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ARCHITECT(E)S



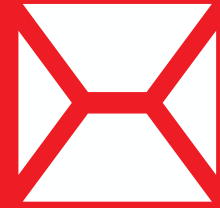
PAGE	TITRE DES DESSINS Drawing Title
A000	TITLE PAGE
A101P	GENERAL SITE PLAN - PROJECTED
A200P	BASEMENT - PROJECTED
A201P	GROUND FLOOR - PROJECTED
A203P	3RD@9TH FLOORS - PROJECTED
A401P	SOUTH ELEVATION - PROJECTED
A402P	EAST ELEVATION - PROJECTED
A403P	WEST ELEVATION - PROJECTED
A404P	NORTH ELEVATION - PROJECTED

REV.	DATE	PAGE	TITRE DES DESSINS Drawing Title
G	2024 10 04		
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G	2024 10 04		
G	2024 10 04		
G	2024 10 04		
G	2024 10 04		
G	2024 10 04		
G	2024 10 04		

REV.	DATE
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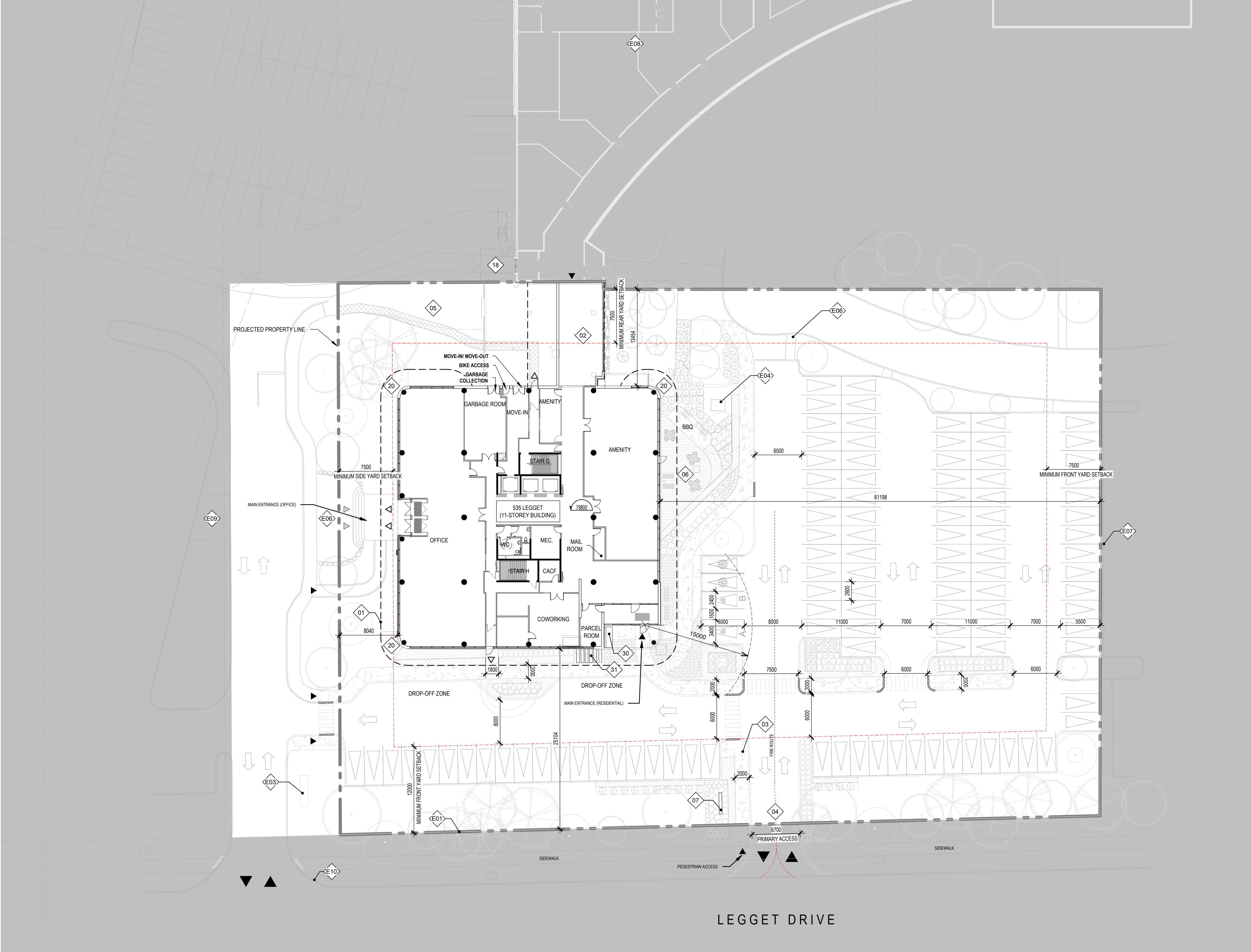


