



brookstreet  
APARTMENTS

**DESIGN BRIEF**  
REVISION 1

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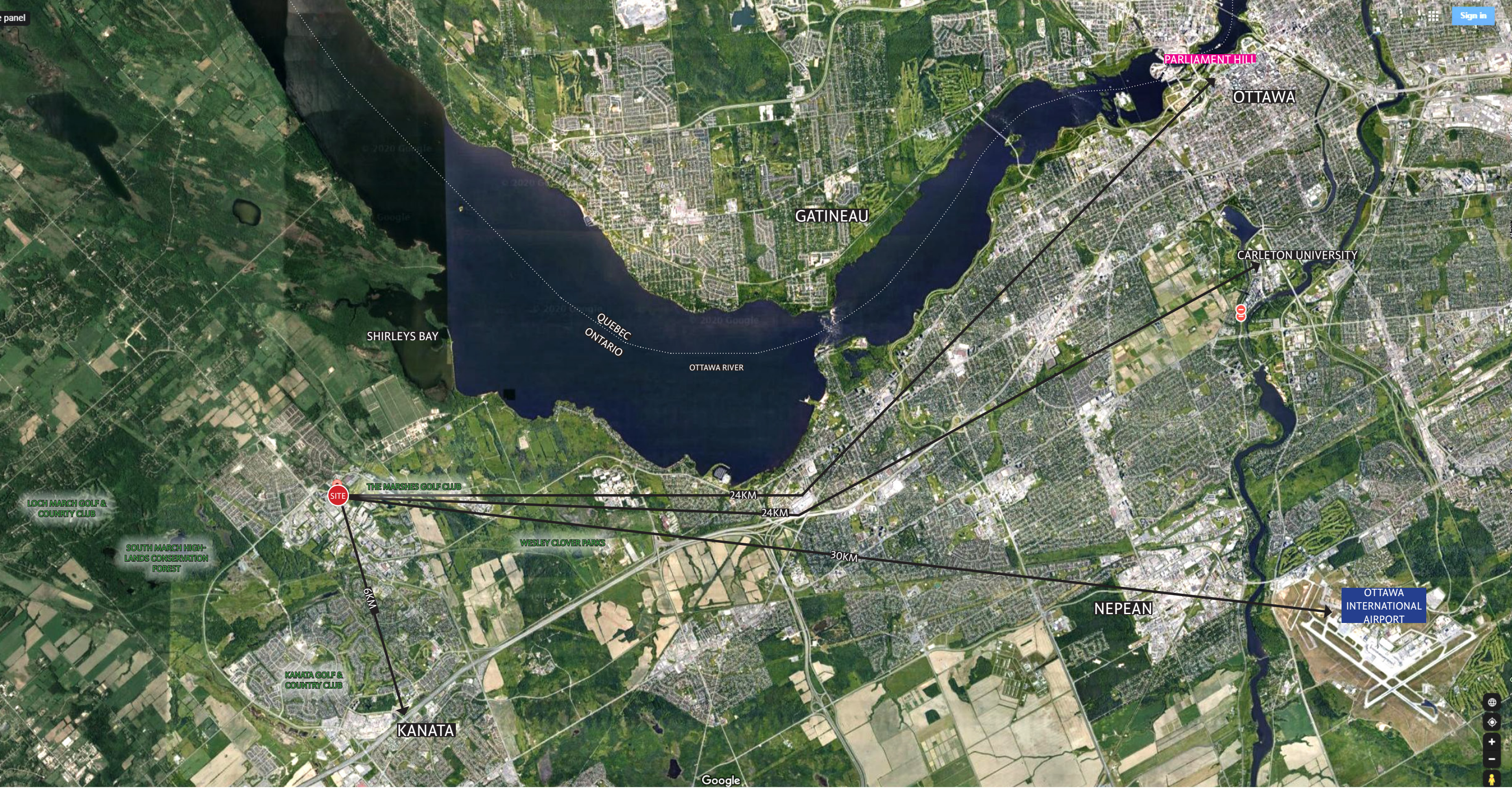
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C O N T E X T



## 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



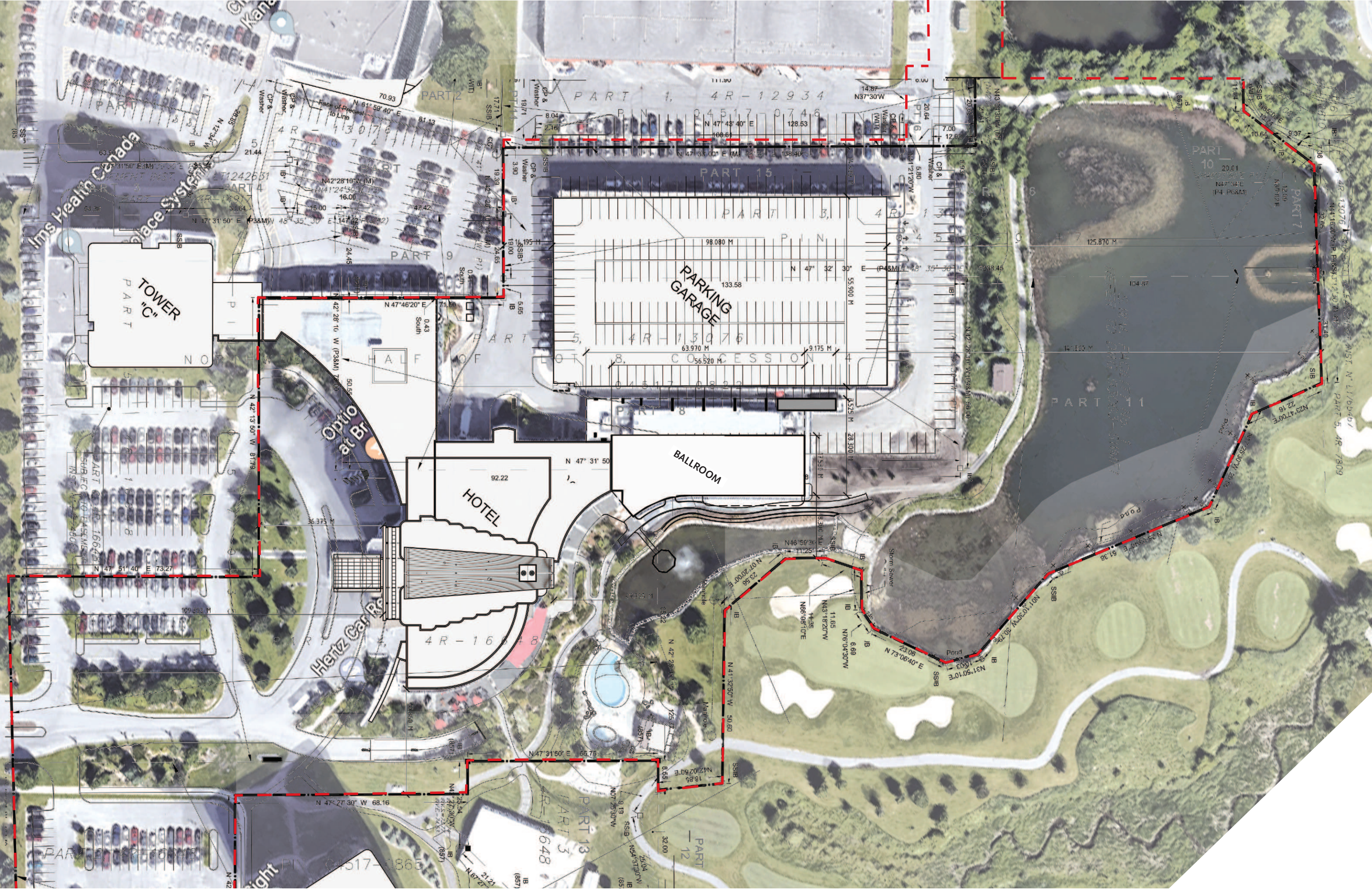
Aerial view existing conditions





Legget Dr

LEGGETT DRIVE



## 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 075m<sup>2</sup>.

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.



RENDERINGS













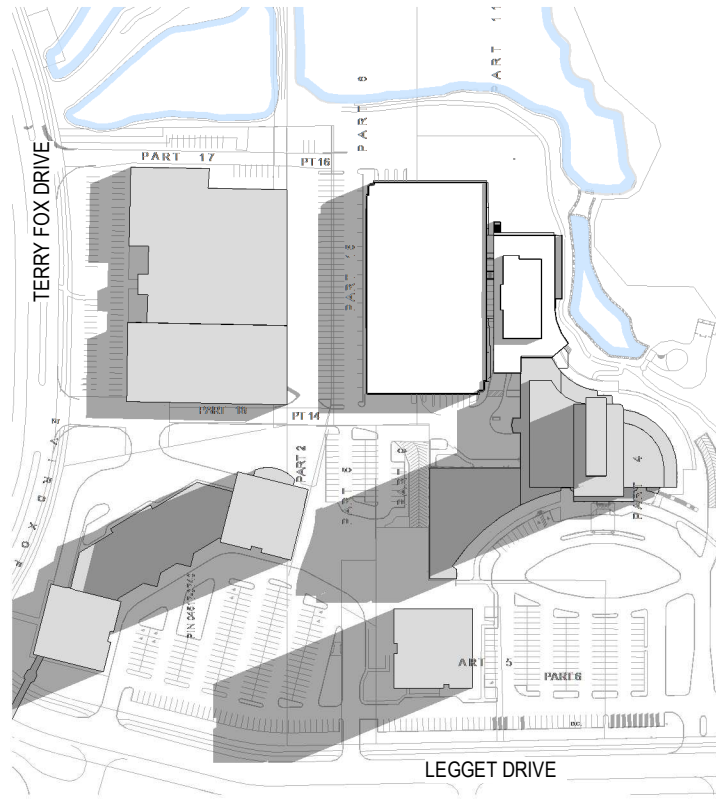






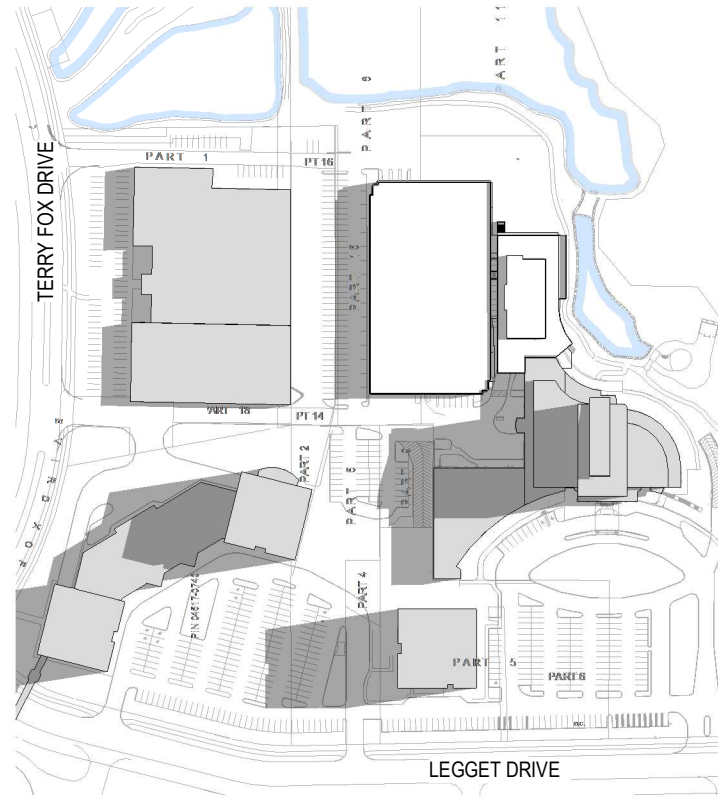


SUN STUDY



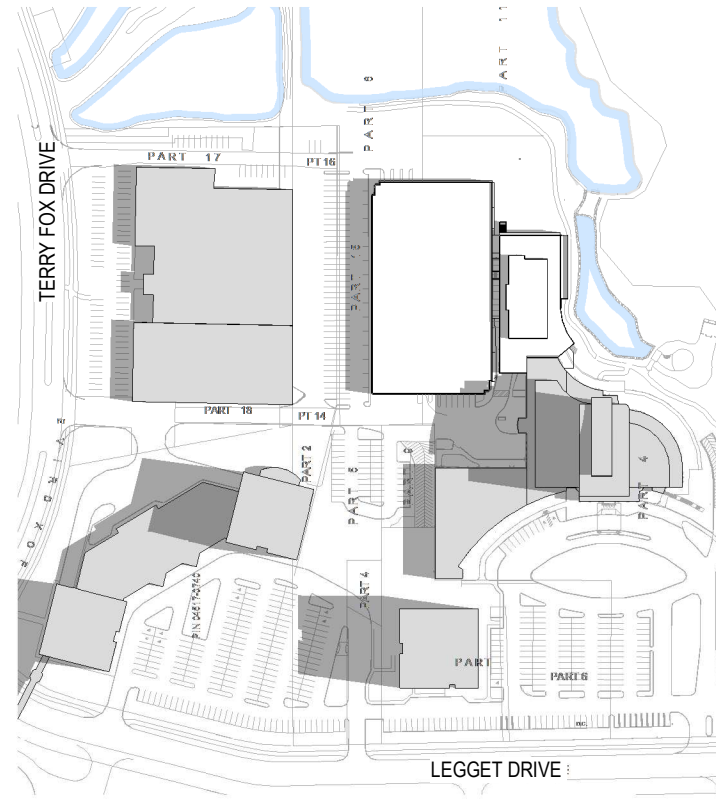
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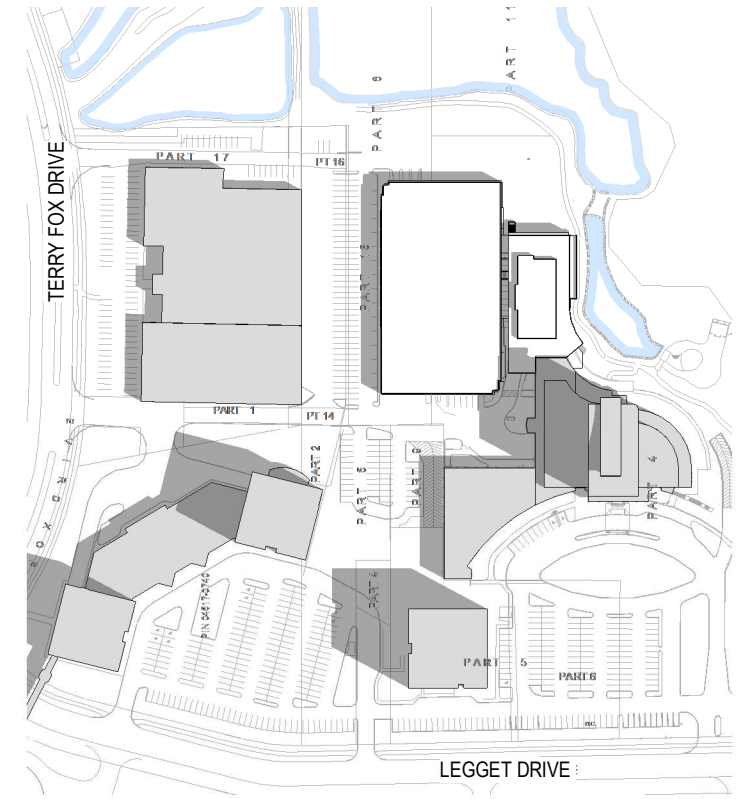
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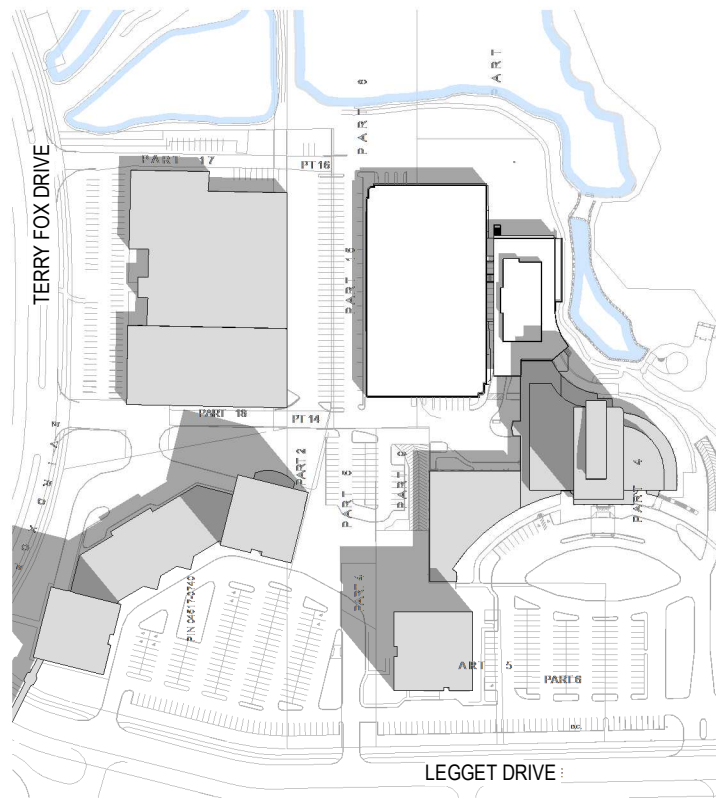
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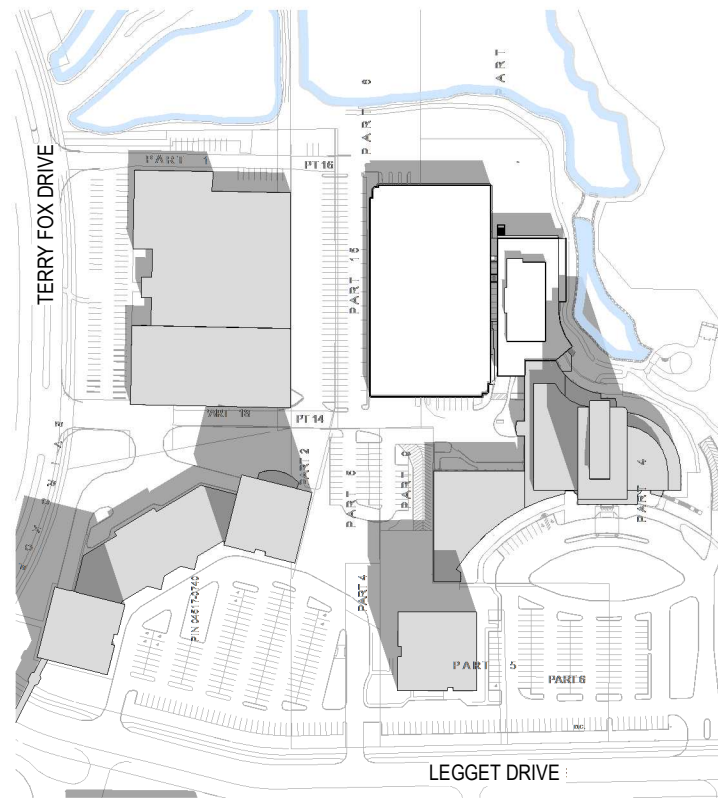
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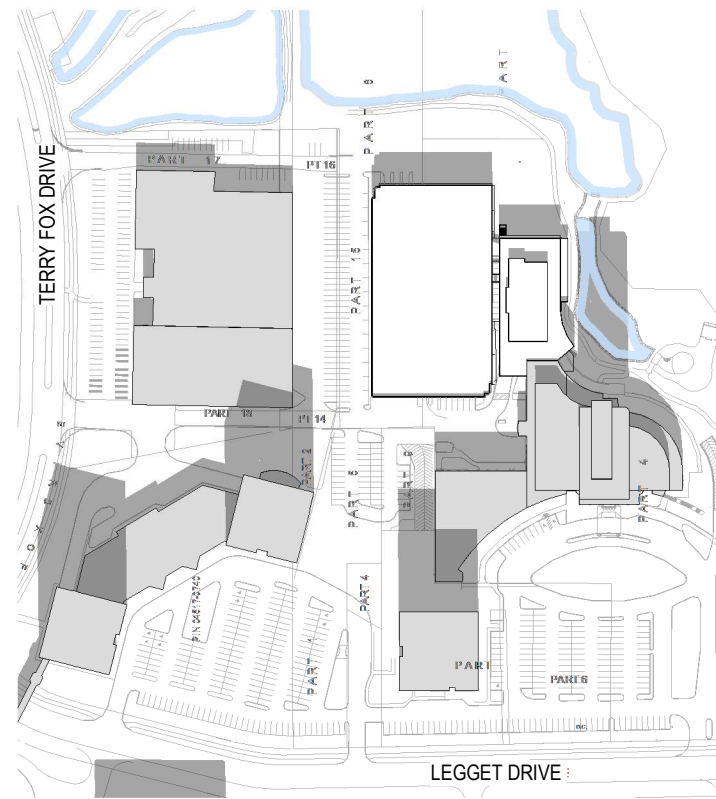
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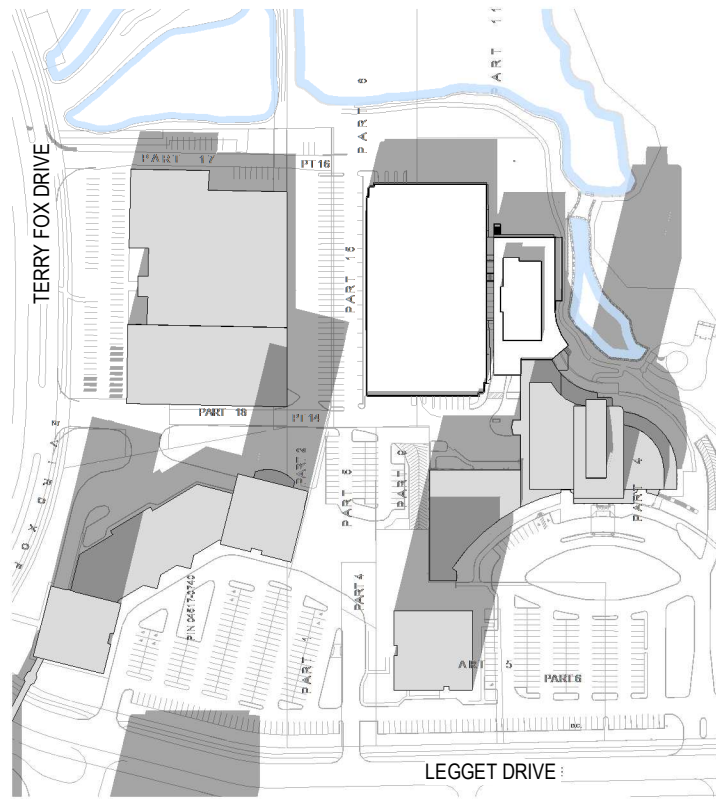


