

535

Legget Drive

ISSUED FOR SITE PLAN APPROVAL (SPA)

NEUF architect(e)s | KRP Properties | Novatech | 13338 | October 4, 2024

TABLE OF CONTENTS

CONTEXTE

SITE LOCATION MAP (5KM)	4
SITE LOCATION MAP (250M)	5
ACTIVE TRANSPORT MAP	6
EXISTING AERIAL & STREET VIEWS	7
EXISTING CONDITIONS 535 LEGGET DRIVE	8

INTRODUCTION

INTRODUCTION	10
INSPIRATION - BASE	11
INSPIRATION - FACADE	12
INSPIRATION - TOP	13
DEVELOPMENT CONCEPT	14

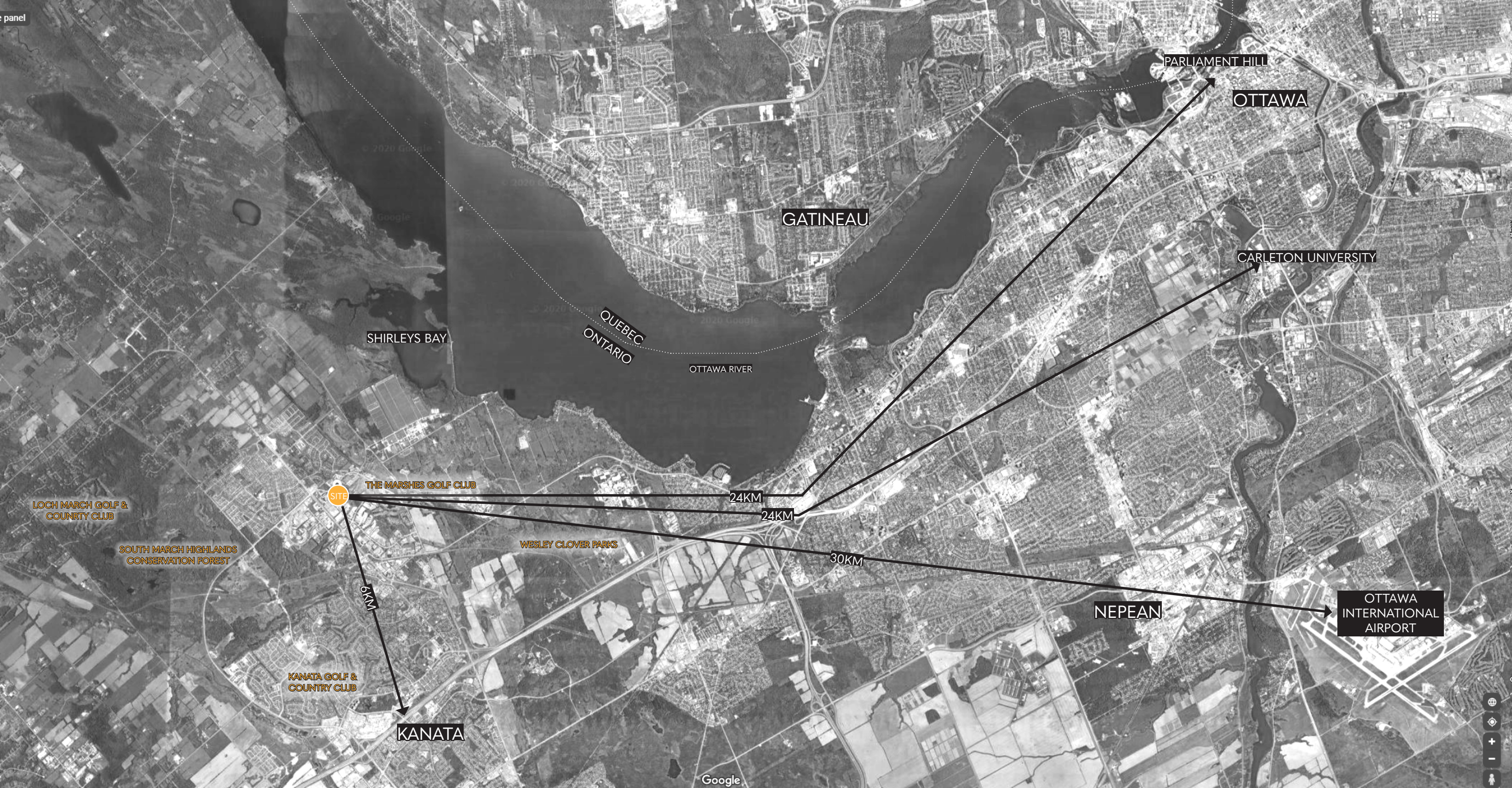
RENDERINGS

RENDERING 1	16
RENDERING 2	17
BEFORE/AFTER	18

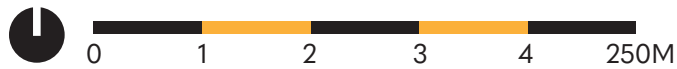
ANNEXE

BASEMENT	20
GROUND FLOOR	21
TYPICAL FLOOR	22
SOUTH ELEVATION	23
EAST ELEVATION	24
WEST ELEVATION	25
NORTH ELEVATION	26

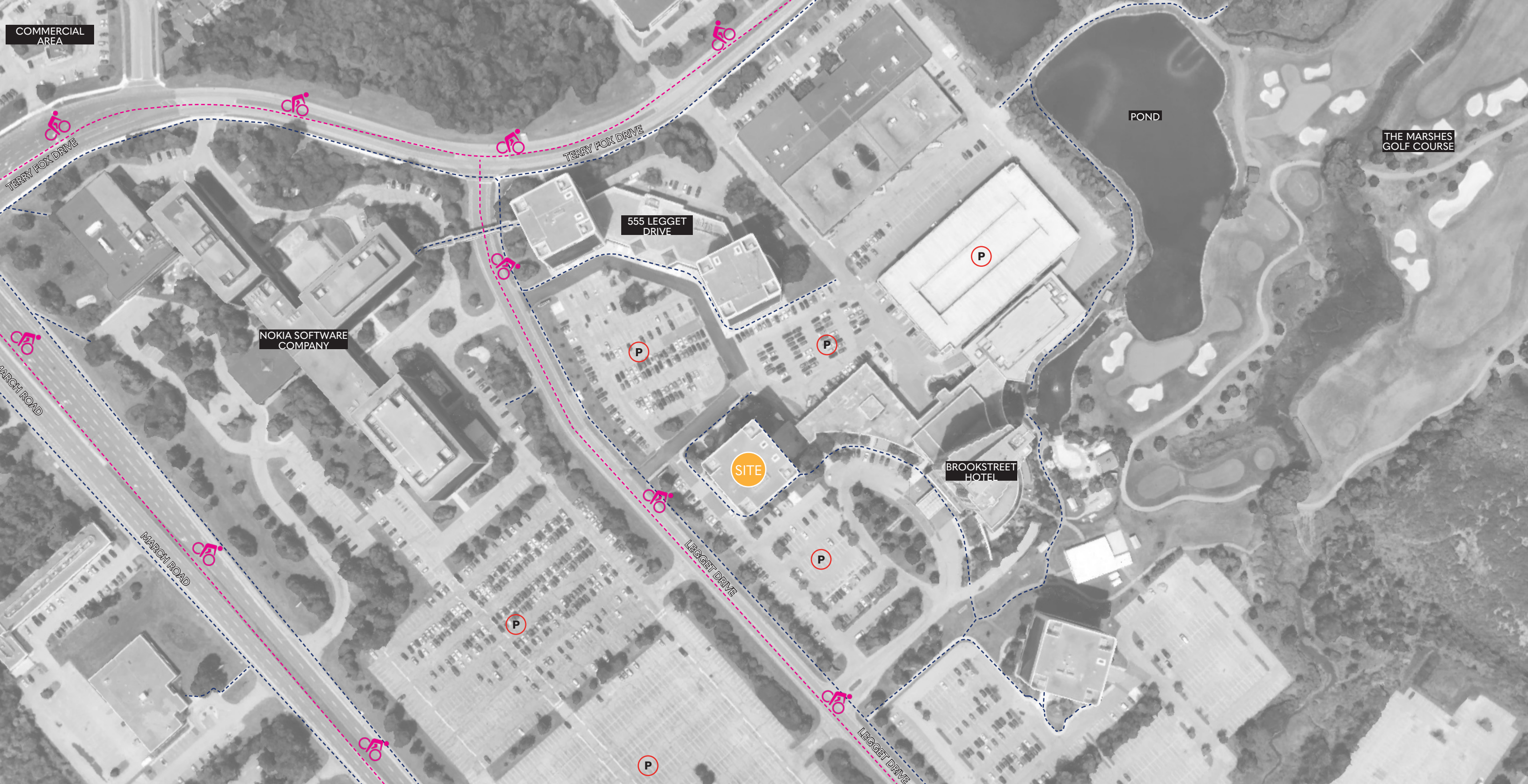
CONTEXTE



SITE LOCATION MAP (5KM)



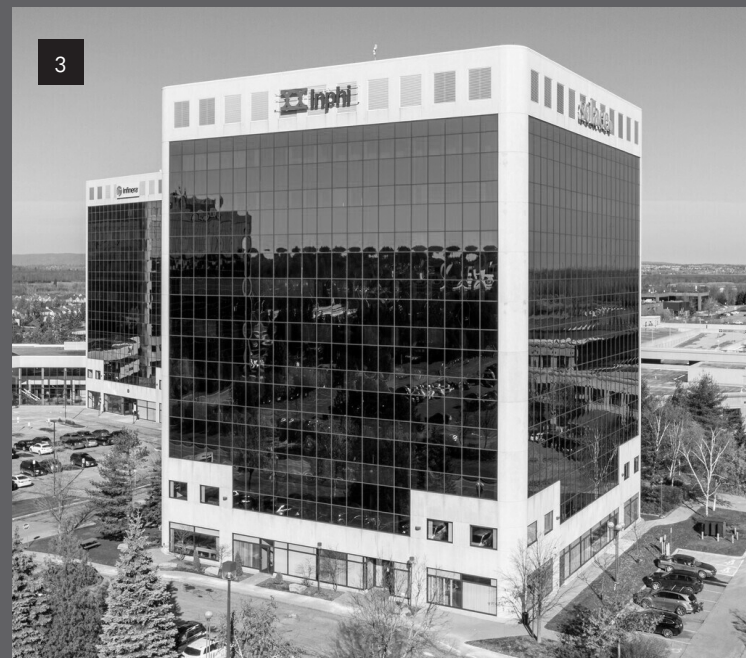
SITE LOCATION MAP (250M)



-  : BICYCLE LANE (ON-ROAD)
-  : PEDESTRIANS PATHS
-  : PARKING

ACTIVE TRANSPORT MAP

NEUF architect(e)s | KRP Properties | 13338 | October 4, 2024



EXISTING AERIAL & STREET VIEWS



EXISTING CONDITIONS 535 LEGGET DRIVE

INTRODUCTION

INTRODUCTION

THE PROJECT AT 535 LEGGET DRIVE INVOLVES THE CONVERSION OF AN EXISTING 11-STORY OFFICE BUILDING INTO A RESIDENTIAL APARTMENT COMPLEX, CONSISTING OF 115 RENTAL UNITS. THE PRIMARY OBJECTIVE IS TO REVITALIZE THE BUILDING BY INTEGRATING CONTEMPORARY ARCHITECTURAL ELEMENTS THAT BREATHE NEW LIFE INTO THE SPACE AND CONTRIBUTE TO CREATING A VIBRANT AND INVITING RESIDENTIAL COMMUNITY.

MODERNIZING THE EXTERIOR WITH ELEGANCE

The design approach focuses on modernizing the building’s exterior while enhancing its functionality as a residential space. A key feature of the design is the introduction of a continuous canopy around the ground floor, which will provide a sense of elegance and create a visually striking floating effect. The canopy, along with distinctive cladding on the ground floor, will establish a strong visual identity, ensuring the building stands out within the Kanata landscape.

DYNAMIC FAÇADE ENHANCEMENTS

To further enhance the building’s exterior, the proposal includes replacing the existing window wall system with a new, more dynamic façade. This updated system will allow for the integration of Juliette balconies and textured spandrel panels, offering each unit a greater connection to the outdoors and increasing interior privacy.

COMPREHENSIVE RESIDENTIAL AMENITIES

Residents of 535 Legget Drive will enjoy access to a range of amenities both within the building and in the adjacent Brookstreet Hotel. The on-site amenities will be designed to complement the modern living environment being created, while the proximity to the Brookstreet Hotel will offer residents the opportunity to take advantage of additional services and facilities, enhancing their overall living experience.