535 LEGGET DRIVE
535 LEGGET DRIVE, KANATA, ONTARIO
CLIENT : KRP PROPERTIES



NEUF
ARCHITECT(E)S

ISSUED FOR SITE PLAN APPROVAL 2024-10-04
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

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	MARQUISE OUTLINE
11	NEW STAIRCASE OUTLINE
12	PROJECTED BUILDING OUTLINE - SECOND FLOOR
13	CONTACT PANEL (SEE ELECTRICAL ENG.)
14	FIRE PANEL (SEE ELECTRICAL ENG.)
15	PROPOSED EXIT STAIR FROM BROOKSTREET HOTEL
16	RELOCATED ROPE GUIDE
17	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
18	SEATING AREA
19	PROPOSED EXTERIOR BIKE PARKING

GENERAL NOTES EXISTANT	
# 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 DOVELS EXTENDING ABOVE THE SLAB WITH PROTECTIVE HOARDING
E06	EXISTING PEDESTRIAN ENTRANCE
E07	EXISTING CURB TO SEPARATE PARKINGS
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	
E23	

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	7 937 m ²
FOOTPRINT (BY LANDSCAPE ARCHITECT)	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	

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

ZONE PROVISIONS 535 LEGGET	
ZONING BY-LAW 2008-250	
CURRENT ZONING: IP6 [301]	

	REQUIRED	PROVIDED
FRONT & CORNER YARD SETBACK	FRONT MIN. 12 m	25.10 m
INTERIOR RIGHT SIDE YARD SETBACK	MIN. 7.5 m	61.19 m
INTERIOR LEFT SIDE YARD SETBACK	MIN. 7.5 m	8.04 m
REAR YARD SETBACK	MIN. 7.5 m	13.45 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 (423 m ² min.)	702 m ²
BICYCLE PARKING (RESIDENTIAL)	0.5 X 115 UNITS = 58 SPOTS (25% INDOORS)	93
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	4 SPACES
BARRIER FREE PARKING	TYPE A = 1 TYPE B = 1	2	TYPE A = 1 TYPE B = 1
TOTAL PARKING REQUIRED		167	107 SPACES

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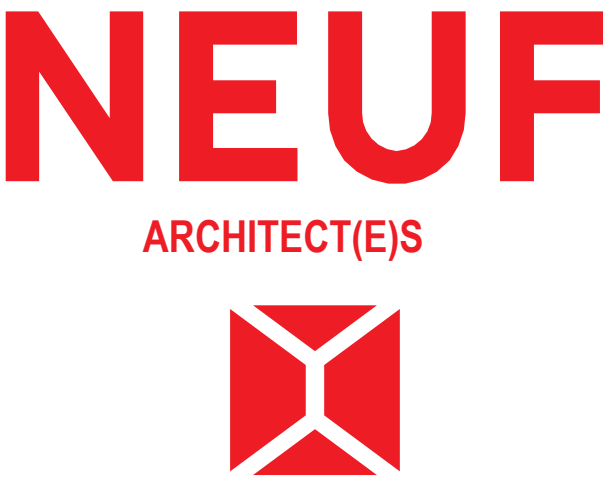
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Ouvrage Project
535 LEGGET DRIVE

