Mikinak Redevelopment

715 Mikinak Rd. Ottawa

Ottawa Community Housing (OCH)

Issued for SPC Resubmission 1

August 23, 2021

D07-12-21-0068

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Architectural (SPC)

Sheet Number	Sheet Name
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AB1105	BUILDING "B" OVERALL FLOOR PLANS - LEVEL 05
AB1106	BUILDING "B" OVERALL FLOOR PLANS - LEVEL 06
AB1107	BUILDING "B" OVERALL FLOOR PLANS - LEVEL 07
AB1108	BUILDING "B" OVERALL FLOOR PLANS - LEVEL ROOF
AB1109	BUILDING "B" OVERALL FLOOR PLANS - ROOF OVERALL
AB2101	BUILDING "B" BUILDING ELEVATIONS
AB2102	BUILDING "B" BUILDING ELEVATIONS
AB3001	BUILDING "B" BUILDING SECTIONS
AC1101	BUILDING "C" OVERALL FLOOR PLANS - LEVEL 01 / 02
AC1102	BUILDING "C" OVERALL FLOOR PLANS - LEVEL 03 / 04
AC1103	BUILDING "C" OVERALL ROOF PLAN
AC2101	BUILDING "C" BUILDING ELEVATIONS
AC3001	BUILDING "C" BUILDING SECTIONS

Landscape

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LP5001	LANDSCAPE DETAILS
LP5011	LANDSCAPE DETAILS

Civil

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C00001	GENERAL NOTES & STANDARD DETAIL...
CU1101	SERVICING PLAN
CG1101	GRADING PLAN (NORTH)
CG1102	GRADING PLAN (SOUTH)
CG1103	PONDING PLAN
CE1101	SEDIMENT & EROSION CONTROL PLAN
CD1101	DETAILS I
CD1102	DETAILS II

Electrical

Sheet Number	Sheet Name
E03	ELECTRICAL LAYOUT - SITE PLAN

CLIENT

Ottawa Community Housing (OCH)

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ISSUES

No.	DESCRIPTION	DATE
A	Issued for SPC Application-Draft	2021-04-29
B	Issued for SPC Application Final Draft	2021-05-14
C	Issued for SPC Application	2021-05-19
D	Issued for SPC Resubmission 1	2021-08-23

SEAL

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PROJECT

Mikinak Redevelopment

715 Mikinak Rd. Ottawa

PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
IBI	CW
PROJECT MGR:	APPROVED BY:
AT	HS

SHEET TITLE

SHEET LISTS

SHEET NUMBER: AG0001.1

ISSUE: D

2021-08-24 10:59:31 AM

D07-12-21-0068

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR INFORMATION CONCERNING THE SITE AND SURVEY INFORMATION PREPARED BY OTHERS.

2. THE CONTRACTOR SHALL SITE VERIFY THE SURVEY INFORMATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO REPORT ANY DISCREPANCIES SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.

3. THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT ARE THE ARCHITECT'S COPYRIGHT PROPERTY AND SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST. REPRODUCTION OF CONTRACT DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

4. THE CONTRACTOR SHALL REVIEW THE DRAWINGS FOR SCOPE OF DEMOLITION AND NEW WORK, INCLUDING ALL DISCIPLINES, AND SHALL COORDINATE WITH NEW WORK DRAWINGS FOR EXACT EXTENT OF DEMOLITION.

5. SCOPE OF WORK SHALL NOT BE LIMITED TO THAT SHOWN ON THE DRAWINGS AND SHALL INCLUDE WORK REQUIRED TO ELIMINATE ALL EXISTING, ABANDONED OR REDUNDANT COMPONENTS, AND TO FACILITATE PROPER EXECUTION OF THE WORK.

6. ALL DIMENSIONS, INCLUDING EXISTING DIMENSIONS AND SETTING-OUT GEOMETRIES, SHALL BE SITE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK. FOR BUILDING SETTING-OUT REFER TO DRAWINGS AS-1101 SITE PLAN.

7. REMOVAL AND DISPOSAL OF HAZARDOUS MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.

8. UNLESS NOTED OTHERWISE, MAKE GOOD ALL AREAS DISTURBED BY EXCAVATION AND/OR INSTALLATION OF CIVIL, MECHANICAL AND ELECTRICAL SERVICES. REFER TO CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS.

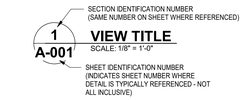
9. THE CONTRACTOR SHALL COORDINATE BASE BUILDING WORKS WITH WORK OF OTHER CONTRACTORS, INCLUDING TENANT WORKS AS REQUIRED TO FACILITATE PROPER INSTALLATION.

10. ALL EXPOSED CAST-IN-PLACE CONCRETE SHALL BE ARCHITECTURAL CONCRETE - MEDIUM SANDBLAST FINISH, UNLESS NOTED OTHERWISE.

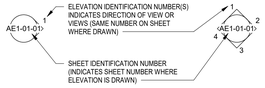
REFERENCE SYMBOLS

ROOM NAME AND NUMBER INDICATION

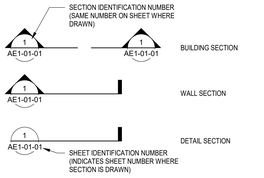
TITLE IDENTIFICATION



ELEVATION LOCATION IDENTIFICATION

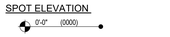


SECTION LOCATION IDENTIFICATION

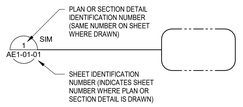


KEYED NOTE SYMBOLS

SPOT ELEVATION

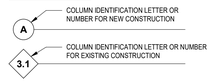


DETAIL LOCATION IDENTIFICATION



GRAPHIC SCALE

GRID INDICATION

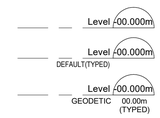


CEILING TAG

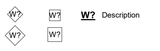
ROOF OR RAMP PITCH INDICATION

ROOF OR RAMP SLOPE INDICATION

Elevation Datum Marker



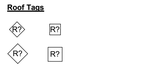
Wall Tags



Floor Tags

Ceiling Tags

Roof Tags



Finish Tags

Door Tag

Window Tag

Keynote Tag

Furniture Tag

Electrical Tags

Mechanical Tags

Plumbing Tag

Equipment Tag

Stair Tags

North Arrow

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILES
ADMIN	ADMINISTRATION
ALUM	ALUMINUM
BF	BARRIER FREE
CR	CARD READER
c/w	COMPLETE WITH
CB	CATCH BASIN
CJ	CONTROL JOINT
CG	CORNER GUARD
CL	CENTER LINE
COMM	COMMUNICATION
CONC	CONCRETE
CT	CERAMIC TILE
DIA	DIAMETER
DWGS	DRAWINGS
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
ESL	ENGLISH AS SECOND LANGUAGE
EXT	EXTERIOR
FRR	FIRE RESISTANCE RATING
FD	FLOOR DRAIN
FL	FLOOR
G/S	GRADUATE STUDENT
GALV	GALVANIZED
GR-	GUARDRAIL TYPE
GWB	GYPSUM WALL BOARD
HSS	HOLLOW STRUCTURAL STEEL
HR-	HANDRAIL TYPE
JAN	JANITOR
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.W.S.J.	OPEN WEB STEEL JOIST
P	PROJECTOR
PART	PARTITION
PL-	PLASTIC LAMINATE TYPE
PREF	PRE-FINISHED
PT	PAINTED
R	RADIUS
RO	ROUGH OPENING
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQ'D	REQUIRED
RM	ROOM
SG	SPANDREL GLAZING
SA	SELF ADHERED
SS	STAINLESS STEEL
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ.M	SQUARE METER
STOR	STORAGE
STRUCT	STRUCTURAL
TA	TEACHER'S ASSISTANCE
TB	TACK BOARDS
TH	THICK
TYP	TYPICAL
UG	UNDER GRADUATE
U/S	UNDERSIDE
UNIV	UNIVERSITY
VG	VISION GLAZING
WB	WHITE BOARD
W/	WITH
WC	WASHROOM
WD	WOOD

FLOOR FINISH LEGEND

LOCATION	ABBREVIATION	DESCRIPTION	PRODUCT #	PRODUCT NAME	COMPANY
CORRIDORS	RF-01	PALETTONE	8605	URBAN AIR	POLYFLOOR
UNITS	RF-02	EXPONA	9825	SUN BLEACHED OAK	POLYFLOOR
SKY GARDEN	RF-03	PALETTONE	8612	PAINTER DREAM	POLYFLOOR
SKY GARDEN	RF-04	PALETTONE	8613	FADED DEXIM	POLYFLOOR
	RF-05	PALETTONE	8614	PETROL	POLYFLOOR
	RF-06	PALETTONE	8637	DUNAR LANDSCAPE	POLYFLOOR
CORRIDOR ACCENT	RF-A1	PALETTONE	8616	ORCHARD WALK	POLYFLOOR
CORRIDOR ACCENT	RF-A2	PALETTONE	8627	SUGAR CANDY	POLYFLOOR
CORRIDOR ACCENT	RF-A3	PALETTONE	8633	CAYENNE HEAT	POLYFLOOR
CORRIDOR ACCENT	RF-A4	PALETTONE	8631	HEATHER HONEY	POLYFLOOR
CORRIDOR ACCENT	RF-A5	PALETTONE	8638	NEW DAWN	POLYFLOOR
LOBBY ACCENT	RF-SPI	EXPONA	4102	WILD TEAK	POLYFLOOR
LOBBY ACCENT	TL-01	PORCELAIN TILE	648S1P	BIANCO DITALIA CALACATTA SATIN	STONE TILE
STAIRWELLS	CN-01	SEALED CONCRETE			
EXTERIOR	CONC	POURED CONCRETE			

CLIENT

Ottawa Community Housing (OCH)

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ISSUES

No.	DESCRIPTION	DATE
A	Issued for Costing	2020-09-28
B	Issued for SD Final	2020-11-09
C	Issued for DD Final (Draft)	2020-12-07
D	Issued for DD Final	2021-01-06
E	Issued for SPC Application-Draft	2021-04-29
F	Issued for SPC Application	2021-05-19
G	Issued for 30% CD Submission	2021-06-07
H	Issued for 60% Client Review	2021-07-13
I	Issued for Coordination	2021-08-18
J	Issued for SPC Resubmission 1	2021-08-23

SEAL

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PROJECT

Mikinak Redevelopment

715 Mikinak Rd. Ottawa

PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
IBI	CW
PROJECT MGR:	APPROVED BY:
AT	HS

SHEET TITLE

GENERAL NOTES, LEGEND, ABBREVIATIONS

SHEET NUMBER AG0002

ISSUE J

2021-08-22 9:48:15 PM

D07-12-21-0068

SITE SURVEY PROVIDED FOR
INFORMATION PURPOSE

DRAWING HAS BEEN ROTATED IN ORDER
TO PRESERVE THE SURVEYORS SCALE

SKETCH SHOWING TOPOGRAPHIC INFORMATION OF

715 MIKINAK ROAD
CITY OF OTTAWA

FARLEY, SMITH & DENUS SURVEYING LTD. 2021

Scale 1: 250

0 2.5 5 7.5 10 12.5 15 20 25 metres

Caution:
a) This is NOT a plan of survey and shall not be used except for the purpose stated in the Note hereon.
b) This Sketch is protected by Copyright ©

LEGAL DESCRIPTION OF PROPERTY:
BLOCK 21
REGISTERED PLAN 4M-1581
CITY OF OTTAWA

Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Boundary Note
Boundaries on this plan were compiled from Registered Plan 4M-1581, Plan 4R-30196 and field measurement.

Elevation Notes
1. Elevations (Abbrev.) are geodetic and are referred to Geodetic Datum GVD-1928.
2. Elevations derived from a benchmark provided by (MDS) at the intersection of Codd's road and Montreal Road having a published elevation of 102.96 metres.
3. It is the responsibility of the user of this information to verify that the job benchmark used is consistent with the elevations shown on this plan and description agrees with the information shown on this drawing.

Utility Notes
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were noted.
3. Underground utilities plotted from City of Ottawa Utility Sheet Reference: Project No. 18236, Drawing No.'s 1000, 107, 130, 132 and 133 and file 0-CSD-155-2000, plans 1 & 2.
4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa as-built plans.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

FIELD No. 118-20

Revision Note
This plan has been revised to show the location of underground utility information completed from City of Ottawa Utility Sheets (See Utility Notes) and to reflect updated easements.
Field work was completed on the 25th day of February, 2021.

Daniel Robinson
Ontario Land Surveyor
Date

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENUS SURVEYING LTD.

Field work was completed on the 12th day of May, 2020.

See Original
Date

Daniel Robinson
Ontario Land Surveyor

FARLEY, SMITH & DENUS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
150 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL: (613) 727-0624 FAX: (613) 727-3958

J:\2020\118-20_715 Mikinak Rd_plan 2_Dwg\Final\118-20 715 Mikinak Rd_Block 21 (HAM-1581_Sketch)_F3.dwg

Notes & Legend

Denotes

- Maintenance Hole (Storm)
- Maintenance Hole (Sanitary)
- Maintenance Hole (Hydro)
- Maintenance Hole (Unidentified)
- Underground Storm Sewer
- Underground Sanitary Sewer
- Underground Water
- Catch Basin
- Water Valve
- Water Meter Chamber
- Top of Grade
- Top of Slope
- Invert Pic City Utility Plans
- Bottom of Slope
- Bottom of Slope
- Top of Slope
- Top of Grade Elevations
- Top of Concrete Curb Elevation

- Light Standard
- Hydro Pole and Power on Concrete Pad
- Monitoring Well
- Coniferous Tree
- Property Line

TOPO 24X36 (P)

2021-08-23 9:48:19 PM

CLIENT
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B	Issued for SPC Application	2021-05-19
C	Issued for 60% Client Review	2021-07-13
D	Issued for Coordination	2021-08-18
E	Issued for SPC Resubmission 1	2021-08-23

SEAL

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PROJECT
Mikinak Redevelopment
715 Mikinak Rd. Ottawa

PROJECT NO: 125599
DRAWN BY: Author
CHECKED BY: Checker
PROJECT MGR: Designer
APPROVED BY: Approver

SHEET TITLE
SITE SURVEY

SHEET NUMBER
AS1100

ISSUE
E

D07-12-21-0068

125599 OCH Mikinak Development 2021-08-11

SITE STATS	sm	sf	%
TOTAL SITE AREA	**12185.0**	**131158.1**	**100**
TOTAL BUILDING COVERAGE	**4332.0**	**46,629.2**	**35.6**
TOTAL PAVED AREA	**1882.3**	**20,261**	**15.4**
TOTAL LANDSCAPE AREA	**5970.7**	**64,268**	**49.0**
(INCLUDING PERMEABLE PARKING)	1442.0	15,522	
TOTAL GROSS FLOOR AREA	**24120.7**	**259,633**	
FSI	**2.0**		

BLD -A (7 storeys Mixed-use Building)	Type	Bedrm	quantity	subtotal	gfa(sqft)	(sqm)	total(sqft)	(sqm)
Residential	S	Studio	18	24	439	40.8	7,905	734.4
	S-XL	Studio	6		543	50.4	3,255	302.4
	1B	1 Bed	34	42	622	57.8	21,153	1965.2
	1B-NR	1 Bed	4		549	51.0	2,196	204.0
	1B-XL	1 Bed	4		769	71.4	3,074	285.6
	2B	2 Bed	30	32	769	71.4	23,056	2142.0
	2B-XL	2 Bed	2		949	88.2	1,899	176.4
	3B	3 Bed	14	16	904	84.0	12,658	1176.0
	3B-XL	3 Bed	2		1,104	102.6	2,209	205.2
Subtotal				114			77,405	7191.2
Commercial	Com-A			2			1,637	152.1
Subtotal							1,637	152.1
Total BLD-A							79,042	7343.3

BLD -B (7 storeys Mixed-use Building)	Type	Bedrm	quantity	quantity	gfa(sqft)	(sqm)	total(sqft)	(sqm)
Residential	S	Bach	33	39	439	40.8	14,493	1346.4
	S-XL	Bach	6		543	50.4	3,255	302.4
	1B	1 Bed	10	19	622	57.8	6,222	578.0
	1B-NR	1 Bed	5		549	51.0	2,745	255.0
	1B-XL	1 Bed	4		769	71.4	3,074	285.6
	2B	2 Bed	29	35	769	71.4	22,288	2070.6
	2B-XL	2 Bed	6		883	82.0	5,296	492.0
	3B	3 Bed	20	22	904	84.0	18,083	1680.0
	3B-XL	3 Bed	2		1,104	102.6	2,209	205.2
Subtotal				115			77,664	7215.2
Commercial	Com-B			3			2,191	203.5
Subtotal							2,191	203.5
Total BLD-B							79,854	7418.7

BLD -C (4 storeys Mixed-use Building)	Type	Bedrm	quantity	gfa(sqft)	(sqm)	total(sqft)	(sqm)
Residential	1B	1 Bed	42	622	57.8	26,130	2427.6
Subtotal			42			26,130	2427.6
Commercial	Com-C		1			575	53.4
Subtotal						575	53.4
Total BLD-C						26,705	2481.0
Residential Leasable			271			181,199	16834.0
Commercial Leasable			6			4,402.2	409.0
Total Project Leasable						185,602	17243.0
Total Common Area						74,031	6877.7
Total GFA						259,633	24120.7

PARKING PROVIDED		Res.	Vis.	Total Provided
Surface Parking	Standard	90	26	116
	Accessible	6	0	6
TOTAL PARKING PROVIDED		96	26	122

***Note: Within 122 surface parking spaces, 2 spaces are designated for Car-share.**

BIKE STORAGE PROVIDED		On ground	Stacked	Total Provided
Residential Indoor	Bld-A	26	26	52
	Bld-B	24	24	48
	Bld-C	12	12	24
Residential Outdoor		90		90
TOTAL RES. PROVIDED				214
TOTAL COMM. PROVIDED		4		4
TOTAL BIKE PARKING PROVIDED				218

For the purposes of zoning interpretation, Hemlock Road is deemed to be the front lot line, Mikinak Road is the rear lot line and both Barielle Snow and Michael Stoqua Streets are corner side lot lines.

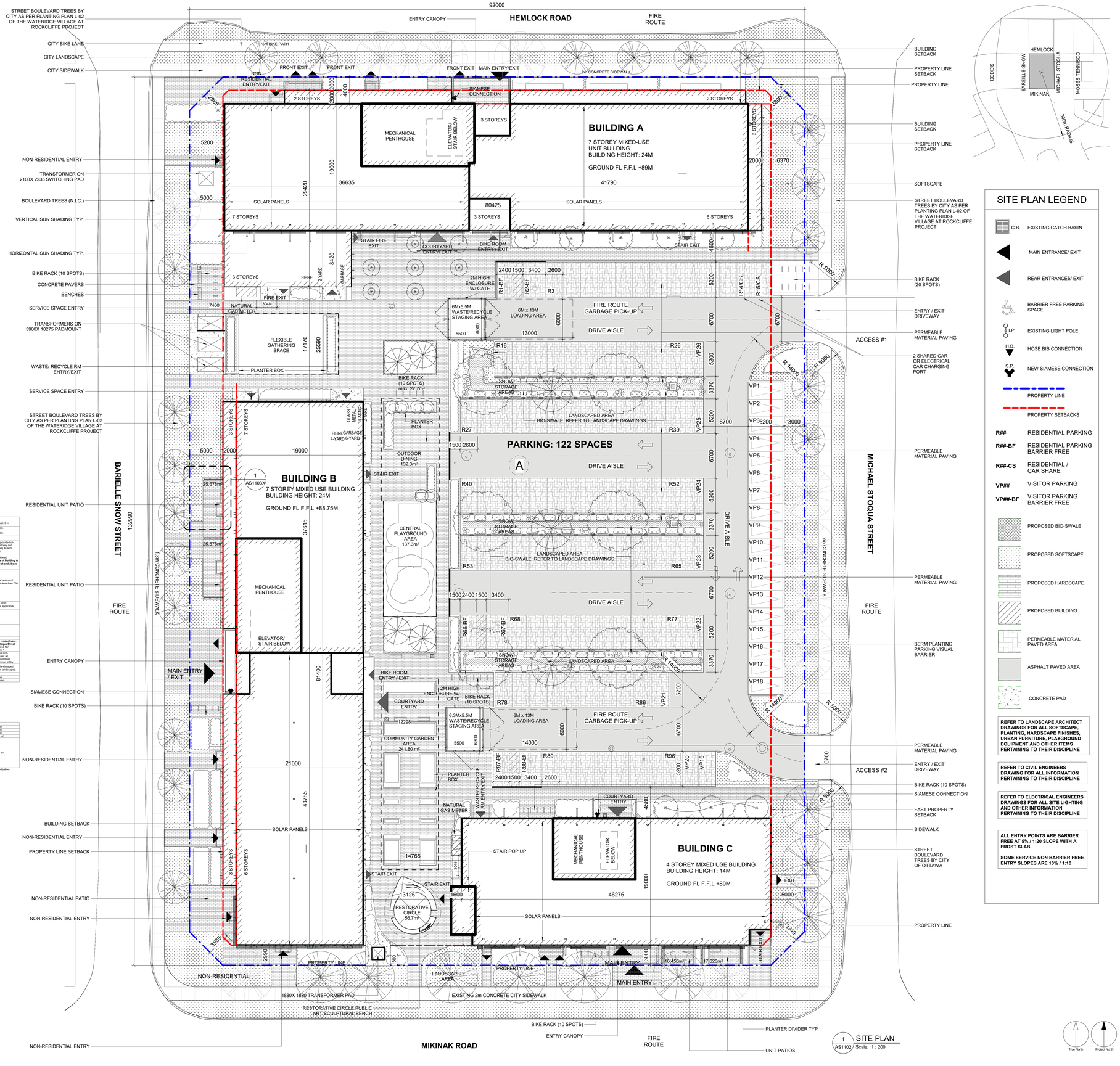
Zoning Mechanisms		Required	Provided
Table 157 – GM Zone Provisions			
Minimum Lot Area		No minimum	12,185 m2
Minimum Lot Width		No minimum	92m
Maximum Building Height		30 metres	Building A – 24 m/ 7 storeys Building B – 24 m/ 7 storeys Building C – 14 m/ 4 storeys
Minimum width of landscaped area	Abutting a street	3 m	3 m (Mikinak Road only)
	Abutting a residential or institutional zone	3 m	N/A
	Other cases	No minimum	N/A
Table 158H – GM31 Subzone Provisions			
Minimum front (Hemlock Road) and corner side (Barielle Snow and Michael Stoqua Streets) yard setbacks	1. for a building with a residential land use at grade	5 m	N/A
	2. all other cases	0 m	Building A – Hemlock Rd: 2 m Building A & B – Barielle Snow St: 5 m Building C – Michael Stoqua St: 5 m
Maximum setback	1. despite row (2) above, for those lots east of Cobb's road where they abut Hemlock Road	2 m	Hemlock Road: 2 m
	2. all other cases	n/a	N/A
Minimum rear yard setback (Mikinak Road)	1. a building with a residential land use at grade where the rear yard abuts a residential zone	7.5 m	N/A
	2. where the rear yard abuts a park	5 m	N/A

	3. where the rear yard abuts a street	3 m	Building A – Mikinak Street: 3 m Building B – Barielle Snow: 3 m Building C – Michael Stoqua: 3 m
	4. all other cases	No minimum	Not applicable.
Maximum floor space index		No maximum	Not applicable.
Additional GM 31 Subzone Provisions			
Where the building contains more than four storeys but less than 13 storeys, at and above the fourth storey a building must be setback a minimum of an additional 2 metres more than the provided setback from the front and corner side lot lines;		An additional 2 m setback is provided on Buildings A & B at the fourth storey and above (Hemlock Road, Barielle Snow and Barielle Snow Street (Bldg B)). **An additional 2 m setback is not provided on the corner side of Building A during Barielle Snow Street at and above the fourth storey.***	
For buildings over 20 metres in height or that are greater than six storeys, whichever is less, when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less, contains only residential uses, the maximum floor area for each storey must not exceed 750 square metres or, at or above the seventh storey, whichever is less, is 750 square metres of gross floor area;		The seventh storey residential portion of Buildings A & B above 20 m is less than 750 m² per building.	
The minimum separation distance between portions of a building more than six storeys is 23 metres;		Between Buildings A & B: 25.58 m Between Buildings B & C: Not applicable.	
Where non-residential uses are located on the first storey of a building, the area of the non-residential uses on the first storey must have a minimum of 50 per cent of the façade consisting of transparent glazing;		51% - 58% varies	
The provisions of Planned Unit Developments and dwelling units within an apartment, the principal entrance door is required to face the front or corner side lot line;		Provided	
The minimum building height is two storeys;		Provided	
The maximum driveway width for parking lots and parking garages with 20 or more parking spaces is 6 metres.		**Two driveways, 6.7m wide, respectively, are proposed on Michael Stoqua Street to provide safe ingress/egress for non-residential parking lot.**	
Where a lot is abutting Hemlock Road, the façade facing Hemlock Road must include at least one active entrance for each non-residential use and each non-residential use occupying any part of the ground floor, despite item 1) in Table 187, no landscaped area is required between the building façade and the front or corner side yard setback. (By-law 2015-190)		An entrance is provided for the non-residential use in Building A, and an entrance is provided for the non-residential portion of the building on common lobby.	
		All provided setbacks will be landscaped. Building C: 3m setback will be landscaped.	
Part 4 – Parking, Queuing and Loading Provisions			
Section 101 Minimum Parking Spaces Rates & 102 Residential Parking	Minimum Visitor Parking Space Rates	Required	Provided

No parking required for first 12 units per building Section 101(3)(a) 0.5 space per unit above 12 units	Building A – 114 units	51	
	Building B – 115 units	52	
	Building C – 42 units	15	
	Total	118	**96***
Visitor parking No parking required for first 12 units on a lot Section 101(3)(a) 0.1 space per unit above 12 units	Building A – 114 units	29	26
	Building B – 115 units	29	26
	Building C – 42 units	4	4
	Total	29	26
	221 units	184	122
Section 110 Landscaping Provisions for Parking Lots			
Minimum of 15% of parking lot area must be provided as perimeter or interior landscaped area		3843.3 m²/15%= 576.49 m²	1963 m²
Location of Landscape Buffer abutting a street for a parking lot containing more than 100 spaces		3 m	3m
Location of Landscape Buffer not abutting a street for a parking lot containing more than 100 spaces		3 m	4.5m-12.6m Varies
Where a landscaped area is required, the area contained in a parking lot must be located at least 6 m from a lot line abutting a public street, and screened by a new by an opaque screen with a minimum height of 2 m		Provided.	39m
Section 111 Bicycle Parking Space Rates and Provisions			
Building A – 114 units	0.5 per unit	57	68
Building B – 115 units	0.5 per unit	58	72
Building C – 42 unit	0.5 per unit	21	46
		136	206
Non-residential rates vary from 1 per 250 m² GFA to 1 per 500 m² GFA	239 m²	1	4
Minimum Bicycle Parking Space Dimensions	Width	Length	
Horizontal	0.6 m	1.8 m	Provided
Vertical	0.5 m	1.2 m	N/A
Minimum access aisle width 1.5m			Provided
Where more than 10 bicycles are provided in a common area, each space must contain a rack that is securely anchored t the ground			Provided
Maximum of 50 % may be vertical			N/A
Where requirement exceeds 50 spaces, a minimum of 25% must be located within a building, secure area or lockers.			

