



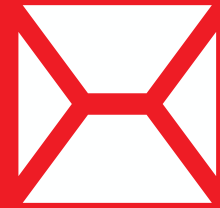
NEUF

ARCHITECT(E)S

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A101P	GENERAL SITE PLAN - PROJECTED	Q	2025 01 13
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A403P	NORTH ELEVATION - PROJECTED	Q	2025 01 13
TOTAL: 10			



535 LEGGET DRIVE
535 LEGGET DRIVE, KANATA, ONTARIO
CLIENT : KRP PROPERTIES



NEUF
ARCHITECT(E)S

- ISSUED FOR SITE PLAN APPROVAL 2025-01-13
- COORDINATION Coordination
- PERMIS Permit
- SOUSSION Tender
- RÉVISION GÉNÉRALE General revision
- CONSTRUCTION Construction
- FIN DES TRAVAUX Record Drawings



GENERAL SITE PLAN - PROJECTED

1 : 300

1
A101P

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 4R18548 and Parts 4, 5 and 9 Plan 4R17108	

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 4.8 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
	ACCESS TO BUILDING
	ACCESS TO OFFICE
	EXITS
	FIRE ROUTE (ON SITE)
	PROPERTY LINE
	CIRCULATION ARROW

WALL AND DOOR LEGEND	
	EXISTING WALL
	EXISTING STRUCTURE
	DEMOLISH WALL
	NEW WALL
	DEMOLISH DOOR
	EXISTING DOOR
	NEW DOOR

EXTERIOR BIKE RACK	
	EXTERIOR BIKE RACK

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.)
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28	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
29	EXISTING ELECTRIC VEHICLE CHARGING STATION
30	PROPOSED BOLLARDS (SEE CIVIL ENG.)
31	BARRIER FREE TACTILE PAVERS (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 ENHANCEMENT (SEE LANDSCAPE ARCHITECT)
E04	EXISTING MECHANICAL EQUIPMENT
E05	REINFORCING DOWELS EXTENDING ABOVE THE SLAB WITH PROTECTIVE HOARDING
E06	EXISTING PEDESTRIAN ENTRANCE
E07	EXISTING CURB TO SEPARATE PARKING AREAS
E08	EXISTING BROOKSTREET HOTEL
E09	EXISTING BIKE RACK
E10	EXISTING FIRE HYDRANT
E11	GARBAGE CHUTE
E12	EXISTING ROOF ANCHOR
E13	PIPE / CONDUIT ENCLOSURE
E14	FLUE PIPES
E15	KITCHEN EXHAUST FAN
E16	EXISTING ROPE GUIDE TO BE RELOCATED
E17	EXISTING HOUSEKEEPING PAD TO BE DEMOLISHED
E18	DEMOLITION OF EXISTING CURBS AND SIDEWALK TO FACILITATE THE CREATION OF A NEW VEHICULAR ENTRANCE FROM LEGGET DRIVE, INCLUDING NECESSARY LANDSCAPE ADJUSTMENTS (SEE LANDSCAPE ARCHITECT AND CIVIL ENGINEER)
E19	EXISTING ACCESS TO BE DECOMMISSIONED AND PERMANENTLY CLOSED
E20	ALL EXISTING ROOF ASSEMBLIES MUST BE INSPECTED DURING THE DEMOLITION PHASE TO ASSESS AND DETERMINE THE NECESSARY INTERVENTIONS
E21	ALL EXISTING PRECAST CONCRETE PANELS AND ASSOCIATED ELEMENTS MUST BE INSPECTED DURING THE DEMOLITION PHASE TO ASSESS AND DETERMINE THE NECESSARY INTERVENTIONS
E22	EXISTING DRAINS TO BE REPURPOSED (SEE CIVIL ENGINEER)
E23	EXISTING FOOT SCRAPER GRILLE
E24	EXISTING PAVED PATHWAY
E25	EXISTING PAINTED PATHWAY
E26	EXISTING GAS METERS
E27	EXISTING COMMUNICATION BOX
E28	EXISTING SHRUBS
E29	EXISTING COMMUNICATION TRANSFORMER