LANDSCAPE AND ACCESSIBILITY IMPROVEMENTS

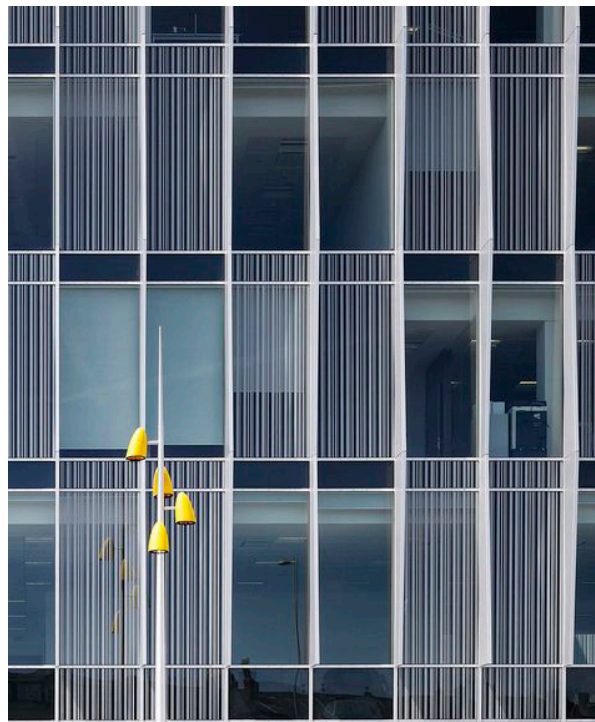
In addition to the architectural modifications, there is a commitment to enhancing the surrounding landscape. A new entrance to the project from Legget Drive will be created, designed to improve accessibility and presence. The landscape upgrades will include the addition of more green spaces and an increased number of trees, which will serve as a buffer between the building and Legget Drive, contributing to the aesthetic and environmental quality of the project. Similar to the architectural elements, the materials and textures used in the landscape will be updated, marking this project as a distinct and innovative direction for the Brookstreet campus.

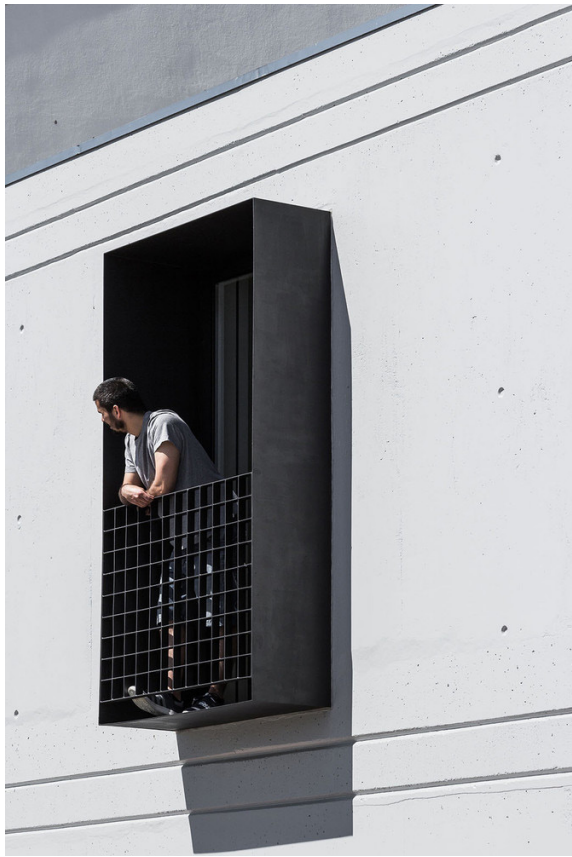
TRANSFORMING THE OFFICE INTO A VIBRANT COMMUNITY

This comprehensive redesign will transform the existing office building into a vibrant residential community, offering residents a modern living environment with a wide range of amenities. The design ensures that the building will not only meet the needs of its future residents but also contribute positively to the Kanata neighborhood.

535







THE PROJECT FOCUSES ON CONVERTING AN EXISTING OFFICE BUILDING INTO A RESIDENTIAL SPACE WITHIN A BUSINESS DISTRICT, WHILE SURROUNDING BUILDINGS REMAIN COMMERCIAL. KEY DESIGN CONSIDERATIONS INCLUDE:

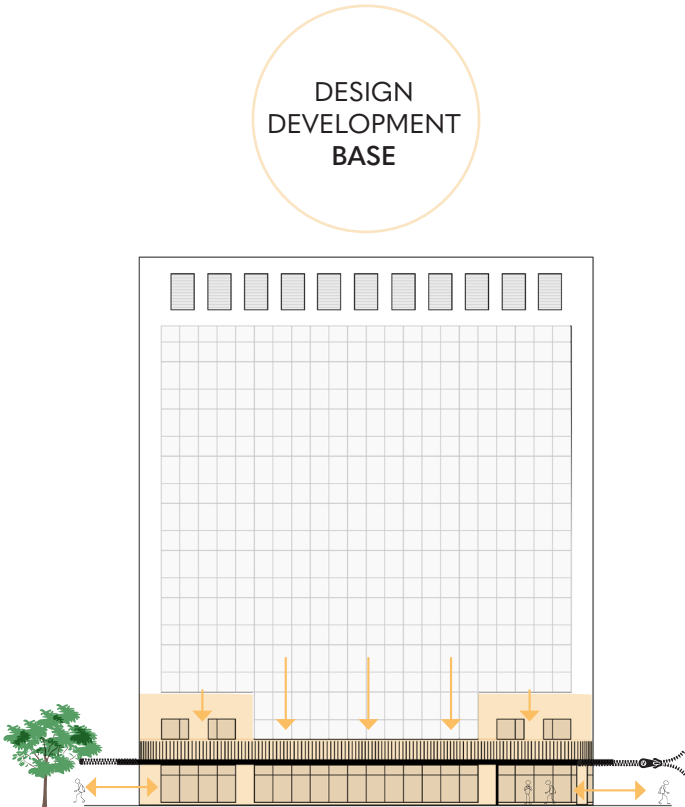
RESIDENTIAL IDENTITY: DESIGN STRATEGIES WILL EMPHASIZE THE BUILDING’S NEW RESIDENTIAL PURPOSE, ENSURING A CLEAR DISTINCTION FROM ITS PREVIOUS COMMERCIAL USE.

SHIFTING PUBLIC PERCEPTION: TO RESHAPE PUBLIC PERCEPTION OF THE BUILDING, AN INVITING ENTRANCE WILL BE CREATED, GROUND-FLOOR AMENITIES WILL BE ADDED, AND THE BUILDING WILL BE REBRANDED WITH A NEW IDENTITY.

HARMONIOUS DISTINCTION: WHILE THE PROJECT WILL INTRODUCE A UNIQUE RESIDENTIAL CHARACTER, IT WILL MAINTAIN VISUAL HARMONY WITH THE SURROUNDING COMMERCIAL STRUCTURES.