Section 137 – Amenity Area			
Building A – 114 units	6 m² per dwelling unit	684 m²	703 m²
Building B – 115 units	6 m² per dwelling unit	690 m²	793 m²
Building C – 42 unit	6 m² per dwelling unit	252 m²	256 m²
	Total	1626 m²	1752 m²
50% of the required total amenity area is to be provided communally at min area up to 54 m² GFA, and where more than one communal area is provided, at least one must be a minimum of 54 m²	Total Communal	813 m²	1553 m²

***Indicates relief is required through a Minor Variance Application**



1 / AS1102 SITE PLAN Scale: 1 : 200

SITE PLAN LEGEND

- C.B. — EXISTING CATCH BASIN
- MAIN ENTRANCE/ EXIT
- REAR ENTRANCES/ EXIT
- BARRIER FREE PARKING SPACE
- LP — EXISTING LIGHT POLE
- H.B. — HOSE BIB CONNECTION
- S.P. — NEW SIAMESE CONNECTION
- PROPERTY LINE
- PROPERTY SETBACKS
- **R##** — RESIDENTIAL PARKING
- **R##-BF** — RESIDENTIAL PARKING BARRIER FREE
- **R##-CS** — RESIDENTIAL / CAR SHARE
- **VP##** — VISITOR PARKING
- **VP##-BF** — VISITOR PARKING BARRIER FREE
- PROPOSED BIO-SWALE
- PROPOSED SOFTSCAPE
- PROPOSED HARDSCAPE
- PROPOSED BUILDING
- PERMEABLE MATERIAL PAVED AREA
- ASPHALT PAVED AREA
- CONCRETE PAD

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PROJECT

Mikinak Redevelopment

715 Mikinak Rd. Ottawa

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE

SITE PLAN

SHEET NUMBER AS1102 ISSUE K

True North Project North

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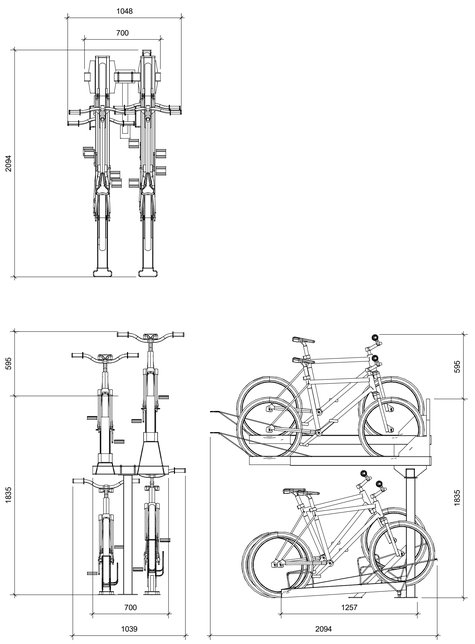
D07-12-21-0068



STACKED BIKE RACK DETAIL
Scale: 1 : 20

TOWER "A" WASTE SERVICE REQUIREMENTS:

- GARBAGE - 1 x 6-YARD BIN + COMPACTOR
- FIBER - 1 x 4-YARD BIN
- GLASS, METAL & PLASTIC - 1 x 2-YARD BIN
- ORGANICS - 2 x 240L CARTS

TOWER "B" WASTE SERVICE REQUIREMENTS:

- GARBAGE - 1 x 6-YARD BIN + COMPACTOR
- FIBER - 1 x 4-YARD BIN
- GLASS, METAL & PLASTIC - 1 x 2-YARD BIN
- ORGANICS - 2 x 240L CARTS

TOWER "C" WASTE SERVICE REQUIREMENTS:

- GARBAGE - 1 x 4-YARD BIN
- FIBER - 1 x 2-YARD BIN
- GLASS, METAL & PLASTIC - 2 x 360L CARTS
- ORGANICS - 1 x 240L CART

1 AS1103 OVERAL SITE PLAN WITH GROUND FLOOR PLANS
Scale: 1 : 200

True North | Project North

SITE PLAN LEGEND

- C.B. EXISTING CATCH BASIN
- MAIN ENTRANCE/ EXIT
- REAR ENTRANCES/ EXIT
- BARRIER FREE PARKING SPACE
- LP EXISTING LIGHT POLE
- H.B. HOSE BIB CONNECTION
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PROJECT
Mikinak Redevelopment
715 Mikinak Rd. Ottawa

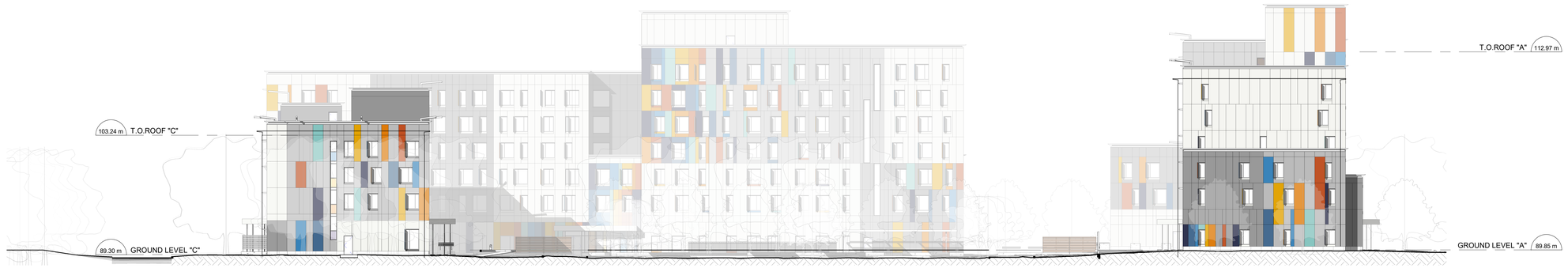
PROJECT NO: 125599
DRAWN BY: IBI
CHECKED BY: CW
PROJECT MGR: AT
APPROVED BY: HS

SHEET TITLE
SITE PLAN c/w GROUND FLOOR PLANS

SHEET NUMBER AS1103
ISSUE I

2021-08-23 6:30:02 PM

D07-12-21-0068



4 AS2101 SITE EAST ELEVATION
Scale: 1 : 200

3 AS2101 SITE SOUTH ELEVATION
Scale: 1 : 200

2 AS2101 SITE WEST ELEVATION
Scale: 1 : 200

1 AS2101 SITE NORTH ELEVATION
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PROJECT
Mikinak Redevelopment
715 Mikinak Rd. Ottawa

PROJECT NO: 125599

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SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER AS2101
ISSUE K

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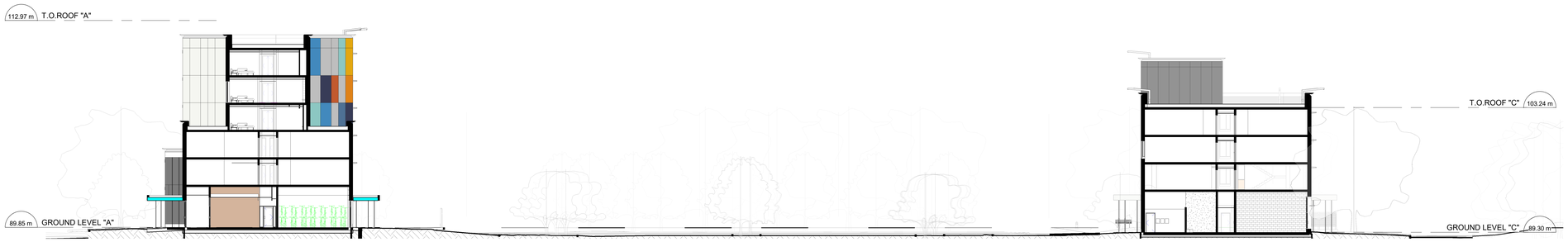
3 AS2102 SITE SOUTH ELEVATION - COURTYARD
Scale: 1 : 200



2 AS2102 SITE WEST ELEVATION - COURTYARD
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1 AS2102 SITE NORTH ELEVATION - COURTYARD
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715 Mikinak Rd. Ottawa

PROJECT NO: 12599

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SHEET TITLE
SITE ELEVATIONS - COURTYARD

SHEET NUMBER AS2102 | ISSUE J

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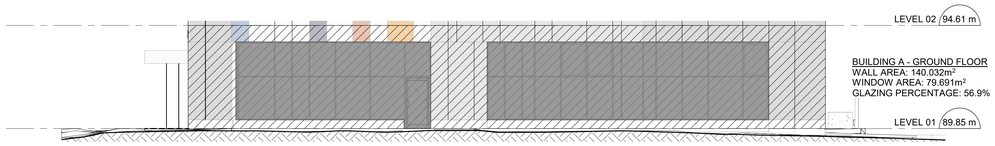

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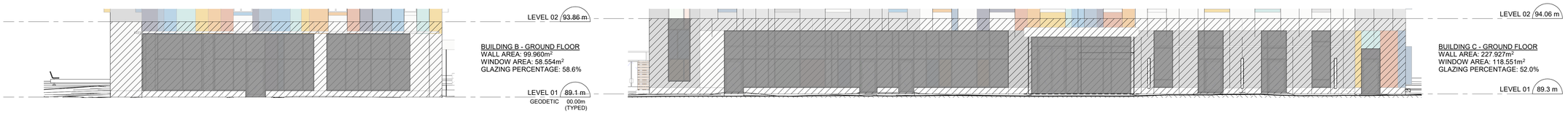

3 AS3101 SOUTH ELEVATION - BUILDING B & C
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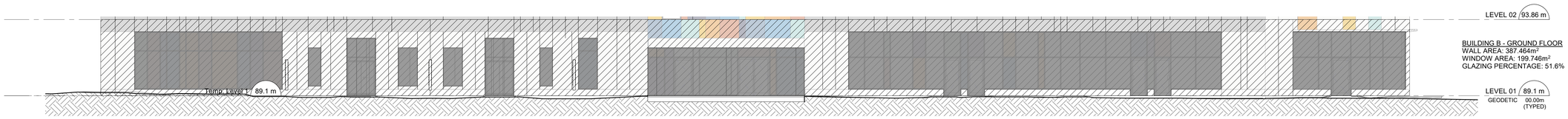

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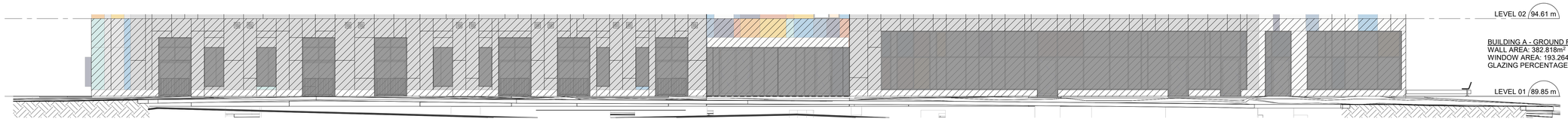

1 AS3101 NORTH ELEVATION - BUILDING A
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PROJECT
Mikinak Redevelopment
715 Mikinak Rd. Ottawa

PROJECT NO: 12599

DRAWN BY:	CHECKED BY:
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SHEET TITLE
SITE ELEVATIONS - GROUND LEVEL

SHEET NUMBER AS3101 | ISSUE J

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3 AS6000 BIRDEYE-NW
Scale:

4 AS6000 BIRDEYE-NE
Scale:

2 AS6000 BIRDEYE-SW
Scale:

1 AS6000 BIRDEYE-SE
Scale:

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PROJECT
Mikinak Redevelopment
715 Mikinak Rd. Ottawa

PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
BIRD'S EYE VIEW PERSPECTIVES

SHEET NUMBER AS6000 | ISSUE B

D07-12-21-0068

1 AS6001 PERSPECTIVE-SW CORNER
Scale:

2 AS6001 PERSPECTIVE-SE CORNER
Scale:

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PROJECT
Mikinak Redevelopment
715 Mikinak Rd. Ottawa

PROJECT NO:
125599

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
3D VIEW & PERSPECTIVES

SHEET NUMBER
AS6001

ISSUE
D

D07-12-21-0068

1 AS6002 PERSPECTIVE-NW CORNER
Scale:

2 AS6002 PERSPECTIVE-NE CORNER
Scale:

2021-08-23 9:53:15 PM

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Designer	**Approver**

SHEET TITLE
3D VIEW & PERSPECTIVES

SHEET NUMBER
AS6002

ISSUE
D

D07-12-21-0068

1 AS6003 Scale:
PERSPECTIVE AT RESTORATIVE CIRCLE (BETWEEN BUILDINGS B & C)

2 AS6003 Scale:
PERSPECTIVE AT COURTYARD SOUTH ENTRY LOOKING NORTH

2021-08-22 9:53:31 PM

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PROJECT
Mikinak Redevelopment
715 Mikinak Rd. Ottawa

PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
3D VIEW & PERSPECTIVES

SHEET NUMBER AS6003 | ISSUE D

D07-12-21-0068

2 AS6004 PERSPECTIVE AT COURTYARD LOOKING NORTH
Scale:

1 AS6004 PERSPECTIVE AT COURTYARD LOOKING SOUTH
Scale:

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PROJECT
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715 Mikinak Rd. Ottawa

PROJECT NO: 125599

DRAWN BY: **Author**	CHECKED BY: **Checker**
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SHEET TITLE
3D VIEW & PERSPECTIVES

SHEET NUMBER AS6004
ISSUE D

2021-08-23 9:53:46 PM

D07-12-21-0068

1 AS6005 BUILDING A STREET ENTRY LOOKING EAST
Scale:

3 AS6005 BUILDING B STREET ENTRY LOOKING NORTH
Scale:

2 AS6005 BUILDING C STREET ENTRY LOOKING EAST
Scale:

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715 Mikinak Rd. Ottawa

PROJECT NO: 125599

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PROJECT MGR:	APPROVED BY:
Designer	Approver

SHEET TITLE
3D VIEW & PERSPECTIVES

SHEET NUMBER AS6005 | ISSUE B

D07-12-21-0068

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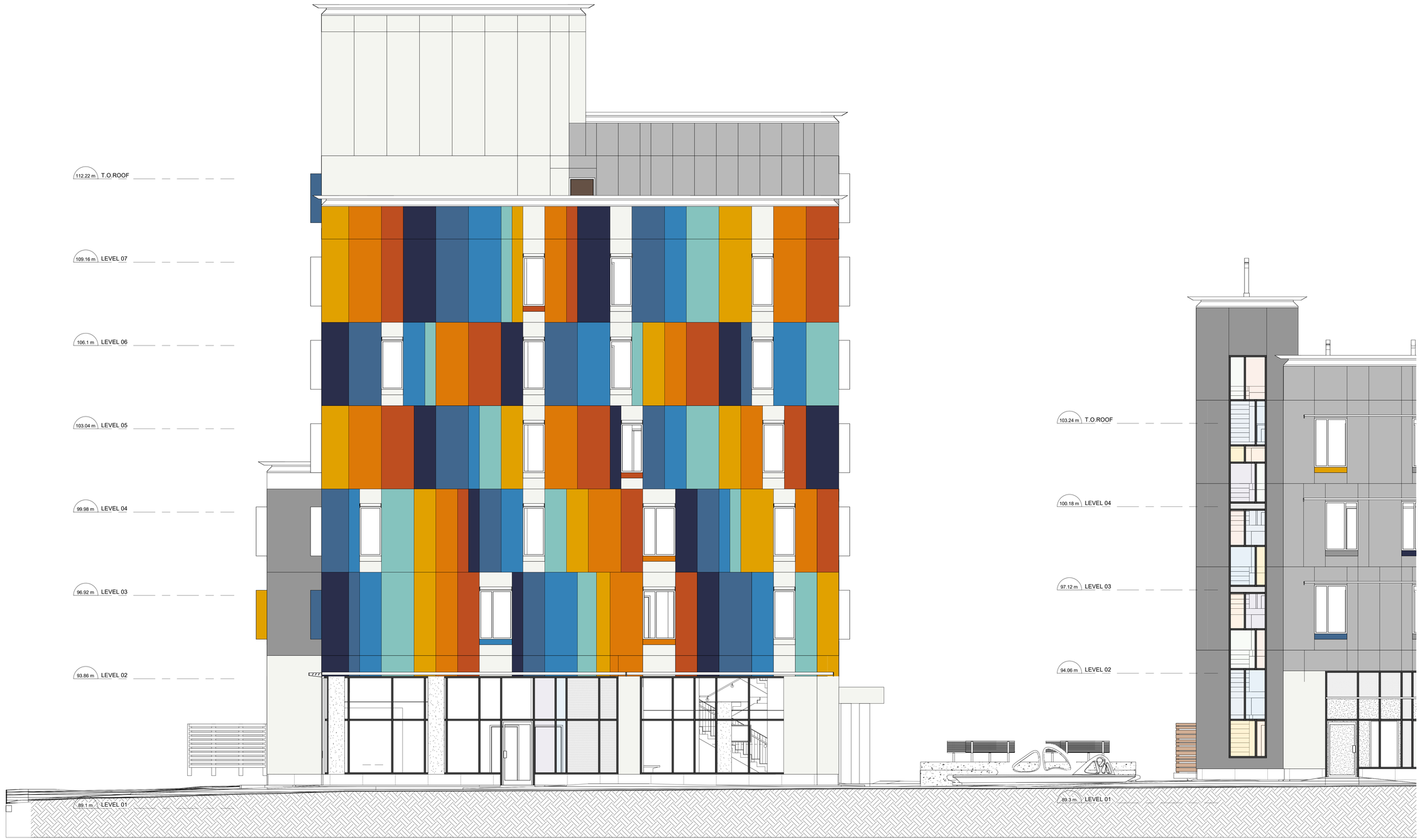

1 AS6006 ENLARGED PARTIAL ELEVATION SPA - BUILDING B & C SOUTH - SW CORNER

Scale:

2021-08-23 9:54:07 PM

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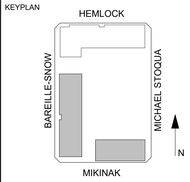
KEYPLAN



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PROJECT

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715 Mikinak Rd. Ottawa

PROJECT NO: 125599

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PROJECT MGR:	APPROVED BY:
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SHEET TITLE

BUILDING B & C - PARTIAL ENLARGED ELEVATION SPA

SHEET NUMBER AS6006

ISSUE D

D07-12-21-0068

1 / AS6007 ENLARGED PARTIAL ELEVATION SPA - BUILDING C EAST - ENTRY & SE CORNER
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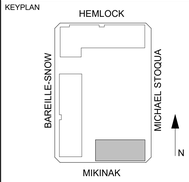
KEYPLAN



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PROJECT NO: 125599

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SHEET TITLE
BUILDING C - PARTIAL ENLARGED ELEVATION SPA

SHEET NUMBER AS6007 | ISSUE D

D07-12-21-0068

1 AS6008 ENLARGED PARTIAL ELEVATION SPA - BUILDING C EAST - SE CORNER
Scale:

2 AS6008 ENLARGED PARTIAL ELEVATION SPA - BUILDING A EAST - NE CORNER
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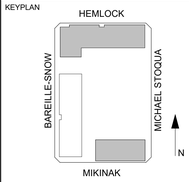
KEYPLAN



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715 Mikinak Rd. Ottawa

PROJECT NO:
125599

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PROJECT MGR:	APPROVED BY:
Designer	Approver

SHEET TITLE
BUILDING A & C - PARTIAL ENLARGED ELEVATION SPA

SHEET NUMBER
AS6008

ISSUE
D

D07-12-21-0068

1 / AS6009 ENLARGED PARTIAL ELEVATION SPA - BUILDING A NORTH - ENTRY & NW CORNER

Scale:

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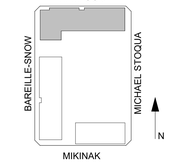
KEYPLAN



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PROJECT

Mikinak Redevelopment

715 Mikinak Rd. Ottawa

PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
Author	Checker
PROJECT MGR:	APPROVED BY:
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SHEET TITLE

BUILDING A - PARTIAL ENLARGED ELEVATION SPA

SHEET NUMBER AS6009

ISSUE D

D07-12-21-0068

1 / AS6010 ENLARGED PARTIAL ELEVATION SPA - BUILDING A WEST

Scale:

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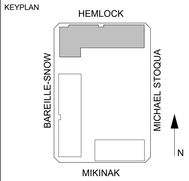

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PROJECT

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715 Mikinak Rd. Ottawa

PROJECT NO: 125599

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PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

BUILDING A - PARTIAL ENLARGED ELEVATION SPA

SHEET NUMBER AS6010 | ISSUE D

D07-12-21-0068

1 AS6011 ENLARGED PARTIAL ELEVATION SPA - BUILDING B WEST - ENTRY
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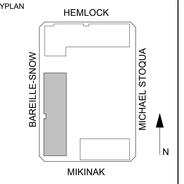

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715 Mikinak Rd. Ottawa

PROJECT NO: 125599

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PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
BUILDING B - PARTIAL ENLARGED ELEVATION SPA

SHEET NUMBER AS6011 | ISSUE D

D07-12-21-0068

1 AS6012 ENLARGED PARTIAL ELEVATION SPA - BUILDING B WEST - SW CORNER
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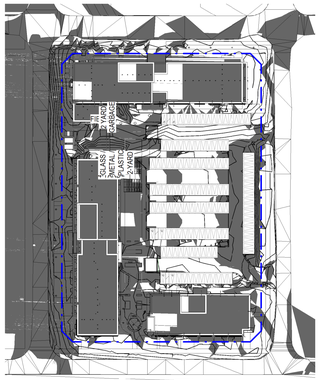
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

BUILDING B - PARTIAL ENLARGED ELEVATION SPA

SHEET NUMBER AS6012 | ISSUE D

D07-12-21-0068



1 AS6013 SPA-SHADOWSTUDY-EQUINOX 6AM
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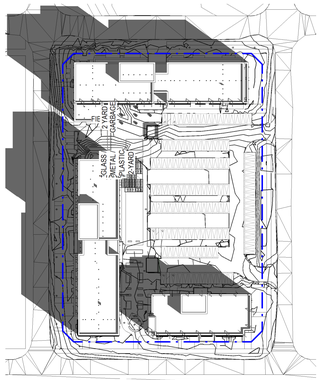

2 AS6013 SPA-SHADOWSTUDY-EQUINOX 9AM
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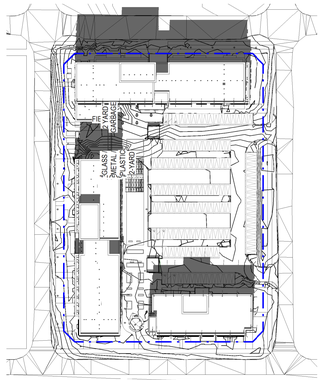

3 AS6013 SPA-SHADOWSTUDY-EQUINOX 12PM
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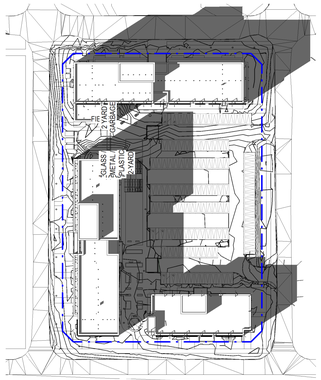

