

535

Legget Drive

ISSUED FOR SITE PLAN APPROVAL (SPA)

NEUF architect(e)s | KRP Properties | Novatech | 13338 | November 29, 2024

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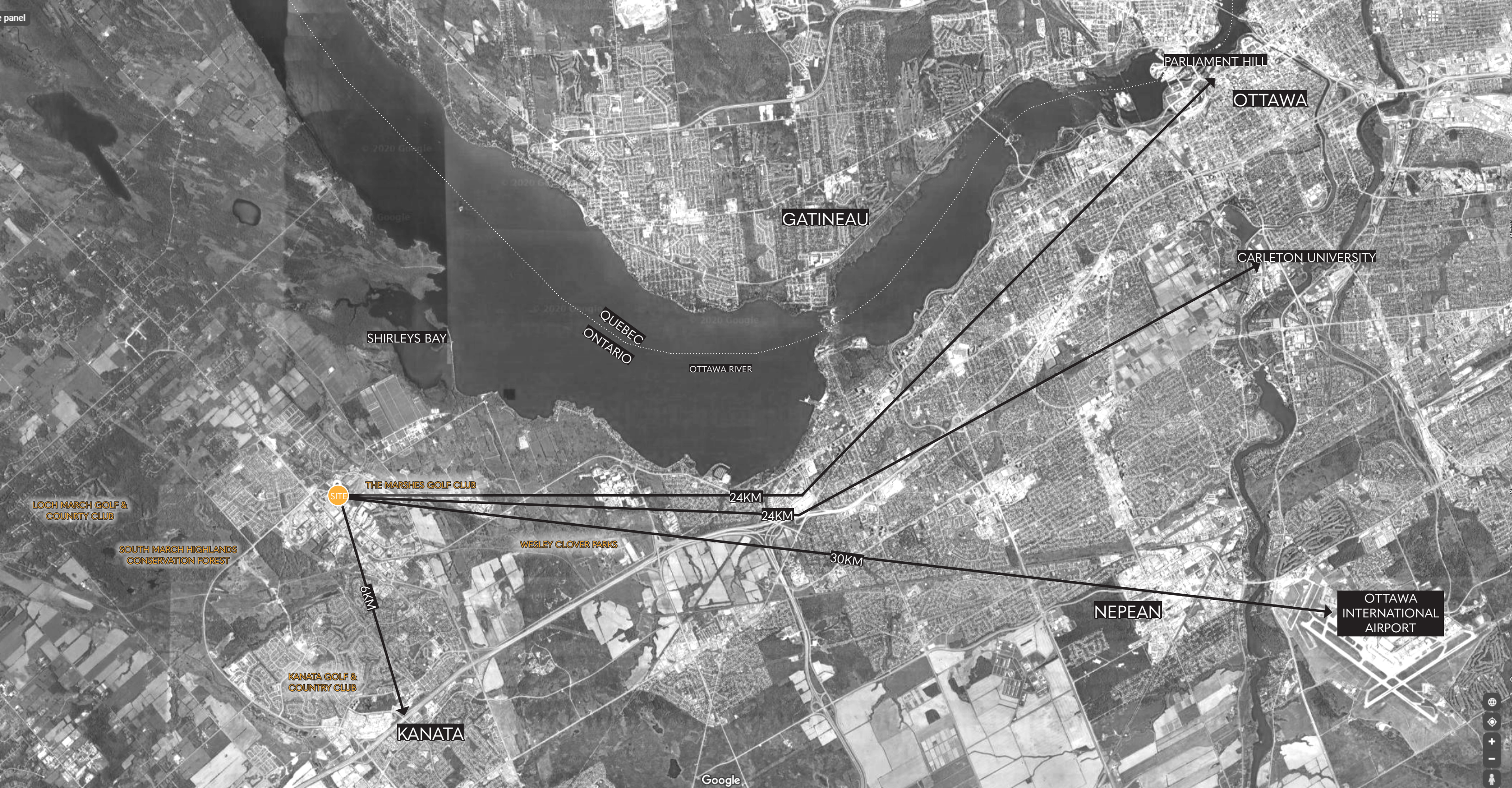
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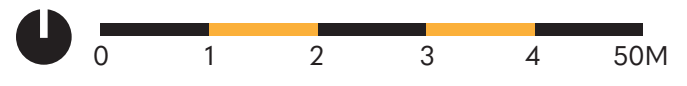
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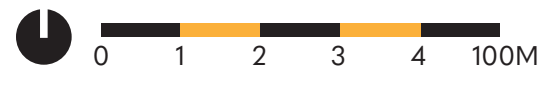
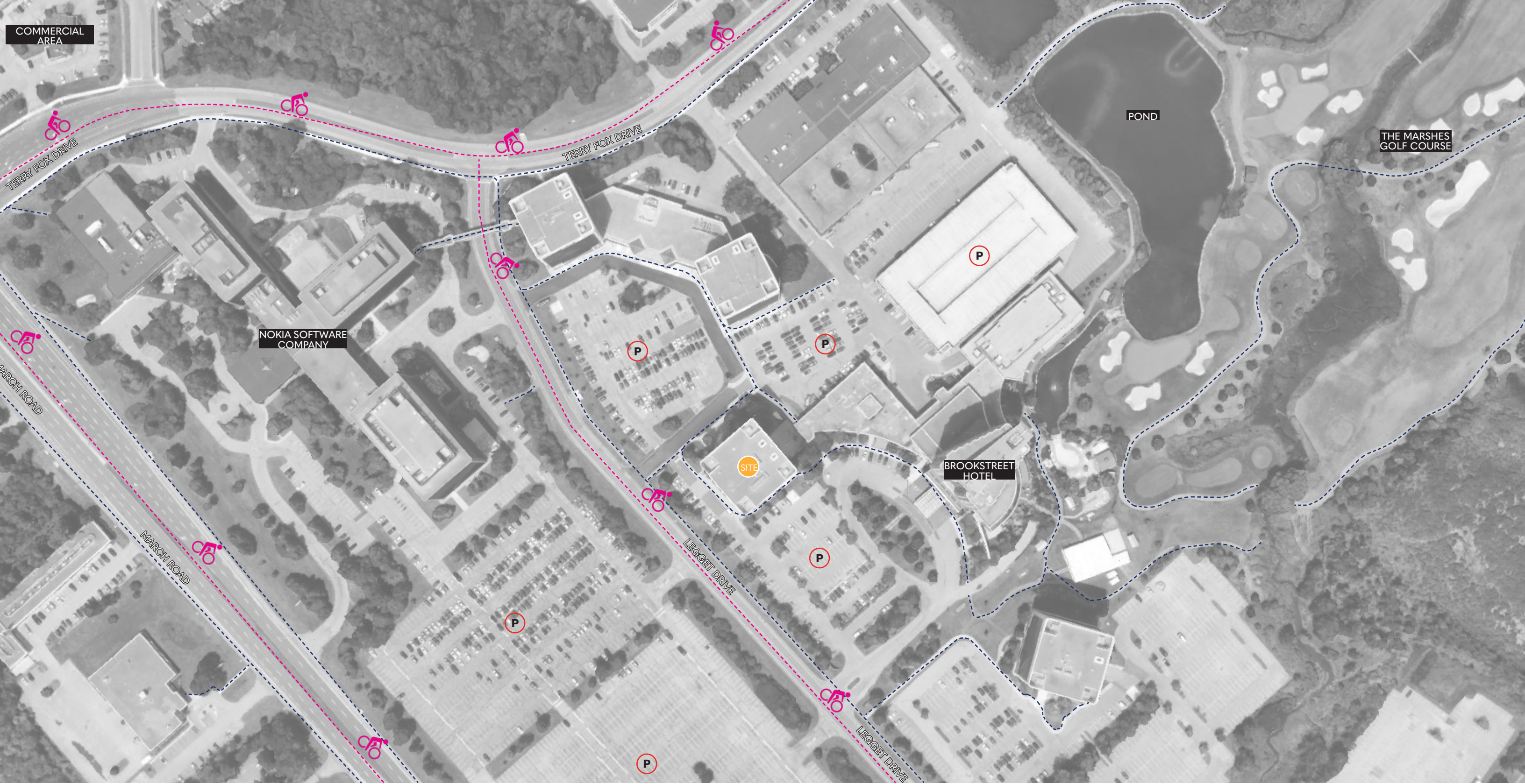
CONTEXT






