



brookstreet
APARTMENTS

DESIGN BRIEF
REVISION 1

TABLE OF CONTENTS

CONTEXT

| | |
|----|--------------------------|
| 4 | SITE LOCATION MAP |
| 5 | CONTEXT AERIAL VIEW |
| 6 | EXISTING AERIAL VIEW |
| 8 | SITE PHOTOS |
| 9 | EXISTING SITE PLAN |
| 10 | ARCHITECTURAL PRINCIPALS |
| 11 | DESIGN BRIEF |

RENDERINGS

| | |
|----|----------------------------------|
| 13 | OVERALL SITE VIEW |
| 14 | OVERALL SITE VIEW |
| 15 | PEDESTRIAN VIEW 01 |
| 16 | PEDESTRIAN VIEW 02 |
| 17 | PEDESTRIAN VIEW 03 |
| 18 | ENTRANCE FROM TERRY FOX - PART 1 |
| 19 | ENTRANCE FROM TERRY FOX - PART 2 |
| 20 | ENTRANCE FROM TERRY FOX - PART 3 |

SUN STUDY

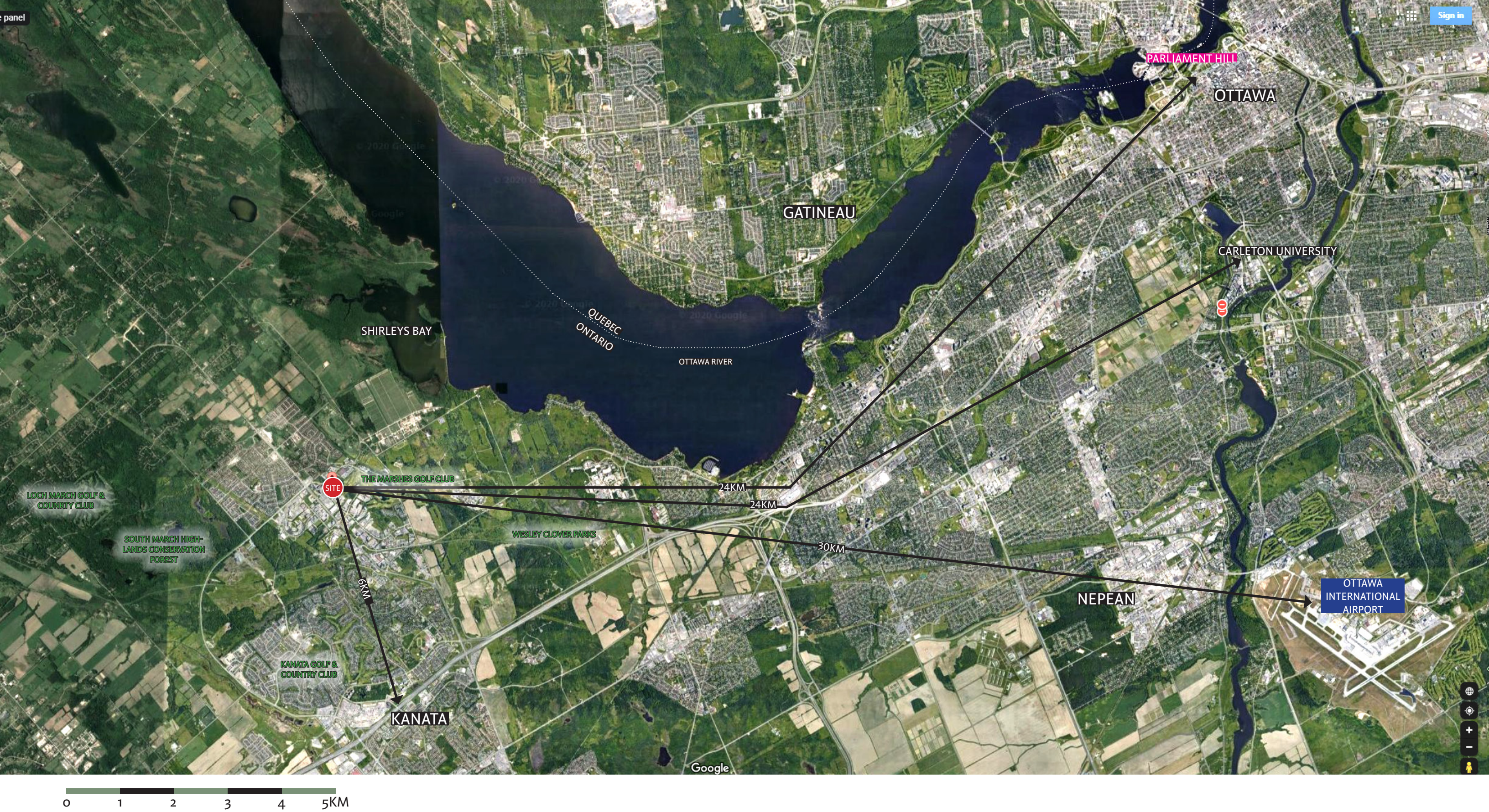
| | |
|----|---------------------------------------|
| 22 | SUN STUDY WITHOUT PROJECT / SEPTEMBER |
| 23 | SUN STUDY WITHOUT PROJECT / SEPTEMBER |
| 24 | SUN STUDY WITHOUT PROJECT / DECEMBER |
| 25 | SUN STUDY WITHOUT PROJECT / JUNE |
| 26 | SUN STUDY WITHOUT PROJECT / JUNE |
| 27 | SUN STUDY WITH PROJECT / SEPTEMBER |
| 28 | SUN STUDY WITH PROJECT / SEPTEMBER |
| 29 | SUN STUDY WITH PROJECT / DECEMBER |
| 30 | SUN STUDY WITH PROJECT / JUNE |
| 31 | SUN STUDY WITH PROJECT / JUNE |

ANNEX

| | |
|----|--|
| 33 | ELEVATIONS (SEE SITE PLAN APPLICATION) |
| 34 | ELEVATIONS (SEE SITE PLAN APPLICATION) |
| 35 | ELEVATIONS (SEE SITE PLAN APPLICATION) |
| 36 | ELEVATIONS (SEE SITE PLAN APPLICATION) |



C O N T E X T



Surrounding Uses



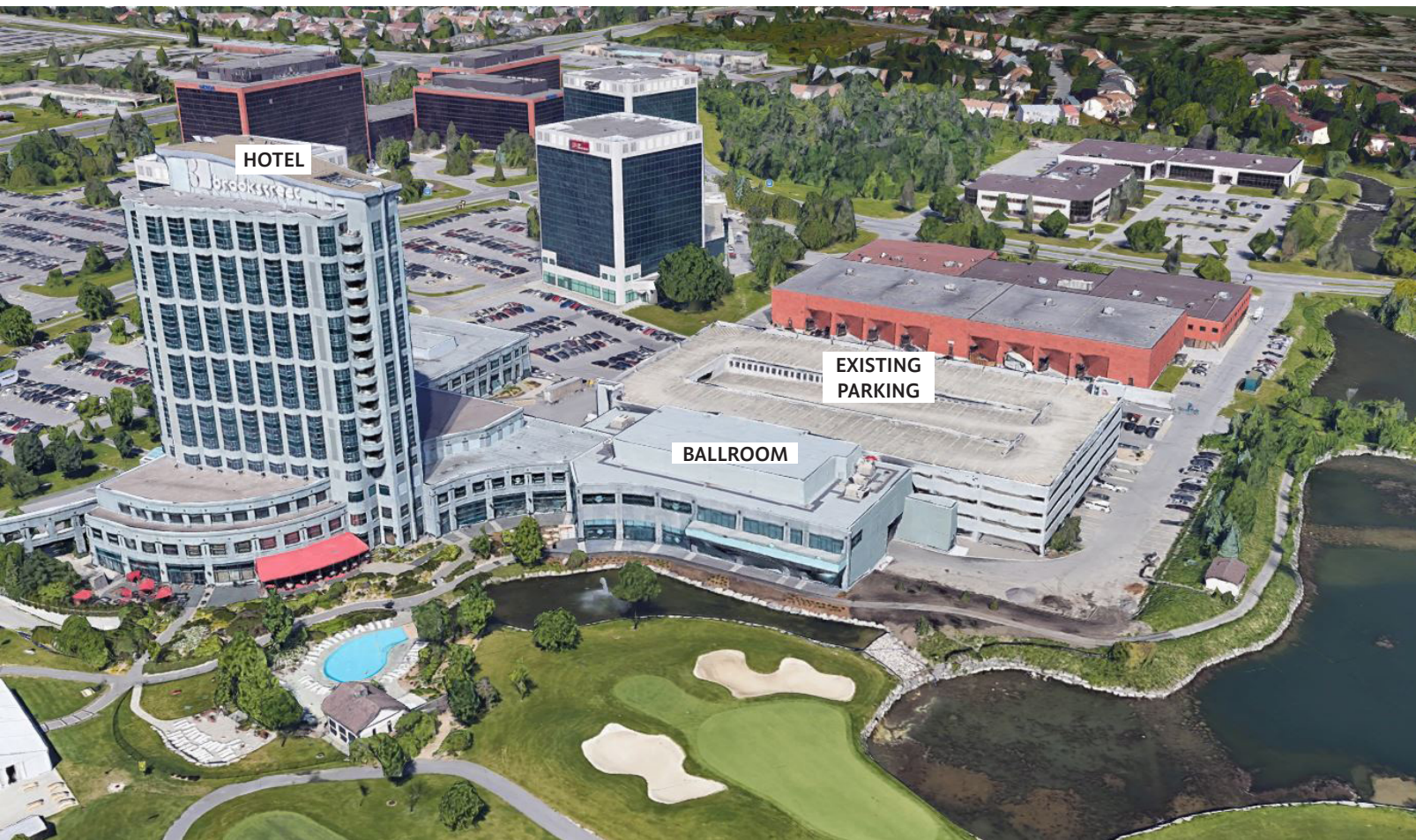
- 1. McKinley Park
- 2. The Marshes Golf Club
- 3. South March Public School
- 4. RioCentre Kanata (Sobeys, LCBO etc.)
- 5. Retail Plaza (Shoppers Drug Mart, TD Bank etc.)
- 6. Shell/future Metro
- 7. Brookstreet Hotel
- 8. ○ Future BRT (Terry Fox)
- 9. ○ Future BRT (Solandt)
- Existing OC Transpo (within 250 metres)
- Kanata North Special Economic District Activity Centre (approx.)

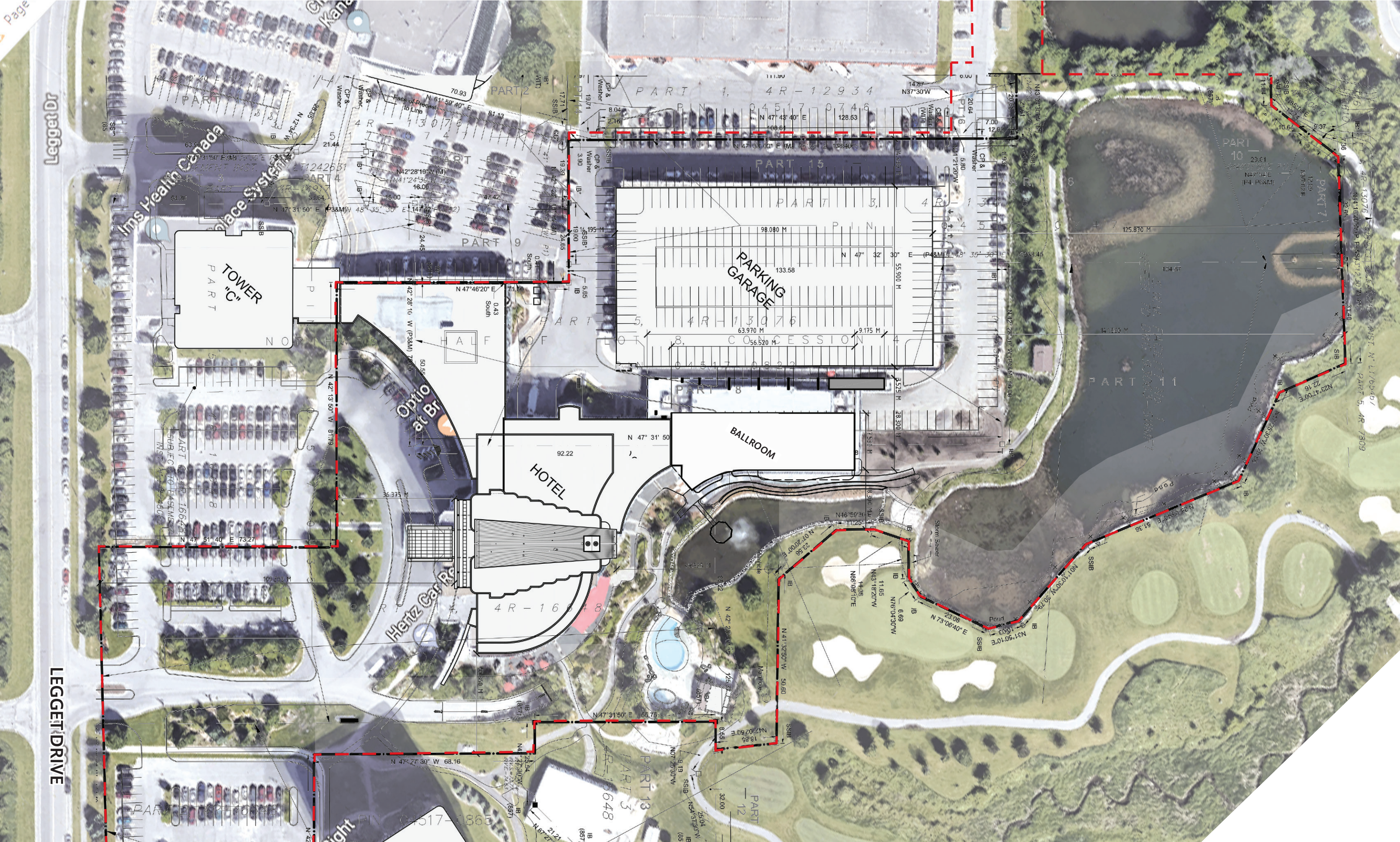


Aerial view existing conditions



Aerial view existing conditions





BUILT FORM

- A podium that completes the natural curve / movement defined by the existing facilities (East Edge)

RELATIONSHIP WITH THE CONTEXT

- A podium that follows the existing context for the utmost and best use with an alluring arrival experience (West Edge)

ORIENTATION

- A single loaded L shape that offer pleasant views for each of the 253 units

MASSING ARTICULATION

- Offering an echo to the existing unique Brookstreet Hotel

OUTDOOR SPACES

- Connection to nature, outdoor views and natural light.

MASTER PLAN PRINCIPLES

We are proud to honor the following principles should they align with your vision

- **OPTIMIZED DEVELOPMENT:** design for our climate and a celebration of the four seasons;
- **ADAPTABILITY:** design that anticipates future evolution of the master plan;
- **RESPECT:** design principles that respects the existing fabric
- **CONNECTIVITY:** creating coherent and elegant links with the Brookstreet Hotel and the existing parking;
- **SENSE OF DISCOVERY:** establishment of a hierarchy from the public spaces to the privacy of each 256 suites;
- **FRAMED VIEWS:** the attractions of the pond, golf, Ottawa River and Laurentians;
- **ENCOURAGE ACTIVE TRANSPORTATION:** create a path around the facilities and through nature that promotes human scale and walking;
- **CREATION OF A DYNAMIC PUBLIC DOMAIN:** creating a rich cultural experience defining the frontage between the building and the pond;
- **CREATION OF UNIFYING ELEMENT:** symbolically defining a strong link from the Hotel to the pond;
- **DESIGNING WITH DURABLE PRINCIPLES:** these appropriate list of principles that should be integrated into your future project.

Brookstreet Apartments Design Brief (to be read in conjunction with the Planning Rationale)

Project Location : Kanata North, Ontario
Existing Brookstreet Hotel and Parking Structure address: 525 Legget Drive, Ottawa, ON K2K 2W2.

The Brookstreet Hotel is a powerful and well-known landmark in Kanata. It is a prestigious property that attracts events, convention business and vacation clientele. It has great commercial services, restaurants, extensive amenities, and an 18 holes golf course, the Marshes.

KRP properties wishes to offer this amazing environment to permanent residents by expanding the development with a residential tower. The site is directly north of the convention hall, a logical place for integration with the existing hotel. The site is accessible via Terry Fox Drive passing by the Monmouth building (359 Terry Fox). To the north, two beautiful ponds with verdant greenery create a harmonious transition to the Marshes Golf Club. The total site area is 7 075m2.

The proximity of the building to the ponds and landscaped areas add to the charm of the site. The human-scale design aims to enhance the overall pedestrian experience. The addition of greenery and the reduction of the driveway width also strengthens the pedestrian experience.

The proposed design of the Brookstreet Apartments is in harmony with the existing Brookstreet Hotel and Ballroom while unifying the site. The open air parking Structure is integrated into the project design. It will supply a portion of the resident parking requirements. The placement of the proposed building respects the 3-meter setback from open-air parking structures.

The project will contain 253 rental dwelling units, interior and exterior amenity space on the ground floor, an indoor extension to the existing Ballroom on the second floor, a common terrace on the fifth floor, a restaurant with a rooftop terrace accessible to everyone and a swimming pool on the rooftop terrace. These generous rooftop areas will offer dramatic views of the Ottawa River and the Laurentians. The complementarity of services and amenities with the Hotel will provide a superior experience for both hotel guests and residents. It will also result greater efficiencies in terms of use and sharing of services.

The amenities on the ground floor will be level with the outdoor terrace creating a sense of continuity between indoor and outdoor spaces. A high ceilinged space with an expansive curtain wall will provide ample natural light and views over the pond and the Marshes golf course. The new landscape will blend naturally with the existing hotel landscape while establishing a gradual hierarchy from public to private space for the residents.

The pedestrian access for the residents from Terry Fox drive follows the meandering sidewalk and leads to the main entrance and offering beautiful views of the pond along the way. The existing private street towards Terry Fox will provide vehicular access to the main

entrance and to the parking entrance at level P1. A slight curve at the entrance of the street will be introduced for traffic calming and to add to a sense of discovery upon arrival. The garage entry door will be recessed so that it does not attract attention all the while being accessible via a small ramp. The smooth curving transition from Terry Fox Drive to the Main Entrance canopy will create a dramatic sense of arrival to the tower and its circular canopy.

The proposed building offers a modern architectural style, which harmonizes with the distinctive Brookstreet Hotel, its immediate neighbour. The organic feeling of the existing Hotel bay windows are the inspiration for the curved balconies and rounded corner fronting the pond. The podium completes the natural movement of the pond initiated by the Hotel and Ballroom East Facade and unites the two buildings in one continuous gesture. The prefabricated concrete panels, similar to the existing Hotel's, are proposed for the building envelope to create a strong continuity, while adding a refined contemporary feel. Metal cladding sections add to the verticality of the design and the flowing balconies on the tower hover gently above the concrete podium.

The building presents a dramatic verticality on its north and east elevations facing the office park. Windows have been added to the elevator lobby and residential hallways offering views and natural light to these usually enclosed and dark common spaces. The top of the building steps up with a series of terraces for the rooftop restaurant and the swimming pool. The mechanical penthouse provides an ideal area for signage. The massing has been carefully calibrated to create a distinctive profile in the skyline.

The building will be designed to be bird-friendly with the glazing located up to sixteen meters above grade specially treated to make it more visible. Glazing four meters above and below roof terraces will also be treated.

A glass extension of the existing Ballroom presents a unique opportunity to add to the ballroom crush space and the resulting cantilever protects the egress doors on the ground floor. The roof of this extension provides great terraces for the suites on the third floor and a green roof. Visible from the Brookstreet Hotel suites, this green roof will be a visual extension of the greenery of the golf club. The fifth floor also offers terraces to the suites and a rooftop amenity area for the residents. Another green roof is planned for the 28th floor in order to introduce vegetation near the pool terrace located above.