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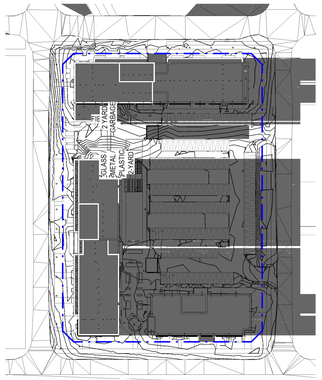

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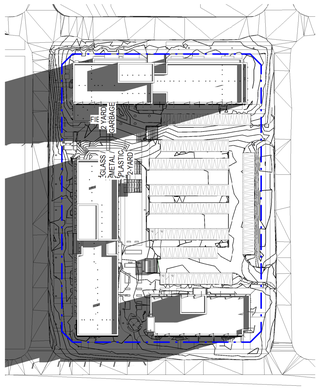

6 AS6013 SPA-SHADOWSTUDY-SUMMER SOL 6AM
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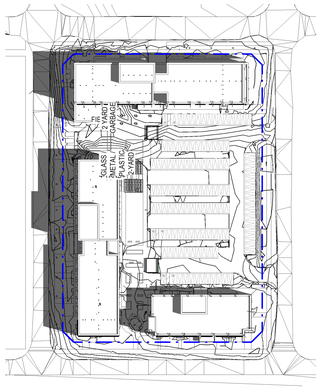

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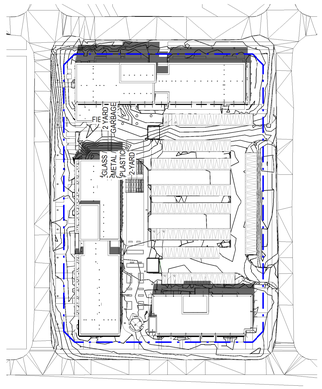

8 AS6013 SPA-SHADOWSTUDY-SUMMER SOL 12PM
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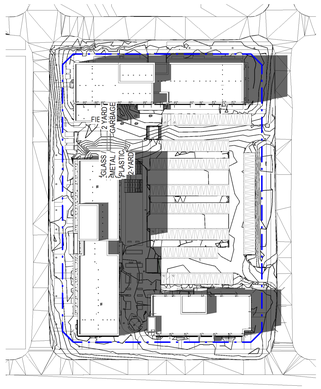

9 AS6013 SPA-SHADOWSTUDY-SUMMER SOL 15PM
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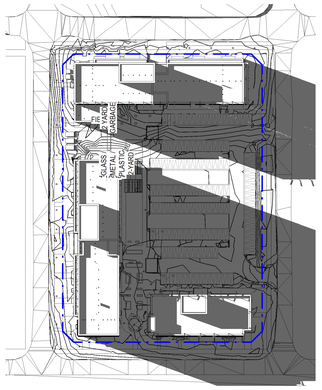

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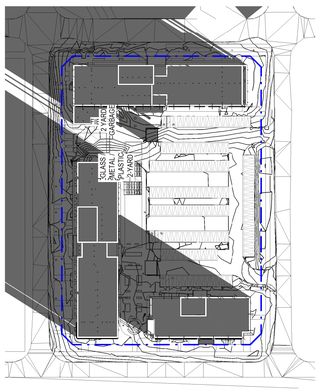

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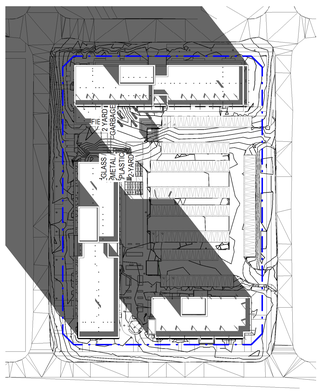

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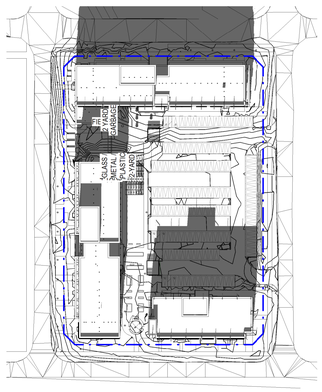

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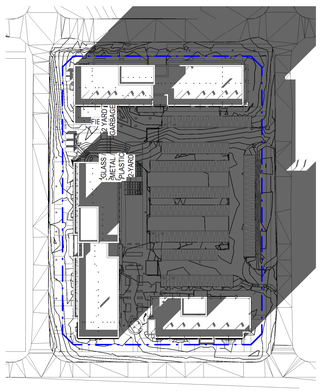

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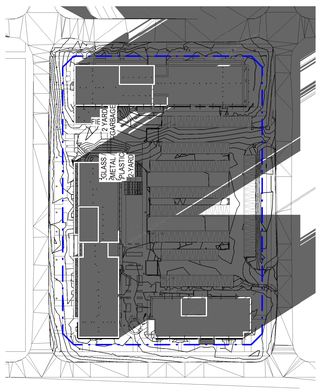

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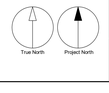

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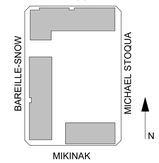
A	Issued for SPC Application-Draft	2021-04-29
B	Issued for SPC Application Final Draft	2021-05-14
C	Issued for SPC Application	2021-05-19
D	Issued for SPC Resubmission 1	2021-08-23

KEYPLAN



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PRIME CONSULTANT
IBI GROUP
Ottawa ON, K1S 5N4, Canada
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ibigroup.com

PROJECT
Mikinak Redevelopment
715 Mikinak Rd. Ottawa

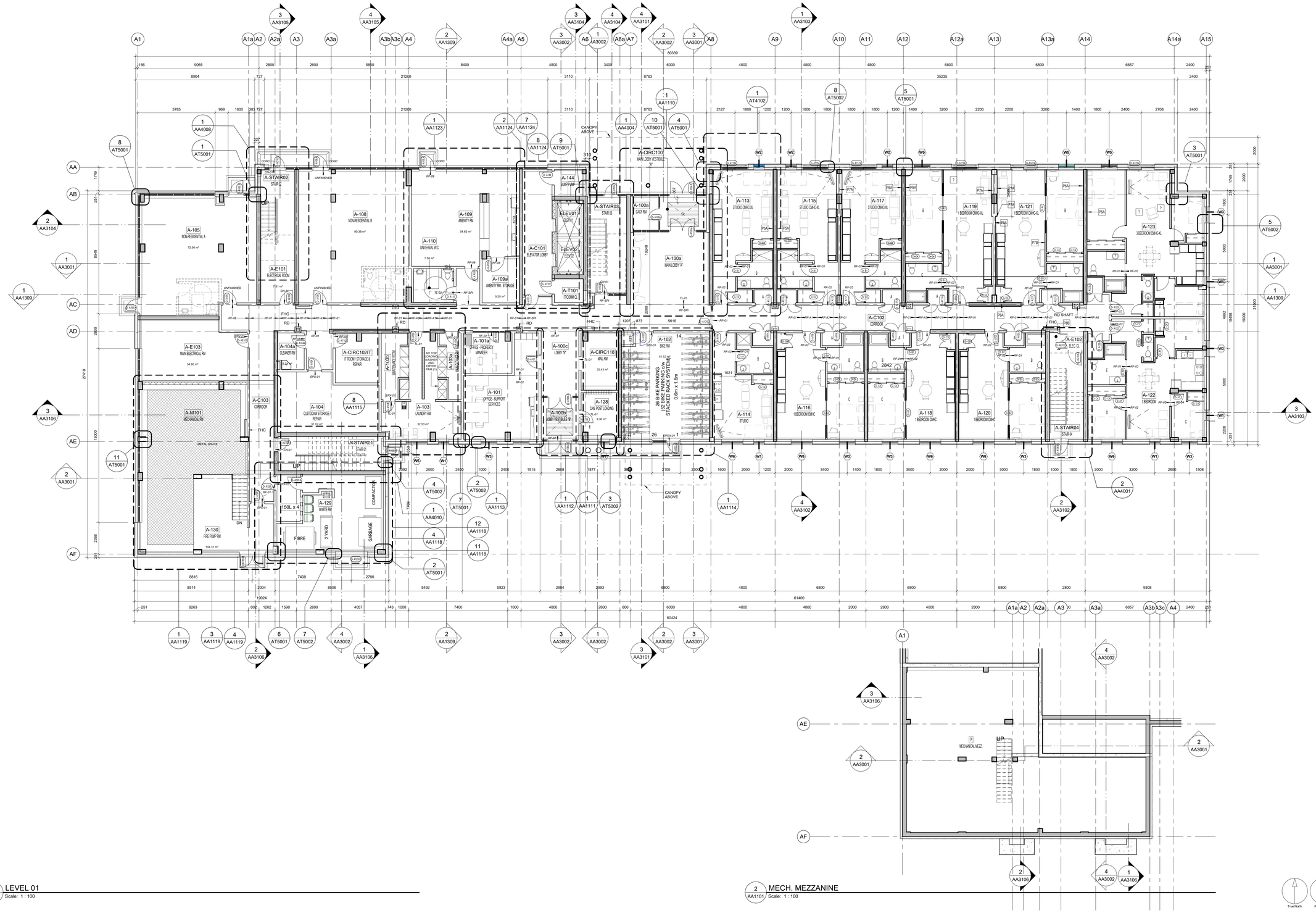
PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
SUN/SHADOW STUDY

SHEET NUMBER AS6013 | ISSUE D

D07-12-21-0068



1 AA1101 LEVEL 01
Scale: 1 : 100

2 AA1101 MECH. MEZZANINE
Scale: 1 : 100

True North | Project North

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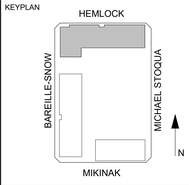
J	Issued for 60% Client Review	2021-07-13
K	Issued for Coordination	2021-08-18
L	Issued for SPC Resubmission 1	2021-08-23

KEYPLAN



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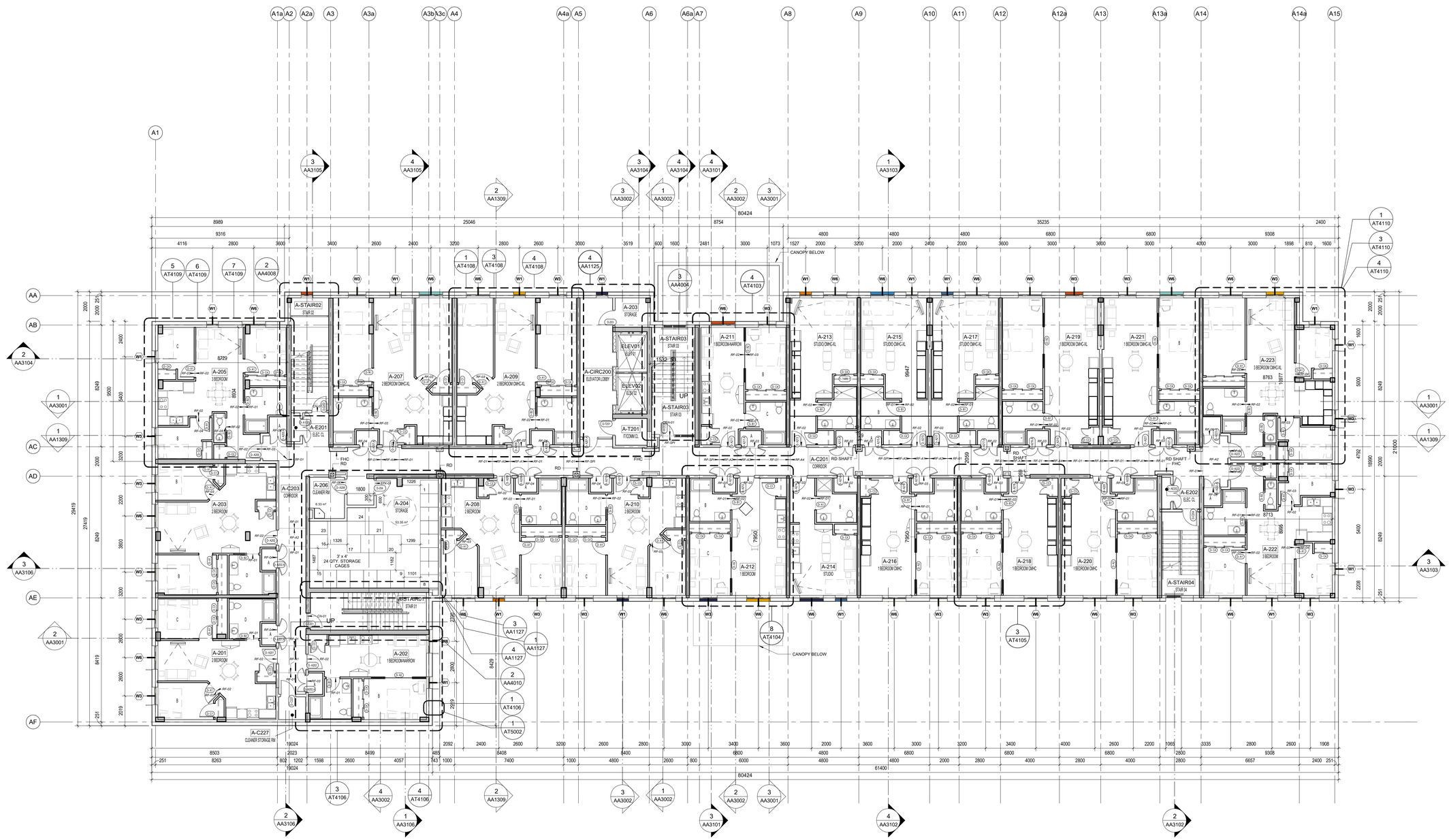
PRIME CONSULTANT
IBI GROUP
Ottawa ON, K1S 5N4, Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

PROJECT
MIKINAK REDEVELOPMENT
715 Mikinak Road, Ottawa, ON K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE
BUILDING "A" OVERALL FLOOR PLAN - LEVEL 01

SHEET NUMBER	ISSUE
AA1101	L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STAIR 02
A-203
STORAGE
A-STAIR03
STAIR 03
ELEV01
ELEV 01
ELEV02
ELEV 02
A-CIRC200
ELEVATOR LOBBY
A-211
1 BEDROOM NARROW
A-213
STUDIO DMHC-L
A-215
STUDIO DMHC-L
A-217
STUDIO DMHC-L
A-219
1 BEDROOM DMHC-L
A-221
1 BEDROOM DMHC-L
A-223
1 BEDROOM DMHC-L
A-205
2 BEDROOM
A-207
2 BEDROOM DMHC-L
A-209
2 BEDROOM DMHC-L
A-E201
ELEC CL
A-T201
IT COMM CL
A-C201
CORRIDOR
RD SHAFT
FHC
RD
A-E202
ELEC CL
A-C203
CORRIDOR
A-206
CLEANER RM
A-204
STORAGE
3' x 4'
24 QTY. STORAGE
CAGES
A-208
2 BEDROOM
A-210
2 BEDROOM
A-212
1 BEDROOM
A-214
STUDIO
A-216
1 BEDROOM DMHC
A-218
1 BEDROOM DMHC
A-220
1 BEDROOM DMHC
A-222
2 BEDROOM
A-STAIR04
STAIR 04
A-STAIR01
STAIR 01
UP
A-201
1 BEDROOM
A-202
1 BEDROOM NARROW
A-C227
CLEANER STORAGE RM
CANOPY BELOW
CANOPY BELOW
80424
61400
25046
8754
35235
8989
9316
21600
18990
29419
27419
8419
8429
9447
7950
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8763
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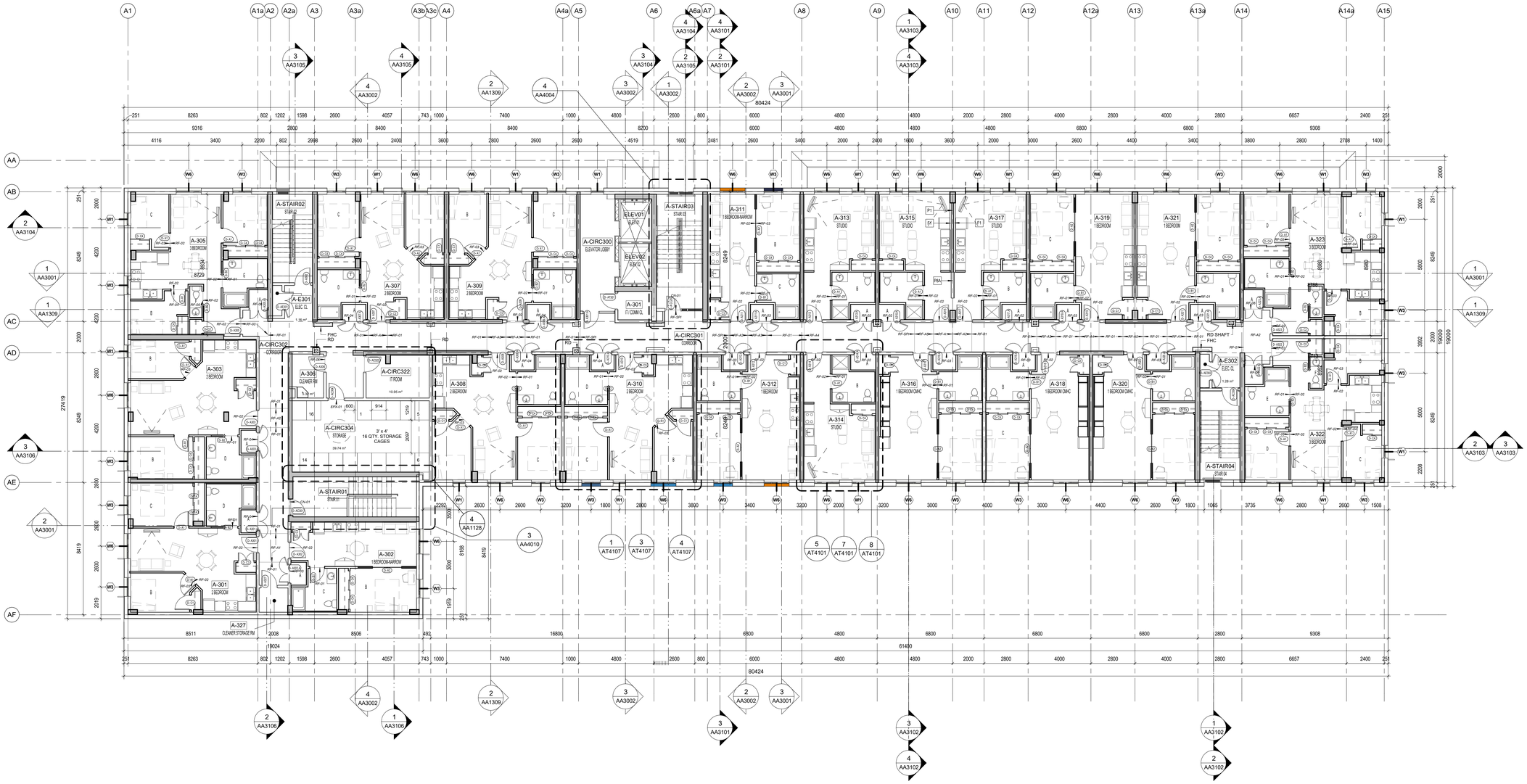
A-305 1 BEDROOM
A-307 2 BEDROOM
A-309 2 BEDROOM
A-303 1 BEDROOM
A-306 CLEANER RM
A-308 1 BEDROOM
A-310 2 BEDROOM
A-312 1 BEDROOM
A-311 1 BEDROOM+MURPHY
A-313 STUDIO
A-315 STUDIO
A-317 STUDIO
A-319 1 BEDROOM
A-321 1 BEDROOM
A-323 1 BEDROOM
A-314 STUDIO
A-316 1 BEDROOM DIHC
A-318 1 BEDROOM DIHC
A-320 1 BEDROOM DIHC
A-322 1 BEDROOM
A-301 2 BEDROOM
A-302 1 BEDROOM+MURPHY
A-327 CLEANER STORAGE RM
A-STAIR02 STAIR 02
A-STAIR03 STAIR 03
A-STAIR01 STAIR 01
A-STAIR04 STAIR 04
ELEV01 ELEV.
ELEV02 ELEV.
A-CIRC300 ELEVATOR LOBBY
A-CIRC301 CORRIDOR
A-CIRC302 CORRIDOR
A-CIRC322 IT ROOM
A-CIRC304 STORAGE
A-301 IT / COMM CL
A-E301 ELEC. CL
A-E302 ELEC. CL
FHC
RD
RD SHAFT
7' x 4' 16 QTY. STORAGE CAGES
39.74 m²
10.95 m²
1.28 m²
1.38 m²
80424
61400
19024
8511
8506
16800
6800
4800
9308
6657
4116
3400
2200
2998
2600
2400
3600
4519
1600
2481
3490
2000
1600
3000
2708
1400
8263
9316
8400
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7400
6000
4000
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9308
2400
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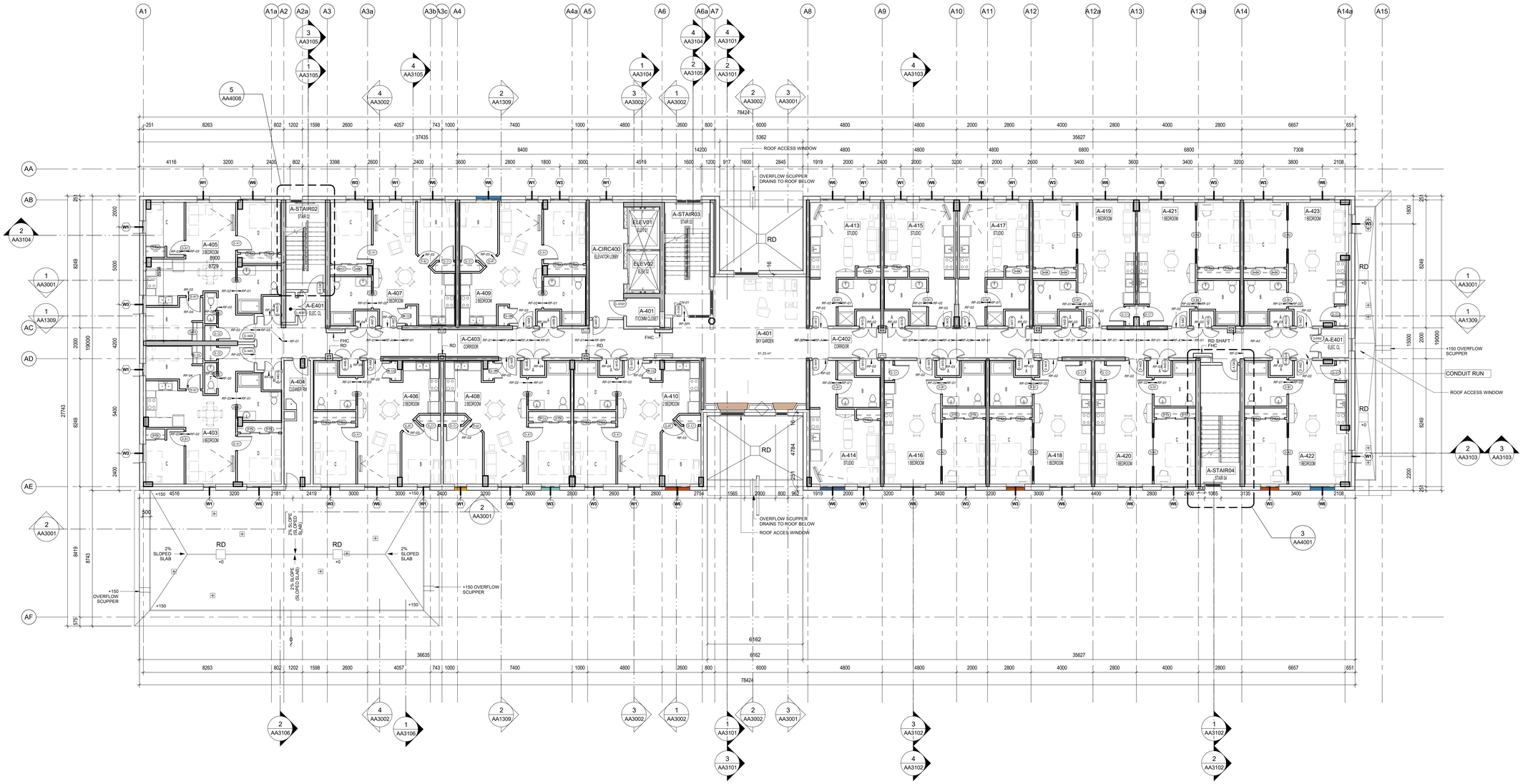

1 AA1104 LEVEL 04
Scale: 1 : 100

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Ottawa Community Housing (OCH)

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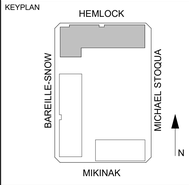
L	Issued for SPC Resubmission 1	2021-08-23