SITE LOCATION MAP (5KM)



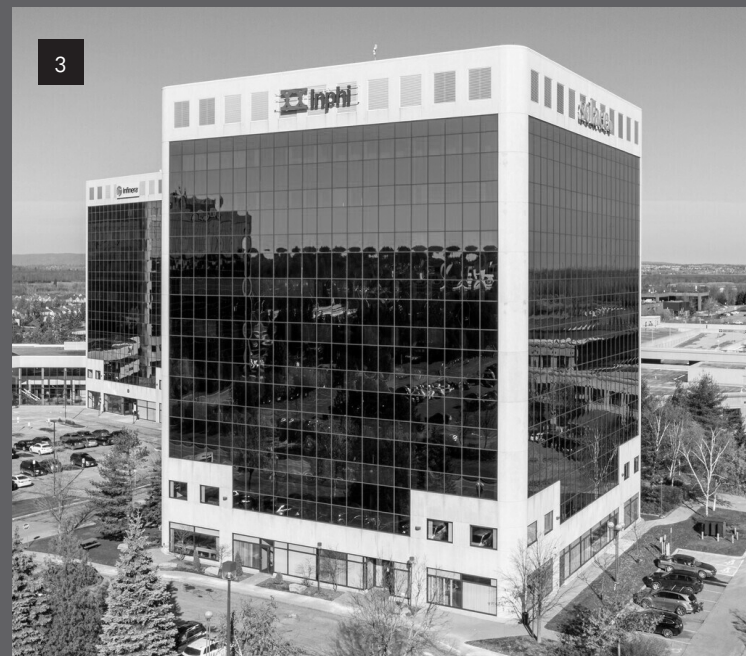
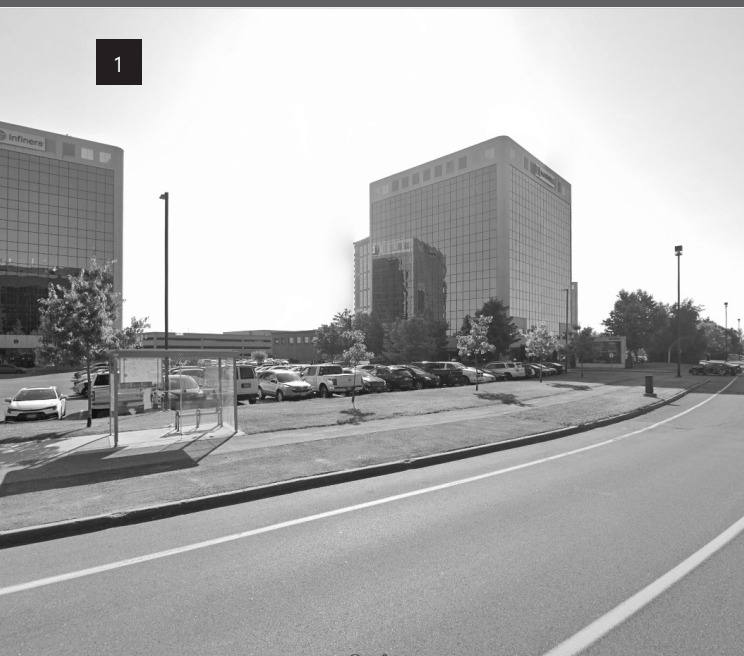
SITE LOCATION MAP (50KM)



-  : 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**

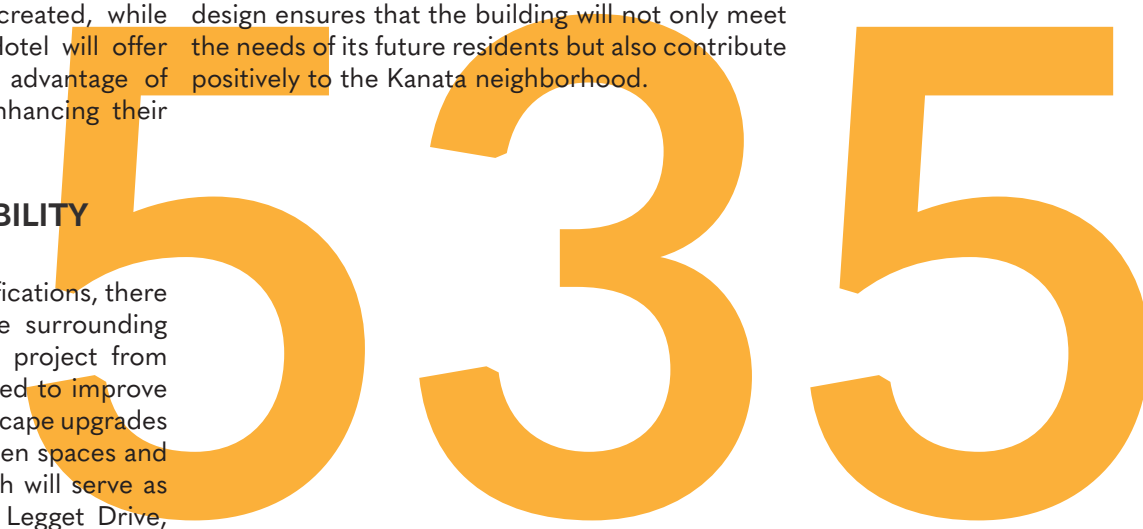
Residents of 535 Legget Drive will enjoy access to a range of amenities both within the building and in the adjacent Brookstreet Hotel. The on-site amenities will be designed to complement the modern living environment being created, while the proximity to the Brookstreet Hotel will offer residents the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

## **LANDSCAPE AND ACCESSIBILITY IMPROVEMENTS**

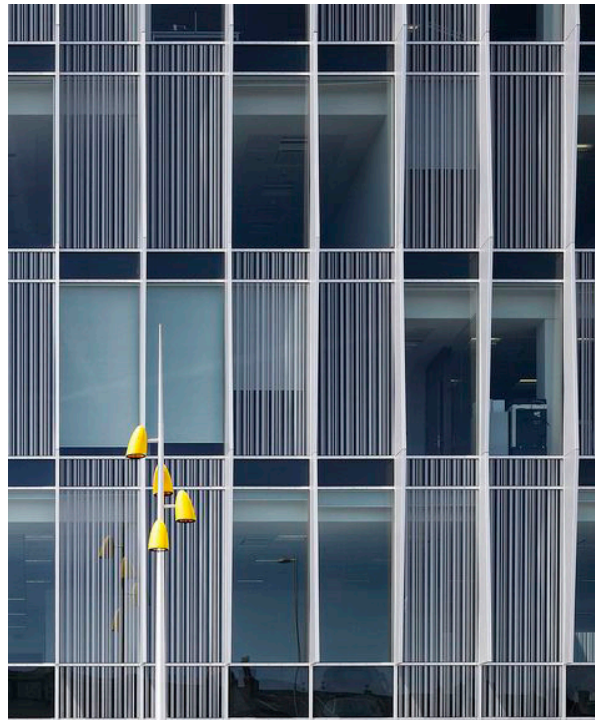
In addition to the architectural modifications, there is a commitment to enhancing the surrounding landscape. A new entrance to the project from Legget Drive will be created, designed to improve accessibility and presence. The landscape upgrades will include the addition of more green spaces and an increased 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.

