



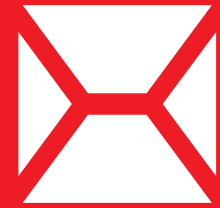
NEUF

ARCHITECT(E)S

PAGE	TITRE DES DESSINS Drawing Title	REV.	DATE
A000	TITLE PAGE	Q	2025 01 13
A101P	GENERAL SITE PLAN - PROJECTED	Q	2025 01 13
A102P	RENDERED CONTEXT PLAN	Q	2025 01 13
A200P	SPA - BASEMENT - PROJECTED	Q	2025 01 13
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A400P	SOUTH ELEVATION - PROJECTED	Q	2025 01 13
A401P	EAST ELEVATION - PROJECTED	Q	2025 01 13
A402P	WEST ELEVATION - PROJECTED	Q	2025 01 13
A403P	NORTH ELEVATION - PROJECTED	Q	2025 01 13
TOTAL: 10			

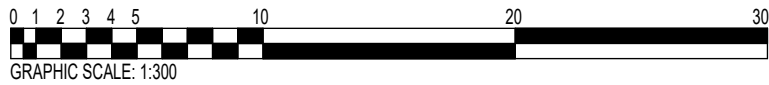


535 LEGGET DRIVE
535 LEGGET DRIVE, KANATA, ONTARIO
CLIENT : KRP PROPERTIES



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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

TOP VIEW	
	EXTERIOR BIKE RACK

SIDE VIEW	
	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
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15	RELOCATED ROPE GUIDE
16	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
17	FOOT SCRAPER GRILLE (7/10/31)
18	ACCESSIBLE ENTRANCE/ EXIT ACCESS (AS REQUIRED FOR RH/FAC)
19	SCUPPER
20	SEATING AREA
21	PROPOSED EXTERIOR BIKE PARKING
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24	STRUCTURAL REINFORCEMENT (2"X12" TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR RH/FAC
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27	DEPRESSED SIDEWALK (SEE LANDSCAPE ARCHITECT)
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 4
TOTAL PARKING REQUIRED	167 / 107 SPACES

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CLIENT Client



OUVRAGE Project

535 LEGGET DRIVE

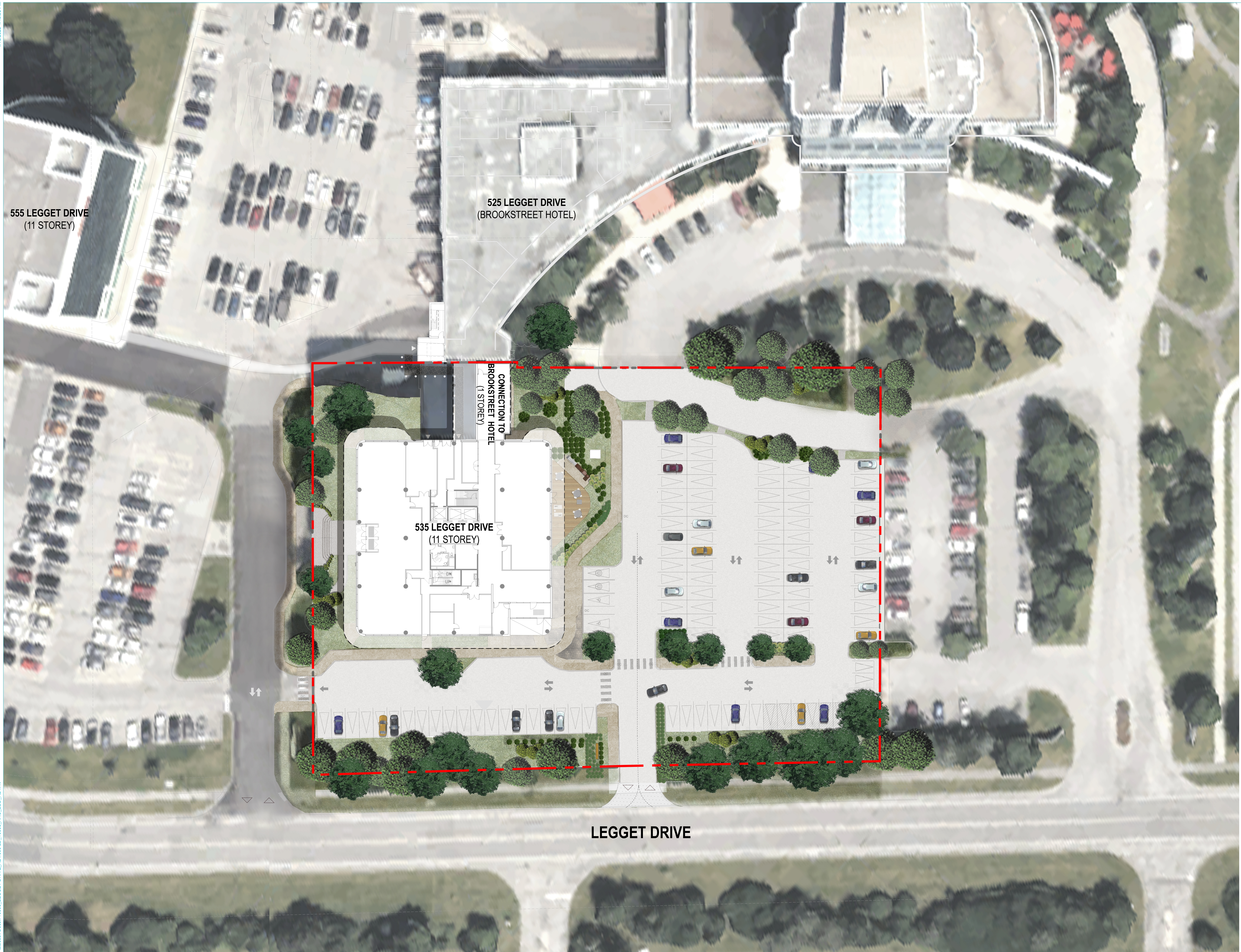
EMPLACEMENT Location
535 LEGGET DRIVE,
KANATA, ONTARIO