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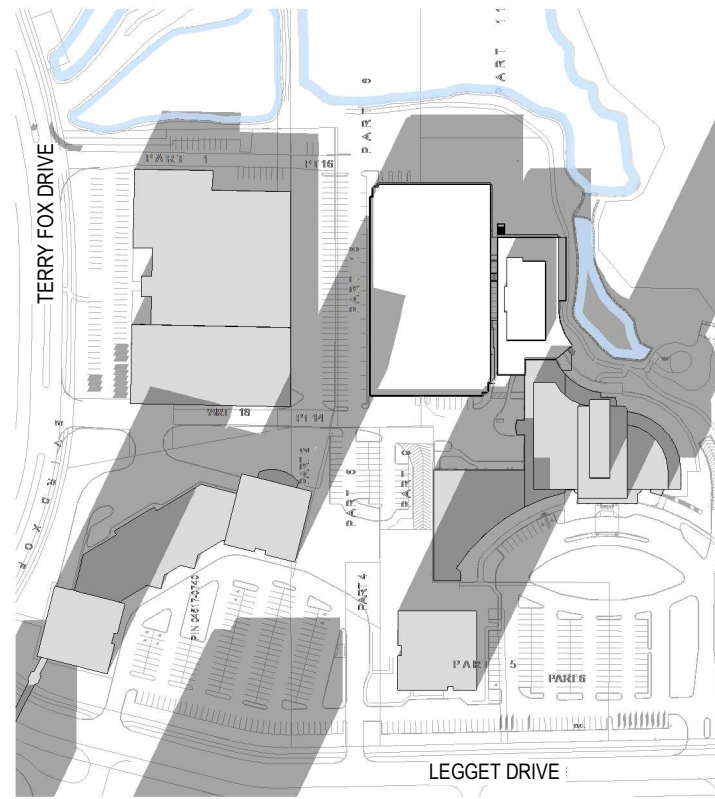
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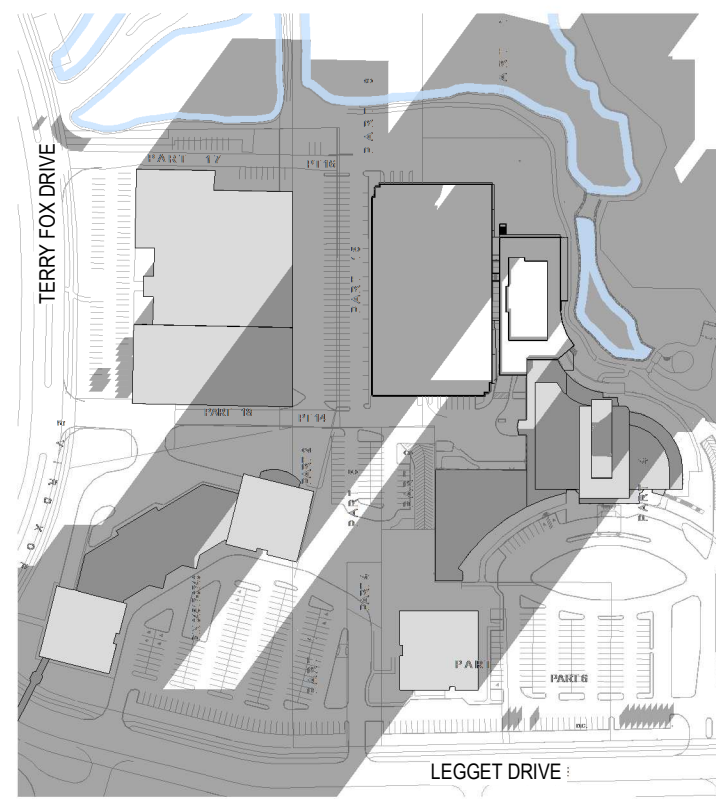




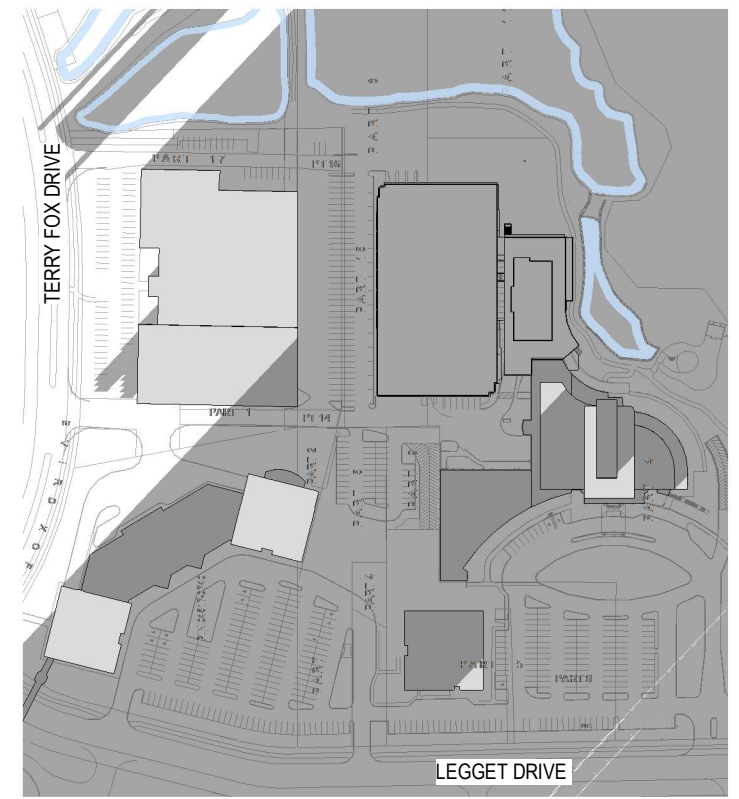
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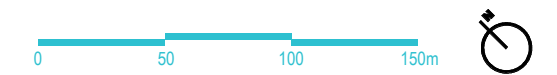


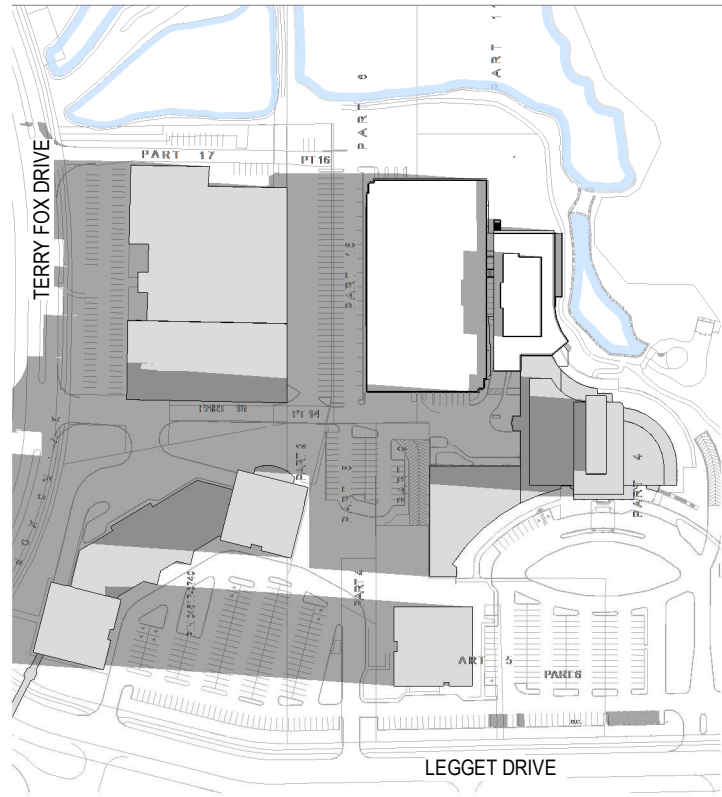
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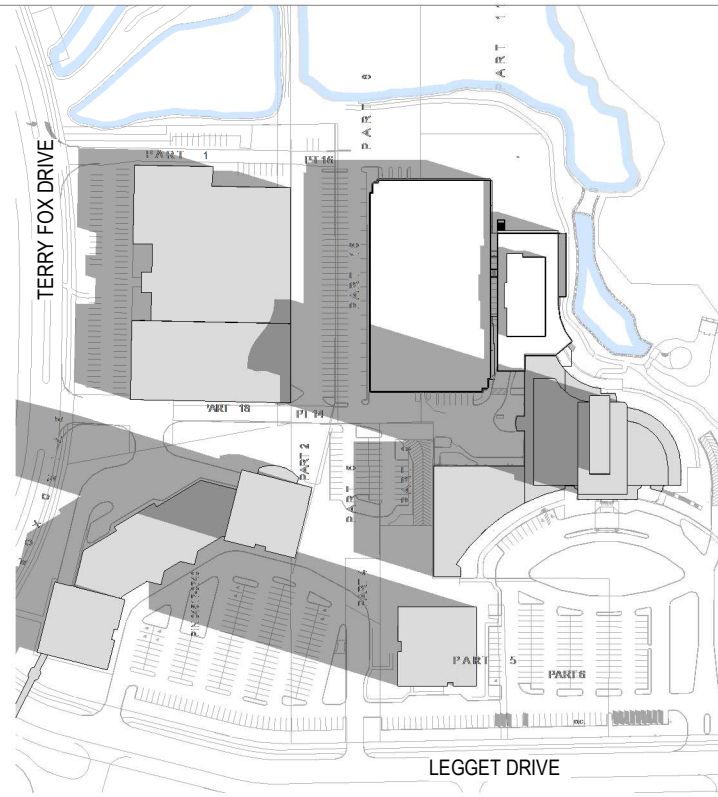
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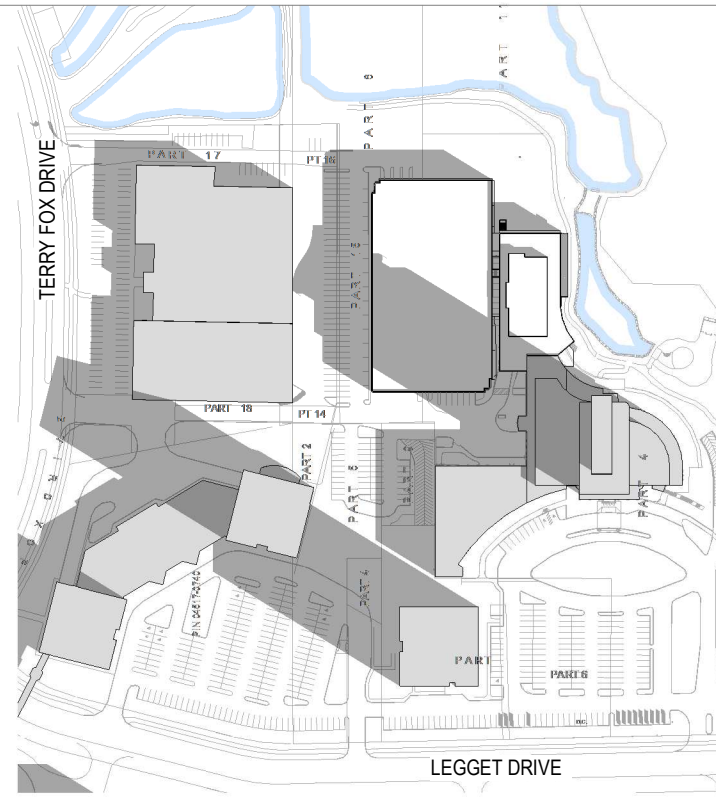
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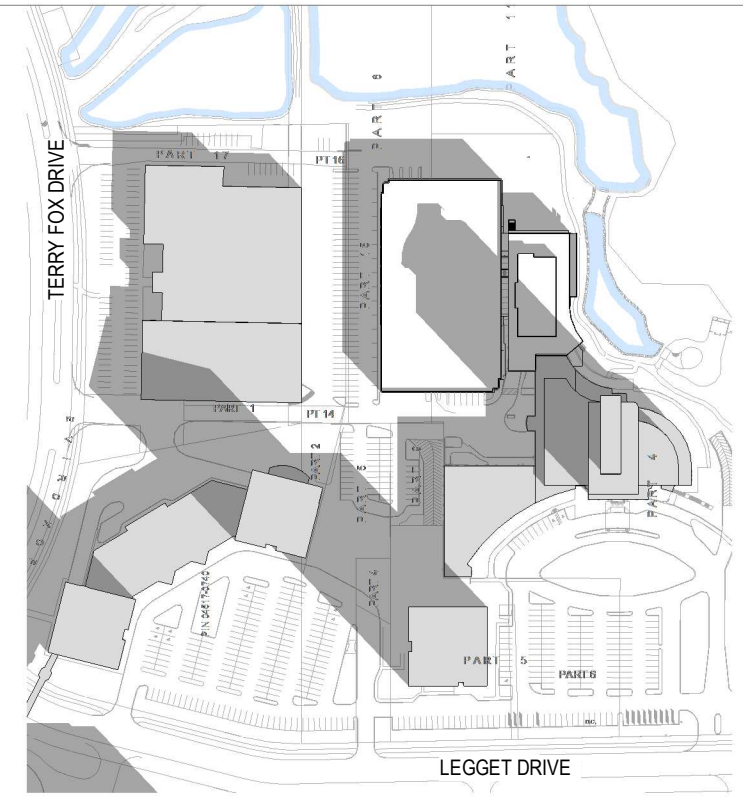
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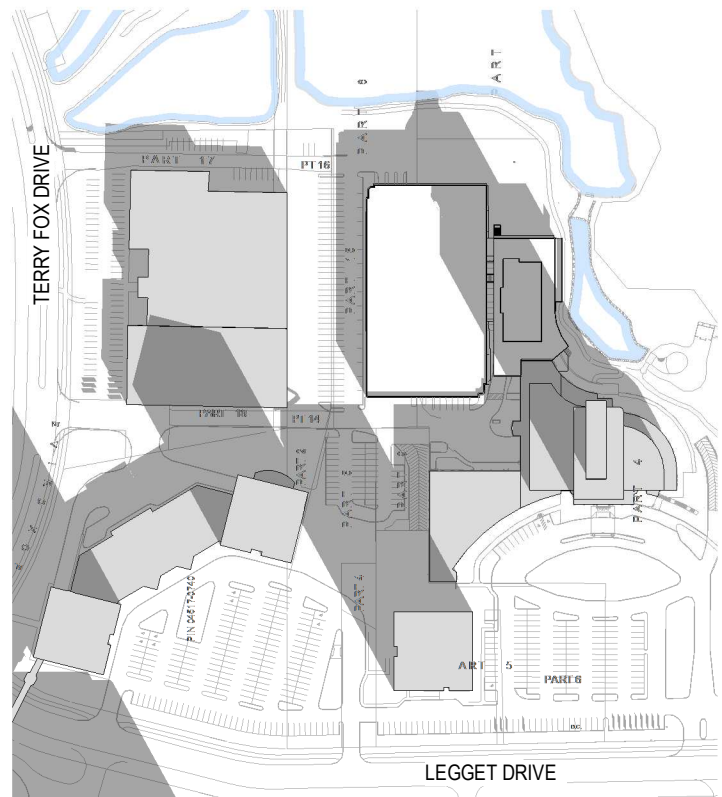
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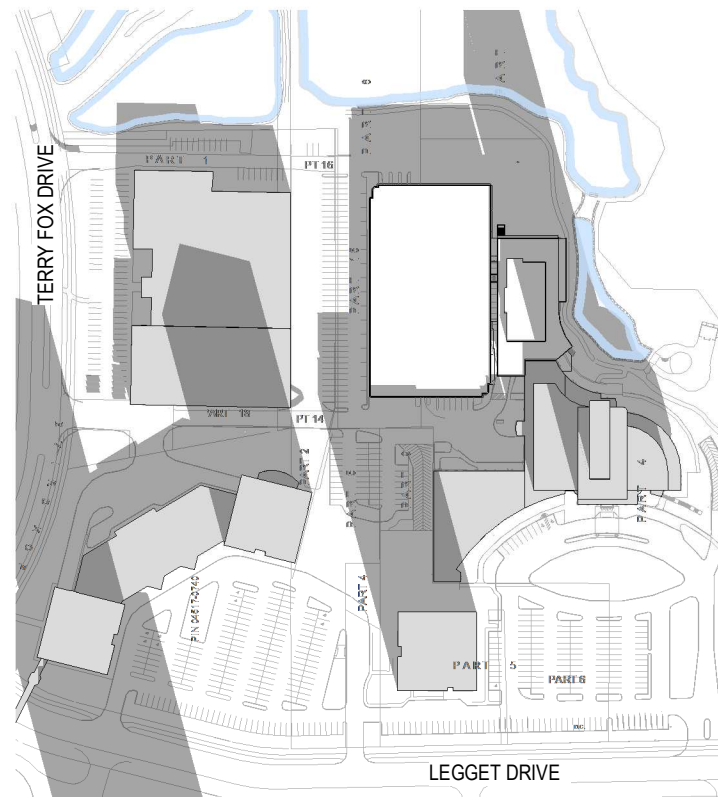
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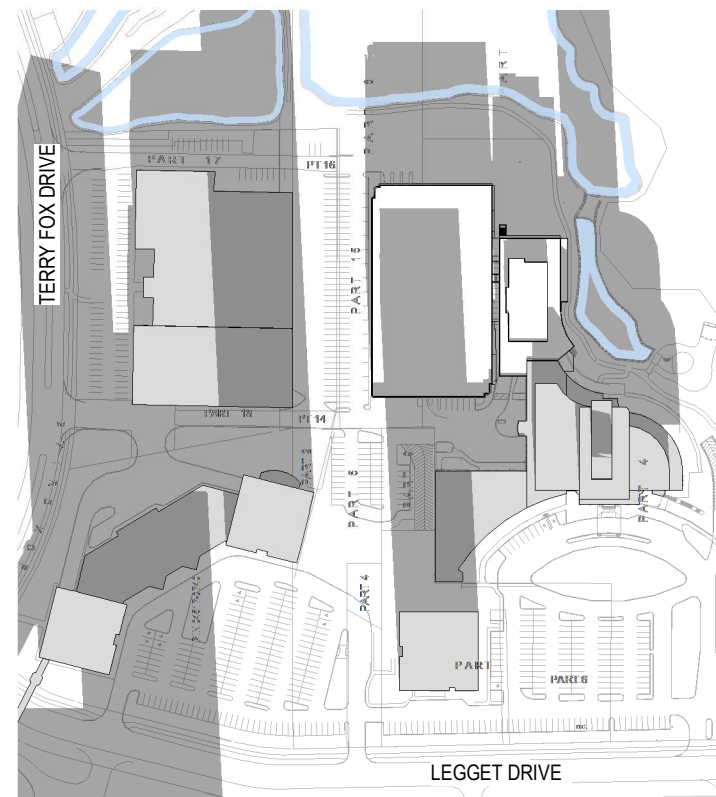
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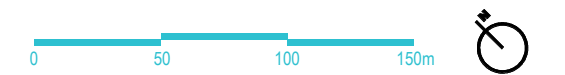
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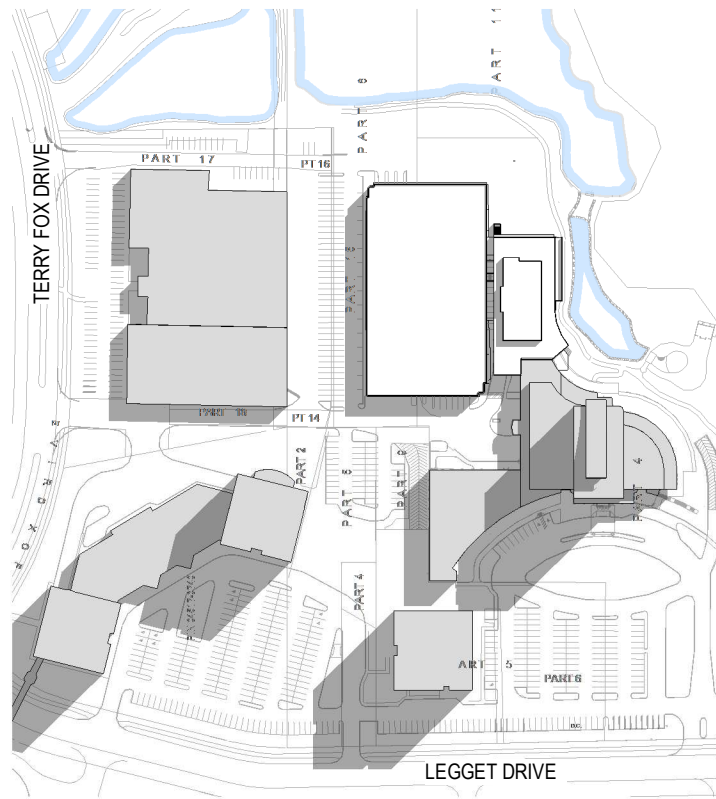
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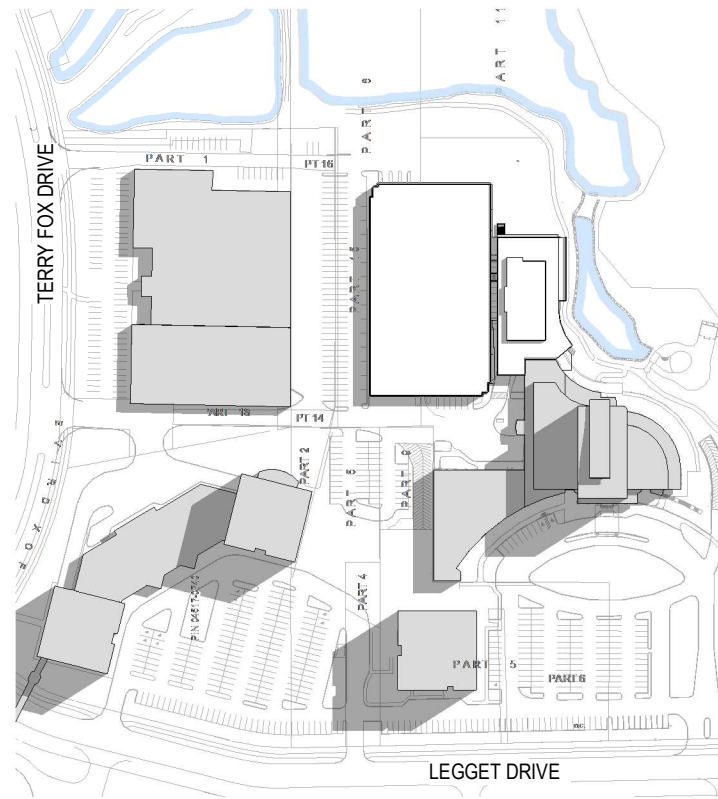
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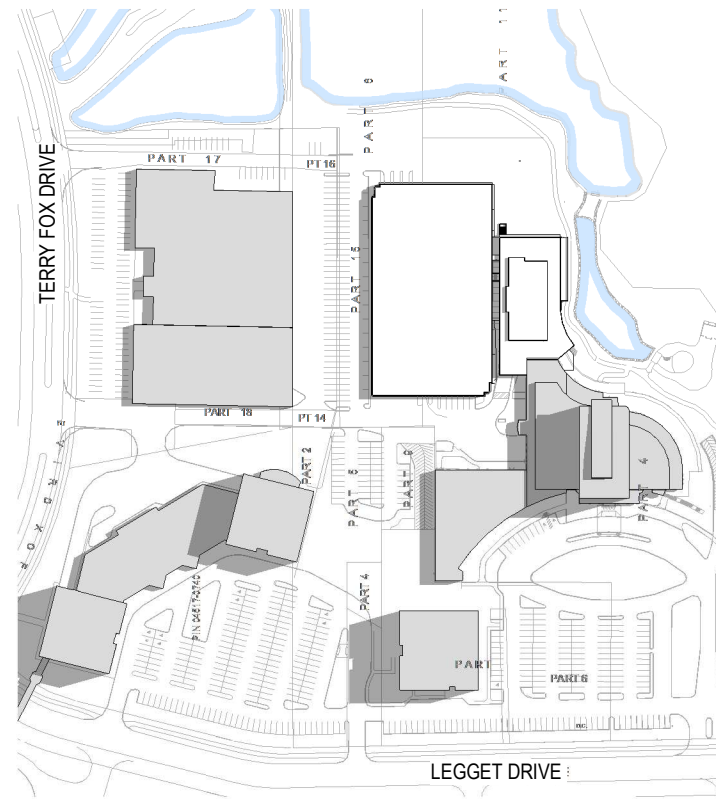




