

535

Legget Drive

ISSUED FOR SITE PLAN APPROVAL (SPA)

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

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CONTEXTE





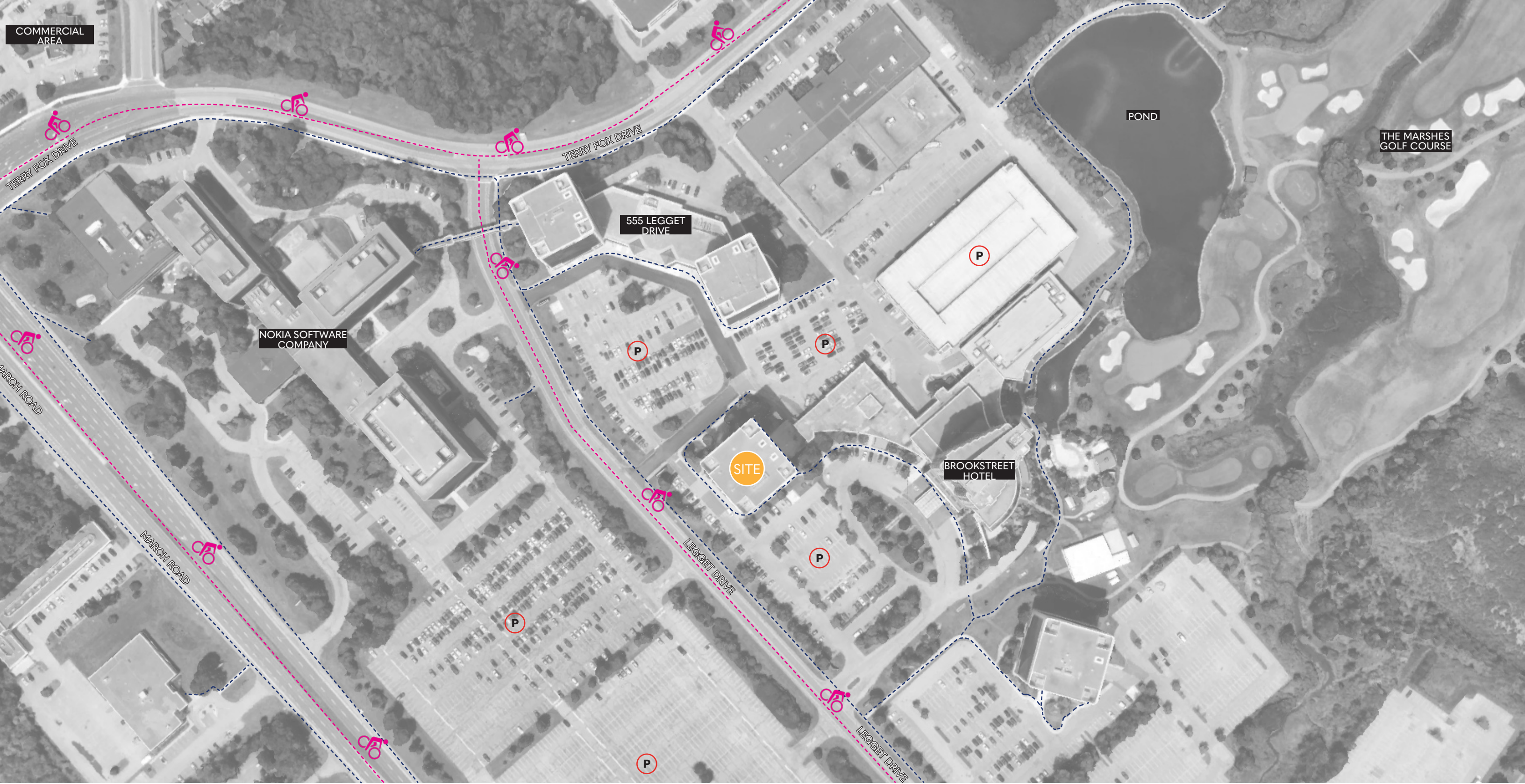
SITE LOCATION MAP (5KM)





SITE LOCATION MAP (250M)





COMMERCIAL AREA

POND

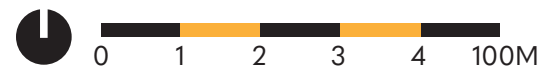
THE MARSHES GOLF COURSE




555 LEGGET DRIVE

NOKIA SOFTWARE COMPANY

SITE

BROOKSTREET HOTEL

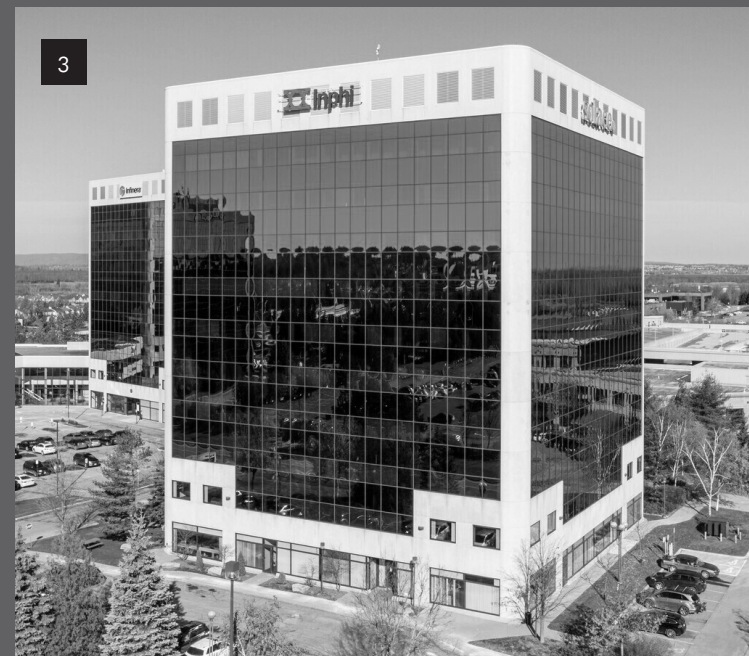


-  : BICYCLE LANE (ON-ROAD)
-  : PEDESTRIANS PATHS
-  : PARKING

ACTIVE TRANSPORT MAP

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# 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**