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

REVISION Revision
NO. DESSIN Dwg Number
A101P



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CLIENT Client



OUVRAGE Project

535 LEGGET DRIVE

EMPLACEMENT Location
535 LEGGET DRIVE,
KANATA, ONTARIO

NO PROJCT NO
13338

NO	RÉVISION	DATE (aa-mm-jj)
Q	ISSUED FOR SITE PLAN APPROVAL	2025 01 14

DESSINÉ PAR Drawn by
AT MS
DATE (aa.mm.jj)
24.11.29

VÉRIFIÉ PAR Checked by
KF
ÉCHELLE Scale

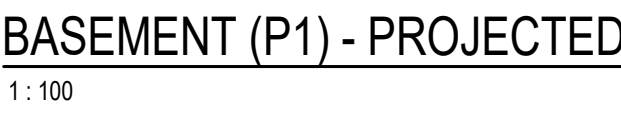
RENDERED CONTEXT PLAN

RÉVISION Revision

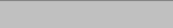
NO. DESSIN Dwg Number

A102F

FIÉ PAR Checked by
 KP
 ÉCHELLE Scale
 XT
 DRESSIN Dwg Number
 A102P



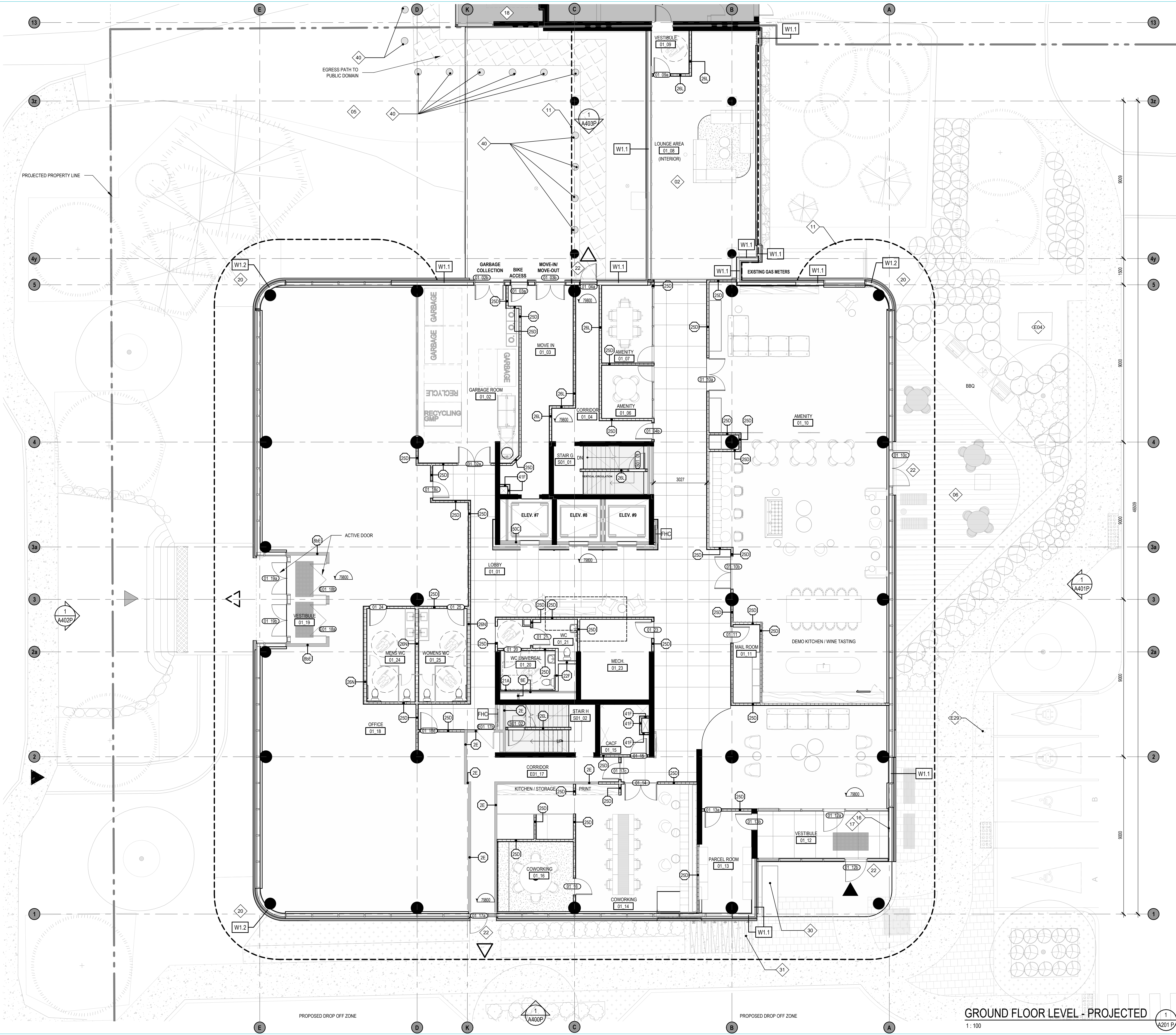
WALL AND DOOR LEGEND

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

NEUF
ARCHITECT(E)S



NO. DESSIN DWG NUMBER



GENERAL NOTES	
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SURFACE LEGEND

EXISTING SNOW STORAGE AREA (SEE LANDSCAPE ARCHITECT)

CLEAR STONE (BY LANDSCAPE ARCHITECT)

PEDESTRIAN PATH (BY LANDSCAPE ARCHITECT)

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LINE TYPE & ACCESS LEGEND

VEHICULAR ENTRY

ACCESS TO BUILDING

ACCESS TO OFFICE

EXITS

FIRE ROUTE (ON SITE)

PROPERTY LINE

CIRCULATION ARROW

SETBACK

WALL AND DOOR LEGEND

EXISTING WALL

EXISTING STRUCTURE

DEMOLISH WALL

NEW WALL

DEMOLISH DOOR

EXISTING DOOR

NEW DOOR

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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)

ISSUED FOR SITE PLAN APPROVAL 2025 01 13

DESIGNÉ PAR Drawn by

AT MS

DATE (aa-mm-jj)