The project offers suite types of various sizes and a broad price range as well as many amenities offered on-site. The "L" shape of the building maximises views towards the golf course and the ponds. Future residents will benefit from a large landscaped garden. The spacious double height lobby and foyer at the entrance will welcome visitors to the complex. All residential parking will be located on two levels of underground parking and on the enclosed first floor of the existing parking structure. The access will be from the driveway going down to P1 level directly from Terry Fox Drive. The two buildings will be interconnected on level P1. All the visitors and restaurant guests parking will be provided on the second floor of the existing parking structure. The dedicated pedestrian access is from the drop-off on the ground floor and continues onto a new entrance in the open-air parking. Based on the parking regulations, 397 vehicle parking spaces will be provided. This takes into account 304 spaces for residents, 51 spaces for visitors and 42 for the restaurant guests.



R E N D E R I N G S











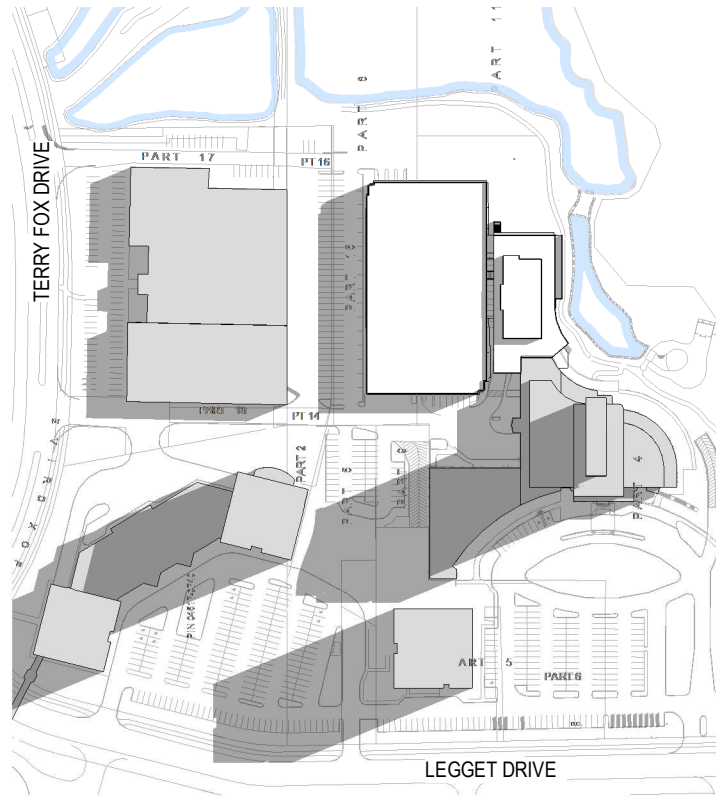






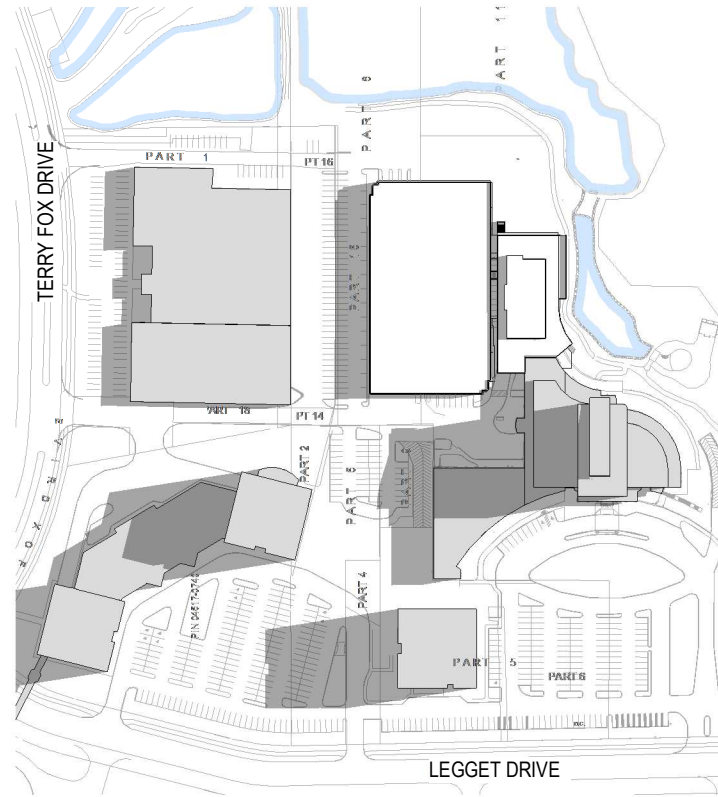


SUN STUDY



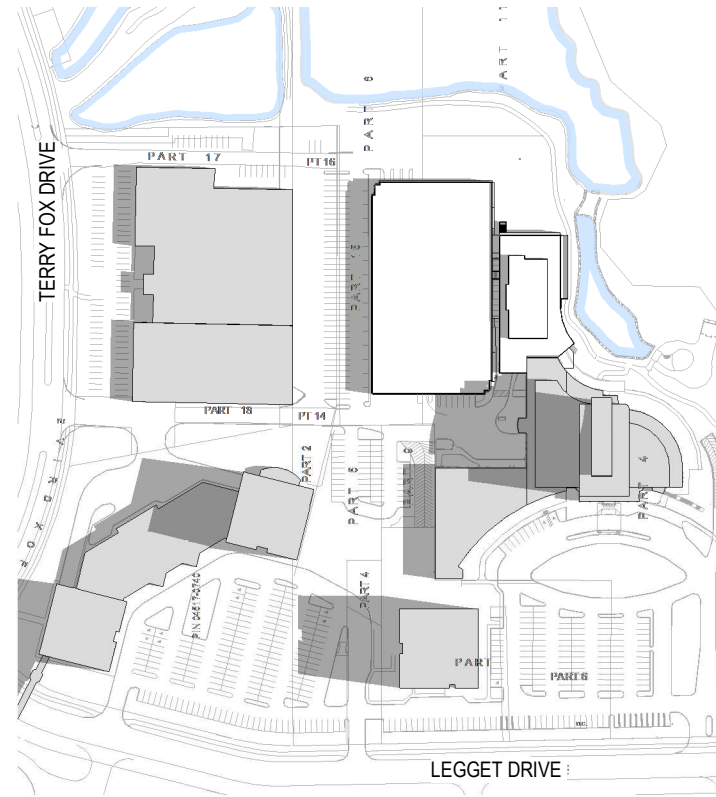
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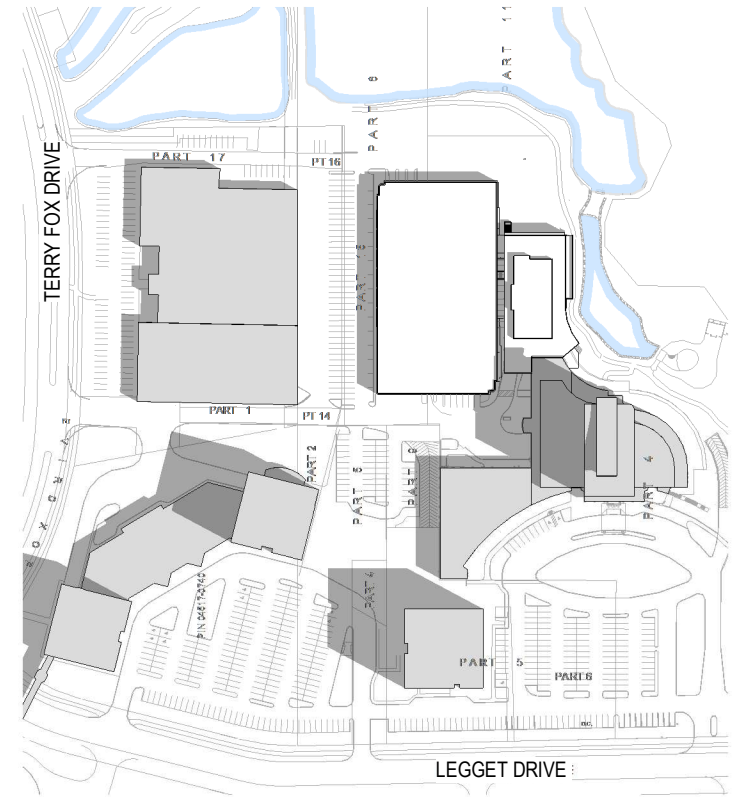
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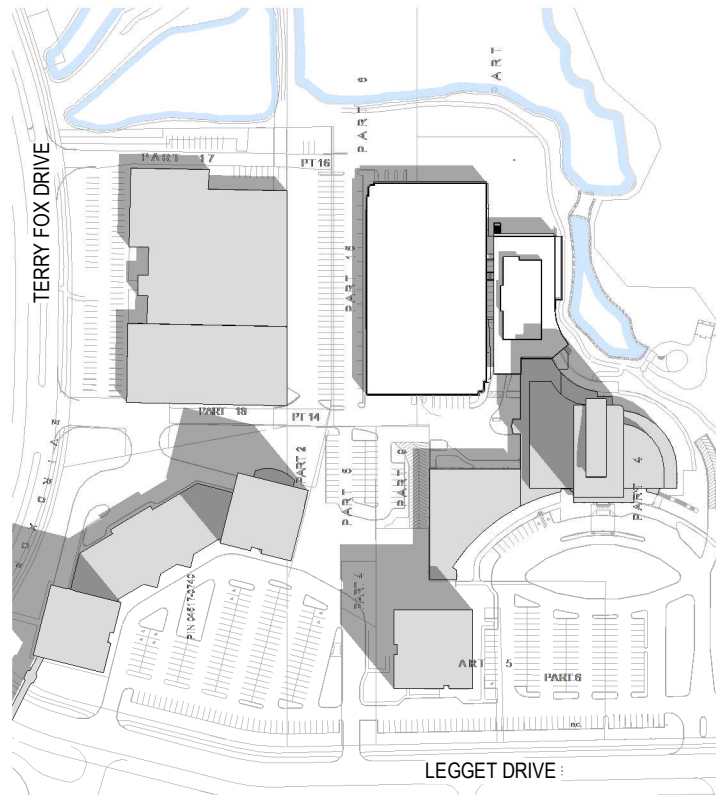
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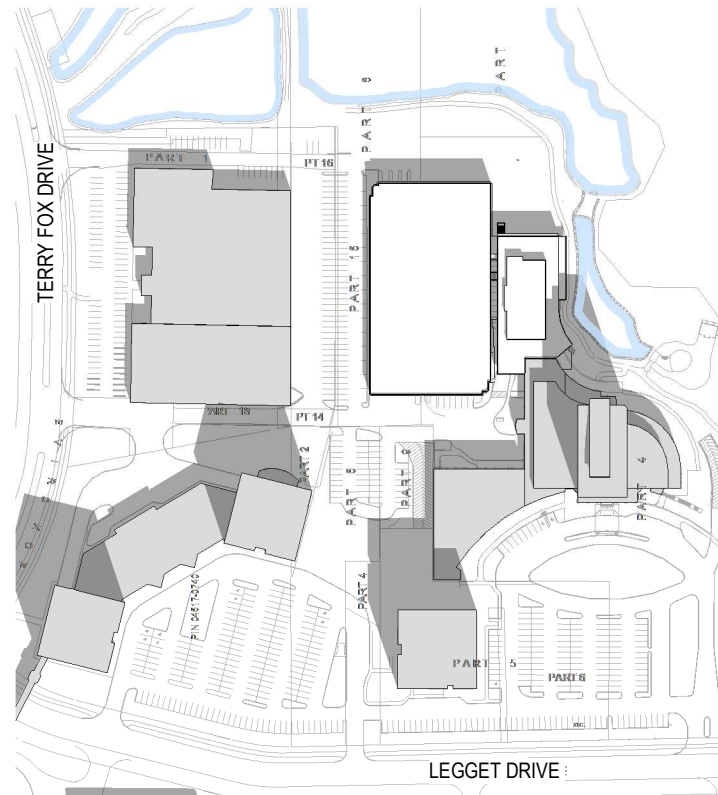
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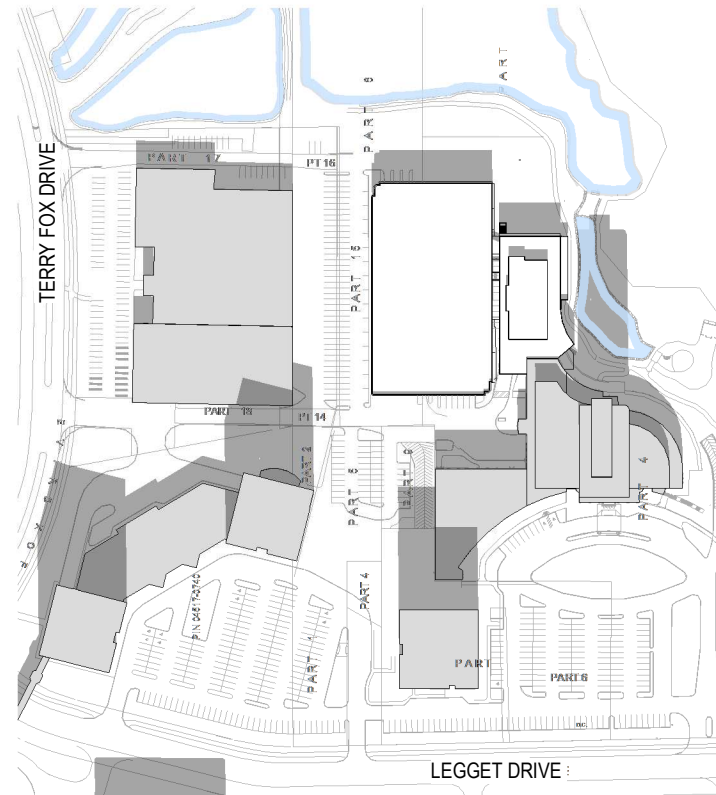
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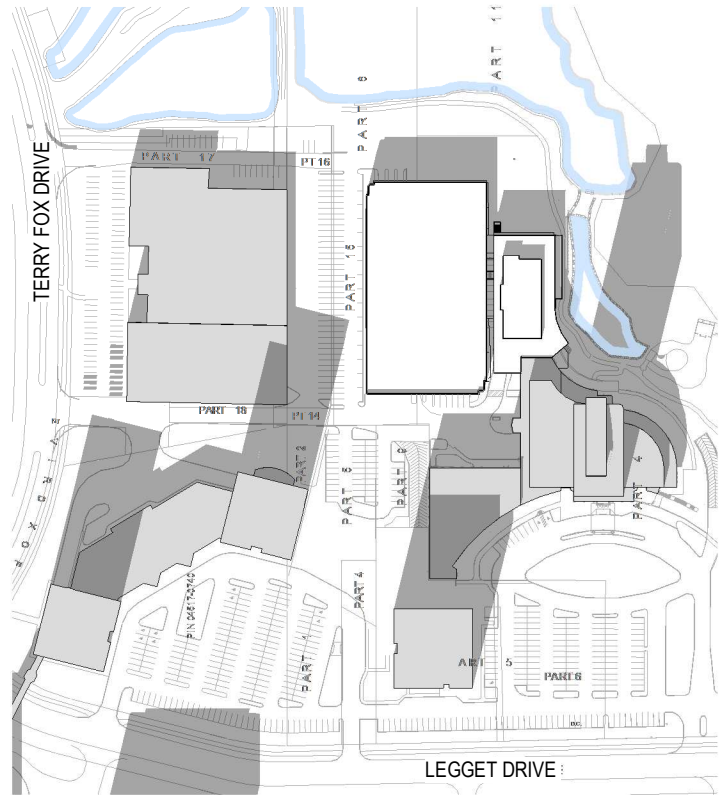
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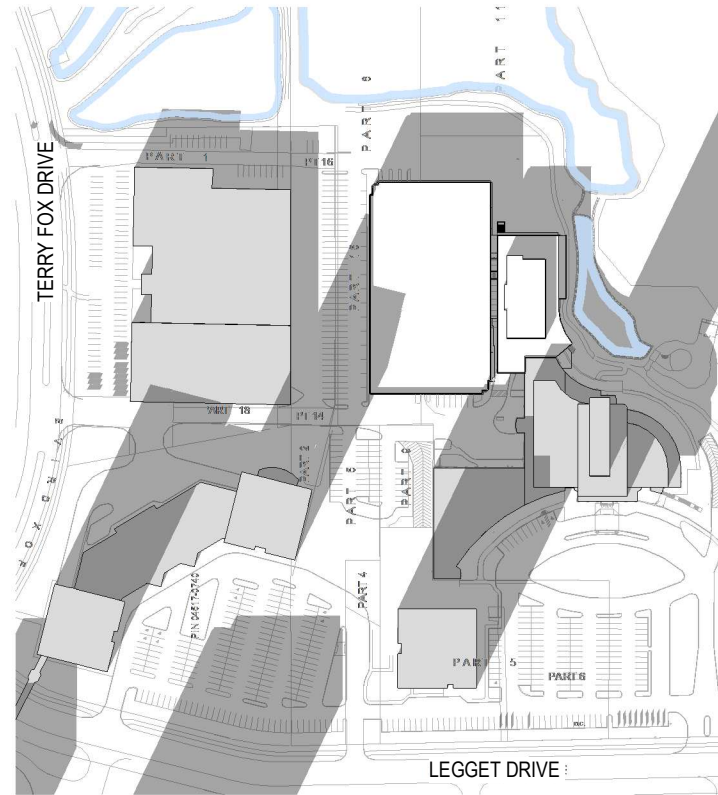
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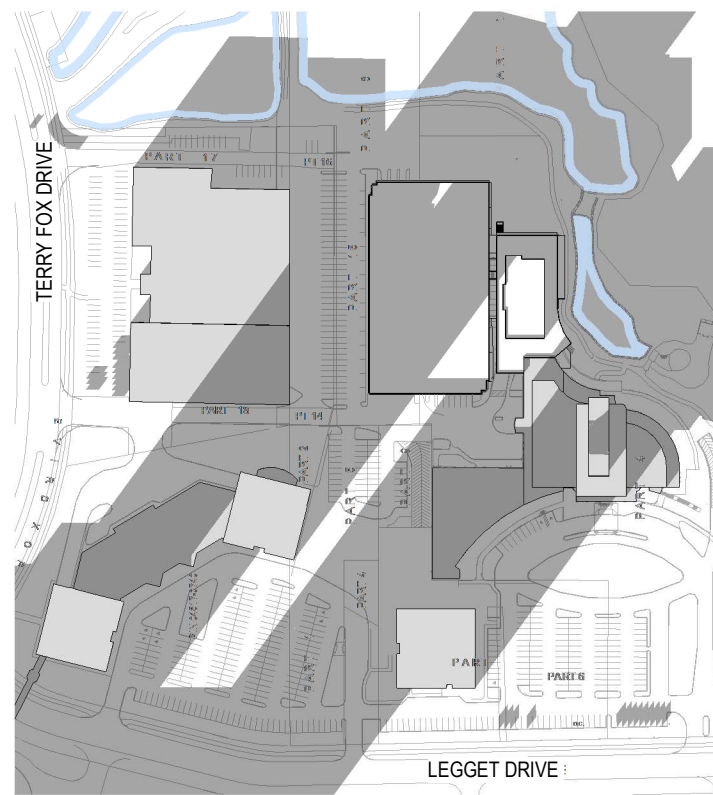
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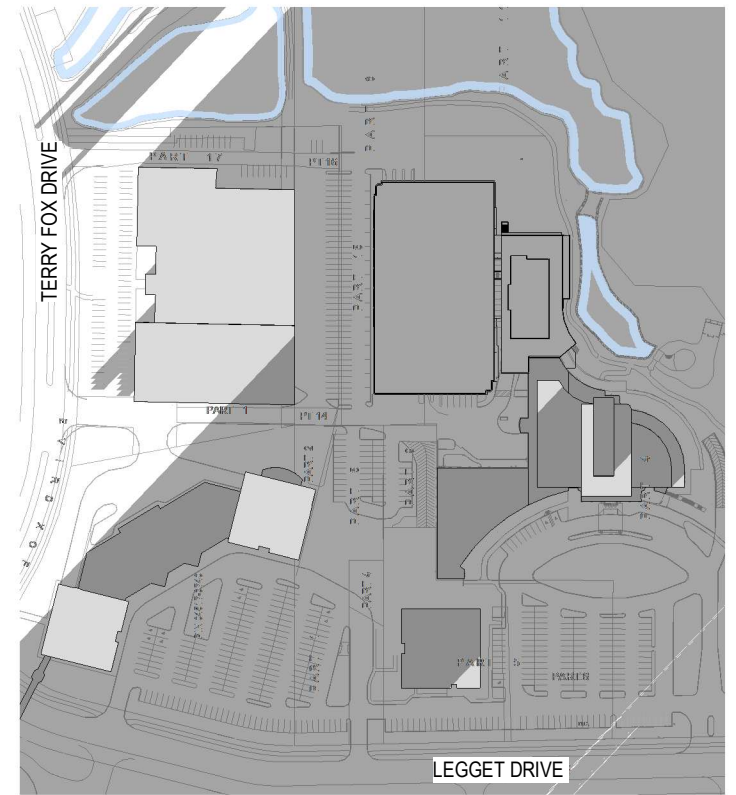
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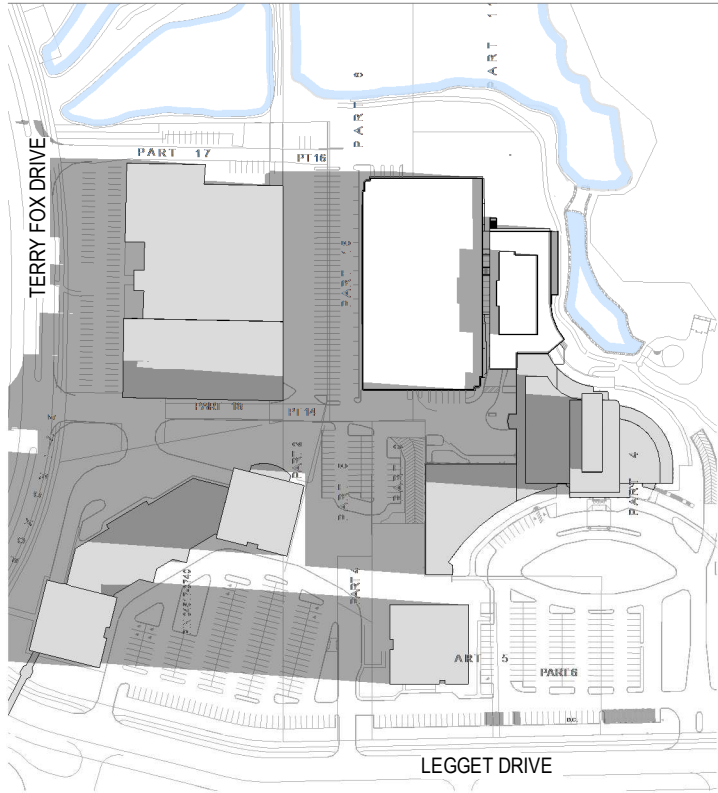
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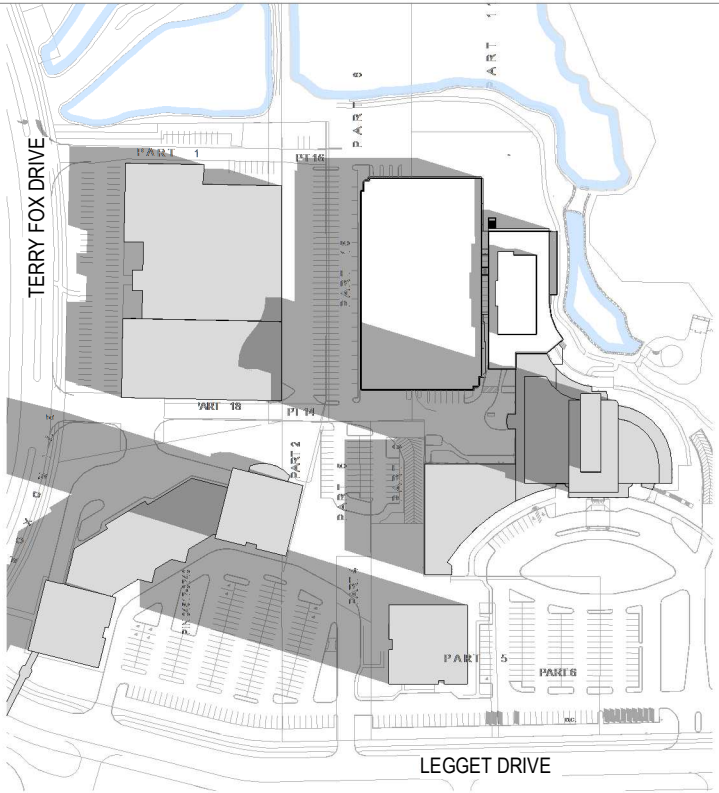
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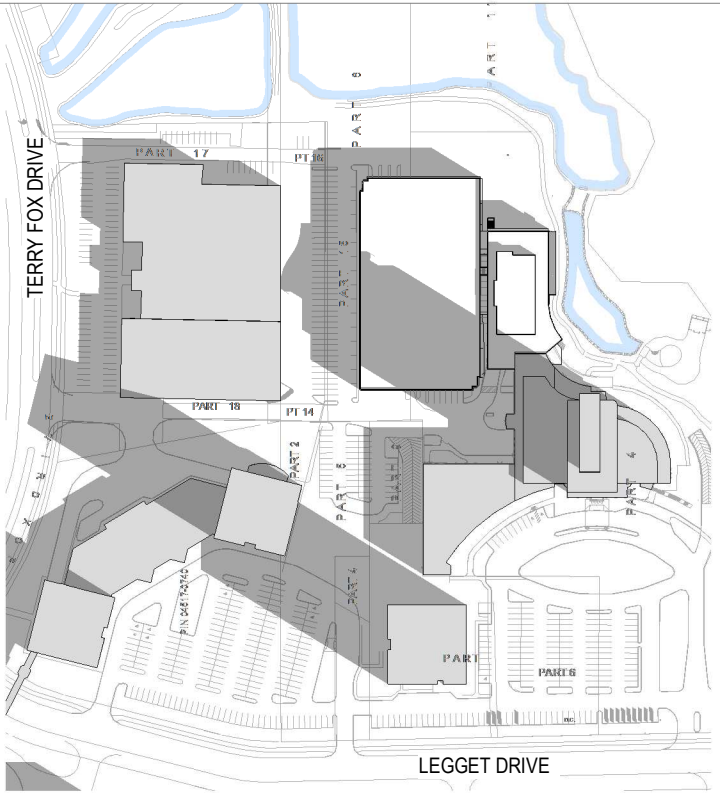