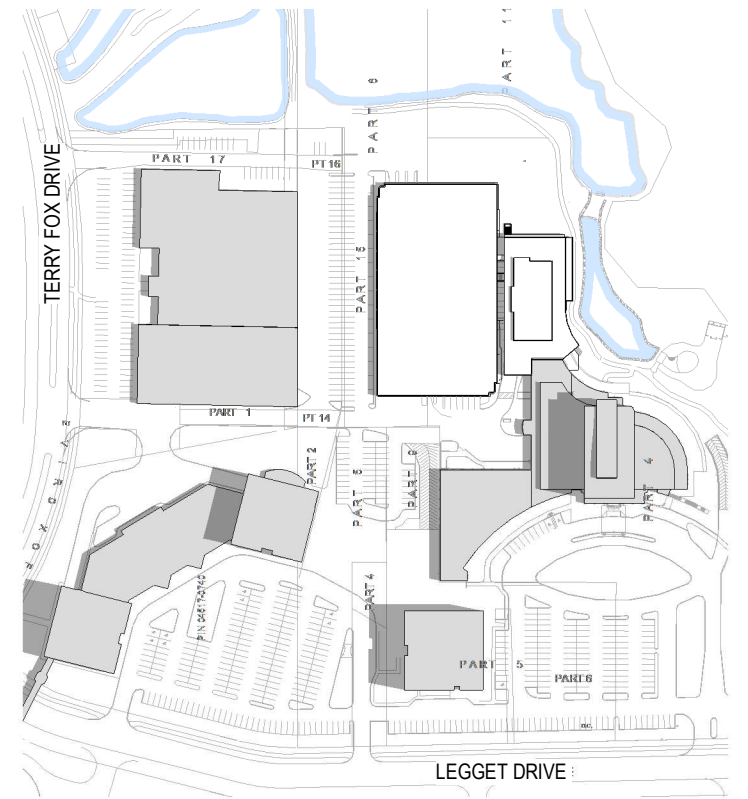
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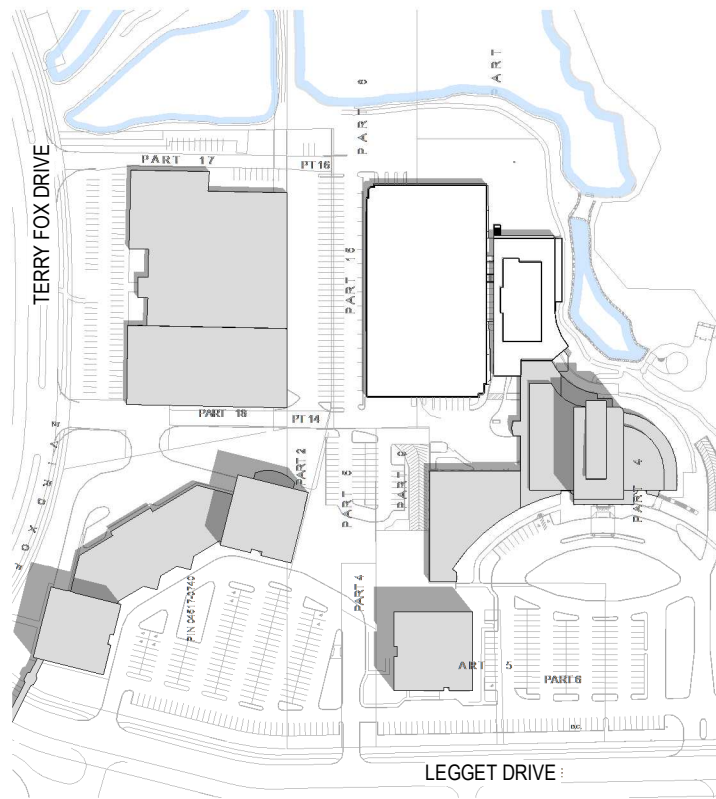
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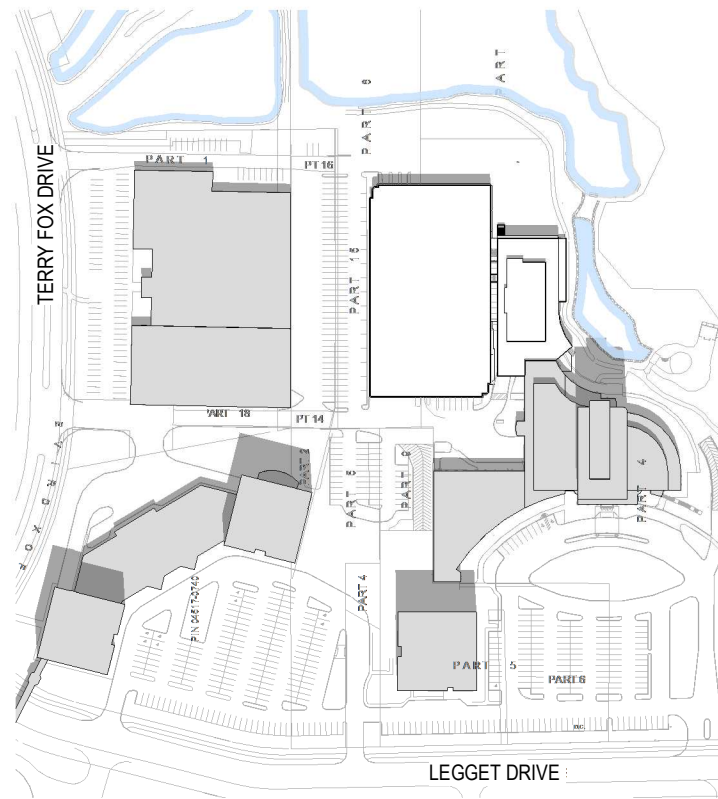
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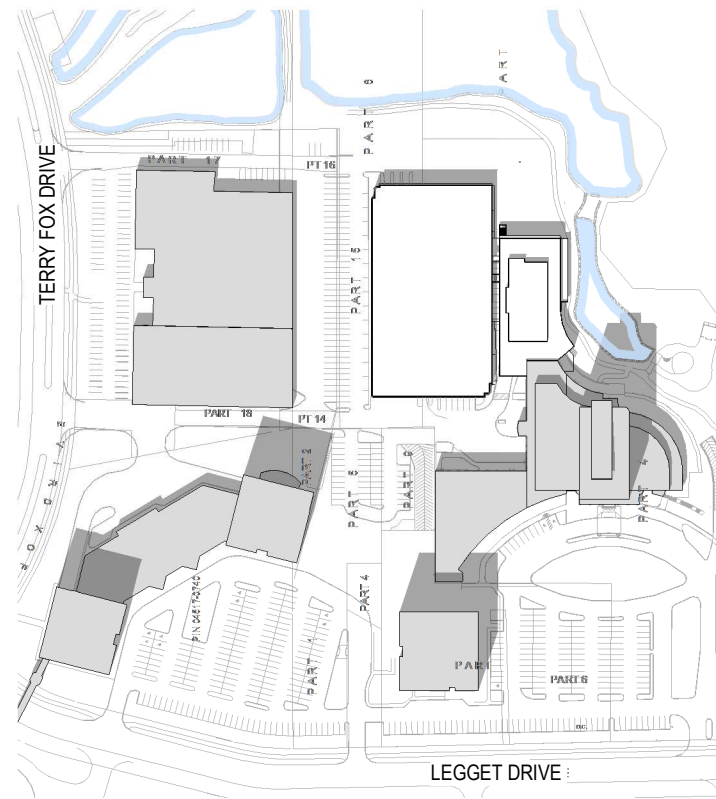
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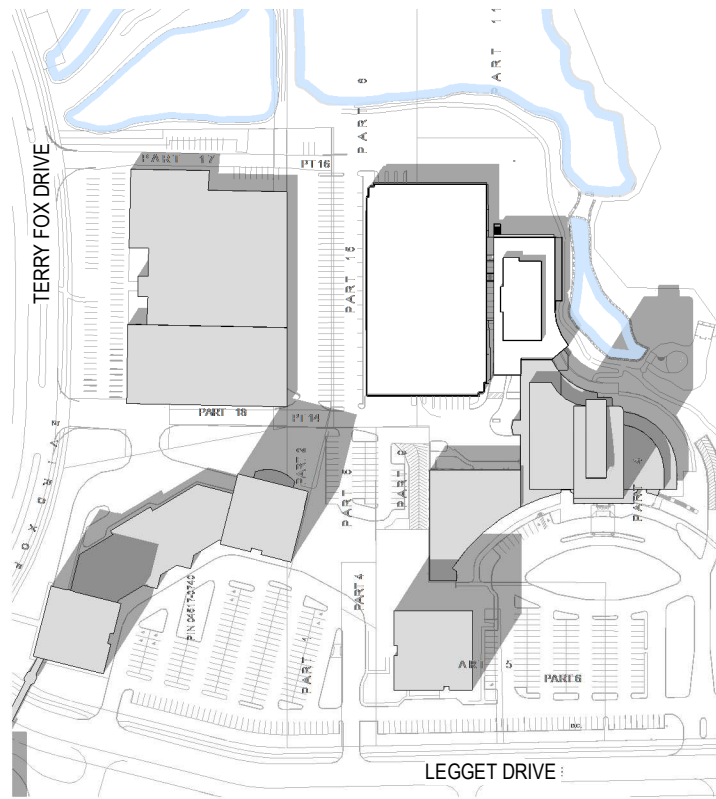
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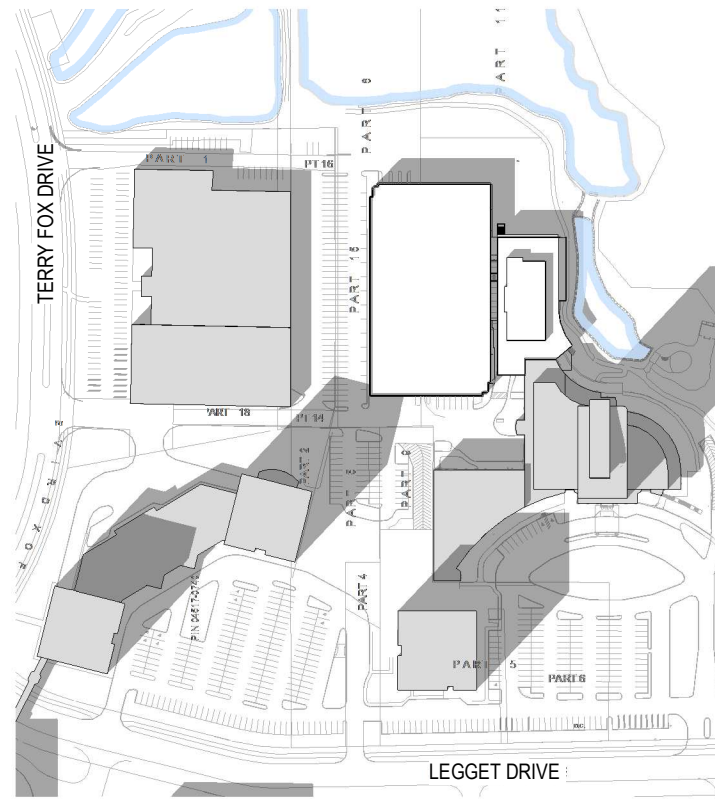
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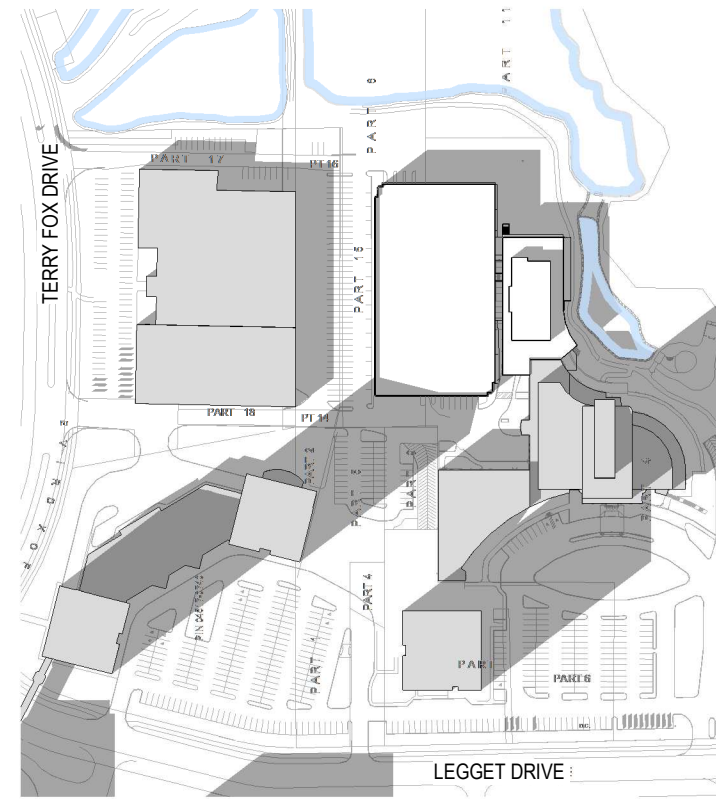