KEYPLAN



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Ottawa ON, K1S 5N4, Canada
tel 613 225 1311 fax 613 225 9868
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PROJECT

MIKINAK REDEVELOPMENT
715 Mikinak Road, Ottawa, ON K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE

BUILDING "A" OVERALL FLOOR PLAN - LEVEL 04

SHEET NUMBER	ISSUE
AA1104	L

D07-12-21-0068

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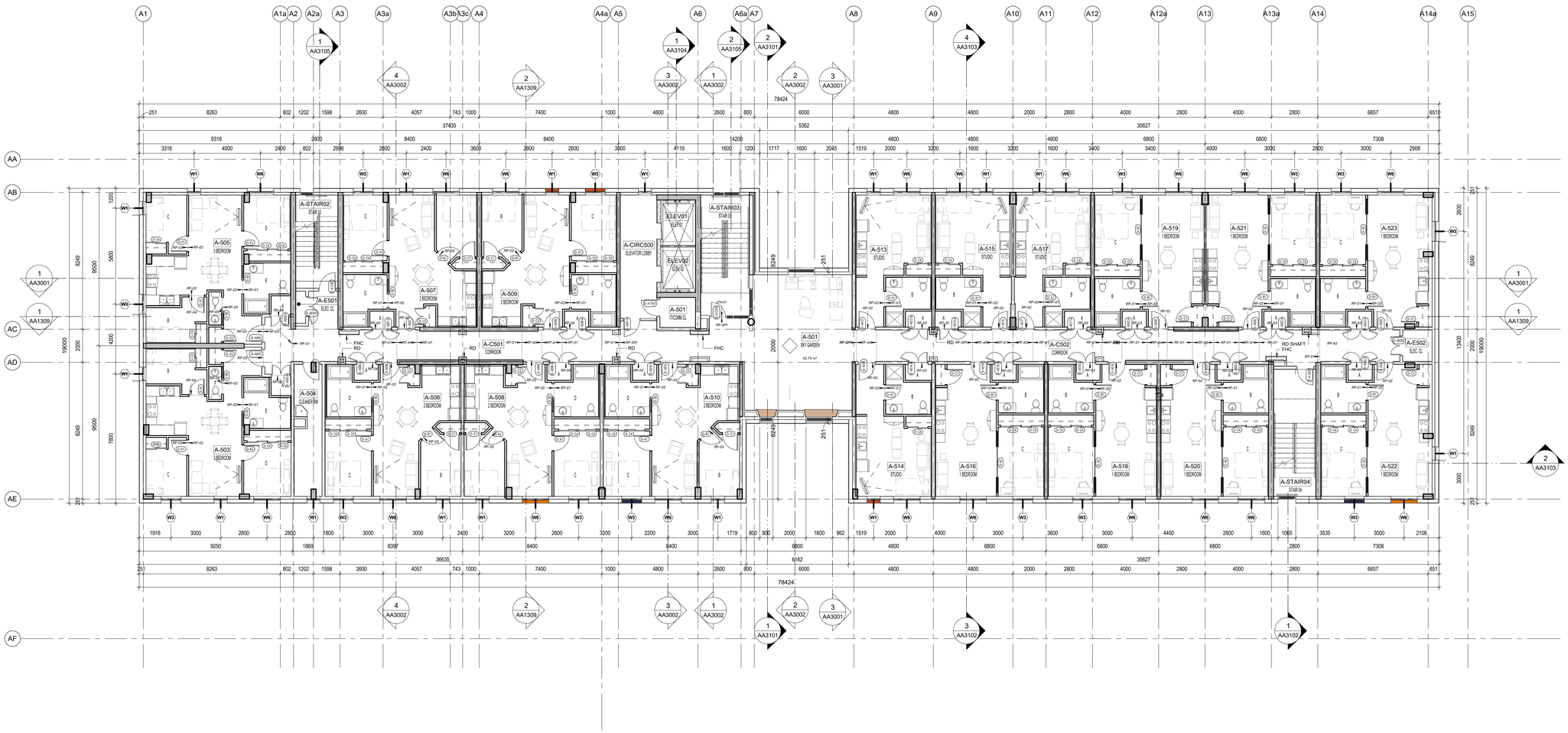

1 LEVEL 05
AA1105 Scale: 1 : 100

True North | Project North

2021-08-22 10:11:37 PM

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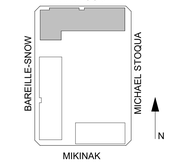
KEYPLAN



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PROJECT

MIKINAK REDEVELOPMENT

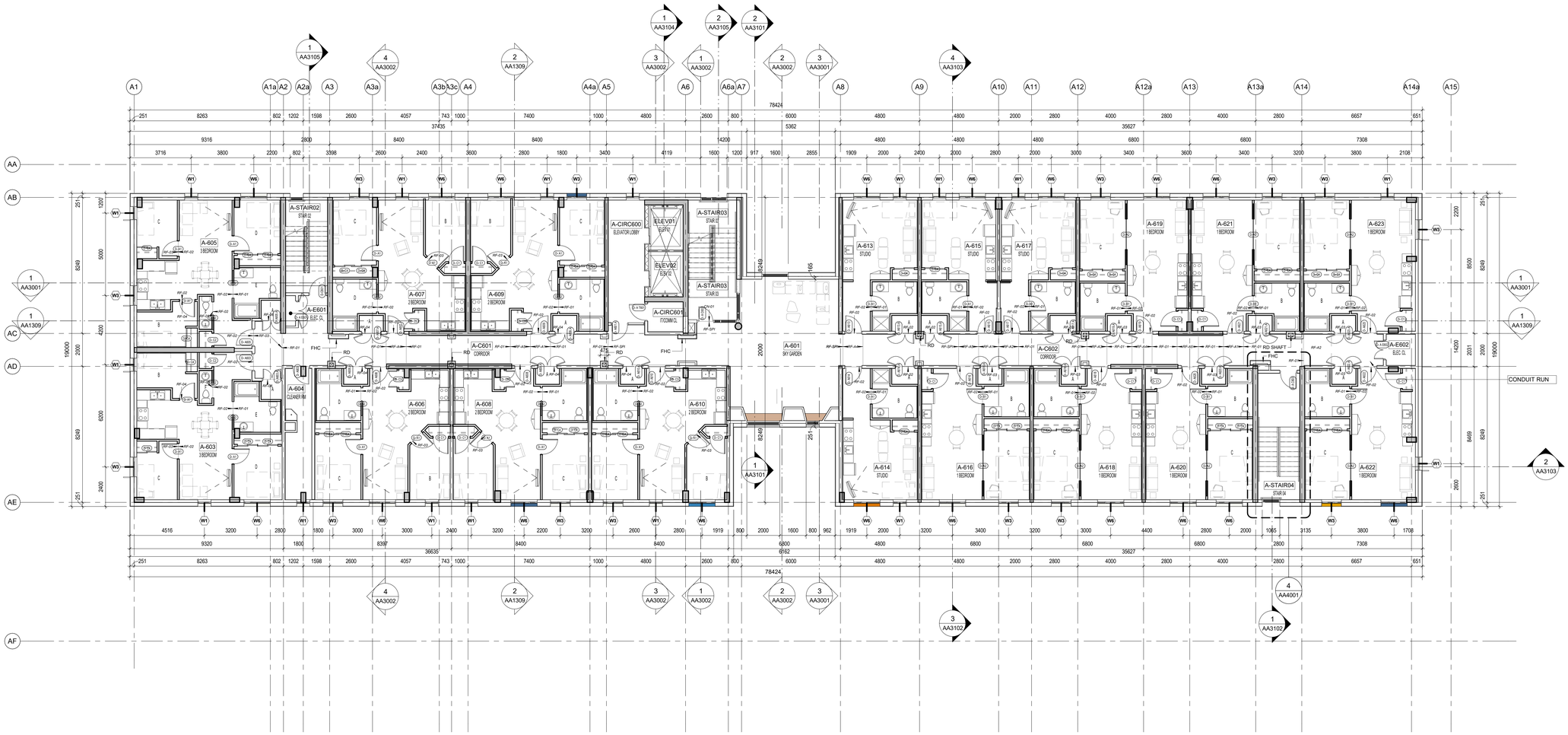
715 Mikinak Road, Ottawa, ON K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE

BUILDING "A" OVERALL FLOOR PLAN - LEVEL 05

SHEET NUMBER	ISSUE
AA1105	L



1 LEVEL 06
AA1106 Scale: 1 : 100

True North | Project North

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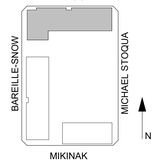
KEYPLAN



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PROJECT

MIKINAK REDEVELOPMENT

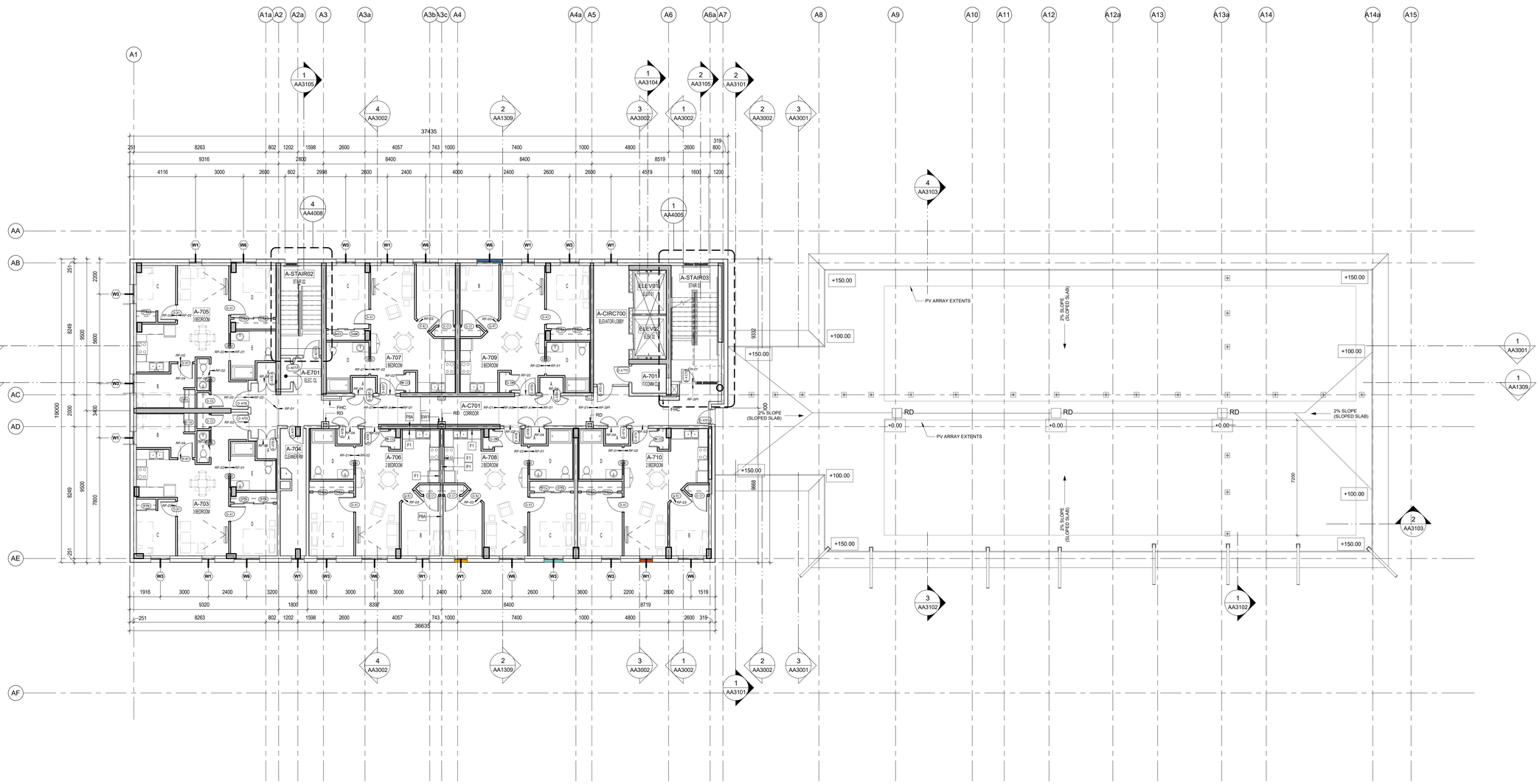
715 Mikinak Road, Ottawa, ON K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE

BUILDING "A" OVERALL FLOOR PLAN - LEVEL 06

SHEET NUMBER AA1106 | ISSUE L



LEVEL 07
1 AA1107 Scale: 1 : 100

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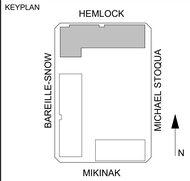
KEYPLAN



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PROJECT
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715 Mikinak Road, Ottawa, ON K1K 2G8

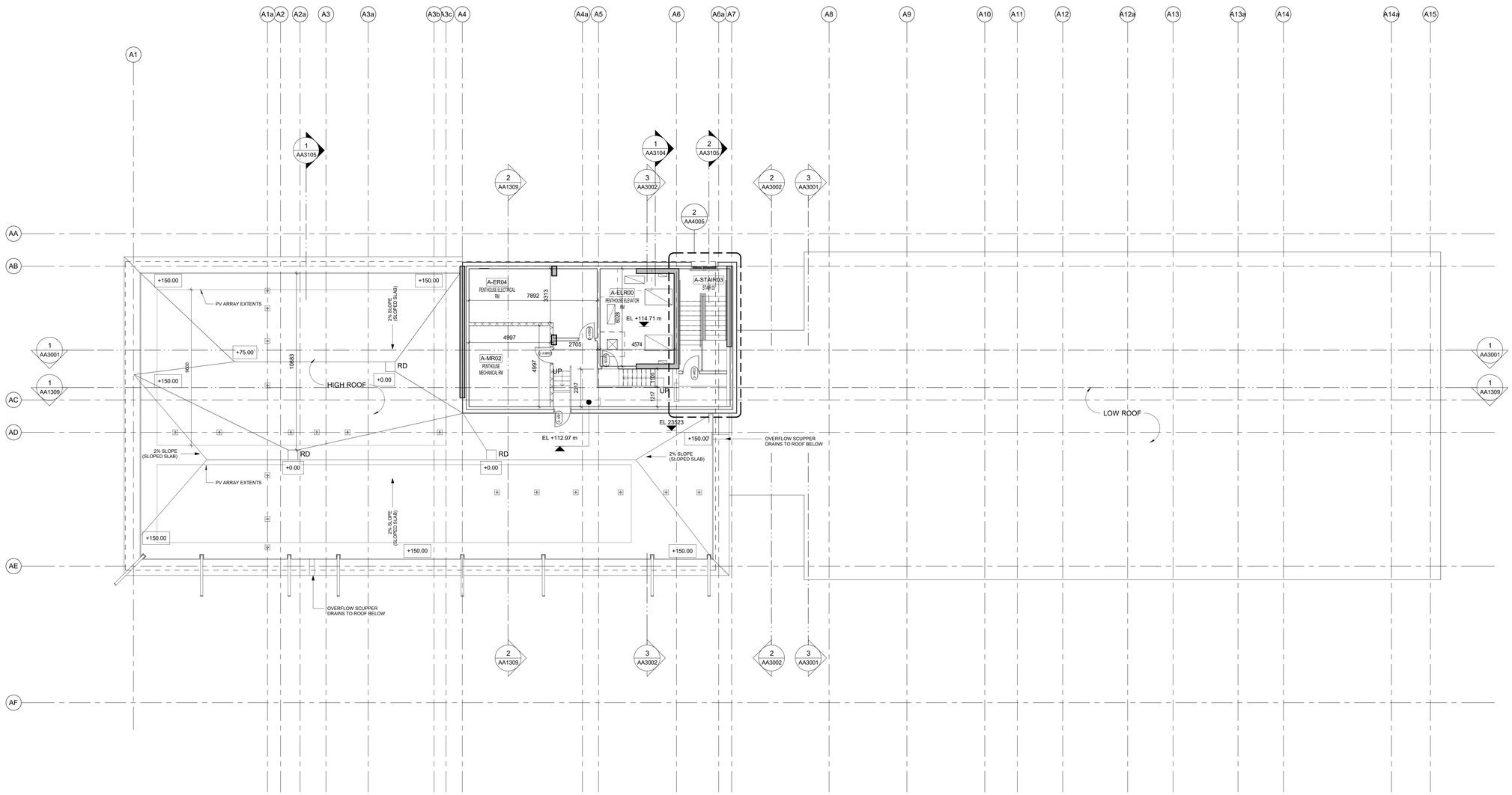
PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
IBI	CW
PROJECT MGR:	APPROVED BY:
AT	HS

SHEET TITLE
BUILDING "A" OVERALL FLOOR PLAN - LEVEL 07

SHEET NUMBER AA1107 | ISSUE L

D07-12-21-0068



ROOF PLAN LEGEND - ABOVE GRADE

1. SEE STRUCTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

EL. - ELEVATION
HP - HIGH POINT
LP - LOW POINT

ROOF PLAN LEGEND

- ROOF MEMBRANE SURFACE - MOD. BIT.
- TAPERED INSULATION SURFACE - MOD. BIT.

ROOF PLAN SYMBOLS

- RD — ROOF DRAIN
- RV — ROOF VENT STACK OUTLET - MECHANICAL ROOF VENT OUTLET - EXTENDED THROUGH PARAPET WALL. SEE ROOF DETAILS
- GALV. H.S.S. MESH SCREEN SUPPORT POST, THROUGH-BOLTED TO H.S.S. UPSTAND POST AND SECURED TO ROOF STRUCTURE. C/W FLASHING/ UPSTAND - REFER TO SEE SECTION DETAILS AND STRUCT. DWGS.
- AIR TERMINAL - LOUVRE INTAKE
- AIR TERMINAL - LOUVRE EXHAUST
- ROOF LADDER - WALL MOUNTED - C/W ACCESSORY: PRE-FABRICATED ENCLOSURE. MATERIAL CONSTRUCTION TO MATCH ROOF TOP SCREEN ENCLOSURE
- RTU — MECHANICAL ROOF TOP CONDENSING UNIT
- ROOF HATCH

1 AA1108 T.O.ROOF
Scale: 1 : 100

True North | Project North

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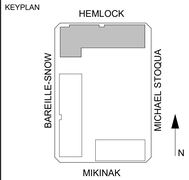

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PROJECT

MIKINAK REDEVELOPMENT
715 Mikinak Road, Ottawa, ON K1K 2G8

PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
IBI	CW
PROJECT MGR:	APPROVED BY:
AT	HS

SHEET TITLE

BUILDING "A" OVERALL FLOOR PLAN - ROOF

SHEET NUMBER AA1108 | ISSUE J

D07-12-21-0068

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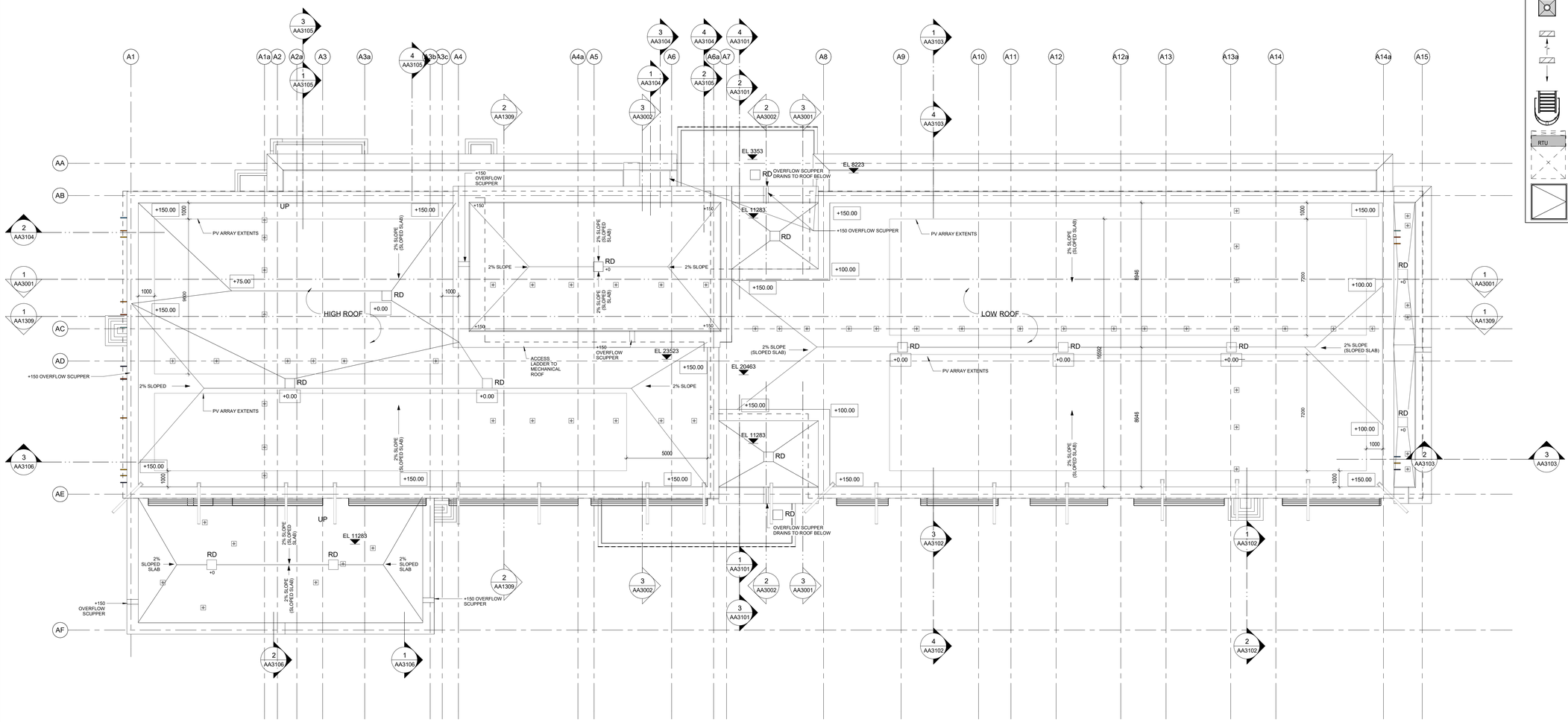

ROOF PLAN LEGEND - ABOVE GRADE

1. SEE STRUCTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

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AIR TERMINAL - LOUVRE EXHAUST

ROOF LADDER - WALL MOUNTED - C/W ACCESSORY. PRE-FABRICATED ENCLOSURE. MATERIAL CONSTRUCTION TO MATCH ROOF TOP SCREEN ENCLOSURE

RTU — MECHANICAL ROOF TOP CONDENSING UNIT

ROOF HATCH

1 AA1109 T.O.ROOF
Scale: 1 : 100

True North | Project North

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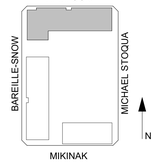

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PROJECT

MIKINAK REDEVELOPMENT

715 Mikinak Road, Ottawa, ON K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE

BUILDING "A" OVERALL FLOOR PLAN - ROOF OVERALL

SHEET NUMBER	ISSUE
AA1109	J

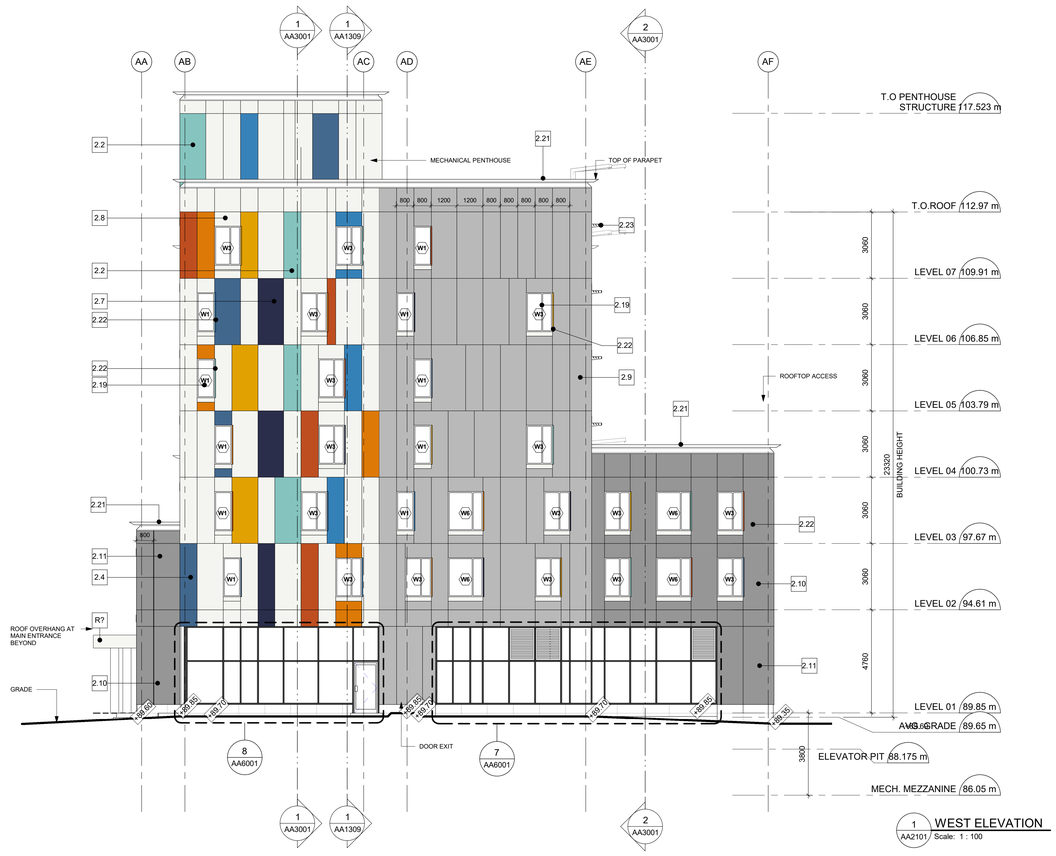
D07-12-21-0068

2021.08.22 10:11:47 PM

2 AA2101 NORTH ELEVATION
Scale: 1 : 100

Material Keynote Legend	
Key Value	Keynote Text
2.1	PANEL COLOUR 1
2.2	PANEL COLOUR 2
2.3	PANEL COLOUR 3
2.4	PANEL COLOUR 4
2.5	PANEL COLOUR 5
2.6	PANEL COLOUR 6
2.7	PANEL COLOUR 7
2.8	PANEL COLOUR A
2.9	PANEL COLOUR B
2.10	PANEL COLOUR C
2.11	PANEL COLOUR D

Material Keynote Legend	
Key Value	Keynote Text
2.19	THERMAL GLAZING
2.21	METAL PARAPET CAP
2.22	VERTICAL SUN SHADE
2.23	HORIZONTAL SUN SHADE
R?	



