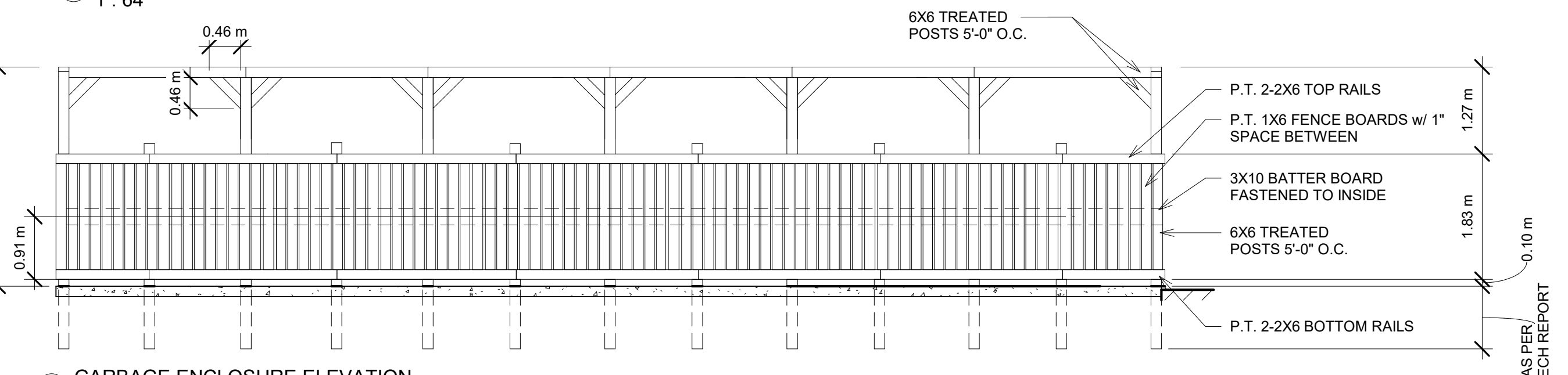
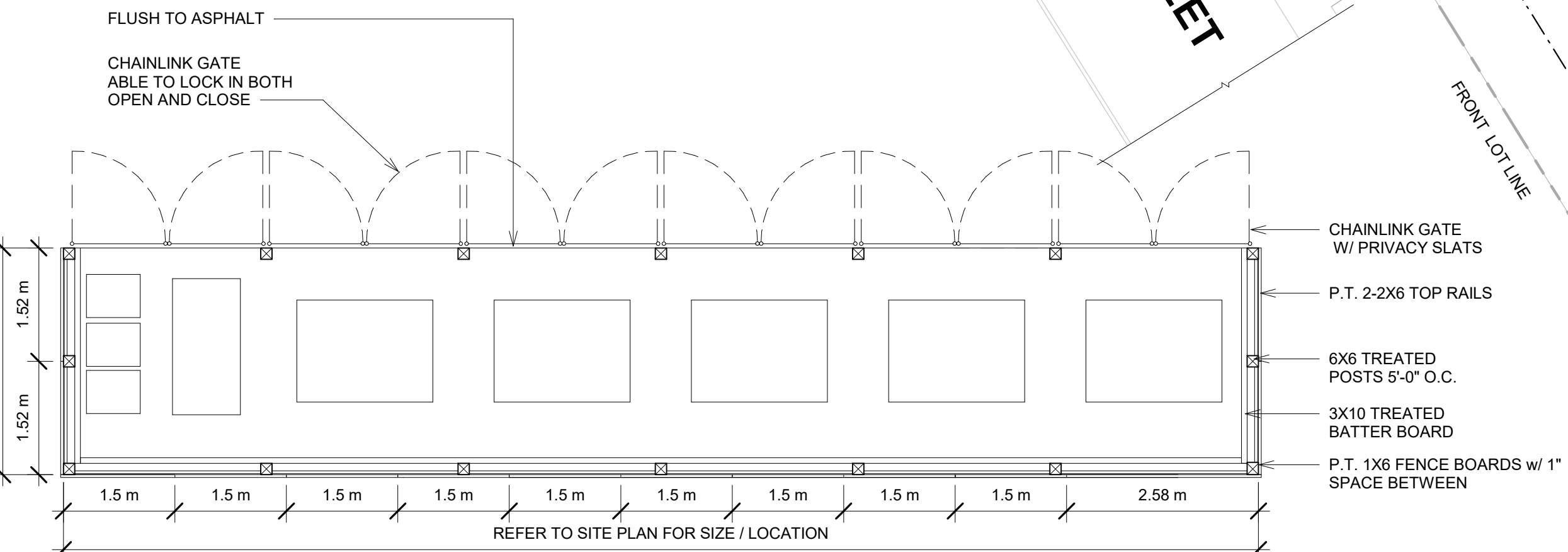
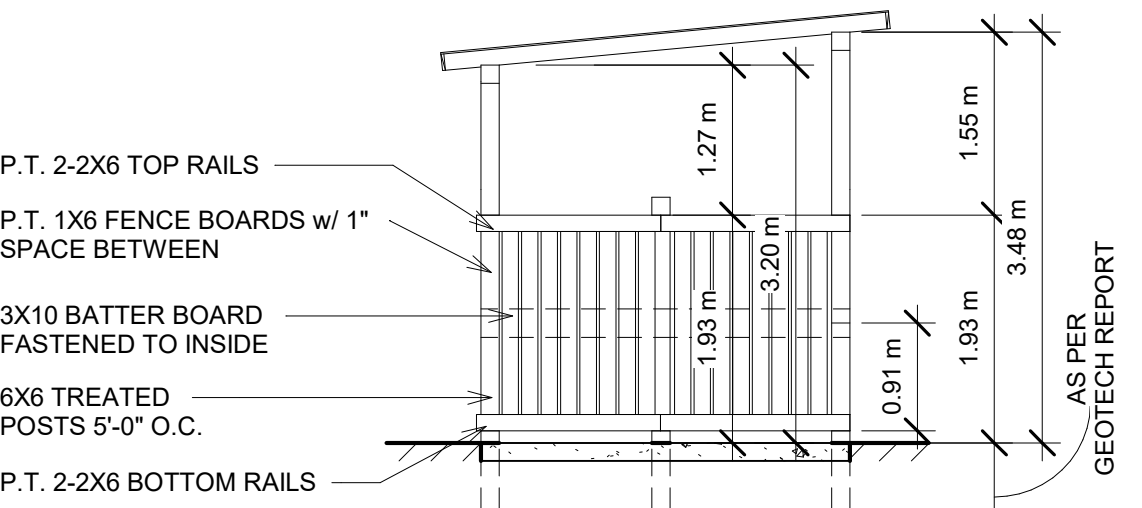
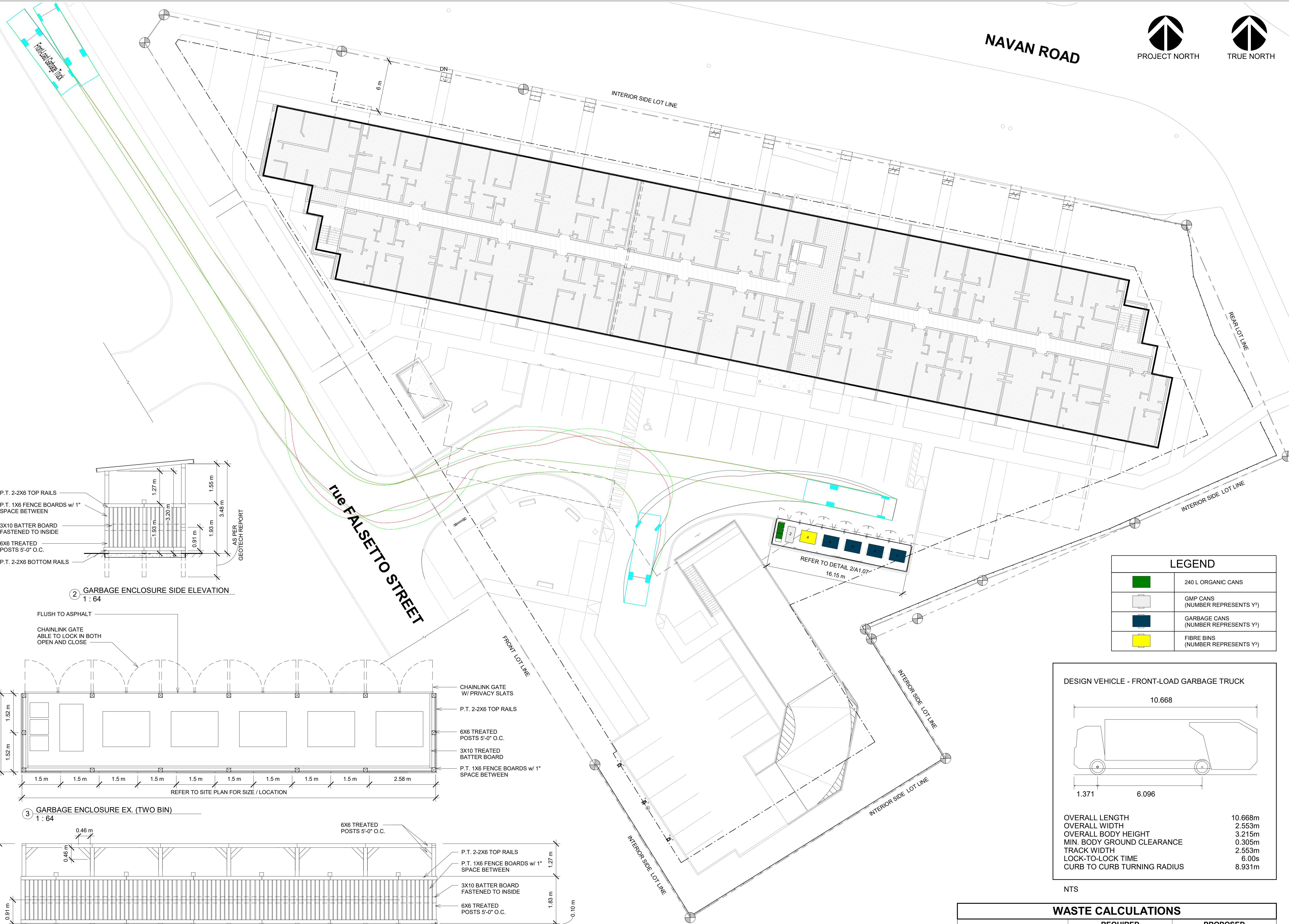
PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
WASTE + RECYCLING PLAN