ZONE PROVISIONS 535 LEGGET	
ZONING BY-LAW 2008-250	
CURRENT ZONING: IP6 [301]	
FRONT & CORNER YARD SETBACK	REQUIRED: FRONT MIN. 12 m PROVIDED: 25.14 m
INTERIOR RIGHT SIDE YARD SETBACK	MIN. 7.5 m PROVIDED: 61.11 m
INTERIOR LEFT SIDE YARD SETBACK	MIN. 7.5 m PROVIDED: 8.04 m
REAR YARD SETBACK	MIN. 7.5 m PROVIDED: 13.49 m
BUILDING HEIGHT	44 m (MAX) PROVIDED: 11 STOREYS 44 m (MAX)
AMENITY SPACE	6 m ² X 115 UNITS = 690 m ² PROVIDED: 847 m ²
PRIVATE AMENITY SPACE	- PROVIDED: 145 m ²
COMMUNAL AMENITY AREA	MINIMUM OF 50% OF REQUIRED TOTAL AMENITY AREA (423 m ² min.) PROVIDED: 702 m ²
BICYCLE PARKING (RESIDENTIAL)	1 X 115 UNITS = 115 SPOTS (25% INDOORS) PROVIDED: 115
BICYCLE PARKING (OFFICE)	2 SPOTS (1 LONG-TERM, 1 SHORT-TERM) PROVIDED: 2
NUMBER OF PARKING SPACES	
	REQUIRED
PARKING (RESIDENTIAL)	1.2 SPACES X 115 UNITS 138
PARKING (VISITOR)	0.2 SPACES X 115 UNITS 23
OFFICE	400 m ² 4
BARrier FREE PARKING	TYPE A = 1 2 TYPE B = 1
TOTAL PARKING REQUIRED	167 / 107 SPACES

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ELECTRICAL Électrique
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1688 Woodward Dr., Ottawa, ON K2C 3K8
T: 613.727.9111 goodkey.com
STRUCTURE Structure
CUNLIFFE & ASSOCIATES

200-1550 Carling Ave., Ottawa, ON K1Z 8S8
www.cunliffe.ca
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240 Michael Cowland Drive, Suite 200, Ottawa, ON K2M 1P6
T: 613.294.9843 novatech-eng.com
ARCHITECTES Architect
DESIGN INTERIOR Interior Design
NEUF architect(e)s Inc.
630, boul. René-Lévesque O. 32e étage, Montréal QC H3B 1S6
T: 514.847.1117 NEUFarchitectes.com
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ARCHITECT(E)S



CLIENT Client



OUVRAGE Project

535 LEGGET DRIVE

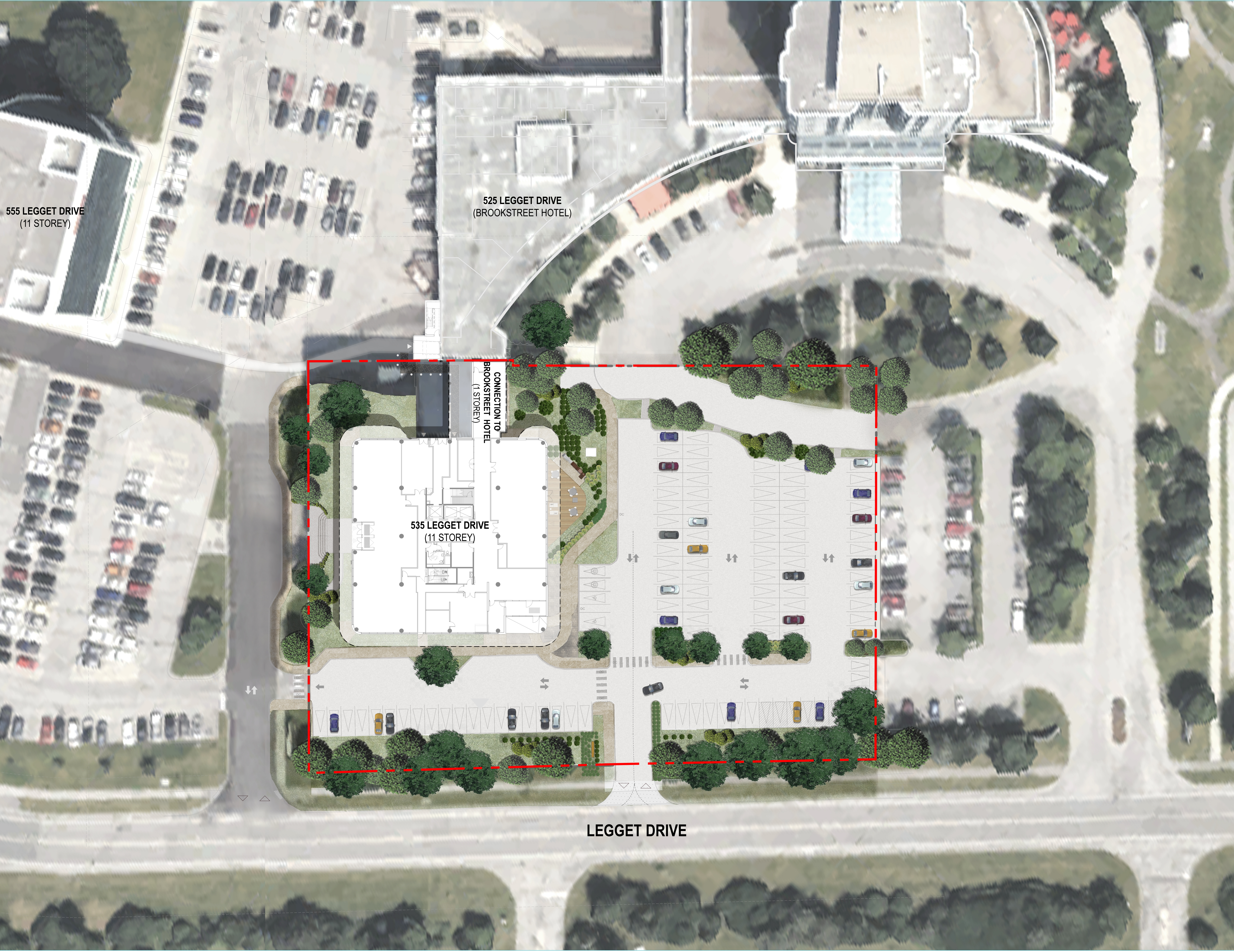
EMPLACEMENT Location
535 LEGGET DRIVE,
KANATA, ONTARIO