1 AA2101 WEST ELEVATION
Scale: 1 : 100

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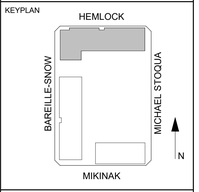
KEYPLAN



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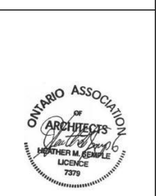

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PROJECT
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715 Mikinak Road, Ottawa, ON K1K 2G8

PROJECT NO: 125599
DRAWN BY: IBI
CHECKED BY: CW
PROJECT MGR: AT
APPROVED BY: HS

SHEET TITLE
BUILDING "A" ELEVATIONS

SHEET NUMBER AA2101
ISSUE L

D07-12-21-0068

2021-08-22 5:36:34 PM

2 SOUTH ELEVATION
AA2102 Scale: 1 : 100

Material Keynote Legend	
Key Value	Keynote Text
2.1	PANEL COLOUR 1
2.2	PANEL COLOUR 2
2.3	PANEL COLOUR 3
2.4	PANEL COLOUR 4
2.5	PANEL COLOUR 5
2.6	PANEL COLOUR 6
2.7	PANEL COLOUR 7
2.8	PANEL COLOUR A
2.9	PANEL COLOUR B
2.10	PANEL COLOUR C
2.11	PANEL COLOUR D

Material Keynote Legend	
Key Value	Keynote Text
2.19	THERMAL GLAZING
2.21	METAL PARAPET CAP
2.22	VERTICAL SUN SHADE
2.23	HORIZONTAL SUN SHADE
R?	

1 EAST ELEVATION
AA2102 Scale: 1 : 100

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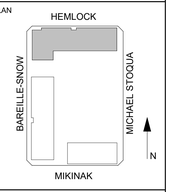
KEYPLAN


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PROJECT
MIKINAK REDEVELOPMENT
715 Mikinak Road, Ottawa, ON K1K 2G8

PROJECT NO: 125599
DRAWN BY: IBI
CHECKED BY: CW
PROJECT MGR: AT
APPROVED BY: HS

SHEET TITLE
BUILDING "A" ELEVATIONS

SHEET NUMBER AA2102
ISSUE L

2021-08-22 5:36:44 PM

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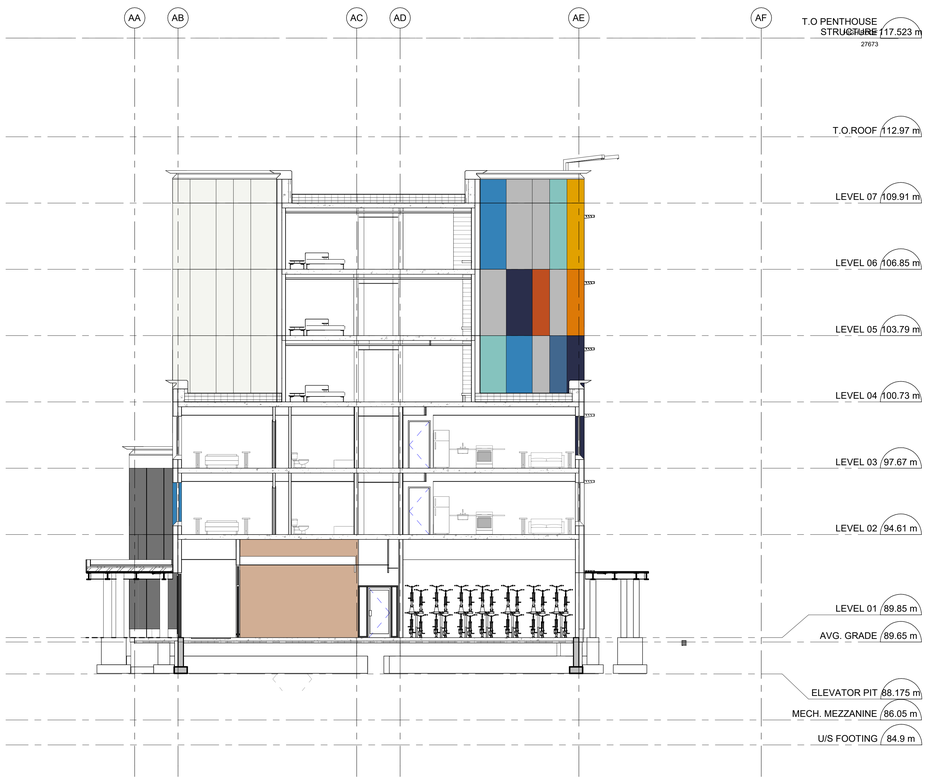
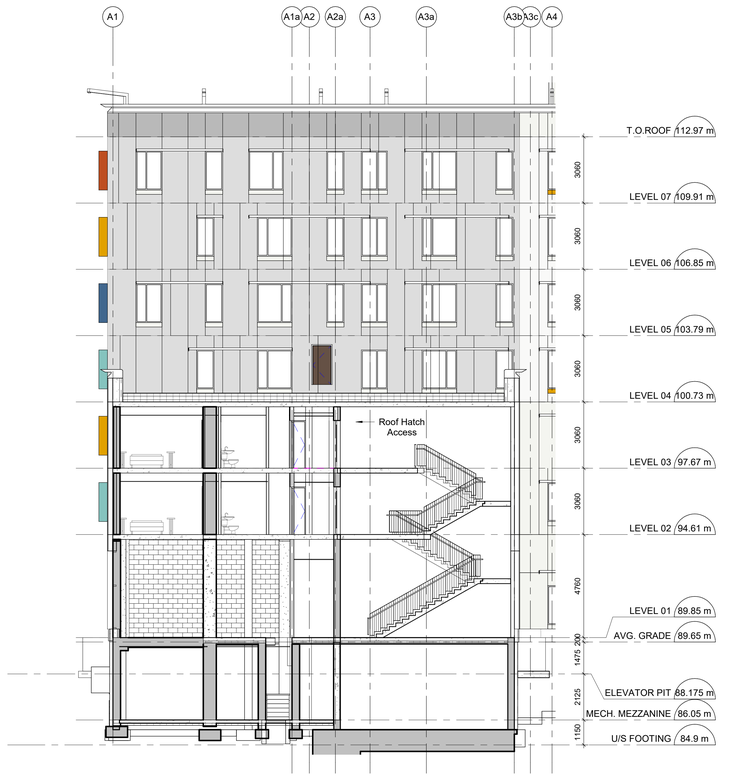
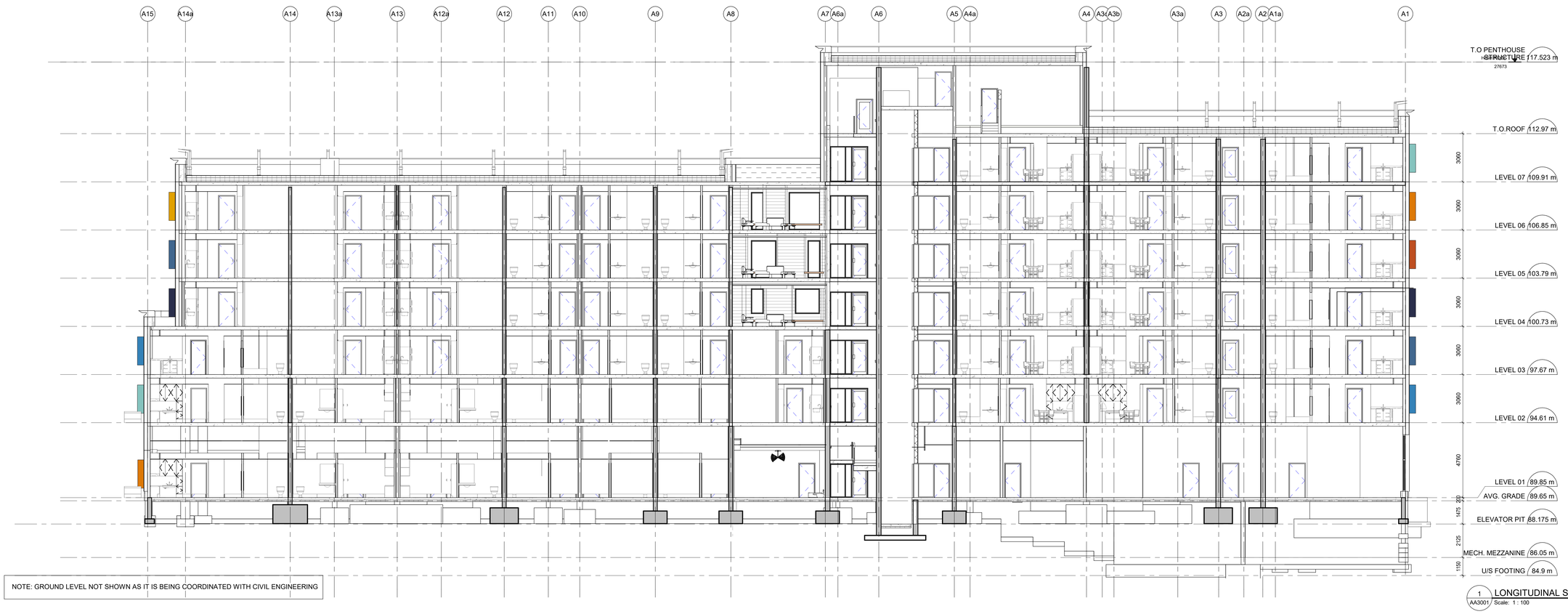


3 AA3001 SECTION-TRANSVERSAL AT GLAZED CORRIDOR
Scale: 1 : 100



NOTE: GROUND LEVEL NOT SHOWN AS IT IS BEING COORDINATED WITH CIVIL ENGINEERING

2 AA3001 SECTION - TRANSVERSAL AT LOWER BUILDING
Scale: 1 : 100



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1 AA3001 LONGITUDINAL SECTION
Scale: 1 : 100

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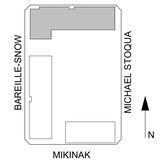
KEYPLAN



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PROJECT
MIKINAK REDEVELOPMENT
715 Mikinak Road, Ottawa, ON K1K 2G8

PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
IBI	CW
PROJECT MGR:	APPROVED BY:
AT	HS

SHEET TITLE
BUILDING "A" BUILDING SECTIONS

SHEET NUMBER AA3001

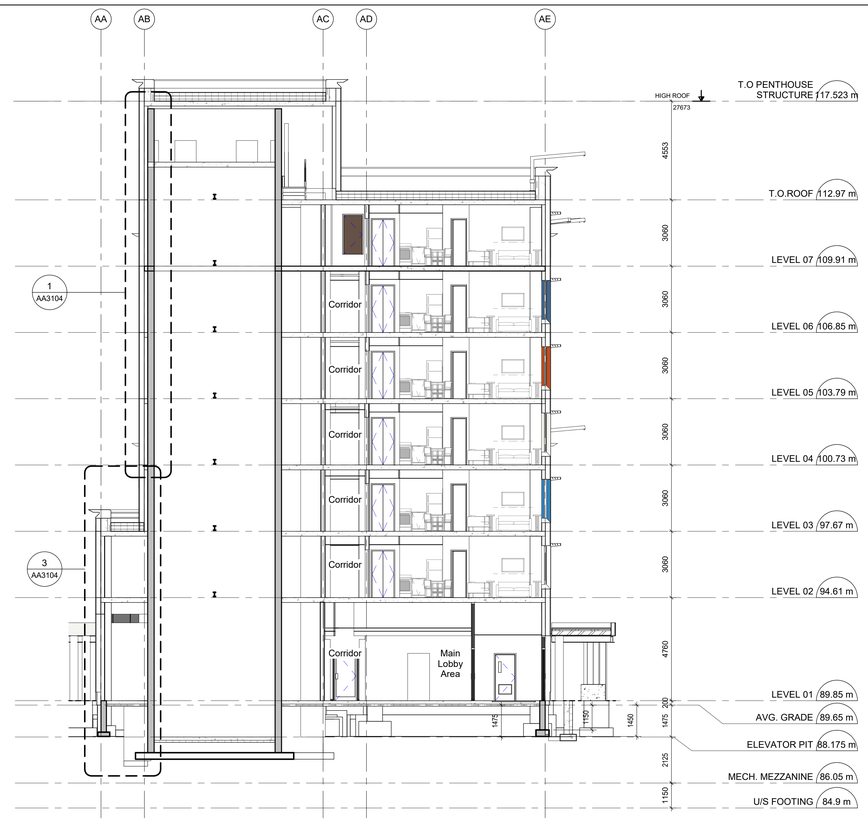
ISSUE I

D07-12-21-0068

2021.08.23 9:36:52 PM

4 AA3002 SECTION-TRANSVERSAL AT GARAGE DOOR
Scale: 1 : 100

2 AA3002 SECTION-TRANSVERSAL AT GLAZED CORRIDOR
Scale: 1 : 100



3 AA3002 SECTION - TRANSVERSAL AT MAIN ENTRANCE
Scale: 1 : 100

1 AA3002 SECTION - TRANSVERSAL AT ELEVATOR, STAIRS AND EGRESS
Scale: 1 : 100

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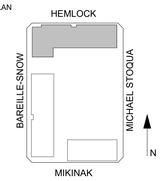
KEYPLAN



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PROJECT
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715 Mikinak Road, Ottawa, ON K1K 2G8

PROJECT NO: 125599

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PROJECT MGR:	APPROVED BY:
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SHEET TITLE
BUILDING "A" BUILDING SECTIONS

SHEET NUMBER AA3002

ISSUE J

D07-12-21-0068

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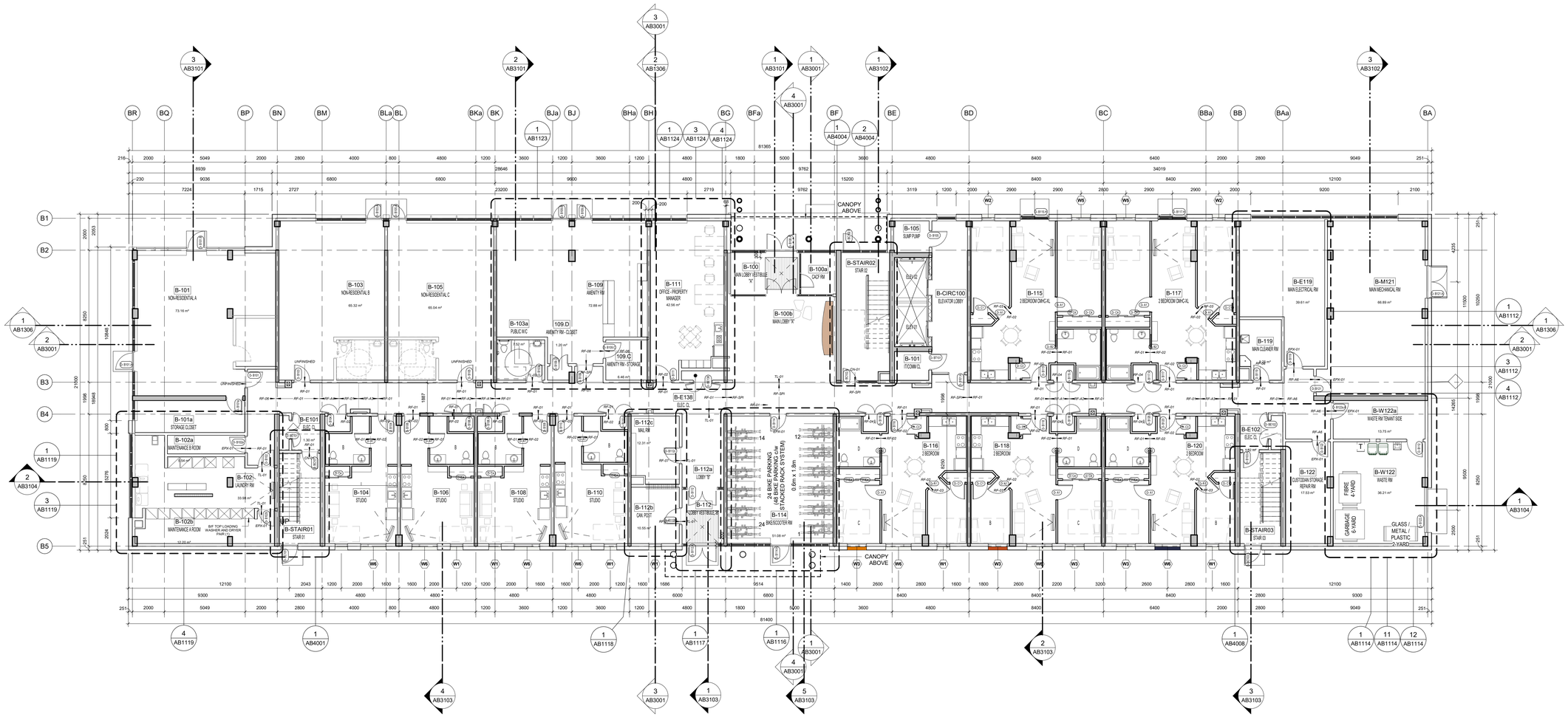
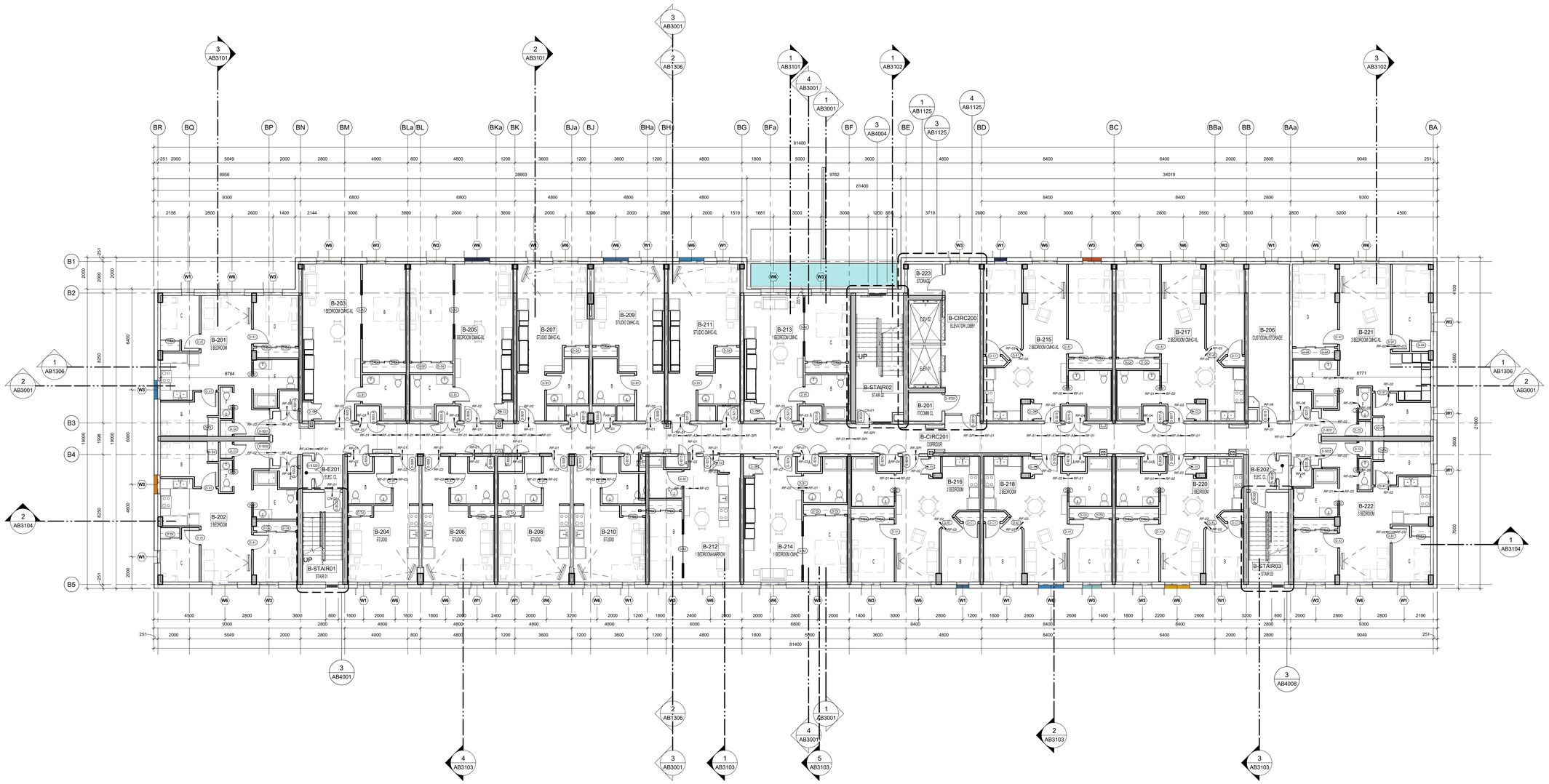

B-101 NON-RESIDENTIAL A 73.16 m²
B-103 NON-RESIDENTIAL B 65.32 m²
B-105 NON-RESIDENTIAL C 65.04 m²
B-103a PUBLIC WC 1.92 m²
109.D AMENITY RM - CLOSET 1.20 m²
B-109 AMENITY RM 72.88 m²
109.C AMENITY RM - STORAGE 6.46 m²
B-111 OFFICE - PROPERTY MANAGER 42.56 m²
B-100 MAIN LOBBY / ESTRIBUE 'A'
B-100a CACF RM
B-100b MAIN LOBBY 'A'
B-STAIR02 STAIR 02
B-105 SUMP PUMP
B-CIRC100 ELEVATOR LOBBY
B-101 IT/COMM CL
B-115 2 BEDROOM CMHC-AL
B-117 2 BEDROOM CMHC-AL
B-E119 MAIN ELECTRICAL RM 39.61 m²
B-M121 MAIN MECHANICAL RM 66.89 m²
B-119 MAIN CLEANER RM 8.48 m²
B-W122a WASTE RM TENANT SIDE 13.75 m²
B-W122 WASTE RM 36.21 m²
B-122 CUSTODIAN STORAGE / REPAIR RM 17.53 m²
B-E102 ELEC CL
B-STAIR03 STAIR 03
FIBRE 4-YARD
GARBAGE 5-YARD
GLASS / METAL / PLASTIC 2-YARD
B-101a STORAGE CLOSET
B-102a MAINTENANCE II ROOM 20.64 m²
B-102 LAUNDRY RM 33.98 m²
B-102b MAINTENANCE II ROOM 12.20 m²
B/F TOP LOADING WASHER AND DRYER PAIR
B-E101 ELEC CL
B-STAIR01 STAIR 01
B-104 STUDIO
B-106 STUDIO
B-108 STUDIO
B-110 STUDIO
B-112c MAIL RM 12.31 m²
B-112b CAN. POST 10.55 m²
B-112a LOBBY 'B'
B-112 LOBBY / ESTRIBUE 'B'
B-E138 ELEC CL
B-114 BIKE/SCOOTER RM 51.08 m²
24 BIKE PARKING 48 BIKE PARKING (2 TIER HORIZONTAL RACKS) 0.6m x 1.8m
CANOPY ABOVE
B-116 2 BEDROOM
B-118 2 BEDROOM
B-120 2 BEDROOM
B-E138 ELEC CL
LINEN/SHELVES
UNFINISHED
RF-01 RF-02 RF-03 RF-04 RF-05 RF-06 RF-08 RF-09 RF-10 RF-11 RF-12 RF-13 RF-14 RF-15 RF-16 RF-17 RF-18 RF-19 RF-20 RF-21 RF-22 RF-23 RF-24 RF-25 RF-26 RF-27 RF-28 RF-29 RF-30 RF-31 RF-32 RF-33 RF-34 RF-35 RF-36 RF-37 RF-38 RF-39 RF-40 RF-41 RF-42 RF-43 RF-44 RF-45 RF-46 RF-47