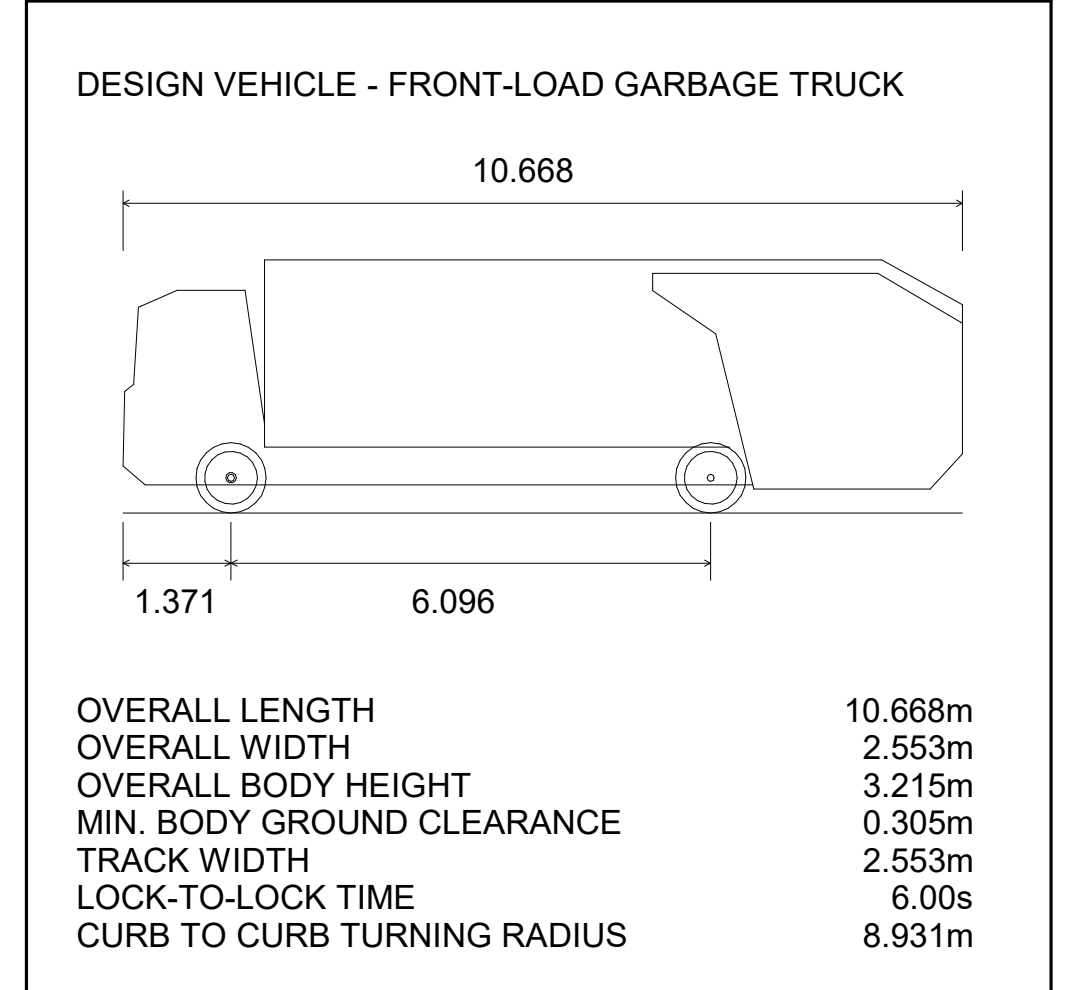
DRAWN BY: EC
CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: As indicated

DRAWING #: A1.07
REV #: E



LEGEND

	240 L ORGANIC CANS
	GMP CANS (NUMBER REPRESENTS Y ²)
	GARBAGE CANS (NUMBER REPRESENTS Y ²)
	FIBRE BINS (NUMBER REPRESENTS Y ²)