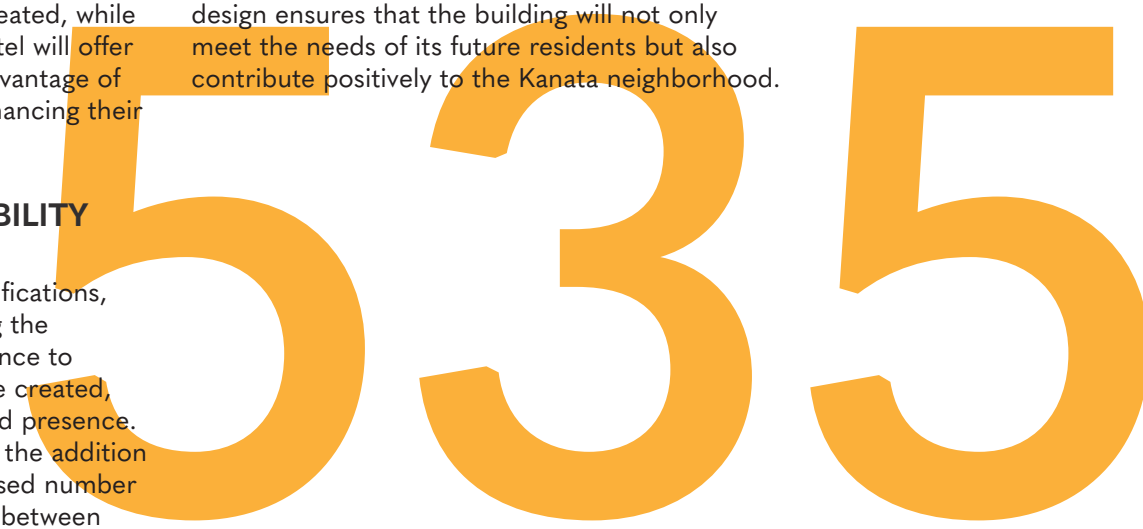
Residents of 535 Legget Drive will enjoy access to a range of amenities both within the building and in the adjacent Brookstreet Hotel. The on-site amenities will be designed to complement the modern living environment being created, while the proximity to the Brookstreet Hotel will offer residents the 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**

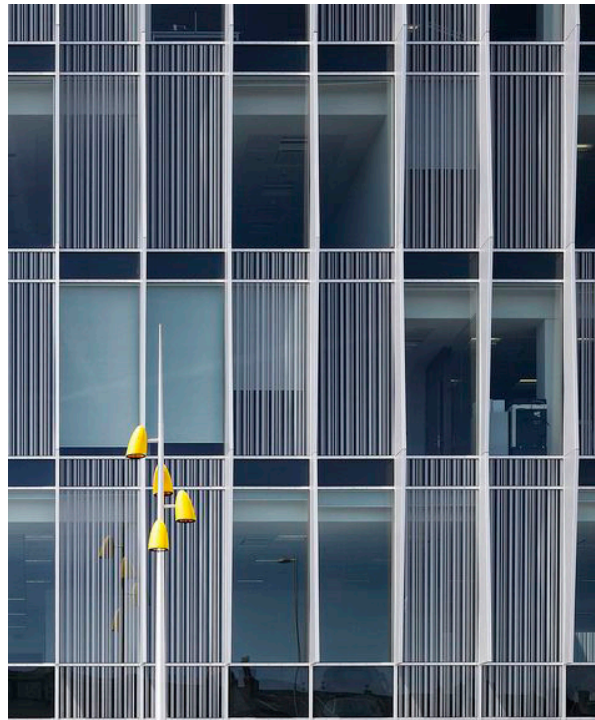
This comprehensive redesign will transform the existing office building into a vibrant residential community, offering residents a modern living environment with a wide range of amenities. The design ensures that the building will not only meet the needs of its future residents but also contribute positively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















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.

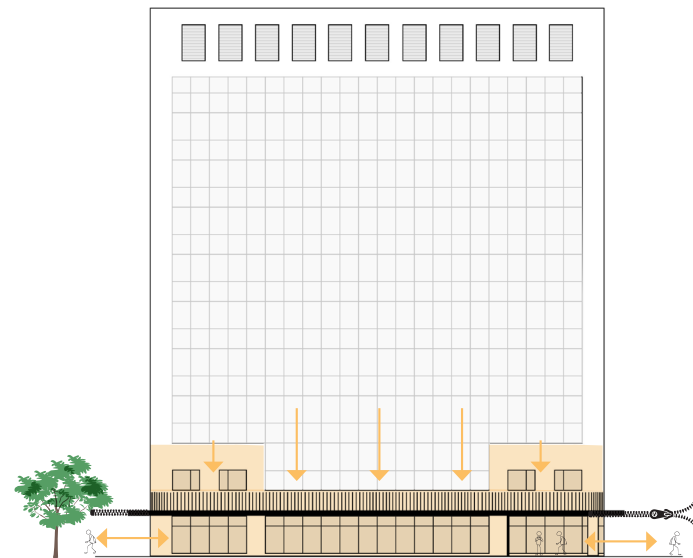
**SHIFTING PUBLIC PERCEPTION:** TO RESHAPE PUBLIC PERCEPTION OF THE BUILDING, AN INVITING ENTRANCE WILL BE CREATED, GROUND-FLOOR AMENITIES WILL BE ADDED, AND THE BUILDING WILL BE REBRANDED WITH A NEW IDENTITY.