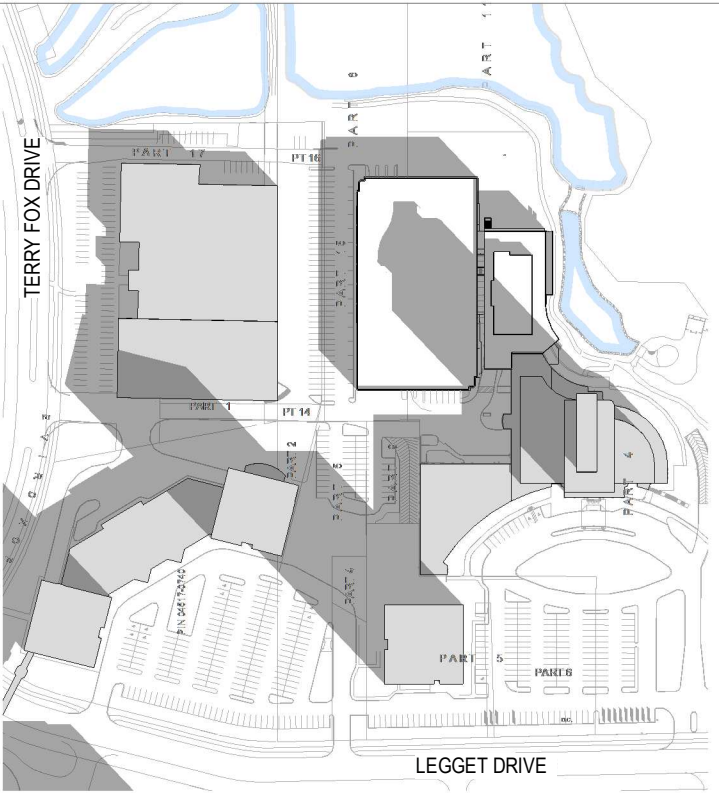
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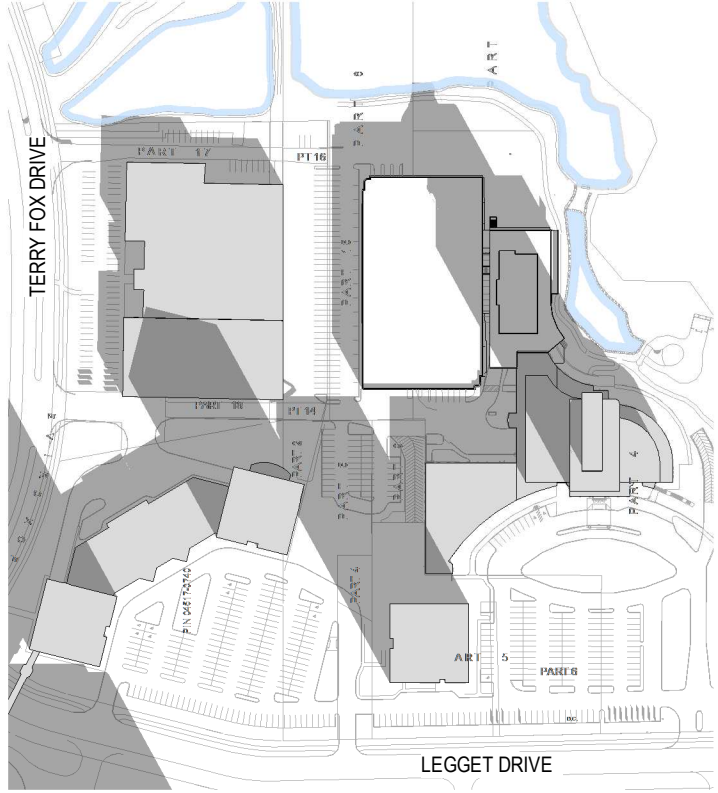
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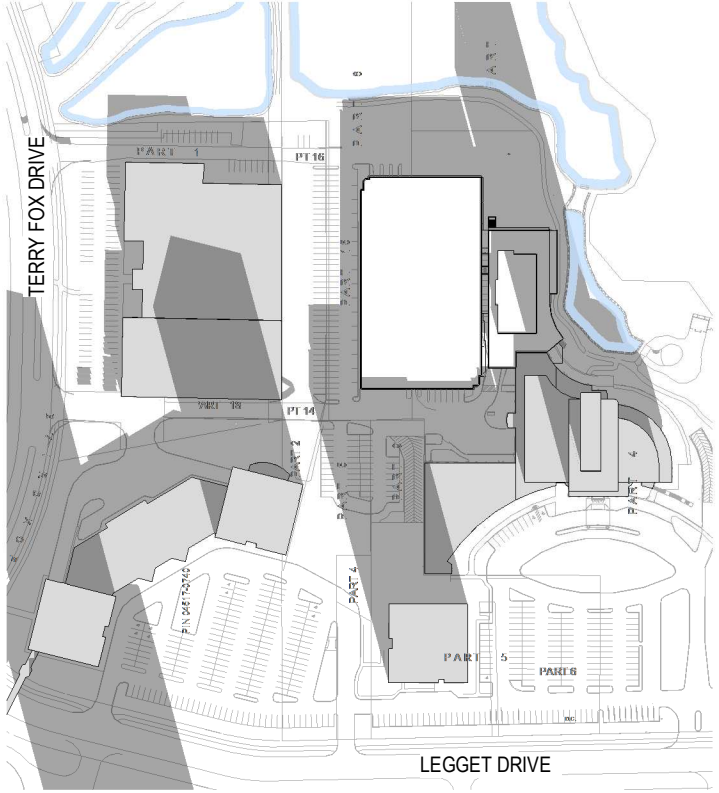
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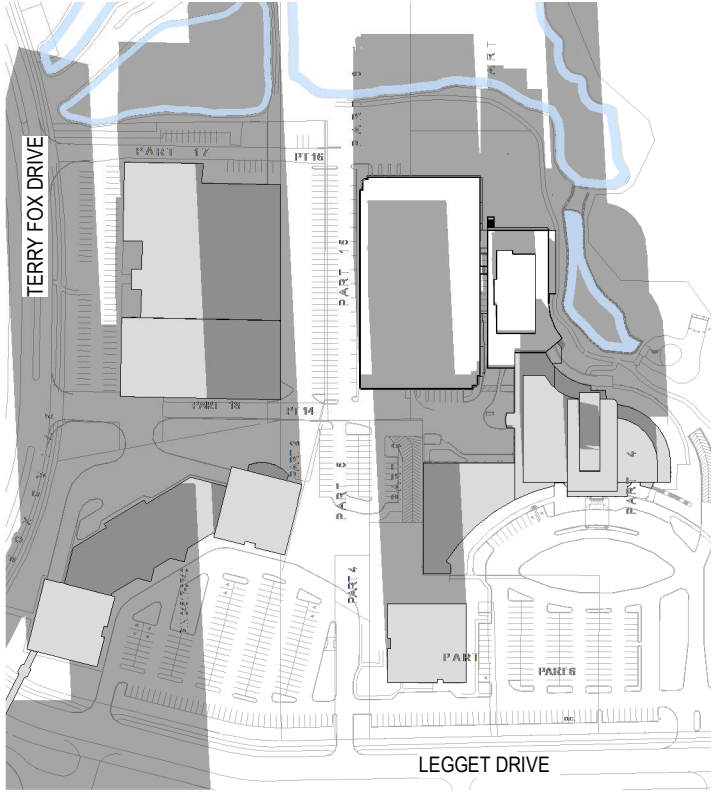
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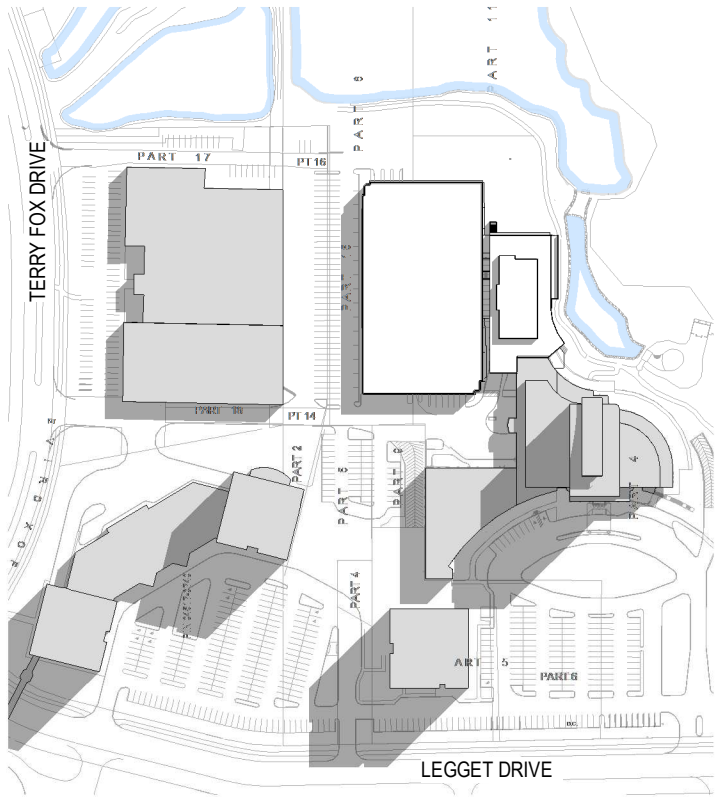
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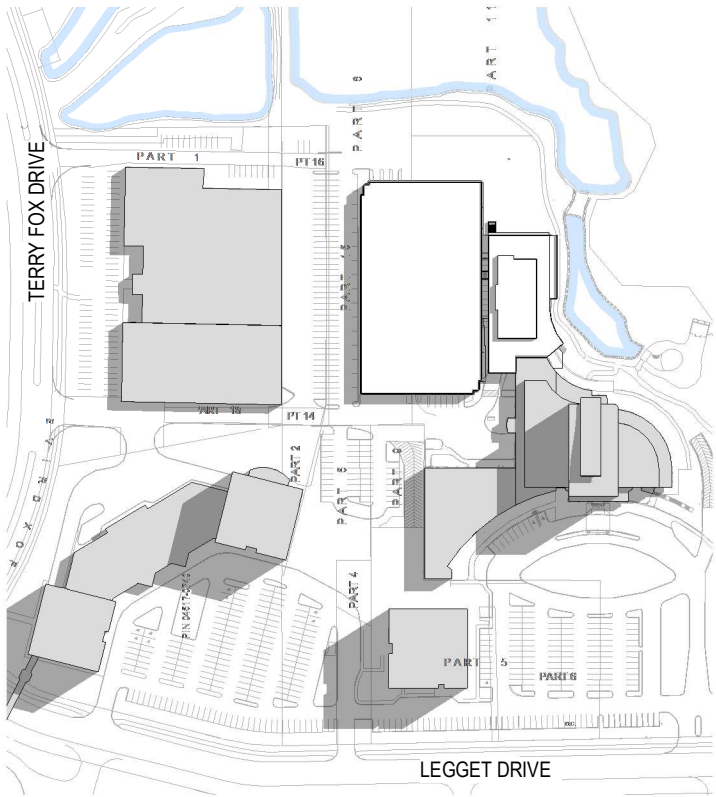
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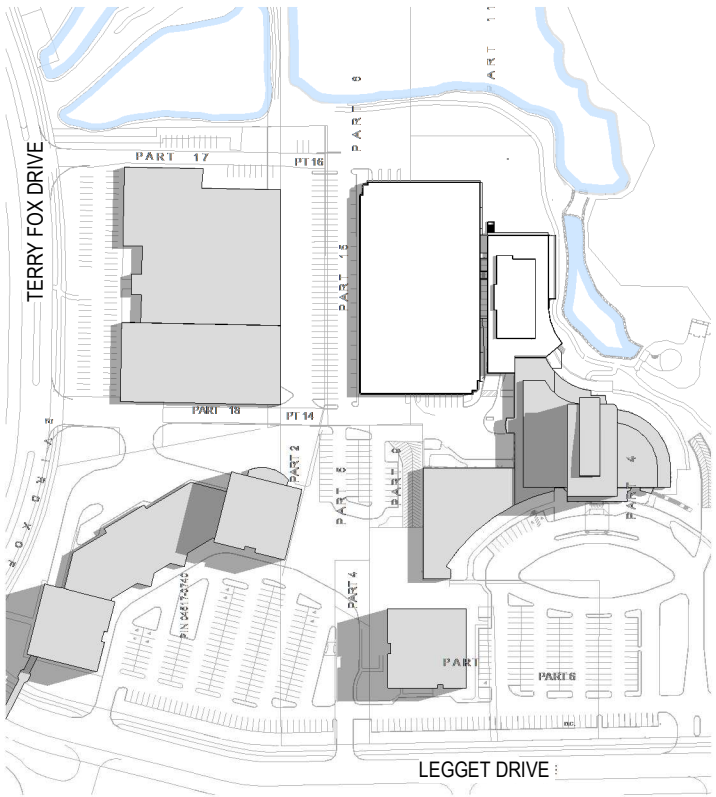