EMPLACEMENT Location
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KANATA, ONTARIO

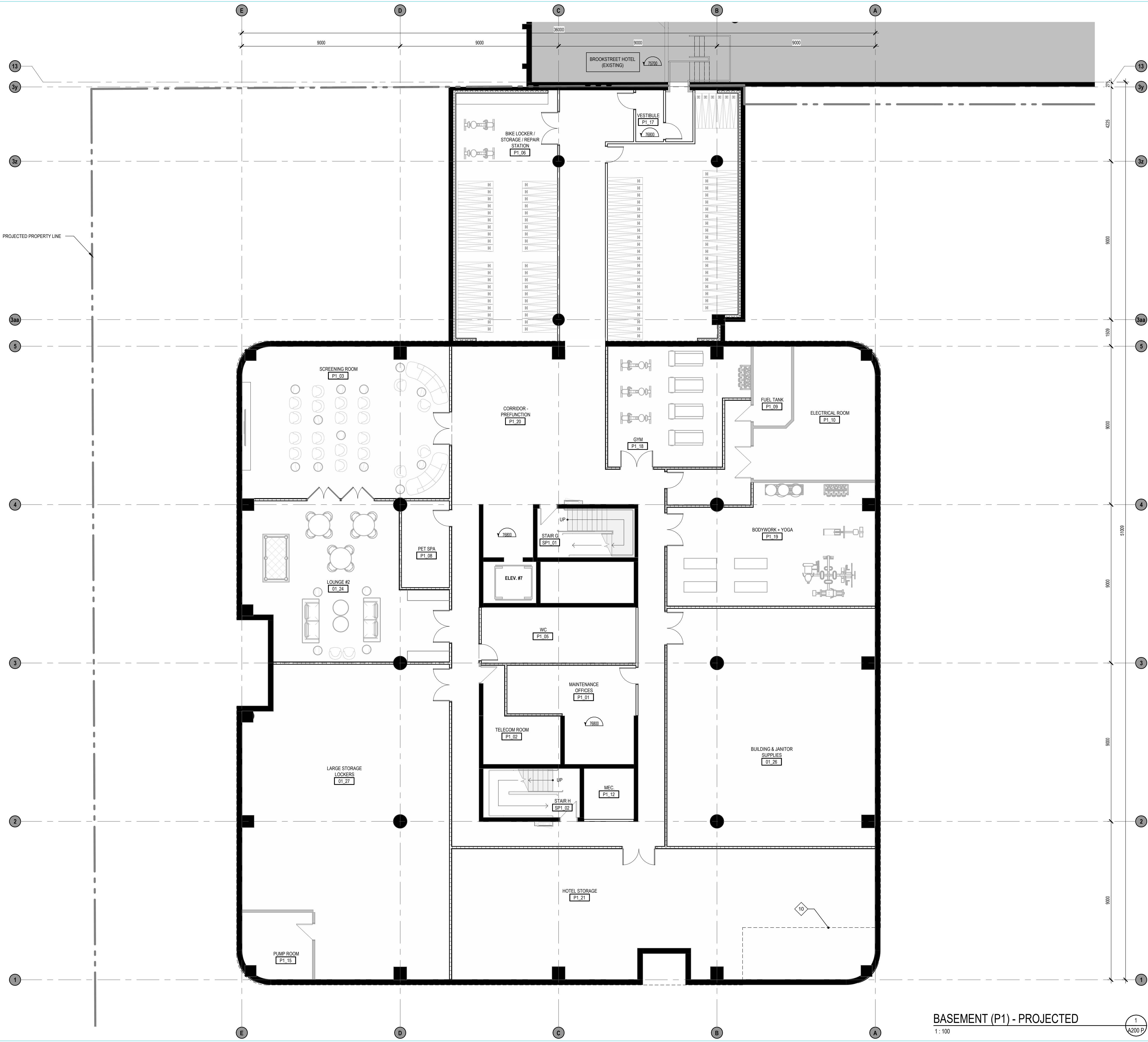
NO	REVISION	DATE (aa-mm-jj)
B	ÉMISSION POUR COORDINATION	2024 06 21
C	AUDIT PROGRAMMATION	2024 06 25
D	ISSUED FOR COORDINATION	2024 07 18
E	ISSUED FOR COORDINATION	2024 08 09
F	LIMITED WINDOW WALL TENDER DRAFT	2024 09 13
G	ISSUED FOR SITE PLAN APPROVAL	2024 10 04