NO REVISION 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
GENERAL SITE PLAN - PROJECTED

VÉRIFIÉ PAR Checked by
KP
ÉCHELLE Scale
As indicated

NO. DESSIN Dwg Number
A101P



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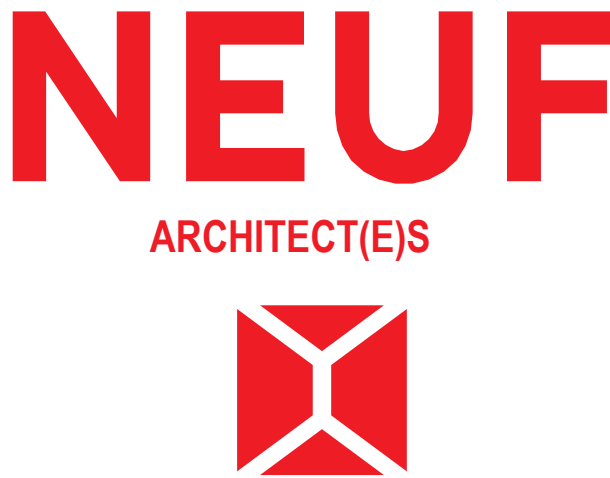
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630, boul. René-Lévesque O., 32e étage, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com
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OUVRAGE / Project
535 LEGGET DRIVE