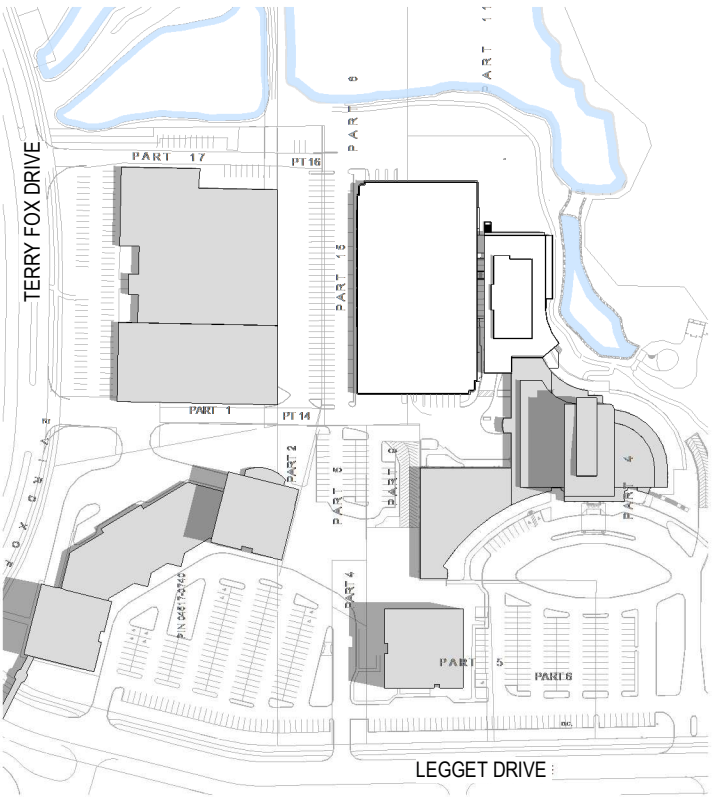
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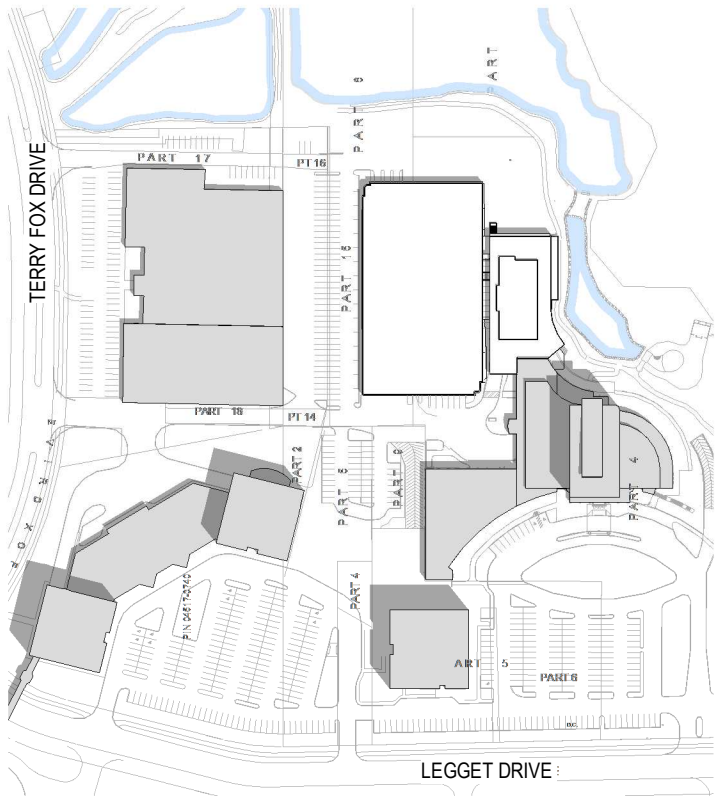
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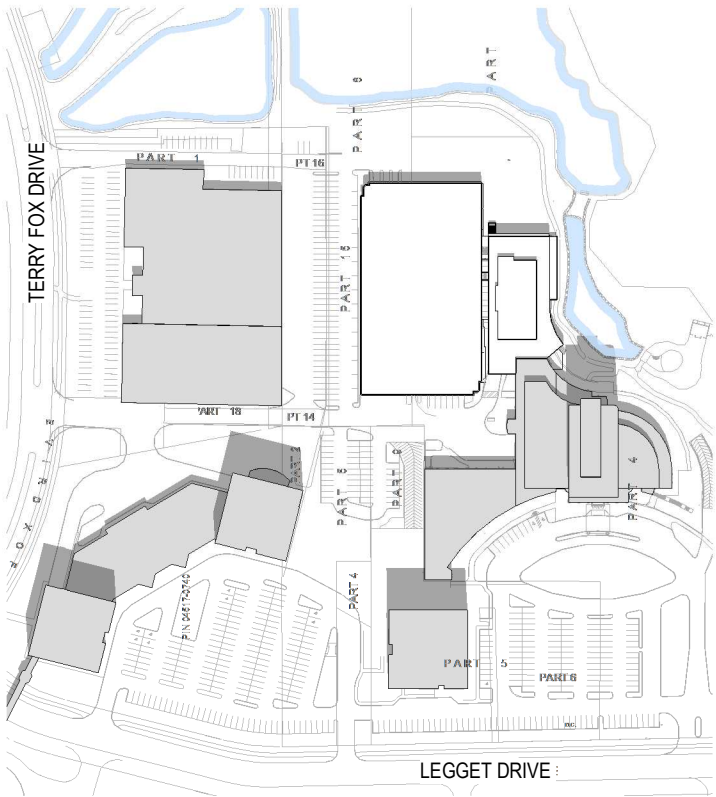
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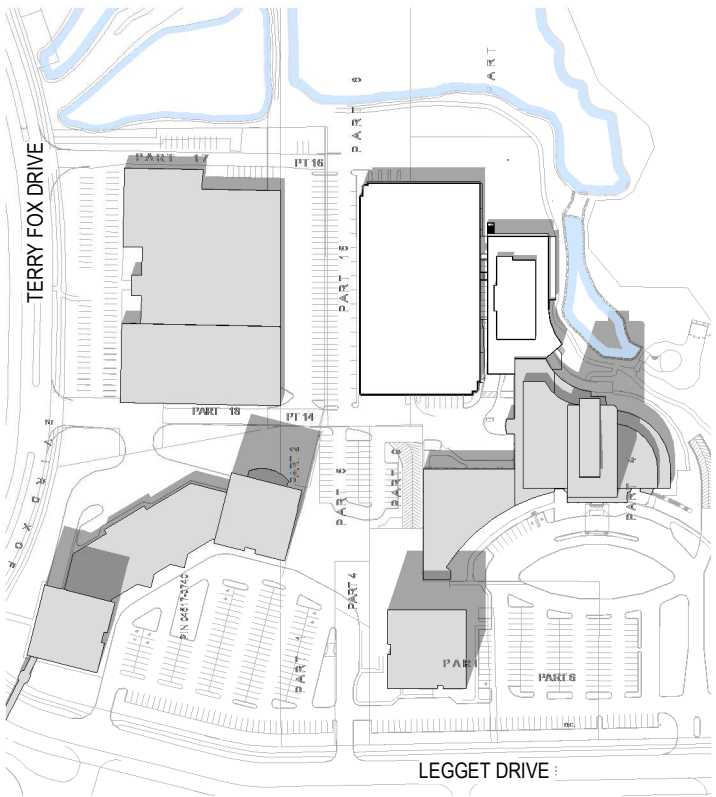
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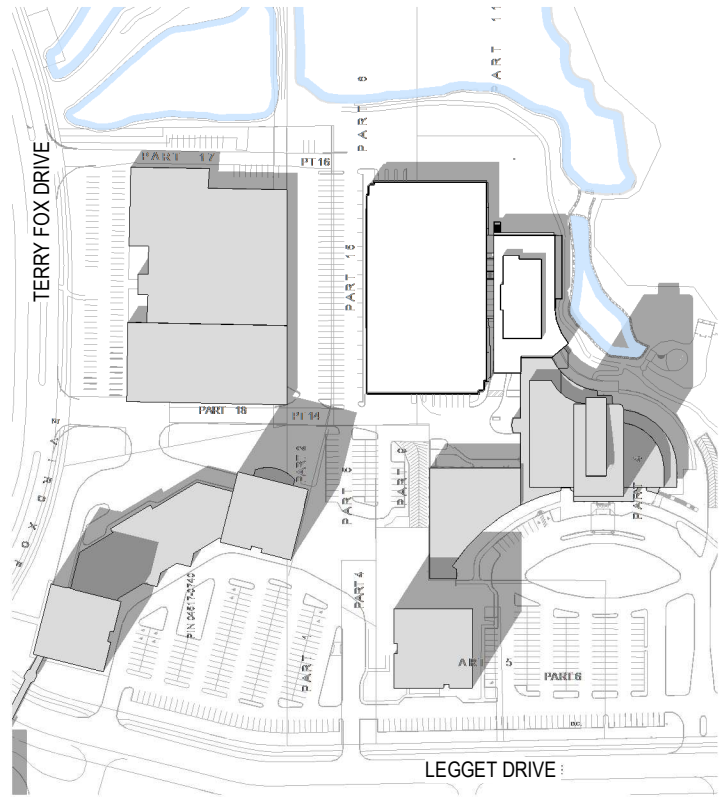


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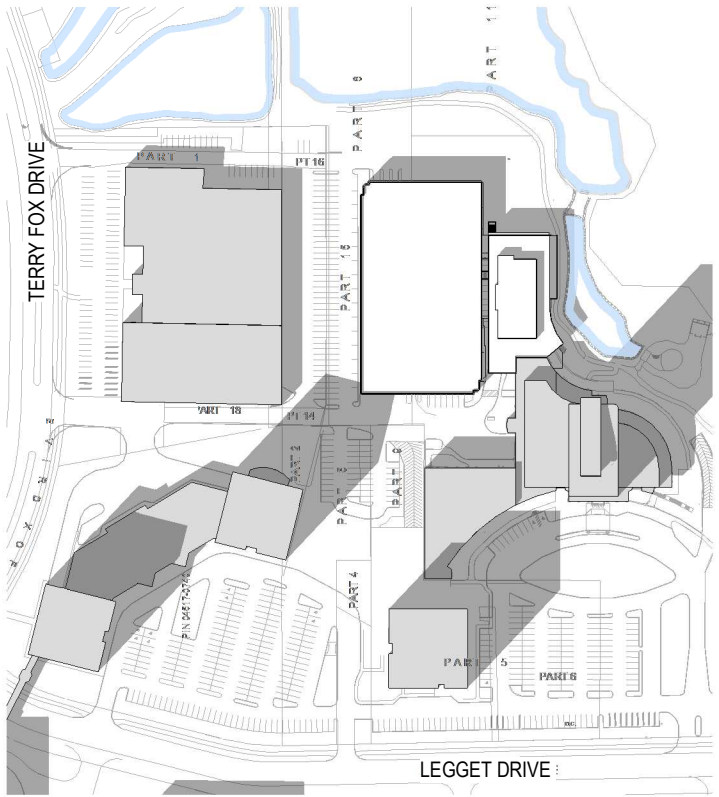
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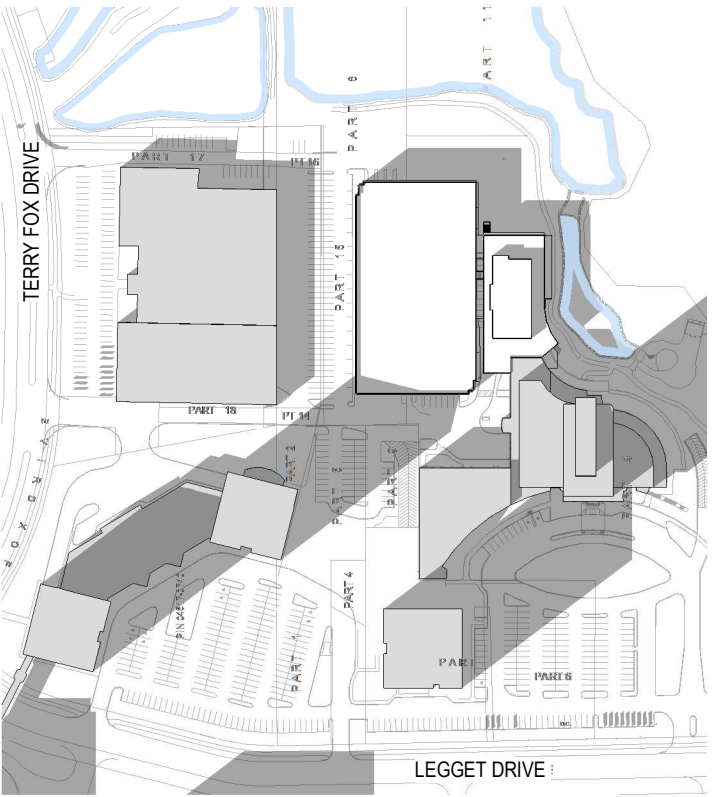