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

VÉRIFIÉ PAR Checked by
KP
ÉCHELLE Scale
As
indicated

GENERAL SITE PLAN - PROJECTED

REVISION Revision
G
NO. DESSIN Dwg Number
A101P



GENERAL NOTES	
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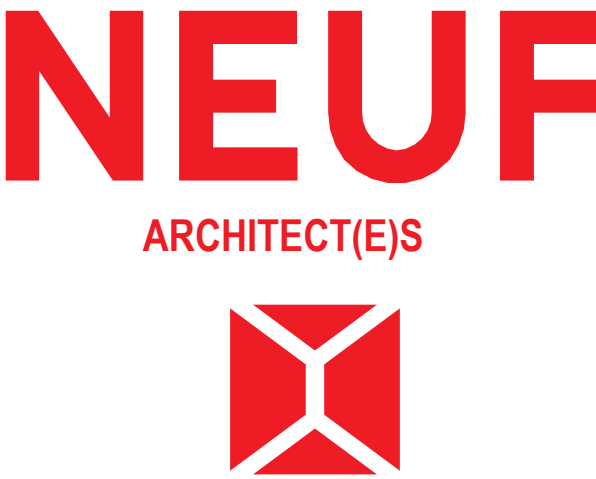
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CLIENT Client

OUVRAGE Project

535 LEGGET DRIVE

EMPLACEMENT Location

535 LEGGET DRIVE,
KANATA, ONTARIO

NO PROJET No.

13338

NO REVISION

DATE (aa-mm-jj)

ISSUED FOR SITE PLAN APPROVAL

2024 10 04

BICYCLE SCHEDULE	
BASEMENT 1	
89	GROUND FLOOR LEVEL
6	TOTAL 95

WALL AND DOOR LEGEND	
	EXISTING WALL
	EXISTING STRUCTURE
	DEMOLISHED WALL
	NEW WALL
	DEMOLISHED DOOR
	EXISTING DOOR
	NEW DOOR

BASEMENT (P1) - PROJECTED

1 : 100

DESSINÉ PAR Drawn by

AT MS

DATE (aa-mm-jj)