24.09.18

TITRE DU DESSIN Drawing Title

SPA - GROUND FLOOR - PROJECTED

REVISED Revision

NO. DESSIN Dwg Number

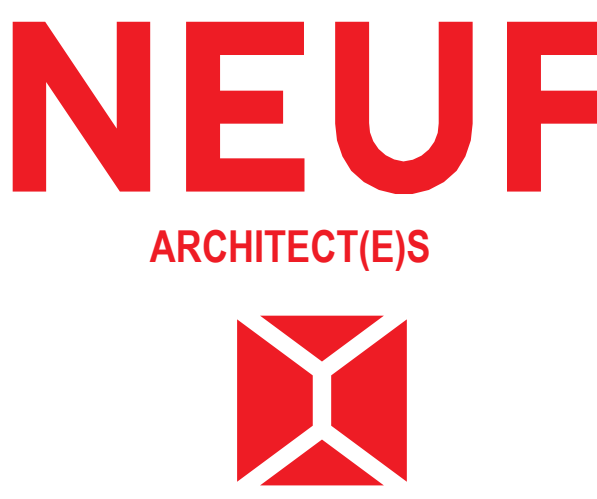
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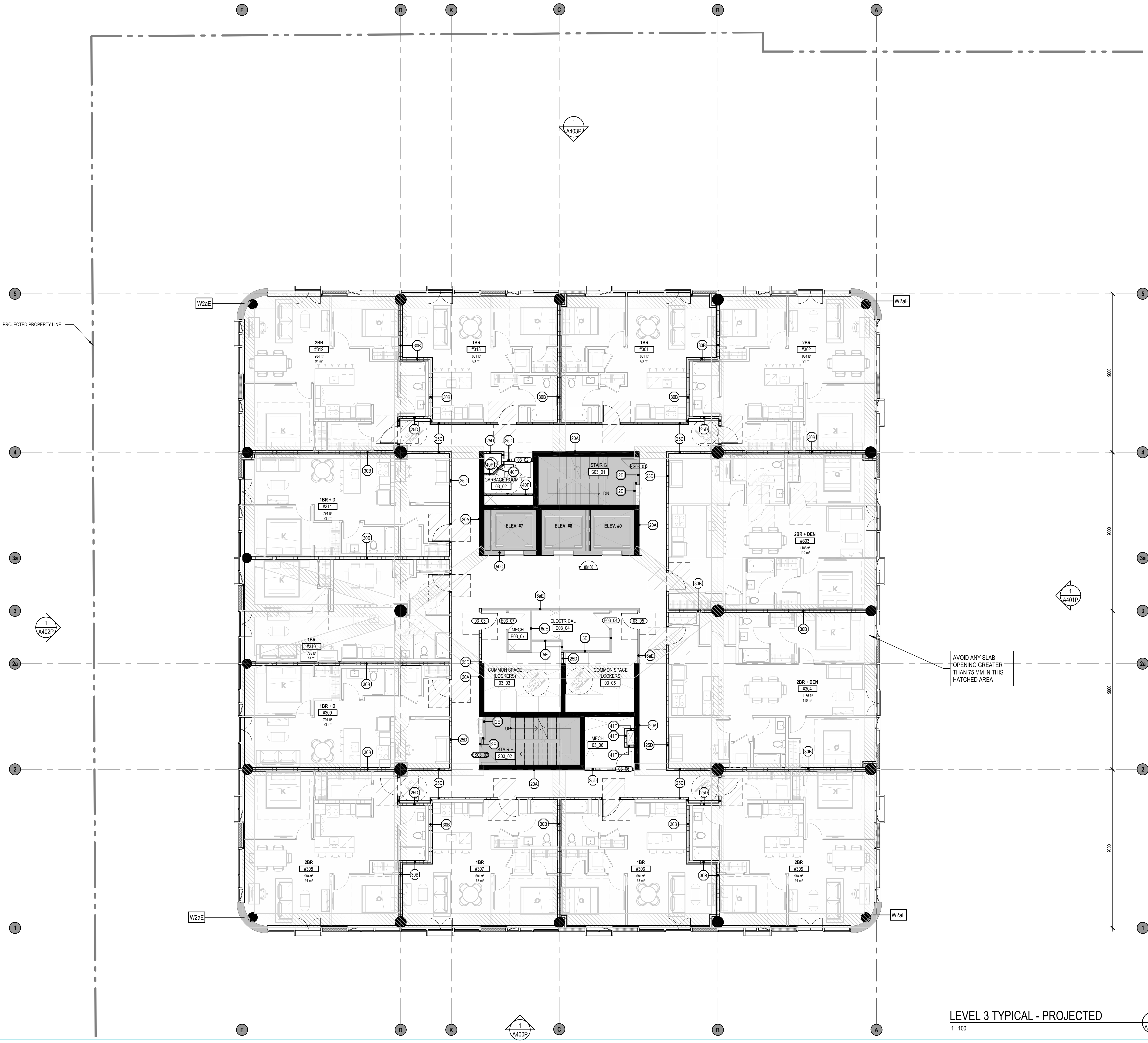
VERIFIÉ PAR Checked by