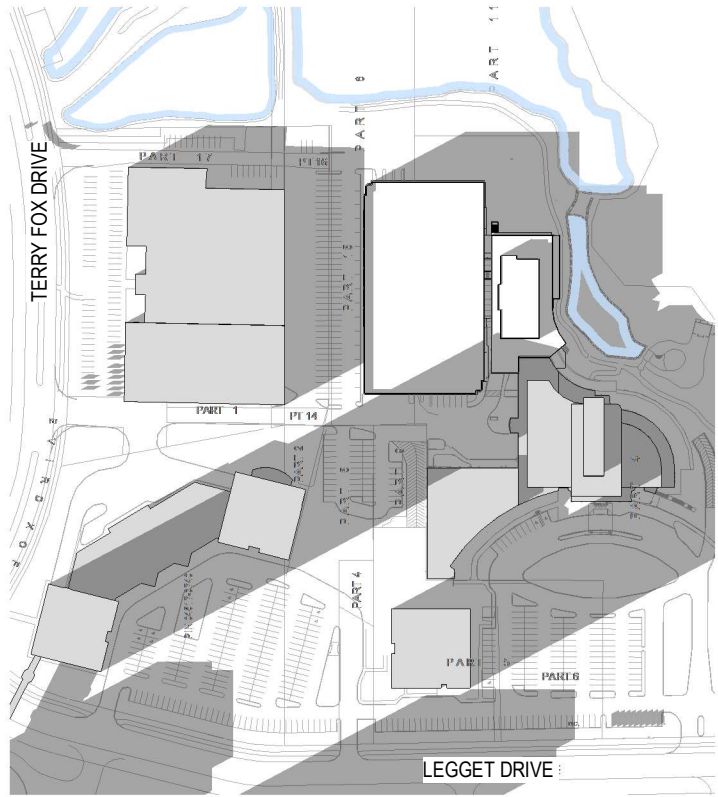
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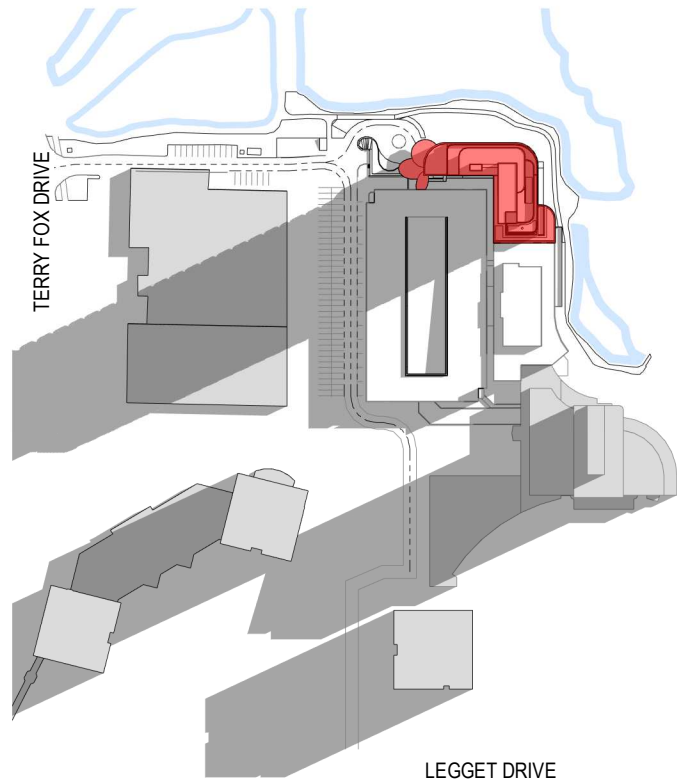
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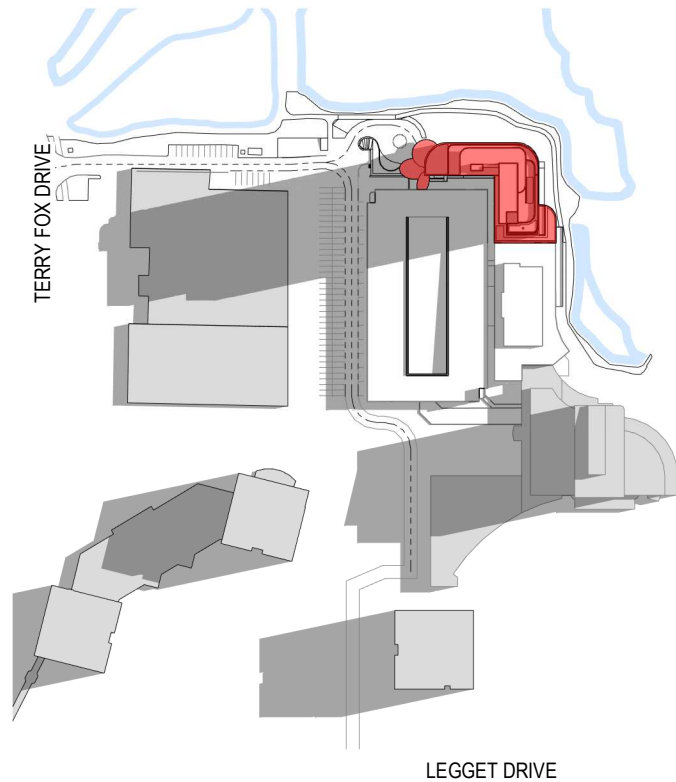
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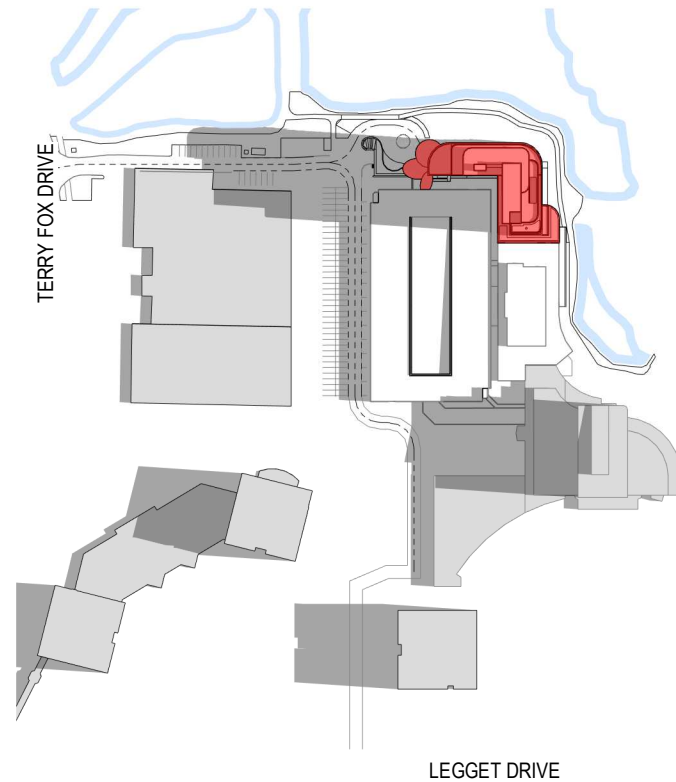
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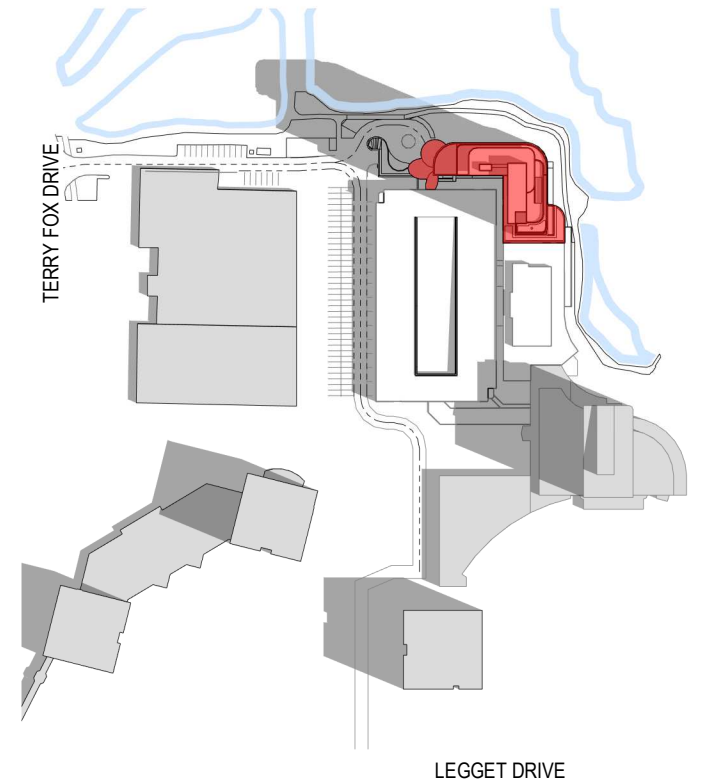
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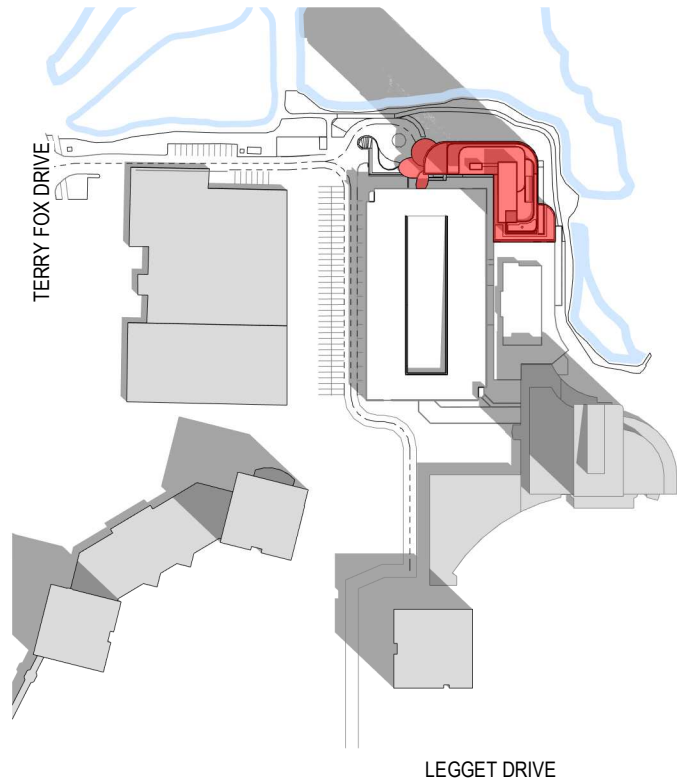
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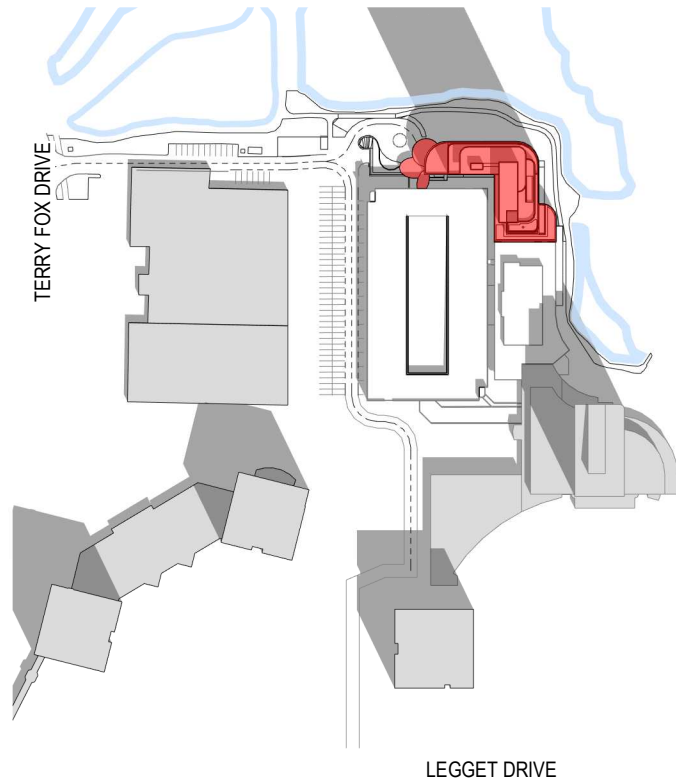
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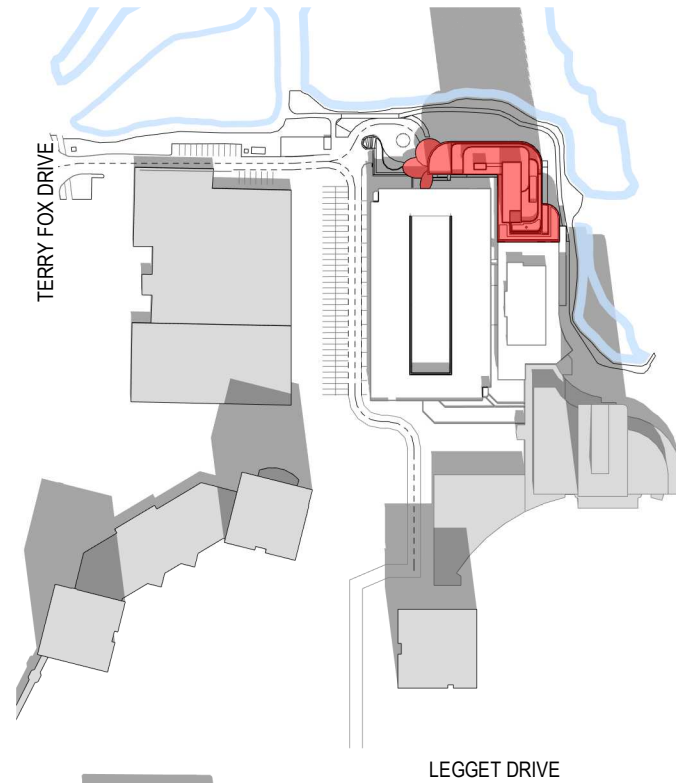
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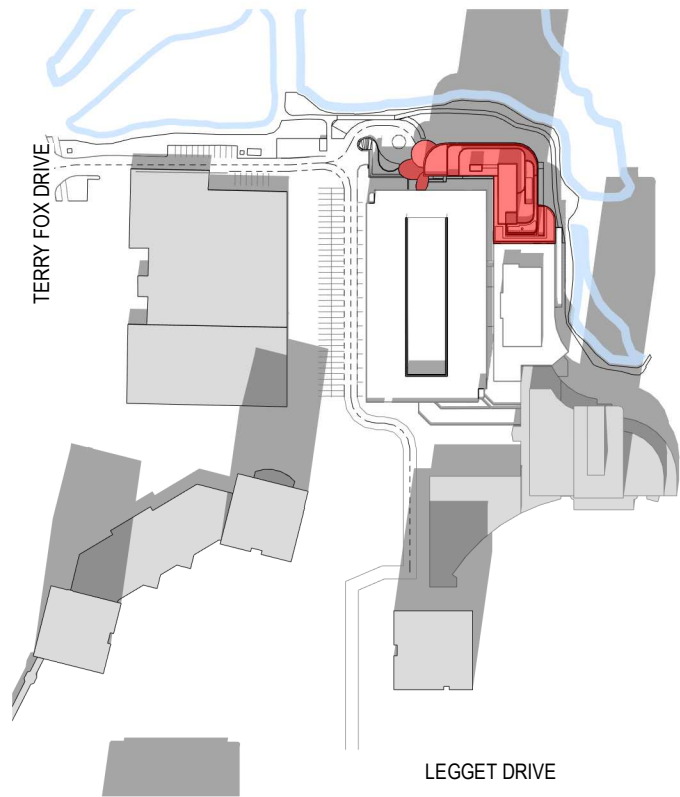
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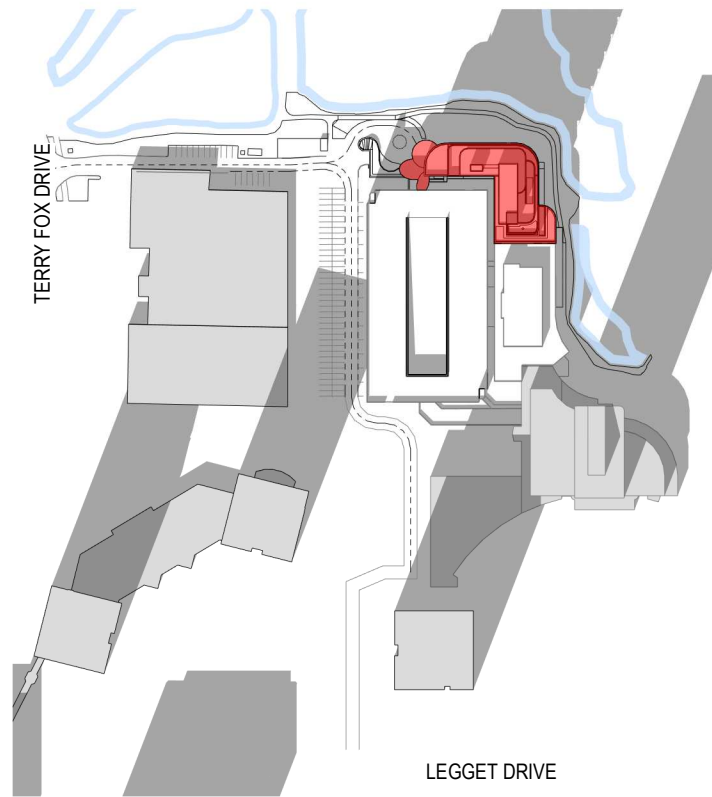
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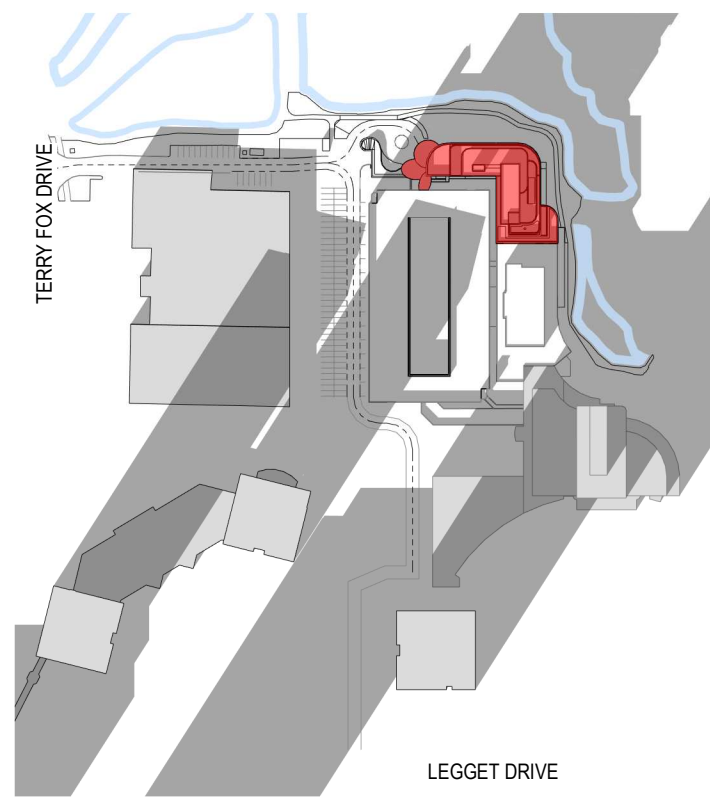
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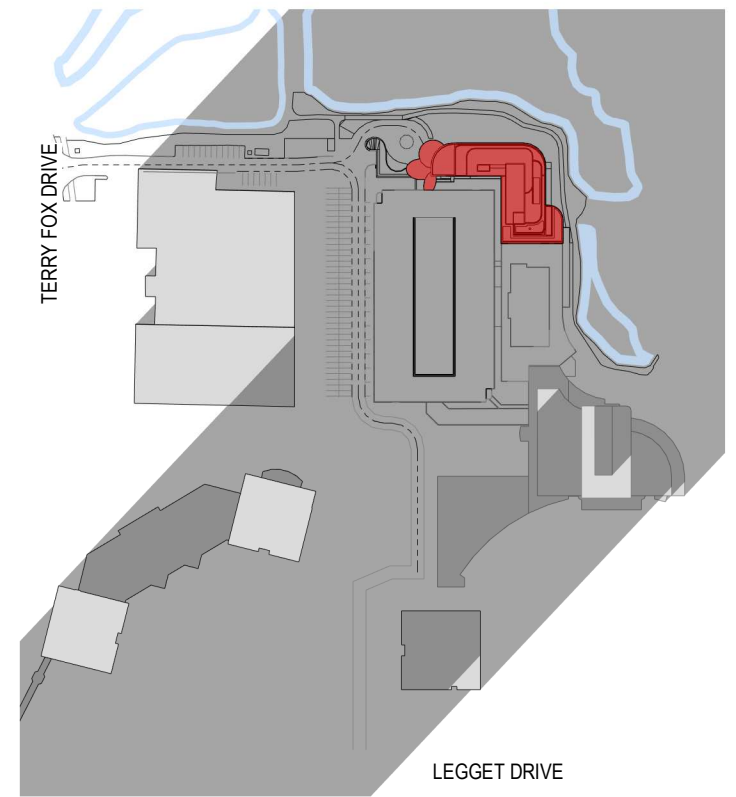
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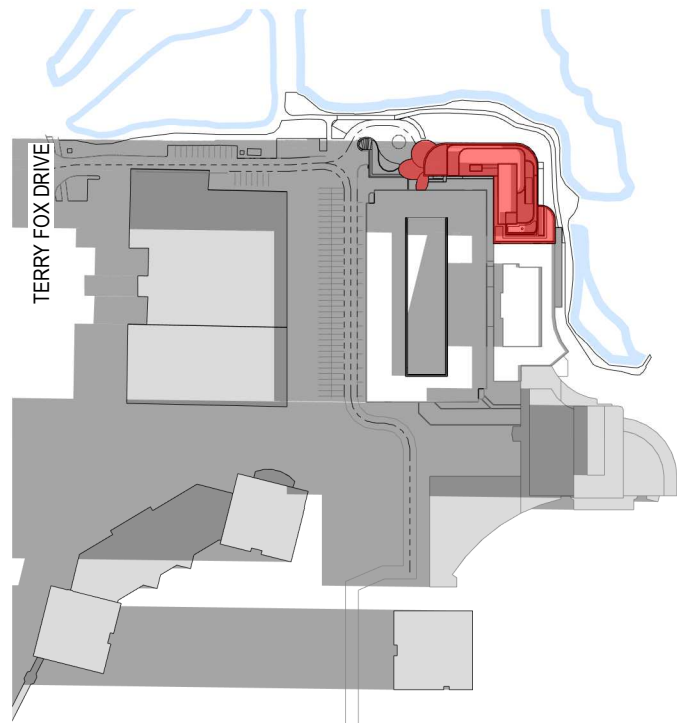
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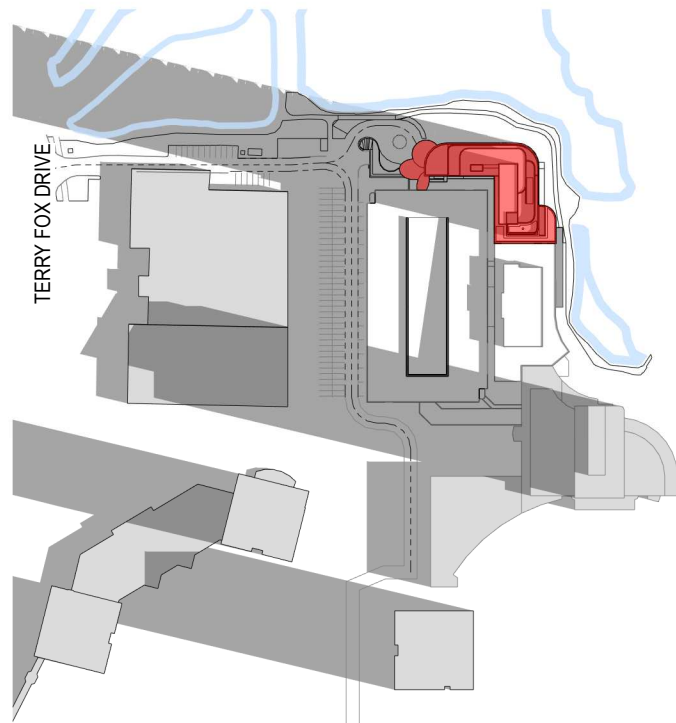




