

PARKING LEGEND

	TYPICAL PARKING SPACE 5.5m X 2.6m (min.)
	BARRIER FREE PARKING SPACE 6m X 3.4m
	BARRIER FREE PARKING SPACE 6m X 2.5m (min.)
	EV PARKING SPACE 6m X 2.5m (min.)

SURFACE LEGEND

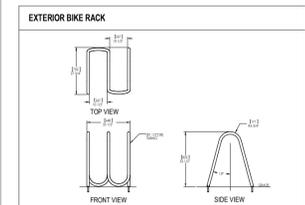
	PEDESTRIAN PATH (BY LANDSCAPE ARCHITECT)
	LANDSCAPING (BY LANDSCAPE ARCHITECT)
	DECK (BY LANDSCAPE ARCHITECT)
	INTERVENTION AREA
	ASPHALT (REFER TO CIVIL)
	PAVING (BY LANDSCAPE ARCHITECT)
	DEPRESSED SIDEWALK/ BARRIER FREE TACTILE PAVERS

LINE TYPE & ACCESS LEGEND

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

WALL AND DOOR LEGEND

	EXISTING WALL
	EXISTING STRUCTURE
	DEMOLISHED WALL
	NEW WALL
	DEMOLISHED DOOR
	EXISTING DOOR
	NEW DOOR



GENERAL SITE PLAN - PROJECTED
1:300

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 LOADING DOCK LEVEL (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)
10	PROJECTED BUILDING OUTLINE - GROUND FLOOR
11	MARQUISE 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)
20	SEATING AREA

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 DOWELS EXTENDING ABOVE THE SLAB WITH PROTECTIVE HOUSING
E06	EXISTING PEDESTRIAN ENTRANCE
E07	EXISTING CURB TO SEPARATE PARKINGS
E08	EXISTING BROOKSTREET HOTEL
E09	EXISTING BIKE RACK
E10	EXISTING FIRE HYDRANT
E11	BOLLARD
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, INCLUDING 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

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

LOT AREA (LOT # XXXX)	7 901 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

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 BLOCK XXX - 535 LEGGET
ZONING BY-LAW XXXXX
CURRENT ZONING: XXXXX

PERMITTED USES	REQUIRED	PROVIDED
XXX XXX	RESIDENTIAL MIXED USE	RESIDENTIAL MIXED USE
FRONT & CORNER YARD SETBACK	FRONT MIN. 12 m	MIN. 12 m
INTERIOR SIDE YARD SETBACK	MIN. 7.5 m	MIN. 7.5 m
REAR YARD SETBACK	MIN. 7.5 m	MIN. 7.5 m
BUILDING HEIGHT	44 m (MAX)	11 STOREYS 44 m (MAX)
LANDSCAPE AREA	-	1 707 m ²
PRIVATE AMENITY SPACE	6 m ² PER DWELLING UNIT (702 m ²)	-
COMMUNAL AMENITY AREA	MINIMUM OF 50% OF REQUIRED TOTAL PRIVATE AMENITY AREA (351 m ² min.)	891 m ²
BICYCLE PARKING (RESIDENTIAL)	0.5 X 115 UNITS = 58 SPOTS (25% INDOORS)	58
BICYCLE PARKING (VISITORS)	0.1 X 115 UNITS = 12 SPOTS	12
BICYCLE PARKING (OFFICE)	2 SPOTS (1 LONG-TERM, 1 SHORT-TERM)	2

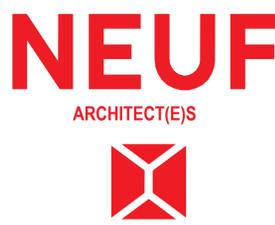
NUMBER OF PARKING SPACES

	REQUIRED	PROVIDED
PARKING (RESIDENTIAL)	1.2 SPACES X 115 UNITS	138 82 SPACES
PARKING (VISITOR)	0.2 SPACES X 115 UNITS	23 20 SPACES
OFFICE	1406 m ² GROSS FLOOR AREA / 403 m ² OFFICE AREA	4 4 SPACES
BARRIER FREE PARKING	TYPE A = 1 TYPE B = 1	2 TYPE A = 1 2 TYPE B = 1
TOTAL PARKING REQUIRED	-	167 108 SPACES

NOTES GÉNÉRALES - General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Veillez à avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lus et non mesurées. / The dimensions on these documents must be read and not measured.

MECHANICAL Mécanique
ELECTRICAL Électrique
GOODKEY, WEEDMARK & ASSOCIATES LIMITED
1588 Woodrow Dr., Ottawa, ON K2C 3R2
1.613.272.5111 www.gwa.com
STRUCTURE Structure
CUNLIFFE & ASSOCIATES
200-1650 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 200, Ottawa, ON K2M 1P6
1.613.234.6643 novatech-eng.com
ARCHITECTES Architect
DESIGN INTERIEUR Interior Design
NEUF architect(e)s SENCRL
630, boul. René-Lévesque O. 32e étage, Montréal QC H3B 1S6
1.514.847.1117 NEUFarchitectes.com
SCEAU / Seal



535 LEGGET DRIVE

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

NO	REVISION	DATE (aa-mm-ii)
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

Construction Management Plan
By RECL
September 11, 2024

DESSINÉ PAR Drawn by
AT MS
DATE (aa mm ii)
24.06.11
TITRE DU DESSIN Drawing Title
indicated

GENERAL SITE PLAN - PROJECTED

REVISION Revision NO. DESSIN Drawing Number
E A101P