

# 535

Legget Drive

ISSUED FOR SITE PLAN APPROVAL (SPA)

NEUF architect(e)s | KRP Properties | Novatech | 13338 | November 29, 2024

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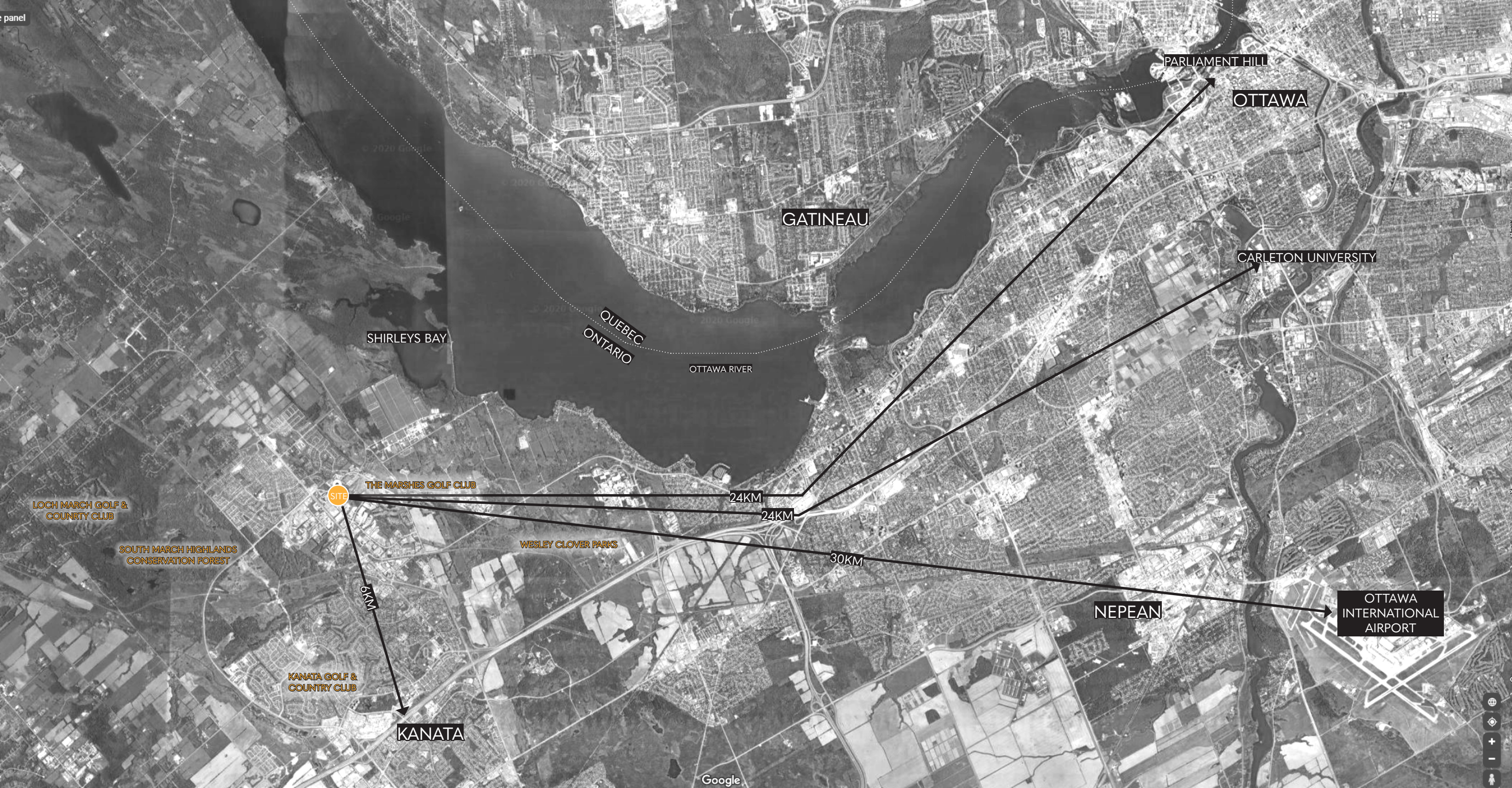
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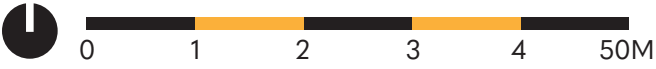
CONTEXT





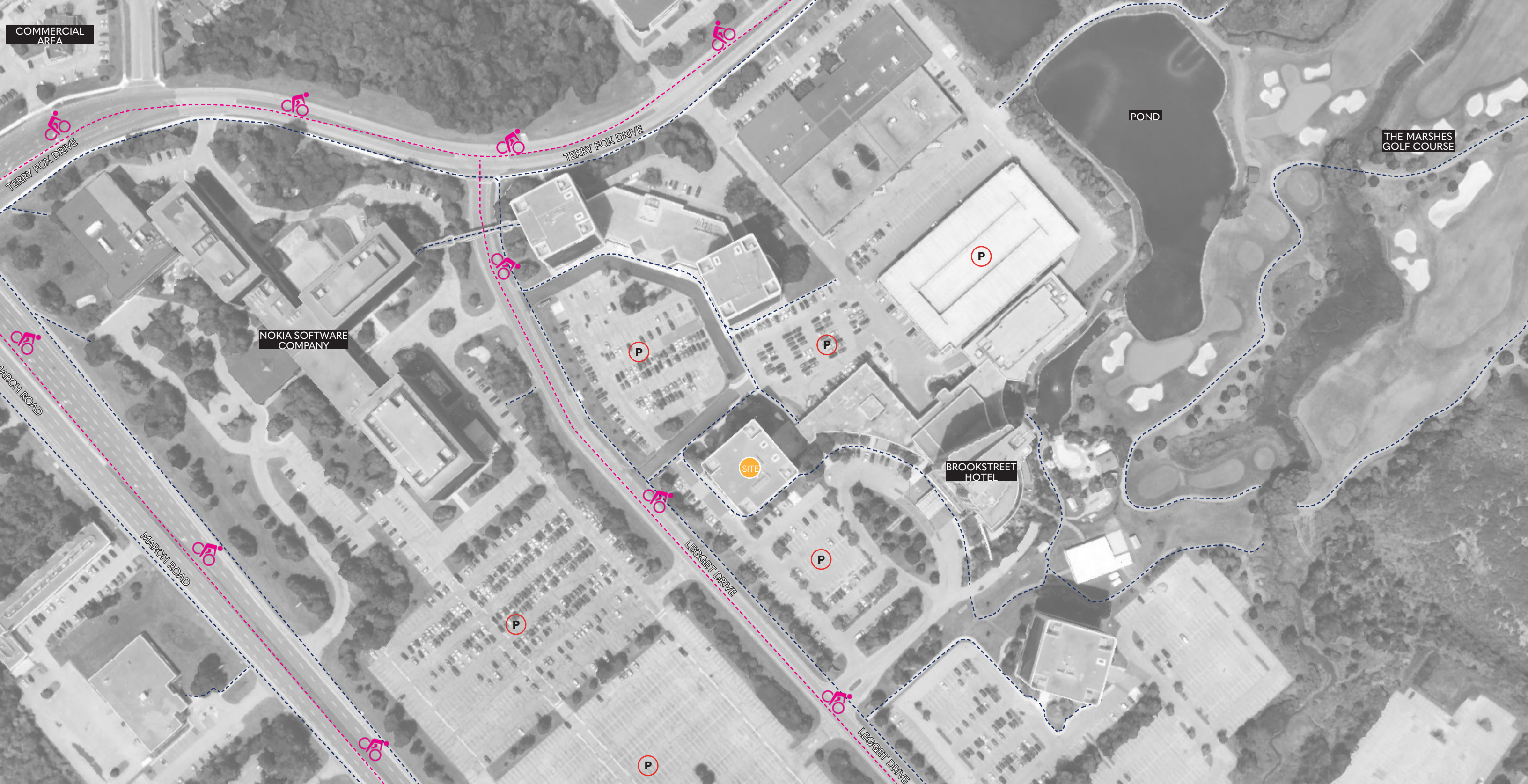
SITE LOCATION MAP (5KM)