**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.

DESIGN DEVELOPMENT BASE

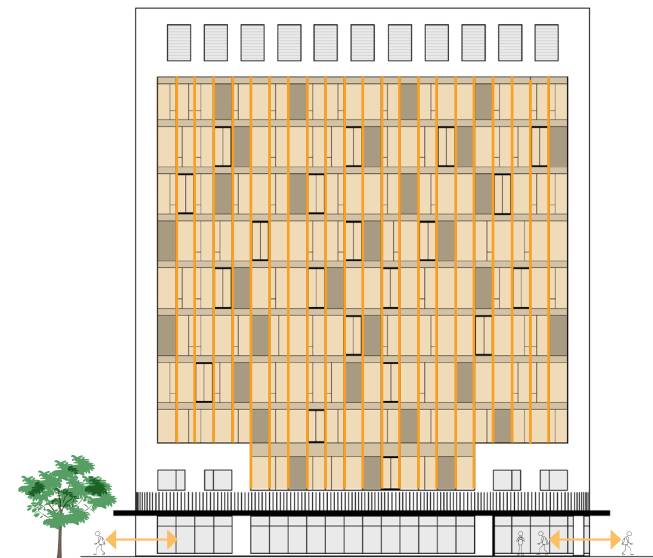


**SENSE OF ARRIVAL:** CREATE A WELCOMING ENTRANCE BY CARVING INTO THE BUILDING'S ENVELOPE, INTEGRATING LANDSCAPING, AND HIGHLIGHTING DOUBLE-HEIGHT CORNERS TO ENHANCE VISUAL INTEREST.

**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.

DESIGN DEVELOPMENT FAÇADE



**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.

DESIGN DEVELOPMENT TOP



**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 :**

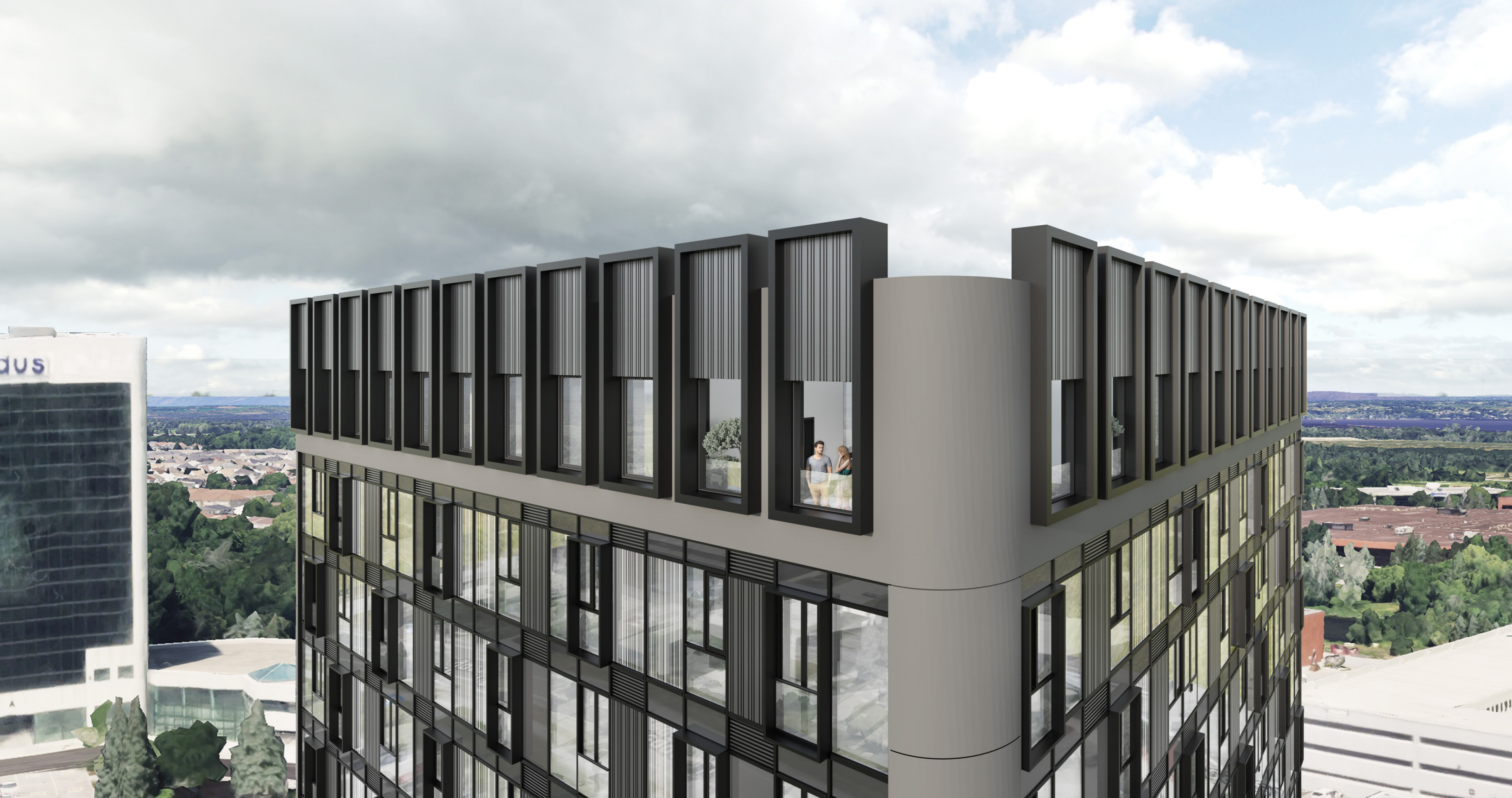
- Existing structure materials to be reused with companies to create a circular economy;