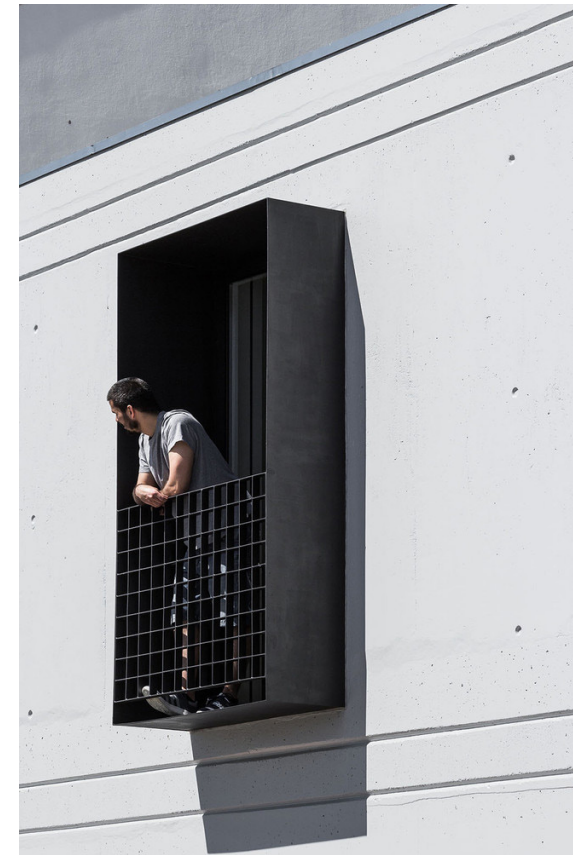
## **TRANSFORMING THE OFFICE INTO A VIBRANT COMMUNITY**

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.

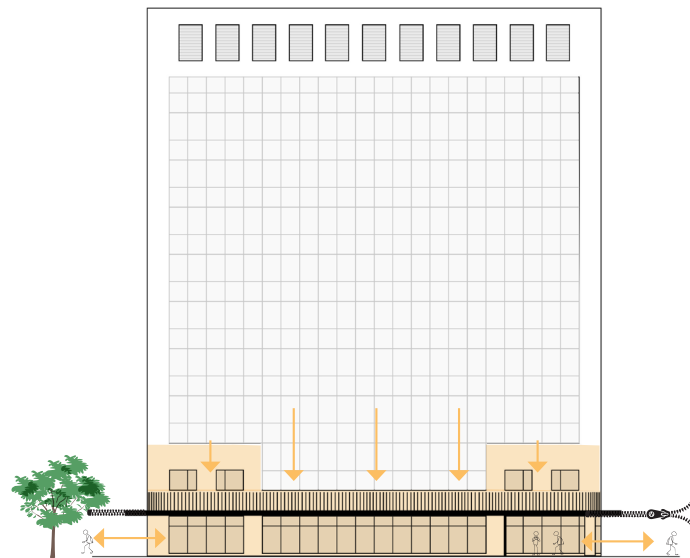
**SHIFTING PUBLIC PERCEPTION:** TO RESHAPE PUBLIC PERCEPTION OF THE BUILDING, AN INVITING ENTRANCE WILL BE CREATED, GROUND-FLOOR AMENITIES WILL BE ADDED, AND THE BUILDING WILL BE REBRANDED WITH A NEW IDENTITY.

**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

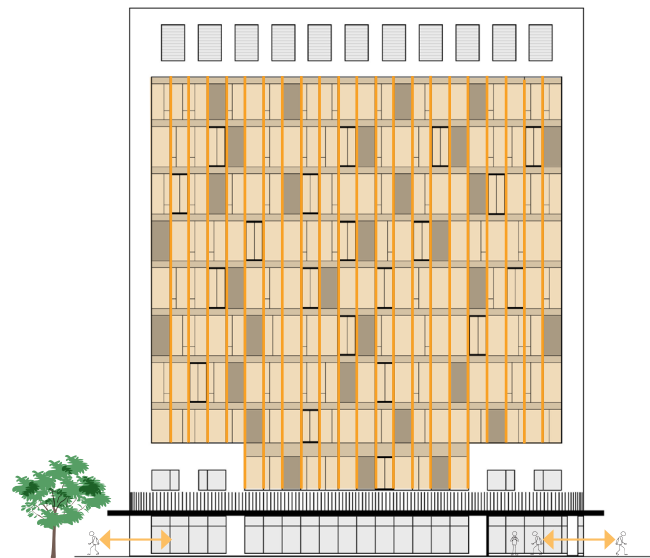


**SENSE OF ARRIVAL:** CREATE A WELCOMING ENTRANCE BY CARVING INTO THE BUILDING'S ENVELOPE, INTEGRATING LANDSCAPING, AND HIGHLIGHTING DOUBLE-HEIGHT CORNERS TO ENHANCE VISUAL INTEREST.