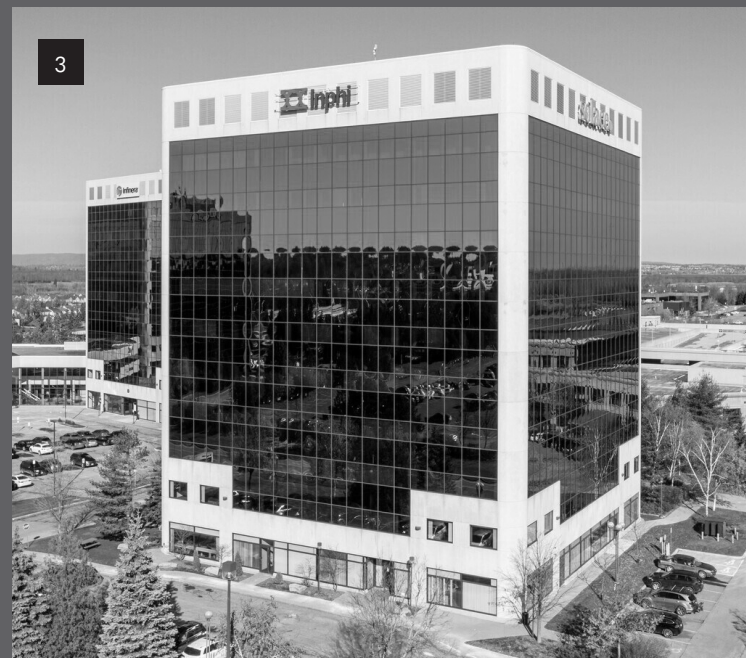
SITE LOCATION MAP (50KM)





- : BICYCLE LANE (ON-ROAD)
- : PEDESTRIANS PATHS
- : PARKING





# EXISTING AERIAL & STREET VIEWS





# EXISTING CONDITIONS 535 LEGGETT DRIVE



# INTRODUCTION

# INTRODUCTION

THE PROJECT AT 535 LEGGET DRIVE INVOLVES THE CONVERSION OF AN EXISTING 11-STORY OFFICE BUILDING INTO A RESIDENTIAL APARTMENT COMPLEX, CONSISTING OF 115 RENTAL UNITS. THE PRIMARY OBJECTIVE IS TO REVITALIZE THE BUILDING BY INTEGRATING CONTEMPORARY ARCHITECTURAL ELEMENTS THAT BREATHE NEW LIFE INTO THE SPACE AND CONTRIBUTE TO CREATING A VIBRANT AND INVITING RESIDENTIAL COMMUNITY.

## MODERNIZING THE EXTERIOR WITH ELEGANCE

The design approach focuses on modernizing the building's exterior while enhancing its functionality as a residential space. A key feature of the design is the introduction of a continuous canopy around the ground floor, which will provide a sense of elegance and create a visually striking floating effect. The canopy, along with distinctive cladding on the ground floor, will establish a strong visual identity, ensuring the building stands out within the Kanata landscape.

## DYNAMIC FAÇADE ENHANCEMENTS

To further enhance the building's exterior, the proposal includes replacing the existing window wall system with a new, more dynamic façade. This updated system will allow for the integration of Juliette balconies and textured spandrel panels, offering each unit a greater connection to the outdoors and increasing interior privacy.

## COMPREHENSIVE RESIDENTIAL AMENITIES

Residents of 535 Legget Drive will enjoy access to a range of amenities both within the building and in the adjacent Brookstreet Hotel. The on-site amenities will be designed to complement the modern living environment being created, while the proximity to the Brookstreet Hotel will offer residents the opportunity to take advantage of additional services and facilities, enhancing their overall living experience.

## LANDSCAPE AND ACCESSIBILITY IMPROVEMENTS

In addition to the architectural modifications, there is a commitment to enhancing the surrounding landscape. A new entrance to the project from Legget Drive will be created, designed to improve accessibility and presence. The landscape upgrades will include the addition of more green spaces and an increased number of trees, which will serve as a buffer between the building and Legget Drive, contributing to the aesthetic and environmental quality of the project. Similar to the architectural elements, the materials and textures used in the landscape will be updated, marking this project as a distinct and innovative direction for the Brookstreet campus.

## TRANSFORMING THE OFFICE INTO A VIBRANT COMMUNITY

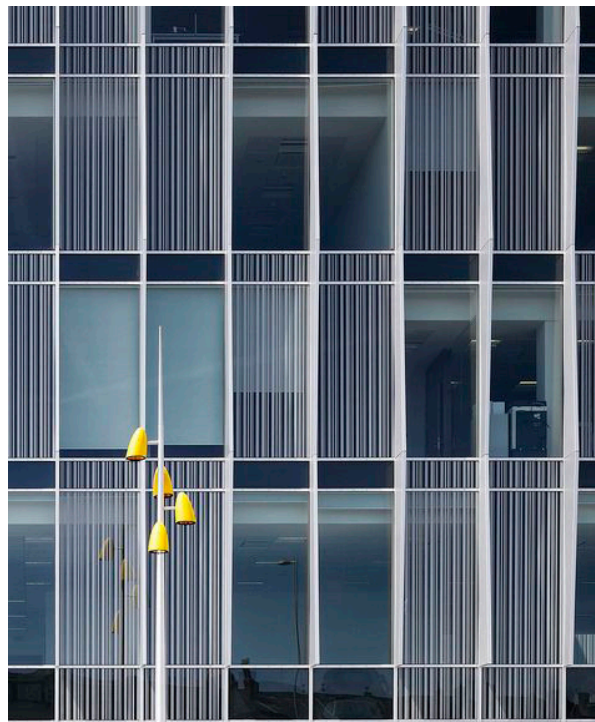
This comprehensive redesign will transform the existing office building into a vibrant residential community, offering residents a modern living environment with a wide range of amenities. The design ensures that the building will not only meet the needs of its future residents but also contribute positively to the Kanata neighborhood.

535

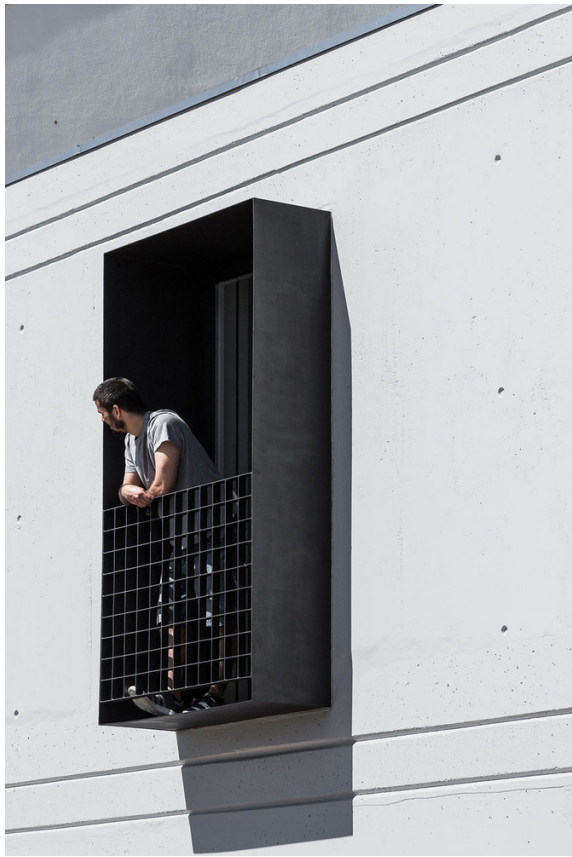












THE PROJECT FOCUSES ON CONVERTING AN EXISTING OFFICE BUILDING INTO A RESIDENTIAL SPACE WITHIN A BUSINESS DISTRICT, WHILE SURROUNDING BUILDINGS REMAIN COMMERCIAL. KEY DESIGN CONSIDERATIONS INCLUDE:

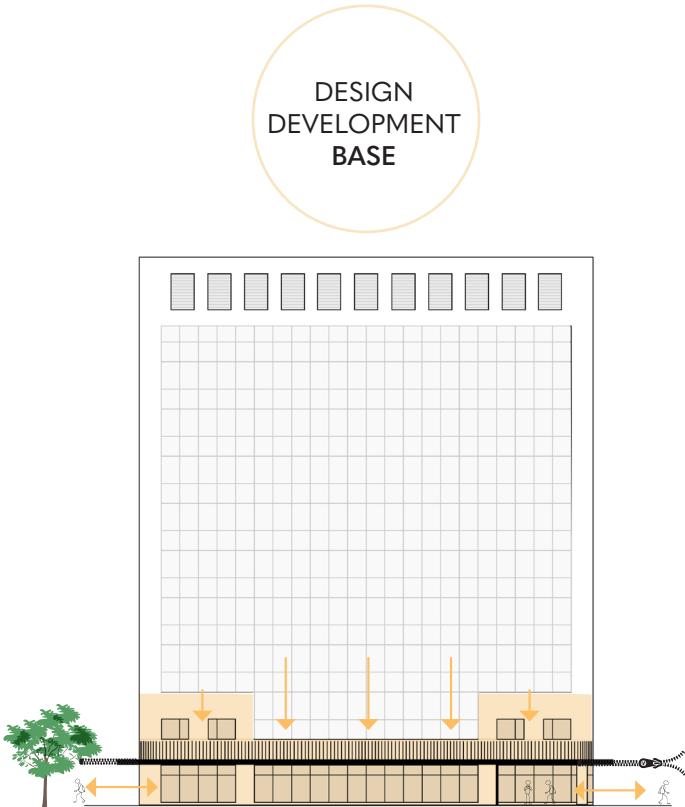
**RESIDENTIAL IDENTITY:** DESIGN STRATEGIES WILL EMPHASIZE THE BUILDING’S NEW RESIDENTIAL PURPOSE, ENSURING A CLEAR DISTINCTION FROM ITS PREVIOUS COMMERCIAL USE.

**SHIFTING PUBLIC PERCEPTION:** TO RESHAPE PUBLIC PERCEPTION OF THE BUILDING, AN INVITING ENTRANCE WILL BE CREATED, GROUND-FLOOR AMENITIES WILL BE ADDED, AND THE BUILDING WILL BE REBRANDED WITH A NEW IDENTITY.

**HARMONIOUS DISTINCTION:** WHILE THE PROJECT WILL INTRODUCE A UNIQUE RESIDENTIAL CHARACTER, IT WILL MAINTAIN VISUAL HARMONY WITH THE SURROUNDING COMMERCIAL STRUCTURES.

**ENHANCING EXISTING FEATURES:** THE DESIGN WILL REFINE AND BUILD UPON THE BUILDING’S ORIGINAL ARCHITECTURAL ELEMENTS, RESPECTING ITS EXISTING PROPORTIONS AND CHARACTER WHILE ADAPTING THEM TO SUIT THE NEW RESIDENTIAL FUNCTION.

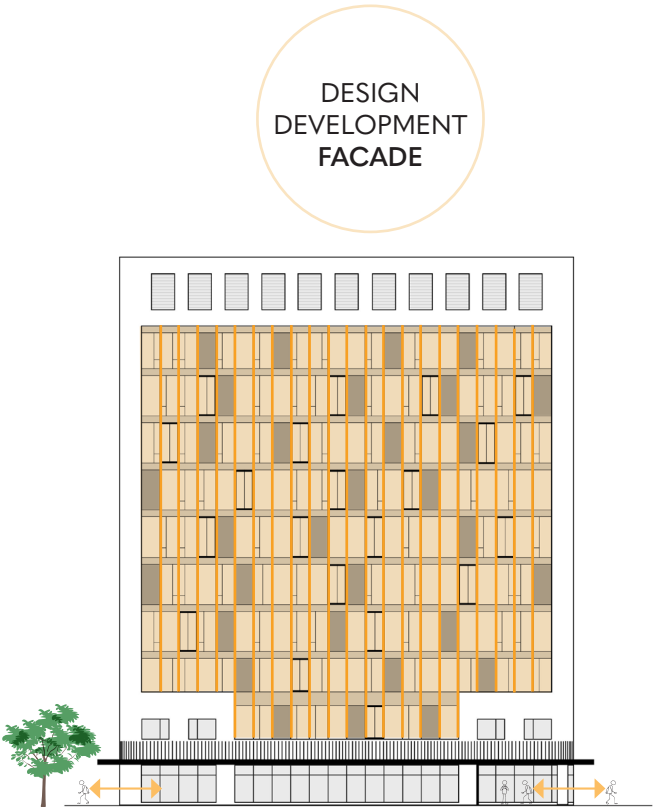
BY ADDRESSING THESE ASPECTS, THE PROJECT AIMS TO CREATE A DESIRABLE RESIDENTIAL SPACE THAT HARMONIZES WITH ITS SURROUNDINGS WHILE ESTABLISHING A DISTINCT NEW IDENTITY.



**SENSE OF ARRIVAL:** CREATE A WELCOMING ENTRANCE BY CARVING INTO THE BUILDING’S ENVELOPE, INTEGRATING LANDSCAPING, AND HIGHLIGHTING DOUBLE-HEIGHT CORNERS TO ENHANCE VISUAL INTEREST.

**EXTENDING THE HOTEL’S PROMENADE:** DESIGN AN INVITING GROUND FLOOR THAT CONNECTS TO THE EXISTING HOTEL PROMENADE.

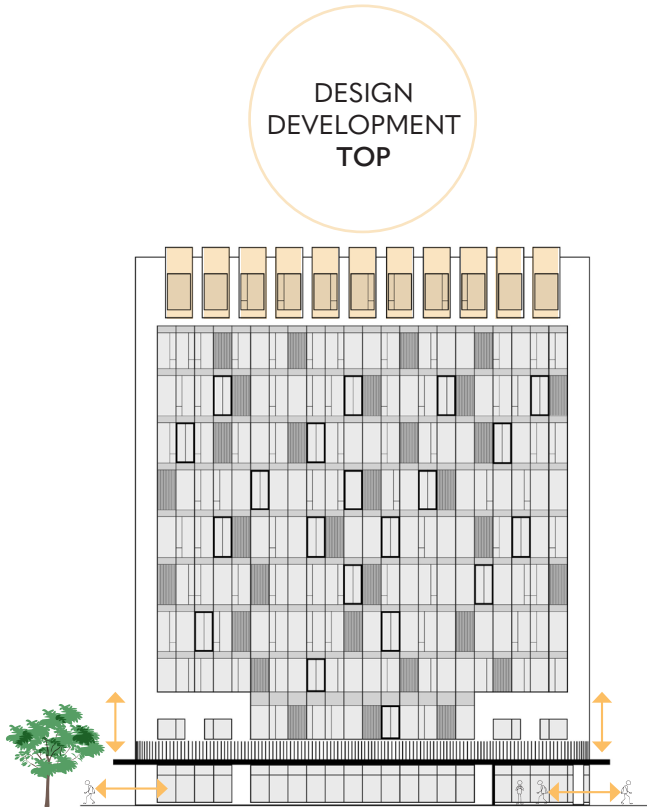
**CONTRAST AND FLOATING EFFECT:** CREATE VISUAL DISTINCTION BETWEEN THE BUILDING’S LOWER AND UPPER FLOORS BY USING CONTRASTING MATERIALS. ADDING A CONTINUOUS CANOPY ALONG THE FAÇADE ON THE GROUND FLOOR TO CREATE A CAPTIVATING FLOATING EFFECT.