WASTE CALCULATIONS

	REQUIRED	PROPOSED
GARBAGE	16 y ²	16 y ²
GMP	2 y ²	2 y ²
FIBRE	4 y ²	4 y ²
ORGANICS	720L	720L

1 SITE PLAN LAYOUT
1 : 192

04/17/2024 10:21:31 AM

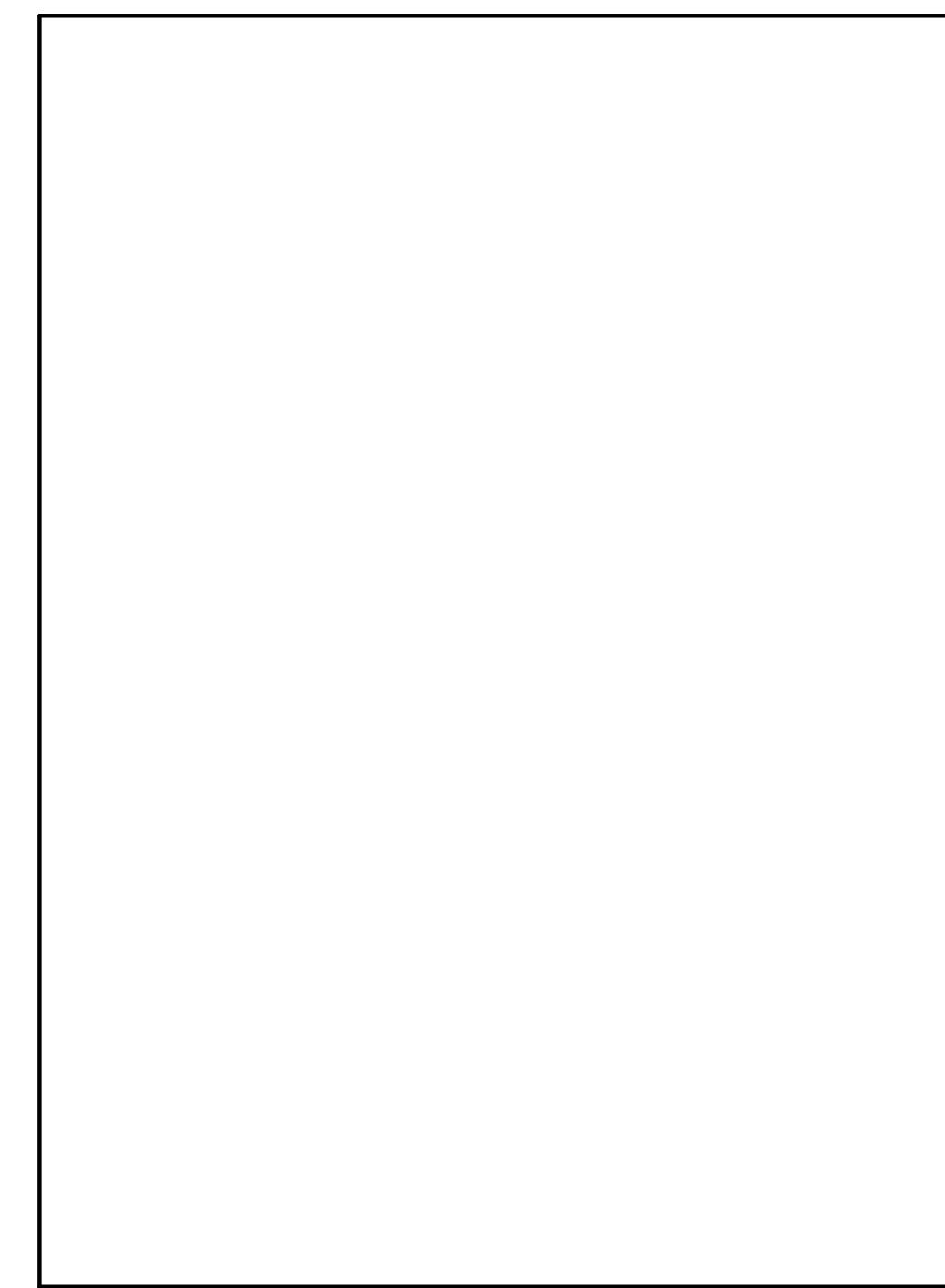
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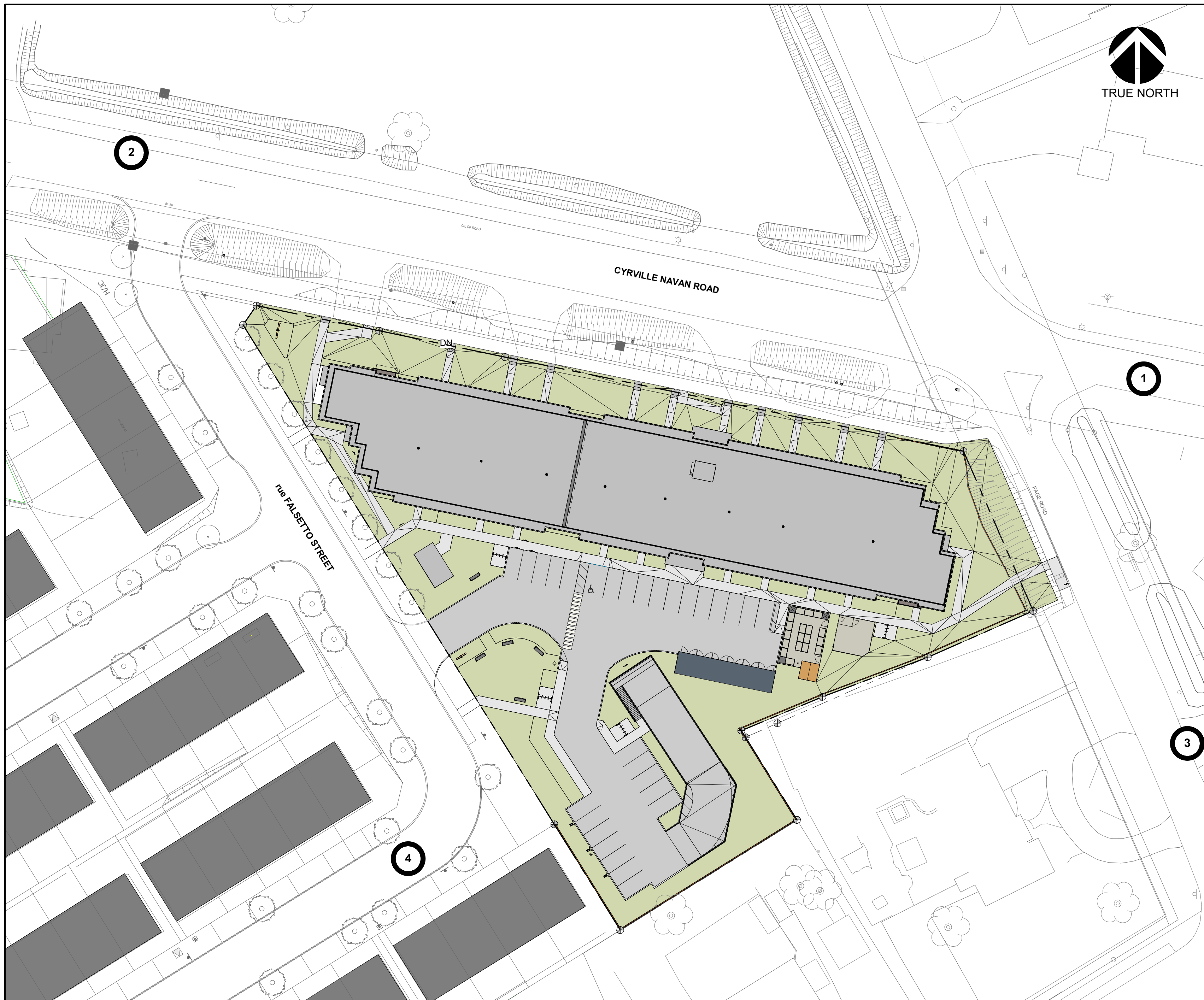
(1) SOUTH - WEST VIEW



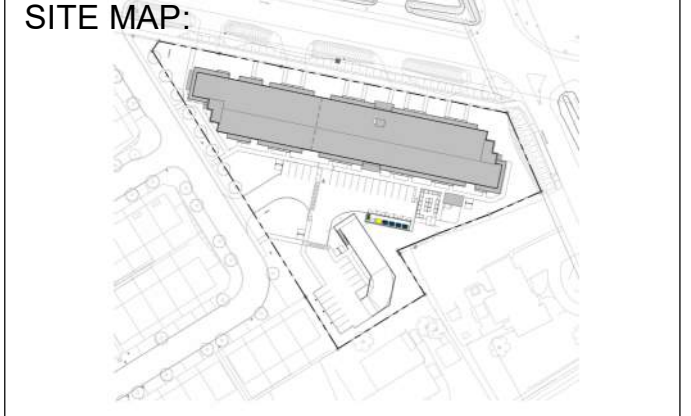
(4) NORTH VIEW



(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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABLE, ARCHITECT OAA, T. 604-662-6818

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PROJECT NAME:
RHYTHM APARTMENTS

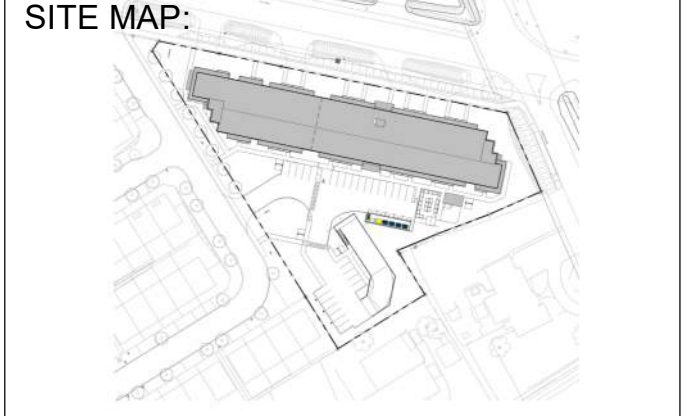
PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
SURROUNDING AREA PERSPECTIVE

DRAWN BY: EC
CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: 1 : 450
DRAWING #: **A1.08**

REV #:
E



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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

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



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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: APRIL 12, 2024
SCALE: 1 : 600

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



(1) EAST VIEW BUILDING CORNER ENTRANCE



(3) EAST VIEW BUILDING CORNER



(2) NORTH VIEW LANDSCAPE AREA





(1) WEST VIEW OF STREET SIDE ENTRANCE



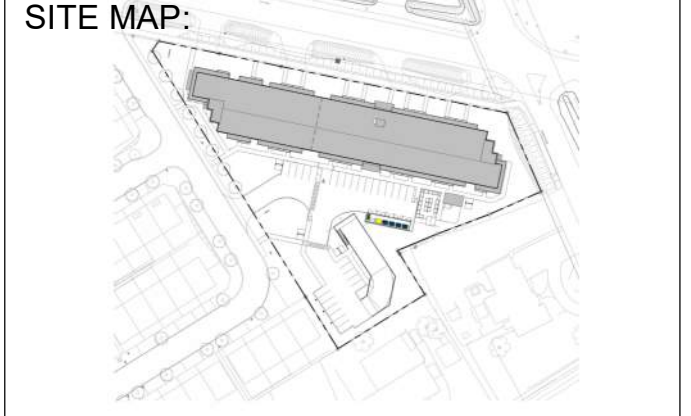
(2) EAST VIEW SITE ENTRANCE



(3) STREET SIDE ENTRANCE



(4) PRINCIPAL ENTRANCE



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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

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

2024-05-07

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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: APRIL 12, 2024
SCALE: 1 : 600

DRAWING #: **A1.10** REV #: **E**



(1) DOG RUN AREA



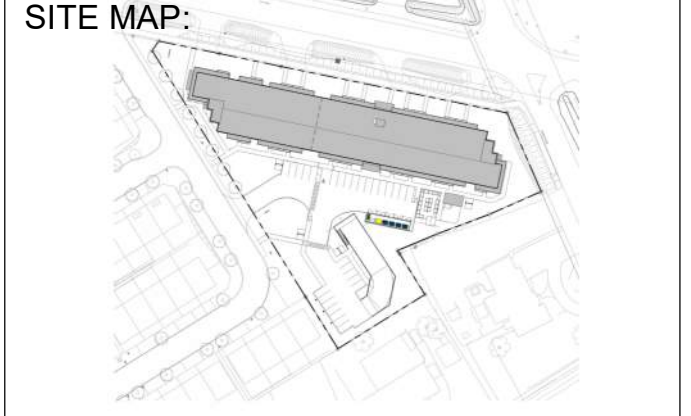
(2) COMMUNITY GARDEN



(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
C	RE-ISSUED FOR SPC	12/15/2023
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

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

2024-05-07

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PROJECT NAME:
RHYTHM APARTMENTS