EMPLACEMENT / Location
535 LEGGET DRIVE,
KANATA, ONTARIO

NO PROJET / No.
13338

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

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AT MS

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24.11.29

TITRE DU DESSIN / Drawing Title
RENDERED CONTEXT PLAN

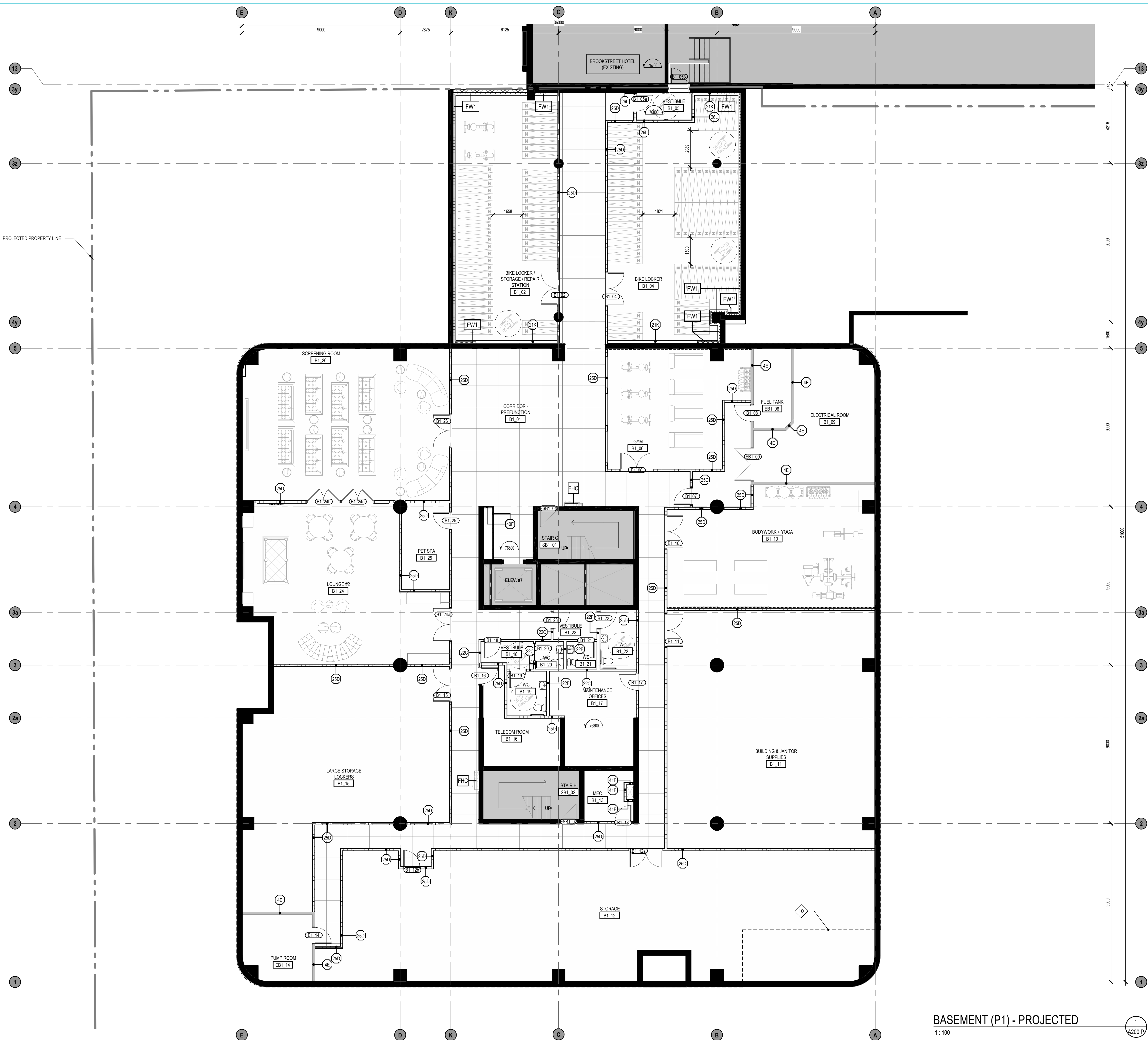
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KP

ÉCHELLE / Scale

NO. DESSIN / Dwg Number
A102P

REVISION Revision

1/13/2025 4:41:15 PM
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BASEMENT (P1) - PROJECTED
1: 100

GENERAL NOTES	
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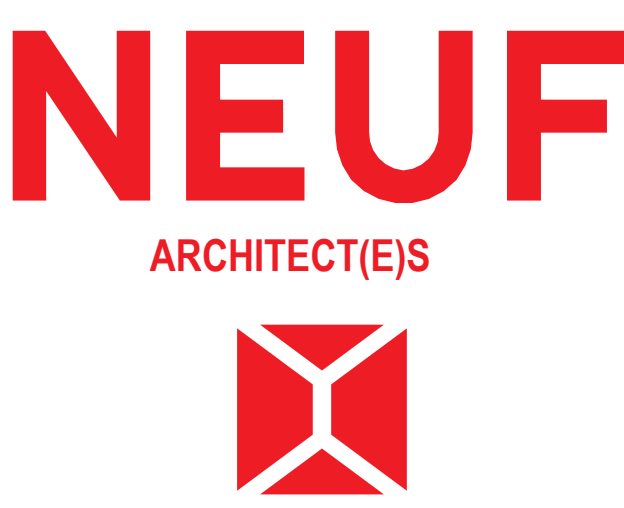
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CLIENT Client

OUVRAGE Project

535 LEGGET DRIVE

EMPLACEMENT Location

535 LEGGET DRIVE,
KANATA, ONTARIO

NO PROJET No.