**GLASS FAÇADE REDESIGN:** THE GLASS FAÇADE WILL BE REIMAGINED TO CREATE A MORE WELCOMING AND RESIDENTIAL CHARACTER FOR THE BUILDING’S EXTERIOR. THE ADDITION OF OPERABLE WINDOWS, JULIETTE BALCONIES, AND TEXTURED METALLIC SPANDRELS WILL ENHANCE THE CONNECTION OF EACH UNIT TO THE OUTDOORS WHILE ALSO INCREASING PRIVACY FOR RESIDENTS.

**BIRD-FRIENDLY GLAZING AND TEXTURE:** THE DESIGN WILL INCORPORATE BIRD-SAFE GLAZING SOLUTIONS WITH TEXTURED PATTERNS THAT NOT ONLY ENHANCE THE BUILDING’S AESTHETIC BUT ALSO CONTRIBUTE TO WILDLIFE CONSERVATION.

**PRIVACY ENHANCEMENTS:** TO PROVIDE GREATER PRIVACY FOR RESIDENTS, SPANDREL PANELS WILL BE STRATEGICALLY ADDED. THESE, ALONG WITH LINEAR PATTERNS ON THE GLASS, WILL EVOKE THE AESTHETIC OF RESIDENTIAL CURTAINS, OFFERING A SUBTLE YET EFFECTIVE PRIVACY SOLUTION FOR EACH UNIT.



**SKYLINE RECOGNITION :** DESIGN A DISTINCTIVE ARCHITECTURAL CROWN AND TRANSFORM THE FAÇADE WITH CONTRASTING MATERIALS AND LIGHTING. INCORPORATE FRAMES AROUND EXISTING OPENINGS TO COMPLEMENT AND RESONATE WITH THE DESIGN OF THE FAÇADE BELOW.

**NOTE :**

- Existing materials to be reused with companies to create a circular economy.

RENDERINGS









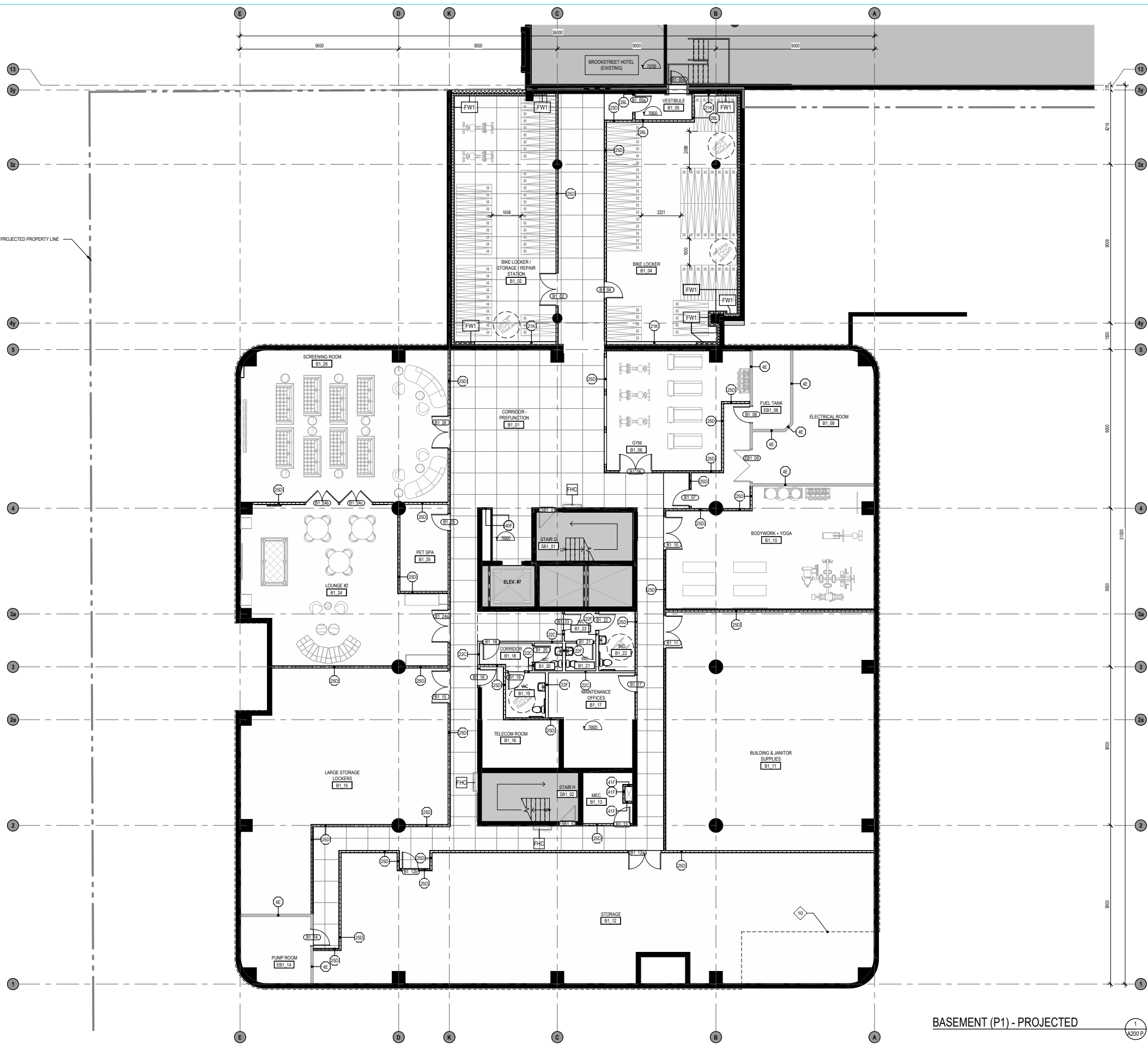






ANNEXE





BASEMENT (P1) - PROJECTED

GENERAL NOTES	
# NOTE	DESCRIPTION
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 (8% MAX FOR GARBAGE COLLECTION SEE CIVIL ENG.)
06	PROPOSED EXTERIOR DECK (REFER TO LANDSCAPE ARCHITECT)
07	NEW SIGNAGE
08	ADDITIONAL TREE (REFER TO LANDSCAPE ARCHITECT)
09	PROJECTED BUILDING OUTLINE - GROUND FLOOR
10	MARQUEE OUTLINE
11	PROJECTED BUILDING OUTLINE - SECOND FLOOR
12	CONTACT PANEL (SEE ELECTRICAL ENG.)
13	FIRE PANEL (SEE ELECTRICAL ENG.)
14	PROPOSED EXIT STAIR FROM BROOKSTREET HOTEL (TO BE ADDRESSED UNDER A SEPARATE PERMIT APPLICATION)
15	RELOCATED ROPE GUIDE
16	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
17	FOOT SCRAPER GRILLE (10x20)
18	ACCESSIBLE ENTRANCE/ EXIT ACCESS (AS REQUIRED FOR RHFAC)
19	SEATING AREA
20	PROPOSED EXTERIOR BIKE PARKING
21	EXIT TOWARDS BROOKSTREET HOTEL
22	STRUCTURAL REINFORCEMENT (2"x12" TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR RHFAC
23	STRUCTURAL REINFORCEMENT (2"x12" TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR RHFAC
24	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR RHFAC
25	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETRY AS REQUIRED FOR RHFAC
26	DEPRESSED SIDEWALK/ BARRIER FREE TACTILE PAVERS (SEE LANDSCAPE ARCHITECT)
27	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
28	EXISTING ELECTRIC VEHICLE CHARGING STATION
29	PROPOSED BOLLARDS (SEE CIVIL ENG.)