RENDERINGS













BEFORE/AFTER

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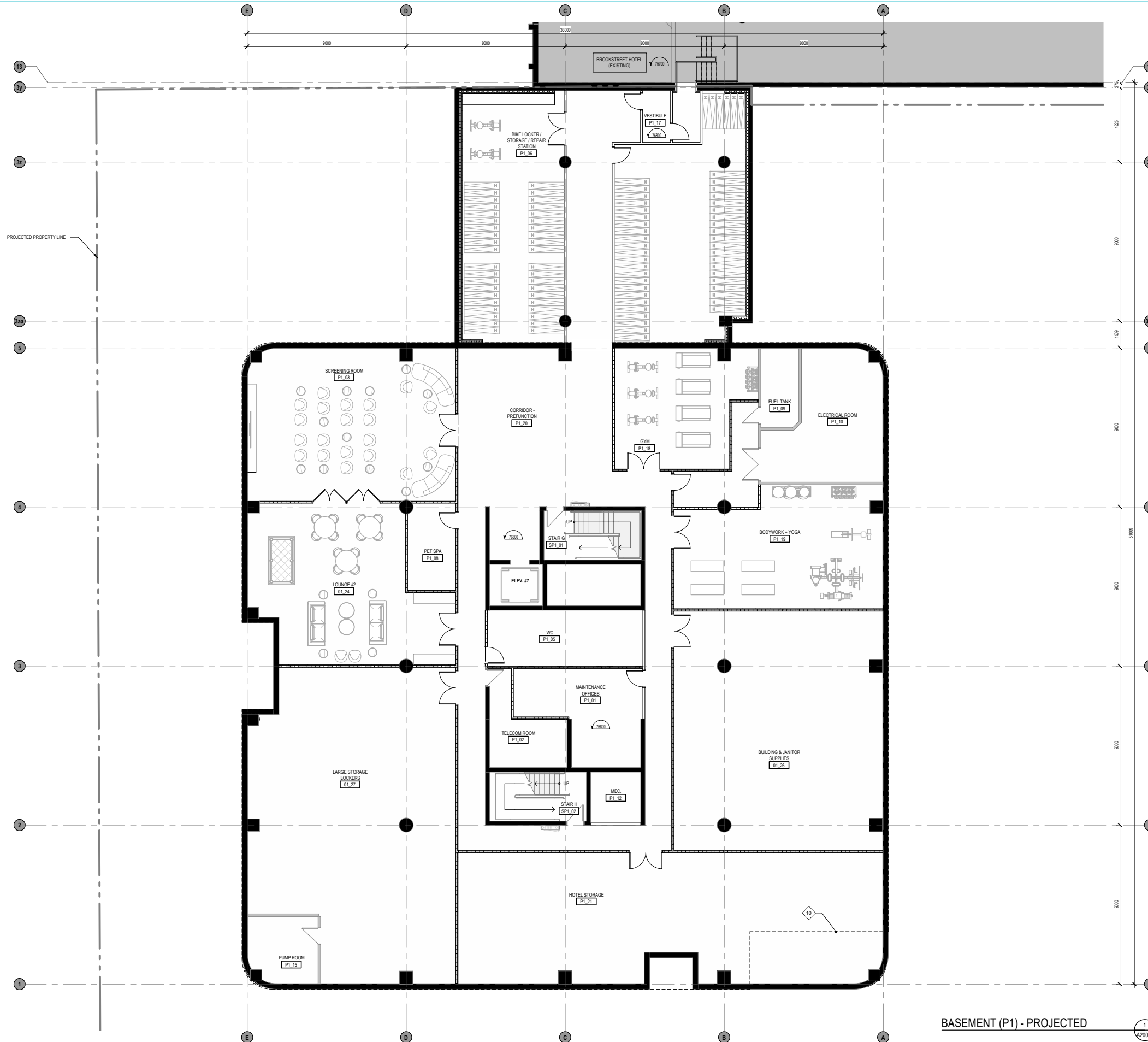


ANNEXE



# BASEMENT

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BASEMENT (P1) - PROJECTED

# 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 (SPLASH 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 - SECOND FLOOR
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 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

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**NEUF architect(e)s SENCRL**  
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**SCEAU / Seal**