**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.

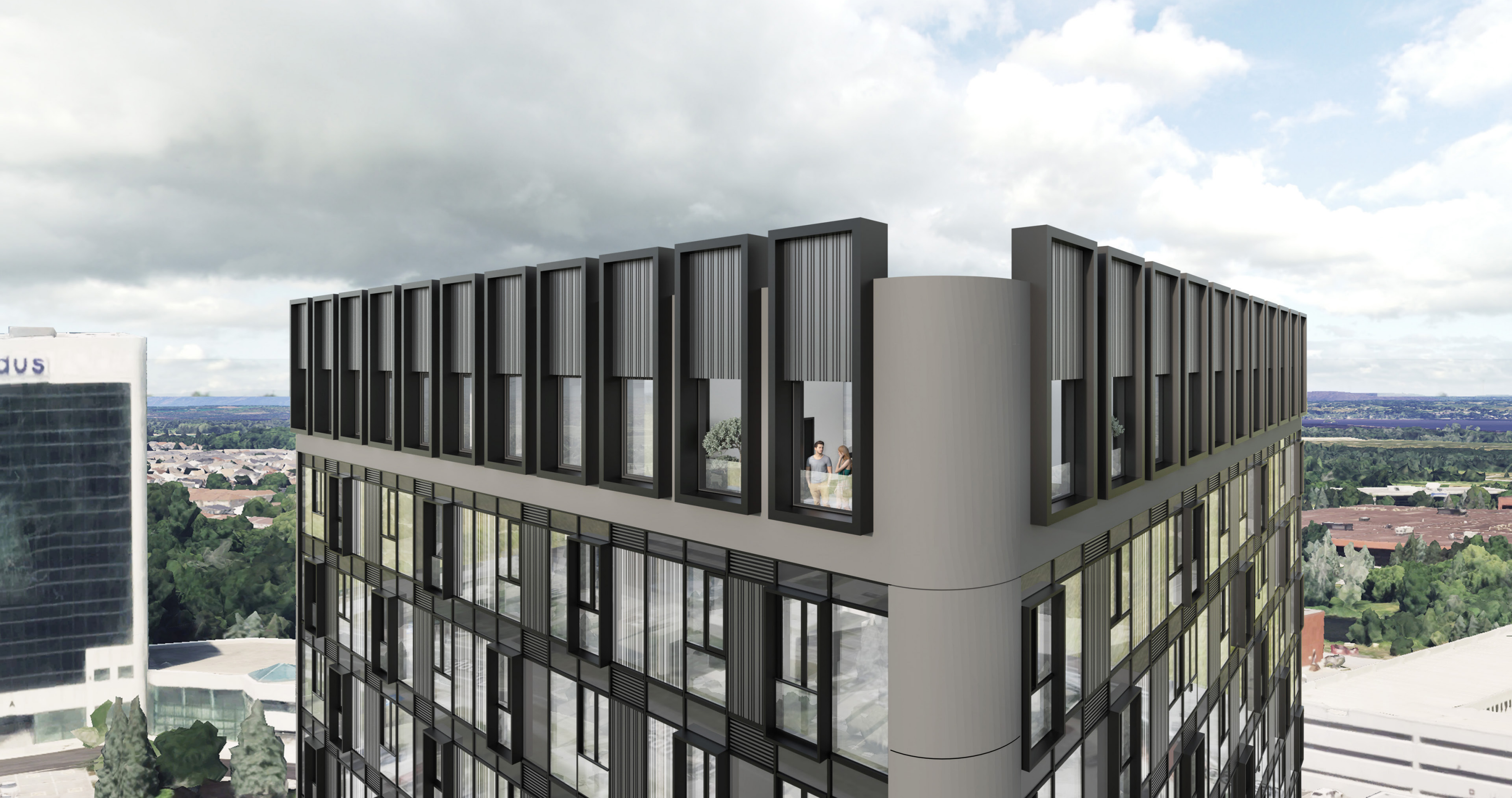
**NOTE :**

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

RENDERINGS





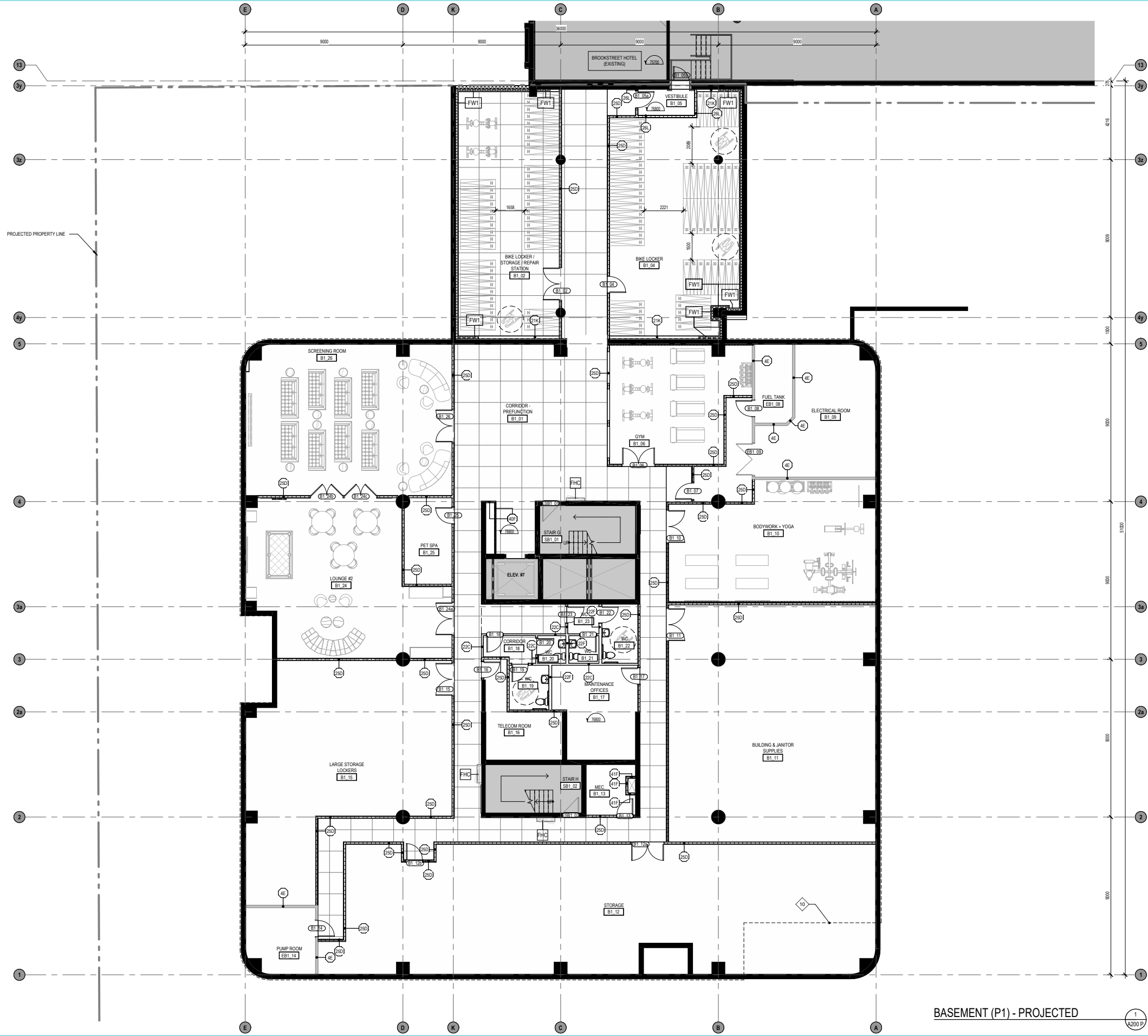




BEFORE/AFTER

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ANNEXE



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 - GROUND FLOOR	
10	MARQUISE OUTLINE	
11	PROJECTED BUILDING OUTLINE - SECOND FLOOR	
12	CONTACT PANEL (SEE ELECTRICAL ENG.)	
13	FIRE PANEL (SEE ELECTRICAL ENG.)	
14	PROPOSED EXIT STAIR FROM BROOKSTREET HOTEL (TO BE ADDRESSED UNDER A SEPARATE PERMIT APPLICATION)	
15	RELOCATED ROPE GUIDE	
16	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)	
17	FOOT SCRAPER GRILLE (IAD31)	
18	ACCESSIBLE ENTRANCE/EXIT ACCESS (AS REQUIRED FOR RH/FAC)	
19	SEATING AREA	
20	PROPOSED EXTERIOR BIKE PARKING	
21	EXIT TOWARDS BROOKSTREET HOTEL	
22	STRUCTURAL REINFORCEMENT (2"x12" TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR RH/FAC	
23	STRUCTURAL REINFORCEMENT (2"x12" TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR RH/FAC	
24	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR RH/FAC	
25	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETS AS REQUIRED FOR RH/FAC	
26	DEPRESSED SIDEWALK BARRIER FREE TACTILE PAVERS (SEE LANDSCAPE ARCHITECT)	
27	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)	
28	EXISTING ELECTRIC VEHICLE CHARGING STATION	
29	PROPOSED BOLLARDS (SEE CIVIL ENG.)	