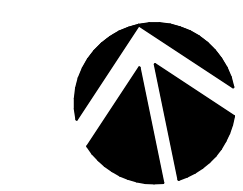
PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
ONSITE PERSPECTIVE

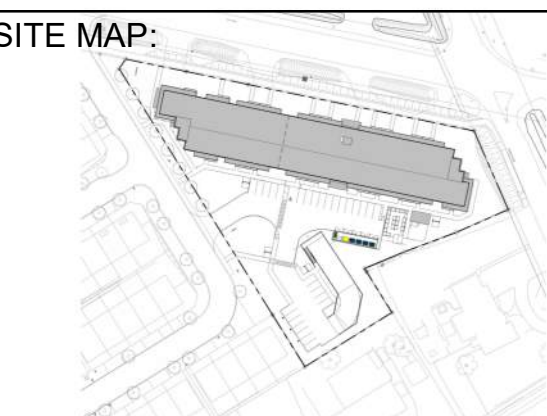
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CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: 1 : 600

DRAWING #: **A1.11** REV #: **E**



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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

SEAL: ABELEARCHITECTURE
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:

PARKADE FLOOR PLAN

DRAWN BY: EC

CHECKED BY: CG

DATE: APRIL 12, 2024

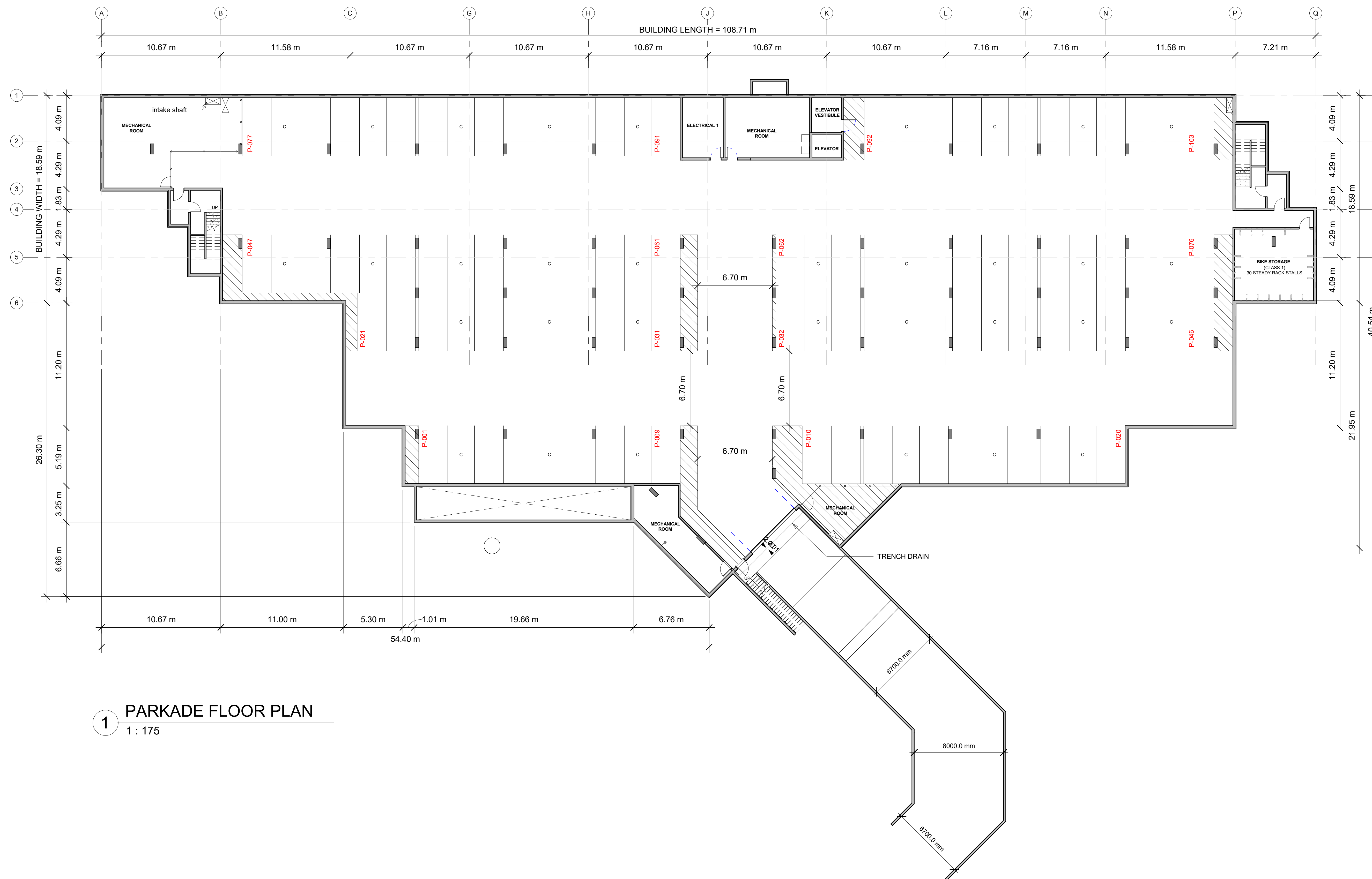
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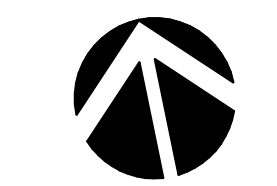
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REV #:

E

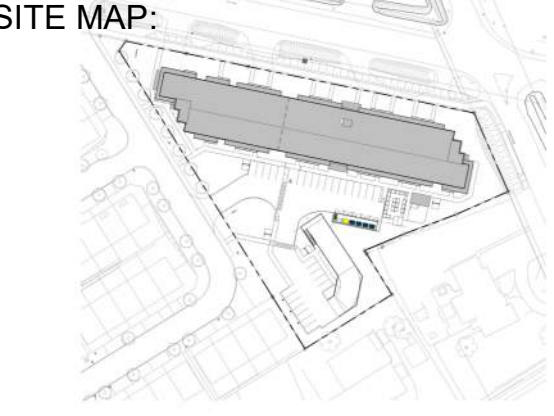


1 PARKADE FLOOR PLAN
1:175



PROJECT NORTH

SITE MAP:

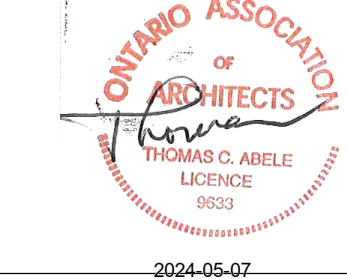


PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT OAA, T. 604-662-6818



2024-05-07

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PROJECT NAME:
RHYTHM APARTMENTS

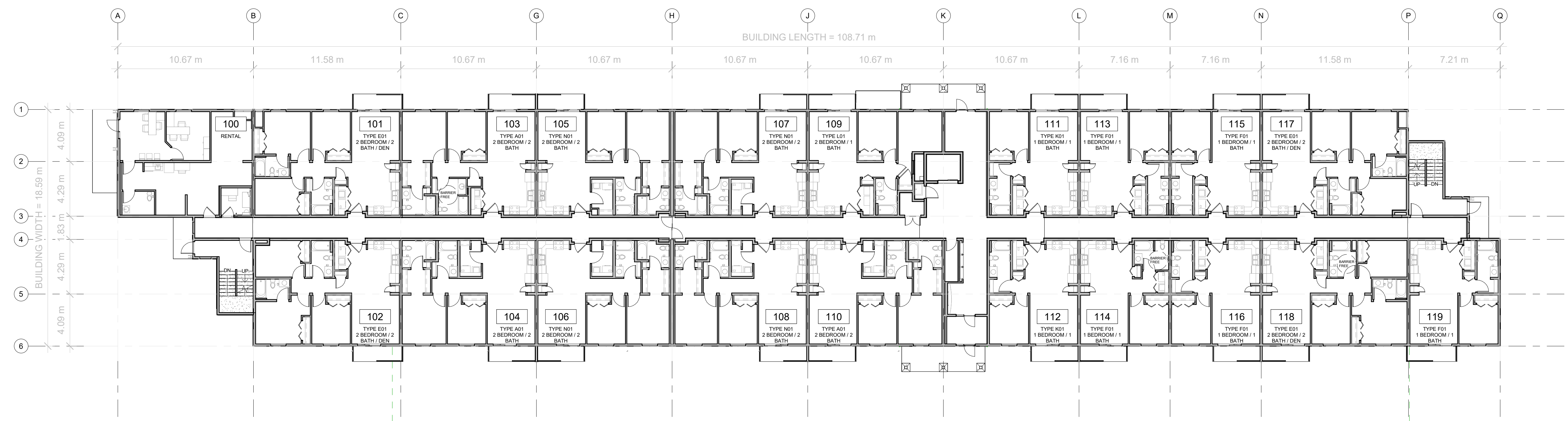
PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
FIRST FLOOR PLAN

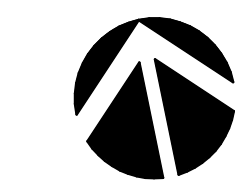
DRAWN BY: EC
CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: 1 : 175