KP

ÉCHELLE Scale

As indicated





LEVEL 3 TYPICAL - PROJECTED

1:100

1
A203 F

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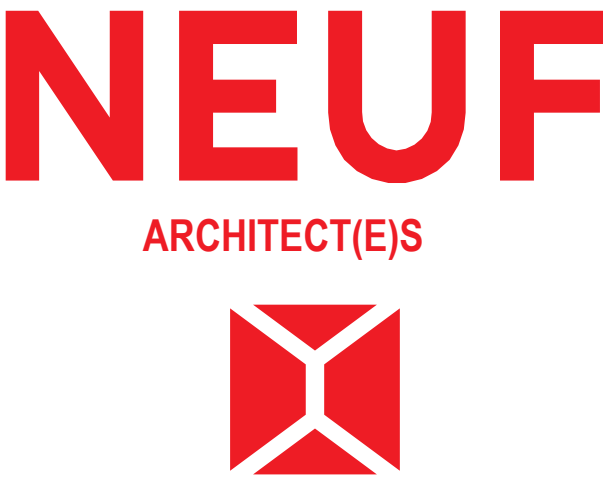
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535 LEGGET DRIVE

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
SPA - TYPICAL FLOOR PLAN - PROJECTED

VERIFIÉ PAR Checked by
KP

ECHELLE Scale
As indicated

REVISION Revision NO. DESSIN Dwg Number
Q A202P



<u>EXTERIOR MATERIAL LEGEND (PROJECTED)</u>	
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

<u>GUARDRAIL DETAILS AND SECTIONS LEGEND</u>	
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

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CLIENT Client



OUVRAGE Project

535 LEGGET DRIVE

EMPLACEMENT Location	NO PROJ/ET No.
535 LEGGET DRIVE, KANATA, ONTARIO	13338

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

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

VÉRIFIÉ PAR Checked by
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ÉCHELLE Scale
As
indicated

