

NEUF

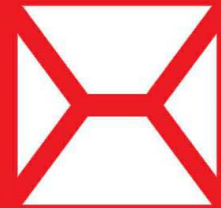
ARCHITECT(E)S



BROOKSTREET DRAWING LIST			
PAGE	DRAWING TITLE	REV.	Current Revision Date
A000	PAGE FRONTISPICE	B	2021 10 04
A101	GENERAL SITE PLAN	C	2021 10 04
A102a	IMPLANTATION PLAN PART A	A	2021 10 04
A102b	IMPLANTATION PLAN PART B	C	2021 10 04
A103	SITE PLAN - P1 AND G1	B	2021 10 04
A104	SITE PLAN - GF AND G2	C	2021 10 04
A200a	P2 PARKING LEVEL	C	2021 10 04
A400	LEGGET DRIVE ELEVATION	B	2021 10 04
A401	POND ELEVATION	B	2021 10 04
A402	TERRY FOX ELEVATION	B	2021 10 04
A403	SOUTH-EAST ELEVATION	B	2021 10 04

BROOKSTREET
APARTMENTS

525 Legget Drive Kanata Ontario K2K 2W2
CLIENT : KRP PROPERTIES

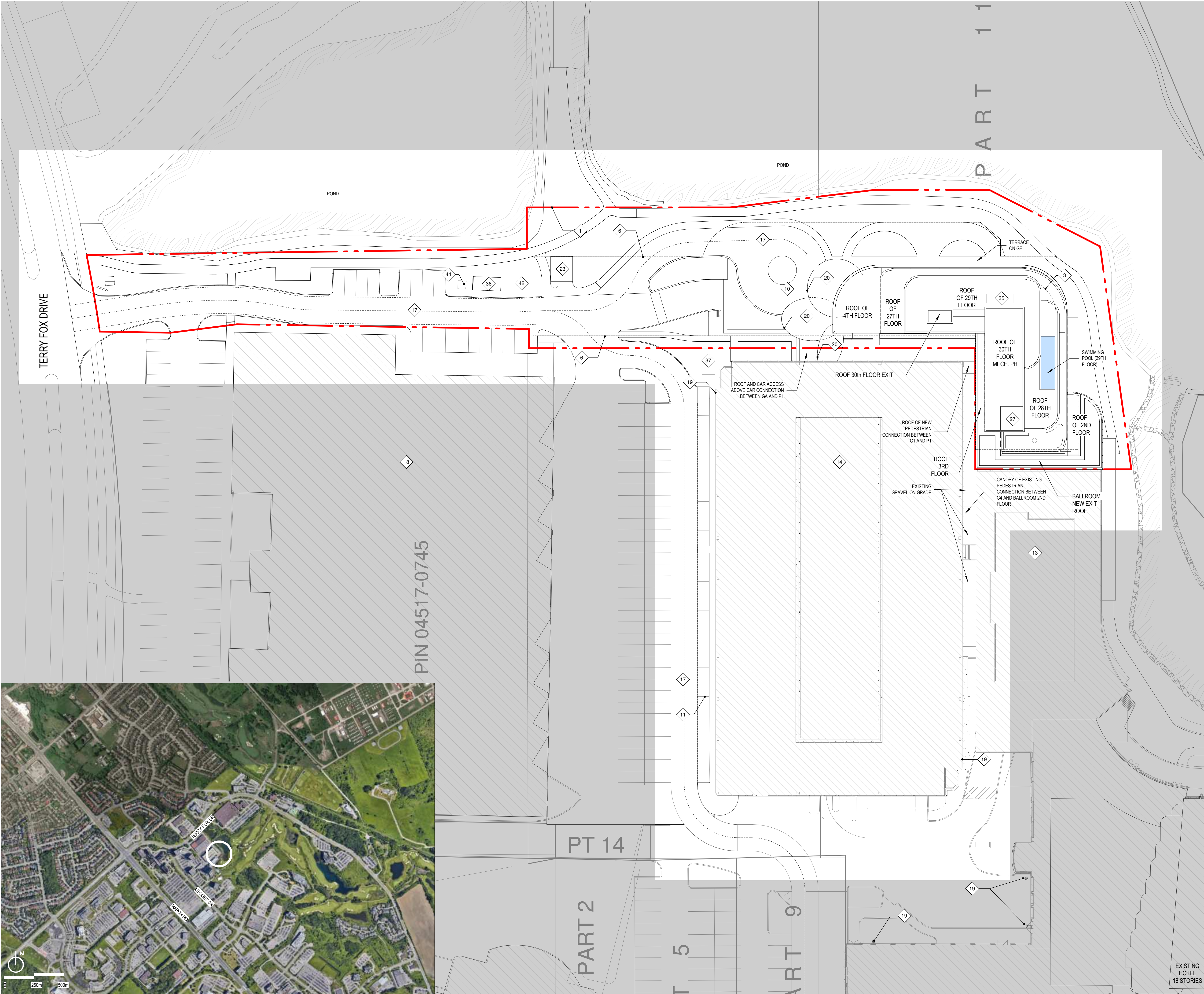


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ARCHITECT(E)S

- EMISSION SPA Site Plan Application
- COORDINATION Coordination
- PERMIS Permit
- SOUSSION Tender
- RÉVISION GÉNÉRALE General revision
- CONSTRUCTION Construction
- FIN DES TRAVAUX Record Drawings

2021 10 04

BIM 360//12347_BROOKSTREET/BRKST_12347_ARC_INT_R20.rvt



LOCATION MAP

GENERAL SITE PLAN

1:400

01
A101

GENERAL NOTES	
# NOTE	DESCRIPTION
1	PROPERTY LINE
2	LEVELS 2 TO 4 FOOTPRINT
3	TOWER FOOTPRINT
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- NOTES GÉNÉRALES General Notes
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T 613 727 5111 gwal.com

STRUCTURAL: Structure
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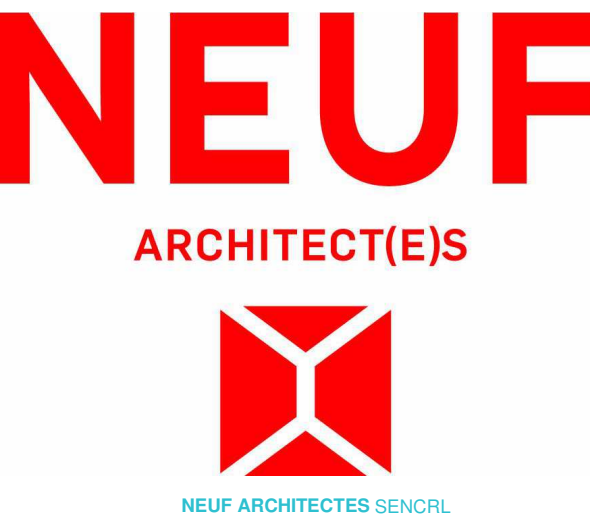
URBANISTE ET CIVIL: Urban planner and Civil
ARCHITECTE DE PAYSAGE: Landscape Architect

NOVATECH
240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6
T 613 254 9643 novatech-eng.com

ARCHITECTE: Architect
DESIGN INTERIEUR: Interior Design

NEUF architecte(s) SENCRL
630, boul. René-Lévesque O., 32e étage, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal



CLIENT: Client
brookstreet APARTMENTS
OUVRAGE: Project
BROOKSTREET APARTMENTS
EMPLACEMENT: Location
525 Legget Drive Kanata
Ontario K2K 2W2
NO PROJET No.
12347

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR INTERNAL REVIEW - ARCHITECT	2021 02 02
B	FOR INTERNAL REVIEW - ARCHITECT	2021 07 14
C	SITE PLAN APPROVAL	2021 10 04