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



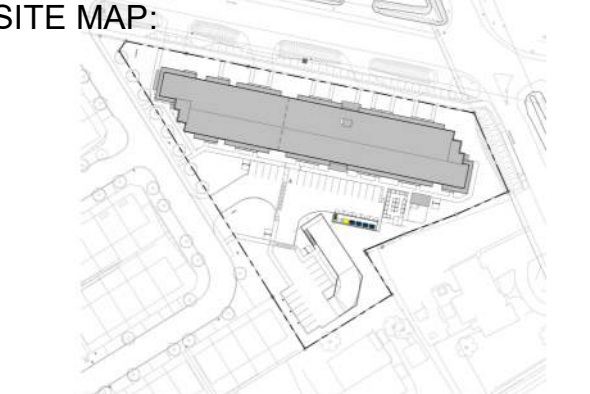
1 FLOOR PLAN - LEVEL 1
1 : 175

TOTAL FLOOR AREA = 1894.44M²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 729.48M²
RIGHT SIDE FLOOR AREA = 1164.95M²



PROJECT NORTH

SITE MAP:

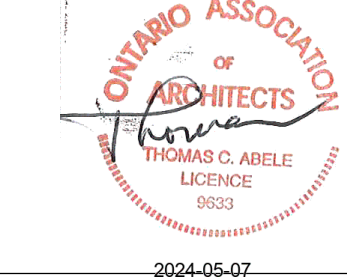


PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

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



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PROJECT NAME:
RHYTHM APARTMENTS

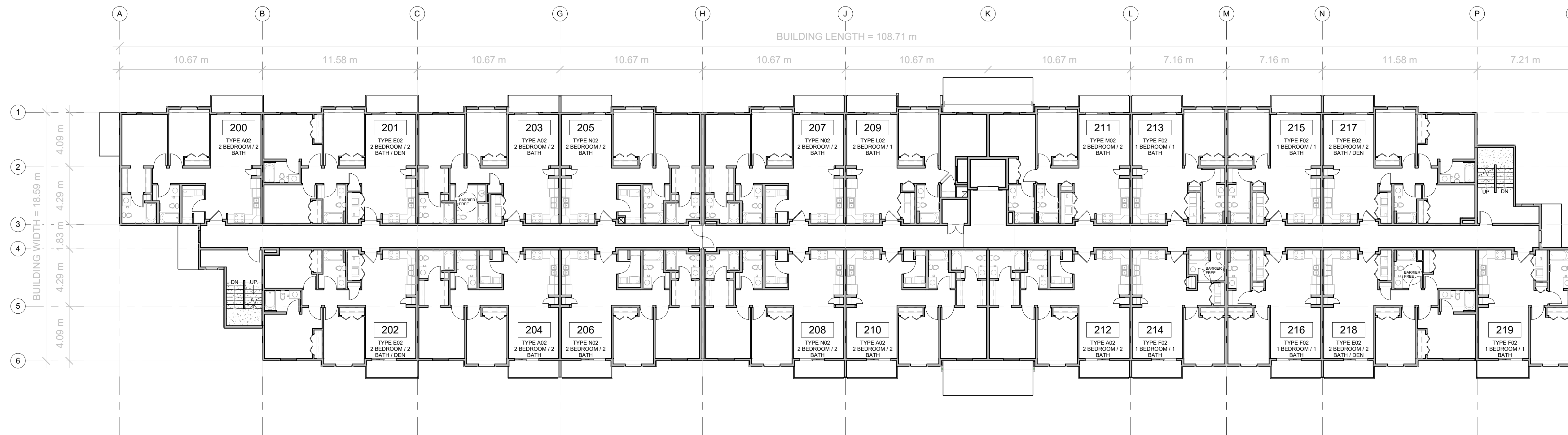
PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
SECOND / THIRD FLOOR PLAN

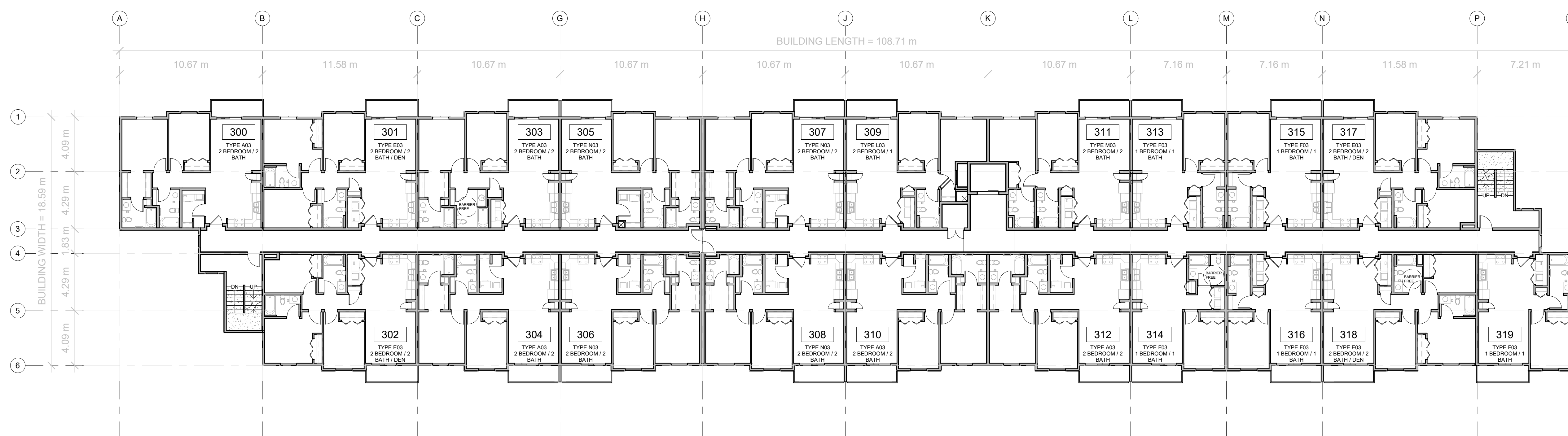
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CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: 1 : 175

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



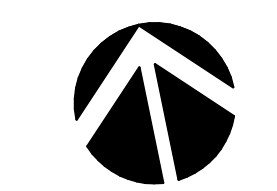
1 FLOOR PLAN - LEVEL 2
1 : 175

TOTAL FLOOR AREA = 1921.70M²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 739.03M²
RIGHT SIDE FLOOR AREA = 1182.68M²



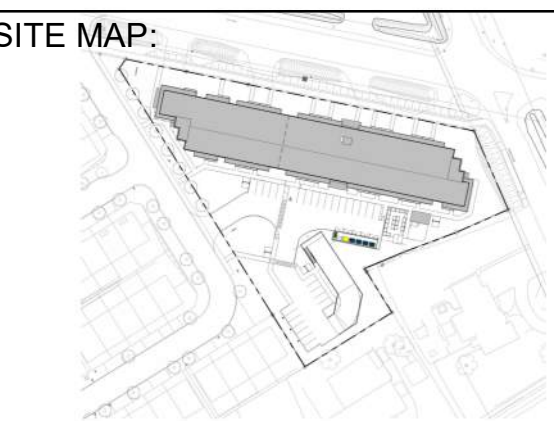
2 FLOOR PLAN - LEVEL 3
1 : 175

TOTAL FLOOR AREA = 1921.70M²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 739.03M²
RIGHT SIDE FLOOR AREA = 1182.68M²



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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

SEAL: ABELEARCHITECTURE
THOMAS C. ABLE, ARCHITECT O.A. T. 604-662-6818



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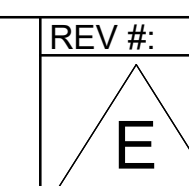
PROJECT NAME:
RHYTHM APARTMENTS

PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
FOURTH / FIFTH FLOOR PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: 1 : 175
DRAWING #: A2.03
REV #:



1 FLOOR PLAN - LEVEL 4

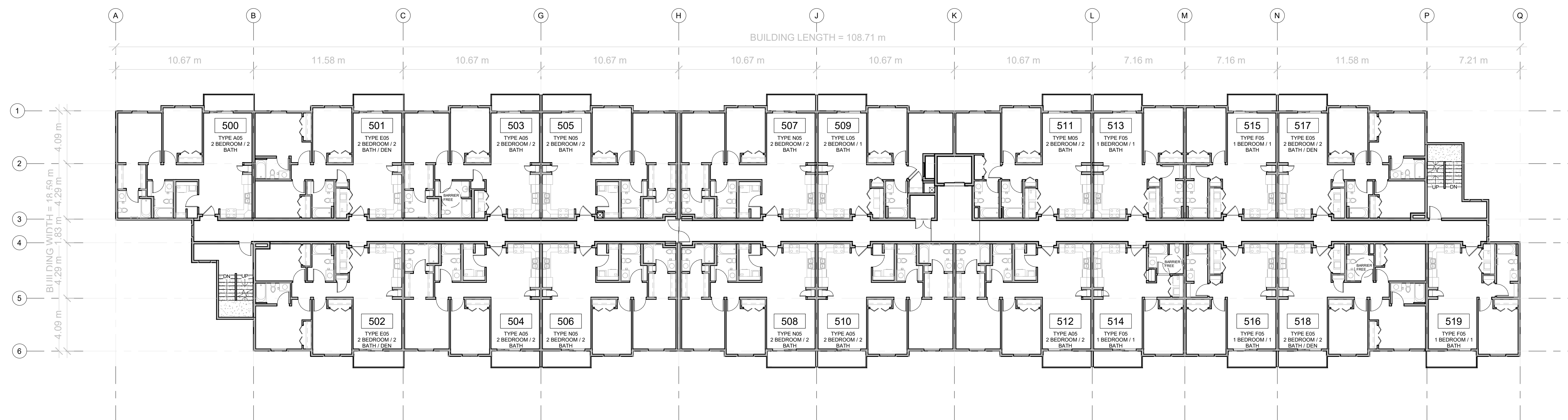
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TOTAL FLOOR AREA = 1921.70M²