ENHANCING EXISTING FEATURES: THE DESIGN WILL REFINE AND BUILD UPON THE BUILDING’S ORIGINAL ARCHITECTURAL ELEMENTS, RESPECTING ITS EXISTING PROPORTIONS AND CHARACTER WHILE ADAPTING THEM TO SUIT THE NEW RESIDENTIAL FUNCTION.

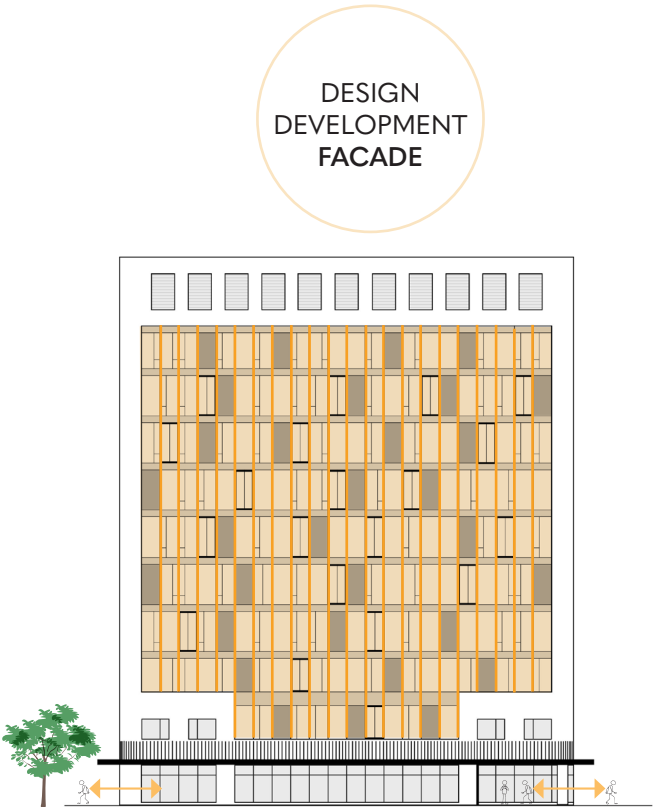
BY ADDRESSING THESE ASPECTS, THE PROJECT AIMS TO CREATE A DESIRABLE RESIDENTIAL SPACE THAT HARMONIZES WITH ITS SURROUNDINGS WHILE ESTABLISHING A DISTINCT NEW IDENTITY.



SENSE OF ARRIVAL: CREATE A WELCOMING ENTRANCE BY CARVING INTO THE BUILDING’S ENVELOPE, INTEGRATING LANDSCAPING, AND HIGHLIGHTING DOUBLE-HEIGHT CORNERS TO ENHANCE VISUAL INTEREST.

EXTENDING THE HOTEL’S PROMENADE: DESIGN AN INVITING GROUND FLOOR THAT CONNECTS TO THE EXISTING HOTEL PROMENADE.

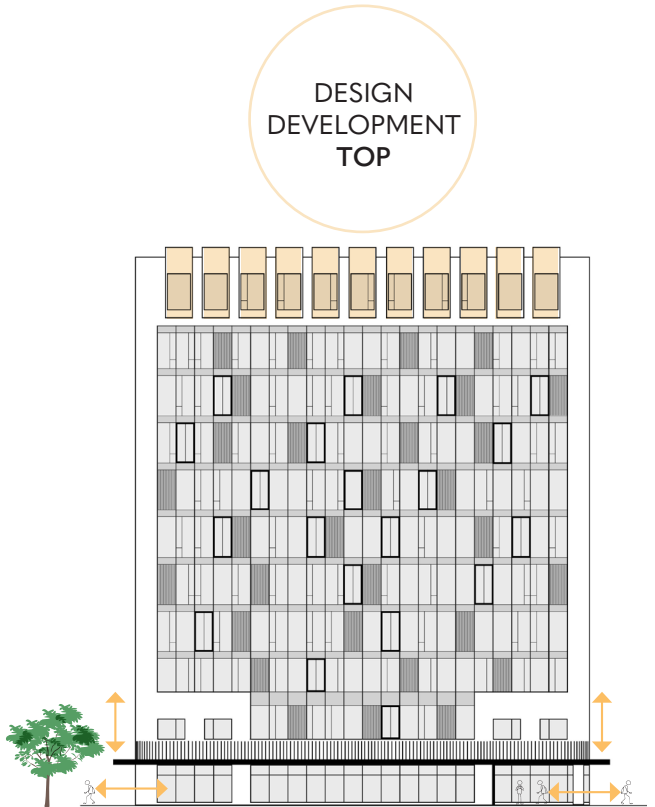
CONTRAST AND FLOATING EFFECT: CREATE VISUAL DISTINCTION BETWEEN THE BUILDING’S LOWER AND UPPER FLOORS BY USING CONTRASTING MATERIALS. ADDING A CONTINUOUS CANOPY ALONG THE FAÇADE ON THE GROUND FLOOR TO CREATE A CAPTIVATING FLOATING EFFECT.



GLASS FAÇADE REDESIGN: THE GLASS FAÇADE WILL BE REIMAGINED TO CREATE A MORE WELCOMING AND RESIDENTIAL CHARACTER FOR THE BUILDING’S EXTERIOR. THE ADDITION OF OPERABLE WINDOWS, JULIETTE BALCONIES, AND TEXTURED METALLIC SPANDRELS WILL ENHANCE THE CONNECTION OF EACH UNIT TO THE OUTDOORS WHILE ALSO INCREASING PRIVACY FOR RESIDENTS.

BIRD-FRIENDLY GLAZING AND TEXTURE: THE DESIGN WILL INCORPORATE BIRD-SAFE GLAZING SOLUTIONS WITH TEXTURED PATTERNS THAT NOT ONLY ENHANCE THE BUILDING’S AESTHETIC BUT ALSO CONTRIBUTE TO WILDLIFE CONSERVATION.

PRIVACY ENHANCEMENTS: TO PROVIDE GREATER PRIVACY FOR RESIDENTS, SPANDREL PANELS WILL BE STRATEGICALLY ADDED. THESE, ALONG WITH LINEAR PATTERNS ON THE GLASS, WILL EVOKE THE AESTHETIC OF RESIDENTIAL CURTAINS, OFFERING A SUBTLE YET EFFECTIVE PRIVACY SOLUTION FOR EACH UNIT.