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200-1800 Carling Ave. Ottawa, ON K1Z 8S8  
[www.cunliffe.ca](http://www.cunliffe.ca)

URBANISTE ET CIVIL Urban planner and Civil  
ARCHITECTE DE PAYSAGE Landscape Architect

**NOVATECH**  
240 Michael Cowpland Drive, Suite 200, Ottawa, ON K2M 1P6  
T 613 254 9643 [novatech-eng.com](http://novatech-eng.com)

ARCHITECTES Architect  
DESIGN INTERIOR Interior Design

**NEUF architect(e)s Inc.**  
630, boul. René-Lévesque O. 3<sup>ème</sup> étage, Montréal QC H3B 1S6  
T 514 861 1111 [NEUFarchitectes.com](http://NEUFarchitectes.com)  
BCEAU / Seal



OUVRAGE Project  
**535 LEGGET DRIVE**

EMPLACEMENT Location  
535 LEGGET DRIVE,  
KANATA, ONTARIO

NO. PROJECT No.  
13338

NO. REVISION  
O ISSUED FOR SITE PLAN APPROVAL

DATE (aa-mm-jj)  
2024 11 29

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AT MS

DATE (aa-mm-jj)  
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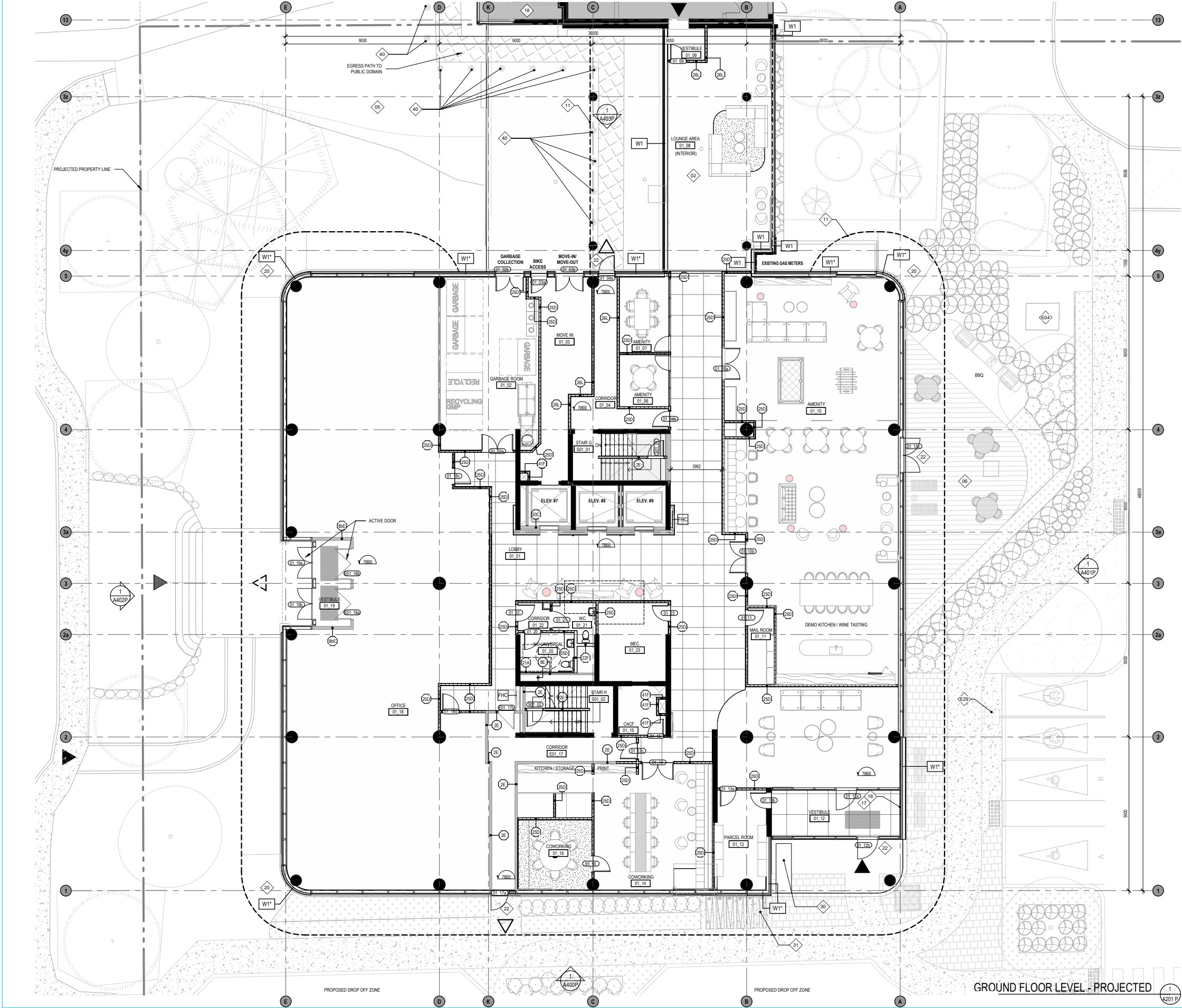
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SPA - BASEMENT - PROJECTED

VERIFIÉ PAR Checked by  
KP

ECHELLE Scale  
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NO. DESSIN Draw Number  
**A200**





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28	PROPOSED BOLLARDS (SEE CIVIL ENG.)

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STRUCTURE: Structure  
**CUNLIFFE & ASSOCIATES**  
200-1000 Carling Ave. Ottawa, ON K1Z 6S8  
www.cunliffe.ca

URBANISTE ET CIVIL: Urban planner and Civil  
ARCHITECTE DE PAYSAGE: Landscape Architect  
**NOVATECH**  
240 Michael Compton Drive, Suite 200, Ottawa, ON K2M 1P6  
T 613 254 9643 [novatech-eng.com](mailto:novatech-eng.com)

ARCHITECTS: Architect  
DESIGN INTERIOR: Interior Design  
**NEUF architect(e)s Inc.**  
630, boul. René-Lévesque O. 33e étage, Montréal QC H3B 1S8  
T 514 861 1117 [NEUFarchitectes.com](mailto:NEUFarchitectes.com)  
SCEAU / Seal



CLIENT: Client

OUVRAGE: Project  
**535 LEGGET DRIVE**

EMPLACEMENT: Location  
535 LEGGET DRIVE,  
KANATA, ONTARIO

NO. PROJET No.  
13338

NO. RÉVISION  
O ISSUED FOR SITE PLAN APPROVAL

DATE (aa-mm-jj)  
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AT MS

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TITRE DU DESSIN Drawing Title  
**SPA - GROUND FLOOR - PROJECTED**