FIREWALL FLOOR AREA BREAKDOWN

LEFT SIDE FLOOR AREA = 739.03M²

RIGHT SIDE FLOOR AREA = 1182.68M²



2 FLOOR PLAN - LEVEL 5

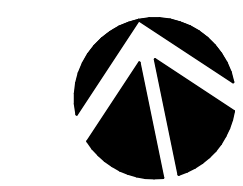
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TOTAL FLOOR AREA = 1921.70M²

FIREWALL FLOOR AREA BREAKDOWN

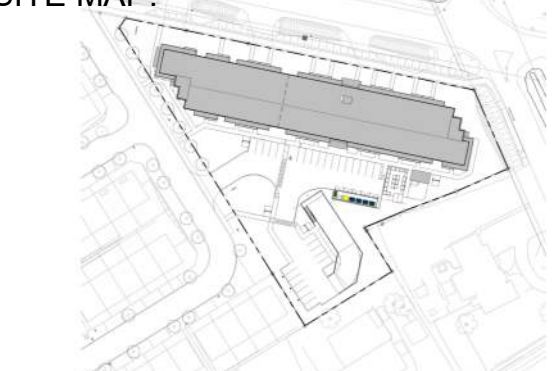
LEFT SIDE FLOOR AREA = 739.03M²

RIGHT SIDE FLOOR AREA = 1182.68M²



PROJECT NORTH

SITE MAP:



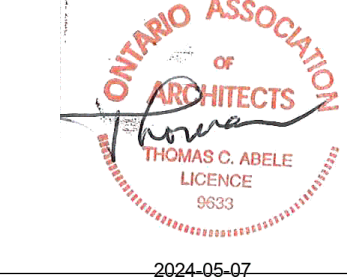
PROJECT STATUS:

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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT O.A.A. T. 604-662-6818



2024-05-07

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PROJECT NAME:
RHYTHM APARTMENTS

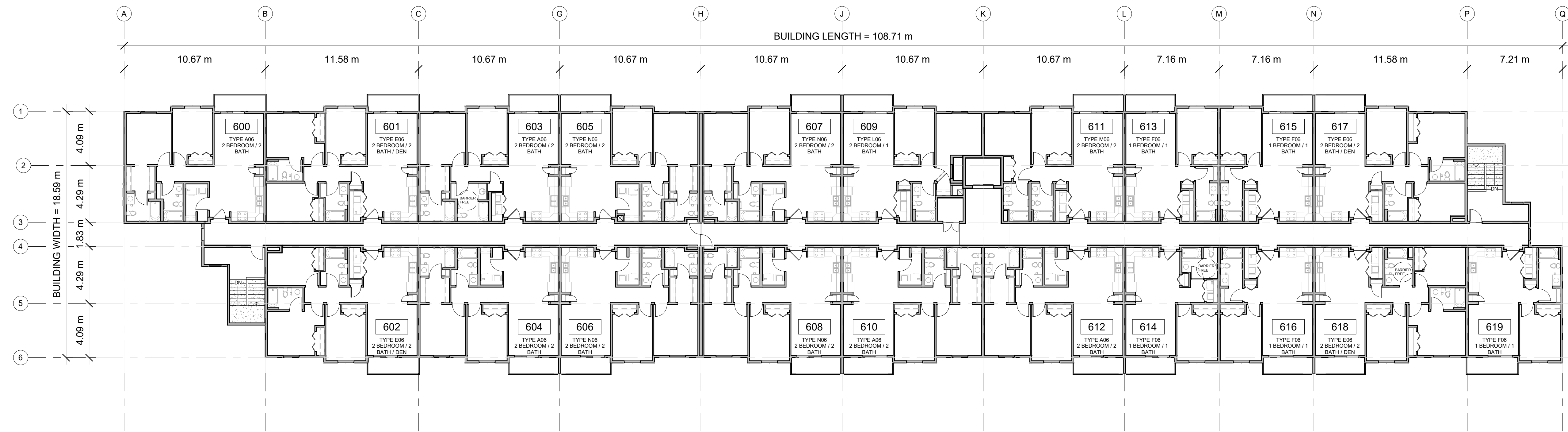
PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
SIXTH / ROOF FLOOR PLAN

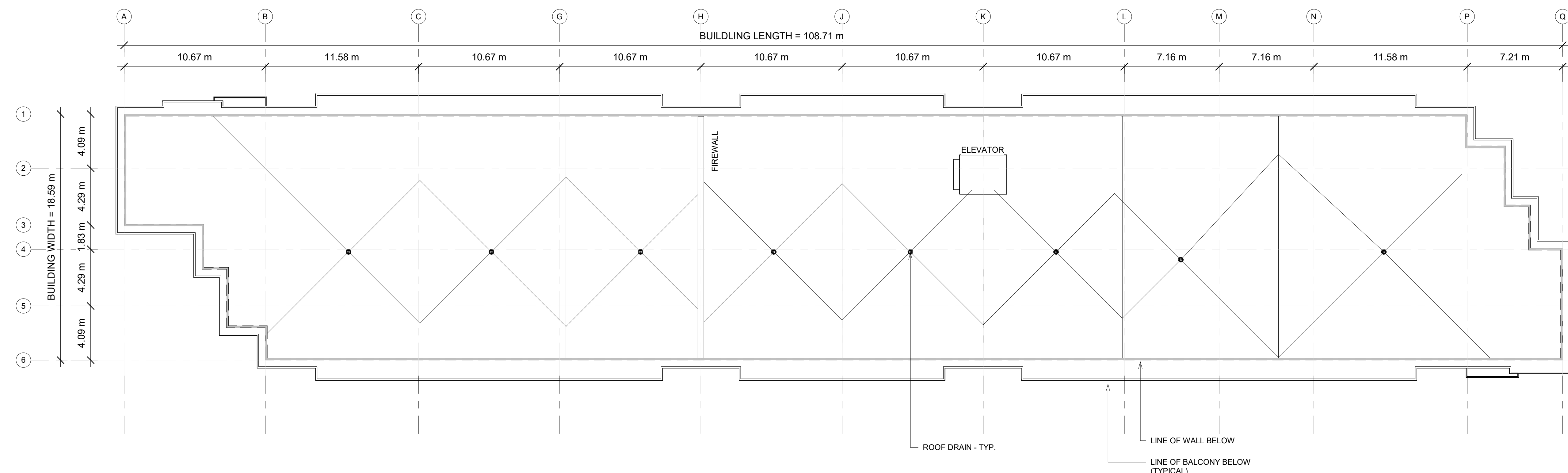
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CHECKED BY: CG
DATE: APRIL 12, 2024
SCALE: 1 : 175

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

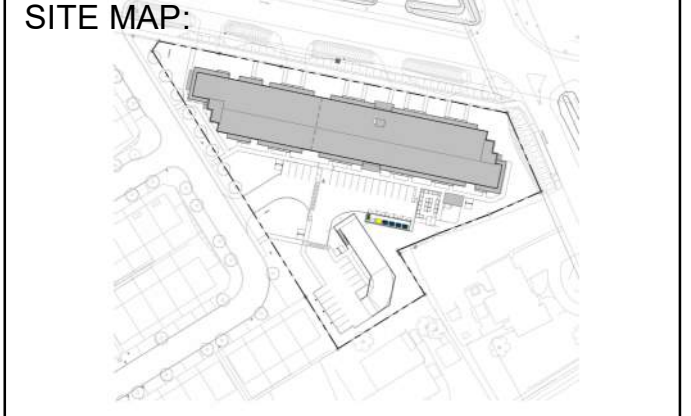


1 FLOOR PLAN - LEVEL 6
1 : 175

TOTAL FLOOR AREA = 1921.70M²
FIREWALL FLOOR AREA BREAKDOWN
LEFT SIDE FLOOR AREA = 739.03M²
RIGHT SIDE FLOOR AREA = 1182.68M²



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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELLE, 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:
B/W - ELEVATION