**535 LEGGET DRIVE**

EMPLACEMENT Location  
 535 LEGGET DRIVE,  
 KANATA, ONTARIO

NO. PROJECT No.  
 13338

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

DESIGNÉ PAR Drawn by  
 AT MS

DATE (aa mm jj)  
 24.09.18

TITRE DU DESIGN Drawing Title  
**SPA - BASEMENT - PROJECTED**

VERIFIÉ PAR Checked by  
 KP

ECHELLE Scale  
 As indicated

NO. DESIGN Dwg Number  
**A200**

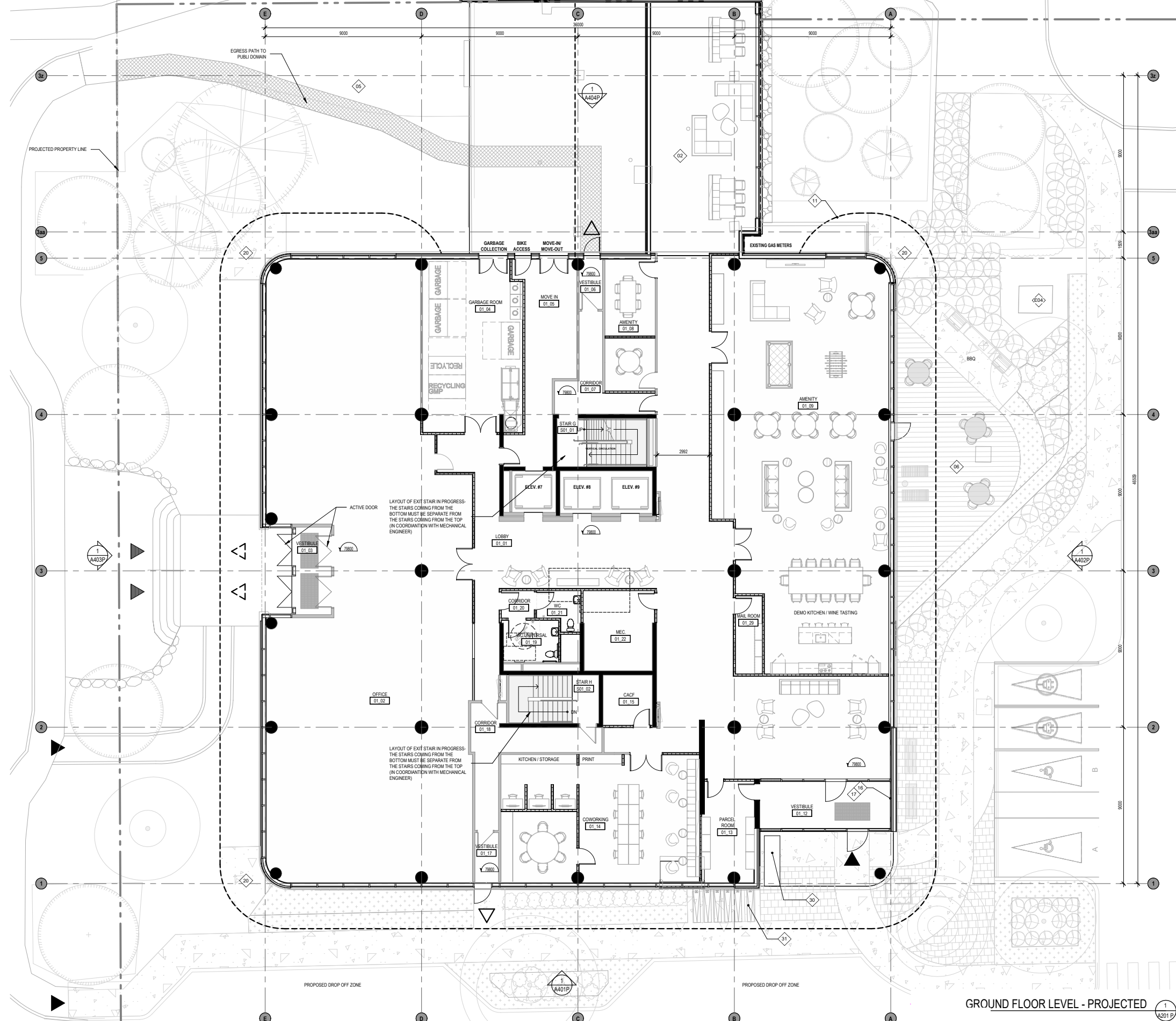
BICYCLE SCHEDULE	
BASEMENT 1	
B9 GROUND FLOOR LEVEL	
F TOTAL: 95	

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



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GROUND FLOOR LEVEL - PROJECTED

GENERAL NOTES	
# NOTE	DESCRIPTION
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 ARCHITECTE DE PAYSAGE Landscape Architect  
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**NEUF architect(e)s SENCLR**  
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**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	F
TOTAL:	95

**WALL AND DOOR LEGEND**

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



**535 LEGGET DRIVE**

EMPLACEMENT Location: 535 LEGGET DRIVE, KANATA, ONTARIO

NO. PROJET No.: 13338

NO. RÉVISION NO. DATE (aa-mm-jj)

G ISSUED FOR SITE PLAN APPROVAL 2024 10 04

*PROHIBÉ  
 DO NOT USE FOR  
 CONSTRUCTION*

DESIGNÉ PAR Drawn by: AT MS  
 DATE (aa-mm-jj): 24.09.18  
 TITRE DU DESSIN Drawing Title: SPA - GROUND FLOOR - PROJECTED

VÉRIFIÉ PAR Checked by: KP  
 ÉCHELLE Scale: As indicated

RÉVISION Revision: G  
 NO. DESSIN Dwg 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
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05	GRADING TO SLOPE TOWARDS EXISTING LOADING DOCK LEVEL TO FACILITATE MOVE-IN MOVE-OUT AND GARAGE COLLECTION (SEE CIVIL ENG.)
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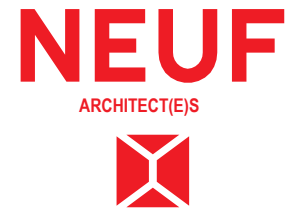
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SCEAU / Seal



OVERAGE Project  
**535 LEGGET DRIVE**

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

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

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AT MS

DATE (aa-mm-jj)  
24.09.18

TITRE DU DESSIN Drawing Title  
**SPA - TYPICAL FLOOR PLAN - PROJECTED**

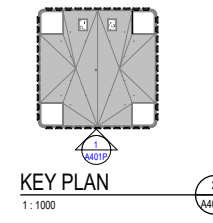
VERIFIÉ PAR Checked by  
KP

ECHELLE Scale  
As indicated

REVISION Revision NO. DESSIN Dwg Number  
**G A203**

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





GENERAL NOTES

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06	MIN MAX FOR GARBAGE COLLECTION SEE CIVIL ENG. PROPOSED EXTERIOR DECK (REFER TO LANDSCAPE ARCHITECT)
07	NEW SIGNAGE
08	ADDITIONAL TREE (REFER TO LANDSCAPE ARCHITECT)
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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

For guardrail details and sections refer to: A330

1G	GLASS JULIETTE GUARDRAIL
2G	GLASS GUARDRAIL ON TERRACES
3G	GLASS JULIETTE GUARDRAIL ON LEVEL 2 AND 3 ONLY

ELEVATION LEGEND

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

NOTES GÉNÉRALES - General Notes

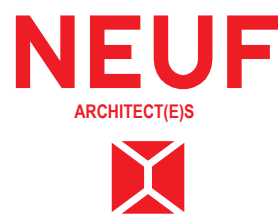
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T: 514 847 1117 NEUF.architectes.com  
RCSAJ / Jeur