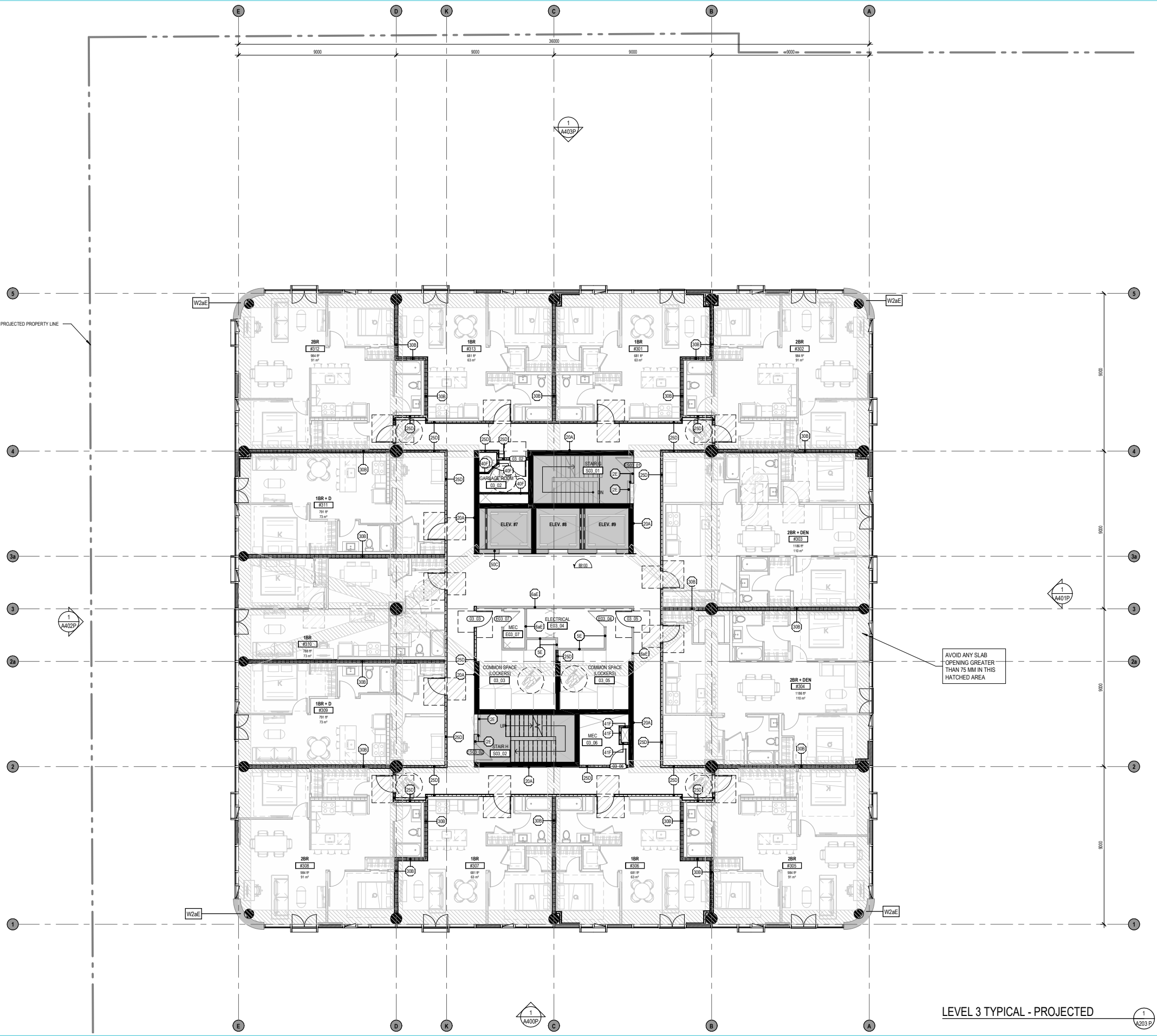
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As indicated

RÉVISION: Revision  
**G**

NO. DESSIN: Drawg Number  
**A201**





LEVEL 3 TYPICAL - PROJECTED

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1688 Woodward Dr. Ottawa, ON K2C 3K8  
T 613.772.9111 [goodkey@goodkey.ca](mailto:goodkey@goodkey.ca)

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200-1800 Carling Ave. Ottawa, ON K1Z 8S8  
[www.cunliffe.ca](http://www.cunliffe.ca)

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**NOVATECH**  
240 Michael Compend Drive, Suite 200, Ottawa, ON K2M 1P6  
T 613.254.9643 [novatech-eng.com](http://novatech-eng.com)

ARCHITECTES Architect  
DESIGN INTERIOR Interior Design

**NEUF architect(e)s Inc.**  
630, boul. René-Lévesque O. 33e étage, Montréal QC H3B 1S6  
T 514.861.1111 [neufarchitectes.com](http://neufarchitectes.com)  
SCEAU / Seal



OUVRAGE Project

**535 LEGGET DRIVE**

EMPLACEMENT Location

535 LEGGET DRIVE,  
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NO. PROJECT No.

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AT MS

VERIFIÉ PAR Checked by

KP

DATE (aa-mm-jj)

24.09.18

ECHELLE Scale

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TITRE DU DESSIN Drawing Title

**SPA - TYPICAL FLOOR PLAN - PROJECTED**

REVISION Revision

**G**

NO. DESSIN Draw Number

**A203**





KEY PLAN

1:1000

2

A400P

GENERAL NOTES

#	NOTE	DESCRIPTION
01	OUTLINE OF CANOPY ON LEVEL 2	
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30	PROPOSED BOLLARDS (SEE CIVIL ENG.)	

EXTERIOR MATERIAL LEGEND (PROJECTED)

1P	CLEAR GLASS
2P	GLASS SPANDREL
3P	TEXTURED METALLIC SPANDREL
4P	LINED GLASS (BIRD SAFETY)
5P	LINED GLASS SPANDREL (BIRD SAFETY)
6P	JULIETTE BALCONY FRAME
7P	VENTILATION
8P	PRECAST
9P	METAL CLADDING

GUARDRAIL DETAILS AND SECTIONS LEGEND

For guardrail details and sections refer to A330:

◇	GLASS JULIETTE GUARDRAIL
◇	GLASS GUARDRAIL ON TERRACES
◇	GLASS JULIETTE GUARDRAIL ON LEVEL 2 AND 3 ONLY

ELEVATION LEGEND

CONSTRUCTION NOTES	
DEMOLITION NOTES	
NOTES ON EXISTING ELEMENTS	
WINDOW TYPE SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)	
CURTAIN WALL ELEVATION SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)	
RADIATION FACADE SURFACE TO BE PROTECTED, 1 H FRR	

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URBANISTE ET CIVIL / Urban planner and Civil

ARCHITECTE DE PAYSAGE / Landscape Architect

NOVATECH

240 Michael Cowland Drive, Suite 200, Ottawa, ON, K2M 1P6

T: 613.294.5643

novatech-eng.com

ARCHITECTES / Architect

DESIGN INTERIOR / Interior Design

NEUF architect(e)s Inc.

630, boul. René-Lévesque O. 12e étage, Montréal QC H3B 1S6

T: 514.811.1111

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SCSAR / Steel

CLIENT / Client

KRP Properties

OUVRAGE / Project

535 LEGGET DRIVE

EMPLACEMENT / Location

535 LEGGET DRIVE, KANATA, ONTARIO

NO PROJET No.