DRAWN BY: EC

CHECKED BY: CG

DATE: APRIL 12, 2024

SCALE: 1 : 175

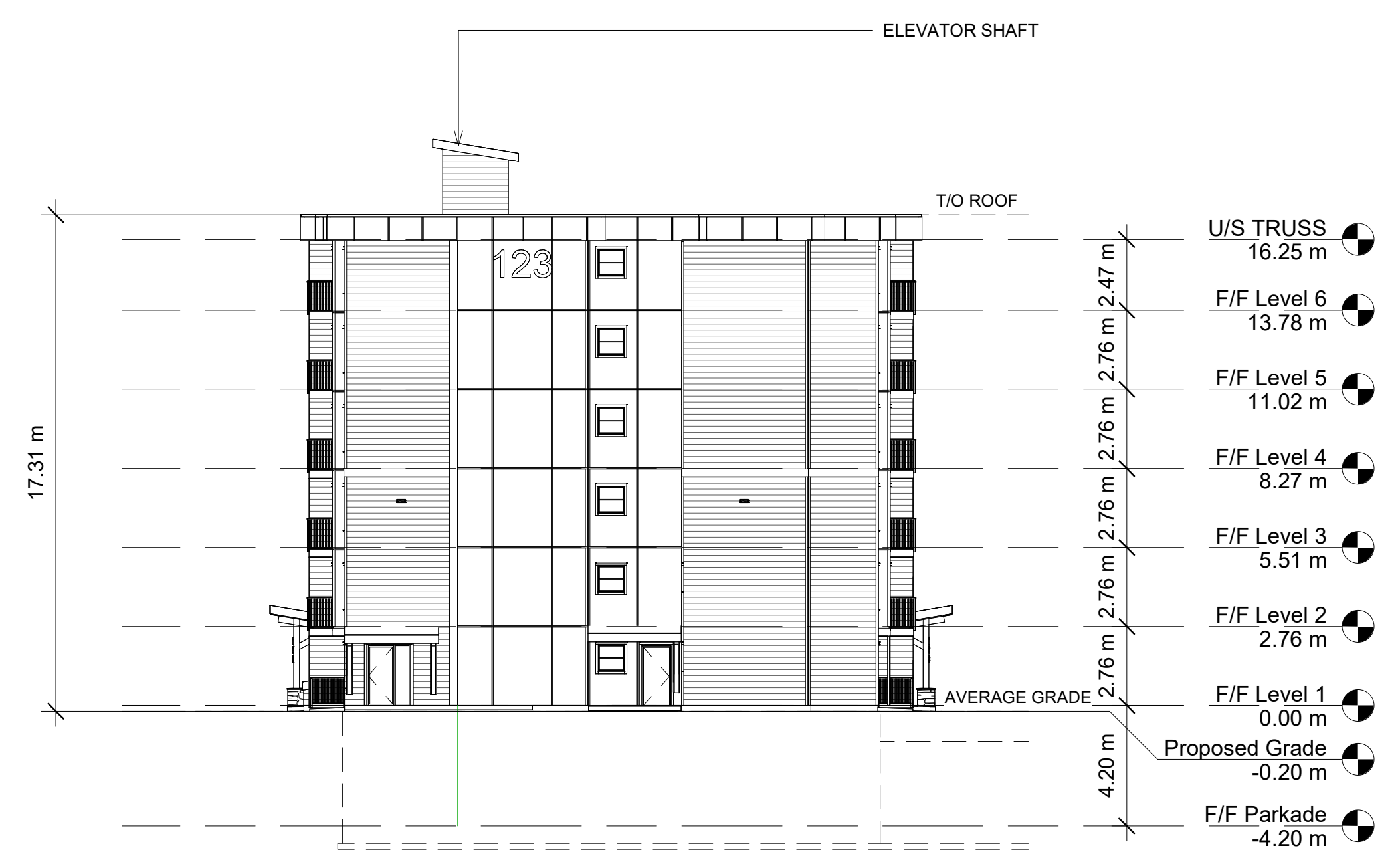
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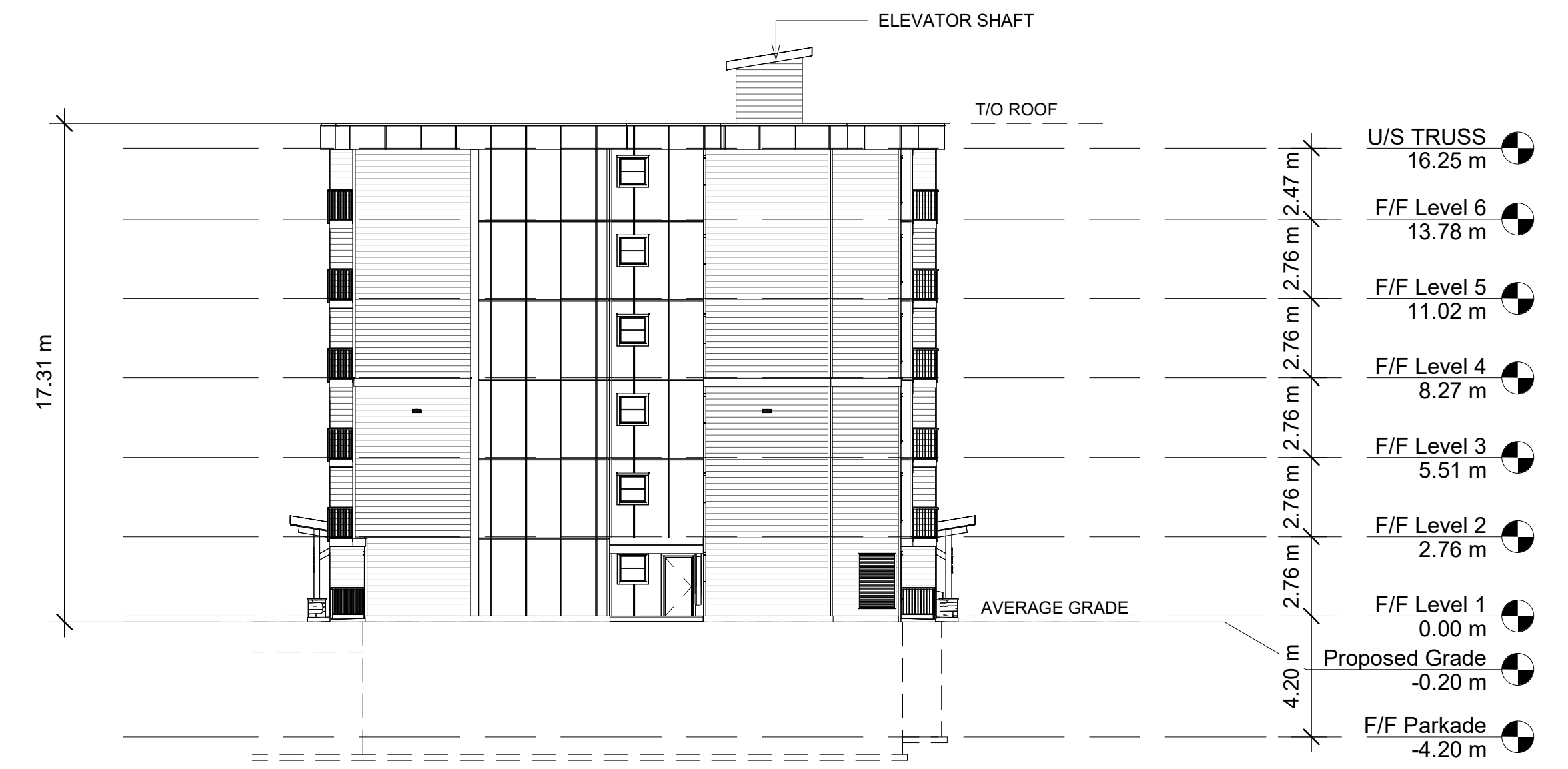
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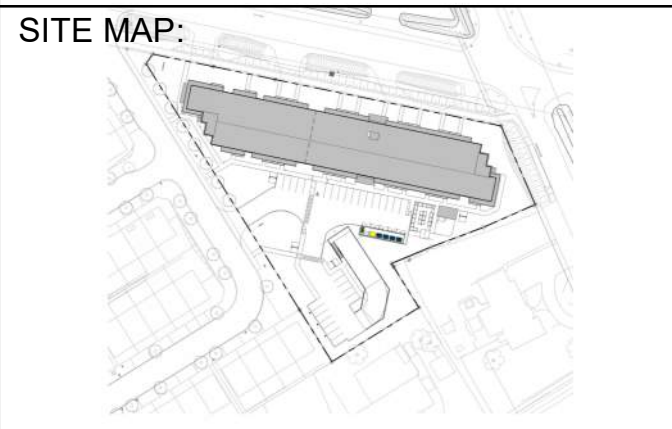
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1 : 175



3 EAST ELEVATION
1 : 175

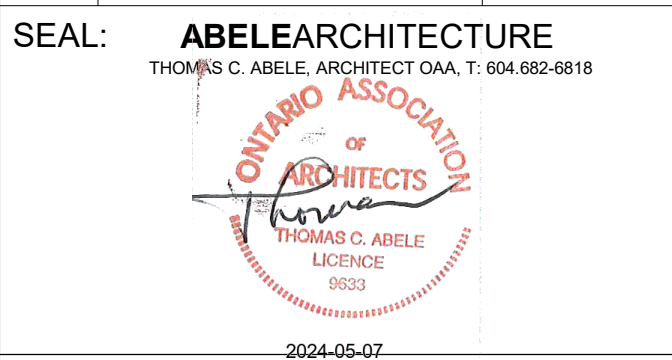


4 WEST ELEVATION
1 : 175



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
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024



