



GENERAL SITE PLAN - PROJECTED

GROSS FLOOR AREA (GFA) AS PER CITY OF OTTAWA DEFINITION	
GROSS FLOOR AREA (RESIDENTIAL)	15 939 m ²
GROSS FLOOR AREA (OFFICE)	400 m ²
TOTAL GROSS FLOOR AREA (RESIDENTIAL & OFFICE)	16 339 m ²

535 LEGGET - SITE STATISTICS	
PROPOSED LOT AREA	7 939 m ²
FOOTPRINT	1 395 m ² (45% max)
GROSS BUILDING AREA ABOVE GRADE	14 769 m ²
CONSTRUCTION AREA UNDERGROUND	1 570 m ²
GROSS FLOOR AREA (ABOVE + BELOW GRADE)	16 339 m ²

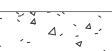
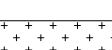
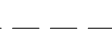
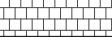
LEGAL DESCRIPTION OF PROPERTY

PIN 04517-1171 Part Lot 8, Conc. 4, Ottawa, being Parts 5 and 6 Plan 4R16648 and Parts 4, 5 and 9 Plan 4R17106

PROPERTY BOUNDARY INFORMATION DERIVED FROM
SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL MOFFATT
AND WOODLAND ONTARIO LAND SURVEYOR, JULY 25, 2024

535 LEGGET - NUMBER OF UNITS	
LEVEL	NUMBER OF UNITS
BASEMENT	0
GROUND FLOOR	0
2nd FLOOR TO 9th	8 x 13 UNITS 104 UNITS
10th FLOOR	11 UNITS
11th FLOOR	-
TOTAL	115 UNITS

PARKING LEGEND	
	TYPICAL PARKING SPACE 5.5 m X 2.6 m (5.2 m X 2.6 m min.)
	BARRIER FREE PARKING SPACE 6 m X 3.4 m
	BARRIER FREE PARKING SPACE 6 m X 2.4 m (min.)
	EV PARKING SPACE 6 m X 2.5 m (min.)
	REDUCED PARKING SPACE 4.6 m X 2.3 m (min.)

SURFACE LEGEND	
	EXISTING SNOW STORAGE AREA (SEE LANDSCAPE ARCHITECT)
	CLEAR STONE (BY LANDSCAPE ARCHITECT)
	PEDESTRIAN PATH (BY LANDSCAPE ARCHITECT)
	LANDSCAPING (BY LANDSCAPE ARCHITECT)
	DECK (BY LANDSCAPE ARCHITECT)
	INTERVENTION AREA
	PAVING (BY LANDSCAPE ARCHITECT)
	DEPRESSED SIDEWALK (SEE LANDSCAPE ARCHITECT)

LINE TYPE & ACCESS LEGEND

	VEHICULAR ENTRY		CIRCULATION ARROW
	ACCESS TO BUILDING		
	ACCESS TO OFFICE		
	EXITS		
	FIRE ROUTE (ON SITE)		SETBACK
	PROPERTY LINE		

WALL AND DOOR LEGEND

	EXISTING WALL
	EXISTING STRUCTURE
	DEMOLISH WALL
	NEW WALL
	DEMOLISH DOOR
	EXISTING DOOR
	NEW DOOR

EXTERIOR BIKE RACK

The diagram shows three orthographic views of a U-shaped bike rack with the following dimensions:

- Top View:** Shows the U-shape from above. The overall width is 10" and the depth is 14". The inner width of the U-shape is 6" and the inner depth is 10".
- Front View:** Shows the U-shape from the front. The overall width is 10" and the depth is 14". The inner width is 6" and the inner depth is 10".
- Side View:** Shows the U-shape from the side. The overall width is 10" and the depth is 14". The inner width is 6" and the inner depth is 10". The side view also shows a 1/2" dimension for the thickness of the rack material.

GENERAL NOTES	
#	NOTE
01	OUTLINE OF CANOPY ON LEVEL 2
02	LINK TO BROOKSTREET HOTEL
03	PROPOSED NEW ENTRANCE - CONCRETE PATH
04	PROPOSED NEW VEHICULAR ENTRANCE
05	GRADING TO SLOPE TOWARDS EXISTING LOADING DOCK LEVEL TO FACILITATE MOVE-IN/ MOVE-OUT AND GARBAGE COLLECTION
06	(8% MAX FOR GARBAGE COLLECTION) SEE CIVIL ENG.
07	PROPOSED EXTERIOR DECK (REFER TO LANDSCAPE ARCHITECT)
08	NEW SCAPING
09	ADDITIONAL TREE (REFER TO LANDSCAPE ARCHITECT)
10	PROJECTED BUILDING OUTLINE - GROUND FLOOR
11	MARKUSE OUTLINE
12	PROPOSED BUILDING OUTLINE - SECOND FLOOR
13	CONTACT PANEL (SEE ELECTRICAL ENG.)
14	FIRE PANEL (SEE ELECTRICAL ENG.)
15	PROPOSED EXIT STAR FROM BROOKSTREET HOTEL TO BE ADDRESSED UNDER A SEPARATE PERMIT APPLICATION
16	(RELOCATED ROPE GUIDE)
17	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
18	FOOT SCRAMPER GRILLE (7/0031)
19	ACCESSIBLE ENTRANCE/EXIT ACCESS (AS REQUIRED FOR RHIFAC)
20	SCUPPER
21	SEATING AREA
22	PROPOSED EXTERIOR BIKE PARKING
23	EXIT TOWARDS BROOKSTREET HOTEL
24	STRUCTURAL REINFORCEMENT (2"x12" TRIPLE ROW) BEHIND DRUMMALL AT TOILET AND SHOWER AS REQUIRED FOR RHIFAC
25	STRUCTURAL REINFORCEMENT (2"x12" TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR RHIFAC
26	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR RHIFAC
27	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETS AS REQUIRED FOR RHIFAC
28	DEPRESSURE DEDWALK (SEE LANDSCAPE ARCHITECT)
29	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
30	EXISTING ELECTRIC VEHICLE CHARGING STATION
31	PROPOSED BOLLARDS (SEE CIVIL ENG.)
32	BARRIER FREE TACTILE PAVES (SEE CIVIL ENG.)