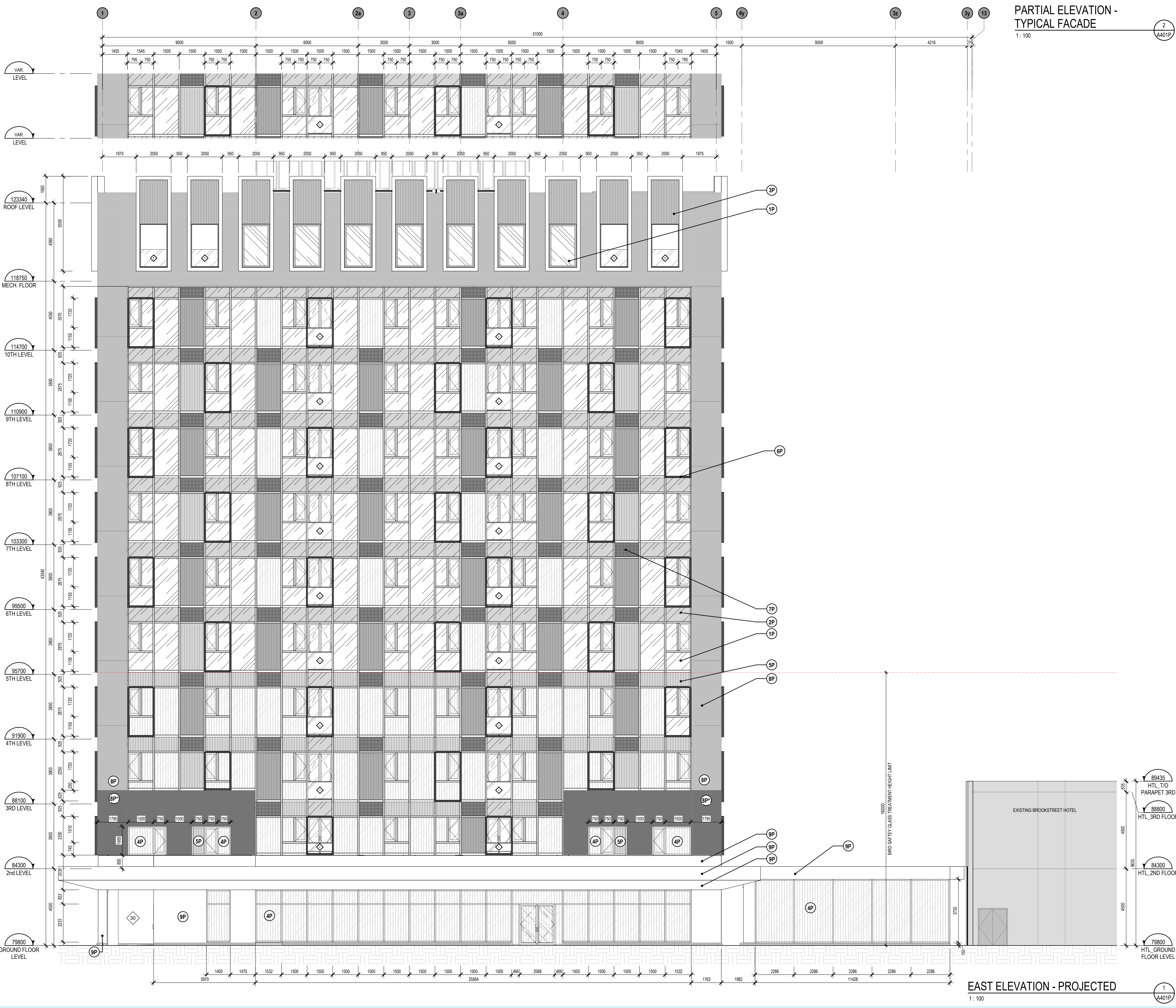
**SOUTH ELEVATION -
PROJECTED**

REVISION	Revision	NO. DESSIN	Dwg Number
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Q **A400P**

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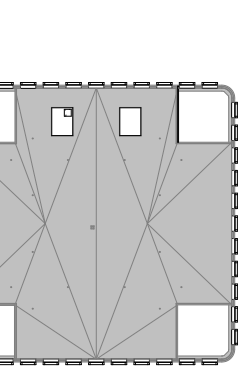


PARTIAL ELEVATION -
TYPICAL FACADE

1 : 100

KEY PLAN

1 : 1000



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	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)
23	SCUPPER
30	SEATING AREA
32	PROPOSED EXTERIOR BIKE PARKING
33	EXIT TOWARDS BROOKSTREET HOTEL
34	STRUCTURAL REINFORCEMENT (2"x12" TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR RH/FAC
