



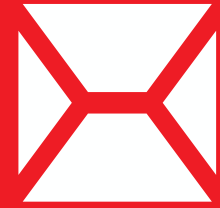
NEUF

ARCHITECT(E)S

PAGE	TITRE DES DESSINS Drawing Title	REV.	DATE
A000	TITLE PAGE	0	2024 11 29
A101P	GENERAL SITE PLAN - PROJECTED	0	2024 11 29
A102P	RENDERED CONTEXT PLAN	0	2024 11 29
A200P	SPA - BASEMENT - PROJECTED	0	2024 11 29
A201P	SPA - GROUND FLOOR - PROJECTED	0	2024 11 29
A202P	SPA - TYPICAL FLOOR PLAN - PROJECTED	0	2024 11 29
A400P	SOUTH ELEVATION - PROJECTED	0	2024 11 29
A401P	EAST ELEVATION - PROJECTED	0	2024 11 29
A402P	WEST ELEVATION - PROJECTED	0	2024 11 29
A403P	NORTH ELEVATION - PROJECTED	0	2024 11 29
TOTAL: 10			

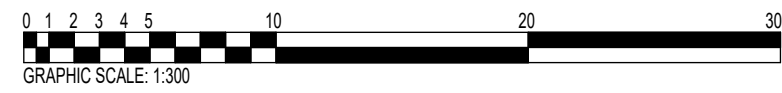


535 LEGGET DRIVE
535 LEGGET DRIVE, KANATA, ONTARIO
CLIENT : KRP PROPERTIES



NEUF
ARCHITECT(E)S

- ISSUED FOR SITE PLAN APPROVAL 2024-11-29
- COORDINATION Coordination
- PERMIS Permit
- SOUSSION Tender
- RÉVISION GÉNÉRALE General revision
- CONSTRUCTION Construction
- FIN DES TRAVAUX Record Drawings



1 : 300

EXTERIOR BIKE RACK

The diagram shows three orthographic views of a U-shaped bike rack:

- TOP VIEW:** Shows the U-shaped profile from above. The overall width is 2'-0" and the depth is 3'-0".
- FRONT VIEW:** Shows the U-shaped profile from the front. The overall height is 3'-0" and the width at the base is 2'-0".
- SIDE VIEW:** Shows the side profile of the rack. The height is 3'-0" and the width at the base is 1'-0". The label "FRONT" indicates the direction of view.

ZONE PROVISIONS S35 LEGGETT			
ZONING BY-LAW 2008-250			
CURRENT ZONING: IP6 [S01]			
	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 (623 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	61 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 TYPE B = 1
TOTAL PARKING REQUIRED		167	107 SPACES

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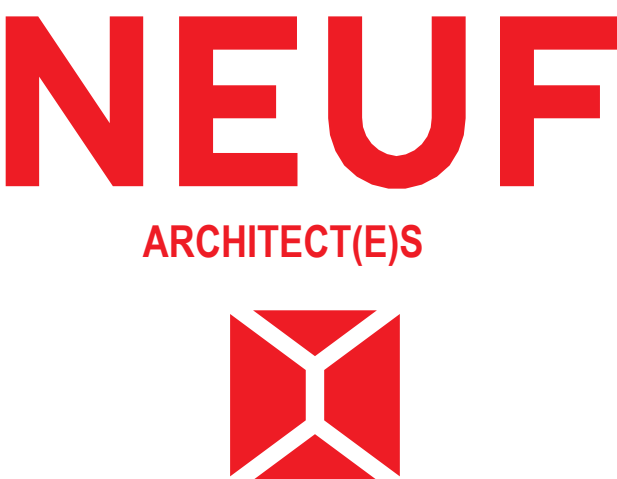
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SCAFI / Scafi



535 LEGGET DRIVE

535 LEGGET DRIVE,
KANATA, ONTARIO

AT MS KP

24.09.18 As

GENERAL SITE PLAN - PROJECTED

Q **14015**

A104B

A101P

11/27/2024 4:33:30 PM

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555 LEGGET DRIVE
(11 STOREY)

525 LEGGET DRIVE
(BROOKSTREET HOTEL)

CONNECTION TO
BROOKSTREET HOTEL
(1 STOREY)