13338

NO

REVISION

DATE (aa-mm-jj)

O

ISSUED FOR SITE PLAN APPROVAL

2024.11.29

DESSINÉ PAR / Drawn by

AT MS

VERIFIÉ PAR / Checked by

KP

DATE (aa-mm-jj)

24.06.11

ECHELLE / Scale

As indicated

TITRE DU DESSIN / Drawing Title

SOUTH ELEVATION - PROJECTED

REVISION / Revision

O

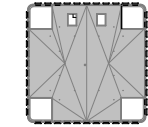
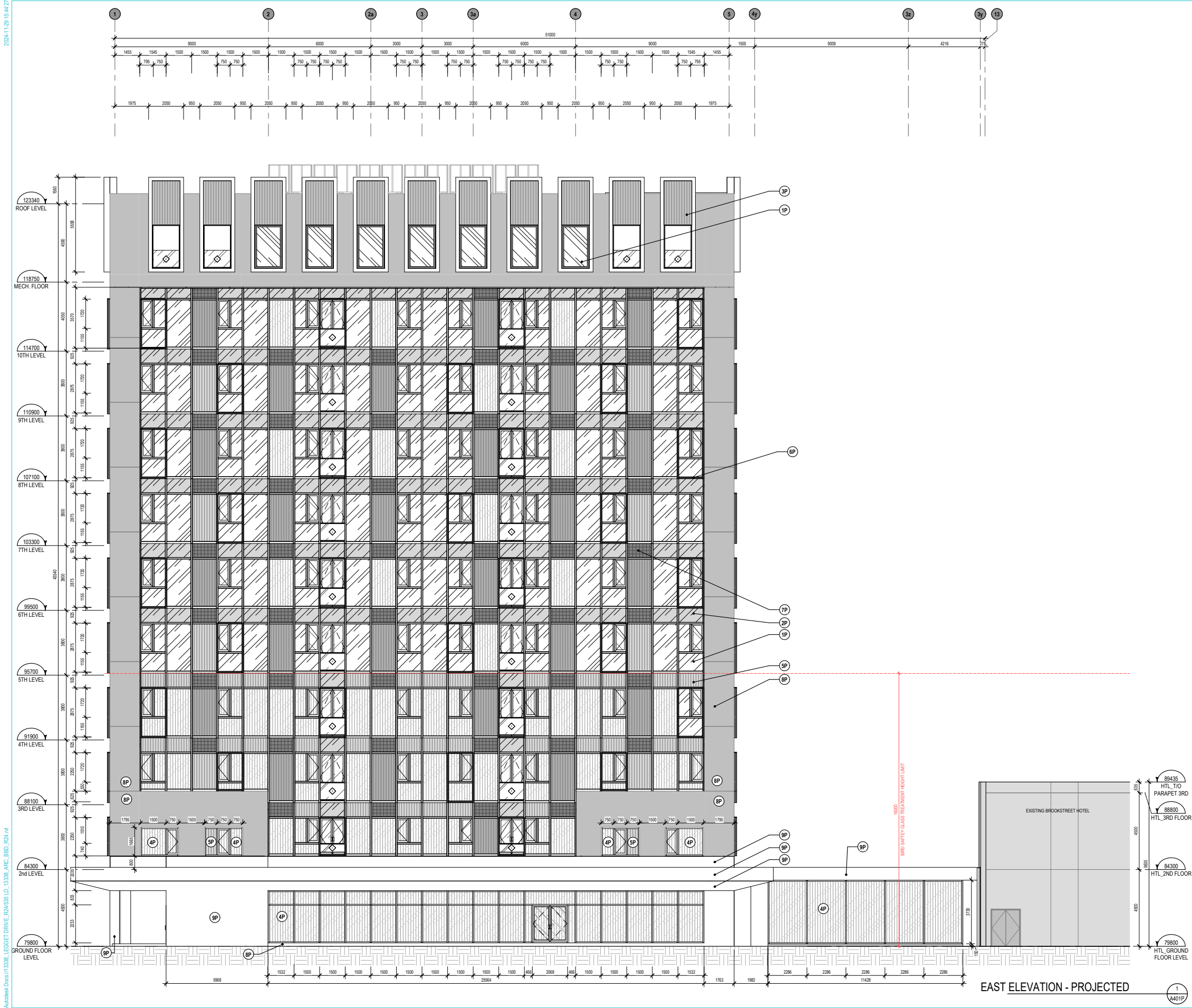
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KEY PLAN  
1:1000

2  
A401P

GENERAL NOTES

# NOTE	DESCRIPTION
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. PROPOSED EXTERIOR DECK (REFER TO LANDSCAPE ARCHITECT))
07	NEW SIGNAGE
08	ADDITIONAL TREE (REFER TO LANDSCAPE ARCHITECT)
09	PROJECTED BUILDING OUTLINE - GROUND FLOOR
10	MARQUISE OUTLINE
11	PROJECTED BUILDING OUTLINE - SECOND FLOOR
12	CONTACT PANEL (SEE ELECTRICAL ENG.)
13	FIRE PANEL (SEE ELECTRICAL ENG.)
14	PROPOSED EXIT STAIR FROM BROOKSTREET HOTEL (TO BE ADDRESSED UNDER A SEPARATE PERMIT APPLICATION)
15	RELOCATED ROPE GUIDE
16	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
17	FOOT SCRAPER GRILLE (7/4231)
18	ACCESSIBLE ENTRANCE/ EXIT ACCESS (AS REQUIRED FOR R/FAC)
19	SEATING AREA
20	PROPOSED EXTERIOR BIKE PARKING
21	EXIT TOWARDS BROOKSTREET HOTEL
22	STRUCTURAL REINFORCEMENT (2'X12" TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR R/FAC
23	STRUCTURAL REINFORCEMENT (2'X12" TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR R/FAC
24	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR R/FAC
25	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETS AS REQUIRED FOR R/FAC
26	DEPRESSED SIDEWALK/ BARRIER FREE TACTILE PAVERS (SEE LANDSCAPE ARCHITECT)
27	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
28	EXISTING ELECTRIC VEHICLE CHARGING STATION
29	PROPOSED BOLLARDS (SEE CIVIL ENG.)

EXTERIOR MATERIAL LEGEND (PROJECTED)

1P	CLEAR GLASS
2P	GLASS SPANDREL
3P	TEXTURED METALLIC SPANDREL
4P	LINED GLASS (BIRD SAFETY)
5P	LINED GLASS SPANDREL (BIRD SAFETY)
6P	JULIETTE BALCONY FRAME
7P	VENTILATION
8P	PRECAST
9P	METAL CLADDING

GUARDRAIL DETAILS AND SECTIONS LEGEND

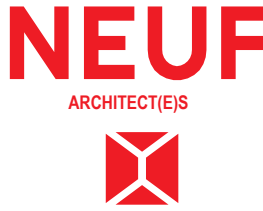
1P	GLASS JULIETTE GUARDRAIL
2P	GLASS GUARDRAIL ON TERRACES
3P	GLASS JULIETTE GUARDRAIL ON LEVEL 2 AND 3 ONLY

ELEVATION LEGEND

1P	CONSTRUCTION NOTES
2P	DEMOLITION NOTES
3P	NOTES ON EXISTING ELEMENTS
4P	WINDOW TYPE SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)
5P	CURTAIN WALL ELEVATION SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)
6P	RADIATION FACADE SURFACE TO BE PROTECTED, 1 H FRR

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SCSAU / Scau



535 LEGGET DRIVE

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

NO RÉVISION DATE (aaa-mm-jj)  
O ISSUED FOR SITE PLAN APPROVAL 2024.11.29

DESSINÉ PAR Drawn by AT MS VÉRIFIÉ PAR Checked by KP  
DATE (aaa-mm-jj) 24.06.11 ÉCHELLE Scale As indicated  
TITRE DU DESSIN Drawing Title