GENERAL NOTES - EXISTING	
# NOTE	DESCRIPTION
E01	PROPERTY LINE
E02	LOADING DOCK
E03	DEMOLITION OF EXISTING STREET SIGNAGE, FOLLOWED BY SURFACE RESTORATION AND STREETSCAPE ENHANCEMENTS (SEE LANDSCAPE ARCHITECT)
E04	EXISTING MECHANICAL EQUIPMENT
E05	REINFORCING WEDGES L EXTENDING ABOVE THE SLAB WITH PROTECTIVE HOUSING
E06	EXISTING PEDESTRIAN ENTRANCE
E07	EXISTING CURB TO SEPARATE PARKING AREAS
E08	EXISTING BROOKSTEET HOTEL
E09	EXISTING BIKE RACK
E10	EXISTING FIRE HYDRANT
E12	GARBAGE CHUTE
E14	EXISTING ROOF ANCHOR
E15	PIPE / CONDUIT ENCLOSURE
E16	FLUE PIPES
E17	KITCHEN EXHAUST FAN
E18	EXISTING ROPE GUIDE TO BE RELOCATED
E19	EXISTING HOUSEKEEPING PAD TO BE DEMOLISHED
E20	DEMOLITION OF EXISTING CURBS AND SIDEWALK TO FACILITATE THE CREATION OF A NEW VEHICULAR ENTRANCE FROM LEGGET DRIVE, WITH NECESSARY LANDSCAPE ADJUSTMENTS (SEE LANDSCAPE ARCHITECT AND CIVIL ENGINEER)
E21	EXISTING ACCESS TO BE DECOMMISSIONED AND PERMANENTLY CLOSED
E22	ALL EXISTING ROOF ASSEMBLIES MUST BE INSPECTED DURING THE DEMOLITION PHASE TO ASSESS AND DETERMINE THE NECESSARY INTERVENTIONS
E23	ALL EXISTING PRECAST CONCRETE PANELS AND ASSOCIATED ELEMENTS MUST BE INSPECTED DURING THE DEMOLITION PHASE TO ASSESS AND DETERMINE THE NECESSARY INTERVENTIONS
E24	EXISTING TRAILS TO BE REPROPOSED (SEE CIVIL ENGINEER)
E25	EXISTING FOOT SCRAPER GRILL
E26	EXISTING PAVED PATHWAY
E27	EXISTING PAINTED PATHWAY
E28	EXISTING GAS METERS
E29	EXISTING COMMUNICATION BOX
E30	EXISTING SHRUBS
E31	EXISTING COMMUNICATION TRANSFORMER

ZONE PROVISIONS S35 LEGGETT			
ZONING BY LAW 2008-250			
CURRENT ZONING: IP6 [301]			
	REQUIRED	PROVIDED	
FRONT & CORNER YARD SETBACK	FRONT MIN. 12 m	25.14 m	
INTERIOR RIGHT SIDE YARD SETBACK	MIN. 7.5 m	61.11 m	
INTERIOR LEFT SIDE YARD SETBACK	MIN. 7.5 m	8.04 m	
REAR YARD SETBACK	MIN. 7.5 m	13.49 m	
BUILDING HEIGHT	44 m (MAX)	11 STOREYS 44 m (MAX)	
AMENITY SPACE	6 m ² X 115 UNITS = 690 m ²	847 m ²	
PRIVATE AMENITY SPACE	-	145 m ²	
COMMUNAL AMENITY AREA	MINIMUM OF 50% OF REQUIRED TOTAL AMENITY AREA (633 m ² -min.)	702 m ²	
BICYCLE PARKING (RESIDENTIAL)	1 X 115 UNITS = 115 SPOTS (25% INDOORS)	115	
BICYCLE PARKING (OFFICE)	2 SPOTS (1 LONG-TERM, 1 SHORT-TERM)	2	
NUMBER OF PARKING SPACES			
	REQUIRED	PROVIDED	
PARKING (RESIDENTIAL)	1.2 SPACES X 115 UNITS	138	81 SPACES
PARKING (VISITOR)	0.2 SPACES X 115 UNITS	23	20 SPACES
OFFICE	400 m ²	4 SPACES	
BARRIER FREE PARKING	TYPE A = 1 TYPE B = 1	2 TYPE A = 1 2 TYPE B = 1	
TOTAL PARKING REQUIRED		167	107 SPACES

NOTES GÉNÉRALES General Notes

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SCEAU / Seael



NEUF
ARCHITECT(E)S



CLIENT Client



OUVRAGE Project:

535 LEGGET DRIVE

EMPLACEMENT Location	NO PROJCT No.
535 LEGGET DRIVE, KANATA, ONTARIO	13338

NO	RÉVISION	DATE (aa-mm-jj)
Q	ISSUED FOR SITE PLAN APPROVAL	2025 01 13

DESSINÉ PAR Drawn by
AT MS
DATE (aa.mm.jj)
24.09.18
TITRE DU DESSIN Drawing Title

VÉRIFIÉ PAR Checked by
KP
ÉCHELLE Scale
As
indicated

GENERAL SITE PLAN - PROJECTED

RÉVISION Revision NO. DESSIN Dwg Number