SKYLINE RECOGNITION : DESIGN A DISTINCTIVE ARCHITECTURAL CROWN AND TRANSFORM THE FAÇADE WITH CONTRASTING MATERIALS AND LIGHTING. INCORPORATE FRAMES AROUND EXISTING OPENINGS TO COMPLEMENT AND RESONATE WITH THE DESIGN OF THE FAÇADE BELOW.

NOTE :

- Existing structure materials to be reused with companies to create a circular economy;

RENDERINGS







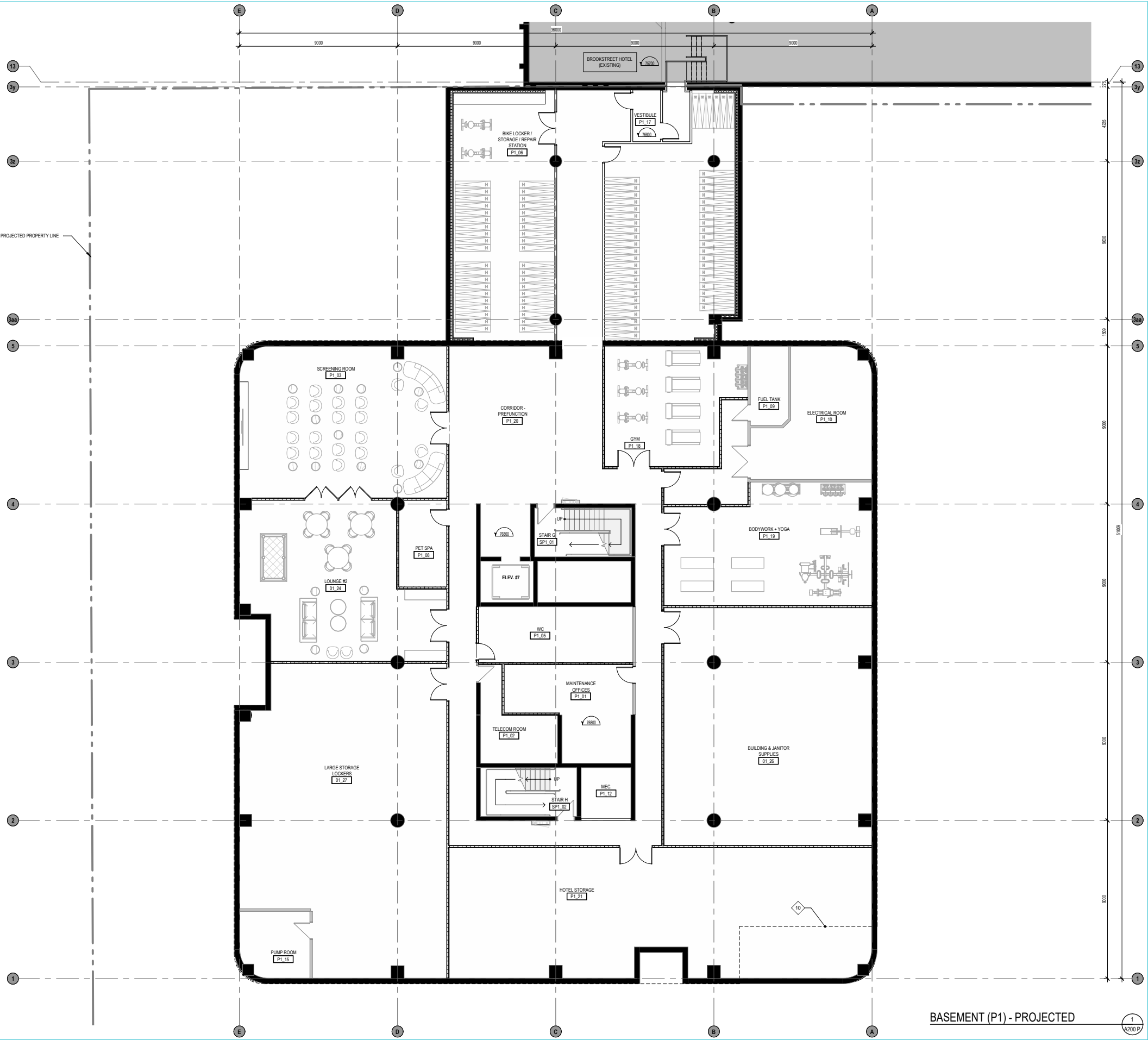
BEFORE/AFTER

NEUF architect(e)s | KRP Properties | 13338 | October 4, 2024

ANNEXE

Autodesk Docu/13338_LEGGET DRIVE_R240315.LD_13338_ARC_B9D_R24.rvt

10/22/2024 3:04:01 PM



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	MARQUEE 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

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.

2. 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.

3. Veuillez aviser l'architecte de toute dimension enroulue 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.

4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MECHANICAL Mécanique

ELECTRICAL Électrique

GOODKEY, WEEDMARK & ASSOCIATES LIMITED

1688 Woodward Dr. Ottawa, ON K2C 3K8

T 613 772 9111 gkw@kw.com

STRUCTURE Structure

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 Cowpland Drive, Suite 200, Ottawa, ON K2M 1P6