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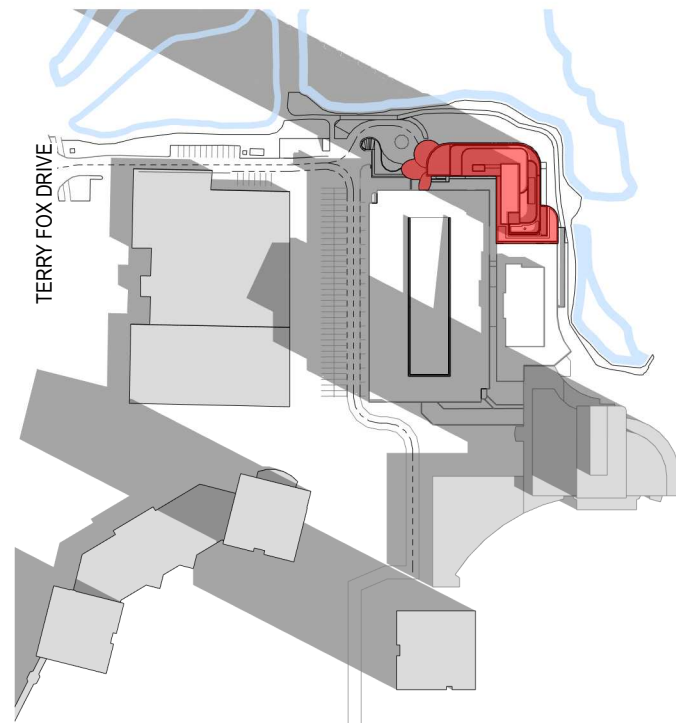
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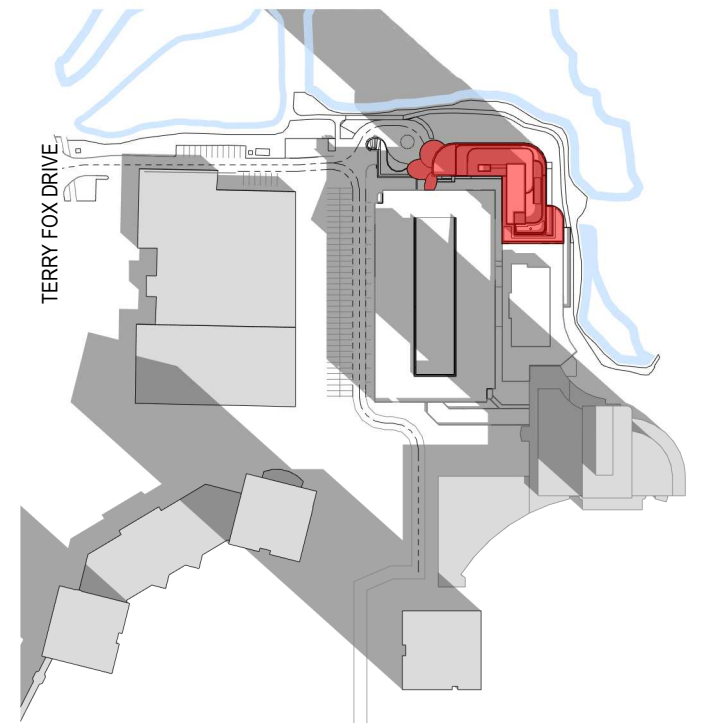
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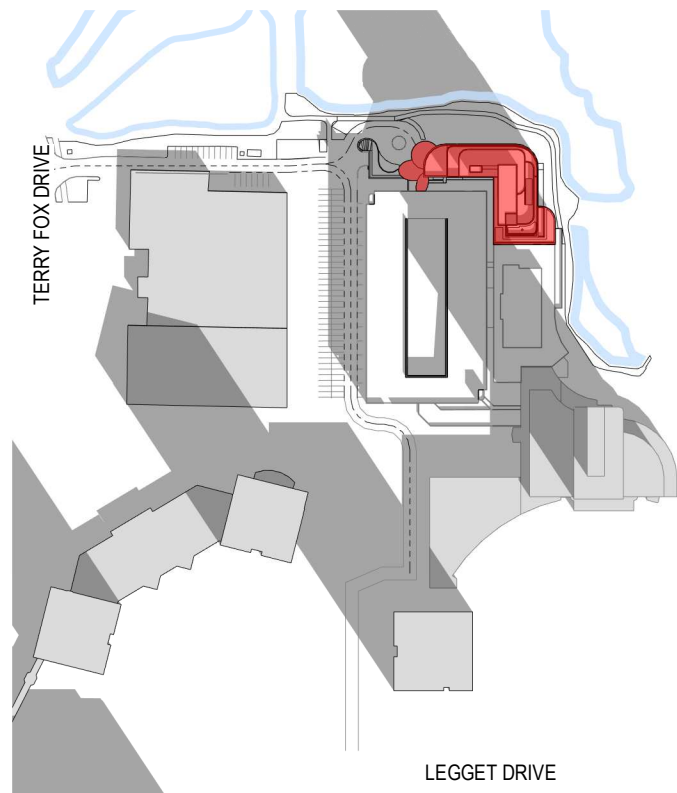
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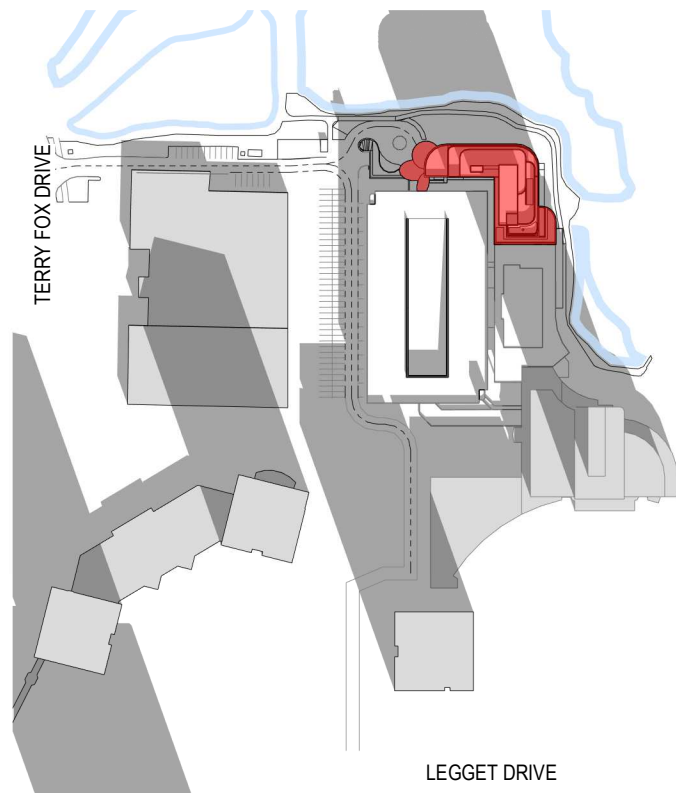
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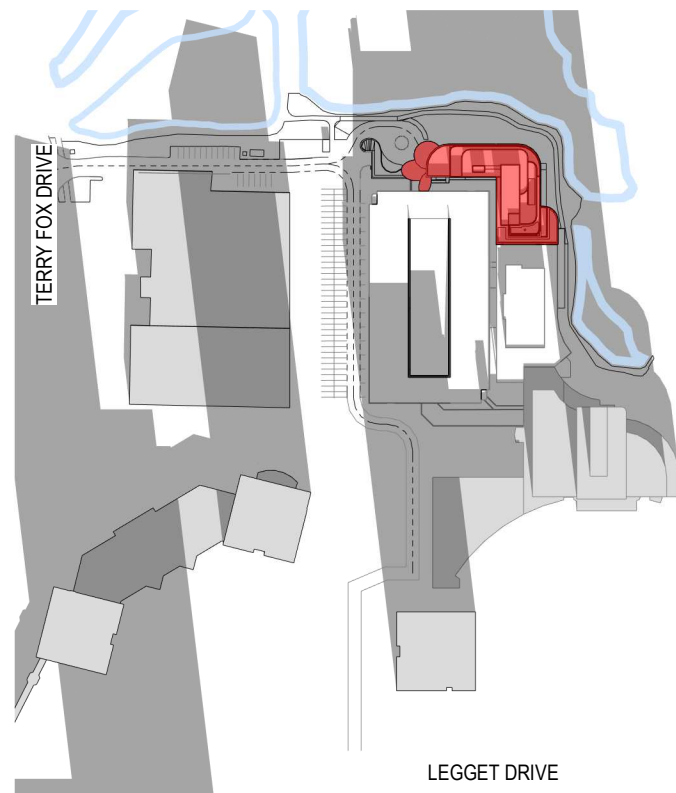
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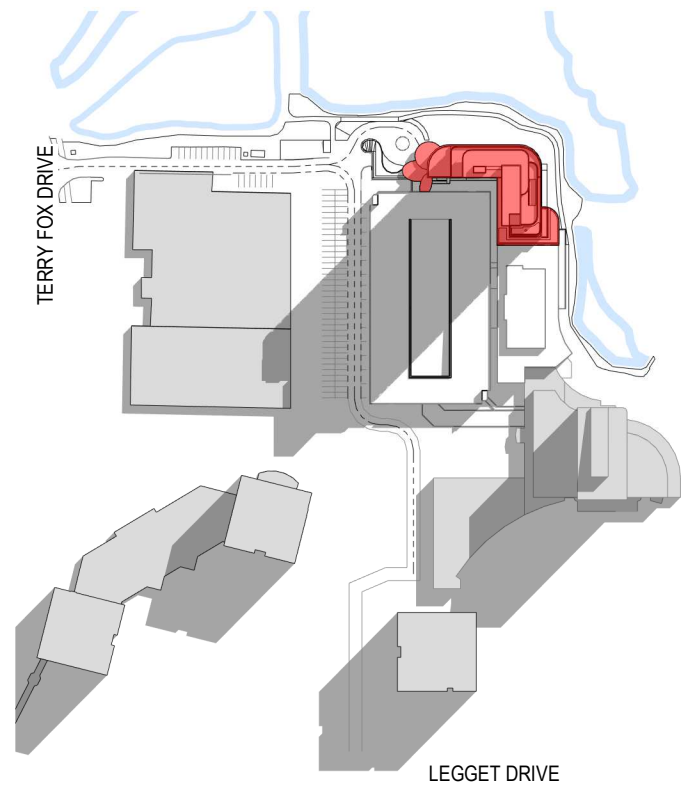
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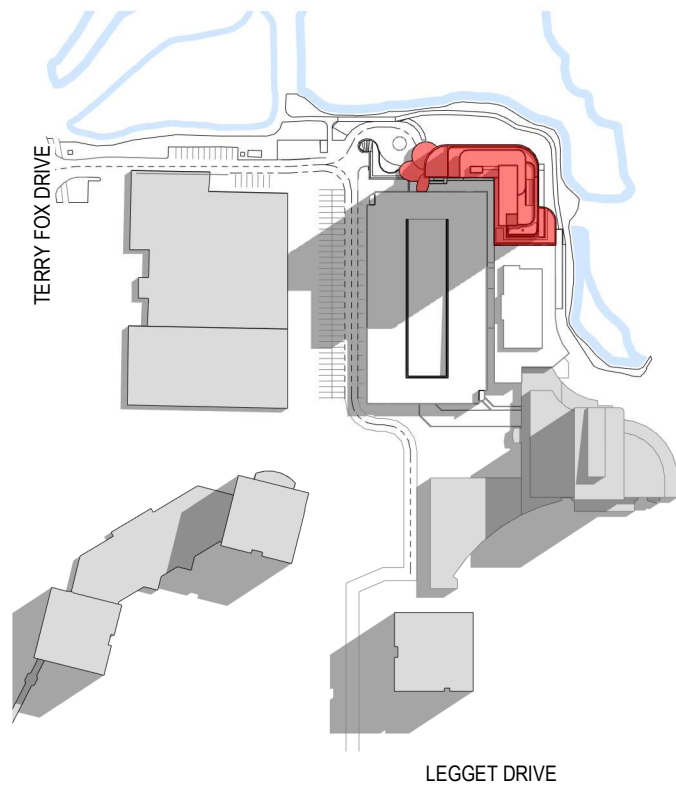
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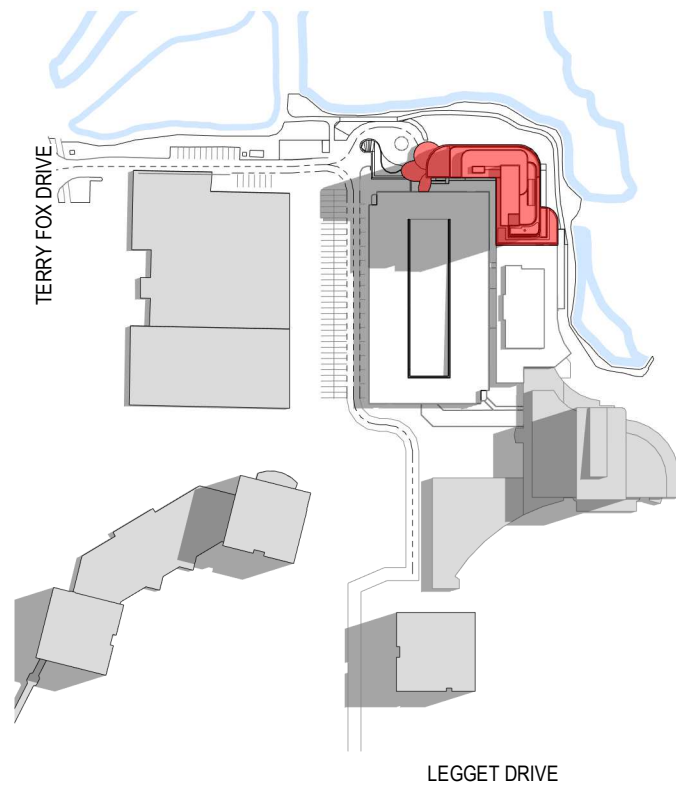
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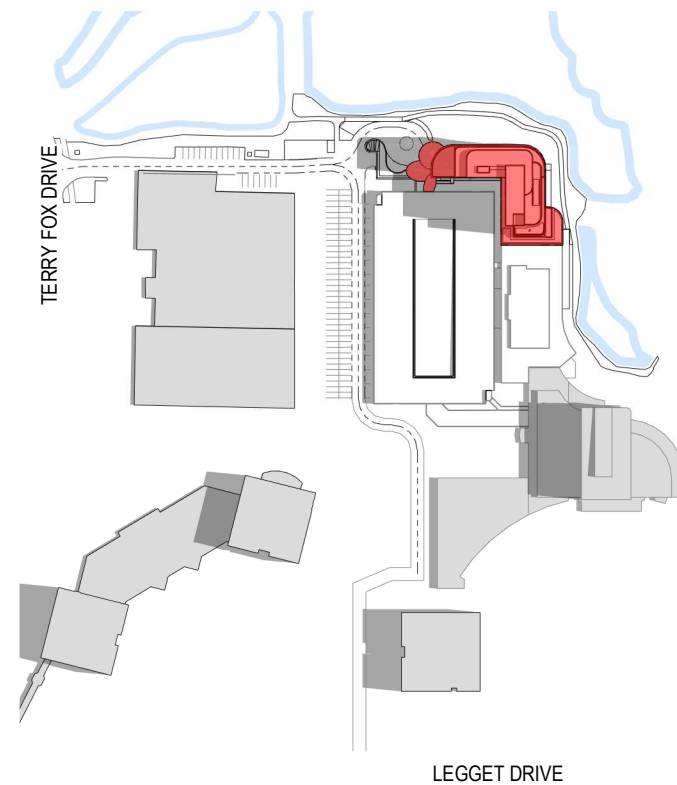
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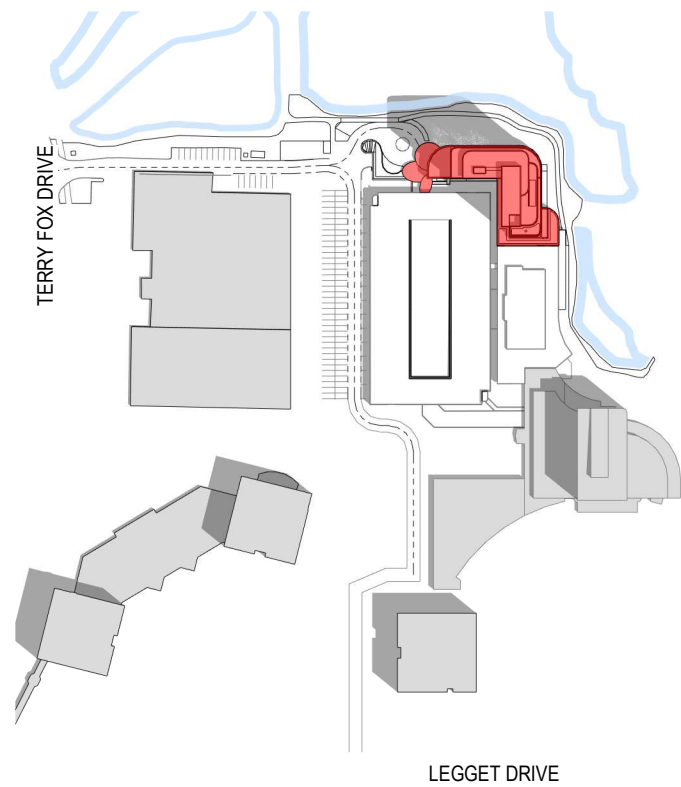
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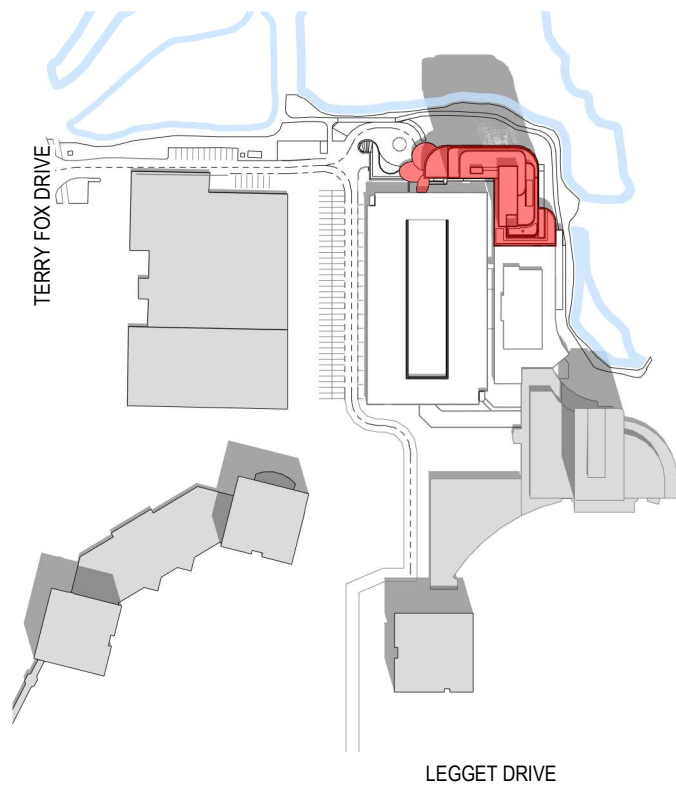
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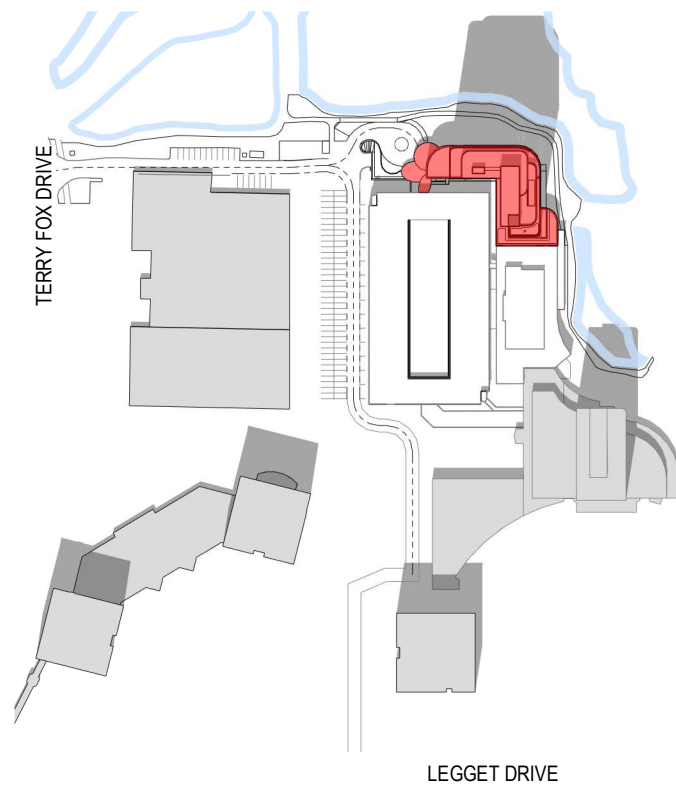
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June 21st - 14:00