13338

NO REVISION

DATE (aa-mm-jj)

Q ISSUED FOR SITE PLAN APPROVAL

2025 01 13

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AT MS

DATE (aa.mm.jj)

24.09.18

TITRE DU DESSIN Drawing Title

SPA - BASEMENT - PROJECTED

VERIFIÉ PAR Checked by

KP

ECHELLE Scale

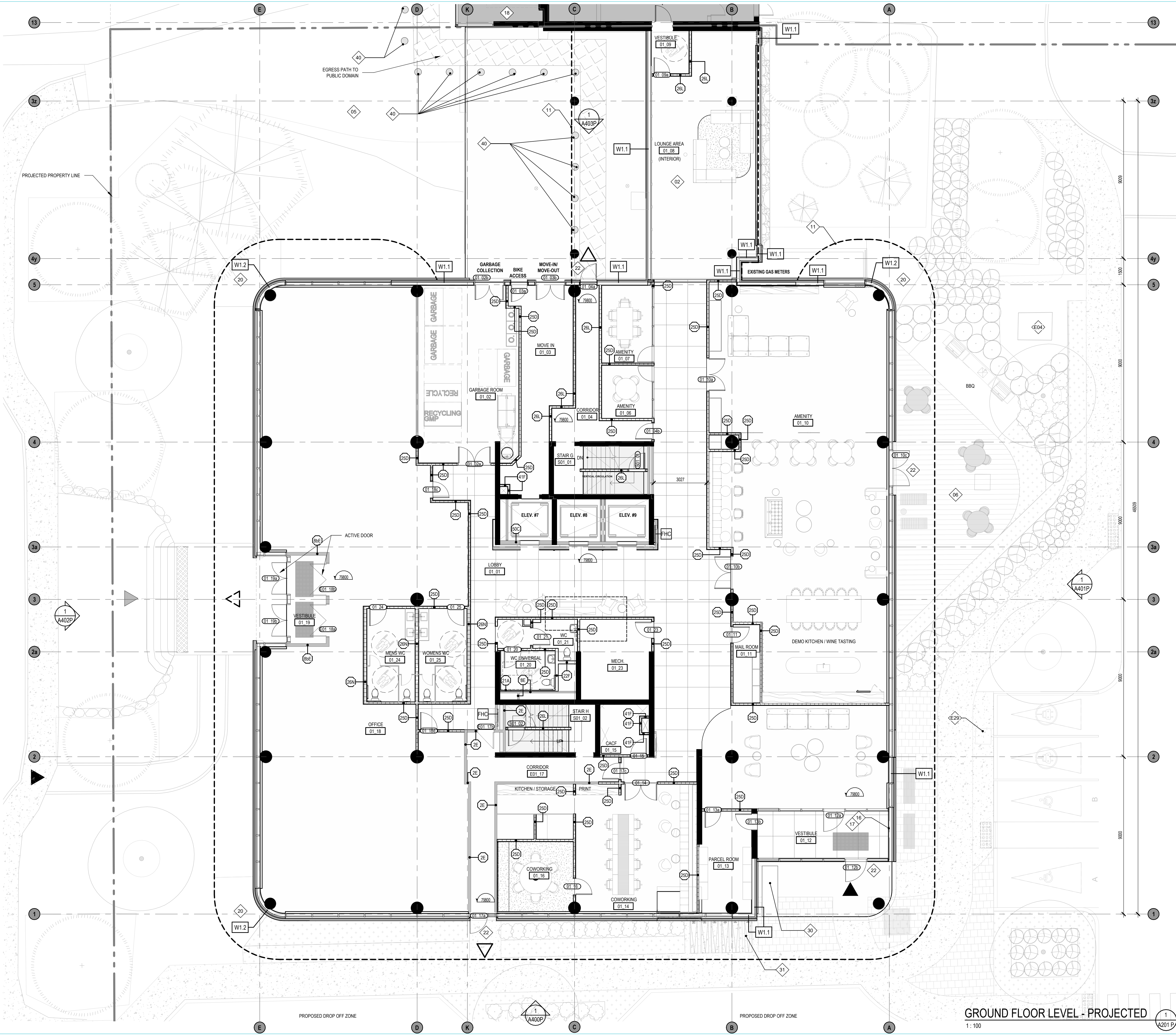
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NO. DESSIN Dwg Number