1 AB1102 LEVEL 02
Scale: 1 : 100

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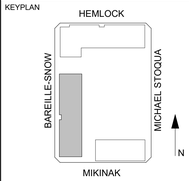
KEYPLAN



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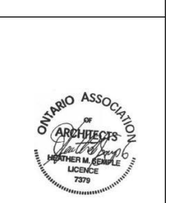

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PROJECT

MIKINAK REDEVELOPMENT

Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

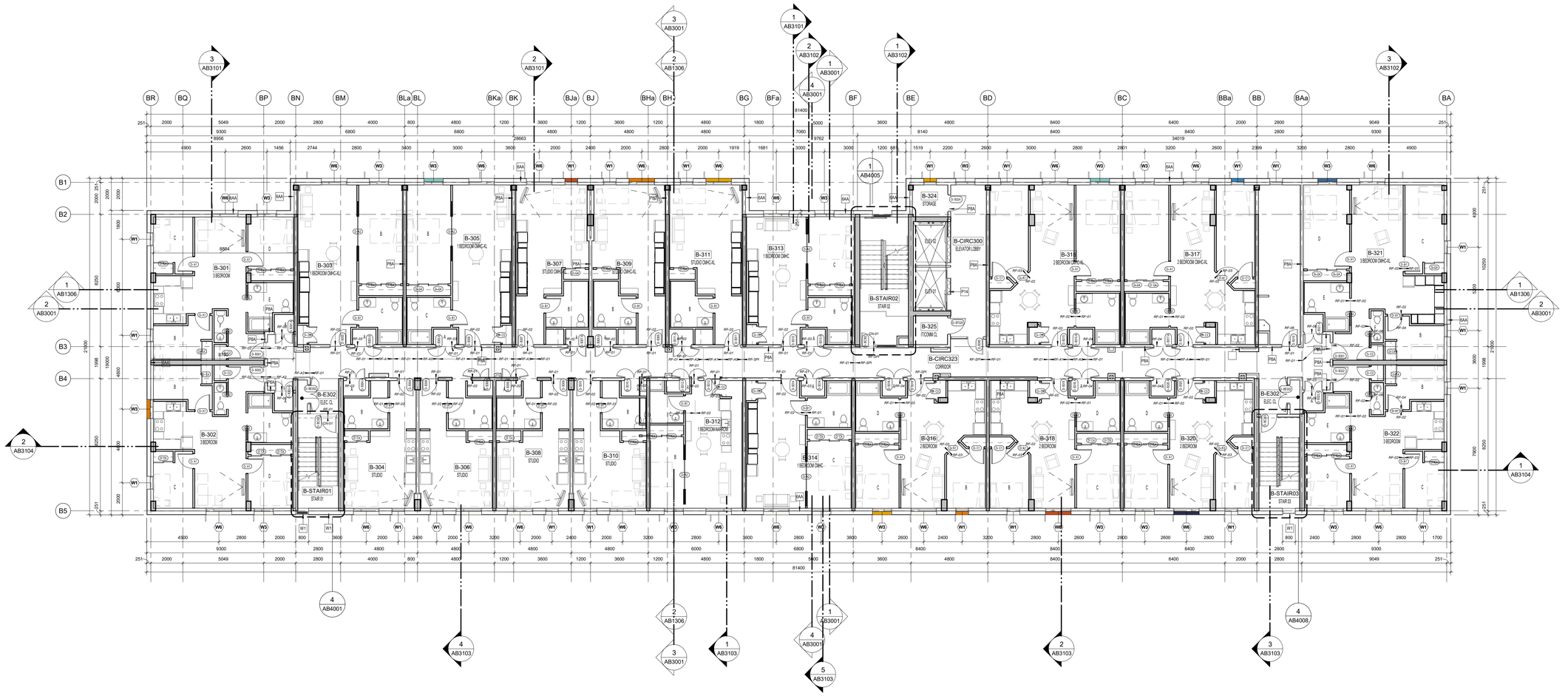
PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE

BUILDING "B" OVERALL FLOOR PLANS - LEVEL 02

SHEET NUMBER AB1102 | ISSUE L

D07-12-21-0068



1 AB1103 Level 03 Scale: 1 : 100

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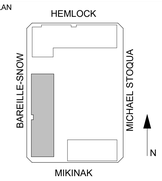
KEYPLAN



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PROJECT

MIKINAK REDEVELOPMENT

Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

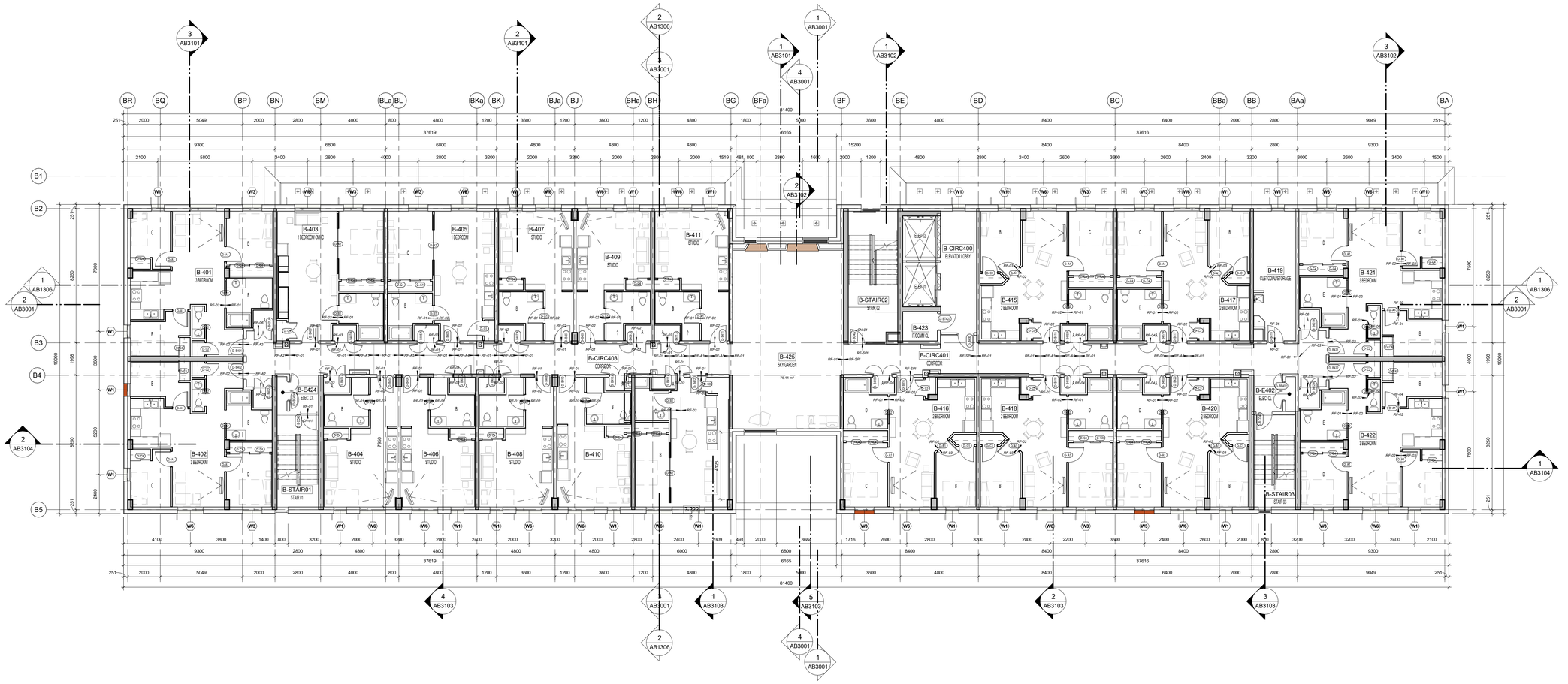
PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE

BUILDING "B" OVERALL FLOOR PLANS - LEVEL 03

SHEET NUMBER	ISSUE
AB1103	L

D07-12-21-0068



1 AB1104 Level 04 Scale: 1 : 100

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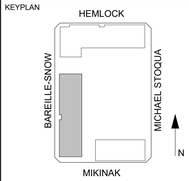

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PROJECT

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Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599	
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SHEET TITLE

BUILDING "B" OVERALL FLOOR PLANS - LEVEL 04

SHEET NUMBER	ISSUE
AB1104	L

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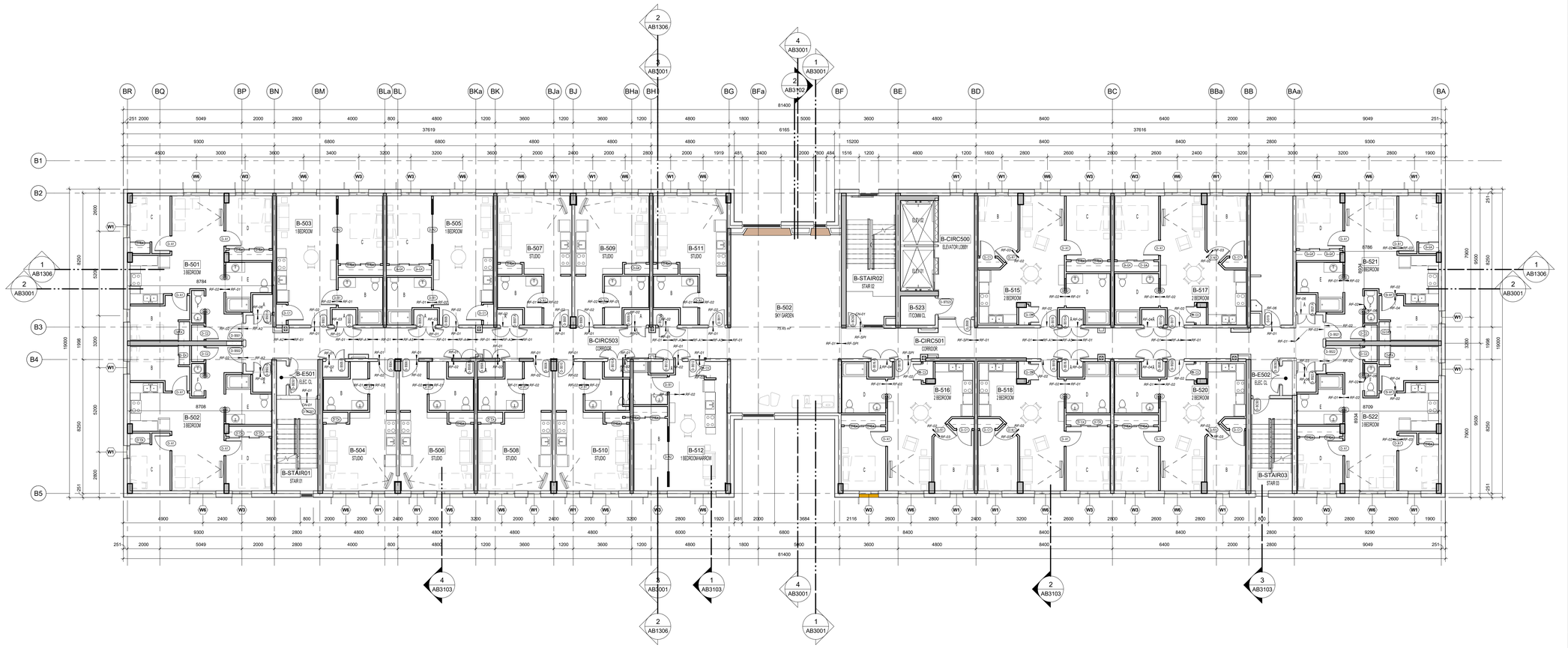

1 AB1105 — Level 05 — Scale: 1 : 100

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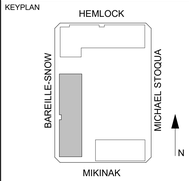

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PROJECT

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Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599	
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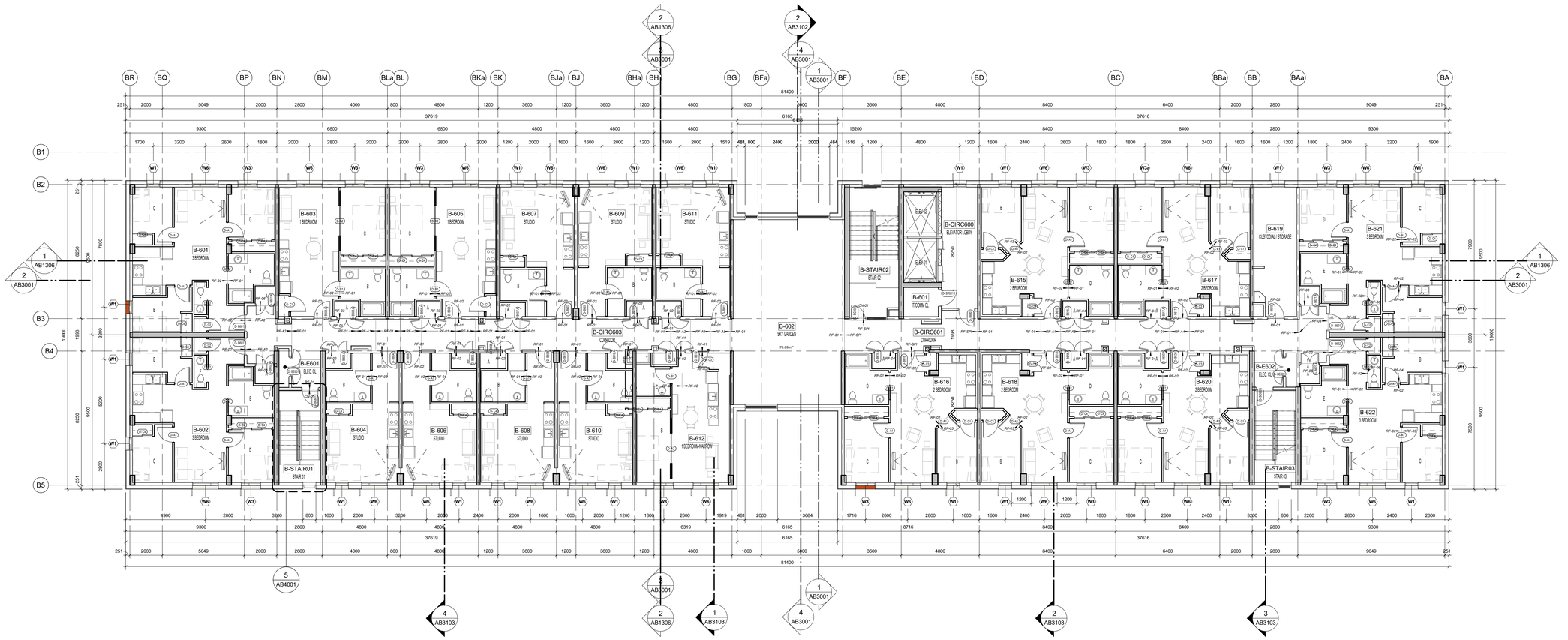
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE

BUILDING "B" OVERALL FLOOR PLANS - LEVEL 05

SHEET NUMBER	ISSUE
AB1105	J



1 LEVEL 06
AB1106 Scale: 1 : 100

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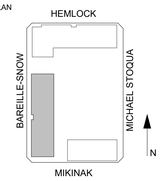

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PROJECT

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Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599	
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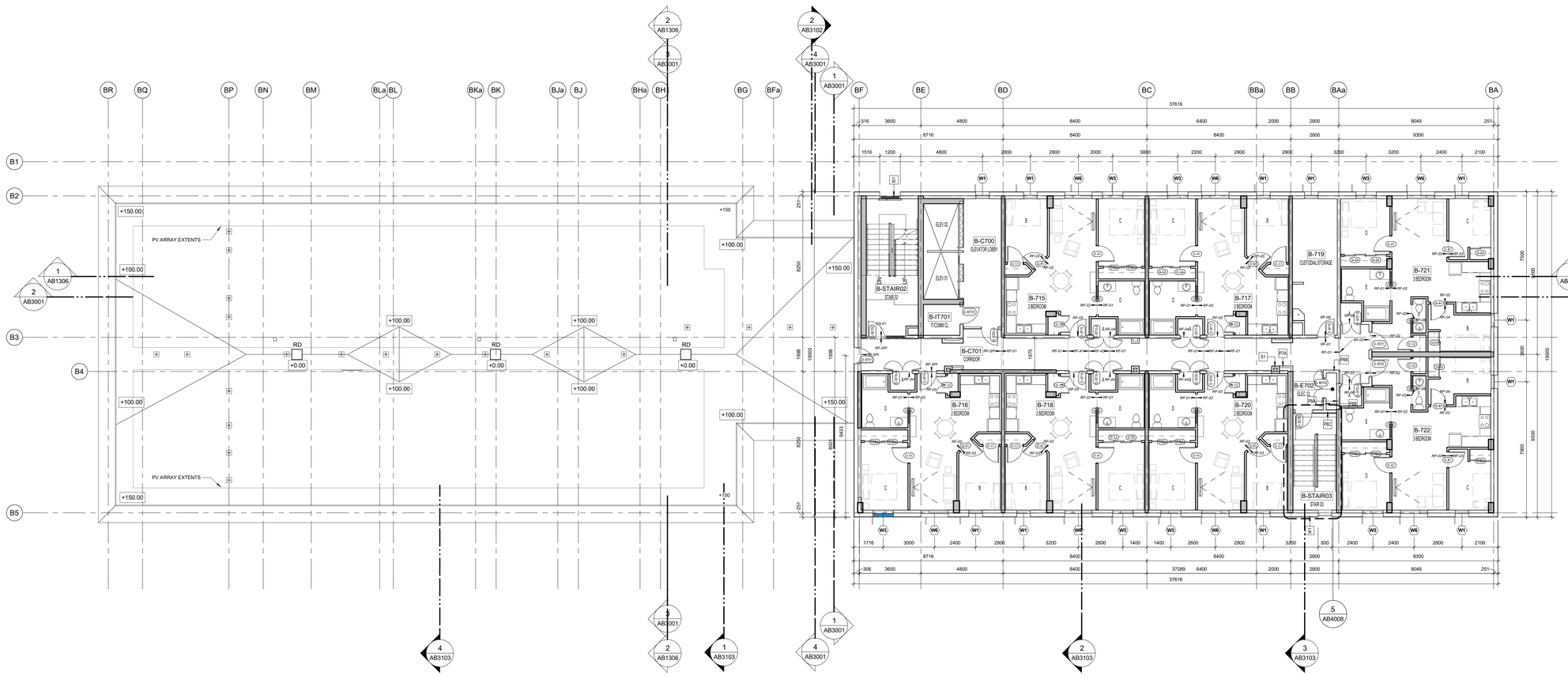
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE

BUILDING "B" OVERALL FLOOR PLANS - LEVEL 06

SHEET NUMBER AB1106 | ISSUE J

D07-12-21-0068



1 / AB1107 LEVEL 07
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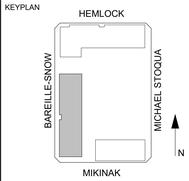
KEYPLAN



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PROJECT
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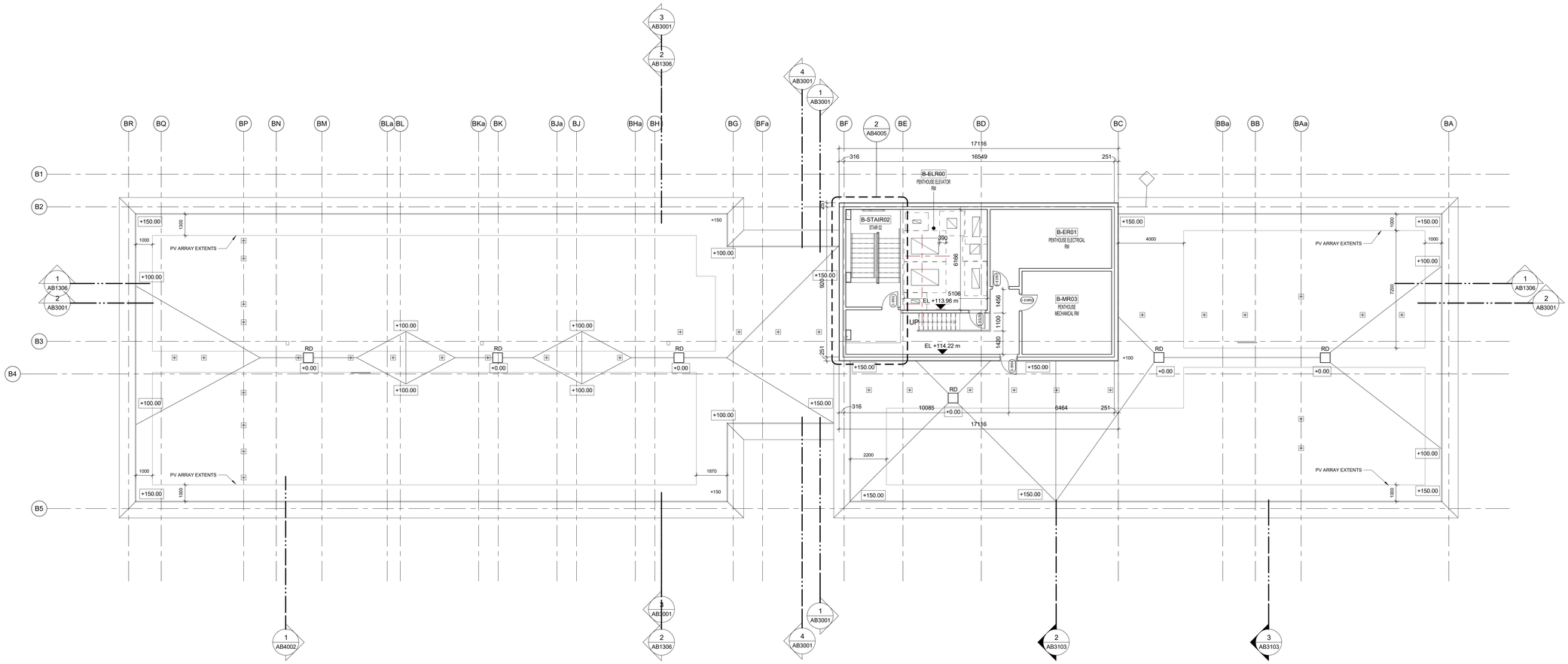
Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE
BUILDING "B" OVERALL FLOOR PLANS - LEVEL 07

SHEET NUMBER AB1107 | ISSUE J

D07-12-21-0068



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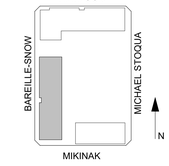
KEYPLAN



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PROJECT

MIKINAK REDEVELOPMENT

Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
IBI	CW
PROJECT MGR:	APPROVED BY:
AT	HS

SHEET TITLE

BUILDING "B" OVERALL FLOOR PLANS - LEVEL ROOF

1 / AB1108 T.O. ROOF
Scale: 1 : 100

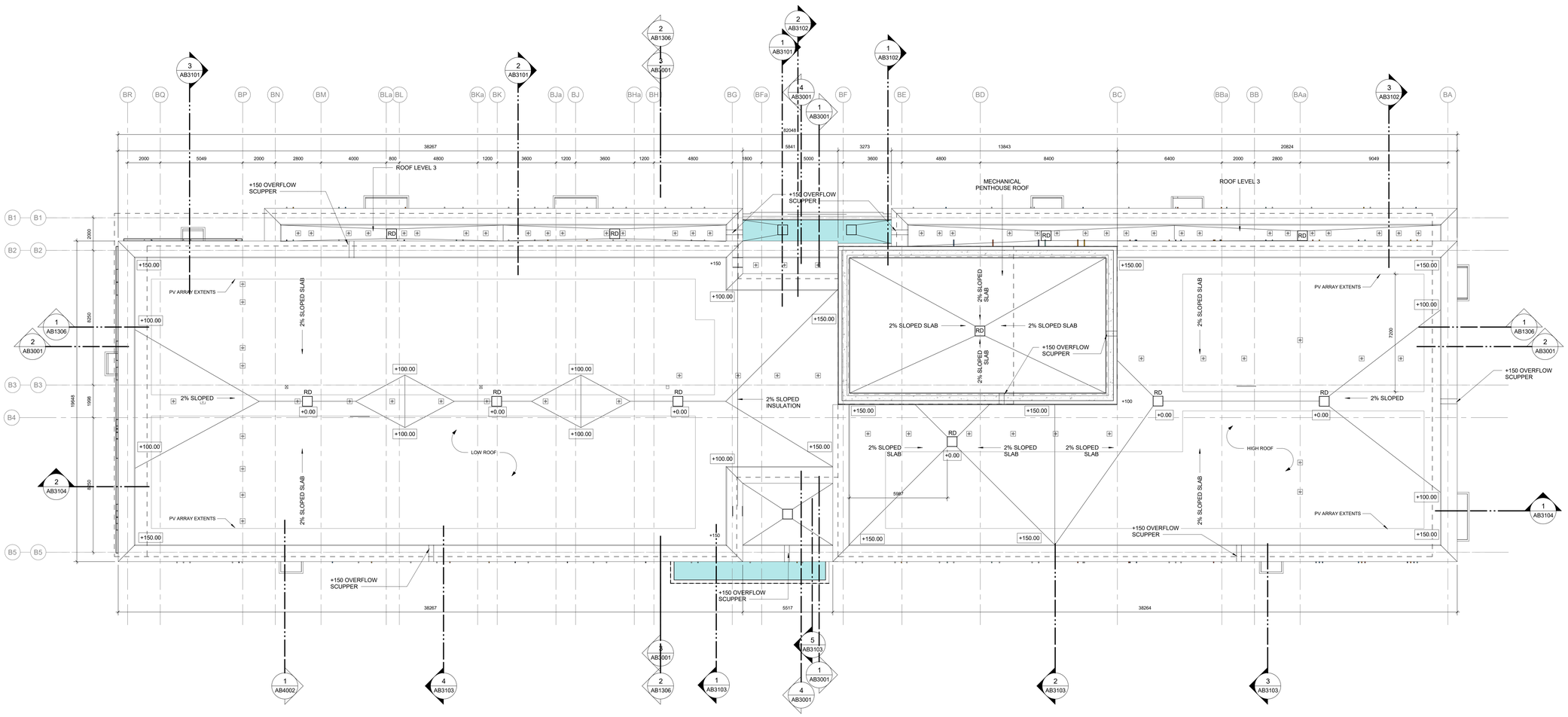
True North Project North

SHEET NUMBER AB1108

ISSUE J

D07-12-21-0068

2021-09-22 10:13:58 PM



1 AB1109 T.O ROOF PLAN
Scale: 1 : 100

True North | Project North

2021-06-24 11:02:27 AM

CLIENT
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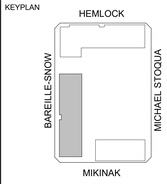
KEYPLAN