EAST ELEVATION - PROJECTED

REVISION Revision NO. DESSIN Draw Number  
O A401P

EAST ELEVATION





NEUF architect(e)s | KRP Properties | 13338 | November 29, 2024



### GUARDRAIL DETAILS AND SECTIONS LEGEND

For guardrail details and sections refer to **A530**

### ELEVATION LEGEND

- |  |   |
|--|---|
|  | CONSTRUCTION NOTES  |
|  | DEMOLITION NOTES  |
|  | NOTES ON EXISTING ELEMENTS  |
|  | WINDOW TYPE SYMBOL<br>(REFER TO WINDOW ELEVATIONS SHEET)            |
|  | CURTAIN WALL ELEVATION SYMBOL<br>(REFER TO WINDOW ELEVATIONS SHEET) |
|  | RADIATION FACADE<br>SURFACE TO BE PROTECTED, 1 H FRR                |

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ARCHITECTE DE PAYSAGE Landscape Architect  
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340 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6  
T 613 254 9643 [novatech-eng.com](http://novatech-eng.com)

ARCHITECTES Architect  
DESIGN INTÉRIER Interior Design  
**NEUF architect(e)s Inc.**

630, boul. René-Lévesque O. 32e étages, Montréal QC H3B 1S1  
T 514 847 1117 NEUFarchitectes.com

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CLIENT Client



OUVRAGE Project

**535 LEGGET DRIVE**

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

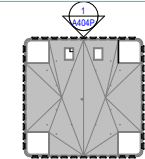
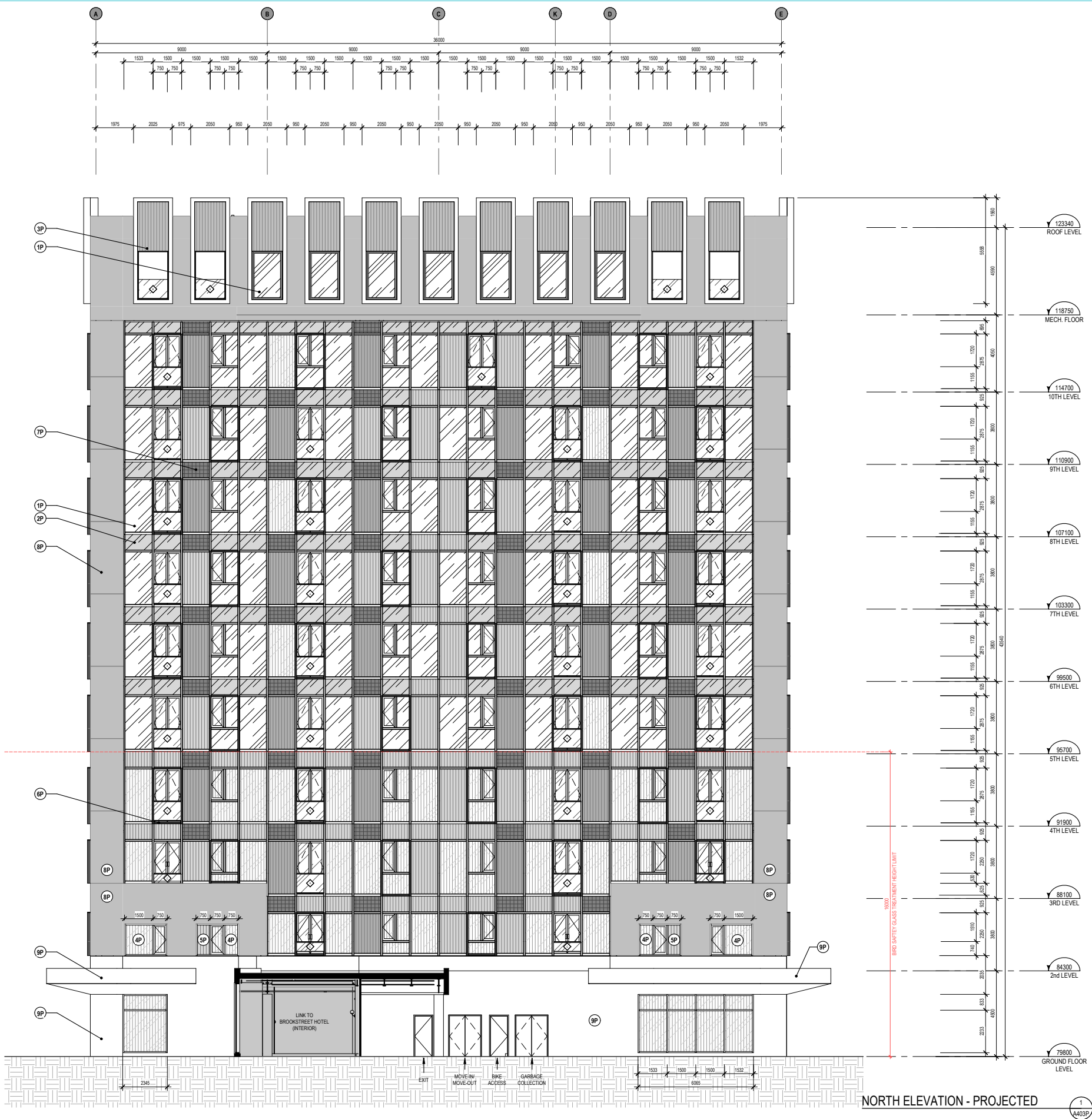
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AT MS  
DATE (aa.mm.jj)  
24.06.11  
TITRE DU DESSIN Drawing Title

**WEST ELEVATION -  
PROJECTED**

RÉVISION Revision NO. DESSIN Dwg Number  
0 A402P





KEY PLAN  
1:1000

2  
A403P

GENERAL NOTES

# NOTE	DESCRIPTION
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)
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



EXTERIOR MATERIAL LEGEND (PROJECTED)

1P	CLEAR GLASS
2P	GLASS SPANDREL
3P	TEXTURED METALLIC SPANDREL
4P	LINED GLASS (BIRD SAFETY)
5P	LINED GLASS SPANDREL (BIRD SAFETY)
6P	JULIETTE BALCONY FRAME
7P	VENTILATION
8P	PRECAST
9P	METAL CLADDING

GUARDRAIL DETAILS AND SECTIONS LEGEND

For guardrail details and sections refer to: A330:	
◇	GLASS JULIETTE GUARDRAIL
◇	GLASS GUARDRAIL ON TERRACES
◇	GLASS JULIETTE GUARDRAIL ON LEVEL 2 AND 3 ONLY

ELEVATION LEGEND

	CONSTRUCTION NOTES
	DEMOLITION NOTES
	NOTES ON EXISTING ELEMENTS
	WINDOW TYPE SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)
	CURTAIN WALL ELEVATION SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)
	RADIATION FACADE SURFACE TO BE PROTECTED, 1 H FRR

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OUVRAGE: Project  
**535 LEGGET DRIVE**

EMPLACEMENT: Location  
535 LEGGET DRIVE,  
KANATA, ONTARIO

NO PROJET No:  
13338

NO	RÉVISION	DATE (aa-mm-jj)
O	ISSUED FOR SITE PLAN APPROVAL	2024 11 29

DESSINÉ PAR: Drawn by  
AT MS  
DATE (aa-mm-jj)  
24.06.11  
TITRE DU DESSIN: Drawing Title

VÉRIFIÉ PAR: Checked by  
KP  
ÉCHELLE: Scale  
As indicated

**NORTH ELEVATION - PROJECTED**

RÉVISION: Revision  
0  
NO DESSIN: Draw Number  
A403P

NORTH ELEVATION



**NEUF architect(e)s**

**MONTREAL**  
630 René-Lévesque Blvd W, 32e étage  
Montréal QC Canada H3B 1S6

**OTTAWA**  
10 Rideau Street, 4e étage  
Ottawa ON Canada K1N 5W8

**TORONTO**  
8 Market Street, Suite 600  
Toronto ON Canada M5E 1M6

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