A200P

WALL AND DOOR LEGEND	
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	EXISTING STRUCTURE
	DEMOLISH WALL
	NEW WALL
	DEMOLISH DOOR
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D02-02-24-0058/D07-12-24-0123



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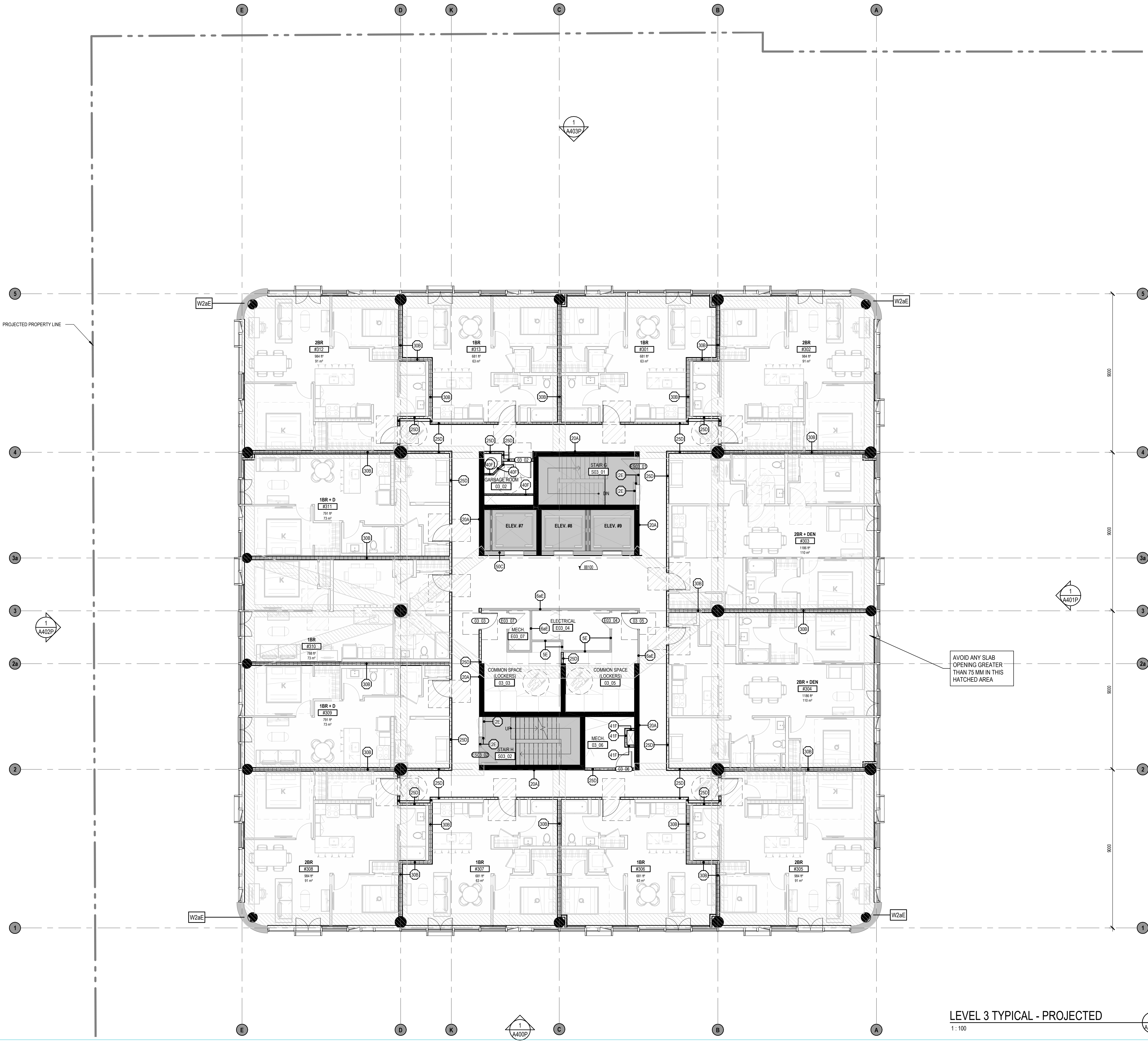
EMPLACEMENT Location NO PROJET No.
535 LEGGET DRIVE, KANATA, ONTARIO 13338

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

DESIGNÉ PAR Drawn by
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24.09.18
TITRE DU DESSIN Drawing Title
SPA - GROUND FLOOR - PROJECTED