24.09.18

TITRE DU DESSIN Drawing Title

SPA - BASEMENT - PROJECTED

VÉRIFIÉ PAR Checked by

KP

ÉCHELLE Scale

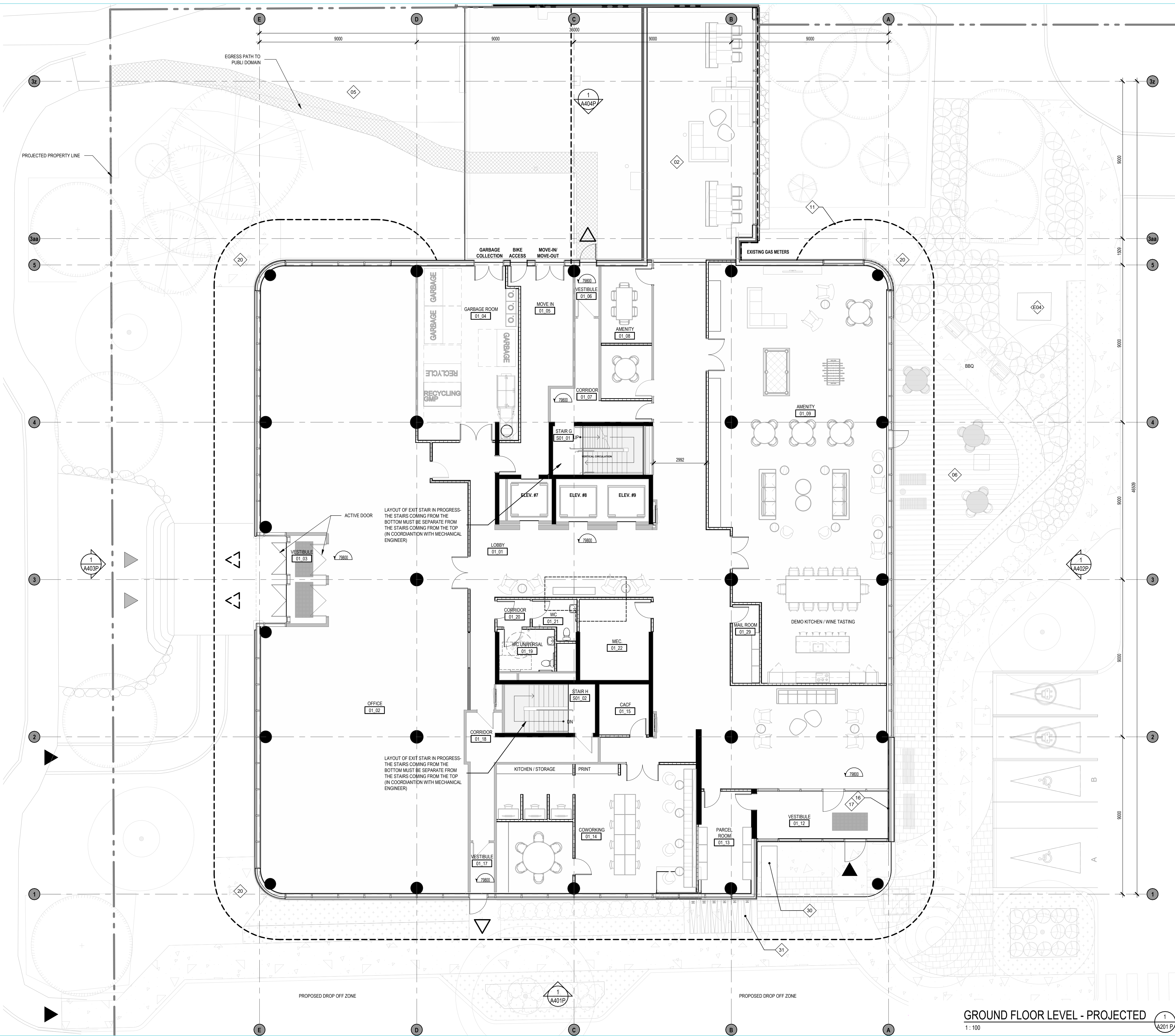
As indicated

REVISION Revision

NO. DESSIN Dwg Number

G

A200



GENERAL NOTES	
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OUVRAGE Project
535 LEGGET DRIVE

EMPLACEMENT Location
535 LEGGET DRIVE,
KANATA, ONTARIO

NO REVISION DATE (aa-mm-jj)
G ISSUED FOR SITE PLAN APPROVAL 2024 10 04

NO. PROJECT No.
13338

DESSINÉ PAR Drawn by
AT MS
DATE (aa-mm-jj)
24.09.18
TITRE DU DESSIN Drawing Title
SPA - GROUND FLOOR - PROJECTED