OUVRAGE Project  
**535 LEGGET DRIVE**

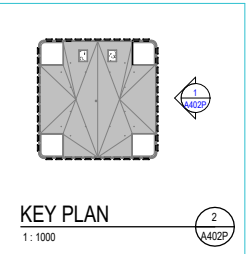
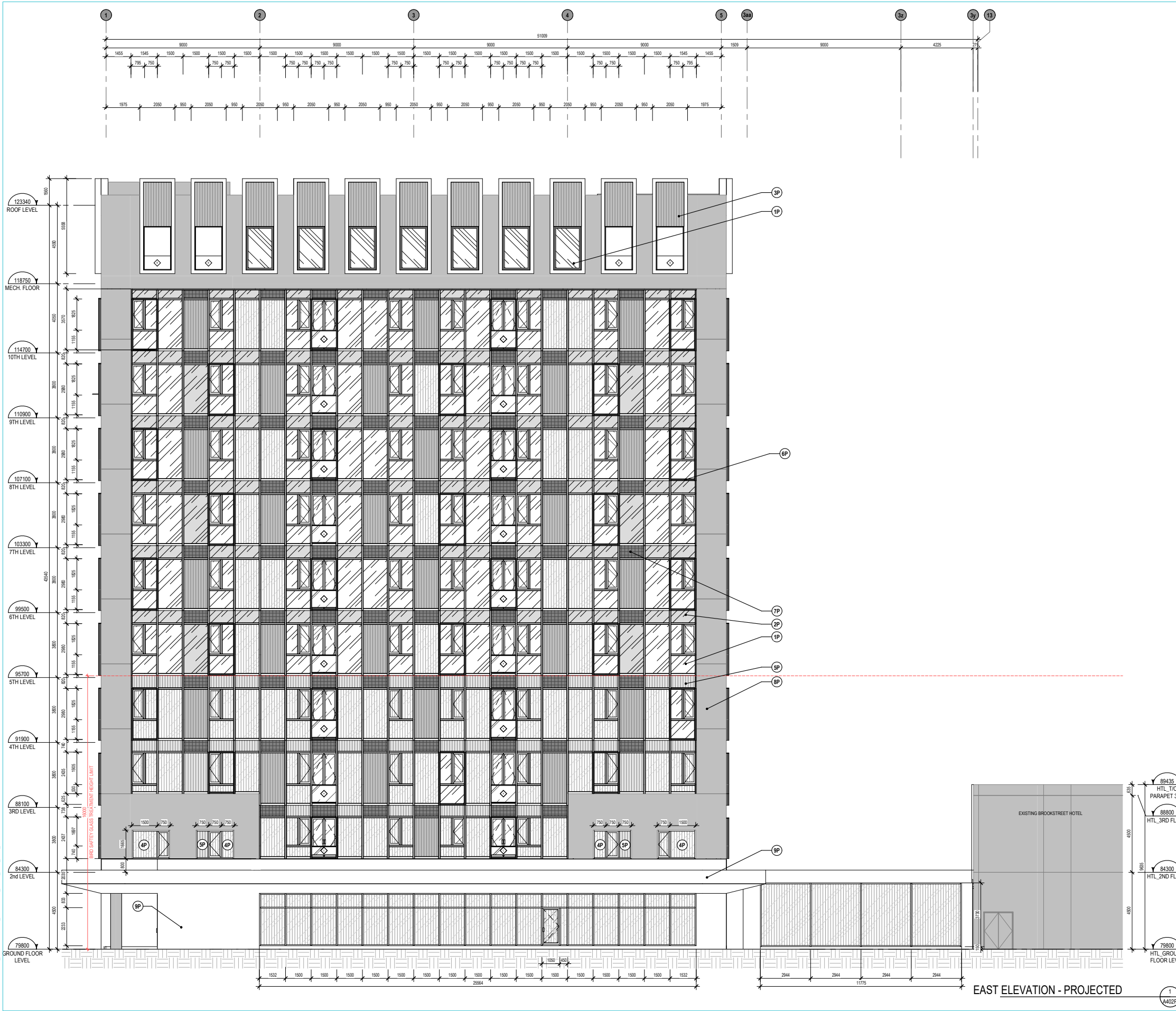
EMPLACEMENT Location NO PROJET No.  
535 LEGGET DRIVE, 13338  
KANATA, ONTARIO

NO	RÉVISION	DATE (aa-mm-jj)
B	EMISSION 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	2024 09 13
G	DRAFT	
G	ISSUED FOR SITE PLAN APPROVAL	2024 10 04

DESIGNER PAR Drawn by AT MS VÉRIFIÉ PAR Checked by KP  
DATE (aa.mm.jj) 24.06.11 ÉCHELLE Scale As  
TITRE DU DESSIN Drawing Title SOUTH ELEVATION - PROJECTED

REVISION Revision NO DESSIN/Draw Number  
**G 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	SEE 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 EXIST STAIR FROM BROOKSTREET HOTEL
16	RELOCATED SLOPE GUIDE
17	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
18	SEATING AREA
19	PROPOSED EXTERIOR BIKE PARKING

EXTERIOR MATERIAL LEGEND (PROJECTED)

10	CLEAR GLASS
20	GLASS SPANDREL
30	TEXTURED METALLIC SPANDREL
40	LINED GLASS (BIRD SAFETY)
50	LINED GLASS SPANDREL (BIRD SAFETY)
60	JULIETTE BALCONY FRAME
70	VENTILATION
80	PRECAST
90	METAL CLADDING