535 LEGGET DRIVE
(11 STOREY)

LEGGET DRIVE



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SCEAU / Seal

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ARCHITECT(E)S

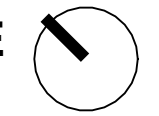


CLIENT / Client



OUVRAGE / Project

535 LEGGET DRIVE



EMPLACEMENT / Location

535 LEGGET DRIVE,
KANATA, ONTARIO

NO PROJET No.
13338

NO / RÉVISION

0 / ISSUED FOR SITE PLAN APPROVAL

DATE (aa-mm-jj)
2024 11 29

DESSINÉ PAR / Drawn by

AT MS

DATE (aa-mm-jj)

24.11.29

TITRE DU DESSIN / Drawing Title

**RENDERED CONTEXT
PLAN**

VÉRIFIÉ PAR / Checked by

KP

ÉCHELLE / Scale

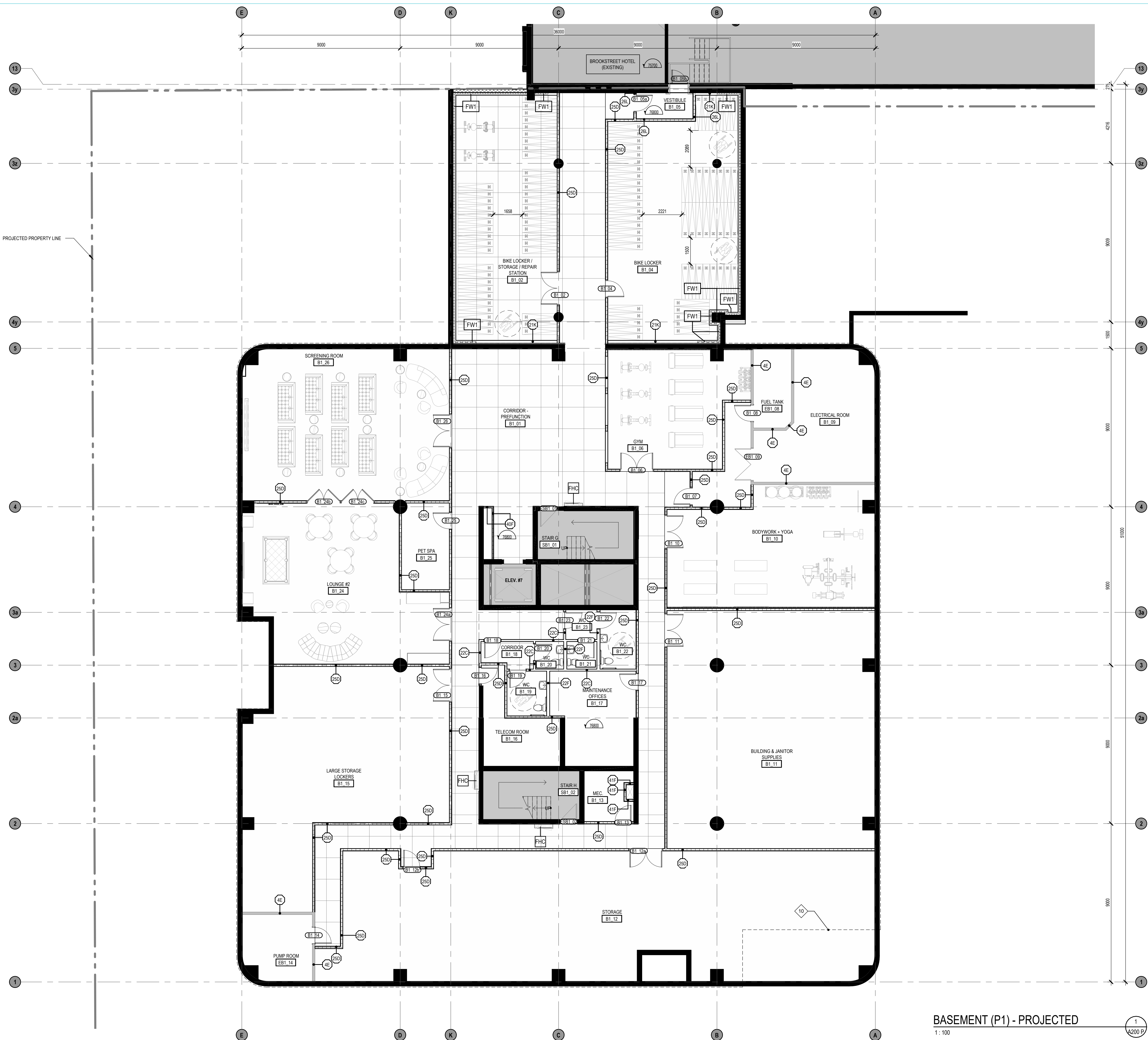
REVISION / Revision

0

NO. DESSIN / Dwg Number

A102P

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BASEMENT (P1) - PROJECTED
1 : 100