**GENERAL NOTES**

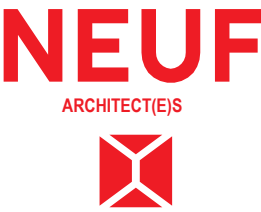
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**SCEAU / Seal**



**535 LEGGET DRIVE**

EMPLACEMENT Location: 535 LEGGET DRIVE, KANATA, ONTARIO

NO. PROJECT No: 13338

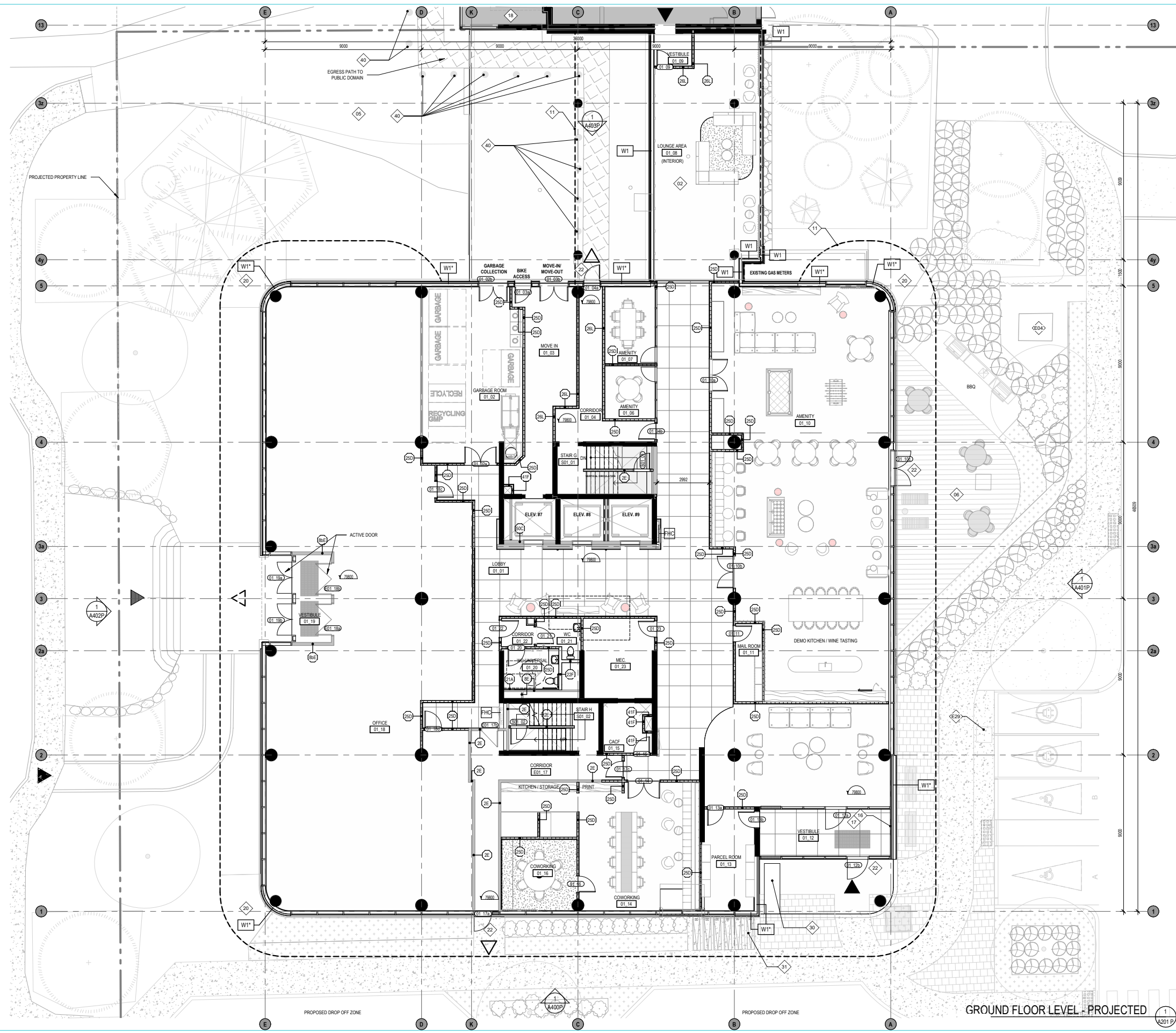
NO.	REVISION	DATE (aa-mm-jj)
0	ISSUED FOR SITE PLAN APPROVAL	2024 11 29

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  
 ÉCHELLE Scale: As indicated

WALL AND DOOR LEGEND	
	EXISTING WALL
	EXISTING STRUCTURE
	DEMOLISH WALL
	NEW WALL
	DEMOLISH DOOR
	EXISTING DOOR
	NEW DOOR

REVISION: Revision: G  
 NO. DESIGN Dwg Number: A200



#	NOTE	DESCRIPTION
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27		PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
28		EXISTING ELECTRIC VEHICLE CHARGING STATION
29		PROPOSED BOLLARDS (SEE CIVIL ENG.)

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**DESIGN INTERIOR** Interior Design  
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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/ 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
	SETBACK

WALL AND DOOR LEGEND	
	EXISTING WALL
	EXISTING STRUCTURE
	DEMOLISH WALL
	NEW WALL
	DEMOLISH DOOR
	EXISTING DOOR
	NEW DOOR