Preliminary
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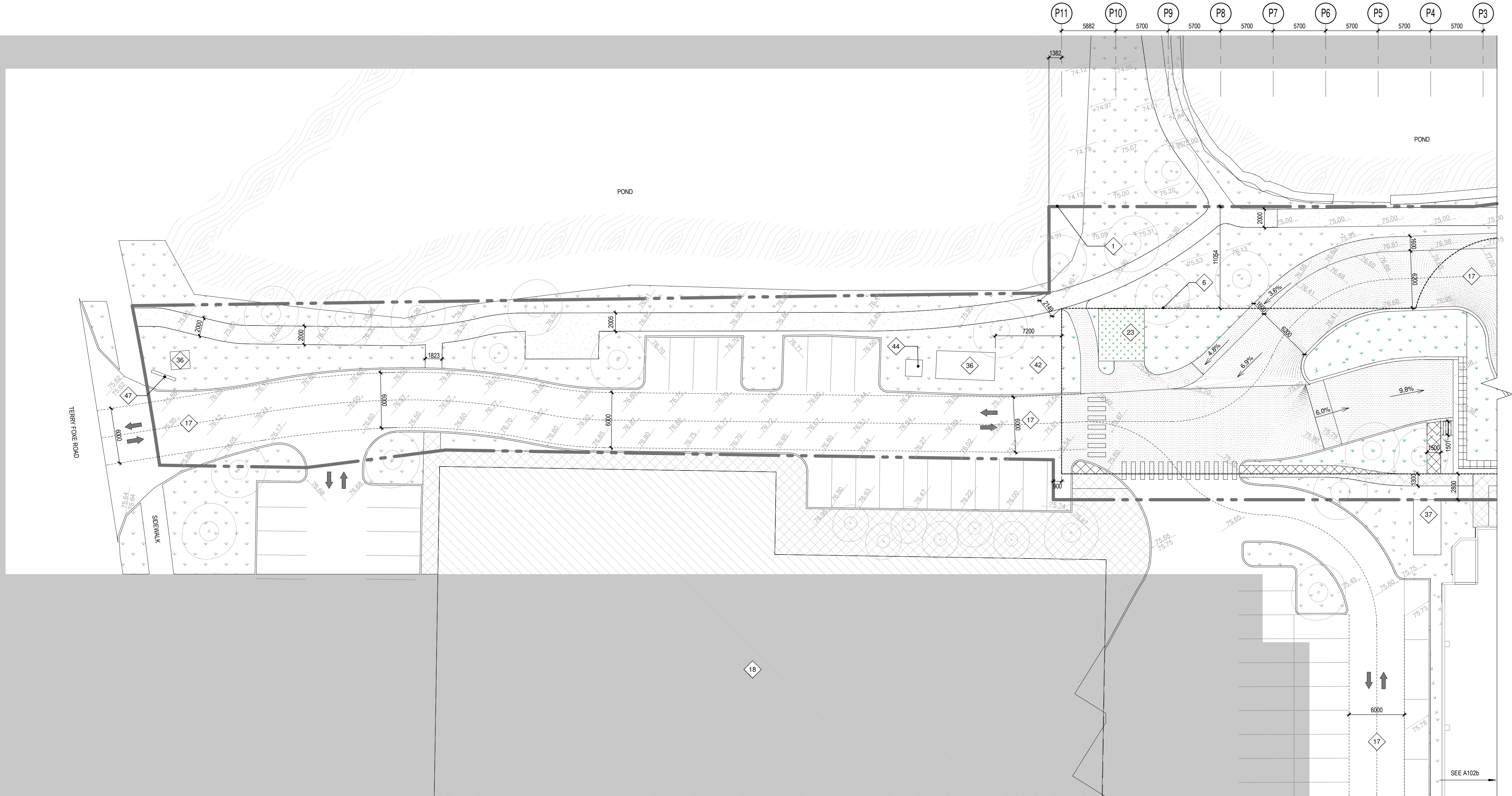
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211004
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VÉRIFIÉ PAR Checked
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ÉCHELLE Scale
Comme
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GENERAL SITE PLAN

RÉVISION Revision
NO. DESSIN Dwg Number

C **A101**

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IMPLANTATION PLAN PART A

1 : 250

1
A102a

GENERAL NOTES	
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SURFACE LEGEND	
	PEDESTRIAN PATH ON GRADE
	LANDSCAPE ON GRADE
	LANDSCAPING ON SLAB
	ASPHALT
	ASPHALT OVER PARKING LEVEL
	PAVERS OVER PARKING LEVEL
	PAVERS ON GRADE
	GRAVEL ON GRADE
	ROOF
	TERRACE
	EXISTING BUILDING
	OUT OF INTERVENTION AREA
	POND
	EXIT ARROW (EGRESS)

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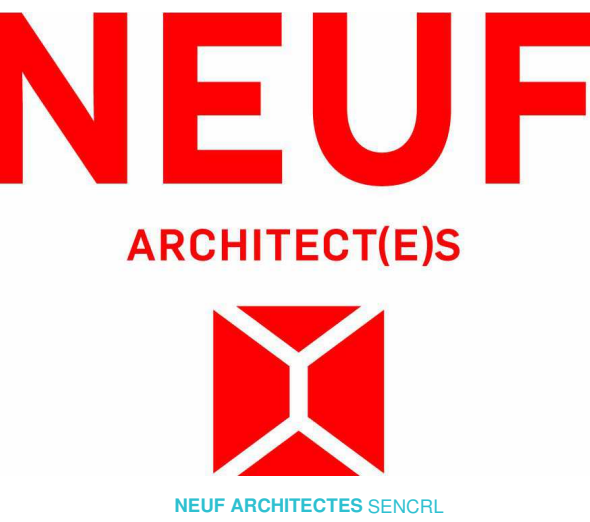
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DESIGN INTERIEUR Interior Design

NEUF architect(e)s SENCRL

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SCEAU / Seal



CLIENT Client



OUVRAGE Project

BROOKSTREET APARTMENTS

EMPLACEMENT Location
525 Legget Drive Kanata
Ontario K2K 2W2

NO PROJET No.
12347

NO RÉVISION DATE (aa-mm-jj)
A SITE PLAN APPROVAL 2021 10 04

Preliminary
DO NOT USE FOR
CONSTRUCTION

DESSINÉ PAR Drawn by

MM DM

DATE (aa.mm.jj)