GENERAL NOTES

# NOTE	DESCRIPTION
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SCEAU / Seal

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 11 29

DESIGNÉ 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

ECHELLE Scale

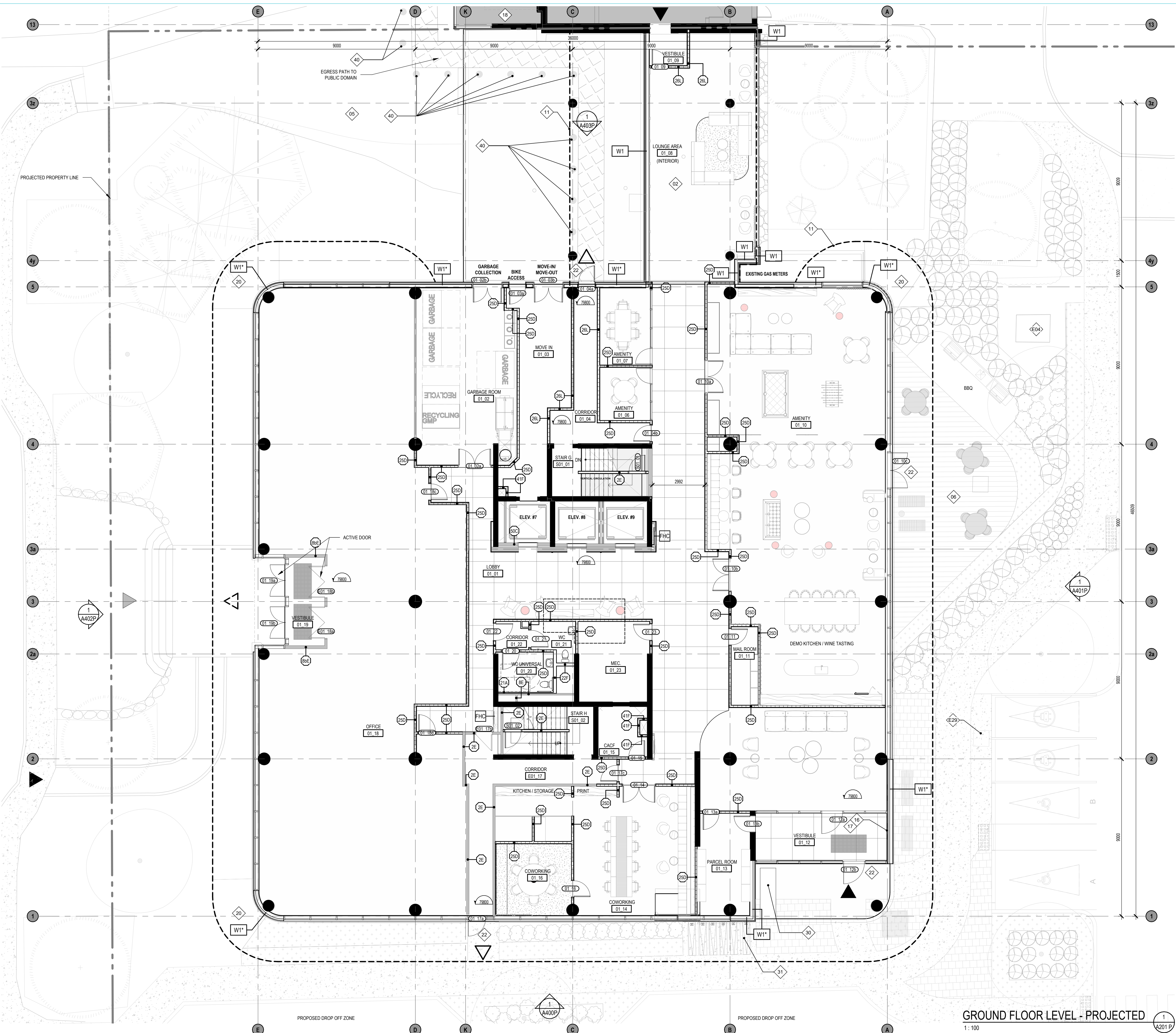
As indicated

NO. DESSIN Dwg Number

A200P

WALL AND DOOR LEGEND

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