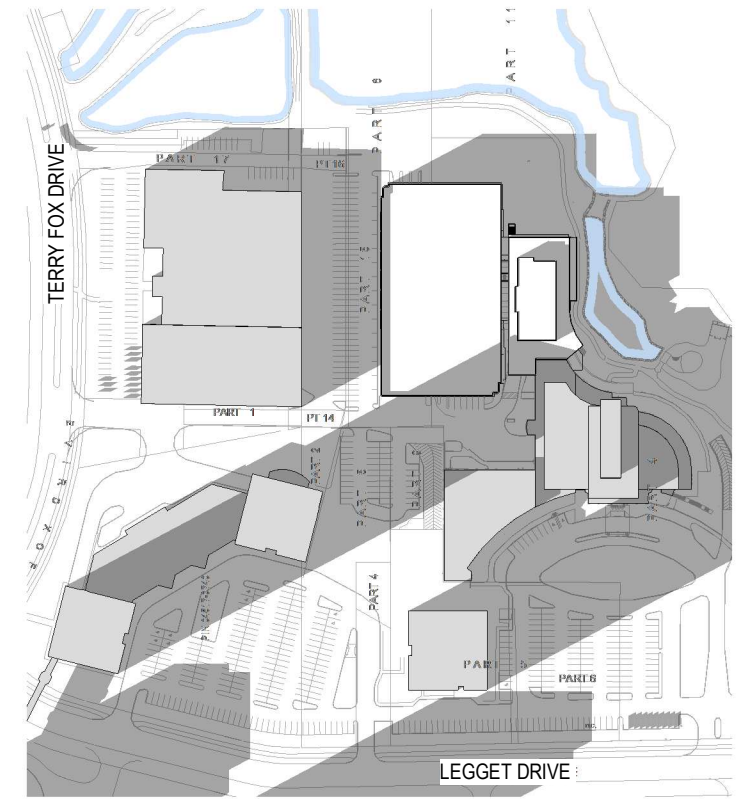
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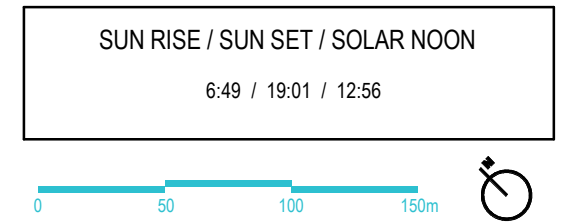
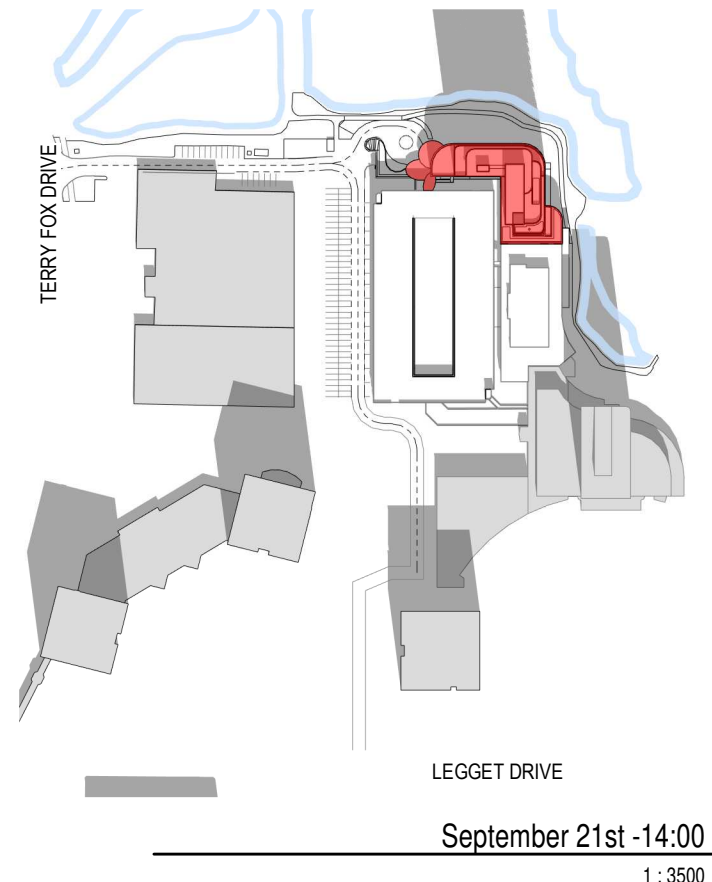
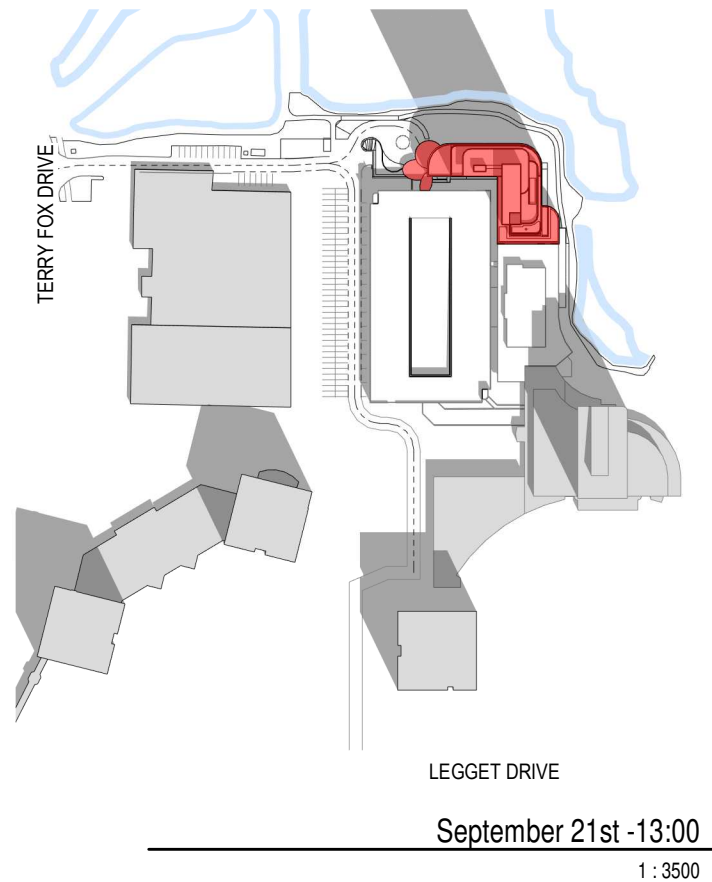
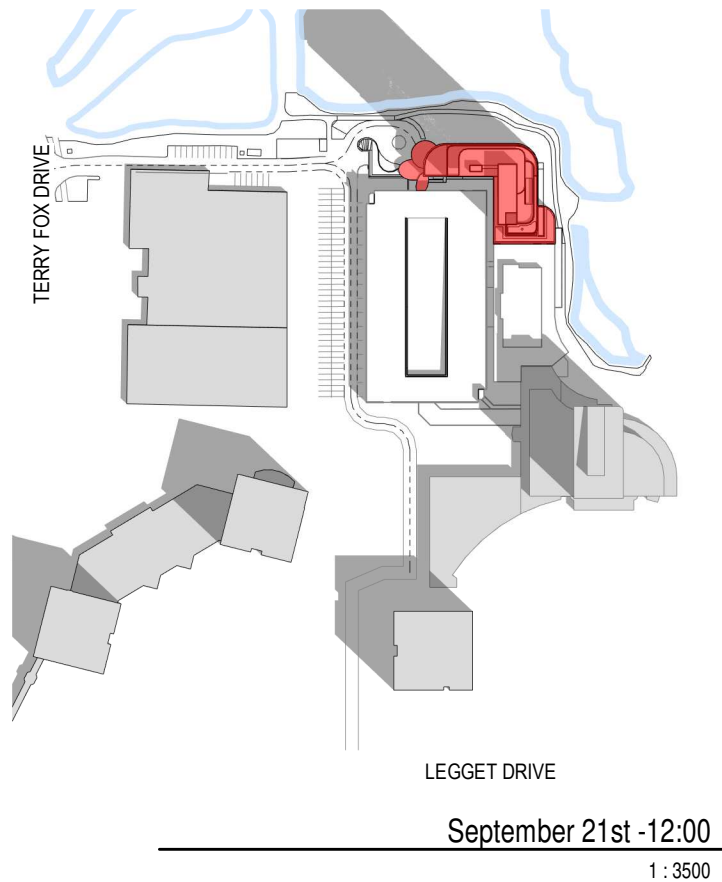
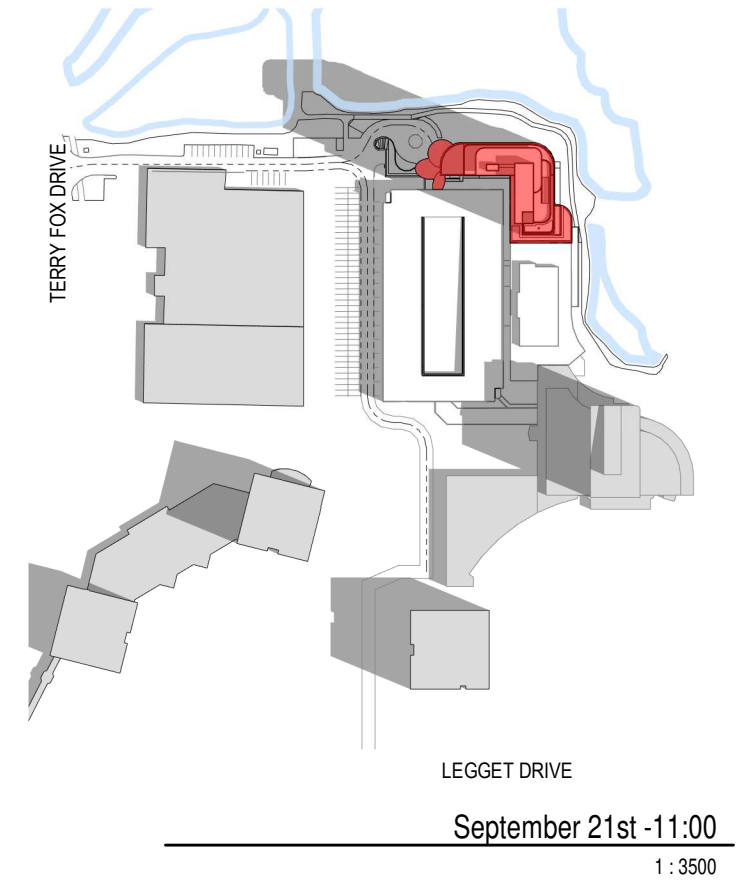
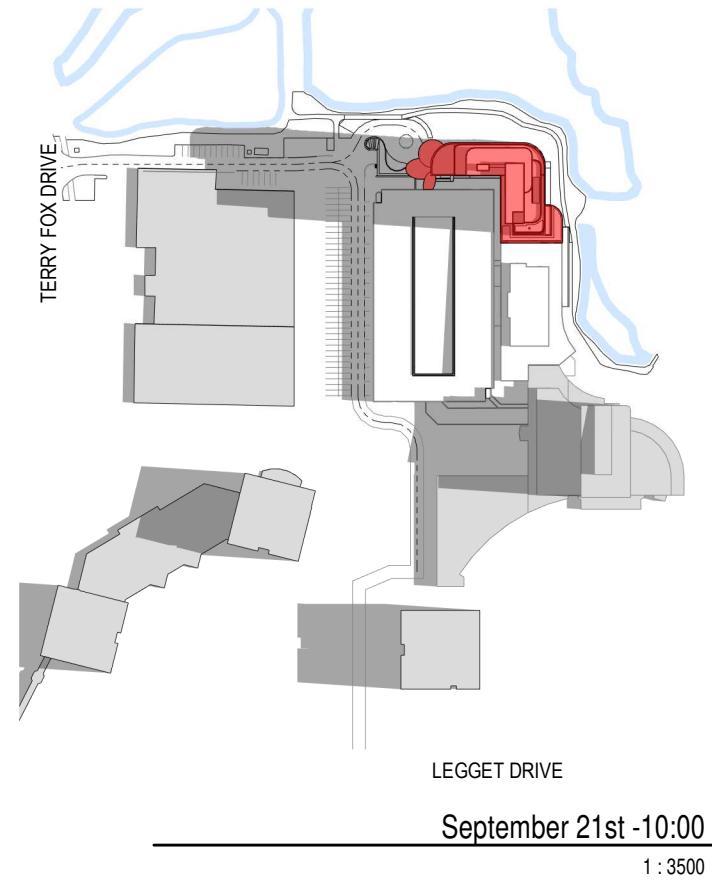
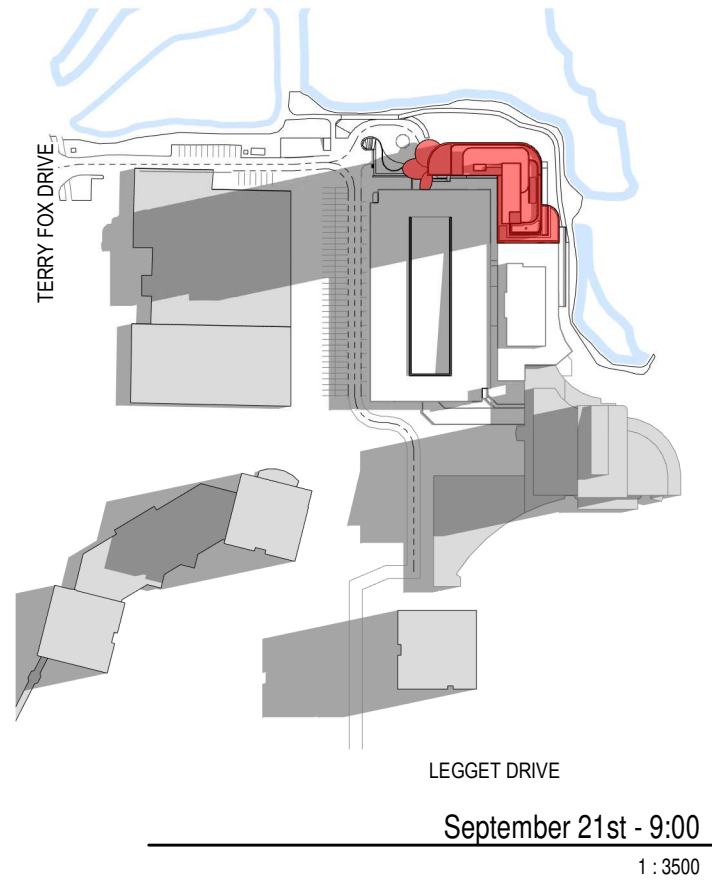
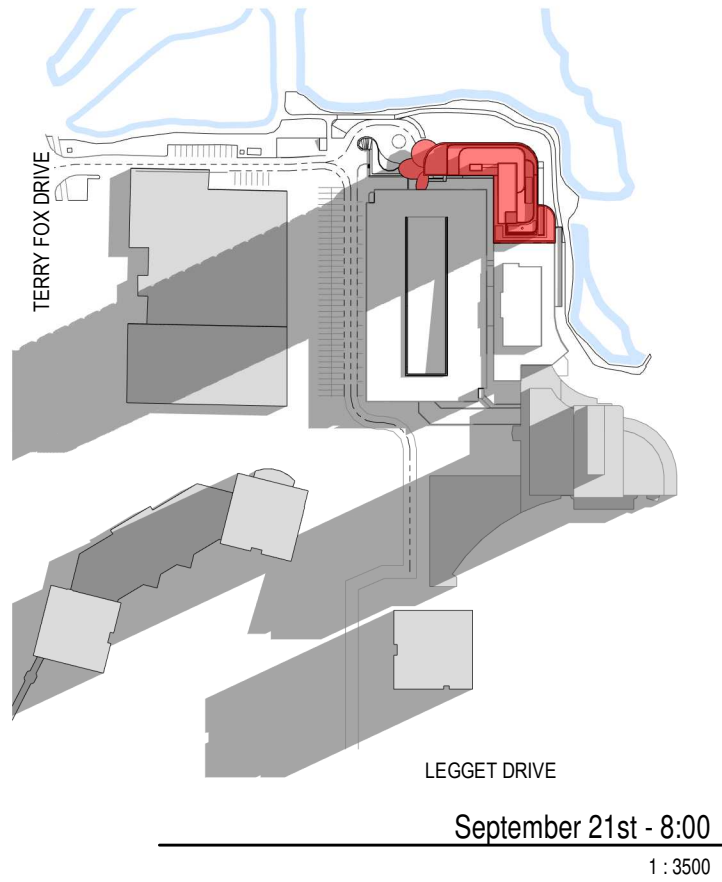
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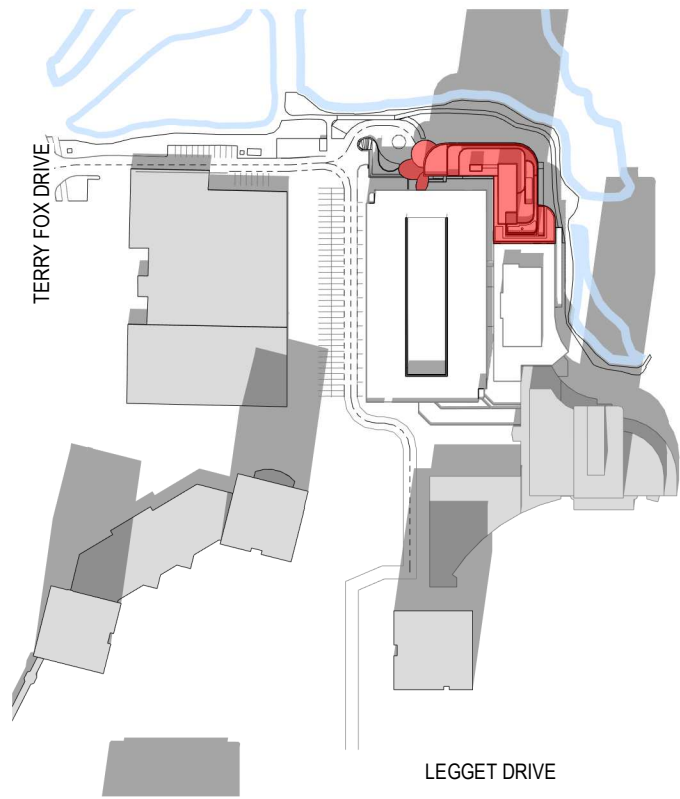