210924

TITRE DU DESSIN Drawing Title

**IMPLANTATION PLAN
PART A**

RÉVISION Revision

A

VÉRIFIÉ PAR Checked

KP BSJ

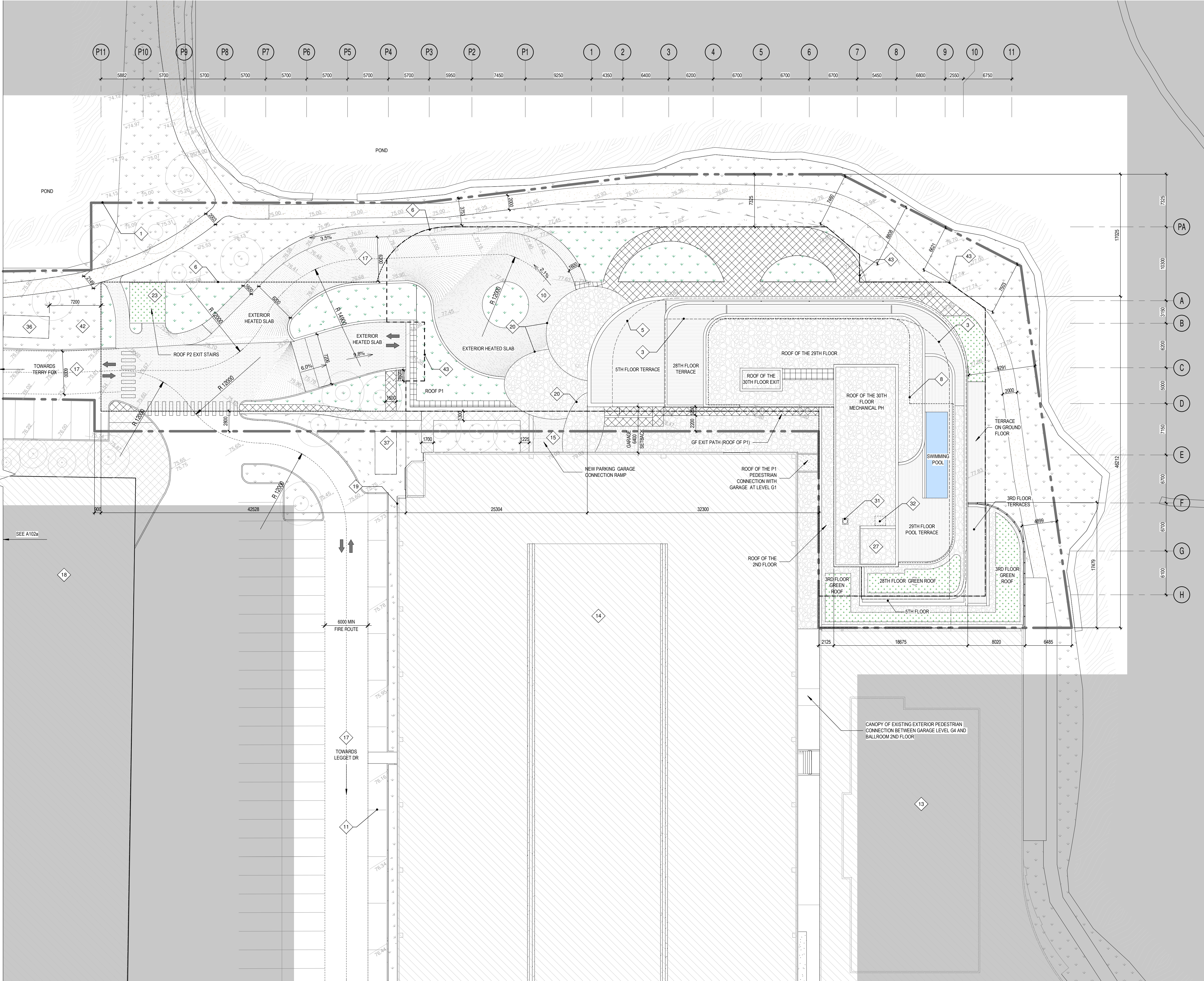
ÉCHELLE Scale

Comme

indiqué

NO. DESSIN Dwg Number

A102a



IMPLANTATION PLAN PART B

1 : 250

01
A102b

GENERAL NOTES	
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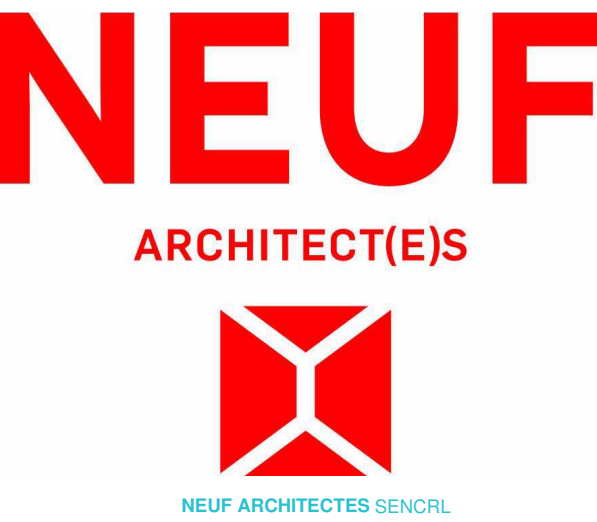
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DESIGN INTERIEUR Interior Design

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SCEAU / Seal



CLIENT Client

brookstreet
APARTMENTS

OUVRAGE Project

BROOKSTREET APARTMENTS

EMPLACEMENT Location

525 Legget Drive Kanata
Ontario K2K 2W2

NO PROJET No. 12347

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR INTERNAL REVIEW - ARCHITECT	2021 02 02
B	FOR INTERNAL REVIEW - ARCHITECT	2021 07 14
C	SITE PLAN APPROVAL	2021 10 04

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DATE (aa.mm.jj)
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ÉCHELLE Scale
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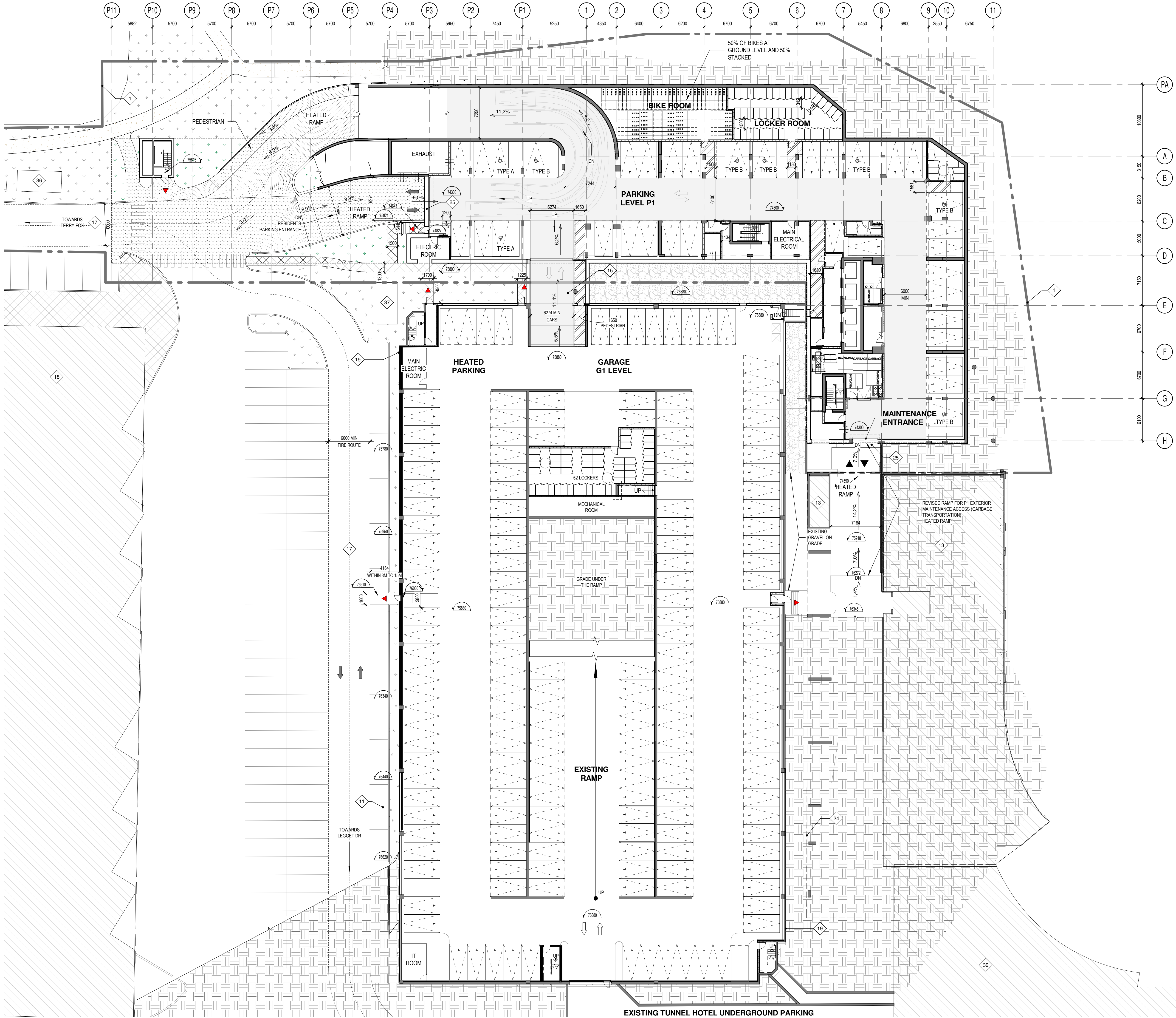
IMPLANTATION PLAN PART B