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ONTARIO ASSOCIATION OF ARCHITECTS
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7379

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PROJECT
MIKINAK REDEVELOPMENT
Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
IBI	CW
PROJECT MGR:	APPROVED BY:
AT	HS

SHEET TITLE
BUILDING "B" OVERALL FLOOR PLANS - ROOF OVERALL

SHEET NUMBER AB1109 | ISSUE J

D07-12-21-0068

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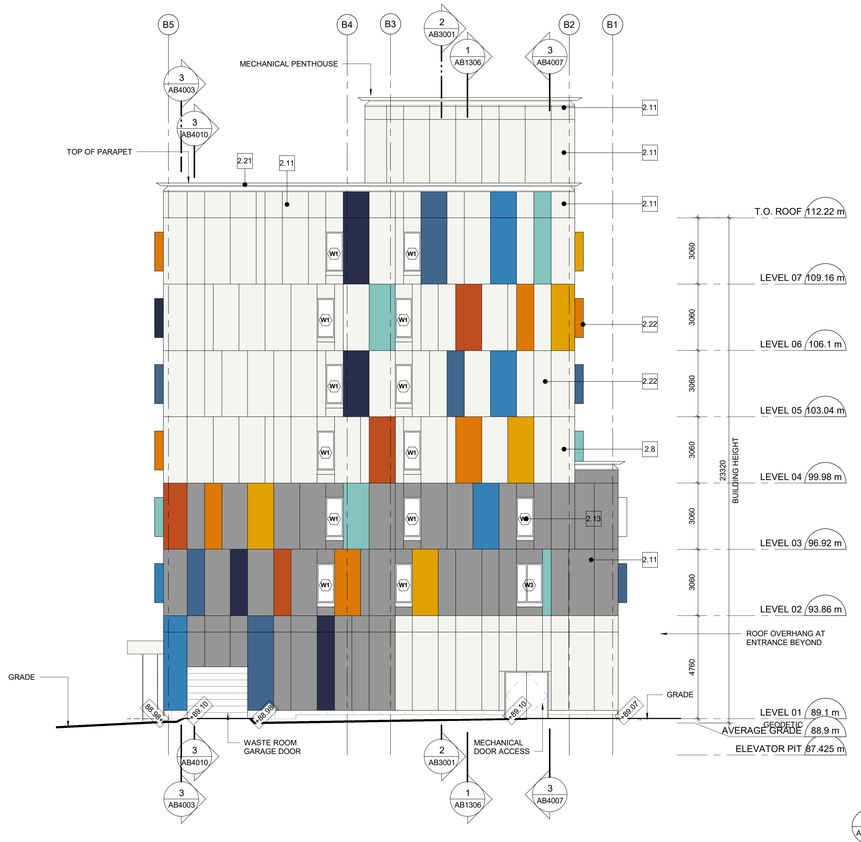
2.8	PANEL COLOUR A
2.9	PANEL COLOUR B
2.11	PANEL COLOUR D
2.13	COLOURED GLASS 2
2.16	COLOURED GLASS 5
2.17	COLOURED GLASS 6
2.18	COLOURED GLASS 7
2.19	THERMAL GLAZING
2.21	METAL PARAPET CAP
2.22	VERTICAL SUN SHADE
2.23	HORIZONTAL SUN SHADE



1 AB2101 NORTH ELEVATION
Scale: 1 : 100

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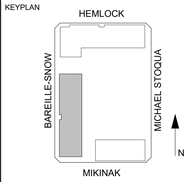
L	Issued for SPC Resubmission 1	2021-08-23

KEYPLAN



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PROJECT
MIKINAK REDEVELOPMENT
Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE
BUILDING "B" BUILDING ELEVATIONS

SHEET NUMBER AB2101 | ISSUE L

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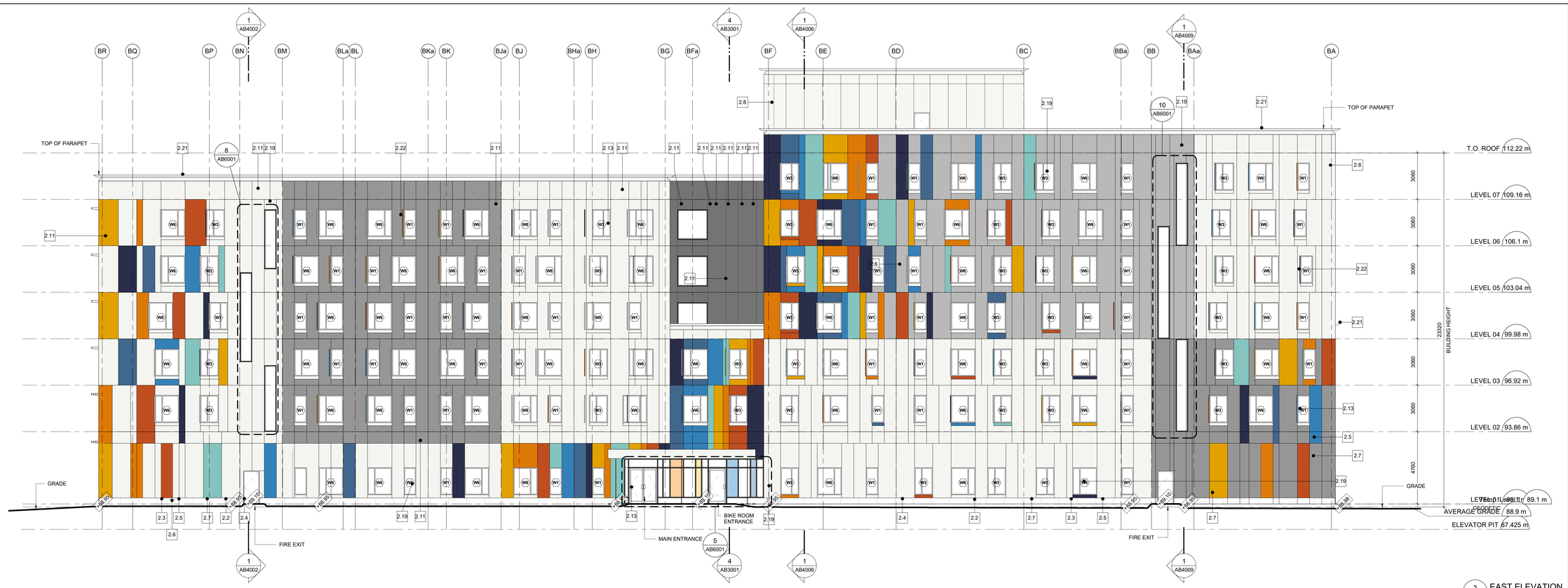
D07-12-21-0068



2 AB2102 EAST ELEVATION
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2.8	PANEL COLOUR A
2.9	PANEL COLOUR B
2.11	PANEL COLOUR D
2.13	COLOURED GLASS 2
2.16	COLOURED GLASS 5
2.17	COLOURED GLASS 6
2.18	COLOURED GLASS 7
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2.21	METAL PARAPET CAP
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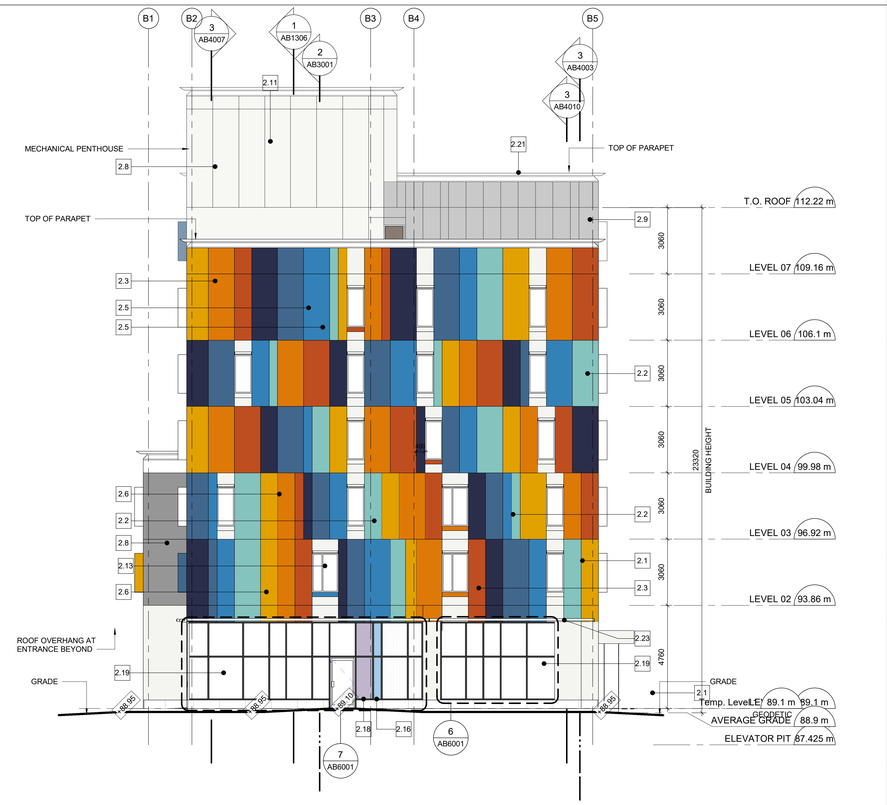
2.23	HORIZONTAL SUN SHADE



1 AB2102 SOUTH ELEVATION
Scale: 1 : 100

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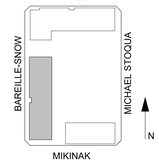

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PROJECT
MIKINAK REDEVELOPMENT
Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
IBI	CW
PROJECT MGR:	APPROVED BY:
AT	HS

SHEET TITLE
BUILDING "B" BUILDING ELEVATIONS

SHEET NUMBER AB2102 | ISSUE L

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D07-12-21-0068

2 AB3001 SECTION - LONGITUDINAL THROUGH CORE
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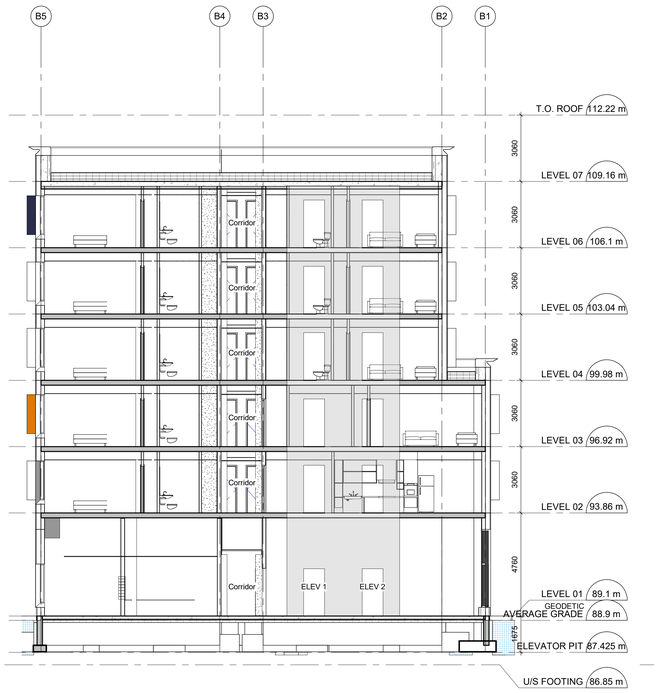

3 AB3001 SECTION - TRANSVERSAL @ CORE
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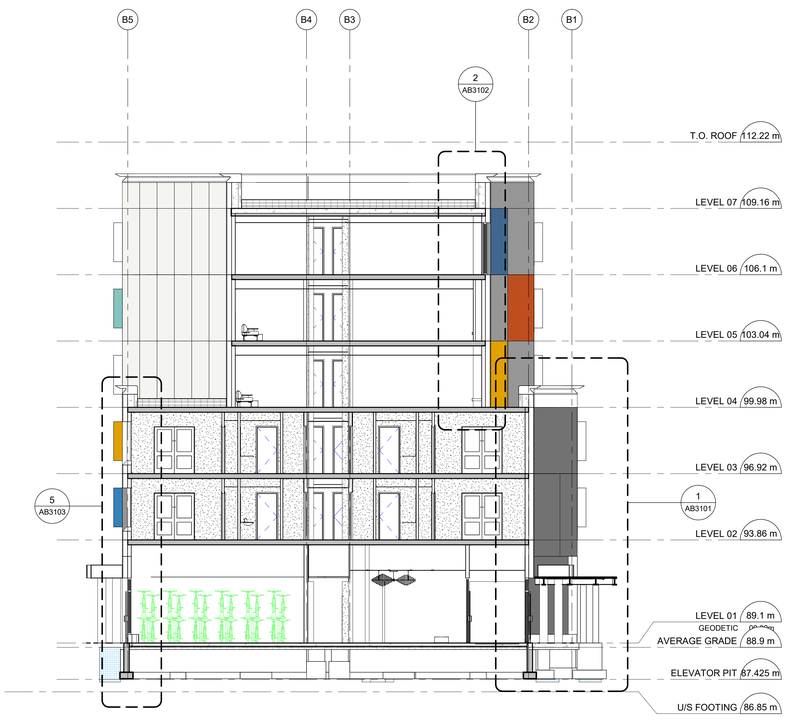

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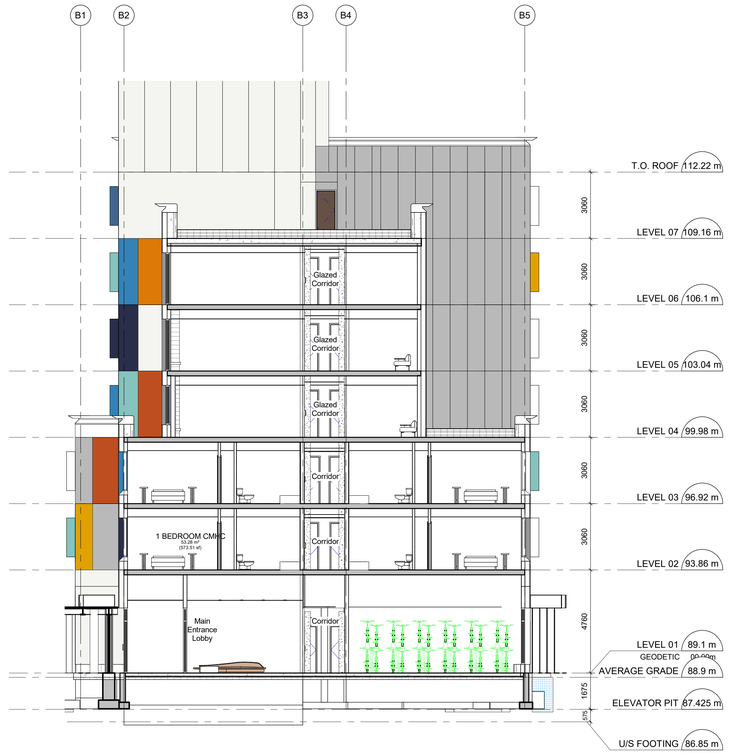

1 AB3001 SECTION - TRANSVERSAL @ GLAZED CORRIDOR
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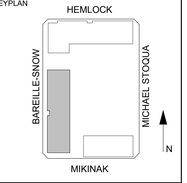

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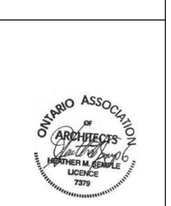

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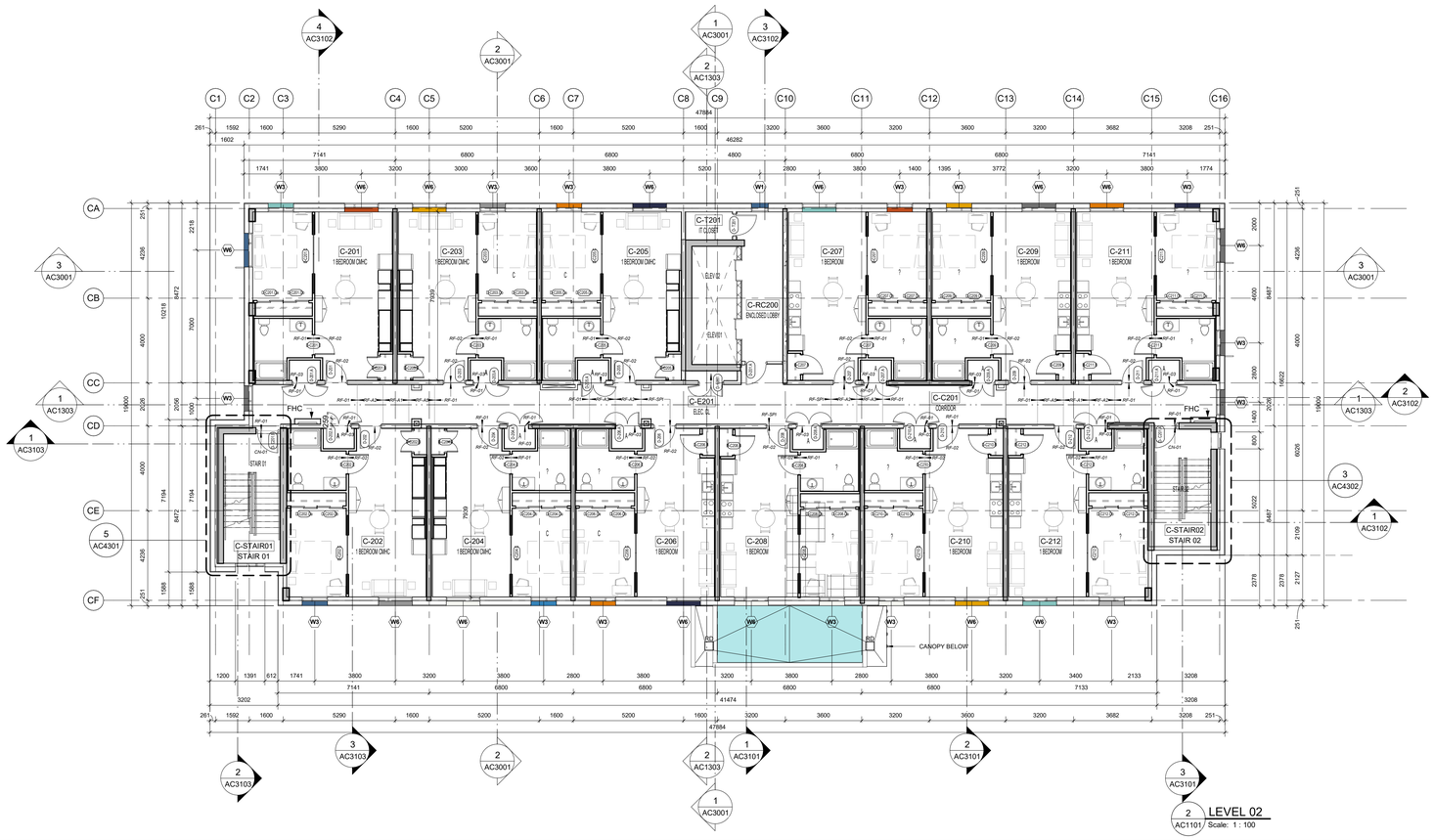
Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

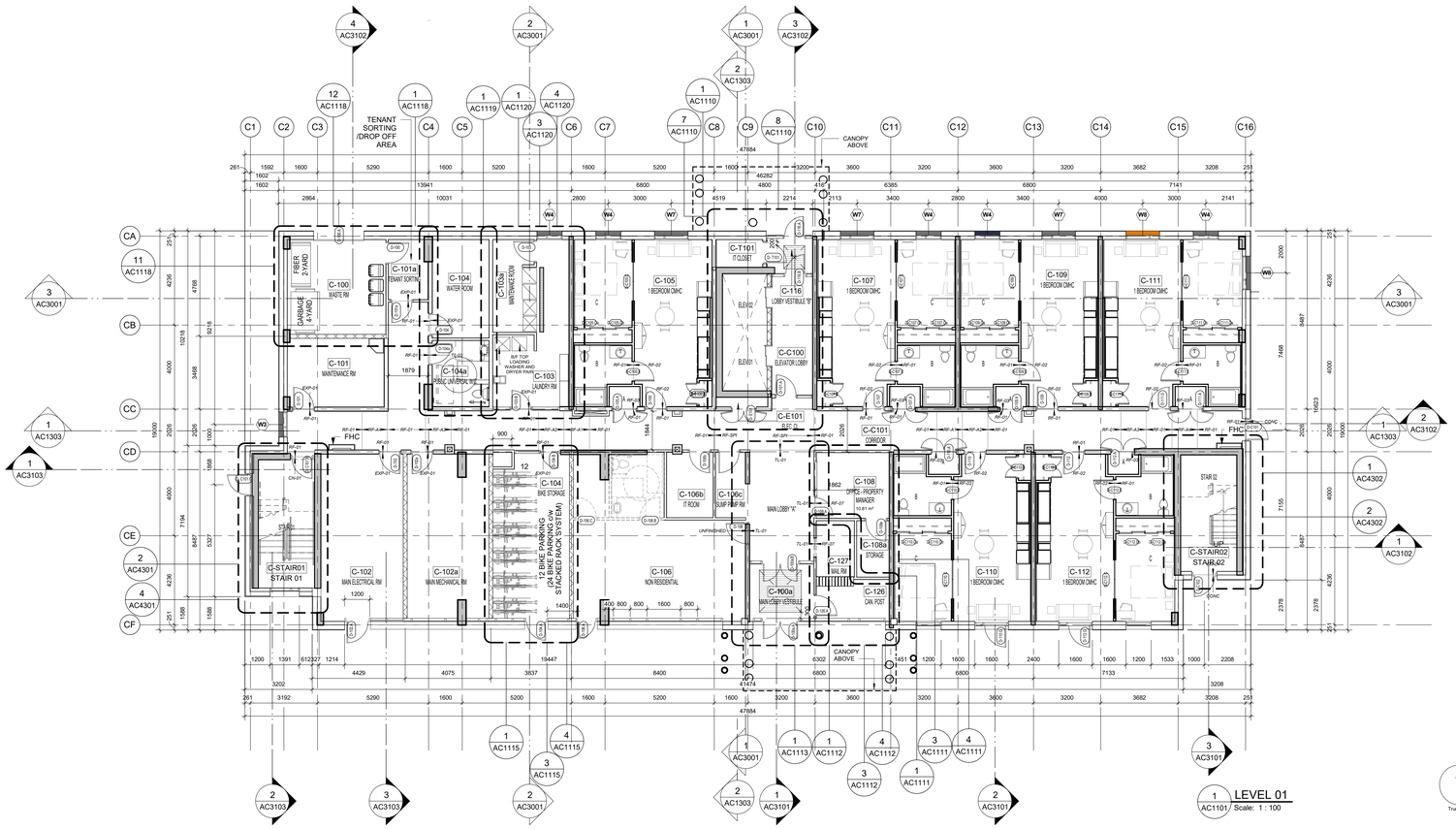
PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE
BUILDING "B" BUILDING SECTIONS

SHEET NUMBER	ISSUE
AB3001	J

D07-12-21-0068





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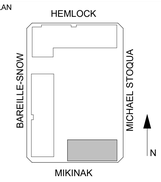
KEYPLAN



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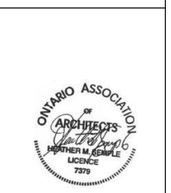

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PROJECT

MIKINAK REDEVELOPMENT
2021.04.05
Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE

BUILDING "C" OVERALL FLOOR PLANS - LEVEL 01 / 02

SHEET NUMBER AC1101

ISSUE L

D07-12-21-0068

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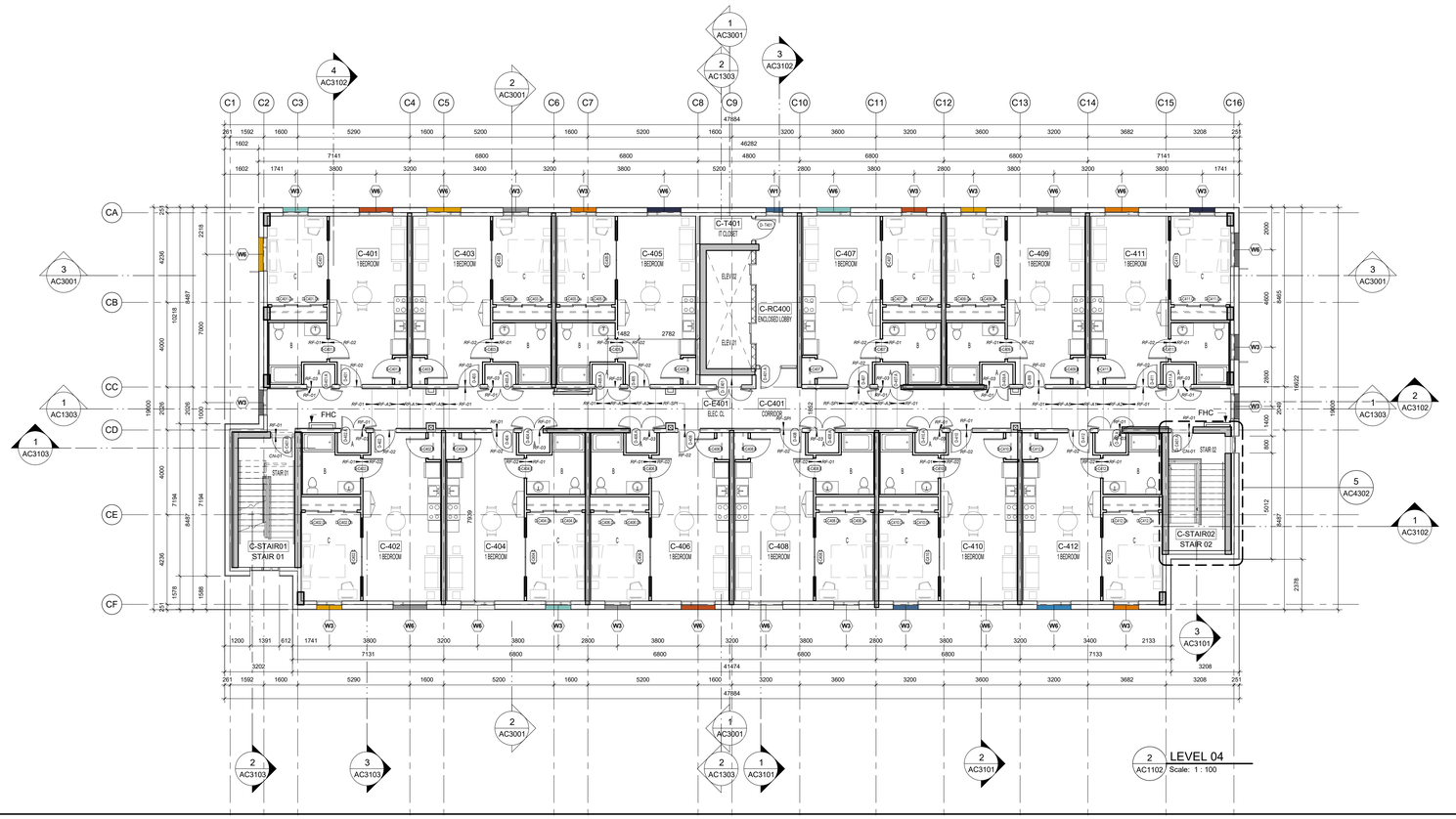

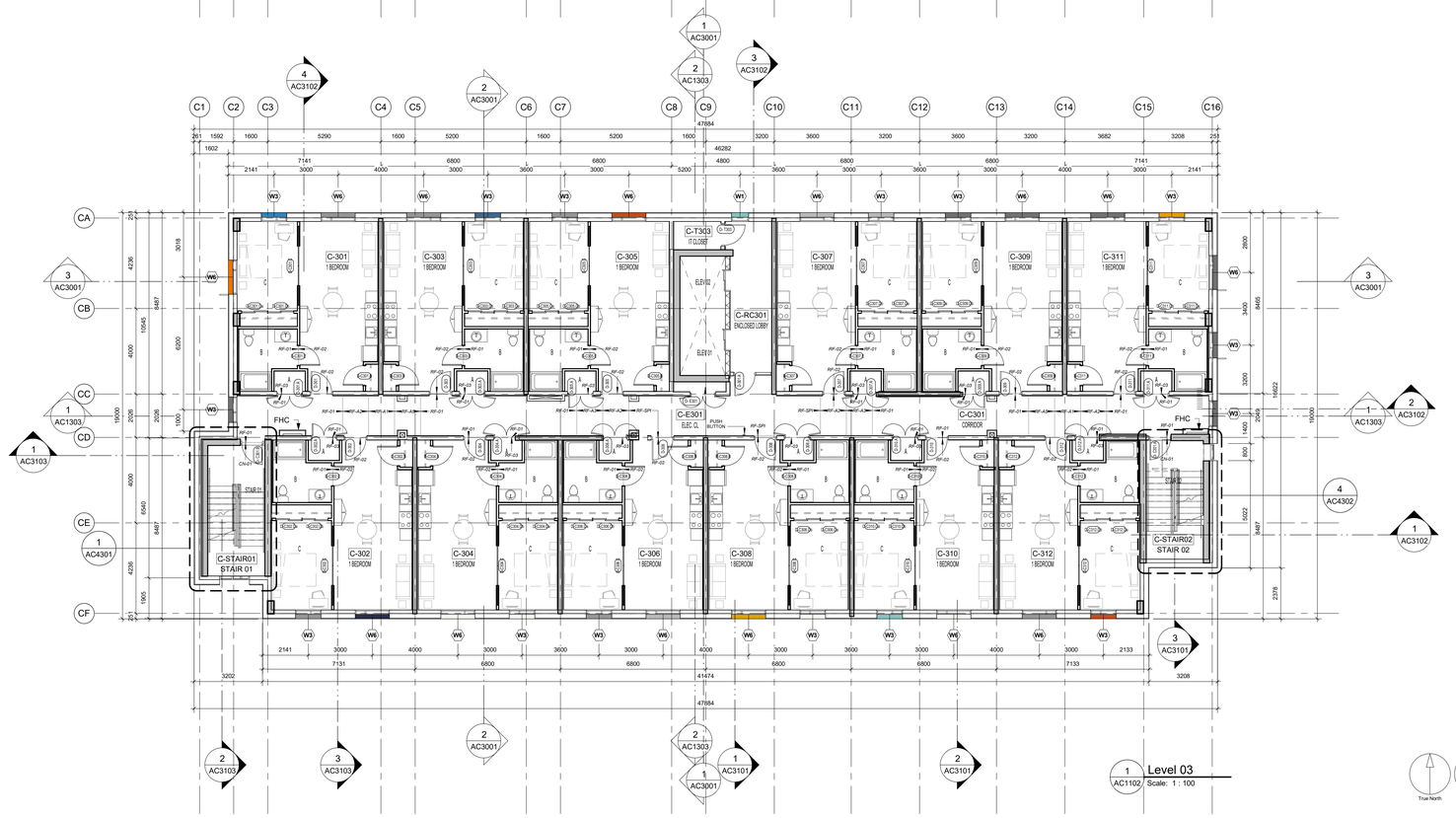

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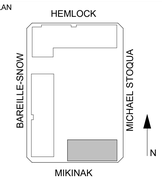
KEYPLAN



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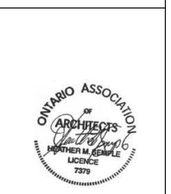

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tel 613 225 1311 fax 613 225 9868
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PROJECT
MIKINAK REDEVELOPMENT
2021.04.05
Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE
BUILDING "C" OVERALL FLOOR PLANS - LEVEL 03 / 04

SHEET NUMBER AC1102 | ISSUE L

D07-12-21-0068

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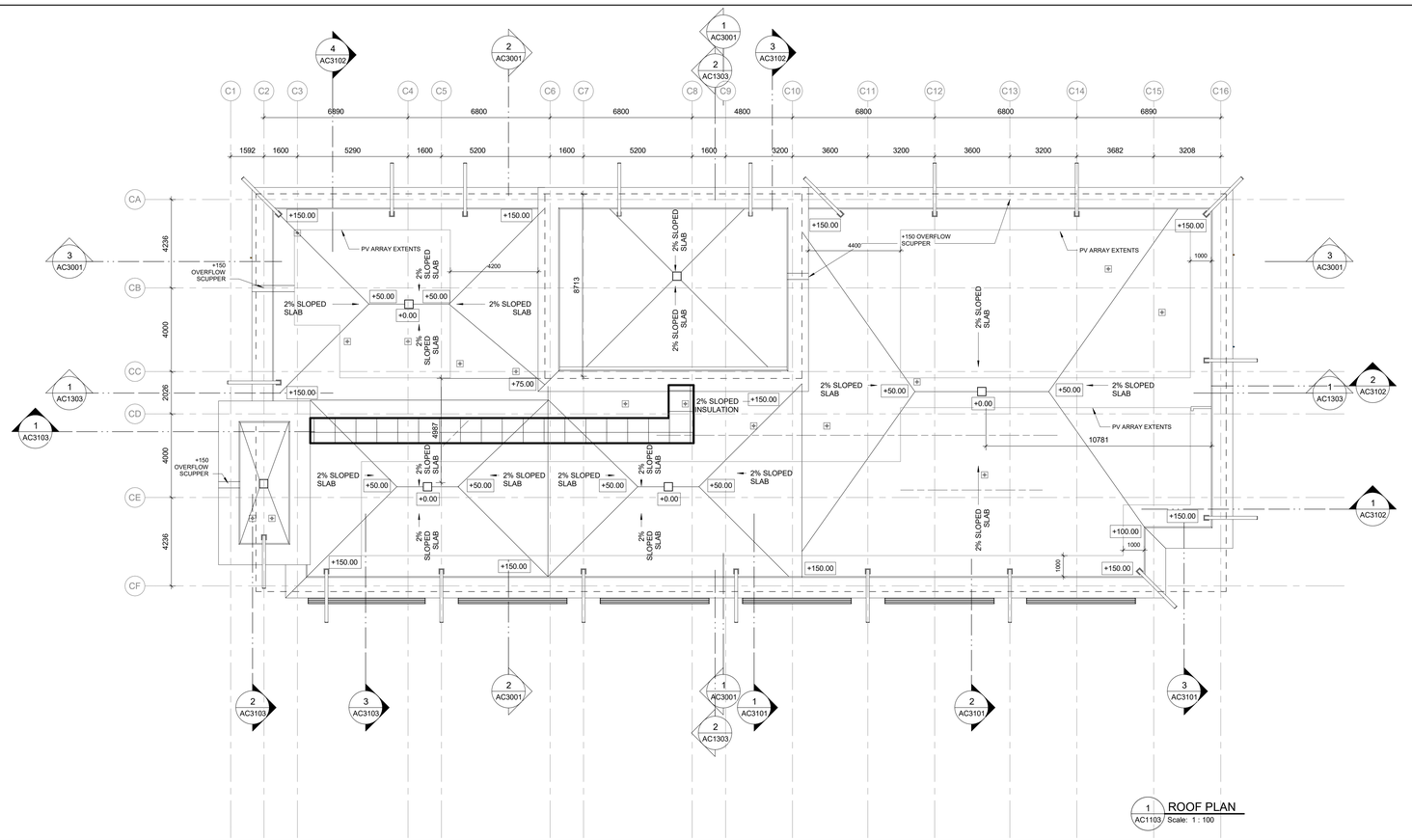

1 ROOF PLAN
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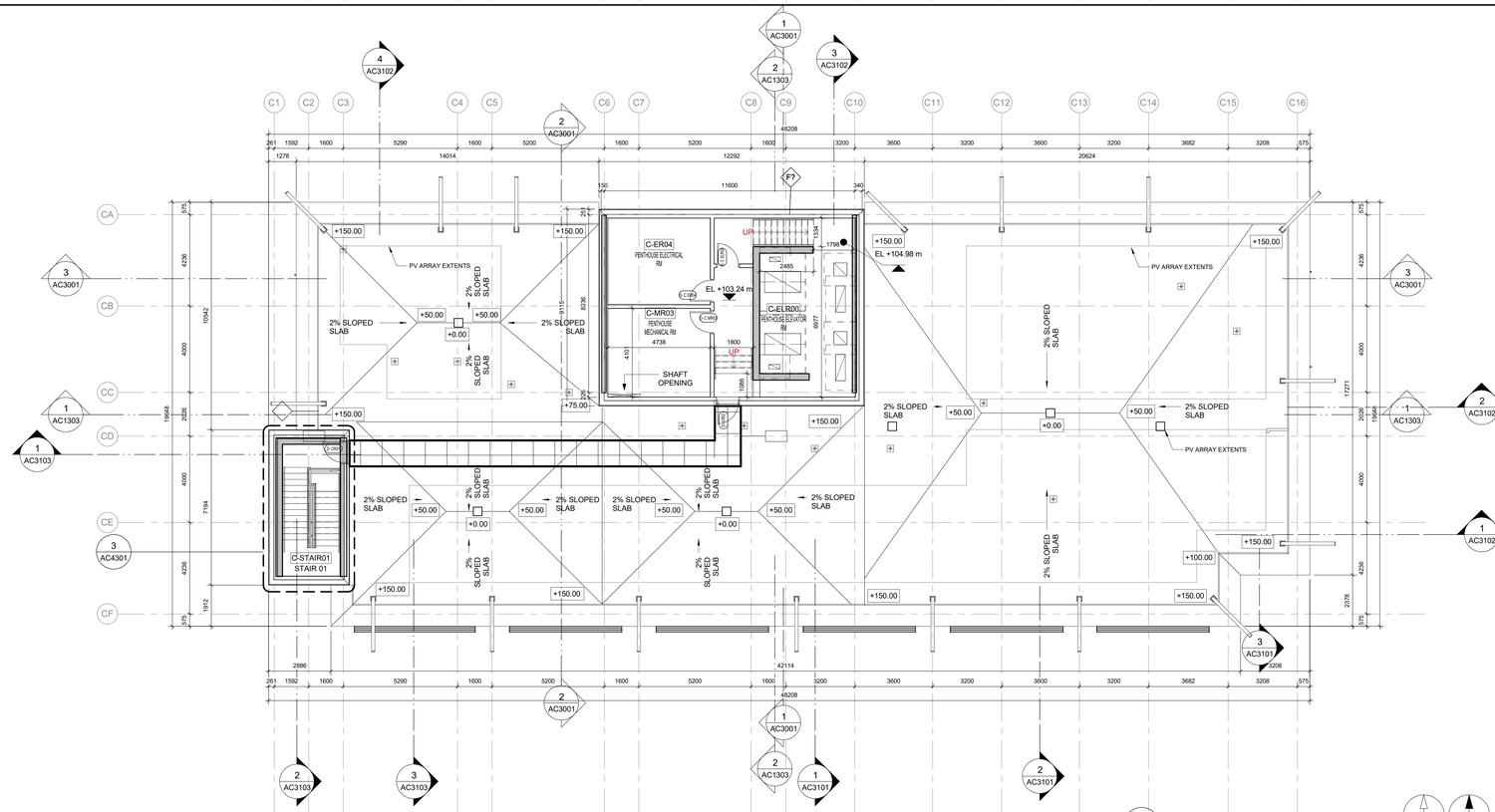

2 PENTHOUSE PLAN
AC1103 Scale: 1 : 100

True North Project North

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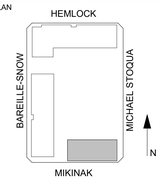
I	Issued for SPC Resubmission 1	2021-08-23

KEYPLAN



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PROJECT
MIKINAK REDEVELOPMENT
2021.04.05
Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE
BUILDING "C" OVERALL ROOF PLAN

SHEET NUMBER
AC1103

ISSUE
I

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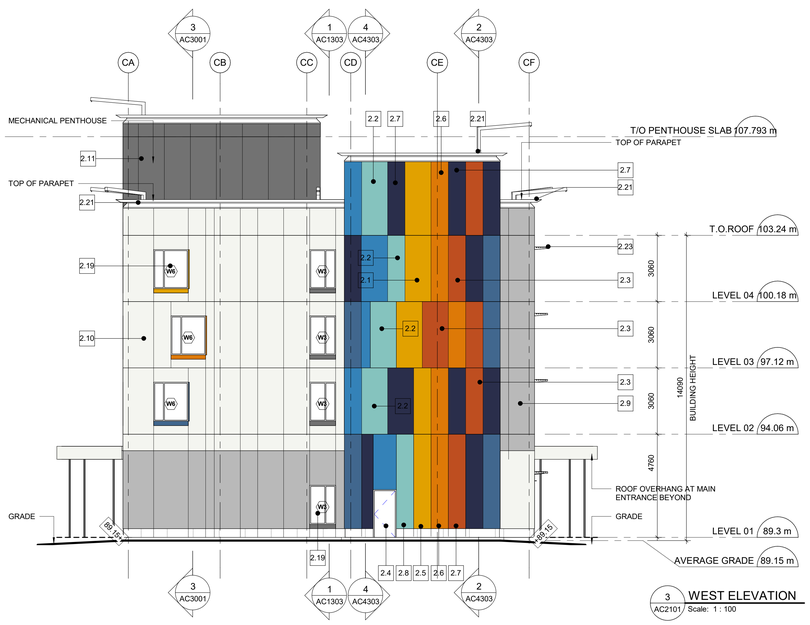
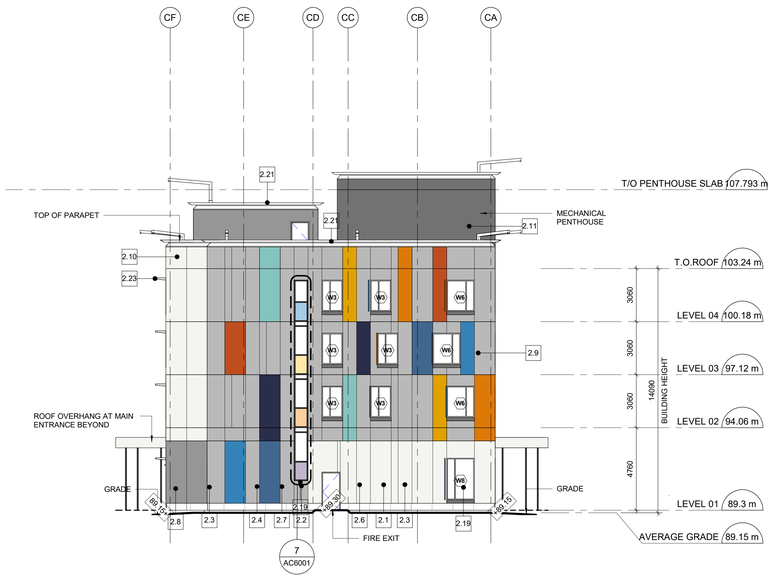


3 AC2101 WEST ELEVATION
Scale: 1 : 100

2 AC2101 SOUTH ELEVATION
Scale: 1 : 100



5 AC2101 EAST ELEVATION
Scale: 1 : 125

1 AC2101 NORTH ELEVATION
Scale: 1 : 100

Material Keynote Legend	
Key Value	Keynote Text
2.1	PANEL COLOUR 1
2.2	PANEL COLOUR 2
2.3	PANEL COLOUR 3
2.4	PANEL COLOUR 4
2.5	PANEL COLOUR 5
2.6	PANEL COLOUR 6
2.7	PANEL COLOUR 7
2.8	PANEL COLOUR A
2.9	PANEL COLOUR B
2.10	PANEL COLOUR C
2.11	PANEL COLOUR D
2.12	COLOURED GLASS 1
2.13	COLOURED GLASS 2
2.14	COLOURED GLASS 3
2.15	COLOURED GLASS 4
2.16	COLOURED GLASS 5
2.17	COLOURED GLASS 6
2.19	THERMAL GLAZING
2.21	METAL PARAPET CAP
2.22	VERTICAL SUN SHADE
2.23	HORIZONTAL SUN SHADE

CLIENT
Ottawa Community Housing (OCH)
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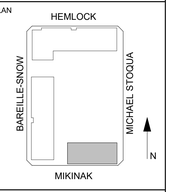
ISSUES

No.	DESCRIPTION	DATE
A	Issued for Costing	2020-09-28
B	Issued for Schematic Design	2020-10-21
C	Issued for SD Final	2020-11-09
D	Issued for DD Final (Draft)	2020-12-07
E	Issued for DD Final	2021-01-06
F	Issued for SPC Application-Draft	2021-04-29
G	Issued for SPC Application Final Draft	2021-05-14
H	Issued for SPC Application	2021-05-19
I	Issued for 30% CD Submission	2021-06-07
J	Issued for 60% Client Review	2021-07-13
K	Issued for Coordination	2021-08-18
L	Issued for SPC Resubmission 1	2021-08-23

KEYPLAN


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PROJECT
MIKINAK REDEVELOPMENT
2021.04.05
Ottawa, ON K1K 2G8
Ottawa, ON
K1K 2G8

PROJECT NO: 125599	
DRAWN BY: IBI	CHECKED BY: CW
PROJECT MGR: AT	APPROVED BY: HS

SHEET TITLE
BUILDING "C" BUILDING ELEVATIONS

SHEET NUMBER	ISSUE
AC2101	L

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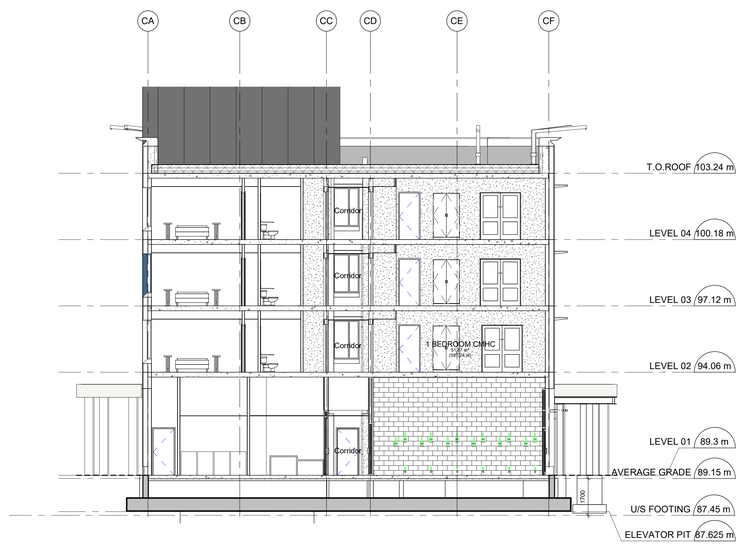
3 AC3001 SECTION - LONGITUDINAL
Scale: 1 : 100



2 AC3001 SECTION - TRANSVERSAL - MAIN ENTRANCE & ELEVATOR
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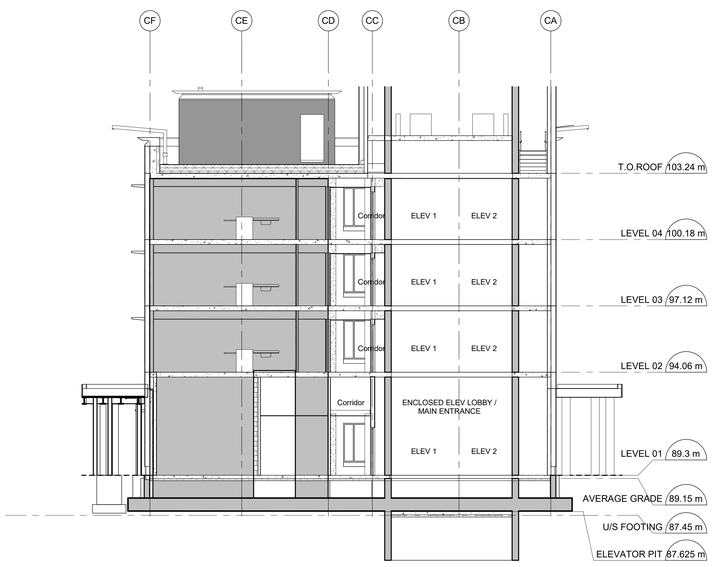

1 AC3001 SECTION - TRANVERSAL - STAIRS AND EGRESS
Scale: 1 : 100

CLIENT
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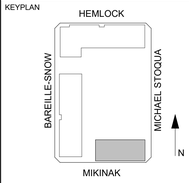
KEYPLAN



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Ottawa, ON K1K 2G8
Ottawa, ON
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PROJECT NO: 125599

DRAWN BY:	CHECKED BY:
IBI	CW
PROJECT MGR:	APPROVED BY:
AT	HS

SHEET TITLE
BUILDING "C" BUILDING SECTIONS

SHEET NUMBER AC3001 | ISSUE J

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