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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: APRIL 12, 2024
SCALE: As indicated

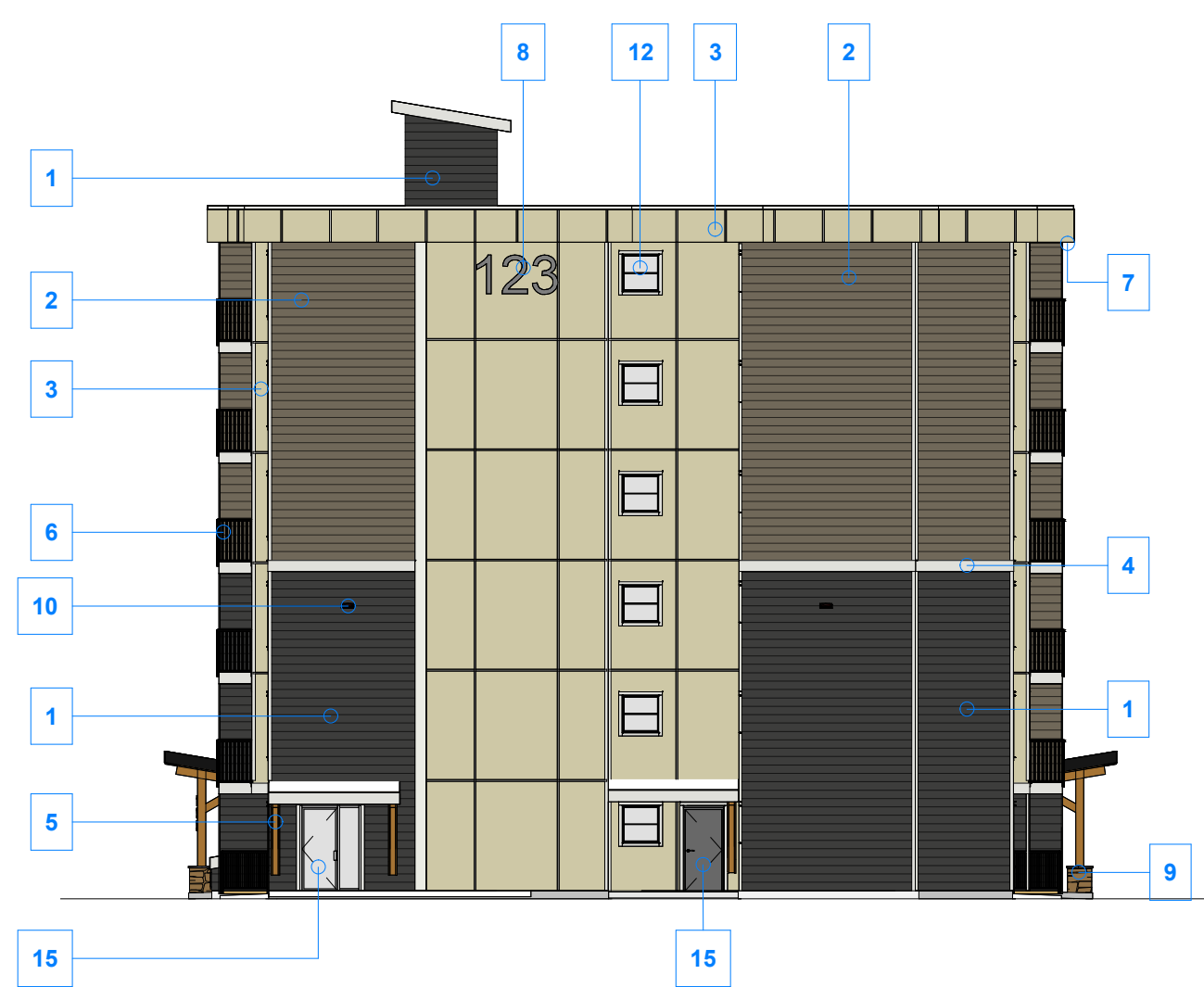
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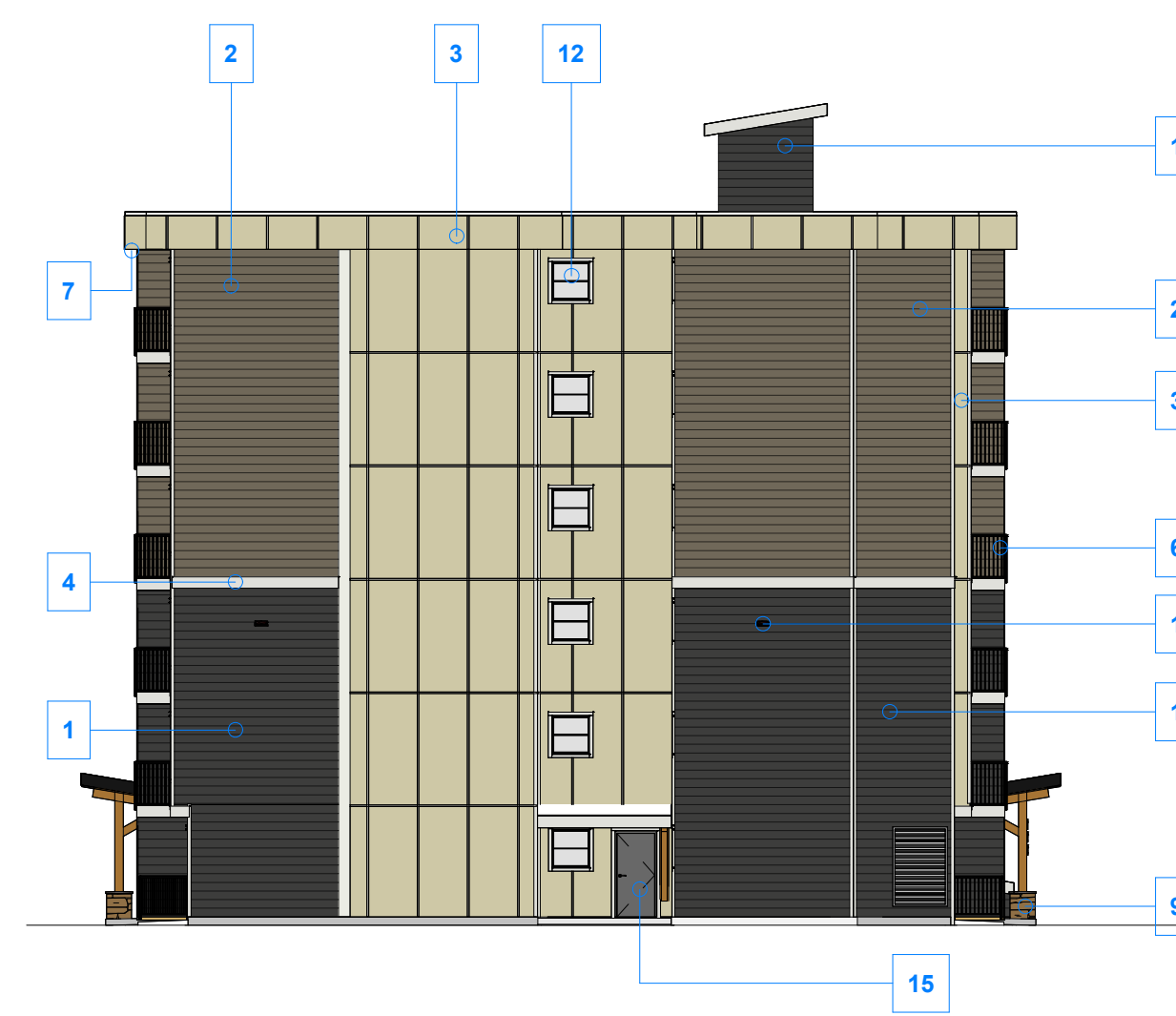
1 COLOUR ELEVATION - NORTH ELEVATION
1 : 175



2 COLOUR ELEVATION - SOUTH ELEVATION
1 : 175



3 COLOUR ELEVATION - EAST ELEVATION
1 : 175



4 COLOUR ELEVATION - WEST ELEVATION
1 : 175

1 PLANK - CEDARMILL (IRON GREY)	7 3 PANEL CLASSIC SOFFIT - WHITE	13 PATIO DOOR - SLIDER - WHITE
2 PLANK - CEDARMILL (TIMBER BARK)	8 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	14 PATIO DOOR - SWING - WHITE
3 PANEL - SMOOTH (NAVAJO BEIGE)	9 CULTURED STONE - TBC	15 ENTRY DOOR - SWING - ALUMINUM
4 TRIM - SMOOTH (ARTIC WHITE)	10 LED WALL SCENCE	
5 TIMBER - STAIN TBD	11 WINDOW - SLIDER - WHITE	
6 ALUMINUM RAILING - WELDED SYSTEM - BLACK	12 WINDOW - FIXED - WHITE	