RÉVISION Revision

NO. DESSIN Dwg Number

C **A102b**

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PARKING SPACES IN EXISTING GARAGE	
STANDARD: 2600x5200 GARAGE EXISTING RESIDENTIAL	2
GARAGE G2 LEVEL (RESIDENTIAL)	
STANDARD: 2600x5200 GARAGE EXISTING	195
GARAGE G1 LEVEL (HEATED)	
STANDARD: 2600x5200 GARAGE EXISTING RESTAU	36
GARAGE G2 LEVEL (RESTAURANT)	
STANDARD: 2600x5200 GARAGE EXISTING VISITORS	52
GARAGE G2 LEVEL (VISITORS)	
TOTAL: 285	
UNDERGROUND PARKING SPACE	
P2 PARKING LEVEL	
BARRIER FREE: TYPE A 2400mmx5200mm	1
BARRIER FREE: TYPE B 3500mmx5200mm	2
STANDARD: 2600x5200	69
STANDARD SMALL: 2400x4600	2
STANDARD SMALL: 2600x4600 WIDE	1
P1 PARKING LEVEL	
BARRIER FREE: TYPE A 2400mmx5200mm	2
BARRIER FREE: TYPE B 3500mmx5200mm	6
STANDARD: 2600x5200	26
STANDARD SMALL: 2400x4600	1
TOTAL: 110	

SURFACE LEGEND	
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	LANDSCAPE ON GRADE
	LANDSCAPING ON SLAB
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	ASPHALT OVER PARKING LEVEL
	PAVERS OVER PARKING LEVEL
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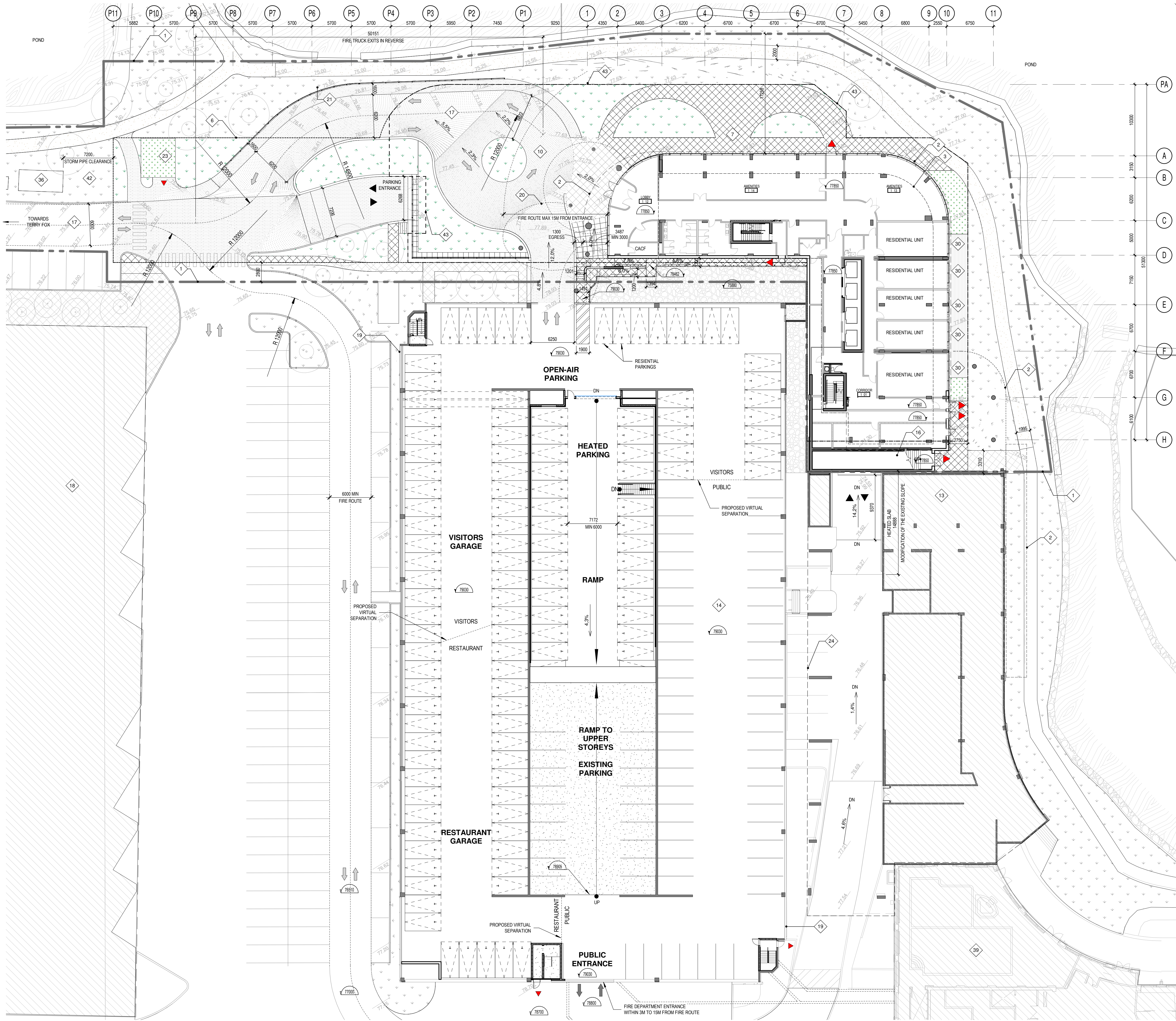
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VÉRIFIÉ PAR Checked
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RÉVISION Revision
B
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A103

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ZONING BY LAW		
ZONING PROVISION (APARTMENT DWELLING, HIGH RISE)	PROPOSED RSF (XXXX) H(10)	PROVIDED
MINIMUM LOT WIDTH	15 (m) / 161 (ft)	18 (m) / 193 (ft)
MINIMUM LANDSCAPE AREA	30%	49%
MINIMUM FRONT YARD SETBACK	3 (m) / 9.8 (ft)	169 (m) / 554 (ft)
MINIMUM CORNER YARD SETBACK	3 (m) / 9.8 (ft)	N/A
MINIMUM REAR YARD SETBACK	0 (m) / (ft)	5 (m) / 16 (ft)
MINIMUM INTERIOR SIDE YARD SETBACK	0 (m) / (ft)	0 (m) / (ft)
SECTION 110 LANDSCAPING PROVISIONS FOR PARKING LOTS	1.5 m LANDSCAPED BUFFER NOT ABUTTING A STREET	4.4 (m) / 14.4 (ft)
MAXIMUM BUILDING HEIGHT	115 (m) / 377 (ft)	111.1 (m) / 364.5 (ft)
MINIMUM LOT AREA	540 (m²) / 5 812 (ft²)	7073 (m²) / 76 154 (ft²)
MINIMUM RESIDENTIAL PARKING	307 MIN PARKING STALLS	307 PARKING STALLS
MINIMUM VISITOR PARKING	52 MIN PARKING STALLS	
MINIMUM RESTAURANT PARKING	36 MIN PARKING STALLS	
TOTAL PARKING	307 MIN PARKING STALLS	
MINIMUM BICYCLE PARKING	130 MIN BICYCLE PARKING	130 BICYCLE PARKING
TOTAL PRIVATE AMENITY SPACE	1 536 (m²) / 16 533 (ft²)	3 015 (m²) / 32 453 (ft²)
TOTAL COMMUNAL AMENITY AREA	768 (m²) / 8 266 (ft²)	768 (m²) / 8 266 (ft²)

CIVIL - PLAN DATED 2021-10-04
LANDSCAPING - PLAN DATED 2021-10-04
ALL BICYCLE PARKING WILL BE ON P1

SURFACE LEGEND	
	PEDESTRIAN PATH ON GRADE
	LANDSCAPE ON GRADE
	LANDSCAPING ON SLAB
	ASPHALT
	ASPHALT OVER PARKING LEVEL
	PAVERS OVER PARKING LEVEL
	PAVERS ON GRADE
	GRAVEL ON GRADE
	ROOF
	TERRACE
	EXISTING BUILDING
	OUT OF INTERVENTION AREA
	POND
	EXIT ARROW (EGRESS)

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MECHANICAL Mécanique

ELECTRICAL Électrique

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URBANISTE ET CIVIL Urban planner and Civil

ARCHITECTE DE PAYSAGE Landscape Architect

NOVATECH

240 Michael Compad Drive, Suite 200, Ottawa, ON, K2M 1P6
T 613 254 9643 novatech-eng.com

ARCHITECTE Architect

DESIGN INTERIEUR Interior Design

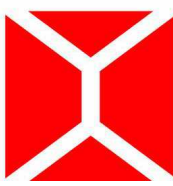
NEUF architect(e)s SENCRL

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T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal

NEUF

ARCHITECT(E)S



NEUF ARCHITECTES SENCRL

CLIENT Client



brookstreet APARTMENTS

OUVRAGE Project

BROOKSTREET APARTMENTS

EMPLACEMENT Location
525 Legget Drive Kanata
Ontario K2K 2W2

NO PROJET No.
12347

NO RÉVISION

DATE (aa-mm-jj)
A FOR INTERNAL REVIEW - ARCHITECT 2021 02 02
B FOR INTERNAL REVIEW - ARCHITECT 2021 07 14
C SITE PLAN APPROVAL 2021 10 04

DESSINÉ PAR Drawn by

MM AT

DATE (aa.mm.jj)

210924

TITRE DU DESSIN Drawing Title

SITE PLAN - GF AND G2

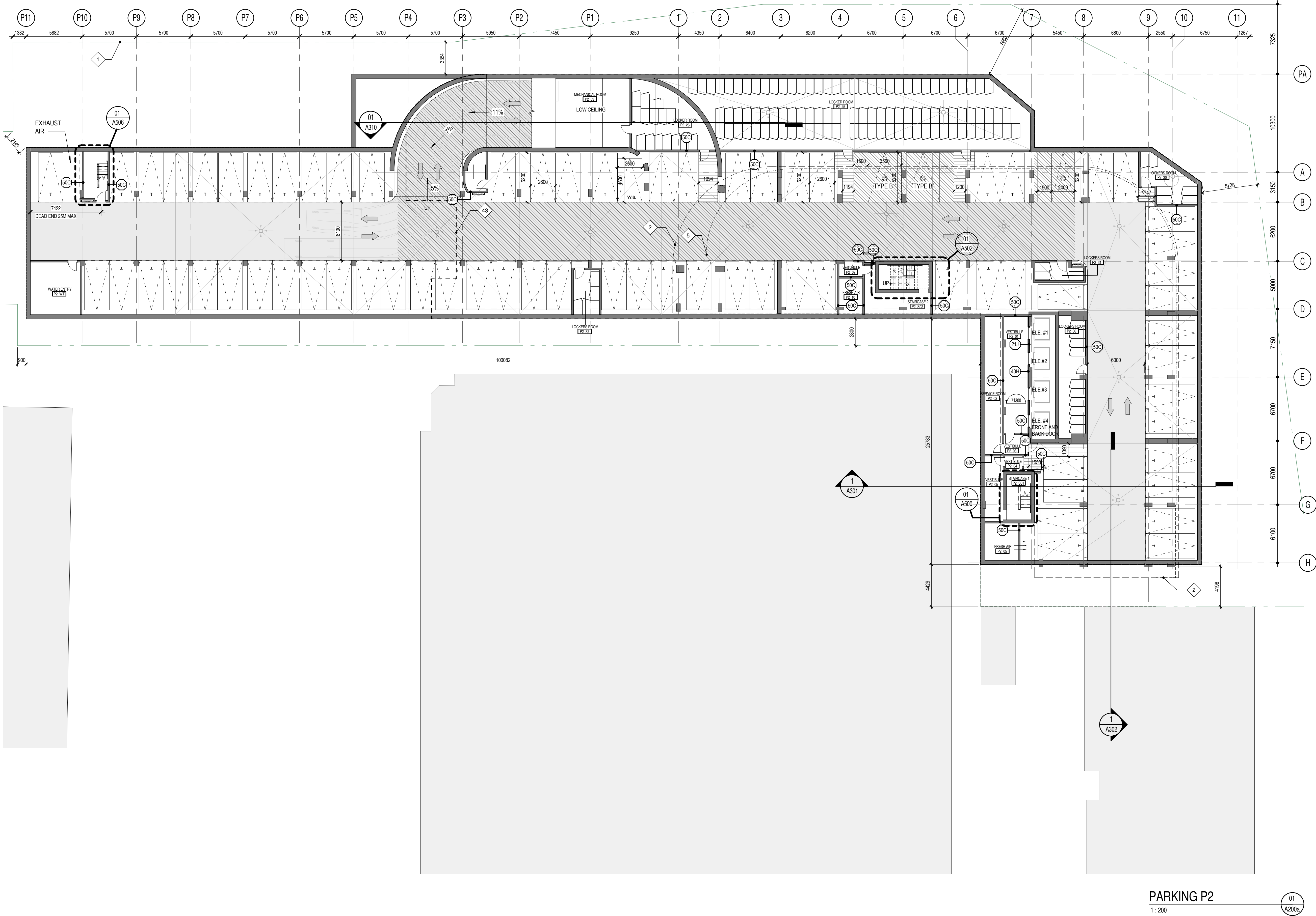
RÉVISION Revision

C

NO. DESSIN Dwg Number

A104

BIM 360//12347_BROOKSTREET/BRKST_12347_ARC_INT_R20.rvt



PARKING P2
1: 200

GENERAL NOTES	
# NOTE	DESCRIPTION
1	PROPERTY LINE
2	LEVELS 2 TO 4 FOOTPRINT
3	TOWER FOOTPRINT
5	GROUND FLOOR FOOTPRINT
6	PARKING P2 FOOTPRINT
7	PUBLIC TERRACE
8	28TH FLOOR FOOTPRINT
9	30TH FLOOR (ROOF PROFILE)
10	GROUND FLOOR DROP OFF ON P1 ROOF, HEATED SLAB
11	EXISTING PARALLEL PARKING ROW
13	EXISTING BALLROOM
14	MULTI LEVEL EXISTING PARKING GARAGE
15	EXISTING PARKING GARAGE NEW ENTRANCE
16	NEW BALLROOM STAIRS EXIT
17	FIRE ROUTE (ONE WAY AT DROP OFF)
18	MONMOUTH EXISTING BUILDING
19	EXISTING WALL HYDRANT
20	CANOPY PROFILE
21	MAJOR OVERLAND FLOW ROUTE UNDER BOARDWALK
22	ELECTRICAL CLOSET, SEE ELECTRICAL ENG.
23	AEDICULE, STAIRS #3 AN EXHAUST AIR FROM P2
24	BALLROOM EXTENSION FOOTPRINT
25	TRENCH DRAIN
27	COOLING TOWER ON ROOF OF THE 28TH FLOOR, SEE MECHANICAL ENG.
28	SCREEN WALL
29	BIRD-FRIENDLY LOW REFLECTANCE GLASS
30	PRIVATE TERRACE
31	GARBAGE CHUTE
32	ROOF ACCESS
35	GENERATOR ON THE ROOF, SEE ELECTRICAL ENG.
36	EXISTING TRANSFORMER (MONMOUTH BUILDING)
37	RESIDENCE TRANSFORMER, SEE ELECTRICAL ENG.
38	GARBAGE COMPACTOR
39	EXISTING HOTEL
40	EXTERIOR SHOWER
42	SNOW STORAGE
43	PARKING P1 FOOTPRINT
44	PROPOSED PAD FOR NEW PUMPHOUSE ELECTRICAL SUPPLY

BICYCLE RACK COUNTING.	
P1 PARKING LEVEL	
STACKED	130
TOTAL: 130	130

PARKING SPACE.	
P2 PARKING LEVEL	
BARRIER FREE: TYPE A 2400mmx5200mm	1
BARRIER FREE: TYPE B 3500mmx5200mm	2
STANDARD: 2600x5200	69
STANDARD SMALL: 2400x4600	2
STANDARD SMALL: 2600x4600 WIDE	1
75	
P1 PARKING LEVEL	
BARRIER FREE: TYPE A 2400mmx5200mm	2
BARRIER FREE: TYPE B 3500mmx5200mm	6
STANDARD: 2600x5200	26
STANDARD SMALL: 2400x4600	1
35	
TOTAL: 110	