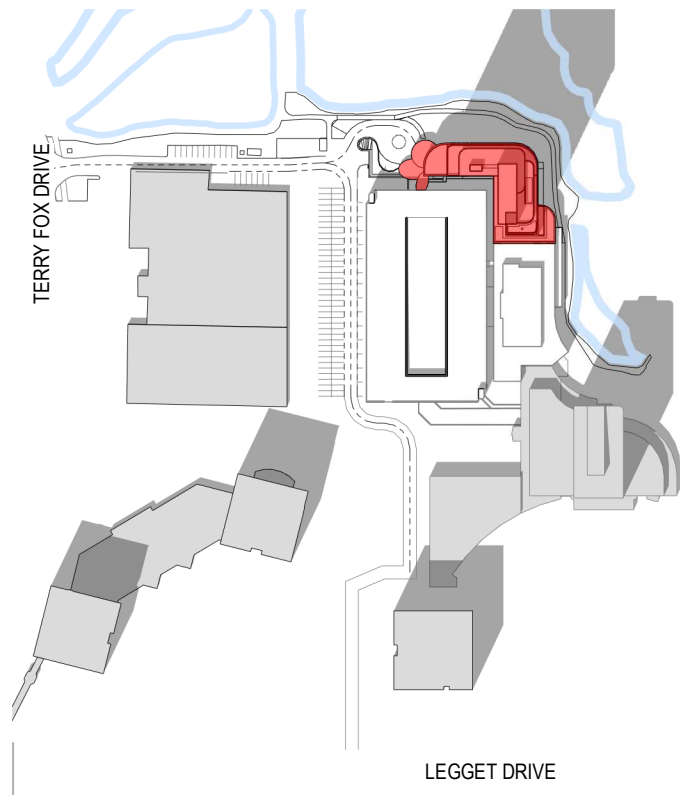
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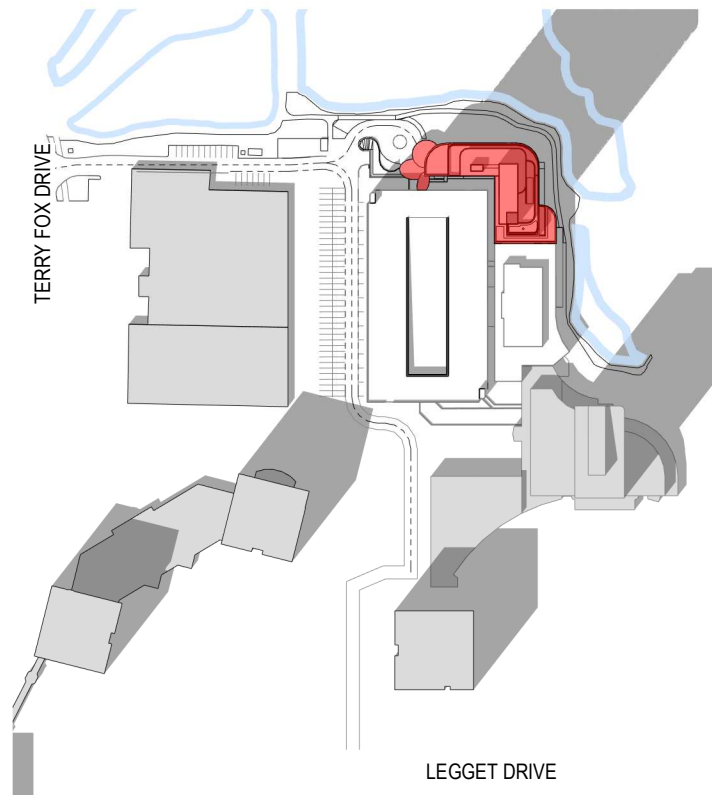
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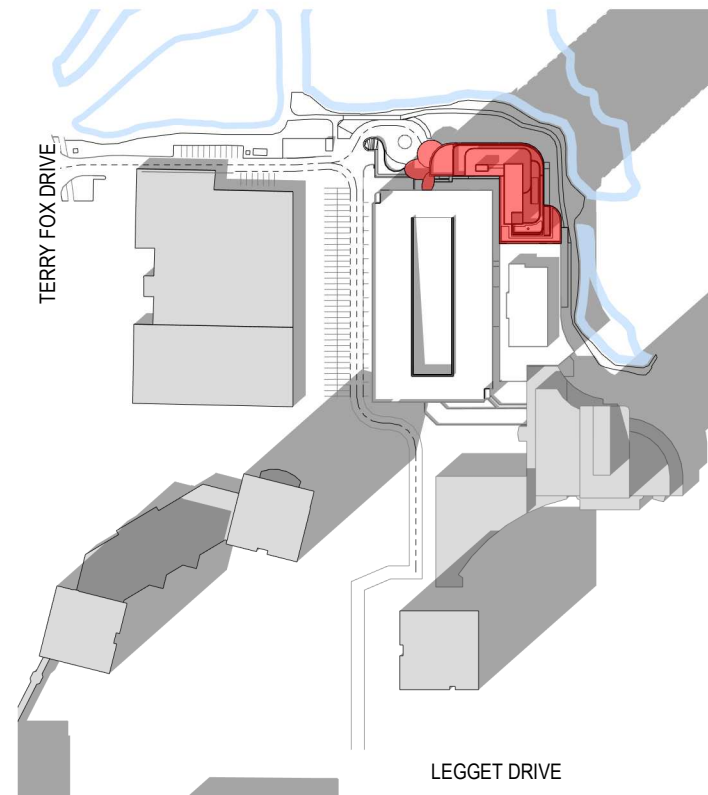




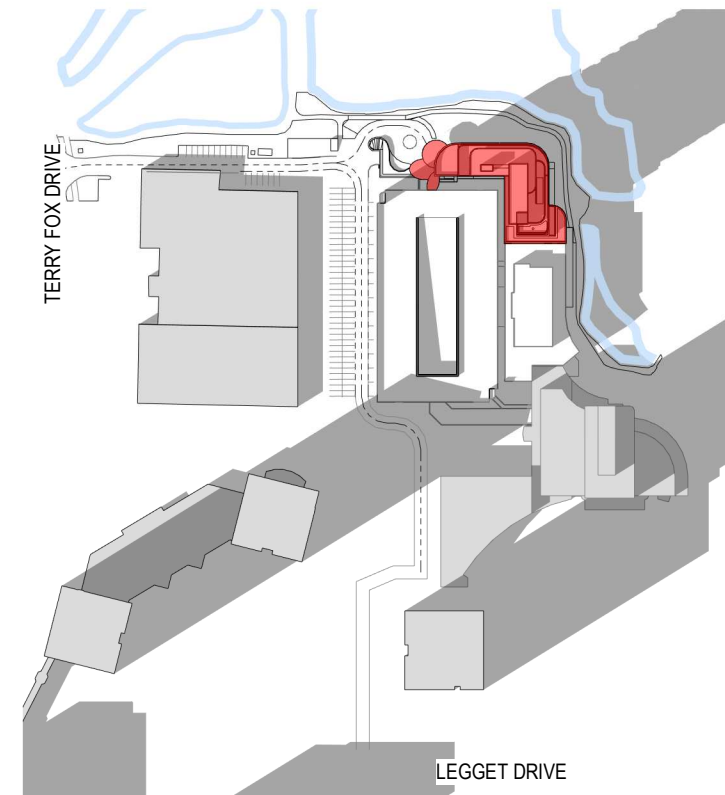
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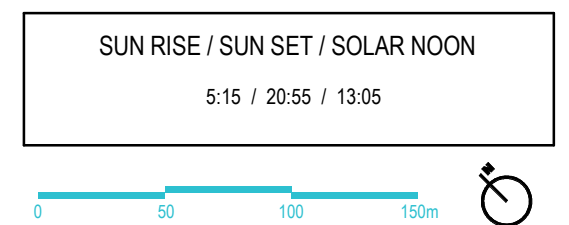
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June 21st - 17:00
1 : 3500



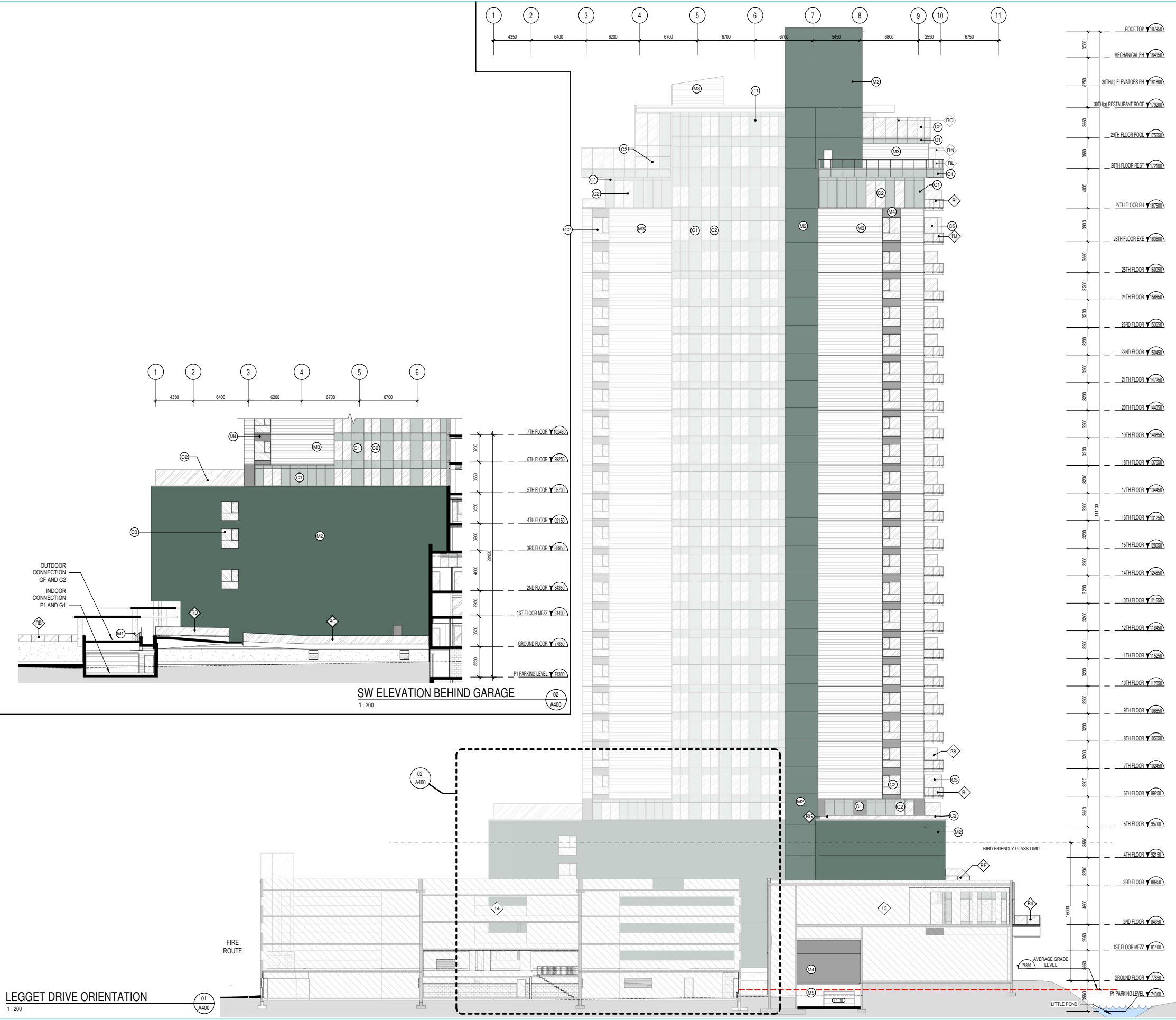
June 21st - 18:00
1 : 3500





A N N E X

BIM 380/12347 BROOKSTREET/BRVST_12347 ARC_INT_R20.rvt



| GENERAL NOTES | |
|---------------|--|
| # NOTE | DESCRIPTION |
| 1 | PROPERTY LINE |
| 2 | LEVEL 2 TO 4 FOOTPRINT |
| 3 | TOWER FOOTPRINT |
| 4 | HOSE BIB FOR LANDSCAPE |
| 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) |
| 11 | EXISTING PARALLEL PARKING ROW |
| 12 | WINDOWS ADDED TO MEET 2% OPENING FOR SMOKE CONTROL REQUIREMENT |
| 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 |
| 22 | ELECTRICAL CLOSURE, SEE ELECTRICAL ENG. |
| 23 | VEHICLE STAIRS AND EXHAUST AIR FROM P2 |
| 24 | BALLROOM EXTENSION FOOTPRINT |
| 25 | TRENCH DRAIN |
| 26 | PATHWAY CW CIRCULATION MEMBRANE |
| 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 | GARAGE CHUTE |
| 32 | ROOF ACCESS |
| 33 | SIAMSESE |
| 34 | SCULPTURE WITH SIMPLE DRAIN |
| 35 | GENERATOR ON THE ROOF, SEE ELECTRICAL ENG. |
| 36 | EXISTING TRANSFORMER TO BE RELOCATED (MONMOUTH BUILDING) |
| 37 | RESIDENCE TRANSFORMER, SEE ELECTRICAL ENG. |
| 38 | GARAGE COMPACTOR |
| 39 | EXISTING HOTEL |
| 40 | EXTERIOR SHOWER |
| 41 | EXTERIOR BIKE RACKS |
| 42 | SNOW STORAGE |
| 43 | PARKING P1 FOOTPRINT |
| 44 | PAD FOR NEW PUMPHOUSE ELECTRICAL SUPPLY |
| 45 | ELECTRIC BASE TO BE RELOCATED |
| 46 | PUMP HOUSE TO BE RELOCATED |
| 47 | PROJECT SIGNAGE |
| 48 | GUARDRAIL |
| 50 | GARAGE CHUTE |
| 51 | 29TH FLOOR ROOF |

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

NOTES GÉNÉRALES / General Notes

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MECHANICAL / Mécanique

ELECTRICAL / Électrique

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1688 Woodbine Dr., Ottawa, ON K2C 3P8
T 613 727 5111 | gw@goodkey.ca

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CUNLIFFE & ASSOCIATES

550-1550 Carling Ave., Ottawa, ON K1Z 8S8
www.cuncliffe.ca

URBANISME ET CIVIL / Urban planner and Civil

ARCHITECTE DE PAYSAGE / Landscape Architect

NOVATECH

240 Michael Cowland Drive, Suite 200, Ottawa, ON K2M 1P6
T 613 254 5643 | novatech-eng.com

ARCHITECTE / Architect

DESIGN INTERIEUR / Interior Design

NEUF architect(e)s SENCRL

630, boul. Jean-Jacques O., 30e étage, Montréal QC H3B 1S6
T 514 947 1117 | neuf-architectes.com

SCEAU / Seal



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 07 14 |
| B | SITE PLAN APPROVAL | 2021 10 04 |
| C | FOR COORDINATION | 2021 10 27 |
| D | FOR INTERNAL REVIEW - ARCHITECT | 2021 11 28 |
| E | SITE PLAN APPROVAL REV. J | 2022 01 28 |

Preparatory / do not use for construction

DESSINÉ PAR / Drawn by

AT DM

DATE (aa.mm.jj)

2022 01 28

TITRE DU DESSIN / Drawing Title

SOUTH-WEST ELEVATION LEGGET DRIVE

REVISION / Revision

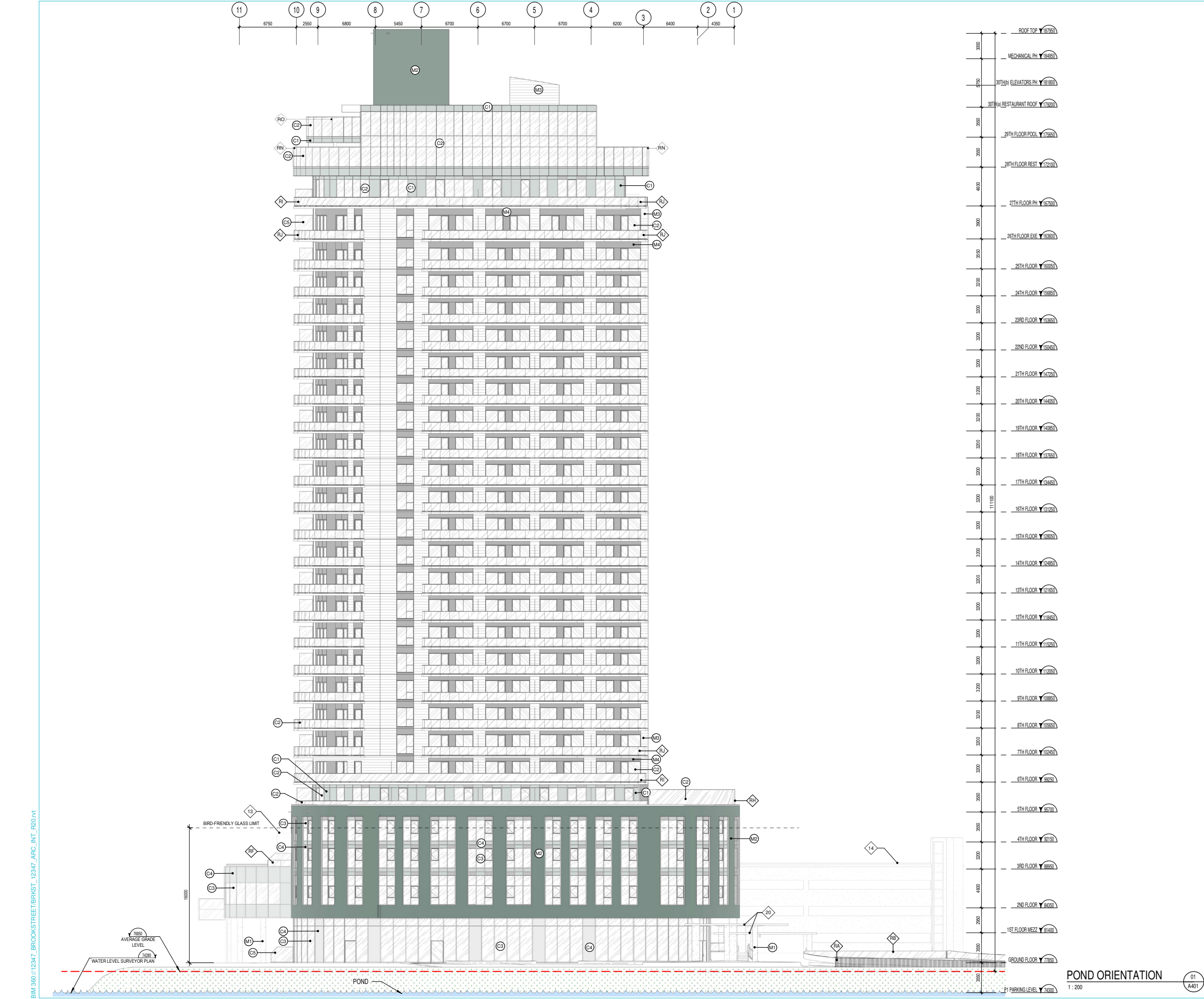
E

NO. DESSIN / Draw Number

A400

#18507

D07-023-0160



| GENERAL NOTES | |
|---------------|--|
| # NOTE | DESCRIPTION |
| 1 | PROPERTY LINE |
| 2 | LEVEL 2 TO 4 FOOTPRINT |
| 3 | TOWER FOOTPRINT |
| 4 | HOSE BIB FOR LANDSCAPE |
| 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) |
| 11 | EXISTING PARALLEL PARKING ROW |
| 12 | WINDOWS ADDED TO MEET 2% OPENING FOR SMOKE CONTROL REQUIREMENT |
| 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 |
| 22 | ELECTRICAL CLOSE, SEE ELECTRICAL ENG. |
| 23 | VEHICLE STAIRS TO AN EXHAUST AIR FROM P2 |
| 24 | BALLROOM EXTENSION FOOTPRINT |
| 25 | TRENCH DRAIN |
| 26 | PATHWAY CW CIRCULATION MEMBRANE |
| 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 |
| 33 | SIAMASE |
| 34 | SCUPPER WITH SIMPLE DRAIN |
| 35 | GENERATOR ON THE ROOF, SEE ELECTRICAL ENG. |
| 36 | EXISTING TRANSFORMER TO BE RELOCATED (MONMOUTH BUILDING) |
| 37 | RESIDENCE TRANSFORMER, SEE ELECTRICAL ENG. |
| 38 | GARBAGE COMPACTOR |
| 39 | EXISTING HOTEL |
| 40 | EXTERIOR SHOWER |
| 41 | EXTERIOR BIKE RACKS |
| 42 | SNOW STORAGE |
| 43 | PARKING P1 FOOTPRINT |
| 44 | PAD FOR NEW PUMPHOUSE ELECTRICAL SUPPLY |
| 45 | ELECTRIC BASE TO BE RELOCATED |
| 46 | PUMP HOUSE TO BE RELOCATED |
| 47 | PROJECT SIGNAGE |
| 48 | GUARDRAIL |
| 49 | GARBAGE CHUTE |
| 50 | GARBAGE CHUTE |
| 51 | 29TH FLOOR ROOF |

| 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 | E/F'S CONCRETE FOUNDATION FINISH - ADEK 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 |