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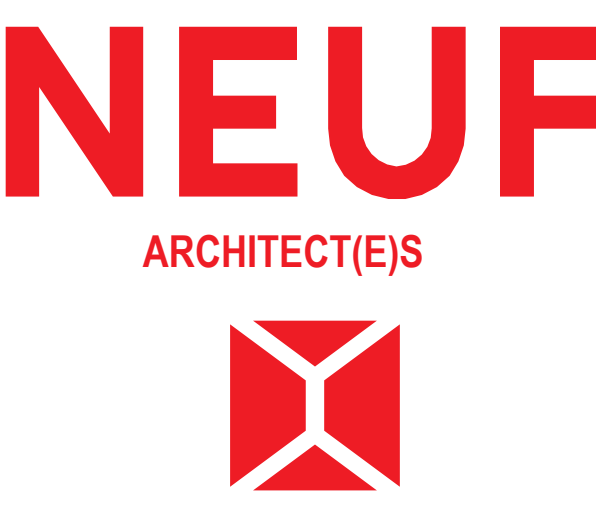
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CLIENT / Client
KRP Properties

OUVRAGE / Project
535 LEGGET DRIVE

EMPLACEMENT / Location
535 LEGGET DRIVE,
KANATA, ONTARIO

NO. PROJECT No.
13338

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

DESIGNÉ PAR / Drawn by
AT MS

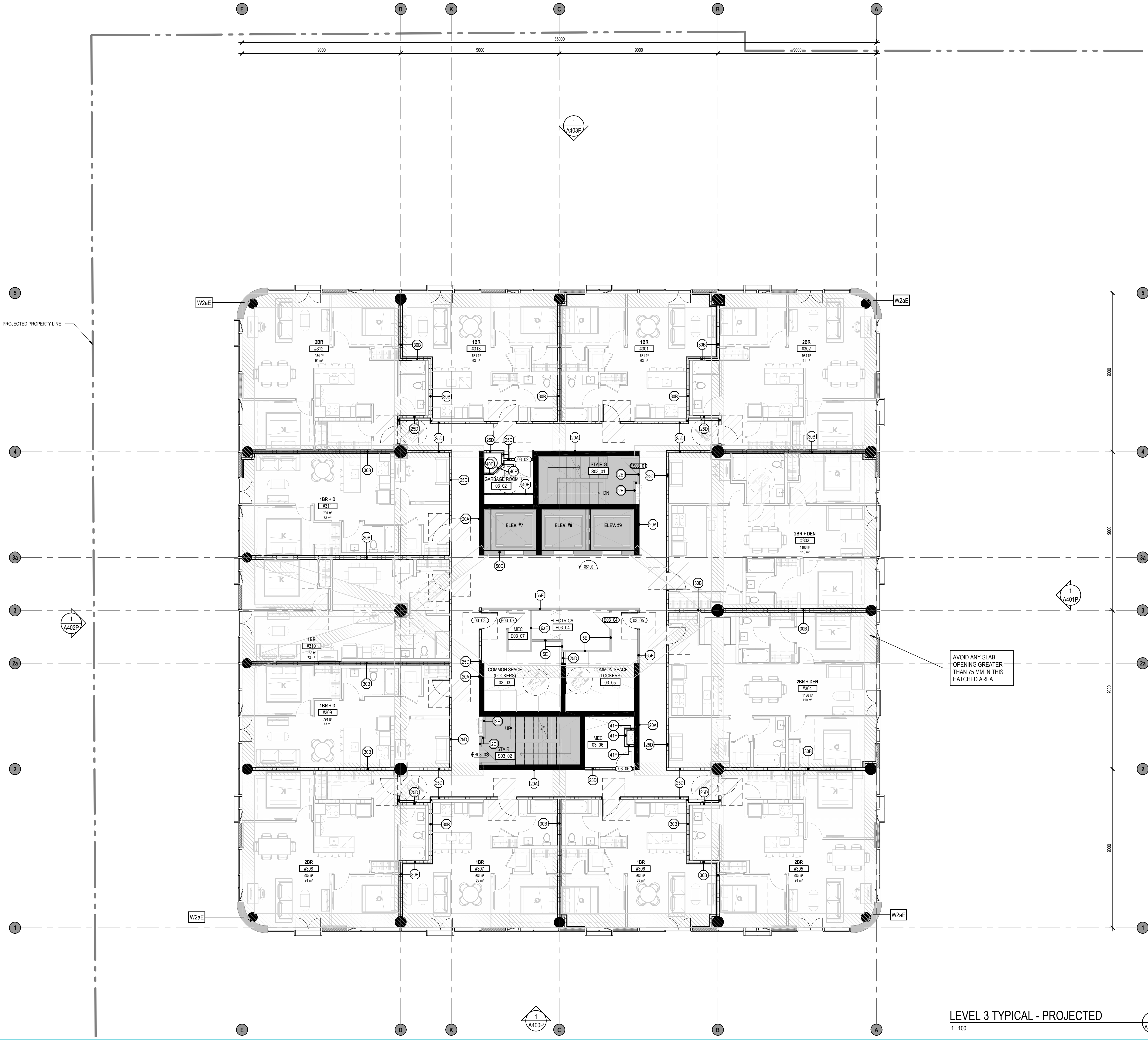
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24.09.18