VÉRIFIÉ PAR Checked by
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REVISION Revision NO. DESSIN Dwg Number
Q A201P



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18	PROPOSED EXIT STAIR FROM BROOKSTREET HOTEL (TO BE ADDRESSED UNDER A SEPARATE PERMIT APPLICATION)
19	RELOCATED ROPE GUIDE
20	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
21	FOOT SCRAPER GRILLE (7/A031)
22	ACCESSIBLE ENTRANCE/ EXIT ACCESS (AS REQUIRED FOR RH/FAC)
23	SCUPPER
29	SEATING AREA
31	PROPOSED EXTERIOR BIKE PARKING
32	EXIT TOWARDS BROOKSTREET HOTEL
33	STRUCTURAL REINFORCEMENT (2"X12" TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR BRIEFC
34	STRUCTURAL REINFORCEMENT (2"X12" TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR RH/FAC
35	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR RH/FAC
36	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETS AS REQUIRED FOR RH/FAC
37	DEPRESSED SIDEWALK (SEE LANDSCAPE ARCHITECT)
38	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
39	EXISTING ELECTRIC VEHICLE CHARGING STATION
40	PROPOSED BOLLARDS (SEE CIVIL ENG.)
41	BARRIER FREE TACTILE PAVERS (SEE CIVIL ENG.)

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MECHANICAL Mécanique
ELECTRICAL Electrique

GOODKEY, WEEDMARK & ASSOCIATES LIMITED
1888 Woodward Dr. Ottawa, ON K2C 3P8
T 613 727 5111 gwa.ca

STRUCTURE Structure
CUNLIFF & ASSOCIATES

200-1650 Carling Ave. Ottawa, ON K1Z 8S8
www.cunliffe.ca

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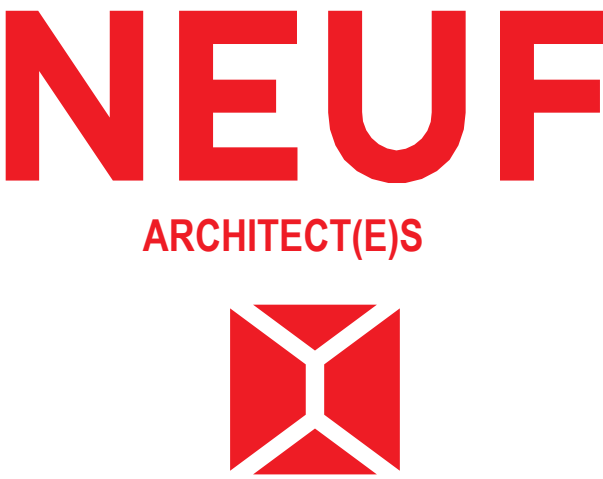
240 Michael Crawford Drive, Suite 200, Ottawa, ON K2M 1P6
T 613 254 9643 novatech-eng.com

ARCHITECTES Architect
DESIGN INTERIOR Interior Design

NEUF architect(e)s Inc.

630, boul. René-Lévesque O. 32e étages, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal



OUVRAGE Project

535 LEGGET DRIVE

EMPLACEMENT Location
535 LEGGET DRIVE,
KANATA, ONTARIO

NO PROJET No.
13338

NO REVISION 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

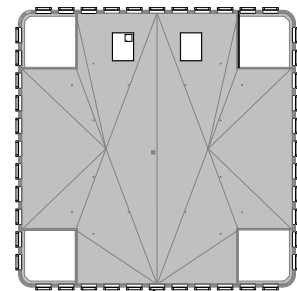
ÉCHELLE Scale
As indicated

SPA - TYPICAL FLOOR PLAN - PROJECTED

REVISION Revision NO. DESSIN Dwg Number
Q A202P



PARTIAL ELEVATION - TYPICAL FACADE
1:100



KEY PLAN
1:1000

3
A400P

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 (85% 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)
10	PROJECTED BUILDING OUTLINE - GROUND FLOOR
11	MARQUISE OUTLINE
14	PROJECTED BUILDING OUTLINE - SECOND FLOOR
16	CONTACT PANEL (SEE ELECTRICAL ENG.)
17	FIRE PANEL (SEE ELECTRICAL ENG.)
18	PROPOSED EXIT STAIR FROM BROOKSTREET HOTEL (TO BE ADDRESSED UNDER A SEPARATE PERMIT APPLICATION)
19	RELOCATED ROPE GUIDE
20	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
21	FOOT SCRAPER GRILLE (7/10/31)
22	ACCESSIBLE ENTRANCE/ EXIT ACCESS (AS REQUIRED FOR RH/FAC)
23	SCUPPER
29	SEATING AREA
30	PROPOSED EXTERIOR BIKE PARKING
32	EXIT TOWARDS BROOKSTREET HOTEL
33	STRUCTURAL REINFORCEMENT (2"X12" TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR RH/FAC
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37	DEPRESSED SIDEWALK (SEE LANDSCAPE ARCHITECT)
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39	EXISTING ELECTRIC VEHICLE CHARGING STATION
40	PROPOSED BOLLARDS (SEE CIVIL ENG.)
41	BARRIER FREE TACTILE PAVERS (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 LOUVERS IN WINDOW WALL
8P	PRECAST (TO BE PAINTED IN TYPE 2 - LIGHT GREY)
8P*	PRECAST (TO BE PAINTED IN TYPE 1 - DARK GREY)
9P	METAL CLADDING
10P	VENTILATION LOUVERS IN PRECAST

GUARDRAIL DETAILS AND SECTIONS LEGEND

For guardrail details and sections refer to A530:

A	GLASS JULIETTE GUARDRAIL
B	GLASS GUARDRAIL ON TERRACES
C	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

SOUTH ELEVATION - PROJECTED
1:100

1
A400P

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ELECTRICAL Electrique

GOODKEY, WEEDMARK & ASSOCIATES LIMITED
1688 Woodward Dr., Ottawa, ON K2C 3K8
T 613 727 5111 gwa.com

CUNLIFFE & ASSOCIATES

200-1550 Carling Ave., Ottawa, ON K1Z 8S8
www.cunliffe.ca

URBANISTE ET CIVIL Urban planner and Civil

ARCHITECTE DE PAYSAGE Landscape Architect

NOVATECH

240 Michael Cowland Drive, Suite 205, Ottawa, ON K2M 1P6
T 613 254 5843 novatech-eng.com

ARCHITECTES Architect

DESIGN INTERIER Interior Design

NEUF architect(e)s Inc.

530, boul. René-Lévesque O. 32e étage, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal



NEUF
ARCHITECT(E)S



CLIENT Client



Ouvrage Project

535 LEGGET DRIVE

EMPLACEMENT Location

535 LEGGET DRIVE,
KANATA, ONTARIO

NO PROJET No.

13338

NO RÉVISION

Q ISSUED FOR SITE PLAN APPROVAL 2025 01 13

DATE (aa-mm-jj)

DESSINÉ PAR Drawn by

AT MS

DATE (aa-mm-jj)

24.06.11

TITRE DU DESSIN Drawing Title

**SOUTH ELEVATION -
PROJECTED**

VÉRIFIÉ PAR Checked by

KP

ÉCHELLE Scale

As

indicated

REVISION Revision

Q

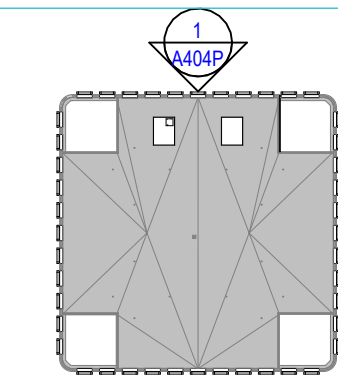
NO. DESSIN Dwg Number

A400P

#19216



PARTIAL ELEVATION - TYPICAL FACADE
1 : 100



KEY PLAN
1 : 1000

1
A403P

3
A403P

GENERAL NOTES

# NOTE	DESCRIPTION
01	OUTLINE OF CANOPY ON LEVEL 2
02	LINK TO BROOKSTREET HOTEL
03	PROPOSED NEW ENTRANCE CONCRETE PATH
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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	

NORTH ELEVATION - PROJECTED
1 : 100

1
A403P

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CLIENT Client



OVRAGE Project

535 LEGGET DRIVE

EMPLACEMENT Location

535 LEGGET DRIVE,
KANATA, ONTARIO

NO PROJET No.

13338

NO RÉVISION

Q ISSUED FOR SITE PLAN APPROVAL 2025 01 13

DATE (aa-mm-jj)

2025 01 13

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DATE (aa-mm-jj)

24.06.11

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**NORTH ELEVATION -
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ÉCHELLE Scale

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NO. DESSIN Dwg Number

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