T 613 254 9643 novatech-eng.com

ARCHITECTES Architect

DESIGN INTERIOR Interior Design

NEUF architect(e)s SENORL

630, boul. René-Lévesque O. 31e étage, Montréal QC H3B 1S6

T 514 861 1117 NEUFarchitectes.com

SCEAU / Seal



OUVRAGE Project
535 LEGGET DRIVE

EMPLACEMENT Location
535 LEGGET DRIVE,
KANATA, ONTARIO

NO. REVISION
G ISSUED FOR SITE PLAN APPROVAL

DATE (aa-mm-jj)
2024 10 04

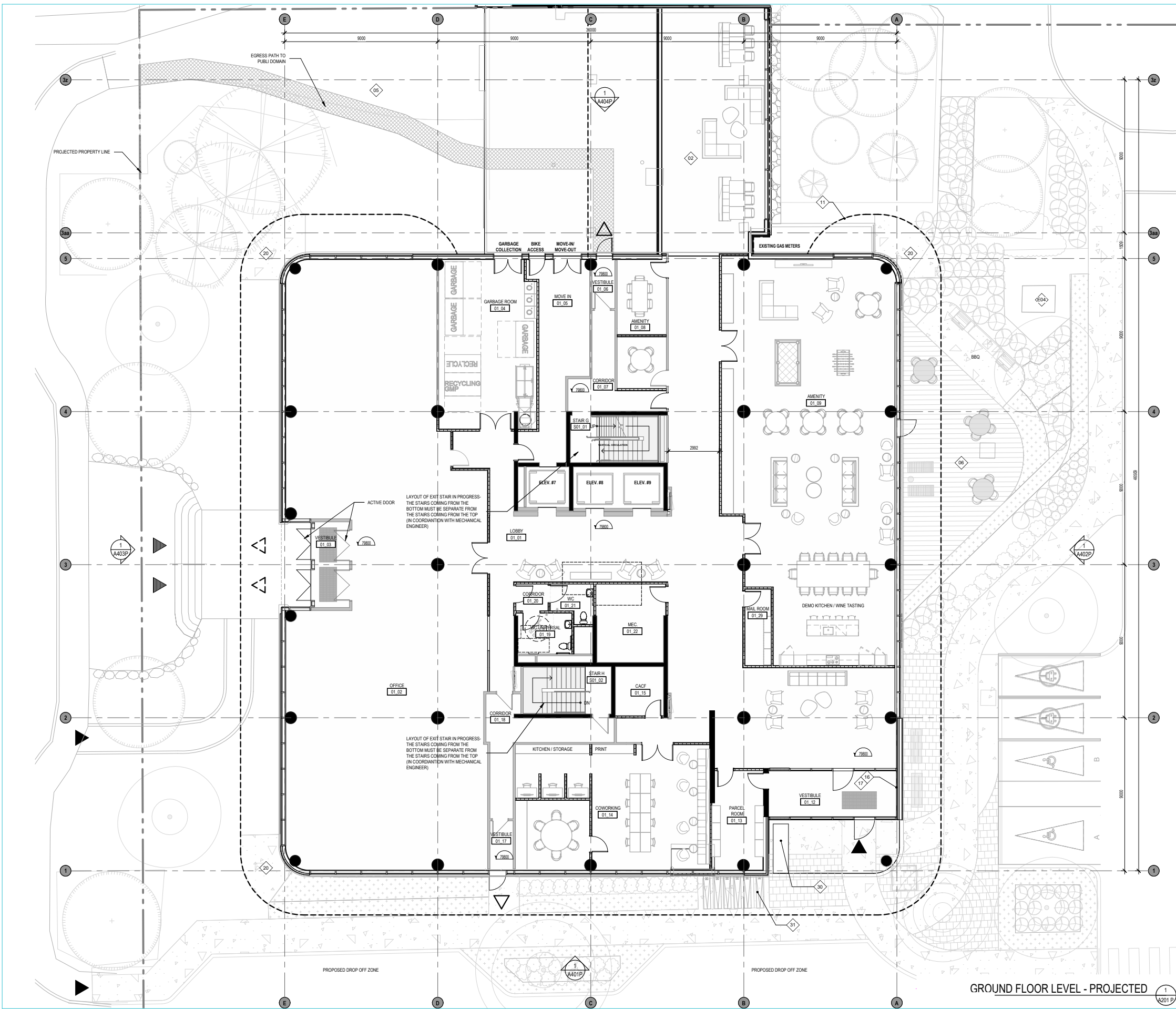
DESIGNÉ PAR Drawn by
AT MS
DATE (aa-mm-jj)
24.09.18
TITRE DU DESIGN Drawing Title

VERIFIÉ PAR Checked by
KP
ÉCHELLE Scale
As indicated

NO. DESIGN Dwg Number
A200

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



GENERAL NOTES	
#	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	MARQUEE 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

MECHANICAL / Mécanique
ELECTRICAL / Électrique

GOODKEY, WEEDMARK & ASSOCIATES LIMITED
1688 Woodward Dr. Ottawa, ON K2C 3R8
T 613 254 9111 gwa.com

STRUCTURE / Structure
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 Compton Drive, Suite 200, Ottawa, ON K2M 1P6
T 613 254 9643 novatech-eng.com

ARCHITECTES / Architect
DESIGN INTERIOR / Interior Design
NEUF architect(e)s SENORL
630, boul. René-Lévesque O. 3^{ème} étage, Montréal QC H3B 1S6
T 514 861 1117 NEUFarchitectes.com

SCEAU / Seal

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
	CIRCULATION ARROW

BICYCLE SCHEDULE	
BASEMENT 1	
B9	
GROUND FLOOR LEVEL	
6	
TOTAL: 95	

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

NOTES GÉNÉRALES / General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.

2. Les dimensions apparaissant sur 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.

3. Veuillez aviser l'architecte de toute dimension en cas d'écarts ou 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.

4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

CLIENT / Client

KRP Properties

OUVRAGE / Project

535 LEGGET DRIVE

EMPLACEMENT / Location

535 LEGGET DRIVE,
KANATA, ONTARIO

NO. / REVISION

G / ISSUED FOR SITE PLAN APPROVAL

DATE (aa-mm-jj)

2024 10 04

DESIGNÉ PAR / Drawn by

AT MS

DATE (aa-mm-jj)

24.09.18

TITRE DU DESSIN / Drawing Title

SPA - GROUND FLOOR - PROJECTED

VERIFIÉ PAR / Checked by

KP

ÉCHELLE / Scale

As indicated

REVISION / Revision

G

NO. DESSIN / Draw Number

A201



LEVEL 3 TYPICAL - PROJECTED

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

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.

2. Les dimensions apparaissant aux 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.

3. Veuillez aviser l'architecte de toute dimension en cas d'écarts ou 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.

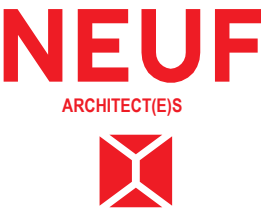
4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MECHANICAL Mécanique
ELECTRICAL Electrical
GOODKEY, WEEDMARK & ASSOCIATES LIMITED
1688 Woodward Dr. Ottawa, ON K2C 3R8
T 613 772 9111 gwa.com

STRUCTURE Structure
CUNLIFFE & ASSOCIATES
200-1800 Carling Ave. Ottawa, ON K1Z 8S8
www.cunliffe.ca

URBANISTE ET CIVIL Urban planner and Civil
ARCHITECTE DE PAYSAGE Landscape Architect
NOVATECH
240 Michael Compton Drive, Suite 200, Ottawa, ON K2M 1P6
T 613 254 9643 novatech-eng.com

ARCHITECTES Architect
DESIGN INTERIOR Interior Design
NEUF architect(e)s SENORL
630, boul. René-Lévesque O. 3^{ème} étage, Montréal QC H3B 1S6
T 514 861 1117 NEUFarchitectes.com
SCEAU / Seal