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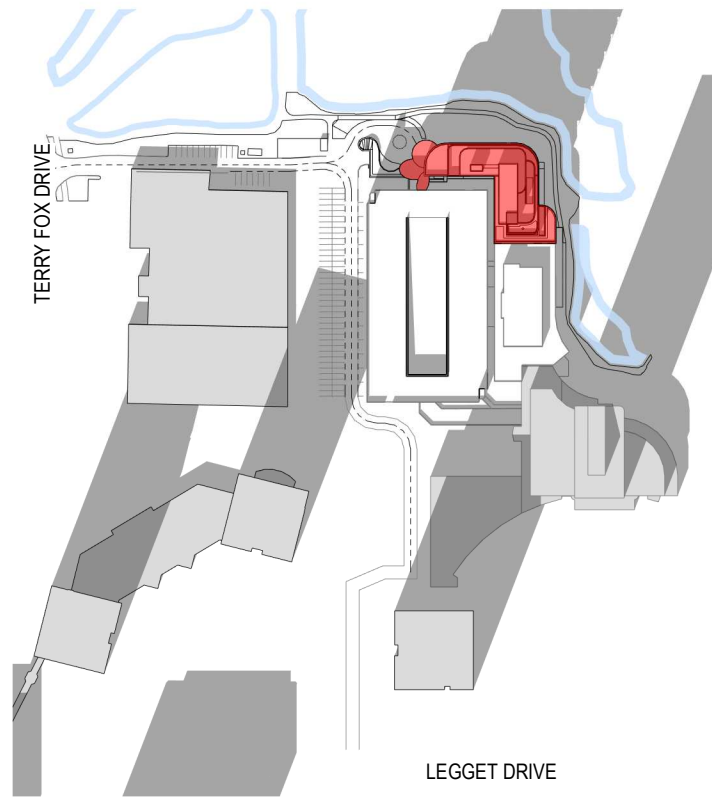






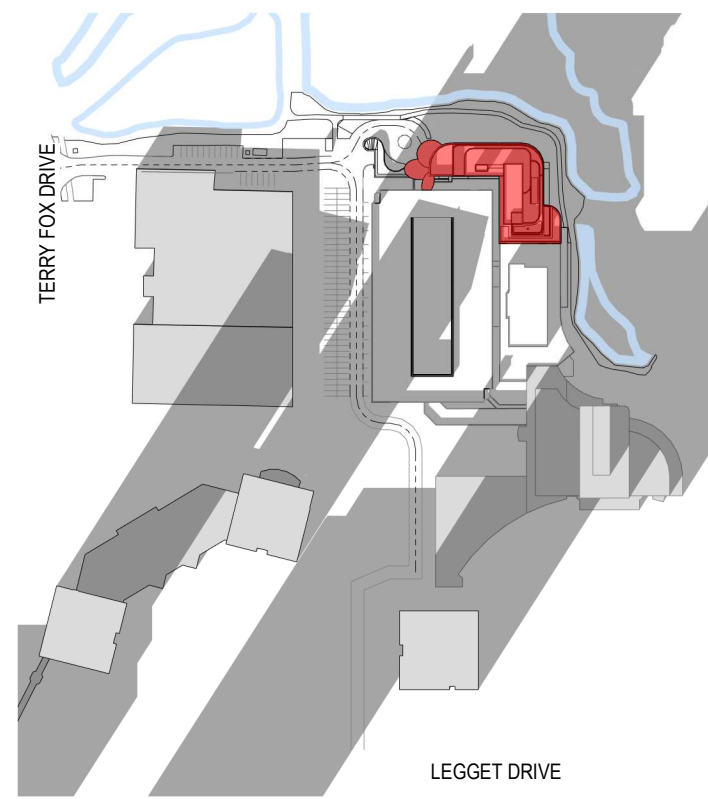
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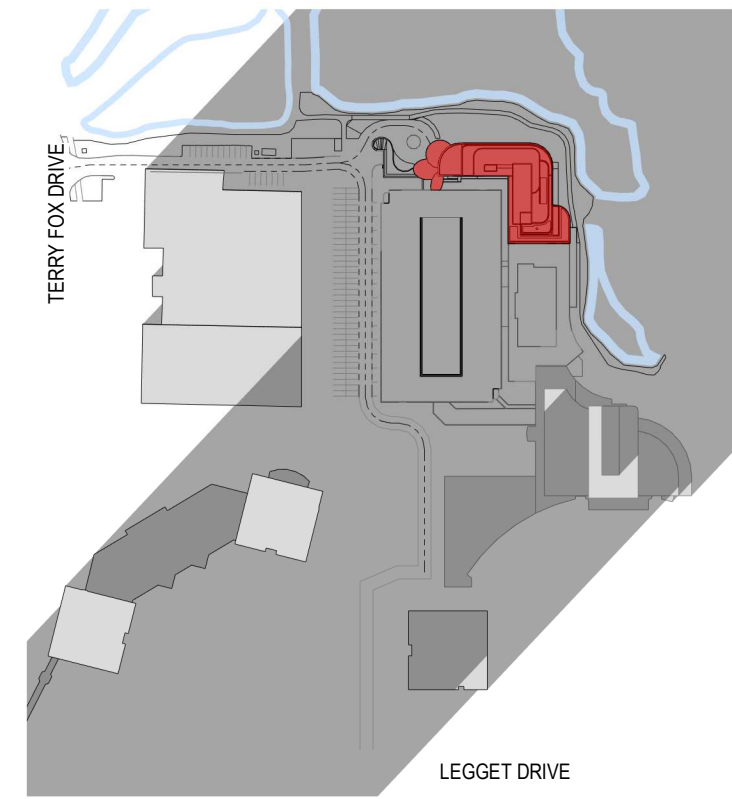
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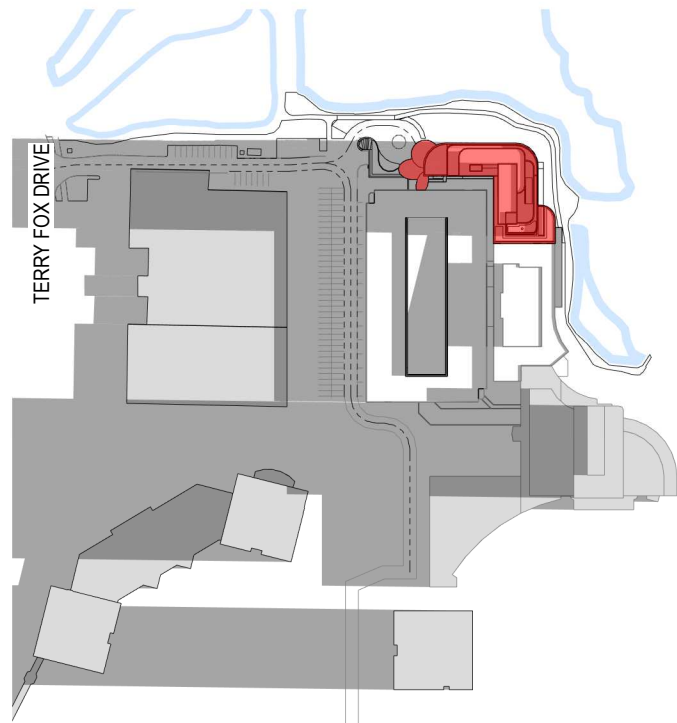


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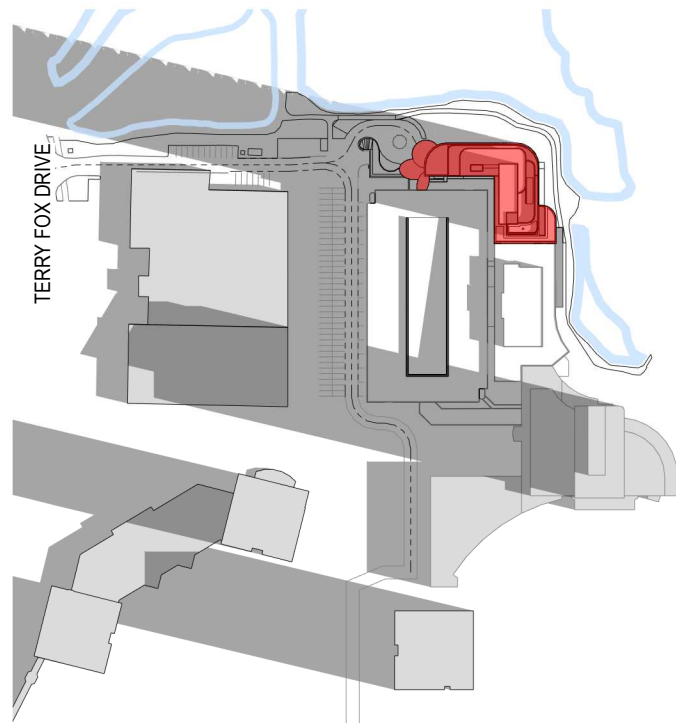




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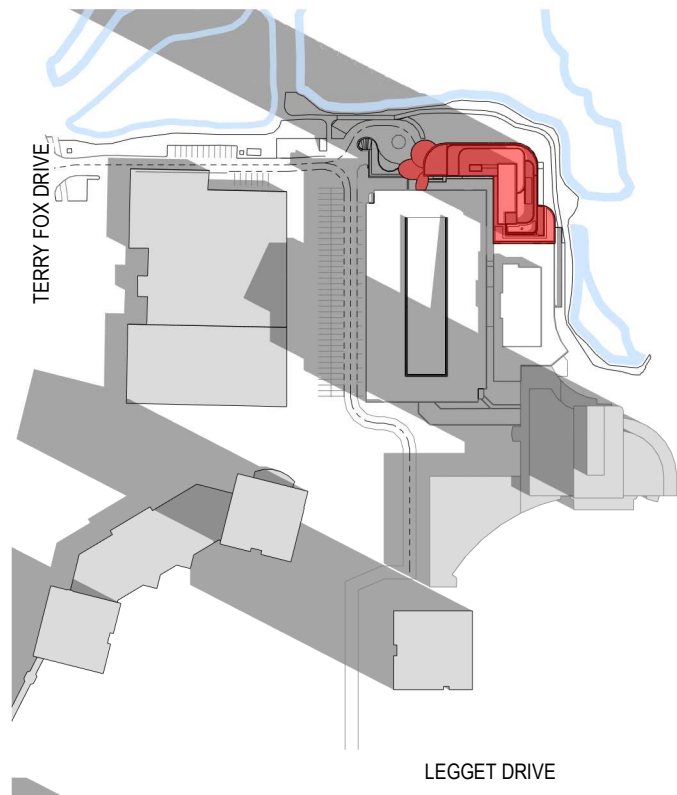


TERRY FOX DRIVE

LEGGET DRIVE

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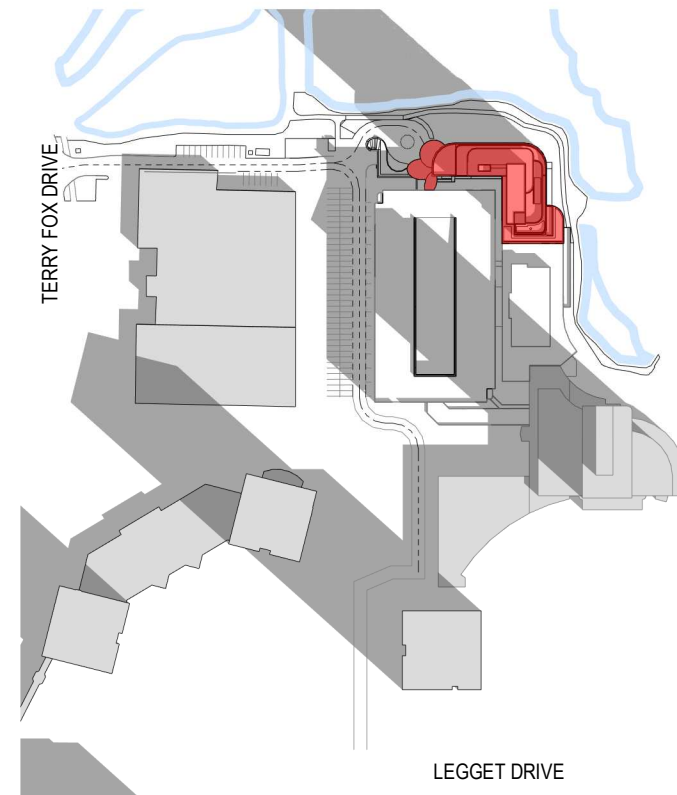


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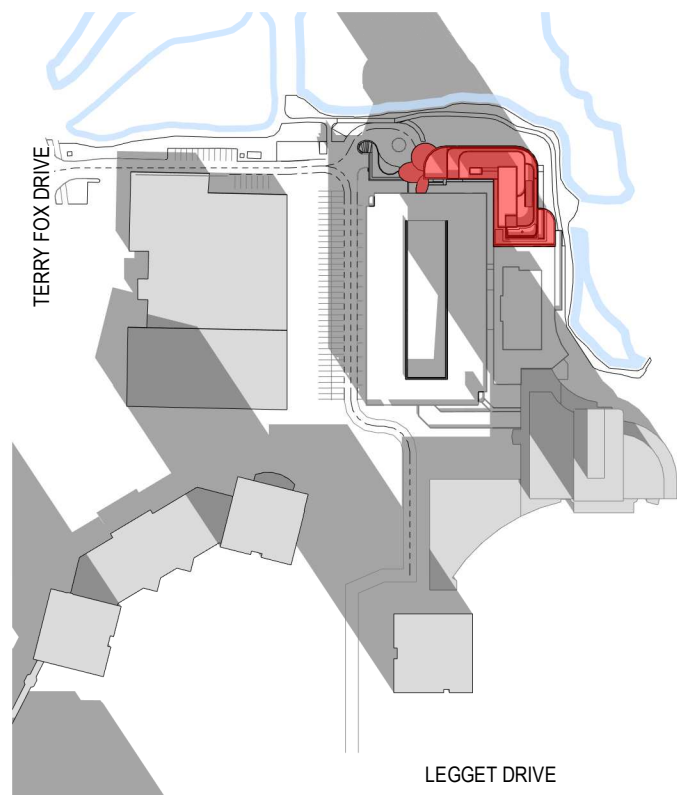


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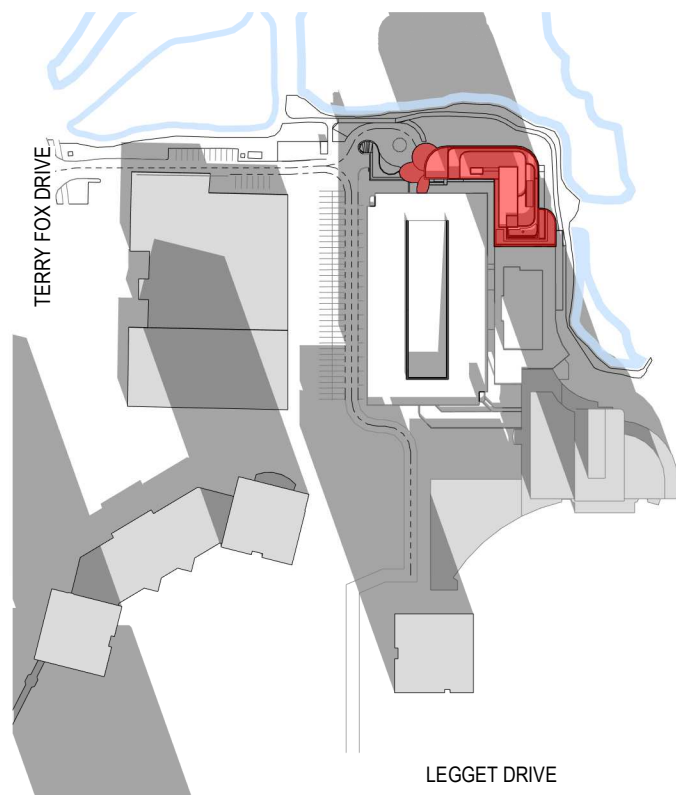


TERRY FOX DRIVE

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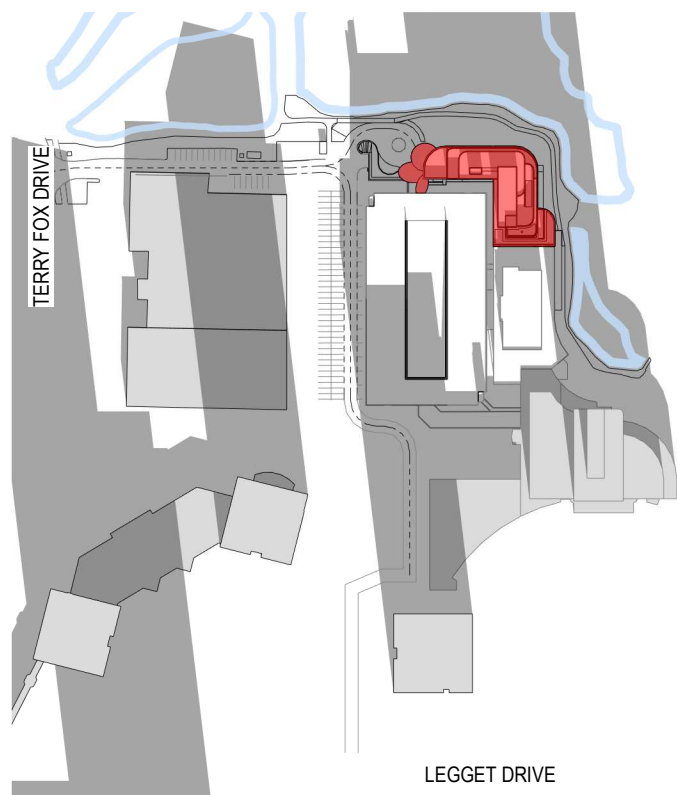