CLIENT Client

**KRP**  
Properties

OVERAGE Project

**535 LEGGET DRIVE**

EMPLACEMENT Location  
 535 LEGGET DRIVE,  
 KANATA, ONTARIO

NO PROJECT No.  
 13338

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

DESIGN PAR Drawn by  
 AT MS

VERIFIE PAR Checked by  
 KP

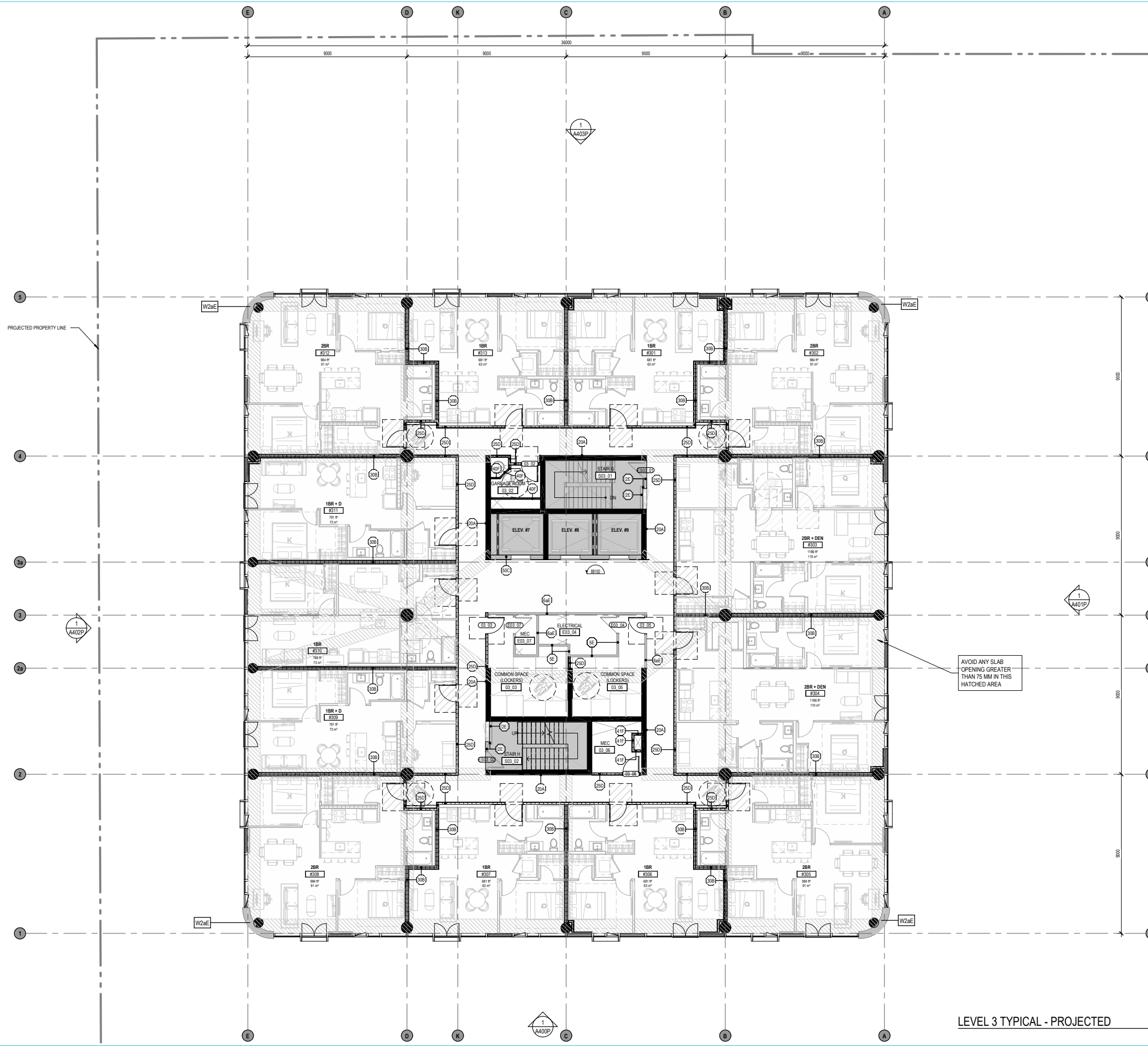
DATE (aa-mm-jj)  
 24.09.18

ECHELLE Scale  
 As indicated

TITRE DU DESIGN Drawing Title

**SPA - GROUND FLOOR - PROJECTED**

REVISION Revision NO. DESIGN Draw Number  
**G A201**



LEVEL 3 TYPICAL - PROJECTED

#	NOTE	DESCRIPTION
01	OUTLINE OF CANOPY ON LEVEL 2	
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38	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)	
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40	PROPOSED BOLLARDS (SEE CIVIL ENG.)	

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ARCHITECTE DE PAYSAGE: Landscape Architect  
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ARCHITECTES: Architect  
DESIGN INTERIOR: Interior Design  
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SCEAU / Seal



CLIENT: KRP Properties

OVERAGE Project  
**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

DESIGN PAR Drawn by  
AT MS

DATE (aa-mm-jj)  
24.09.18

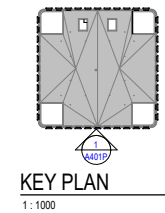
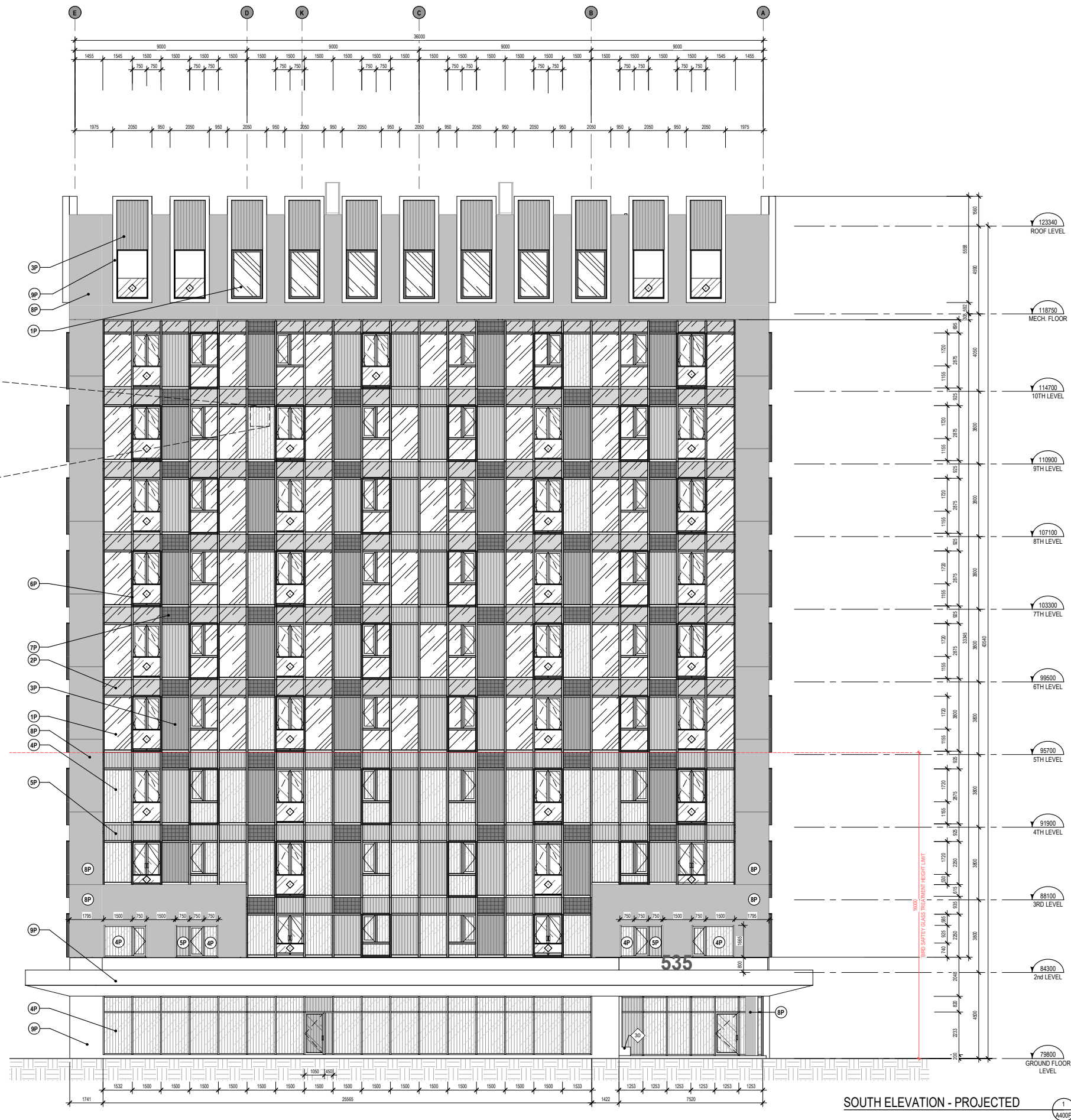
TITRE DU DESIGN Drawing Title  
**SPA - TYPICAL FLOOR PLAN - PROJECTED**

VERIFIE PAR Checked by  
KP

ECHELLE Scale  
As indicated

REVISION Revision  
**G**

NO. DESIGN Dwg Number  
**A203**



**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 FOR GARBAGE COLLECTION. SEE CIVIL ENG. 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
14	PROJECTED BUILDING OUTLINE - SECOND FLOOR
15	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'x12')
22	ACCESSIBLE ENTRANCE/EXIT ACCESS (AS REQUIRED FOR R/FAC)
30	SEATING AREA
31	PROPOSED EXTERIOR BIKE PARKING
32	EXIT TOWARDS BROOKSTREET HOTEL
33	STRUCTURAL REINFORCEMENT (2'x12' TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR R/FAC
34	STRUCTURAL REINFORCEMENT (2'x12' TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR R/FAC
35	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR R/FAC
36	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETS AS REQUIRED FOR R/FAC
37	DEPRESSED SIDEWALK/ BARRIER FREE TACTILE PAVERS (SEE LANDSCAPE ARCHITECT)
38	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
39	EXISTING ELECTRIC VEHICLE CHARGING STATION
40	PROPOSED BOLLARDS (SEE CIVIL ENG.)