LOCKERS	
P2 PARKING LEVEL	
LOCKERS	138
P1 PARKING LEVEL	
LOCKERS	54
G1 PARKING	
LOCKERS	52
TOTAL: 244	244

PLAN SYMBOL LEGEND	
XX	RAILING OR GUARDRAIL TYPE • SEE PAGE A804 FOR DETAILS
#	GENERAL NOTES • SEE LEGEND FOR DESCRIPTION
WF	WINDOW OR CURTAIN WALL TYPE • SEE PAGE A802 & A803 FOR DETAILS
XX	WALL TYPE • SEE PAGE A800 & A801 FOR DETAILS
RT-XX	ROOF TYPE • SEE PAGE A800 & A801 FOR DETAILS
XX	DOOR NUMBER • SEE PAGE A800 & A801 FOR DETAILS
XX	ROOM • SEE PLANS FOR DETAILS
XX	EXTERIOR MATERIAL TYPE • SEE PAGE A400 - A403 FOR LEGEND
	HEIGHT OF 2300 mm MIN FOR UNIVERSAL ACCESS

ROOF ASSEMBLIES
REFER TO ASSEMBLIES SCHEDULE
A800 FOR ROOF TYPES

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www.cunliffe.ca

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ARCHITECTE DE PAYSAGE Landscape Architect

NOVATECH

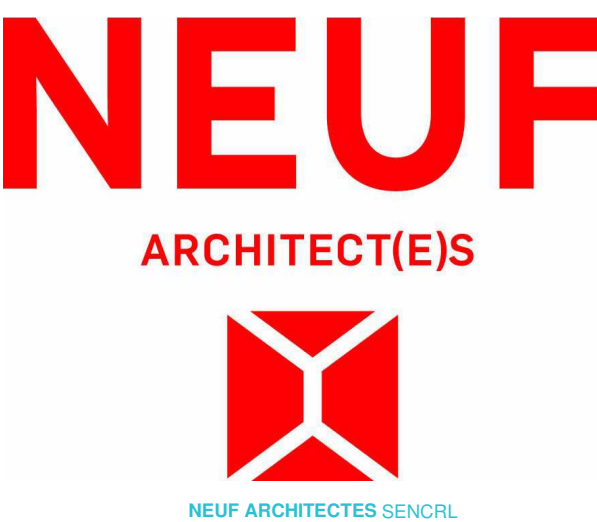
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T 613 254 9643 novatech-eng.com

ARCHITECTE Architect

DESIGN INTERIEUR Interior Design

NEUF architect(e)s SENCRL
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CLIENT Client



OUVRAGE Project

BROOKSTREET APARTMENTS

EMPLACEMENT Location NO PROJET No.
525 Legget Drive Kanata 12347
Ontario K2K 2W2

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR INTERNAL REVIEW - ARCHITECT	2021 02 02
B	FOR INTERNAL REVIEW - ARCHITECT	2021 07 14
C	SITE PLAN APPROVAL	2021 10 04

Preliminary
DO NOT USE FOR
CONSTRUCTION

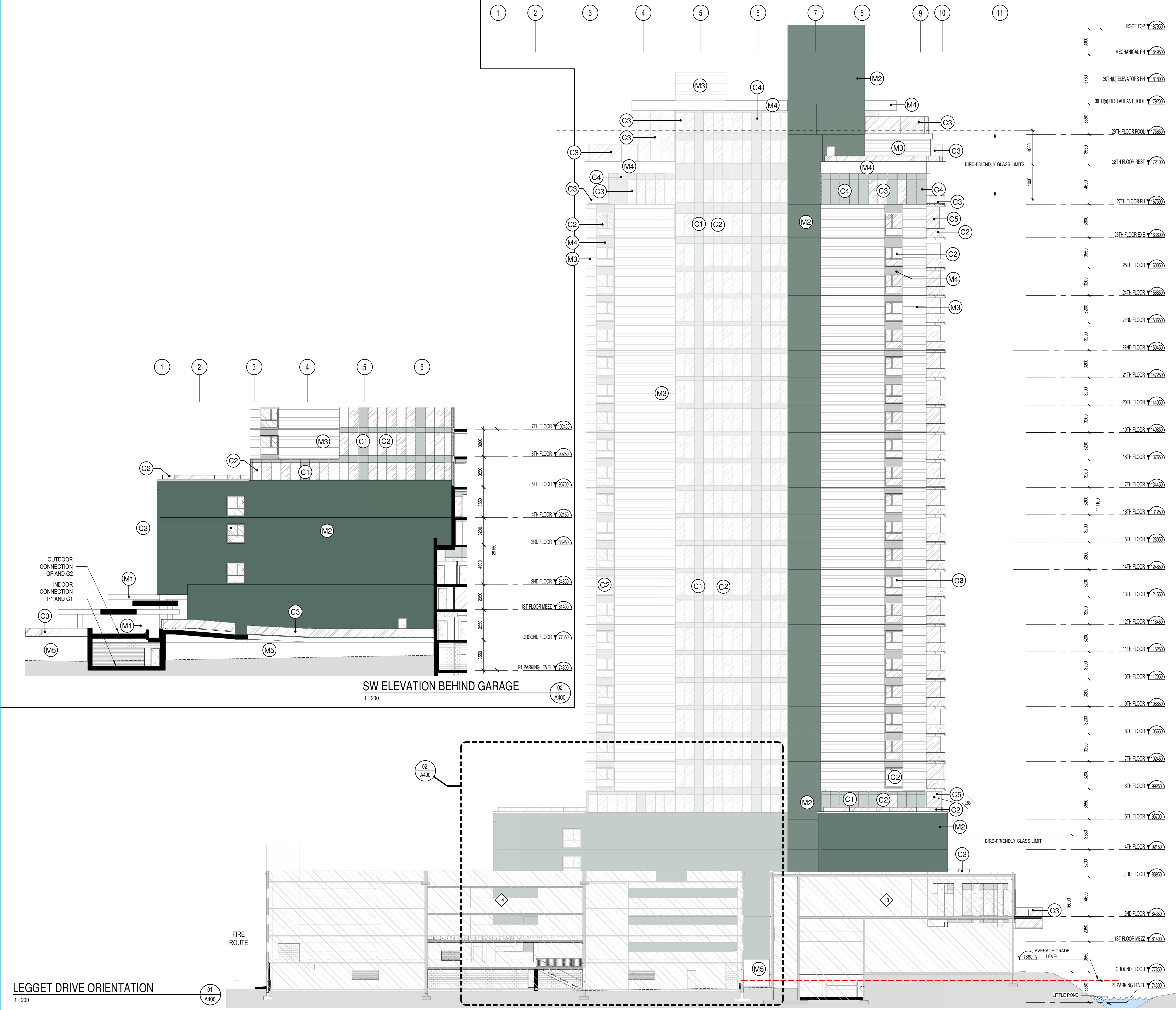
DESSINÉ PAR Drawn by
AT MM
DATE (aa.mm.jj)
210924
TITRE DU DESSIN Drawing Title

VÉRIFIÉ PAR Checked
BSJ KP
ÉCHELLE Scale
Comme
indiqué

P2 PARKING LEVEL

RÉVISION Revision NO. DESSIN Dwg Number
C **A200a**

BIM 360/12347_BROOKSTREET/BRKST_12347_ARC_INT_R20.rvt



GENERAL NOTES	
# NOTE	DESCRIPTION
1	PROPERTY LINE
2	LEVELS 2 TO 4 FOOTPRINT
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35	EXTERIOR SHOWER
36	SNOW STORAGE
37	PARKING P1 FOOTPRINT
38	PROPOSED PAD FOR NEW PUMPHOUSE ELECTRICAL SUPPLY