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STRUCTURAL: Structure

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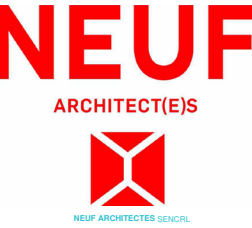
URBANISME ET CIVIL: Urban planner and Civil
ARCHITECTE DE PAYSAGE: Landscape Architect

NOVATECH
540 Michael Cowland Drive, Suite 200, Ottawa, ON K2M 1P6
T 613 254 8643 novatech-eng.com

ARCHITECTE: Architect
DESIGN INTERIEUR: Interior Design

NEUF architect(e)s SENCRL
630, boul. Jean-Jacques O. 30e étage, Montréal QC H3B 1S6
T 514 847 1117 NEUF-architectes.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 07 14 |
| B | SITE PLAN APPROVAL | 2021 10 04 |
| C | FOR COORDINATION | 2021 10 27 |
| D | FOR INTERNAL REVIEW - ARCHITECT | 2021 11 28 |
| E | SITE PLAN APPROVAL REV J | 2022 01 28 |

Preliminary - do not use for construction

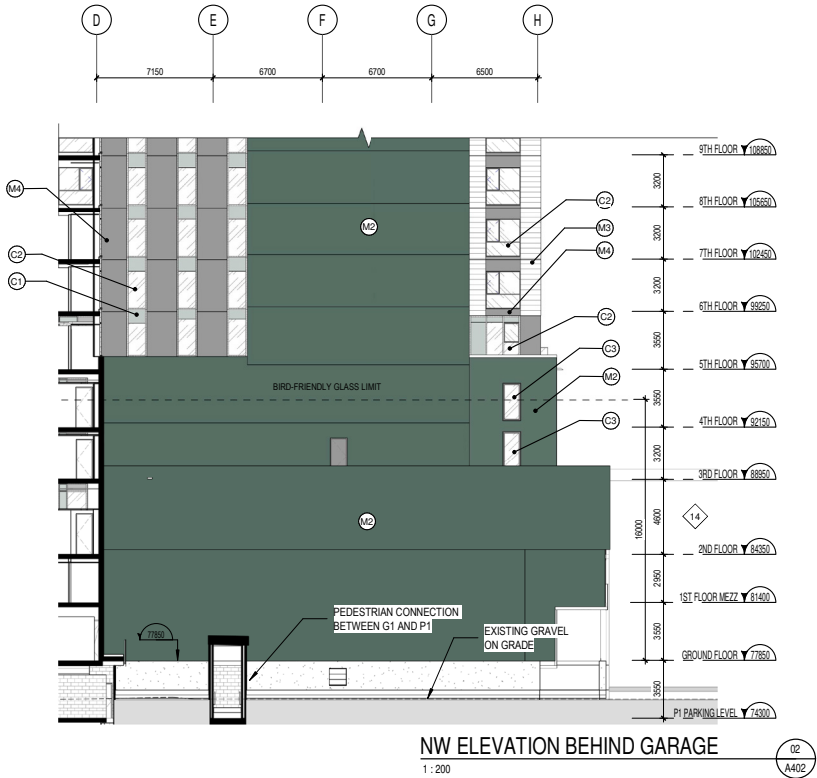
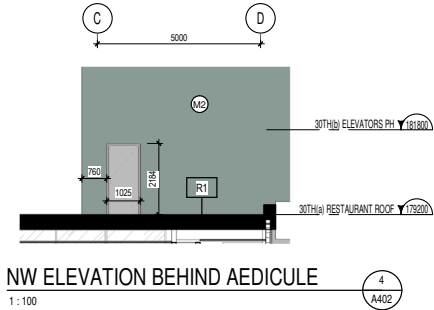
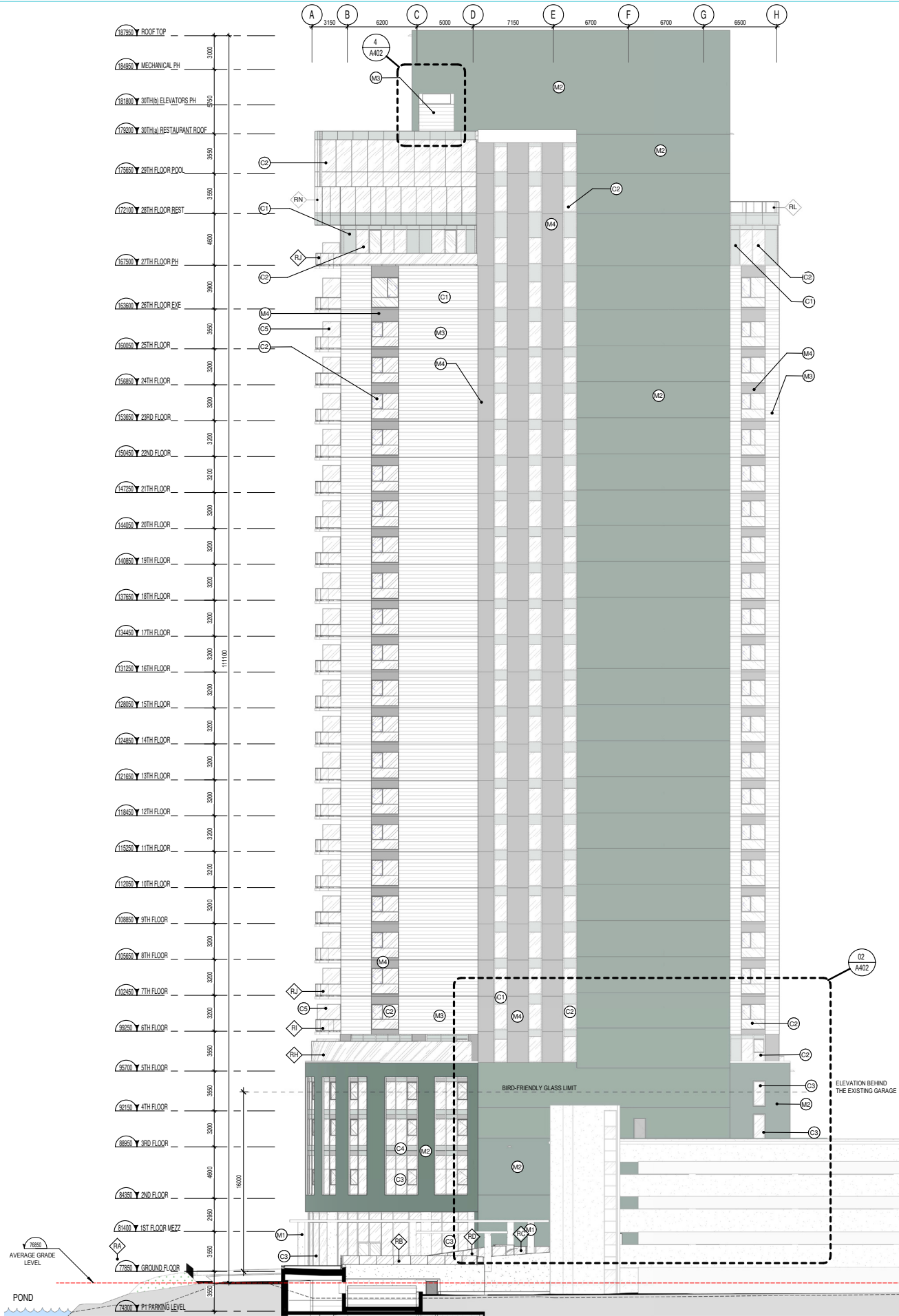
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DATE (aa-mm-jj): 2022 01 28

VÉRIFIÉ PAR: Checked: KP BSJ
ECHELLE: Scale: 1:200

TITRE DU DESSIN: Drawing Title: **NORTH-EAST ELEVATION POND**

RÉVISION: Revision: **E**
NO. DESSIN: Draw Number: **A401**
#18507

BIM 360//12347 BROOKSTREET/BRVST_12347_ARC_INT_R20.rvt



| GENERAL NOTES | |
|---------------|--|
| # NOTE | DESCRIPTION |
| 1 | PROPERTY LINE |
| 2 | LEVEL 2 TO 4 FOOTPRINT |
| 3 | TOWER FOOTPRINT |
| 4 | HOSE BIB FOR LANDSCAPE |
| 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) |
| 11 | EXISTING PARALLEL PARKING ROW |
| 12 | WINDOWS ADDED TO MEET 2% OPENING FOR SMOKE CONTROL REQUIREMENT |
| 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 | MOUTH EXISTING BUILDING |
| 19 | EXISTING WALL HYDRANT |
| 20 | CANOPY PROFILE |
| 22 | ELECTRICAL CLOSURE, SEE ELECTRICAL ENG. |
| 23 | MEDICAL STAIRS AND EXHAUST AIR FROM P2 |
| 24 | BALLROOM EXTENSION FOOTPRINT |
| 25 | TRENCH DRAIN |
| 26 | PATHWAY CW CIRCULATION MEMBRANE |
| 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 | GARAGE CHUTE |
| 32 | ROOF ACCESS |
| 33 | SIAMSE |
| 34 | SCULPTURE WITH SIMPLE DRAIN |
| 35 | GENERATOR ON THE ROOF, SEE ELECTRICAL ENG. |
| 36 | EXISTING TRANSFORMER TO BE RELOCATED (MOUTH BUILDING) |
| 37 | RESIDENCE TRANSFORMER, SEE ELECTRICAL ENG. |
| 38 | GARAGE COMPACTOR |
| 39 | EXISTING HOTEL |
| 40 | EXTERIOR SHOWER |
| 41 | EXTERIOR BIKE RACKS |
| 42 | SNOW STORAGE |
| 43 | PARKING P1 FOOTPRINT |
| 44 | PAD FOR NEW PUMPHOUSE ELECTRICAL SUPPLY |
| 45 | ELECTRIC BASE TO BE RELOCATED |
| 46 | PUMP HOUSE TO BE RELOCATED |
| 47 | PROJECT SIGNAGE |
| 48 | GUARDRAIL |
| 50 | GARAGE CHUTE |
| 51 | 29TH FLOOR ROOF |

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

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NOVATECH

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ARCHITECTE / Architect

DESIGN INTERIEUR / Interior Design

NEUF architect(e)s SENCRL

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T 514 847 1117 | neuf-architectes.com

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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
C FOR COORDINATION 2021 10 27
D FOR INTERNAL REVIEW - ARCHITECT 2021 11 28
E SITE PLAN APPROVAL REV 1 2022 01 28

DESSINÉ PAR / Drawn by

AT DM

DATE (aa.mm.jj)

2022 01 28

TITRE DU DESSIN / Drawing Title

NORTH-WEST ELEVATION TERRY FOX

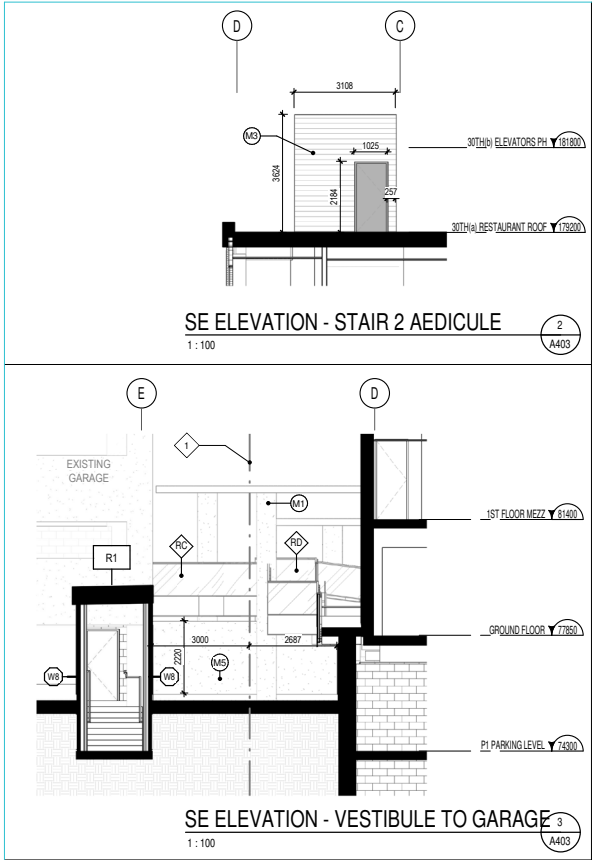
RÉVISION / Revision

E

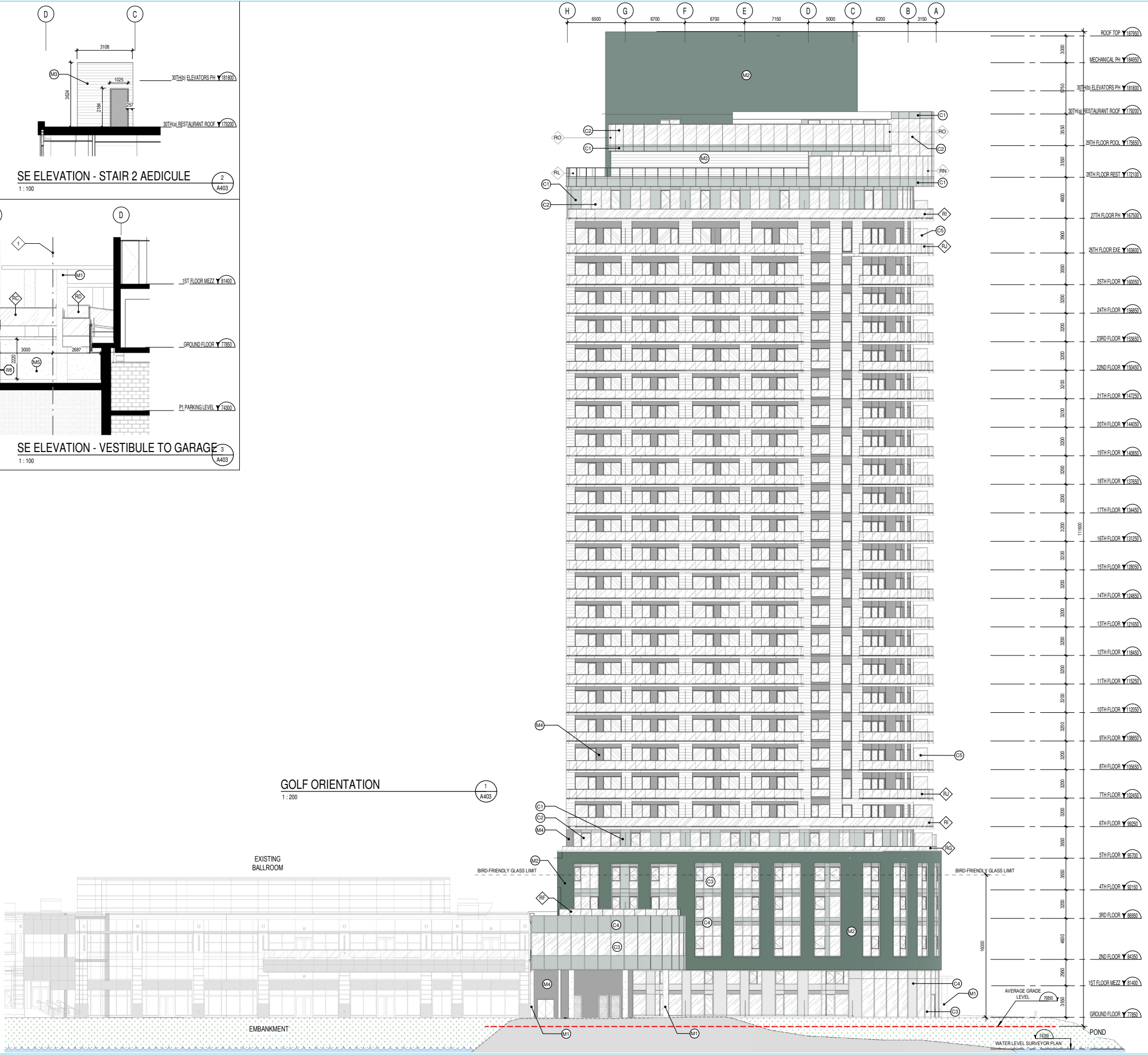
NO / DESSIN / Draw Number

A402

#18507



BIM 380//12347_BROOKSTREET/BRVST_12347_ARC_INT_R20.rvt



| GENERAL NOTES | |
|---------------|--|
| # NOTE | DESCRIPTION |
| 1 | PROPERTY LINE |
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| 4 | HOSE BIB FOR LANDSCAPE |
| 5 | GROUND FLOOR FOOTPRINT |
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| 9 | 30TH FLOOR (ROOF PROFILE) |
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| 11 | EXISTING PARALLEL PARKING ROW |
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| 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 |
| 22 | ELECTRICAL CLOSE-UP, SEE ELECTRICAL ENG. |
| 23 | VEHICLE STAIRS-40 EXHAUST AIR FROM P2 |
| 24 | BALLROOM EXTENSION FOOTPRINT |
| 25 | TRENCH DRAIN |
| 26 | PATHWAY CW CIRCULATION MEMBRANE |
| 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 | GARAGE CHUTE |
| 32 | ROOF ACCESS |
| 33 | SIAMISE |
| 34 | SCULPTURE WITH SIMPLE DRAIN |
| 35 | GENERATOR ON THE ROOF, SEE ELECTRICAL ENG. |
| 36 | EXISTING TRANSFORMER TO BE RELOCATED (MONMOUTH BUILDING) |
| 37 | RESIDENCE TRANSFORMER, SEE ELECTRICAL ENG. |
| 38 | GARAGE COMPACTOR |
| 39 | EXISTING HOTEL |
| 40 | EXTERIOR SHOWER |
| 41 | EXTERIOR BIKE RACKS |
| 42 | SNOW STORAGE |
| 43 | PARKING P1 FOOTPRINT |
| 44 | PAD FOR NEW PUMPHOUSE ELECTRICAL SUPPLY |
| 45 | ELECTRIC BASE TO BE RELOCATED |
| 46 | PUMP HOUSE TO BE RELOCATED |
| 47 | PROJECT SIGNAGE |
| 48 | QUADRANT |
| 49 | GARAGE CHUTE |
| 50 | GARAGE CHUTE |
| 51 | 29TH FLOOR ROOF |

| 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 | E/F'S CONCRETE FOUNDATION FINISH - ADEK 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 |

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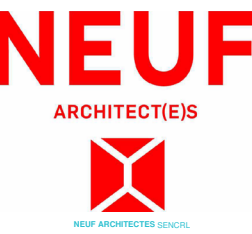
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GOODKEY, WEEDMARK & ASSOCIATES LIMITED
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T 613 727 5111 goodkey.com

STRUCTURAL / Structure
CUNLIFFE & ASSOCIATES
550-1550 Carling Ave., Ottawa, ON K1Z 8S8
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ARCHITECTE DE PAYSAGE / Landscape Architect
NOVATECH
540 Michael Cowland Drive, Suite 200, Ottawa, ON K2M 1P6
T 613 254 5643 novatech-eng.com

ARCHITECTE / Architect
DESIGN INTERIEUR / Interior Design
NEUF architect(e)s SENCRL
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T 514 847 1117 neuf-architectes.com

SCEAU / Seal



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 |
| C | FOR COORDINATION | 2021 10 27 |
| D | FOR INTERNAL REVIEW - ARCHITECT | 2021 11 23 |
| E | SITE PLAN APPROVAL REV. 1 | 2022 01 28 |

DESIGNÉ PAR / Drawn by
AT DM
DATE (aa-mm-jj)
2022 01 28
TITRE DU DESSIN / Drawing Title
SOUTH-EAST ELEVATION GOLF

VÉRIFIÉ PAR / Checked
KP BSJ
ECHELLE / Scale
1:200

RÉVISION / Revision NO. DESSIN / Draw Number
E A403
#15507