**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: A339

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

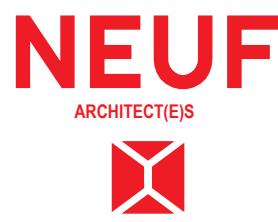
**ELEVATION LEGEND**

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

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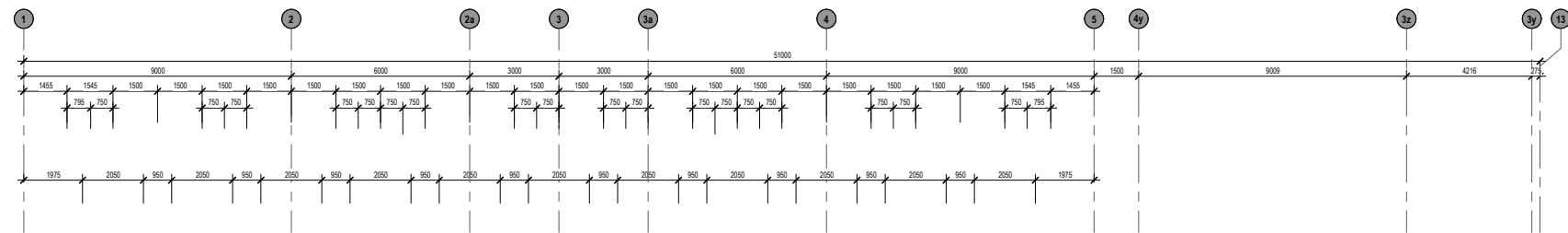
**MECHANICAL** Micromech  
**ELECTRICAL** Electrical  
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 T: 613.722.8111, gwa.com  
**STRUCTURE** Structure  
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 www.cuncliffe.ca  
**URBANISME ET CIVIL** Urban planner and Civil  
**ARCHITECTES DE PAYSAGE** Landscape Architect  
**NOVATECH**  
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 T: 613.234.5643, novatech-eng.com  
**ARCHITECTES** Architect  
**DESIGN INTERIOR** Interior Design  
**NEUF architect(e)s Inc.**  
 630, boul. René-Lévesque O., 12e étage, Montréal, QC H3B 1S6  
 T: 514.847.1117, neufarchitectes.com  
**RCAM / Firm**



**OUVRAGE** Project  
**535 LEGGET DRIVE**  
 ENPLACEMENT Location  
 535 LEGGET DRIVE,  
 KANATA, ONTARIO  
 NO PROJET No.  
 13338  
 NO RÉVISION DATE (aa-mm-jj)  
 O ISSUED FOR SITE PLAN APPROVAL 2024.11.29

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

REVISION Revision  
 0  
 NO DESSIN Draw Number  
 A400P



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
06	BEL 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	PROJECTED BUILDING OUTLINE - SECOND FLOOR
12	CONTACT PANEL (SEE ELECTRICAL ENG.)
13	FIRE PANEL (SEE ELECTRICAL ENG.)
14	PROPOSED EXIT STAIR FROM BROOKSTREET HOTEL (TO BE ADDRESSED UNDER A SEPARATE PERMIT APPLICATION)
15	RELOCATED ROPE GUIDE
16	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
17	FOOT SCRAPER GRILLE (750X31)
18	ACCESSIBLE ENTRANCE/EXIT ACCESS (AS REQUIRED FOR RFP/AC)
19	SEATING AREA
20	PROPOSED EXTERIOR BIKE PARKING
21	EXIT TOWARDS BROOKSTREET HOTEL
22	STRUCTURAL REINFORCEMENT (2'X12" TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR RFP/AC
23	STRUCTURAL REINFORCEMENT (2'X12" TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR RFP/AC
24	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR RFP/AC
25	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETS AS REQUIRED FOR RFP/AC
26	DEPRESSED SIDEWALK/ BARRIER FREE TACTILE PAVERS (SEE LANDSCAPE ARCHITECT)
27	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
28	EXISTING ELECTRIC VEHICLE CHARGING STATION
29	PROPOSED BOLLARDS (SEE CIVIL ENG.)

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www.cuncliffe.ca

URBANISTE ET CIVIL: Urban planner and Civil  
ARCHITECTE DE PAYSAGE: Landscape Architect  
**NOVATECH**  
240 Michan Cornwall Drive, Suite 200, Ottawa, ON, K2M 1P6  
1.613.294.8643 - novatech-eng.com

ARCHITECTES: Architect  
DESIGN/INTERIOR: Interior Design  
**NEUF architect(e)s inc.**  
630, boul. René-Lévesque O. 12e étage, Montréal QC H3B 1S6  
7.344.847.1117 - NEUFarchitectes.com  
RCMAJ / JAAW