OUVRAGE Project
535 LEGGET DRIVE

EMPLACEMENT Location
535 LEGGET DRIVE,
KANATA, ONTARIO

NO. PROJET No.
13338

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

*Preliminary
DO NOT USE FOR
CONSTRUCTION*

DESIGNÉ PAR Drawn by
AT MS

DATE (aa-mm-jj)
24.09.18

TITRE DU DESIGN Drawing Title
indicated

VERIFIÉ PAR Checked by
KP

ÉCHELLE Scale
As indicated

SPA - TYPICAL FLOOR PLAN - PROJECTED

RÉVISION Revision
G

NO. DESIGN Drawg Number
A203



SOUTH ELEVATION - PROJECTED

KEY PLAN

1:1000

2

A401P

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	
06	8% MAX FOR GARBAGE COLLECTION (SEE CIVIL ENG.)	
07	PROPOSED EXTERIOR DECK (REFER TO LANDSCAPE ARCHITECT)	
08	NEW SIGNAGE	
09	ADDITIONAL TREE (REFER TO LANDSCAPE ARCHITECT)	
10	PROJECTED BUILDING OUTLINE - GROUND FLOOR	
11	MARQUISE OUTLINE	
12	NEW STAIRCASE OUTLINE	
13	PROJECTED BUILDING OUTLINE - SECOND FLOOR	
14	CONTACT PANEL (SEE ELECTRICAL ENG.)	
15	FIRE PANEL (SEE ELECTRICAL ENG.)	
16	PROPOSED EXT STAIR FROM BROOKSTREET HOTEL	
17	RE-LOCATED KIDP GUIDE	
18	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)	
19	SEATING AREA	
20	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: A330:

◇	GLASS JULIETTE GUARDRAIL
◇	GLASS GUARDRAIL ON TERRACES
◇	GLASS JULIETTE GUARDRAIL ON LEVEL 2 AND 3 ONLY

ELEVATION LEGEND

↗	CONSTRUCTION NOTES
↘	DEMOLITION NOTES
↖	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

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 écrite 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 aux 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.
- Veuillez avoir l'architecte de toute dimension erreur éliminées 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 lues et non mesurées. / The dimensions on these documents must be read and not measured.

MECHANICAL

Electrique

GOODKEY, WEEDMARK & ASSOCIATES LIMITED

1000 Woodbine Dr. Ottawa, ON K2C 3H6

1.613.254.5643 | goodkey-eng.com

STRUCTURE

Structure

CUNLIFFE & ASSOCIATES

200-1550 Carling Ave. Ottawa, ON K1Z 8B8

www.cuncliff.ca

URBANISME ET CIVIL

Urban planner and Civil

ARCHITECTE DE PAYSAGE

Landscape Architect

NOVATECH

240 Michael Coward Drive, Suite 200, Ottawa, ON K2M 1P6

1.613.254.5643 | novatech-eng.com

ARCHITECTES

Architect

DESIGN INTERIOR

Interior Design

NEUF architect(e)s SENCRL

630, boul. René-Lévesque O. 3^e étage, Montréal QC H3B 1S6

1.514.861.1111 | NEUFarchitectes.com

SCSNU / Sencr

CLIENT

Client

KRP Properties

OUVRAGE

Project

535 LEGGET DRIVE

EMPLACEMENT

Location

535 LEGGET DRIVE, KANATA, ONTARIO

NO PROJET

No.

13338

NO

RÉVISION

DATE (aa-mm-jj)

B

ÉMISSION POUR COORDINATION

2024 02 21

C

AUDIT PROGRAMMATION

2024 09 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

DESIGNÉ 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

SOUTH ELEVATION - PROJECTED

RÉVISION

Revision

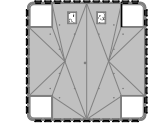
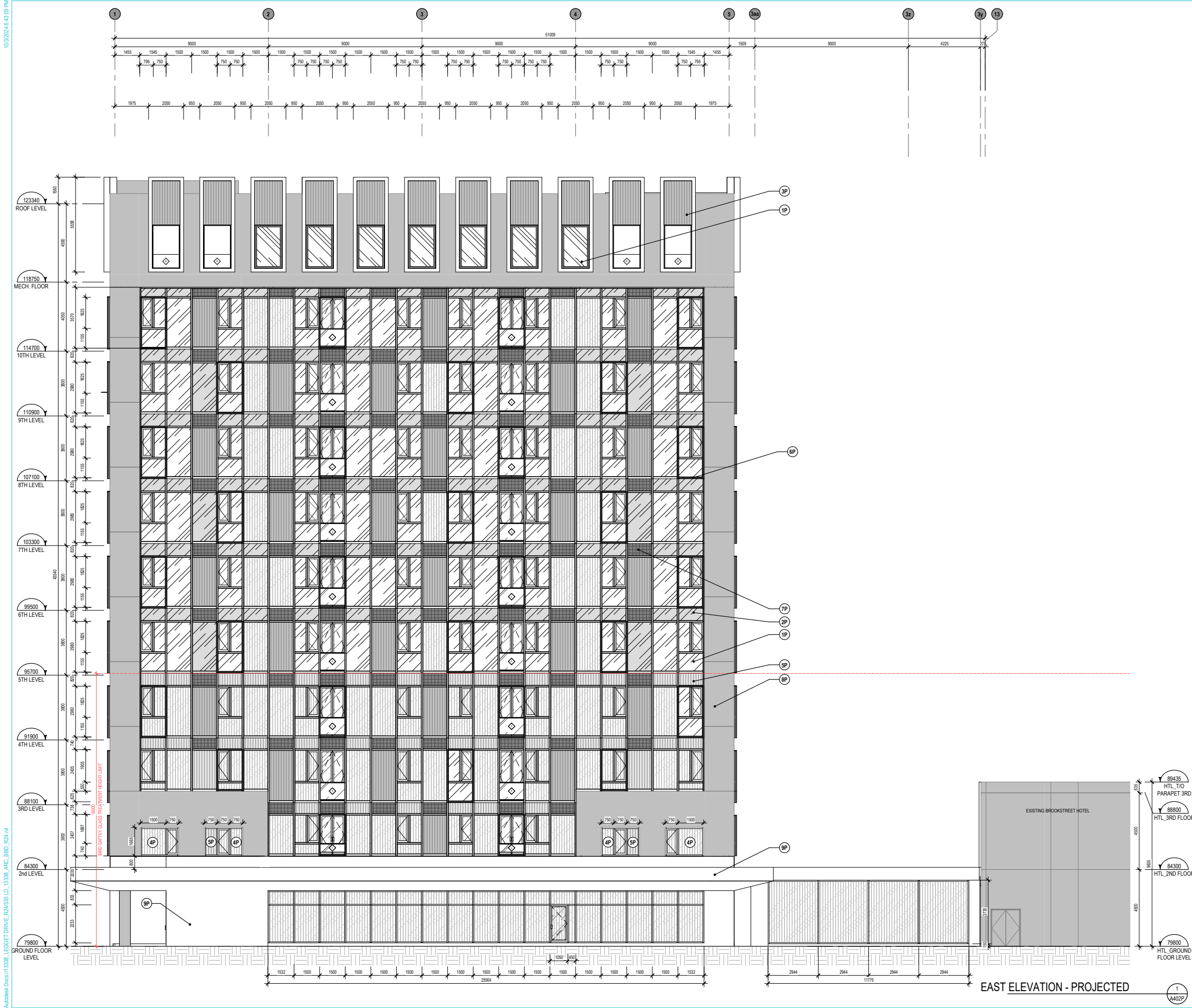
G