35	STRUCTURAL REINFORCEMENT (2"x12" TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR RH/FAC
36	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR RH/FAC
37	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETS AS REQUIRED FOR RH/FAC
38	DEPRESSED SIDEWALK (SEE LANDSCAPE ARCHITECT)
39	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
40	EXISTING ELECTRIC VEHICLE CHARGING STATION
41	PROPOSED BOLLARDS (SEE CIVIL ENG.)
42	BARRIER FREE TACTILE PAVERS (SEE CIVIL ENG.)

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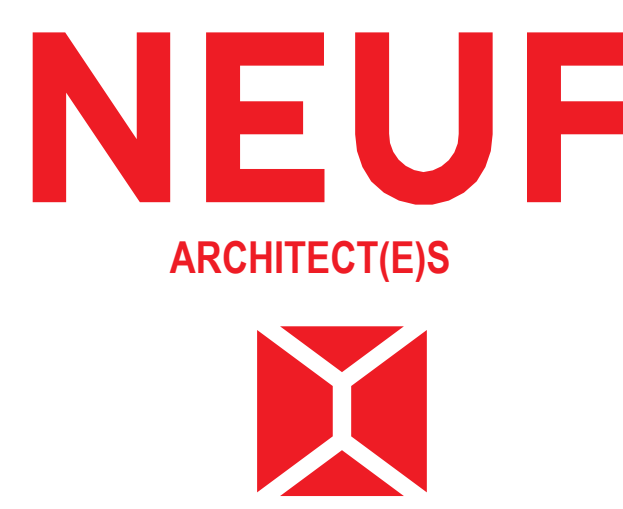
ELEVATION LEGEND

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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Ouvrage Project
535 LEGGET DRIVE