TERRY FOX DRIVE

LEGGET DRIVE

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TERRY FOX DRIVE

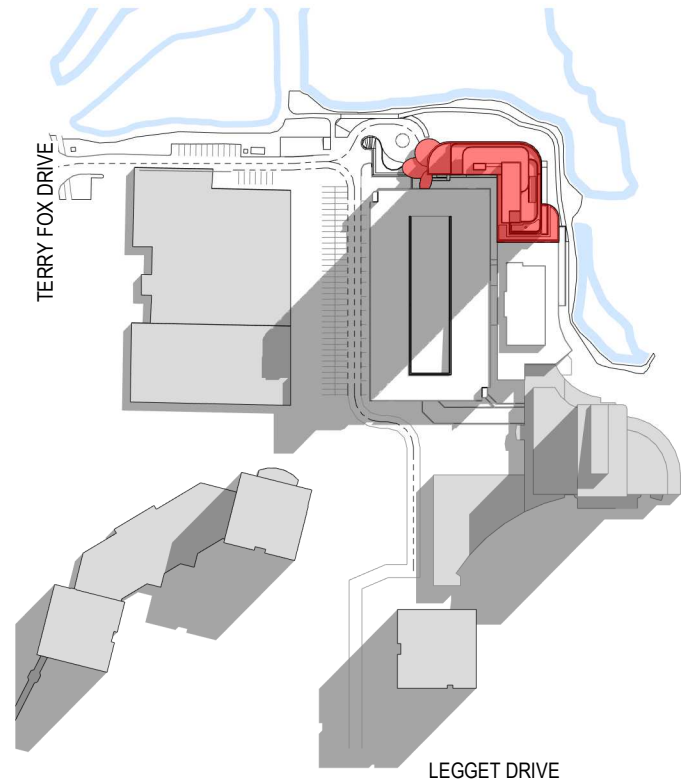
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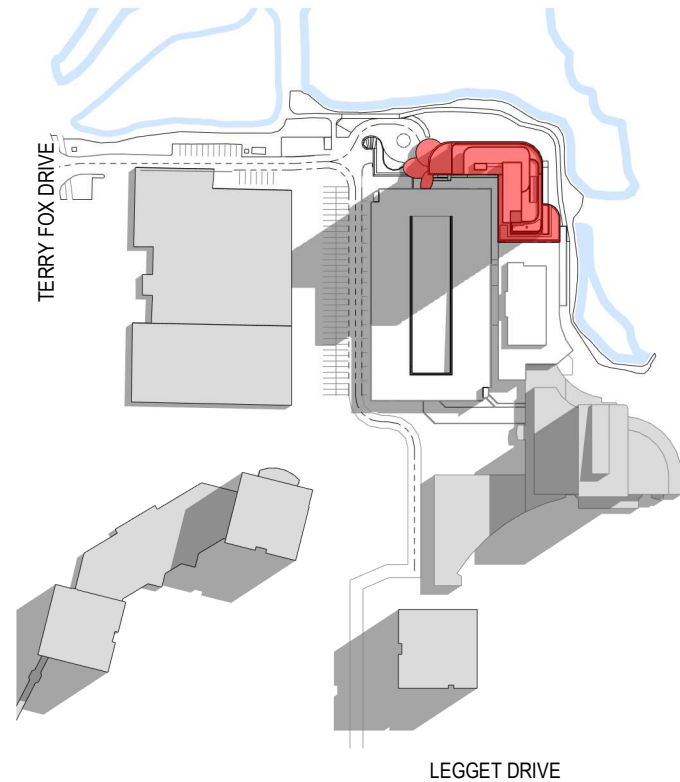
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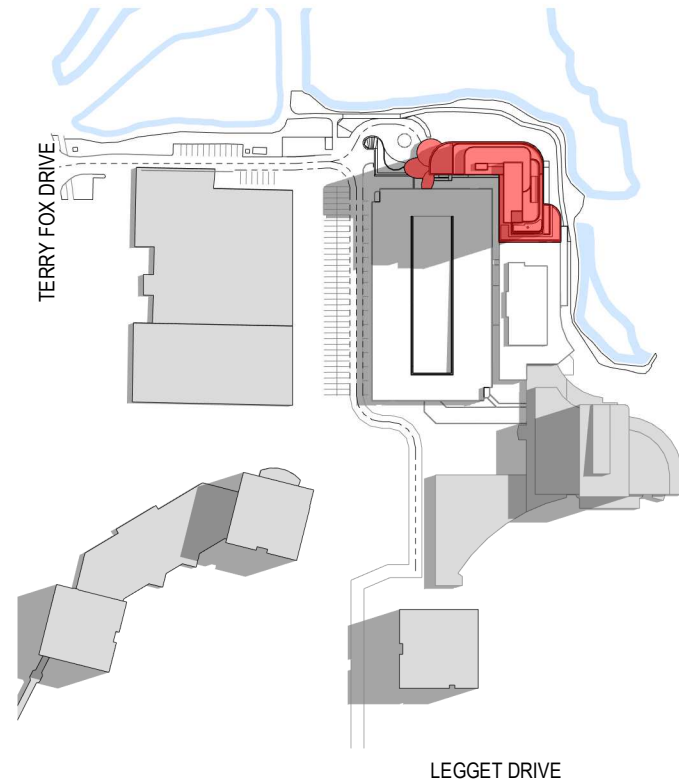
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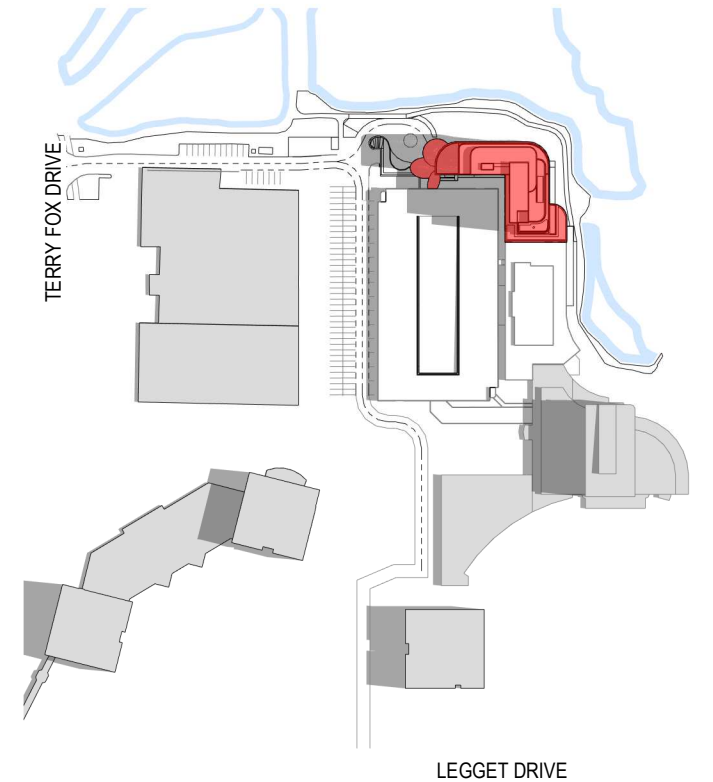
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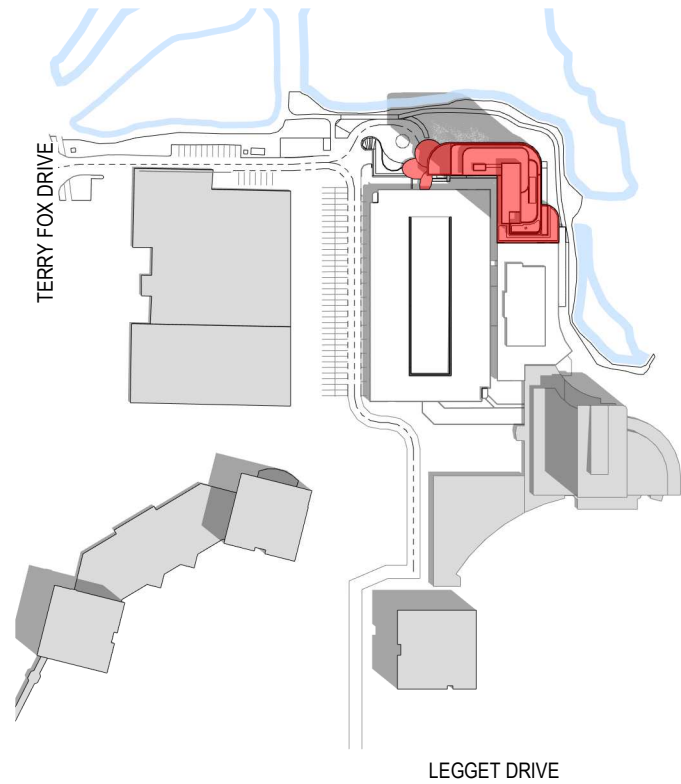
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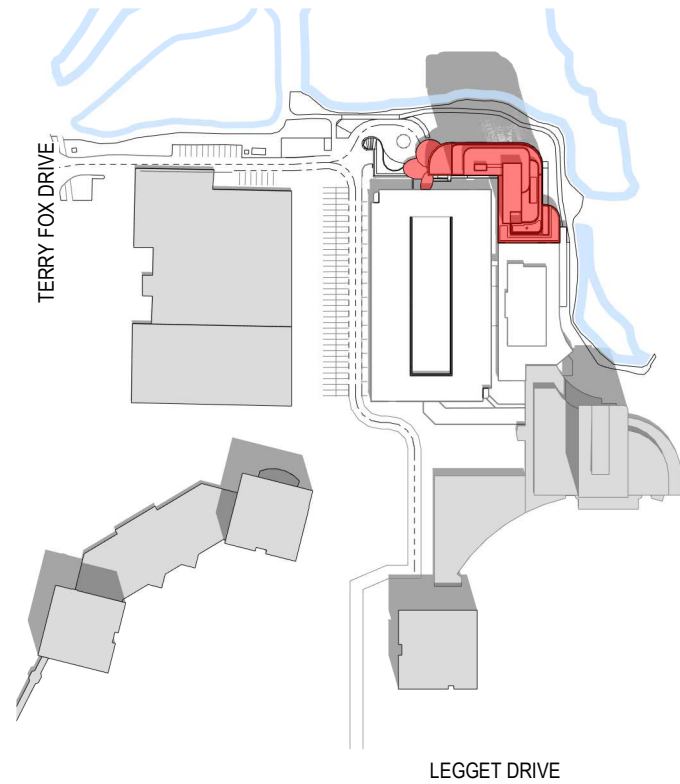
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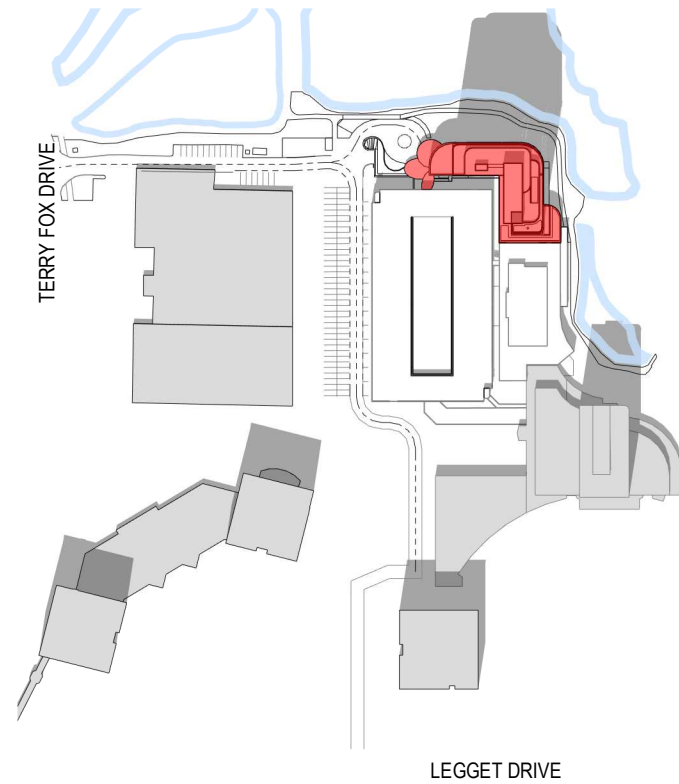
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June 21st - 13:00

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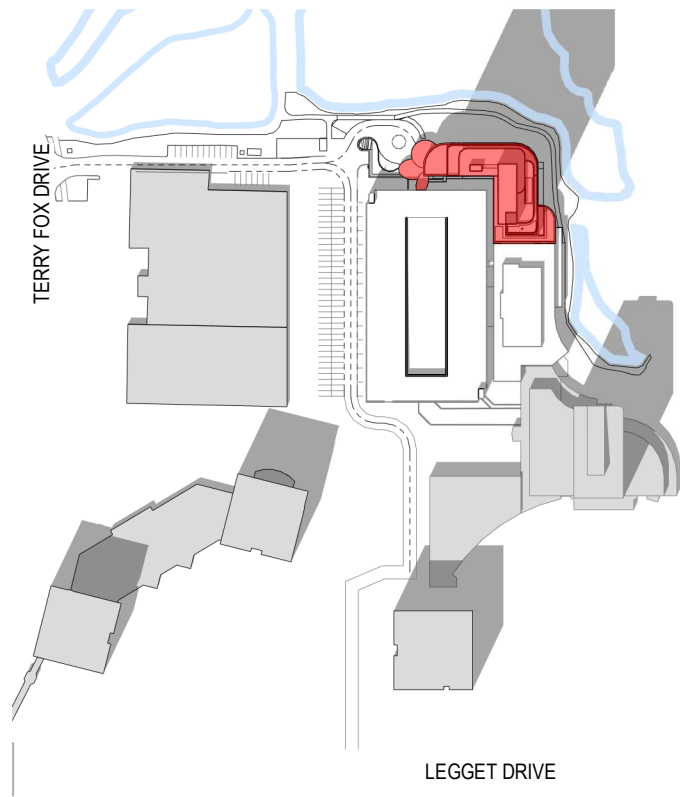


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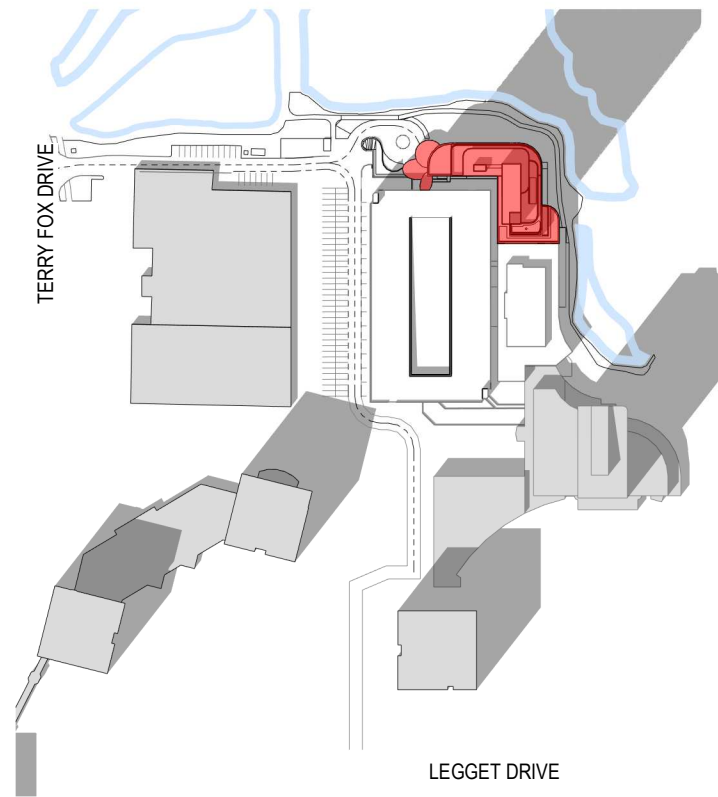
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SUN RISE / SUN SET / SOLAR NOON  
5:15 / 20:55 / 13:05

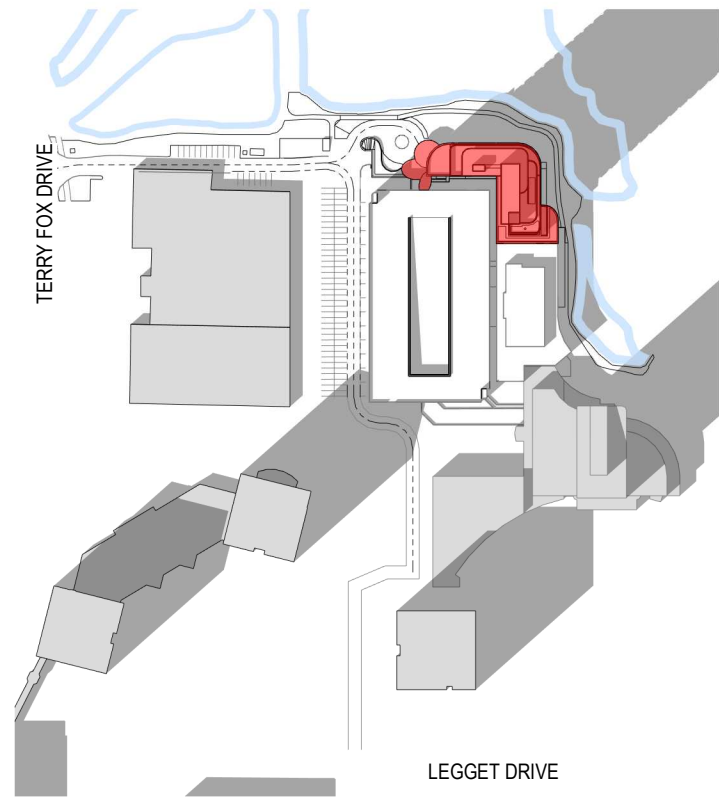




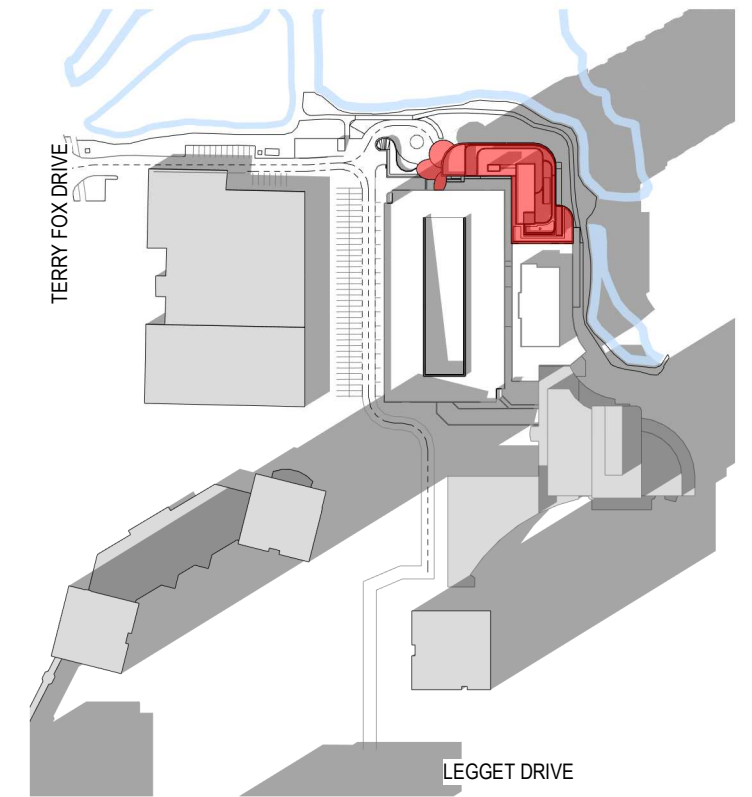
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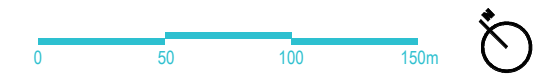