NO DESSIN

Dwg Number

A401P

10/3/2024 6:43:09 PM
Autodesk Docs/13338 - LEGGET DRIVE_R04055.DWG_13338_ARC_BRO_024.rvt



KEY PLAN
1:1000

2
A402P

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
06	8% MAX FOR GARBAGE COLLECTION (SEE CIVIL ENG. PROPOSED EXISTING CHECK) (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 KIDP GUIDE
17	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
18	SEATING AREA
19	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

◇	GLASS JULIETTE GUARDRAIL
◇	GLASS GUARDRAIL ON TERRACES
◇	GLASS JULIETTE GUARDRAIL ON LEVEL 2 AND 3 ONLY

ELEVATION LEGEND

—	CONSTRUCTION NOTES
—	DEMOLITION NOTES
—	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

EAST ELEVATION - PROJECTED

1
A402P

- 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 écrite 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 aux 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.
 - Veuillez avoir l'architecte de toute dimension erreur élève 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 lues et non mesurées. / The dimensions on these documents must be read and not measured.

MECHANICAL/Mécanique
ELECTRICAL/Électrique
GOODKEY, WEEDMARK & ASSOCIATES LIMITED
1888 Woodbine Ave., Suite 200, Oakville, ON L6H 3H6
T: 905.232.5111
www.gwa.ca

STRUCTURE/Structure
CUNLIFFE & ASSOCIATES
200-1550 Carling Ave., Ottawa, ON K1Z 8B8
www.cuncliffe.ca

URBANISTE ET CIVIL/Urban planner and Civil
ARCHITECTE DE PAYSAGE/Landscape Architect
NOVATECH
240 Michael Cowan Drive, Suite 200, Ottawa, ON K2M 1P6
T: 613.294.5643
novatech-eng.com

ARCHITECTES/Architect
DESIGN INTERIOR/Interior Design
NEUF architect(e)s SENCRL
630, boul. René-Lévesque O., 3^e étage, Montréal QC H3B 1S6
T: 514.861.1111
neufarchitectes.com

SEAU/Seal

NEUF
ARCHITECT(E)S

CLIENT/Client
KRP Properties

Ouvrage/Project
535 LEGGET DRIVE

EMPLACEMENT/Location
535 LEGGET DRIVE, KANATA, ONTARIO

NO	RÉVISION	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

VERIFIÉ PAR/Checked by
KP

DATE (aa-mm-jj)
24.06.11

ÉCHELLE/Scale
As indicated

TITRE DU DESSIN/Drawing Title
EAST ELEVATION - PROJECTED

RÉVISION/Revision
G

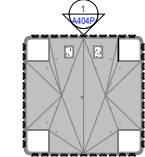
NO DESSIN/Draw Number
A402P



NEUF
ARCHITECT(E)S



25



KEY PLAN
1:1000

2
A404P

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
06	8% MAX FOR GARBAGE COLLECTION (SEE CIVIL ENG. 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 KIDP GUIDE
17	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
18	SEATING AREA
19	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	
1P	GLASS JULIETTE GUARDRAIL
2P	GLASS GUARDRAIL ON TERRACES
3P	GLASS JULIETTE GUARDRAIL ON LEVEL 2 AND 3 ONLY

ELEVATION LEGEND	
1P	CONSTRUCTION NOTES
2P	DEMOLITION NOTES
3P	NOTES ON EXISTING ELEMENTS
4P	WINDOW TYPE SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)
5P	CURTAIN WALL ELEVATION SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)
6P	RADIATION FACADE SURFACE TO BE PROTECTED, 1 H FRR

- 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 écrite 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 aux 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.
 - Veuillez avoir l'architecte de toute dimension erreur d'échelle 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 lues et non mesurées. / The dimensions on these documents must be read and not measured.

MECHANICAL: Mécanique
ELECTRICAL: Électrique
GOODKEY, WEEDMARK & ASSOCIATES LIMITED
100 Woodward Ct. Ottawa, ON K2C 3H6
T: 613.722.5111 goodkey.ca
STRUCTURE: Structure
CUNLIFFE & ASSOCIATES
200-1555 Carling Ave. Ottawa, ON K1Z 8B8
www.cuncliffe.ca
URBANISTE ET CIVIL: Urban planner and Civil
ARCHITECTE DE PAYSAGE: Landscape Architect
NOVATECH
240 Michael Coward Drive, Suite 200, Ottawa, ON, K2M 1P6
T: 613.294.5643 novatech-eng.com
ARCHITECTES: Architect
DESIGN INTERIOR: Interior Design
NEUF architect(e)s SENCRL
630, boul. René-Lévesque O. 3^e étage, Montréal QC H3B 1S6
T: 514.811.1111 NEUFarchitectes.com
SEAU / Seal



CLIENT: Client
Ouvrage: Project
535 LEGGET DRIVE

EMPLACEMENT: Location
535 LEGGET DRIVE,
KANATA, ONTARIO

NO	RÉVISION	DATE (aa-mm-jj)
B	ÉMISSION POUR COORDINATION	2024 08 21
C	AUDIT PROGRAMMATION	2024 08 25
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
TITRE DU DESSIN: Drawing Title

VERIFIÉ PAR: Checked by
KP
ÉCHELLE: Scale
As indicated

NORTH ELEVATION - PROJECTED

REVISION: Revision
NO DESSIN: Draw Number
G A404P

NEUF architect(e)s

MONTREAL
630 René-Lévesque Blvd W, 32e étage
Montréal QC Canada H3B 1S6

OTTAWA
10 Rideau Street, 4e étage
Ottawa ON Canada K1N 5W8

TORONTO
8 Market Street, Suite 600
Toronto ON Canada M5E 1M6

[NEUF.ca](#)