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

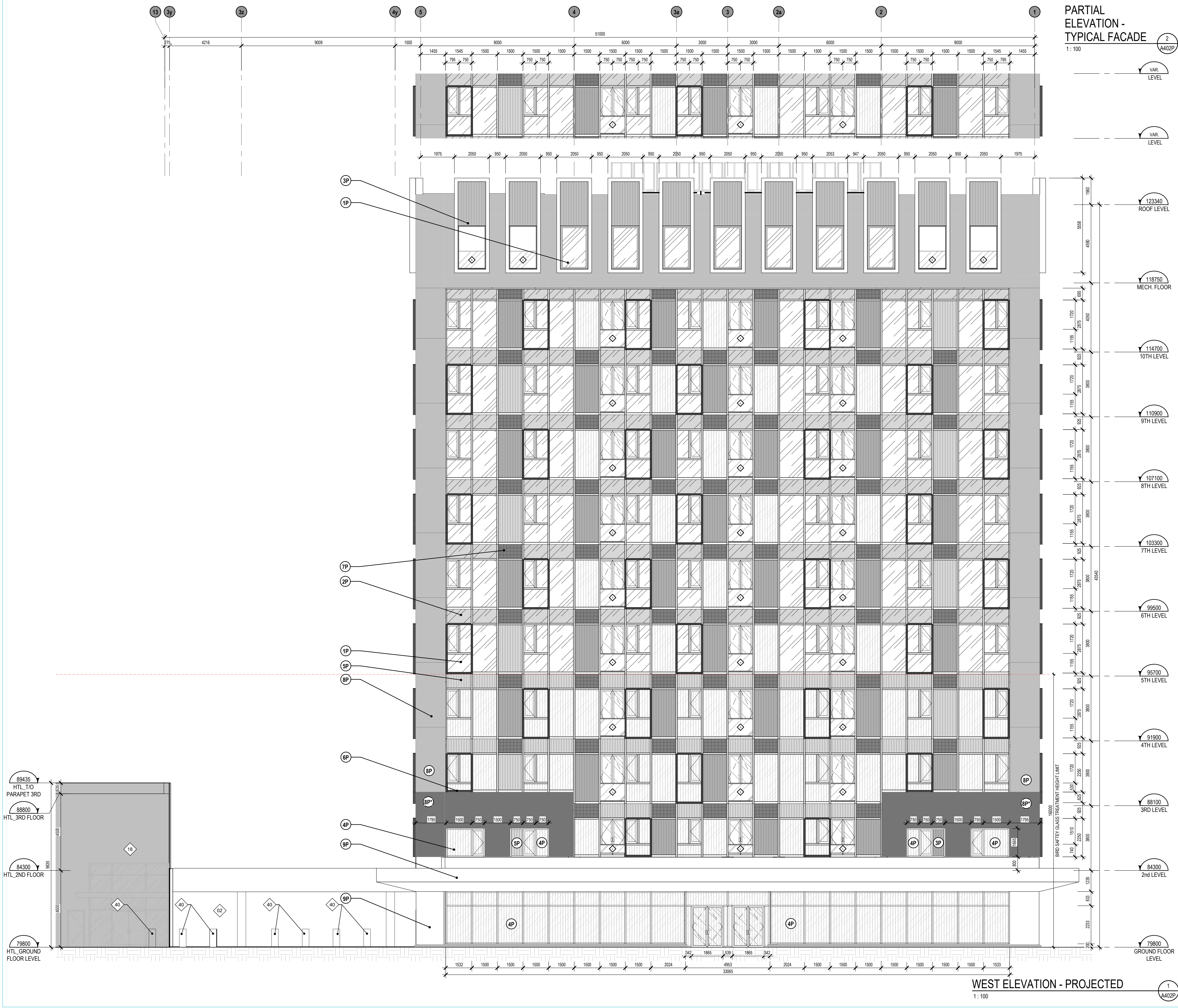
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Q ISSUED FOR SITE PLAN APPROVAL 2025 01 13

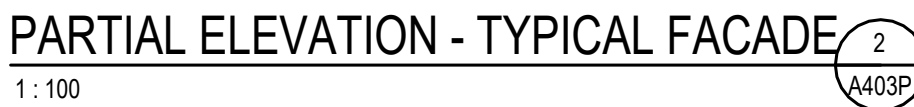
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AT MS VÉRIFIÉ PAR Checked by
DATE (aa-mm-jj) 24.06.11 ÉCHELLE Scale
As indicated

TITRE DU DESSIN Drawing Title
EAST ELEVATION - PROJECTED

REVISION Revision NO. DESSIN Dwg Number
Q A401P

#19216





EXTERIOR MATERIAL LEGEND (PROJECTED)

1P		CLEAR GLASS
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CLIENT Client



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

DESSINÉ PAR Drawn by
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24.06.11

VÉRIFIÉ PAR Checked by
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ÉCHELLE Scale
As
indicated

NORTH EI

**NORTH ELEVATION -
PROJECTED**

RÉVISION Revision

NO. DESSIN Dwg Number

Q

A403P

#19216