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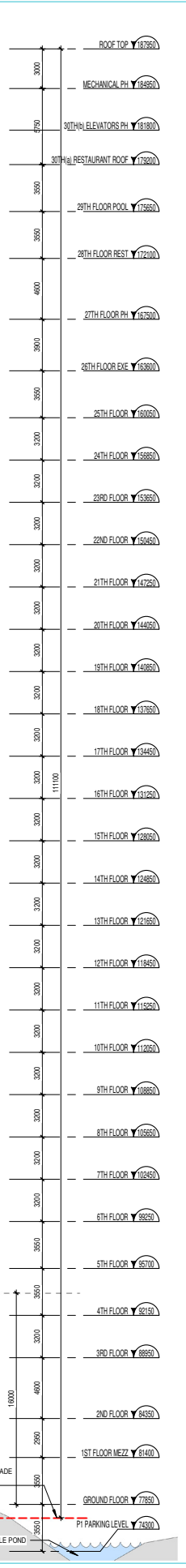
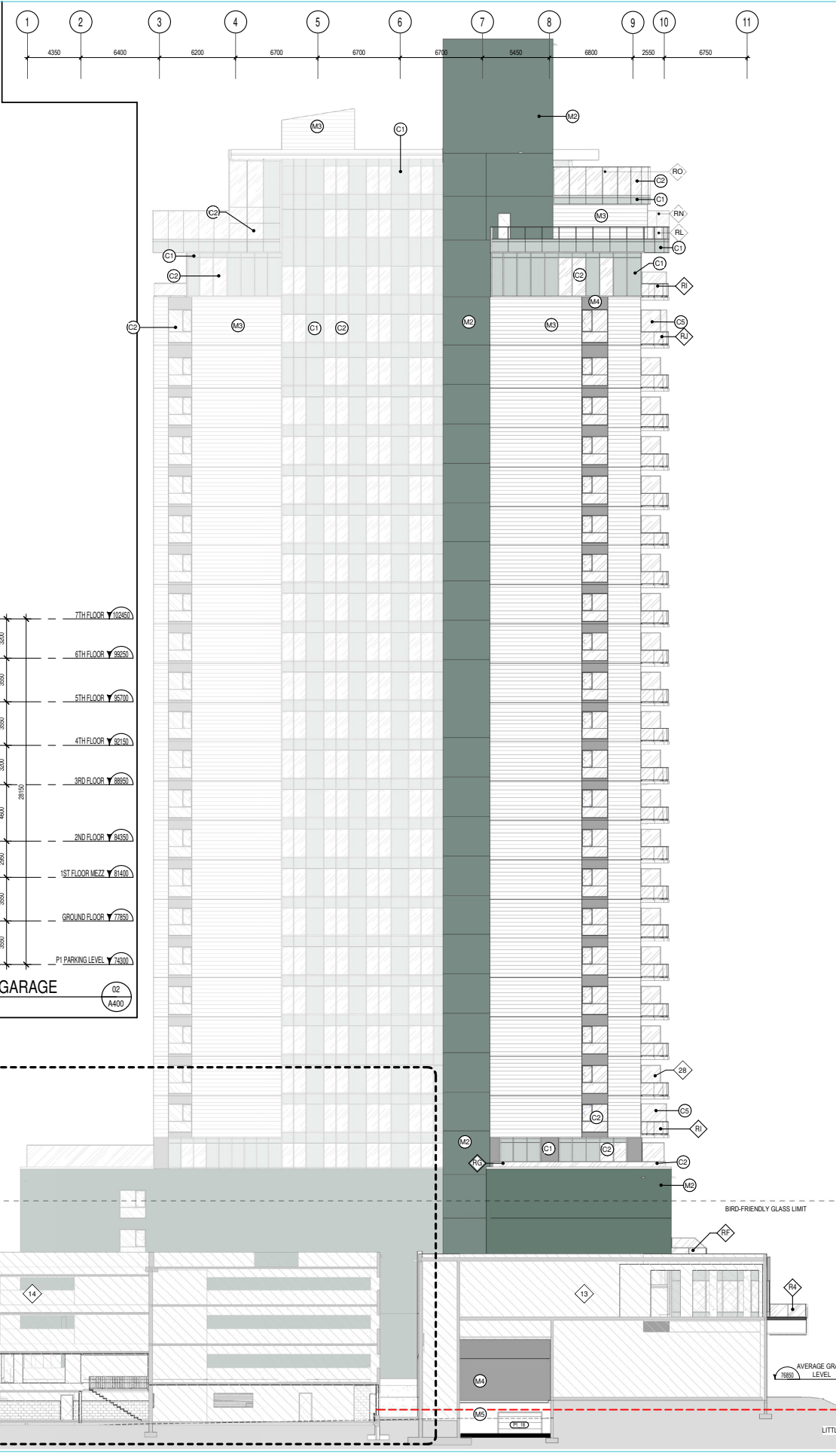
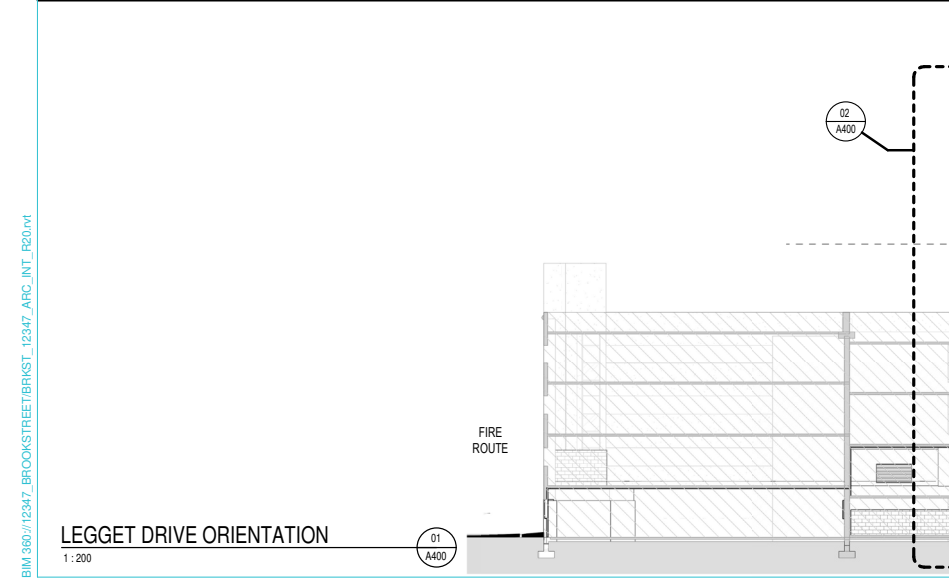
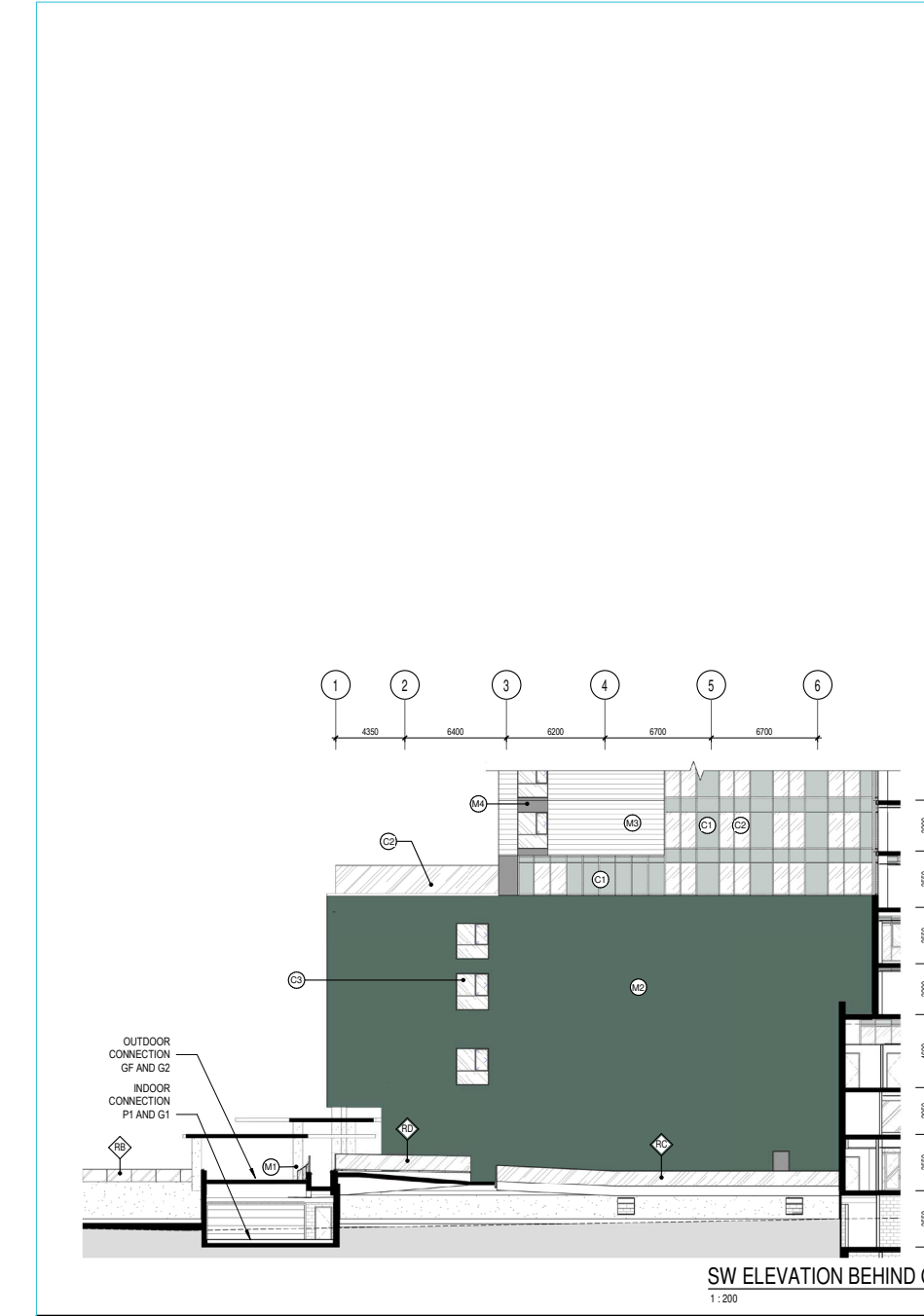
SUN RISE / SUN SET / SOLAR NOON  
5:15 / 20:55 / 13:05





ANNEX





GENERAL NOTES	
# NOTE	DESCRIPTION
1	PROPERTY LINE
2	LEVELS 2 TO 4 FOOTPRINT
3	100% 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
21	EXISTING BALLROOM
22	ELECTRICAL CLOSET - SEE ELECTRICAL ENG.
23	MECHANICAL STAIRS AND EXHAUST AIR FROM P2
24	BALLROOM EXTENSION FOOTPRINT
25	TRENCH DRAIN
26	PATHWAY C/W CIRCULATION MEMBRANE
27	COOLING TOWER ON ROOF OF THE 29TH FLOOR, SEE MECHANICAL ENG.
28	SCREEN WALL
29	BIRD-FRIENDLY LOW REFLECTANCE GLASS
30	PRIVATE TERRACE
31	GARBAGE CHUTE
32	ROOF ACCESS
33	SAMESE
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	EIFS 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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**DESIGN INTERIEUR / Interior Design**  
**NEUF architect(e)s SENCRL**  
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T 514 847 1117 neufarchitectes.com

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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 25
E	SITE PLAN APPROVAL REV 1	2022 01 28

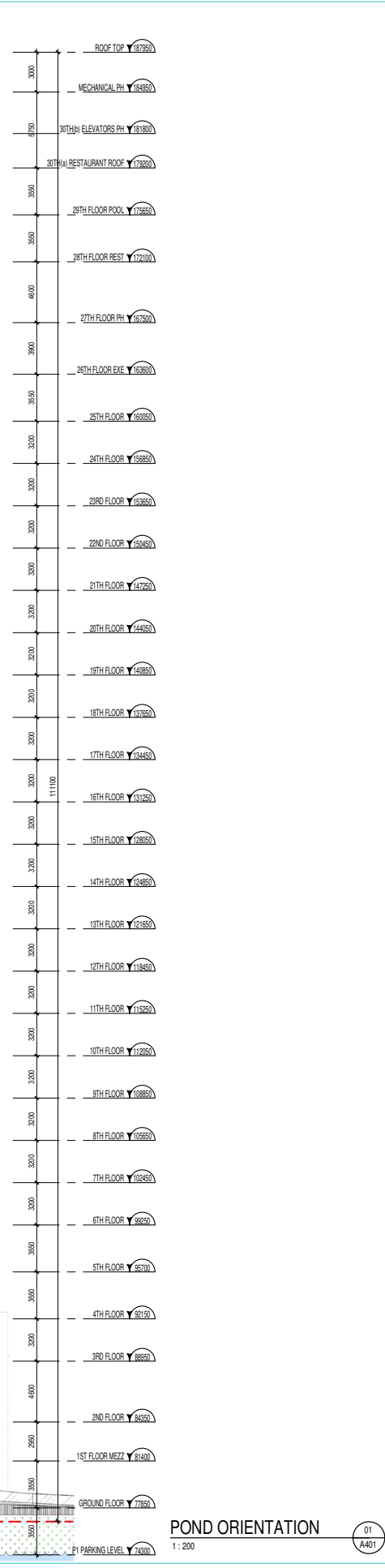
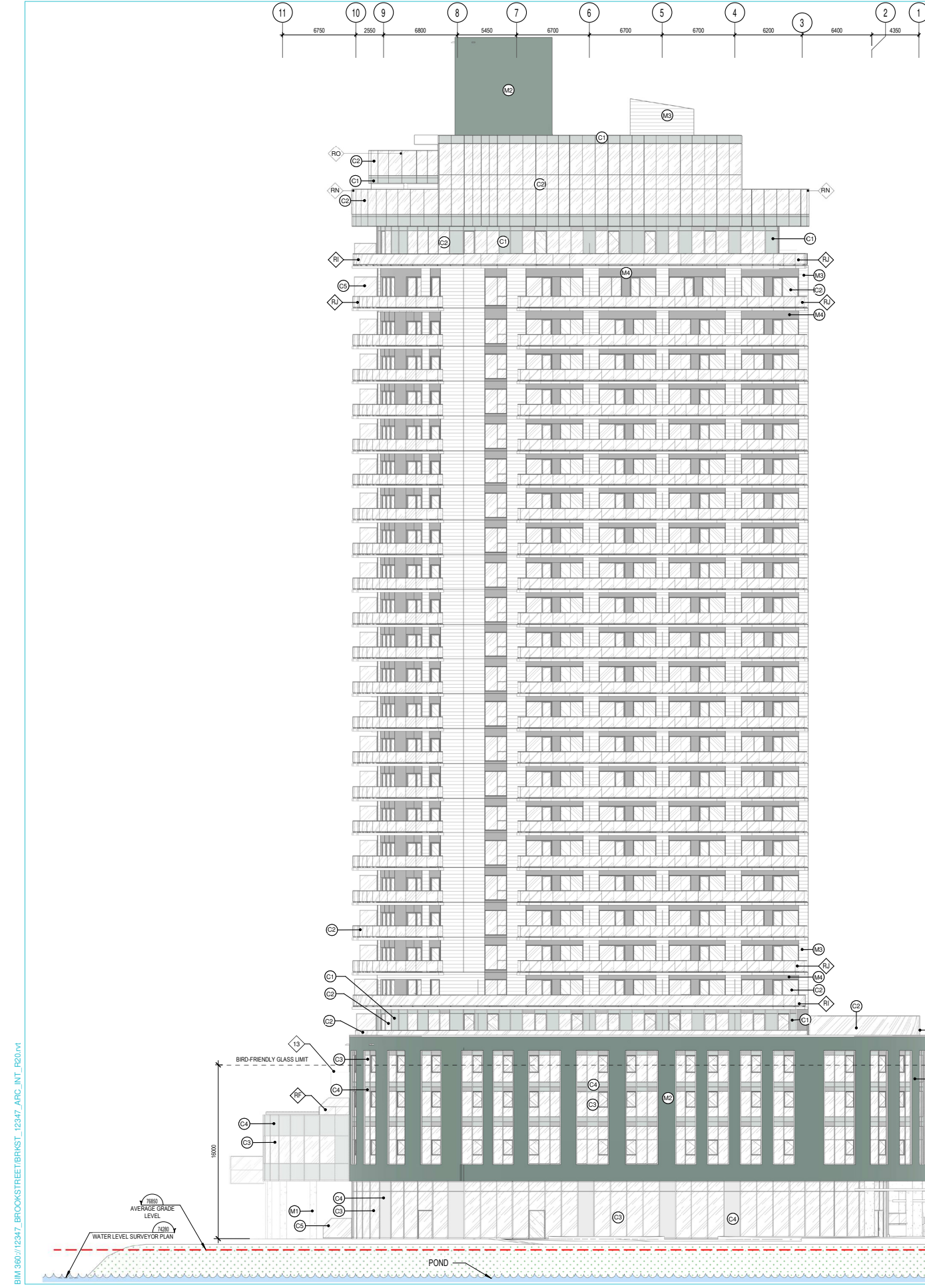
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**DESSINÉ PAR / Drawn by**      **VÉRIFIÉ PAR / Checked**  
AT DM      KP BSJ

**DATE (aa.mm.jj)**      **ECHELLE / Scale**  
2022 01 28      1:200

**TITRE DU DESSIN / Drawing Title**  
**SOUTH-WEST ELEVATION LEGGET DRIVE**

**REVISION / Revision**      **NO. DESSIN / Draw Number**  
**E**      **A400**  
#18507



GENERAL NOTES	
# NOTE	DESCRIPTION
1	PROPERTY LINE
2	LEVELS 2 TO 4 FOOTPRINT
3	100% 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 ROOF
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	MONUMENT EXISTING BUILDING
19	EXISTING WALL HYDRANT
20	CANOPY PROFILE
21	ELECTRICAL CLOSET - SEE ELECTRICAL ENG.
22	MECHANICAL CLOSET - SEE MECHANICAL ENG.
23	ADJUCIBLE STAIRS AS AN EXHAUST AIR FROM P2
24	BALLROOM EXTENSION FOOTPRINT
25	TRENCH DRAIN
26	PATHWAY C/W GRILLATION MEMBRANE
27	COOLING TOWER ON ROOF OF THE 29TH FLOOR, SEE MECHANICAL ENG.
28	SCREEN WALL
29	BIRD-FRIENDLY LOW REFLECTANCE GLASS
30	PRIVATE TERRACE
31	GARBAGE CHUTE
32	ROOF ACCESS
33	SMOKESE
34	SCUPPER WITH SIMPLE DRAIN
35	GENERATOR ON THE ROOF. SEE ELECTRICAL ENG.
36	EXISTING TRANSFORMER TO BE RELOCATED (MONUMENT 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
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
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M5	EIFS CONCRETE FOUNDATION FINISH - ADEK FINISH COAT - COLOUR: GREEN GREY
C1	SPANDREL PANEL - LIGHT GREY
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DATE (aa.mm.jj): 2022 01 28  
VÉRIFIÉ PAR / Checked by: KP BSJ  
ECHELLE / Scale: 1:200  
TITRE DU DESSIN / Drawing Title: NORTH-EAST ELEVATION POND