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

VÉRIFIÉ PAR / Checked by
KP

ECHELLE / Scale
As indicated

NO. REVISION Revision NO. DESSIN / Dwg Number
O A201P



GENERAL NOTES	
# NOTE	DESCRIPTION
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SCEAU / Seal

ONTARIO ASSOCIATION
OF
ARCHITECTS
KIM PHAM
LICENCE
9305

NEUF
ARCHITECT(E)S

CLIENT Client

OUVRAGE Project

535 LEGGET DRIVE

EMPLACEMENT Location

535 LEGGET DRIVE,
KANATA, ONTARIO

NO PROJET No.

13338

NO REVISION

G ISSUED FOR SITE PLAN APPROVAL

DATE (aa-mm-jj)

2024 10 04

DATE (aa-mm-jj)

24.09.18

TITRE DU DESSIN Drawing Title

SPA - TYPICAL FLOOR PLAN - PROJECTED

DESSINÉ PAR Drawn by

AT MS

VERIFIÉ PAR Checked by

KP

NO. DESSIN Dwg Number

A202P

REVISION Revision

O

NO. DESSIN Dwg Number

A202P

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

LEVEL 3 TYPICAL - PROJECTED

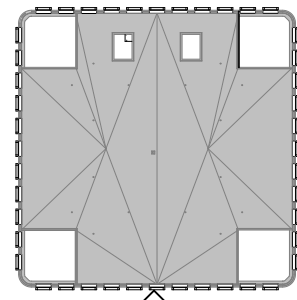
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SOUTH ELEVATION - PROJECTED
1 : 100



KEY PLAN
1 : 1000

2
A400P

GENERAL NOTES

# NOTE	DESCRIPTION
01	OUTLINE OF CANOPY ON LEVEL 2
02	LINK TO BROOKSTREET HOTEL
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40	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 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)
—/—	RADIATION FACADE SURFACE TO BE PROTECTED, 1 H FRR

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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)
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