GUARDRAIL DETAILS AND SECTIONS LEGEND

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

ELEVATION LEGEND

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

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ARCHITECTE DE PAYSAGE/Landscape Architect  
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DESIGN/INTERIOR Interior Design  
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1.514.861.1117 neufarchitectes.com  
RCAU / RAU

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	EMISSION POUR COORDINATION	2024 05 21
C	AUDIT PROGRAMMATION	2024 05 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

DESIGNER PAR/Drawn by  
AT MS

VÉRIFIÉ PAR/Checked by  
KP

DATE (aa.mm.jj)  
24.06.11

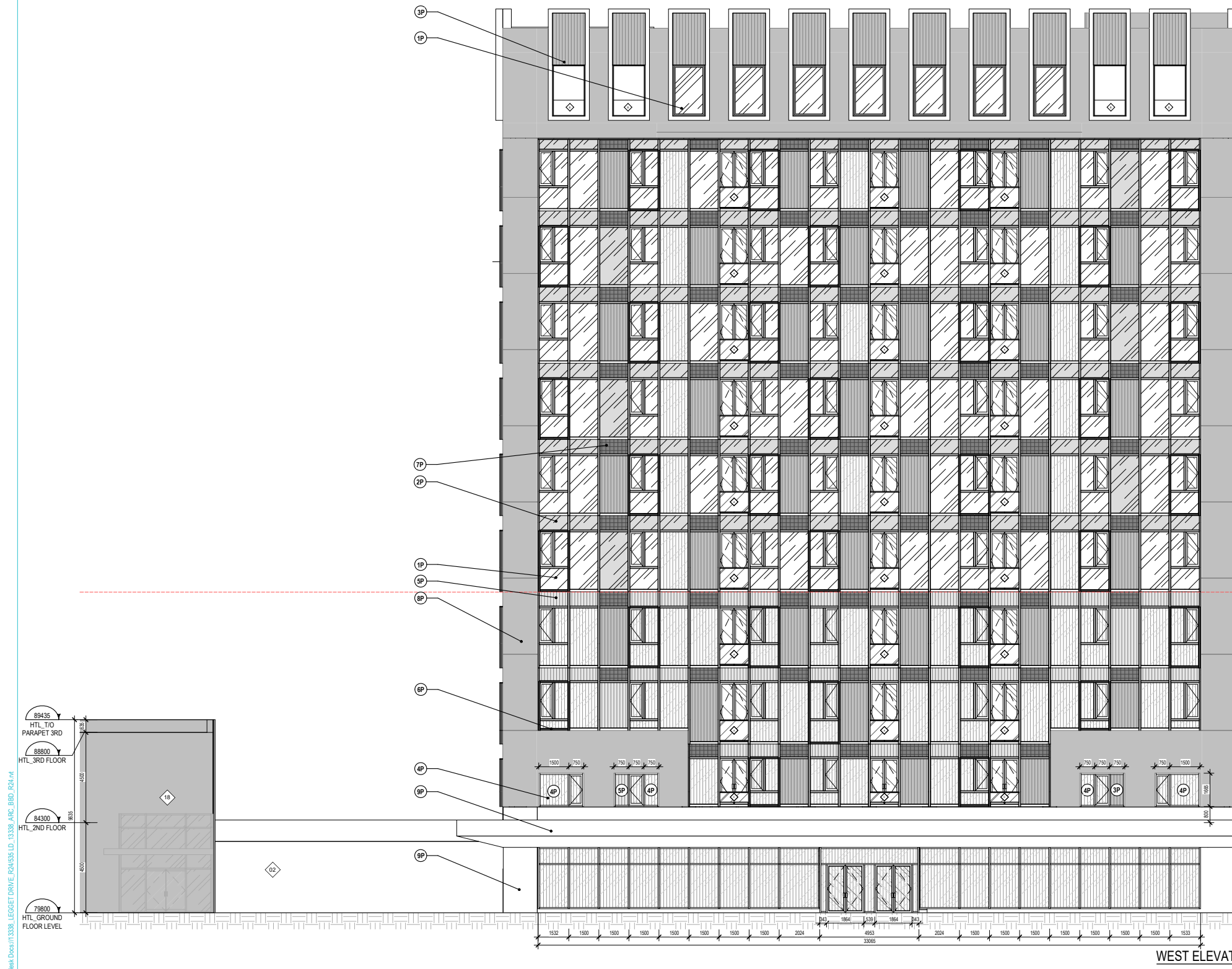
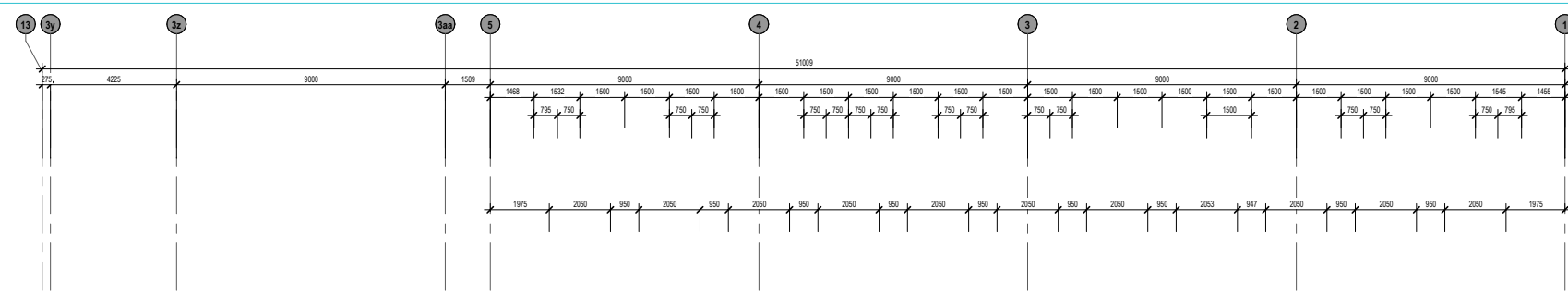
TITRE DU DESSIN/Drawing Title  
EAST ELEVATION - PROJECTED