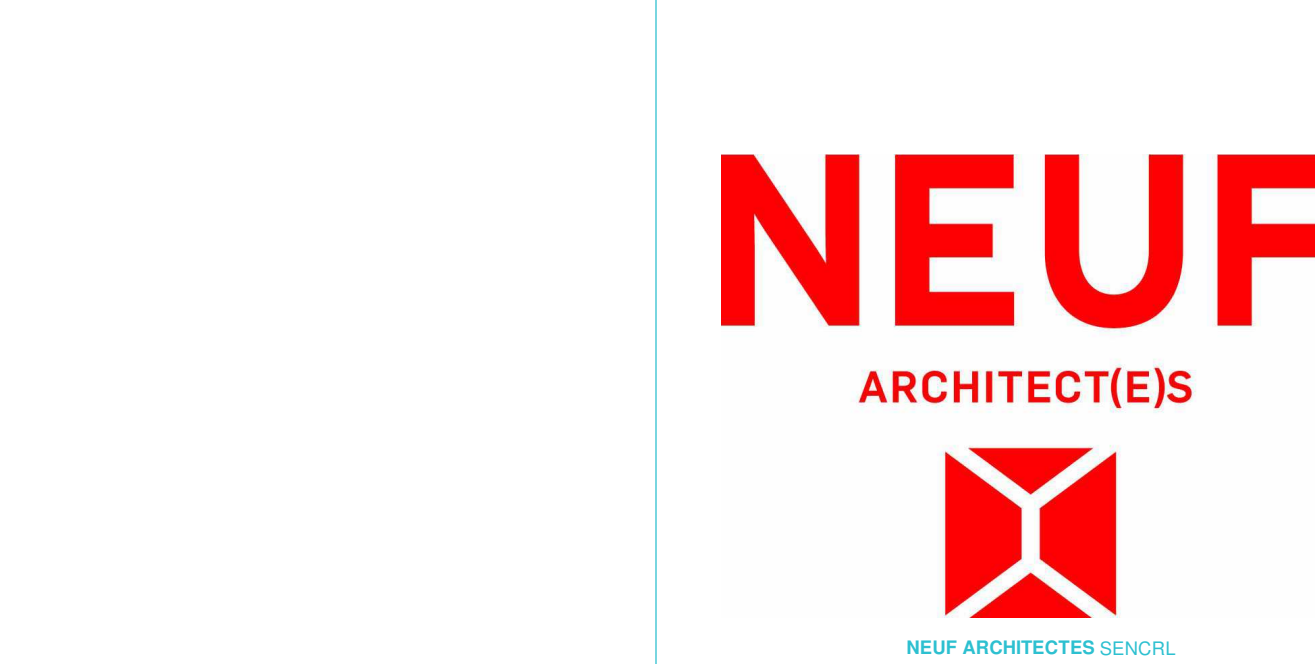
MECHANICAL: Mécanique
ELECTRICAL: Électrique
GOODKEY, WEEDMARK & ASSOCIATES LIMITED
1888 Woodwind Dr., Ottawa, ON K2C 3T6
T 613 727 5111 gwal.com

STRUCTURAL: Structure
CUNLIFFE & ASSOCIATES
200-1550 Carling Ave., Ottawa, ON K1Z 8S8
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URBANISTE ET CIVIL Urban planner and Civil
ARCHITECTE DE PAYSAGE Landscape Architect
NOVATECH
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OUVRAGE Project
BROOKSTREET APARTMENTS
EMPLACEMENT Location NO PROJET No.
525 Legget Drive Kanata 12347
Ontario K2K 2W2

NO RÉVISION DATE (aa-mm-jj)
A FOR INTERNAL REVIEW - ARCHITECT 2021 07 14
B SITE PLAN APPROVAL 2021 10 04

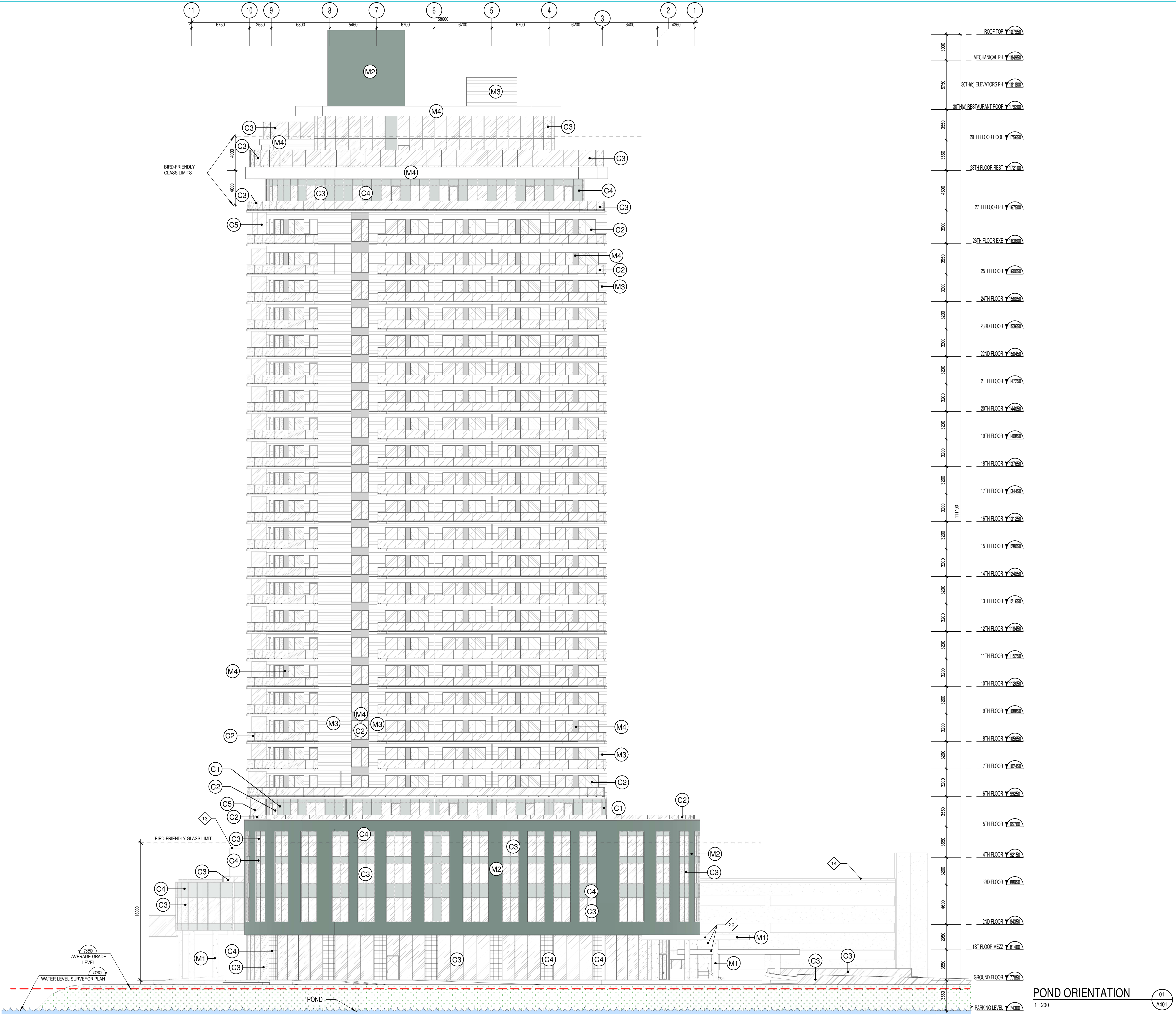
EXTERIOR FINISHES LEGEND	
NOTE:	DESCRIPTION:
M1	CONCRETE PRECAST COLUMN: POLISHED CONCRETE FINISH
M2	PRECAST - COLOUR: GREEN/GREY AS PER EXISTING BUILDING
M3	HORIZONTAL METAL CLADDING: LIGHT GREY
M4	METAL CLADDING: DARK GREY
M5	EIFS CONCRETE FOUNDATION FINISH - ADEX FINISH COAT - COLOUR: GREEN/GREY
C1	SPANDREL PANEL: LIGHT GREY
C2	CLEAR GLASS
C3	BIRD SAFE CLEAR GLASS
C4	BIRD SAFE SPANDREL PANEL
C5	TRANSLUCENT GLASS FOR PRIVACY SCREEN