SOUTH ELEVATION - PROJECTED

VÉRIFIÉ PAR Checked by
KP

ÉCHELLE Scale
As

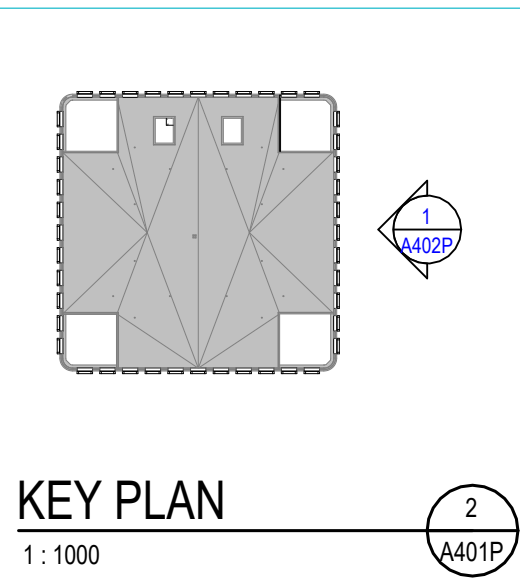
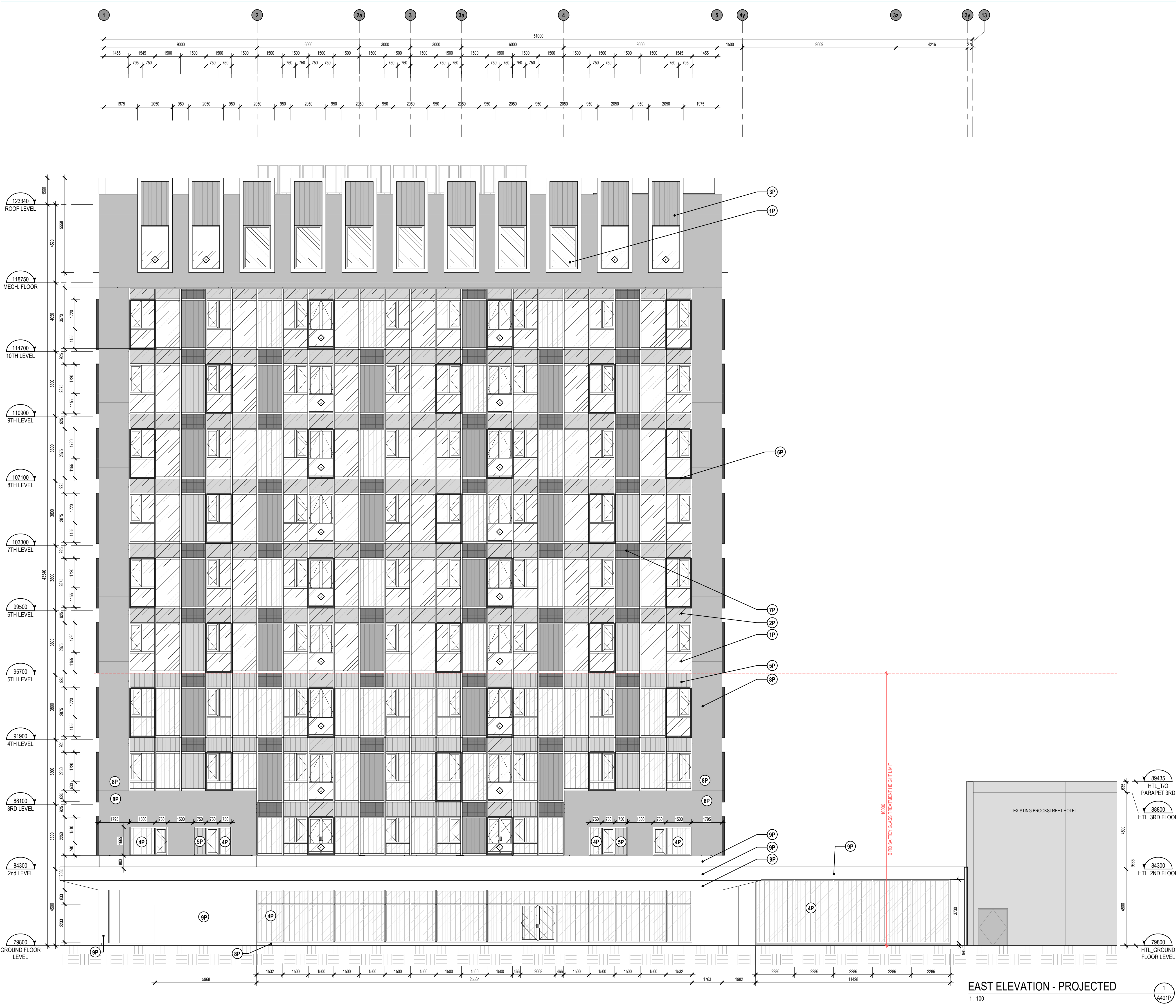
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REVISION Revision

NO. DESSIN Dwg Number

0

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)
09	PROJECTED BUILDING OUTLINE - GROUND FLOOR
11	MARQUEE 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 (7/1031)
22	ACCESSIBLE ENTRANCE/ EXIT ACCESS (AS REQUIRED FOR RH/FAC)
30	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 RH/FAC.
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/ BARRIER FREE TACTILE PAVERS (SEE LANDSCAPE ARCHITECT)
38	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
39	EXISTING ELECTRIC VEHICLE CHARGING STATION
40	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 A538:	
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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	