ÉCHELLE/Scale  
As indicated

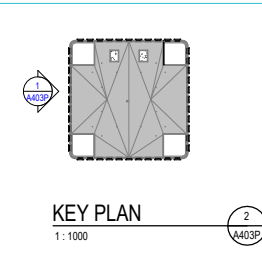
REVISION/Revision  
**G**

NO DESSIN/Draw Number  
**A402P**





WEST ELEVATION - 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
06	BEL MAX FLOOR 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 ROPS 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

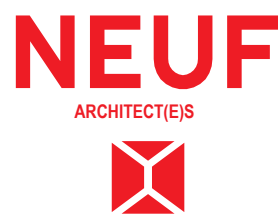
ELEVATION LEGEND

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

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ELECTRICAL: Electric  
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**CUNLIFFE & ASSOCIATES**  
200-1000 Carling Ave. Ottawa, ON K1Z 2K6  
www.cuncliffe.ca  
URBANISME ET CIVIL: Urban planner and Civil  
ARCHITECTS DE PAYSAGE: Landscape Architect  
**NOVATECH**  
240 Michal Coward Drive, Suite 200, Ottawa, ON K2M 1P6  
1 813 234 5643 novatech.com  
ARCHITECTES: Architect  
DESIGN INTERIOR: Interior Design  
**NEUF architect(e)s SENCRL**  
630, boul. René-Lévesque O. 12e étage, Montréal QC H3B 1S6  
1 514 847 1117 NEUF.architectes.com  
RSCM / Ima



CLIENT: Client  
OUVRAGE: Project  
**535 LEGGET DRIVE**  
EMPLACEMENT: Location  
535 LEGGET DRIVE, KANATA, ONTARIO  
NO PROJET No: 13338

NO RÉVISION DATE (aa-mm-jj)

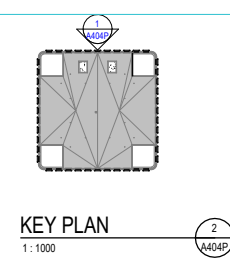
B	EMMISSION POUR COORDINATION	2024 06 21
C	AUDIT PROGRAMMATION	2024 08 26
E	ISSUED FOR COORDINATION	2024 08 09
F	LIMITED WINDOW WALL TENDER	2024 09 13
DRAFT		
G	ISSUED FOR SITE PLAN APPROVAL	2024 10 04

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

VÉRIFIÉ PAR: Checked by  
KP  
ÉCHELLE: Scale  
As indicated

**WEST ELEVATION - PROJECTED**  
REVISION: Revision  
NO DESSIN: Draw Number  
**G A403P**





**GENERAL NOTES**

# NOTE	DESCRIPTION
01	OUTLINE OF CANOPY ON LEVEL 2
02	LINK TO BROOKSTREET HOTEL
03	PROPOSED NEW ENTRANCE CONCRETE PATH
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19	SEATING AREA
20	PROPOSED EXTERIOR BIKE PARKING

**EXTERIOR MATERIAL LEGEND (PROJECTED)**

(1)	CLEAR GLASS
(2)	GLASS SPANDREL
(3)	TEXTURED METALLIC SPANDREL
(4)	LINED GLASS (BIRD SAFETY)
(5)	LINED GLASS SPANDREL (BIRD SAFETY)
(6)	JULIETTE BALCONY FRAME
(7)	VENTILATION
(8)	PRECAST
(9)	METAL CLADDING

**GUARDRAIL DETAILS AND SECTIONS LEGEND**

(1)	GLASS JULIETTE GUARDRAIL
(2)	GLASS GUARDRAIL ON TERRACES
(3)	GLASS JULIETTE GUARDRAIL ON LEVEL 2 AND 3 ONLY

**ELEVATION LEGEND**

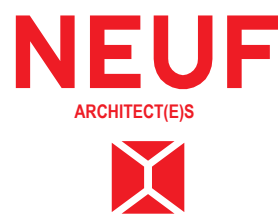
(C)	CONSTRUCTION NOTES
(D)	DEMOLITION NOTES
(E)	NOTES ON EXISTING ELEMENTS
(W)	WINDOW TYPE SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)
(WA)	CURTAIN WALL ELEVATION SYMBOL (REFER TO WINDOW ELEVATIONS SHEET)
(R)	RADIATION FACADE SURFACE TO BE PROTECTED, 1 H FRR

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**DESIGN INTERIOR** Interior Design  
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 630, boul. René-Lévesque O. 12e étage, Montréal QC H3B 1S6  
 T: 514 847 1117 NEUFarchitectes.com  
**RCMAU / firm**

**CLIENT** Client  
**KRP Properties**  
 OUVRAGE Project  
**535 LEGGET DRIVE**  
 ENPLACEMENT Location  
 535 LEGGET DRIVE, KANATA, ONTARIO  
 NO PROJET No.  
 13338



NO	RÉVISION	DATE (aa-mm-jj)
B	EMISSION POUR COORDINATION	2024 06 21
C	AUDIT PROGRAMMATION	2024 08 26
E	ISSUED FOR COORDINATION	2024 08 09
F	LIMITED WINDOW WALL TENDER	2024 09 13
DRAFT		
G	ISSUED FOR SITE PLAN APPROVAL	2024 10 04

DESIGNER PAR Drawn by  
 AT MS  
 DATE (aa.mm.jj)  
 24.06.11  
 TITRE DU DESSIN Drawing Title  
**NORTH ELEVATION - PROJECTED**

VERIFIE PAR Checked by  
 KP  
 ÉCHELLE Scale  
 As indicated

REVISION Revision  
**G**  
 NO DESSIN / Draw Number  
**A404P**



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