VÉRIFIÉ PAR Checked by
KP
ÉCHELLE Scale
As indicated

REVISION Revision NO. DESSIN Dwg Number
G A201 P

SURFACE LEGEND	
	CLEAR STONE (BY LANDSCAPE ARCHITECT)
	PEDESTRIAN PATH (BY LANDSCAPE ARCHITECT)
	LANDSCAPING (BY LANDSCAPE ARCHITECT)
	DECK (BY LANDSCAPE ARCHITECT)
	INTERVENTION AREA
	ASPHALT (REFER TO CIVIL)
	PAVING (BY LANDSCAPE ARCHITECT)
	DEPRESSED SIDEWALK/ BARRIER FREE TACTILE PAVERS
LINE TYPE & ACCESS LEGEND	
	VEHICULAR ENTRY
	ACCESS TO BUILDING
	ACCESS TO OFFICE
	EXITS
	FIRE ROUTE (ON SITE)
	PROPERTY LINE
BICYCLE SCHEDULE	
BASEMENT 1	
GROUND FLOOR LEVEL	
TOTAL: 95	
WALL AND DOOR LEGEND	
	EXISTING WALL
	EXISTING STRUCTURE
	DEMOLISHED WALL
	NEW WALL
	DEMOLISHED DOOR
	EXISTING DOOR
	NEW DOOR

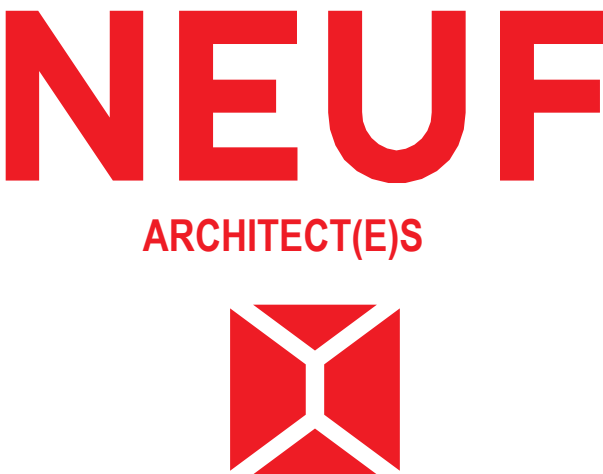


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NO REVISION DATE (aa-mm-jj)
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DESSINÉ PAR Drawn by
AT MS
DATE (aa-mm-jj)
24.09.18
TITRE DU DESSIN Drawing Title
SPA - TYPICAL FLOOR PLAN - PROJECTED

NO. DESSIN Dwg Number
A203

WALL AND DOOR LEGEND	
	EXISTING WALL
	EXISTING STRUCTURE
	DEMOLISHED WALL
	NEW WALL
	DEMOLISHED DOOR
	EXISTING DOOR
	NEW DOOR

LEVEL 3 TYPICAL - PROJECTED
1 : 100

1
A203 F

Preliminary
DO NOT USE FOR
CONSTRUCTION



1 : 1000

2
A401P

NOTES GÉNÉRALES / General Notes

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ARCHITECTES Architect
DESIGN INTÉRIER Interior Design

NEUF architect(e)s SENCRO

[illegible]

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SCEAU / Seal



NEUF
ARCHITECT(E)S



CLIENT Client



OUVRAGE Project:

535 LEGGET DRIVE

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

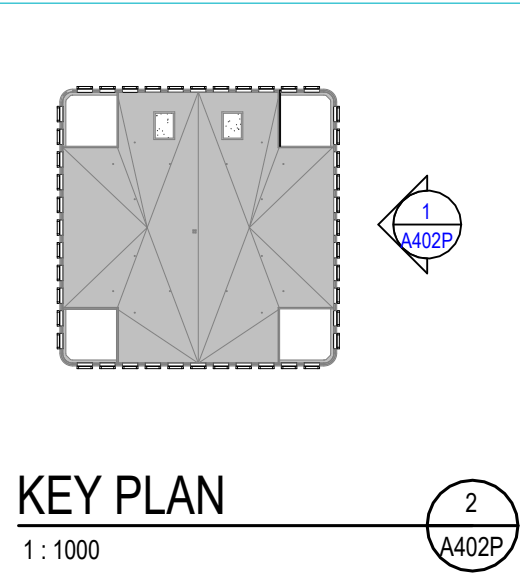
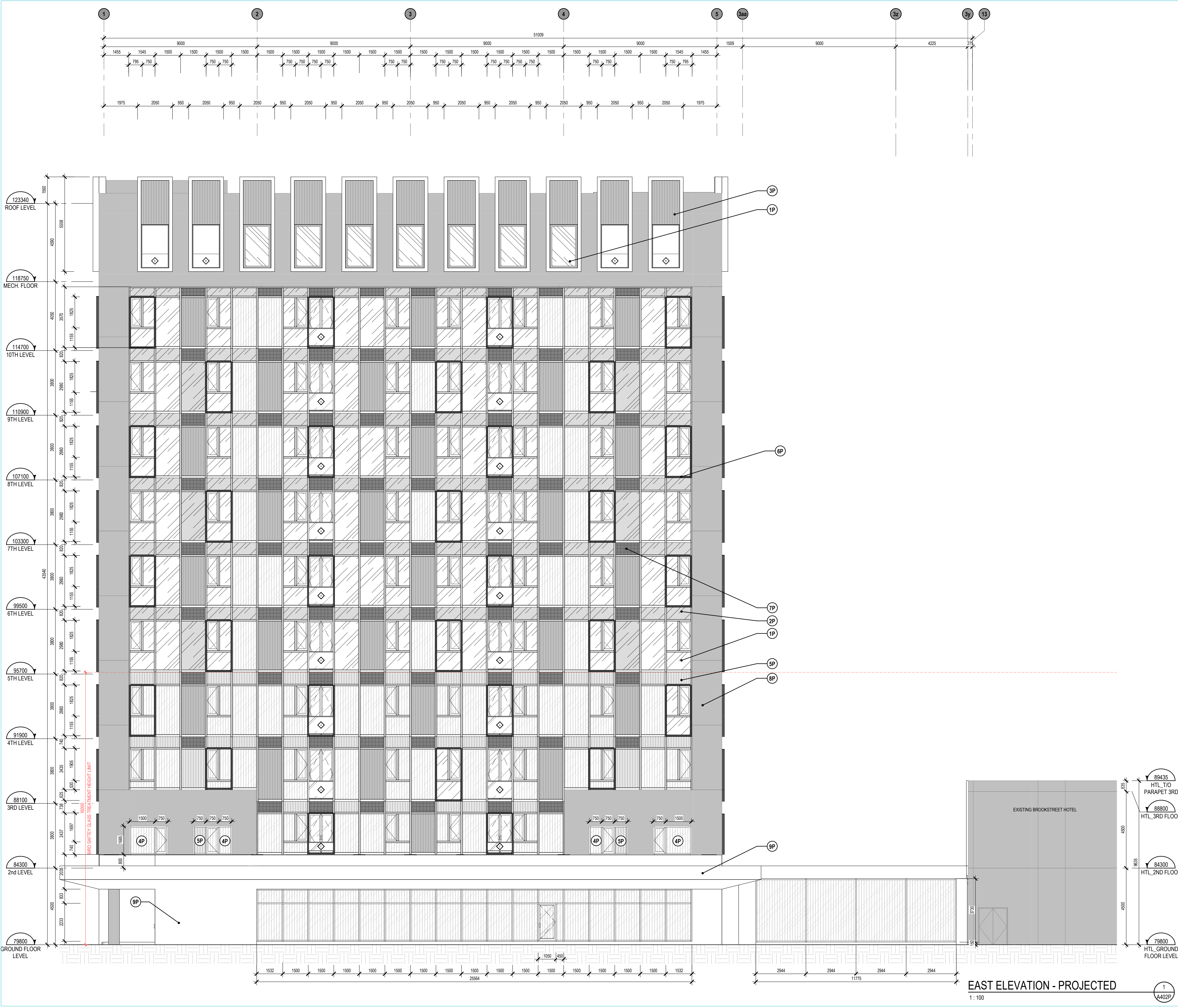
NO	RÉVISION	DATE (aa-mm-jj)
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DESSINÉ PAR Drawn by
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24.06.11
TITRE DU DESSIN Drawing Title

**SOUTH ELEVATION -
PROJECTED**

RÉVISION	Revision	NO. DESSIN	Dwg Number
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G A401F