NOTES GÉNÉRALES General Notes

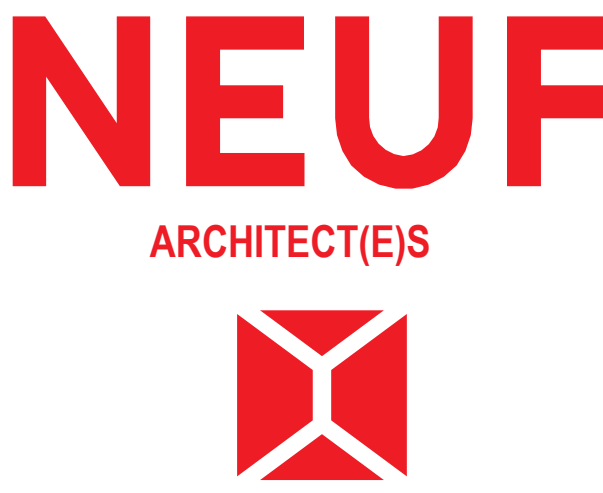
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Ouvrage Project
535 LEGGET DRIVE
EMPLACEMENT Location NO PROJET No.
535 LEGGET DRIVE, 13338
KANATA, ONTARIO

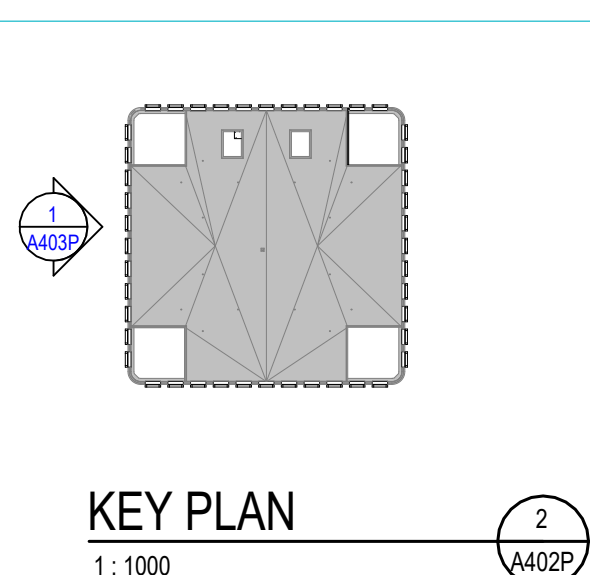
NO REVISION DATE (aa-mm-jj)
O ISSUED FOR SITE PLAN APPROVAL 2024 11 29

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

EAST ELEVATION - PROJECTED

REVISION Revision NO. DESSIN Dwg Number
O A401P

2024-11-29 15:44:44
Autodesk Docs://13338_LEGGET DRIVE_R24/535 LD_13338_ARC_BRD_R24.rvt



GENERAL NOTES	
# NOTE	DESCRIPTION
01	OUTLINE OF CANOPY ON LEVEL 2
02	LINK TO BROOKSTREET HOTEL
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DEMOLITION NOTES	
NOTES ON EXISTING ELEMENTS	
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RADIATION FACADE SURFACE TO BE PROTECTED, 1 H FRR	

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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 11 29

DESSINÉ PAR Drawn by AT MS

VERIFIÉ PAR Checked by KP

DATE (aa-mm-jj) 24.06.11

ÉCHELLE Scale As indicated

TITRE DU DESSIN Drawing Title

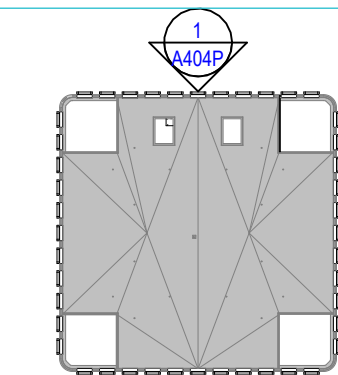
WEST ELEVATION - PROJECTED

1:100

1 A402P

NO. DESSIN Dwg Number

0 A402P



KEY PLAN

1 : 1000

2
A403P

GENERAL NOTES

# NOTE	DESCRIPTION
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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

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CLIENT Client



OUVRAGE Project

535 LEGGET DRIVE

EMPLACEMENT Location
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NO REVISION DATE (aa-mm-jj)
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AT MS

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24.06.11

TITRE DU DESSIN Drawing Title

NORTH ELEVATION - PROJECTED

VÉRIFIÉ PAR Checked by
KP

ÉCHELLE Scale
As

indicated

REVISION Revision

NO. DESSIN Dwg Number

O

A403P