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

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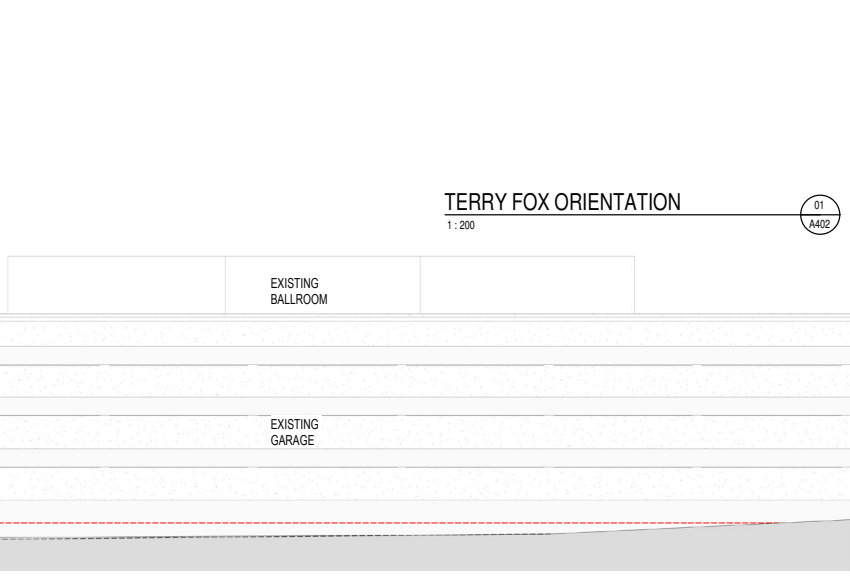
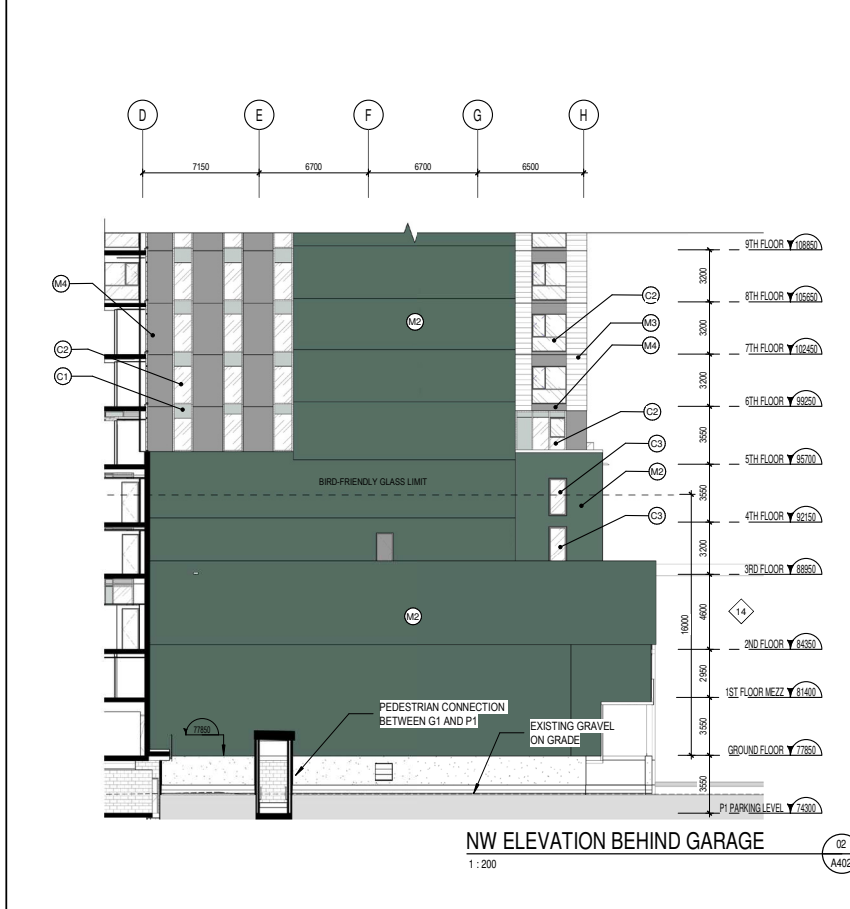
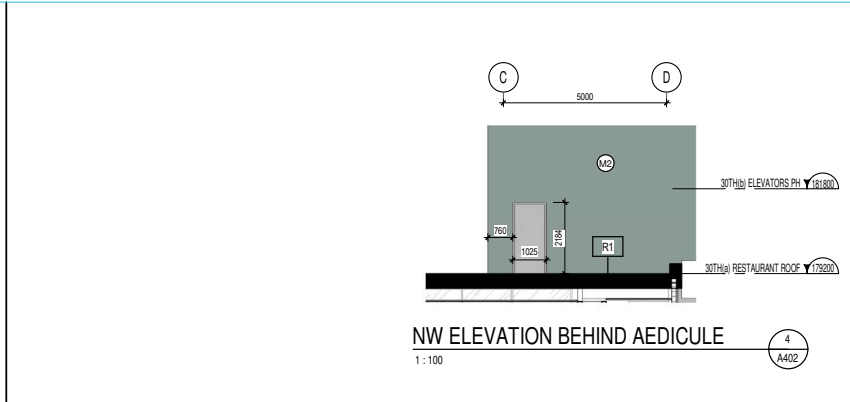
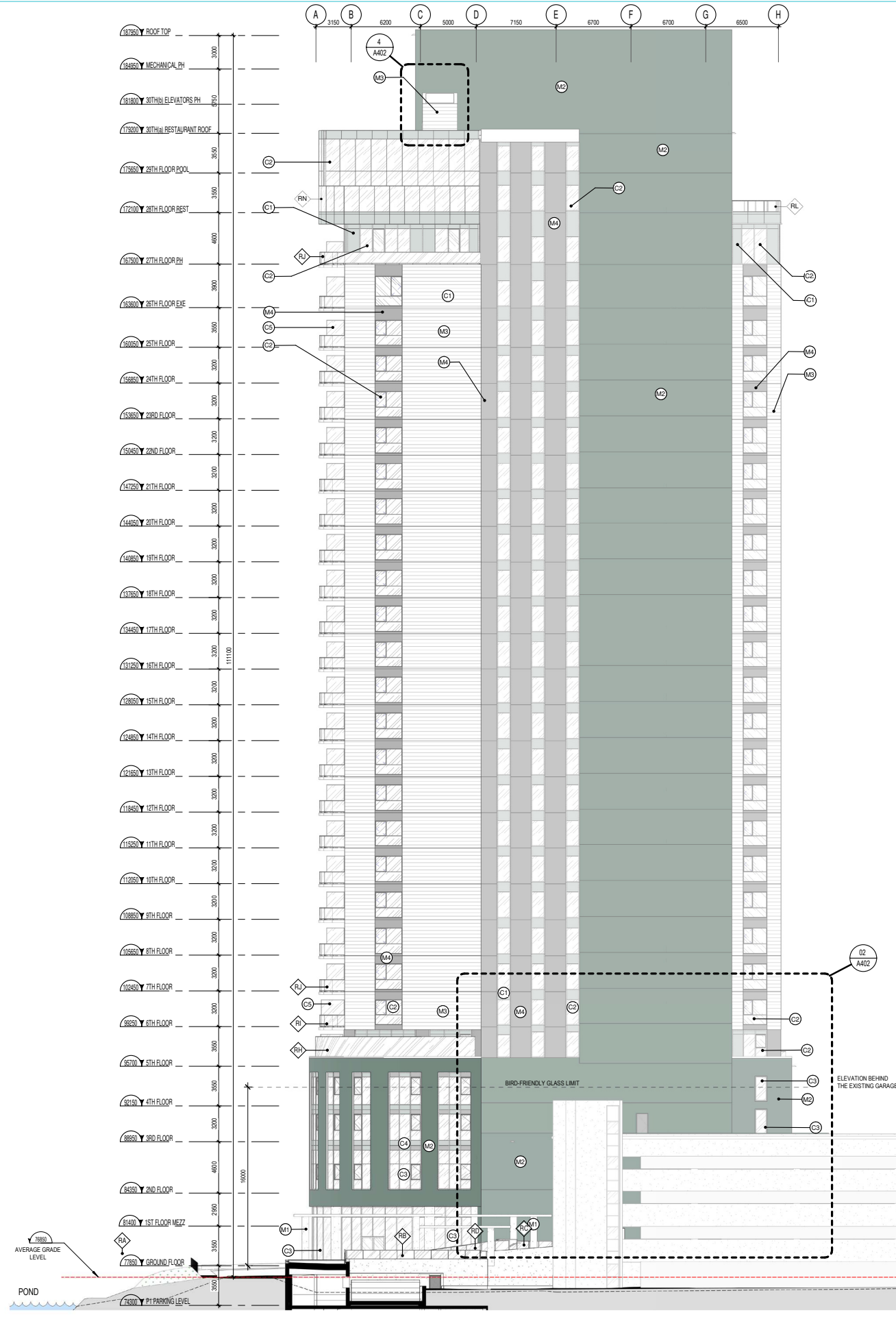
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TITRE DU DESSIN / Drawing Title: NORTH-EAST ELEVATION POND

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

BIM 306/J/12347\_BROOKSTREET/BRKST\_12347\_ARC\_INT\_P02-01



GENERAL NOTES	
# NOTE	DESCRIPTION
1	PROPERTY LINE
2	LEVELS 2 TO 4 FOOTPRINT
3	TOILET FOOTPRINT
4	HOSE BIB FOR LANDSCAPE
5	GROUND FLOOR FOOTPRINT
6	PARKING PZ FOOTPRINT
7	PLUG & C 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
21	EXISTING BALLROOM
22	ELECTRICAL CLOSET - SEE ELECTRICAL ENG.
23	AEDICULE STAIRS AS AN EXHAUST AIR FROM P2
24	BALLROOM EXTENSION FOOTPRINT
25	TRENCH DRAIN
26	PATHWAY C/W GRILLATION MEMBRANE
27	COOLING TOWER ON ROOF OF THE 29TH FLOOR, SEE MECHANICAL ENG.
28	SCREEN WALL
29	BIRD-FRIENDLY LOW REFLECTANCE GLASS
30	PRIVATE TERRACE
31	GARBAGE CHUTE
32	ROOF ACCESS
33	SWIMMING POOL
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	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
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48	GUARDRAIL
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50	GARBAGE CHUTE
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EXTERIOR FINISHES LEGEND	
NOTE:	DESCRIPTION:
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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
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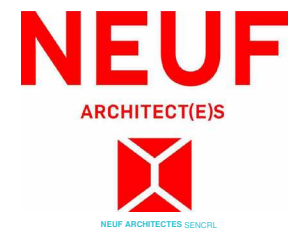
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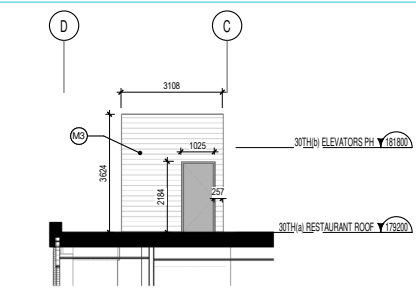
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Ouvrage / Project  
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NO	RÉVISION	DATE (aa-mm-jj)
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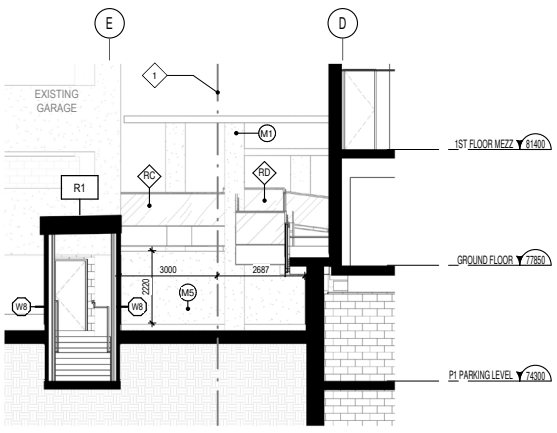
DESSINÉ PAR / Drawn by  
AT DM  
DATE (aa.mm.jj)  
2022 01 28  
TITRE DU DESSIN / Drawing Title  
**NORTH-WEST ELEVATION TERRY FOX**

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

RÉVISION / Revision NO. DESSIN / Draw Number  
**E A402**  
#18507

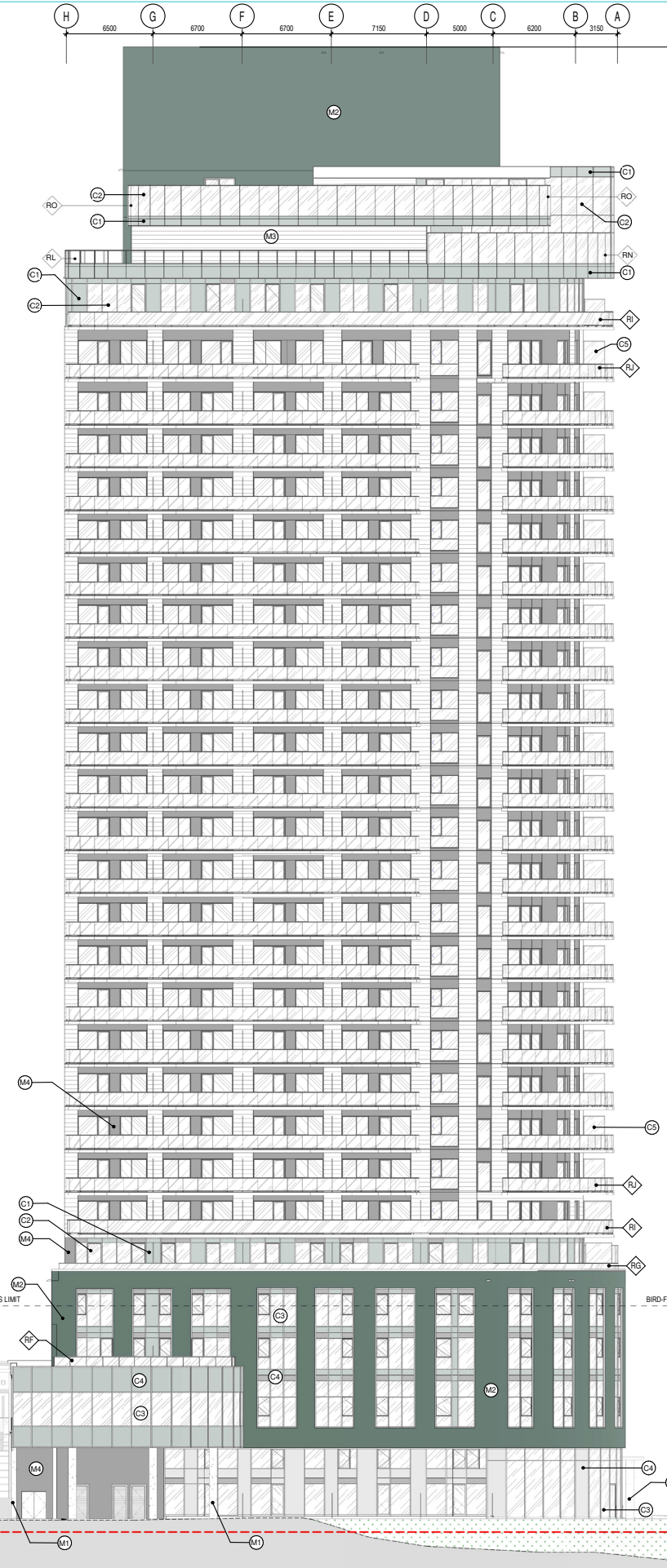
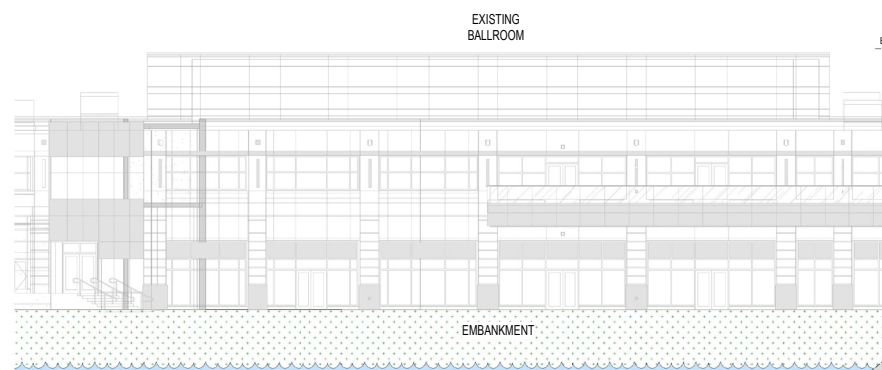


SE ELEVATION - STAIR 2 AEDICULE  
1:100



SE ELEVATION - VESTIBULE TO GARAGE  
1:100

GOLF ORIENTATION  
1:200



ROOF TOP	18230
MECHANICAL PH	18420
30TH ELEVATORS PH	18180
30TH RESTAURANT ROOF	17920
29TH FLOOR POOL	17580
29TH FLOOR REST	17210
27TH FLOOR PH	16750
26TH FLOOR EXE	16300
25TH FLOOR	15920
24TH FLOOR	15580
23RD FLOOR	15260
22ND FLOOR	14940
21TH FLOOR	14620
20TH FLOOR	14300
19TH FLOOR	13980
18TH FLOOR	13660
17TH FLOOR	13340
16TH FLOOR	13020
15TH FLOOR	12700
14TH FLOOR	12380
13TH FLOOR	12060
12TH FLOOR	11740
11TH FLOOR	11420
10TH FLOOR	11100
9TH FLOOR	10780
8TH FLOOR	10460
7TH FLOOR	10140
6TH FLOOR	9820
5TH FLOOR	9500
4TH FLOOR	9180
3RD FLOOR	8860
2ND FLOOR	8540
1ST FLOOR MEZZ	8140
GROUND FLOOR	7760

GENERAL NOTES	
# NOTE	DESCRIPTION
1	PROPERTY LINE
2	LEVELS 2 TO 4 FOOTPRINT
3	TOILET 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	MONUMENT EXISTING BUILDING
19	EXISTING WALL HYDRANT
20	CANOPY PROFILE
21	ELECTRICAL CLOSET - SEE ELECTRICAL ENG.
22	AEDICULE STAIRS AS AN EXHAUST AIR FROM P2
23	TRENCH DRAIN
24	BALLROOM EXTENSION FOOTPRINT
25	SCREEN WALL
26	BIRD-FRIENDLY LOW REFLECTANCE GLASS
27	PRIVATE TERRACE
28	GARBAGE CHUTE
29	ROOF ACCESS
30	SANITARY
31	SCUPPER WITH SIMPLE DRAIN
32	GENERATOR ON THE ROOF - SEE ELECTRICAL ENG.
33	EXISTING TRANSFORMER TO BE RELOCATED (MONMOUTH BUILDING)
34	RESIDENCE TRANSFORMER - SEE ELECTRICAL ENG.
35	GARBAGE COMPACTOR
36	EXISTING HOTEL
37	EXTERIOR SHOWER
38	EXTERIOR BIKE RACKS
39	SNOW STORAGE
40	PARKING P1 FOOTPRINT
41	PAD FOR NEW PUMPHOUSE ELECTRICAL SUPPLY
42	ELECTRIC BASE TO BE RELOCATED
43	PUMP HOUSE TO BE RELOCATED
44	PROJECT SIGNAGE
45	GUARDRAIL
46	GARBAGE CHUTE
47	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	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

NOTES GÉNÉRALES - General Notes

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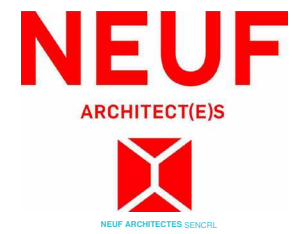
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SCEAU / Seal



CLIENT - Client  
**PROJECT - PROJET**  
**BROOKSTREET APARTMENTS**  
EMPLACEMENT / Location NO PROJET No.  
525 Leggett 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 25
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  
**SOUTH-EAST ELEVATION GOLF**

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

RÉVISION / Revision NO. DESSIN / Draw Number  
**E A403**  
#18507