

**LEONARD KOFFMAN  
ARCHITECT**

**45 Okanagan Drive,  
OTTAWA, Ontario, K2H 7E9  
Telephone (613) 729-2211  
E-mail lkoffman@koffmanarchitect.ca**

July 18, 2016

**NEW FREESTANDING BUILDING  
BRIDGEHEAD COFFEE + 2 CRUs  
'KANATA MEWS'  
329 MARCH ROAD  
OTTAWA, ONTARIO**

### **ARCHITECTURAL ASPECTS**

This proposal is for a 1-storey, 4,000 sq. ft. (372 sq. m.) commercial freestanding building at the south end of the site of the existing 'Kanata Mews', which is comprised of two, 2-storey commercial/office buildings constructed in the 1980's. The existing buildings total 49,515 sq. ft. (4,600 sq. m.). The site is across from the 'Metro' supermarket, where March Road bends north towards the Kanata North hi-tech sector. The building will feature a 2,000 sq. ft. 'Bridgehead' coffee shop, and likely 2 other separate, 1,000 sq. ft. food uses.

The over-all exterior design of the building is inspired by the 'Bridgehead' look. The 'Bridgehead' portion features a playful combination of prefinished metal panels in charcoal and dark cherry, with their signature corten-coloured masthead floating above the southeast corner facing March Road. The elevations are moderated by slim-line canopies and sunscreens. High windows bring natural light into the open-ceiling main seating area, and higher windows illuminate the 'community room', again in the southeast corner. This corner will be framed on the exterior by vertical columns of 'Hudson Bay' country ledgerstone. The outdoor patio design will include Techno-bloc planters, Blu 60 paving slabs in smooth shale gray, and western red cedar screening.

As the prime tenant, the 'Bridgehead' module will be about a metre higher than the other two commercial rental units. These 'CRUs' will also be clad in prefinished metal panels similar to the 'Bridgestone' module.