CLIENT: Client  
**KRP Properties**

OUVRAGE: Project  
**535 LEGGET DRIVE**

EMPLACEMENT: Location  
535 LEGGET DRIVE, KANATA, ONTARIO

NO. REVISION: DATE (aa-mm-jj)  
O ISSUED FOR SITE PLAN APPROVAL 2024.11.29

DESIGNÉ PAR: Drawn by  
AT MS

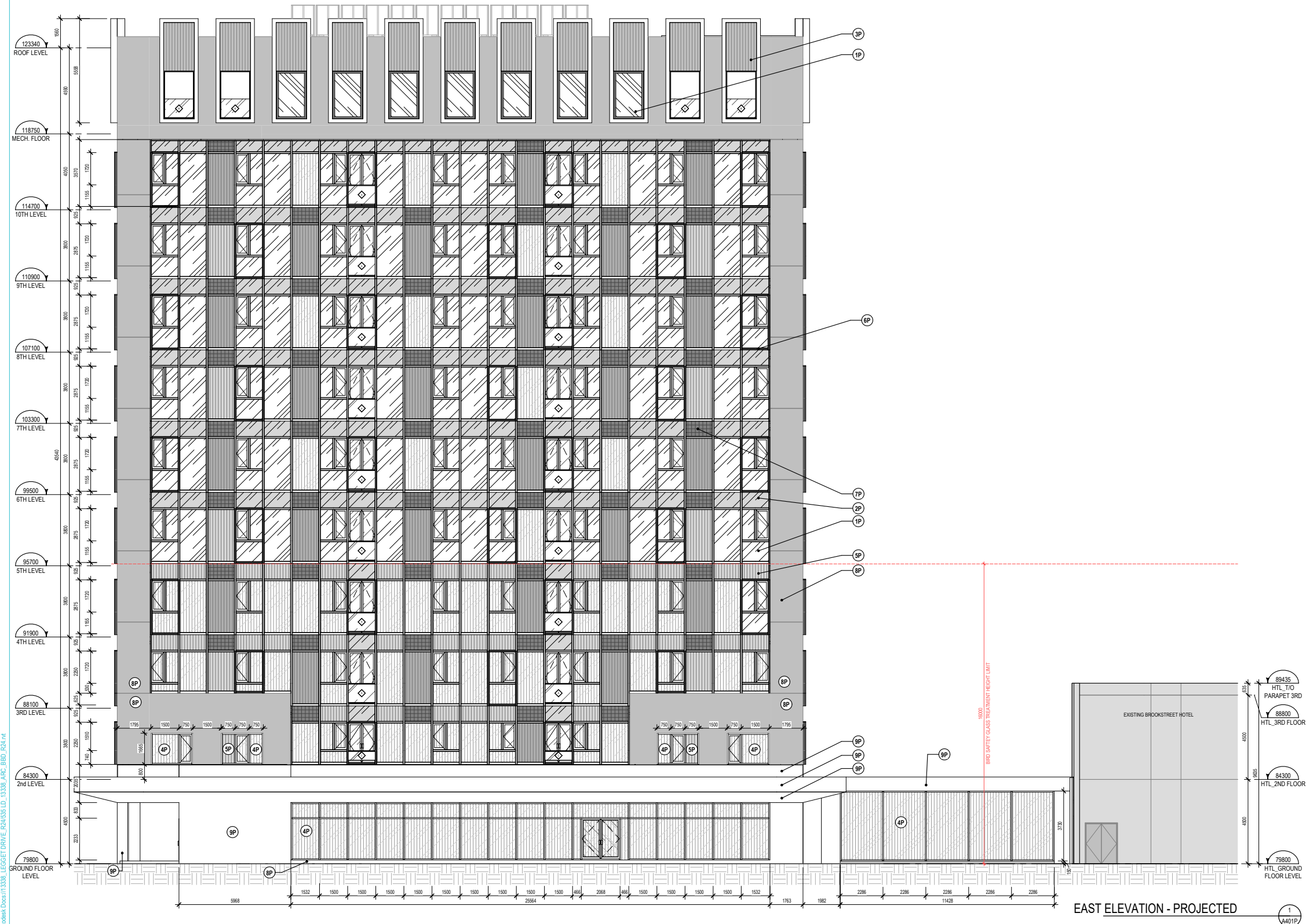
VÉRIFIÉ PAR: Checked by  
KP

DATE: (aa.mm.jj)  
24.06.11

TITRE DU DESSIN: Drawing Title  
Echelle: Scale  
As indicated

**EAST ELEVATION - PROJECTED**

REVISION: Revision  
NO. DESSIN: Draw Number  
**0 A401P**



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

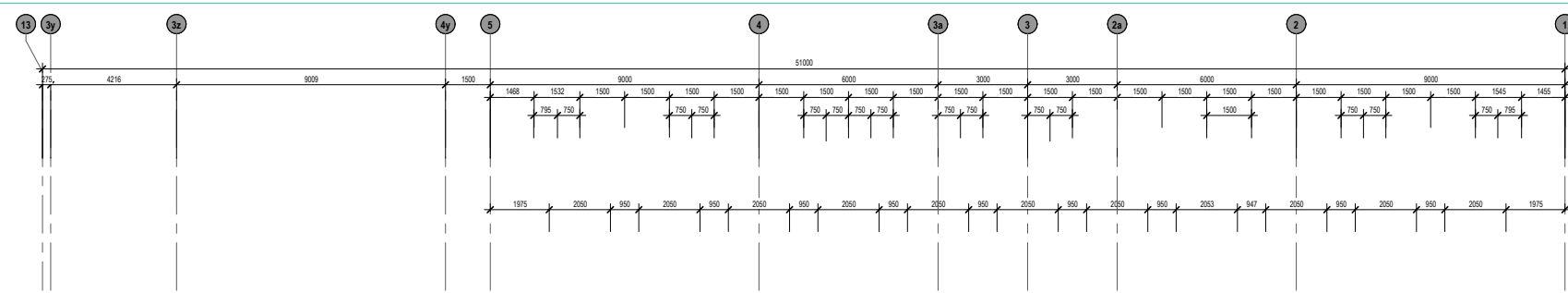
For guardrail details and sections refer to: A330

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

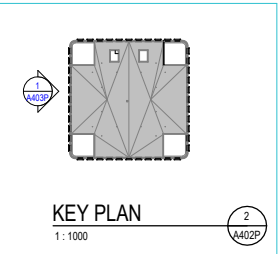
ELEVATION LEGEND

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





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 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	PROJECTED BUILDING OUTLINE - SECOND FLOOR
11	CONTACT PANEL (SEE ELECTRICAL ENG.)
12	FIRE PANEL (SEE ELECTRICAL ENG.)
13	PROPOSED EXIT STAIR FROM BROOKSTREET HOTEL (TO BE ADDRESSED UNDER A SEPARATE PERMIT APPLICATION)
14	RELOCATED ROPE GUIDE
15	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
16	FOOT SCRAPER GRILLE (7'x12')
17	ACCESSIBLE ENTRANCE/EXIT ACCESS (AS REQUIRED FOR R/FAC)
18	SEATING AREA
19	PROPOSED EXTERIOR BIKE PARKING
20	EXIT TOWARDS BROOKSTREET HOTEL
21	STRUCTURAL REINFORCEMENT (2'x12' TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR R/FAC
22	STRUCTURAL REINFORCEMENT (2'x12' TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR R/FAC
23	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR R/FAC
24	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETS AS REQUIRED FOR R/FAC
25	DEPRESSED SIDEWALK/ BARRIER FREE TACTILE PAVERS (SEE LANDSCAPE ARCHITECT)
26	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
27	EXISTING ELECTRIC VEHICLE CHARGING STATION
28	PROPOSED BOLLARDS (SEE CIVIL ENG.)

**EXTERIOR MATERIAL LEGEND (PROJECTED)**

1P	CLEAR GLASS
2P	GLASS SPANDREL
3P	TEXTURED METALLIC SPANDREL
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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

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

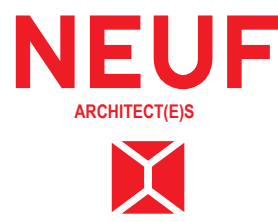
**ELEVATION LEGEND**

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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**CUNLIFFE & ASSOCIATES**  
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**ARCHITECTES** Architect  
**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  
**RCMAI / J&H**



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

**NO** REVISION **DATE** (aa-mm-jj)  
 O ISSUED FOR SITE PLAN APPROVAL 2024.11.29

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 0  
 NO DESSIN Draw Number A402P



KEY PLAN  
1 : 1000

2  
A403P

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	BID 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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22	ACCESSIBLE ENTRANCE/EXIT ACCESS (AS REQUIRED FOR RHFAC)
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31	PROPOSED EXTERIOR BIKE PARKING
32	EXIT TOWARDS BROOKSTREET HOTEL
33	STRUCTURAL REINFORCEMENT (2'x12' TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR RHFAC
34	STRUCTURAL REINFORCEMENT (2'x12' TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR RHFAC
35	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR RHFAC
36	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETS AS REQUIRED FOR RHFAC
37	DEPRESSED SIDEWALK/ BARRIER FREE TACTILE PAVERS (SEE LANDSCAPE ARCHITECT)
38	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
39	EXISTING ELECTRIC VEHICLE CHARGING STATION
40	PROPOSED BOLLARDS (SEE CIVIL ENG.)

EXTERIOR MATERIAL LEGEND (PROJECTED)

1P	CLEAR GLASS
2P	GLASS SPANDREL
3P	TEXTURED METALLIC SPANDREL
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7P	VENTILATION
8P	PRECAST
9P	METAL CLADDING

GUARDRAIL DETAILS AND SECTIONS LEGEND

For guardrail details and sections refer to: A330

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3P	GLASS JULIETTE GUARDRAIL ON LEVEL 2 AND 3 ONLY

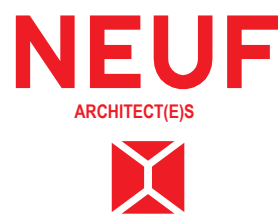
ELEVATION LEGEND

1P	CONSTRUCTION NOTES
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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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ARCHITECTES: Architect  
DESIGN INTERIOR: Interior Design  
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1.514.847.1117 - NEUFarchitectes.com  
RCSAU / SRAU



CLIENT: Client  
**535 LEGGET DRIVE**  
ENPLACEMENT Location: 535 LEGGET DRIVE, KANATA, ONTARIO  
NO PROJECT No: 13338  
NO REVISION: 0  
DATE (aa-mm-jj): 2024.11.29  
ISSUED FOR SITE PLAN APPROVAL

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  
ECHELLE: Scale: As indicated  
REVISION: Revision: 0  
NO DESSIN: Draw Number: A403P

## **NEUF architect(e)s**

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Toronto ON Canada M5E 1M6

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