GENERAL NOTES	
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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	MARQUEE OUTLINE
13	NEW STAIRCASE 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
19	RELOCATED ROPE GUIDE
20	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
30	SEATING AREA
31	PROPOSED EXTERIOR BIKE PARKING

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

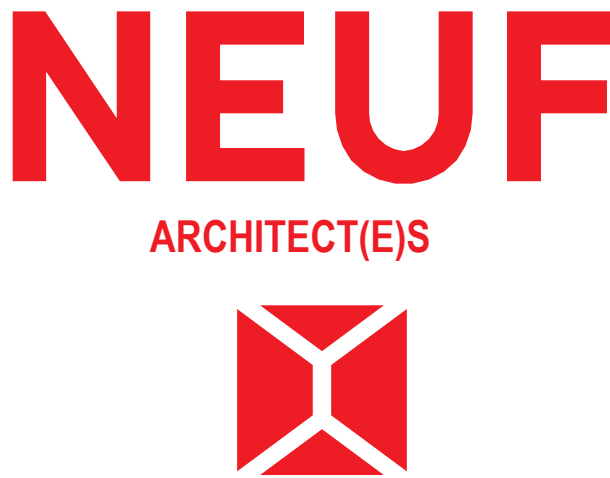
GUARDRAIL DETAILS AND SECTIONS LEGEND	
For guardrail details and sections refer to A530:	
A	GLASS JULIETTE GUARDRAIL
B	GLASS GUARDRAIL ON TERRACES
C	GLASS JULIETTE GUARDRAIL ON LEVEL 2 AND 3 ONLY

ELEVATION LEGEND	
C	CONSTRUCTION NOTES
D	DEMOLITION NOTES
E	NOTES ON EXISTING ELEMENTS
W	WINDOW TYPE SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)
WA	CURTAIN WALL ELEVATION SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)
R	RADIATION FACADE SURFACE TO BE PROTECTED, 1 H FRR

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SCEAU / Seal



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

NO	REVISION	DATE (aa-mm-jj)
B	ÉMISSION POUR COORDINATION	2024 06 21
C	AUDIT PROGRAMMATION	2024 06 25
D	ISSUED FOR COORDINATION	2024 07 18
E	ISSUED FOR COORDINATION	2024 08 09
F	LIMITED WINDOW WALL TENDER DRAFT	2024 09 13
G	ISSUED FOR SITE PLAN APPROVAL	2024 10 04

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

EAST ELEVATION - PROJECTED

NO. REVISION
G
NO. DESSIN Dwg Number
A402P



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CLIENT Client



OUVRAGE Project

535 LEGGET DRIVE

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

NO	RÉVISION	DATE (aa-mm-jj)
B	ÉMISSION POUR COORDINATION	2024 06 21
C	AUDIT PROGRAMMATION	2024 06 23
E	ISSUED FOR COORDINATION	2024 08 09
F	LIMITED WINDOW WALL TENDER DRAFT	2024 09 13
G	ISSUED FOR SITE PLAN APPROVAL	2024 10 04

DESSINÉ PAR Drawn by
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24.06.11
TITRE DU DESSIN Drawing Title

**WEST ELEVATION -
PROJECTED**

REVISION	Revision	NO. DESSIN	Dwg Number
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G A403F



2
A404P

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OUVRAGE Project:

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

NO	RÉVISION	DATE (aa-mm-jj)
B	ÉMISSION POUR COORDINATION	2024 06 21
C	AUDIT PROGRAMMATION	2024 06 23
E	ISSUED FOR COORDINATION	2024 08 05
F	LIMITED WINDOW WALL TENDER DRAFT	2024 09 13
G	ISSUED FOR SITE PLAN APPROVAL	2024 10 04

DO NOT USE FOR CONSTRUCTION

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TITRE DU DESSIN Drawing Title

**NORTH ELEVATION -
PROJECTED**

RÉVISION Revision NO. DESSIN Dwg Number