DESSINÉ PAR Drawn by
AT DM
DATE (aa.mm.jj)
210924
TITRE DU DESSIN Drawing Title

VÉRIFIÉ PAR Checked
KP BJS
ÉCHELLE Scale
1:200
NO. DESSIN Dwg Number

SOUTH-WEST ELEVATION LEGGET DRIVE
RÉVISION Revision
B A400

BIM 360/12347_BROOKSTREET/BRKST_12347_ARC_INT_R20.rvt



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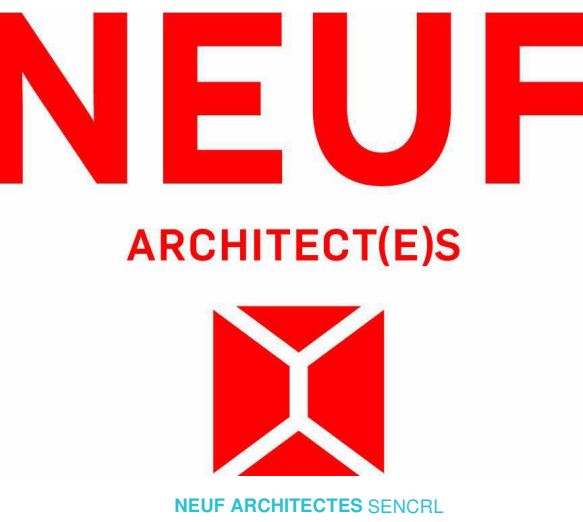
URBANISTE ET CIVIL: Urban planner and Civil
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CLIENT Client
brookstreet APARTMENTS

OUVRAGE Project
BROOKSTREET APARTMENTS

EMPLACEMENT Location NO PROJET No.
525 Legget Drive Kanata 12347
Ontario K2K 2W2

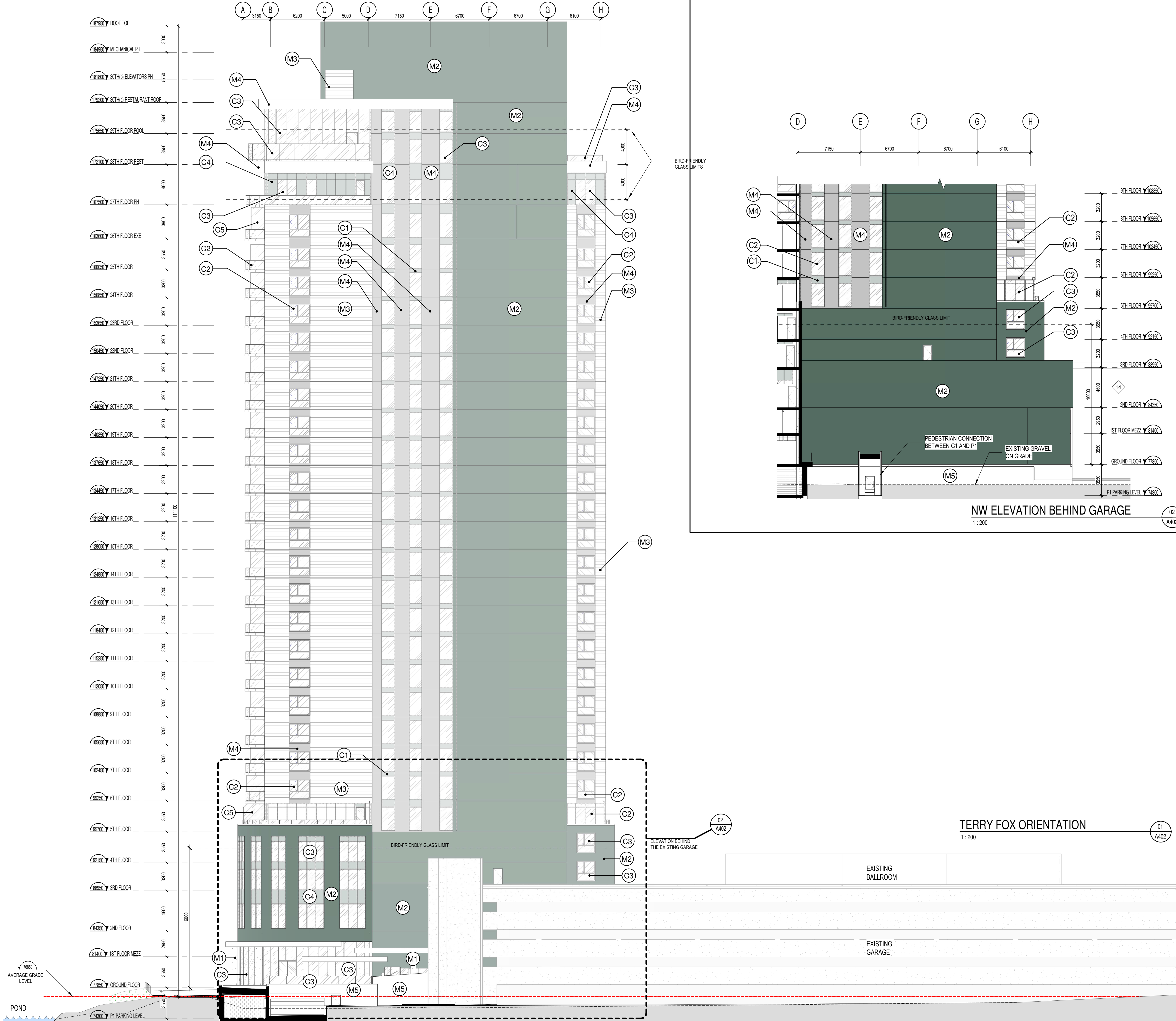
NO RÉVISION DATE (aa-mm-jj)
A FOR INTERNAL REVIEW - ARCHITECT 2021 07 14
B SITE PLAN APPROVAL 2021 10 04

DESSINÉ PAR Drawn by AT DM
DATE (aa.mm.jj) 210924
TITRE DU DESSIN Drawing Title
VÉRIFIÉ PAR Checked KP BJS
ÉCHELLE Scale 1:200

NORTH-EAST ELEVATION POND

RÉVISION Revision NO. DESSIN Dwg Number
B A401

BIM 360//12347_BROOKSTREET/BRKST_12347_ARC_INT_R20.rvt



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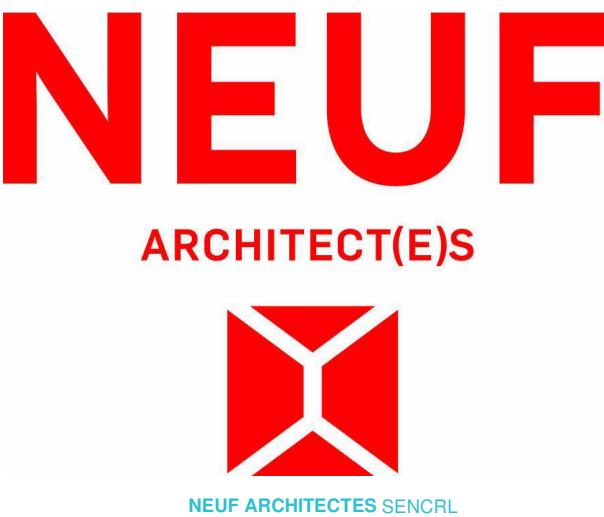
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CLIENT Client
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OUVRAGE Project
BROOKSTREET APARTMENTS
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Ontario K2K 2W2

NO RÉVISION DATE (aa-mm-jj)
A FOR INTERNAL REVIEW - ARCHITECT 2021 07 14
B SITE PLAN APPROVAL 2021 10 04

DESSINÉ PAR Drawn by AT DM
DATE (aa.mm.jj) 210924
TITRE DU DESSIN Drawing Title
VÉRIFIÉ PAR Checked KP BJS
ÉCHELLE Scale 1:200

NORTH-WEST ELEVATION TERRY FOX

RÉVISION Revision NO. DESSIN Dwg Number
B A402

EXTERIOR FINISHES LEGEND	
NOTE:	DESCRIPTION:
M1	CONCRETE PRECAST COLUMN - POLISHED CONCRETE FINISH
M2	PRECAST - COLOUR: GREENGREY AS PER EXISTING BUILDING
M3	HORIZONTAL METAL CLADDING - LIGHT GREY
M4	METAL CLADDING: DARK GREY
M5	EI/F'S CONCRETE FOUNDATION FINISH - ADEX FINISH COAT - COLOUR: GREENGREY
C1	SPANDREL PANEL: LIGHT GREY
C2	CLEAR GLASS
C3	BIRD SAFE CLEAR GLASS
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C5	TRANSLUCENT GLASS FOR PRIVACY SCREEN

Preliminary
DO NOT USE FOR
CONSTRUCTION



<u>EXTERIOR FINISHES LEGEND</u>	
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B A403