



Ottawa Inuit Women Shelter



Site Design

- 01 Satellite View of Context
- 02 Urban Context Analysis
- 03 Views to the Site
- 04 Satellite View of the Site
- 05 Project Data and Zoning By-Law

Functional Program

- 06 Organization Principles
- 07 Indigenous Inspiration
- 08 Functional Layout
- 09 Area Calculations
- SD-01 Site Plan (Existing)

OPTION A

- SD-02 Site Plan
- SD-03 Ground Floor Plan
- SD-04 Second Floor Plan
- SD-05 Third Flor Plan (Attic)
- SD-06 Roof Plan
- SD-07 Elevations: East and South
- SD-08 Elevations: West and North
- SD-09 Sections: Section A and B
- SD-10 Aerial View
- SD-11 View from South
- SD-12 View from West
- SD-13 View from Parking



Site Design
Satellite View of the Urban Context



Satellite view

 Ottawa Inuit Women Shelter



Source: Google Maps



Satellite view

 Ottawa Inuit Women Shelter



Source: Google Maps



Top: From Blohm Drive - North to South
Middle: From Forestglade Crescent - Southeast to Northwest
Bottom: To Forestglade Crescent - Northwest to Southeast

Source: Google Maps

Site Design
Satellite View of the Site



Satellite view - Ottawa Inuit Women Shelter

Site Information

250 Forestglade Cres
Site Area: 2339.15 m²
Site Frontage: 114.32 m
Zoning: R3L
Lot/Block/Plan: 250/90/4M842



Source: Google Maps

Preliminary By-Law Requirements

Zoning By-law

250 Forestglade Cres
Site Area: 2339.15 m²
Site Frontage:
Zoning: R3L
Lot/Block/Plan: 250/90/4M842

Definitions: City of Ottawa Zoning By-law Part 1

Required Yards: City of Ottawa Zoning By-law Schedule 200

Yard Setbacks: City of Ottawa Zoning By-law Part 6- Residential Zones 6-23

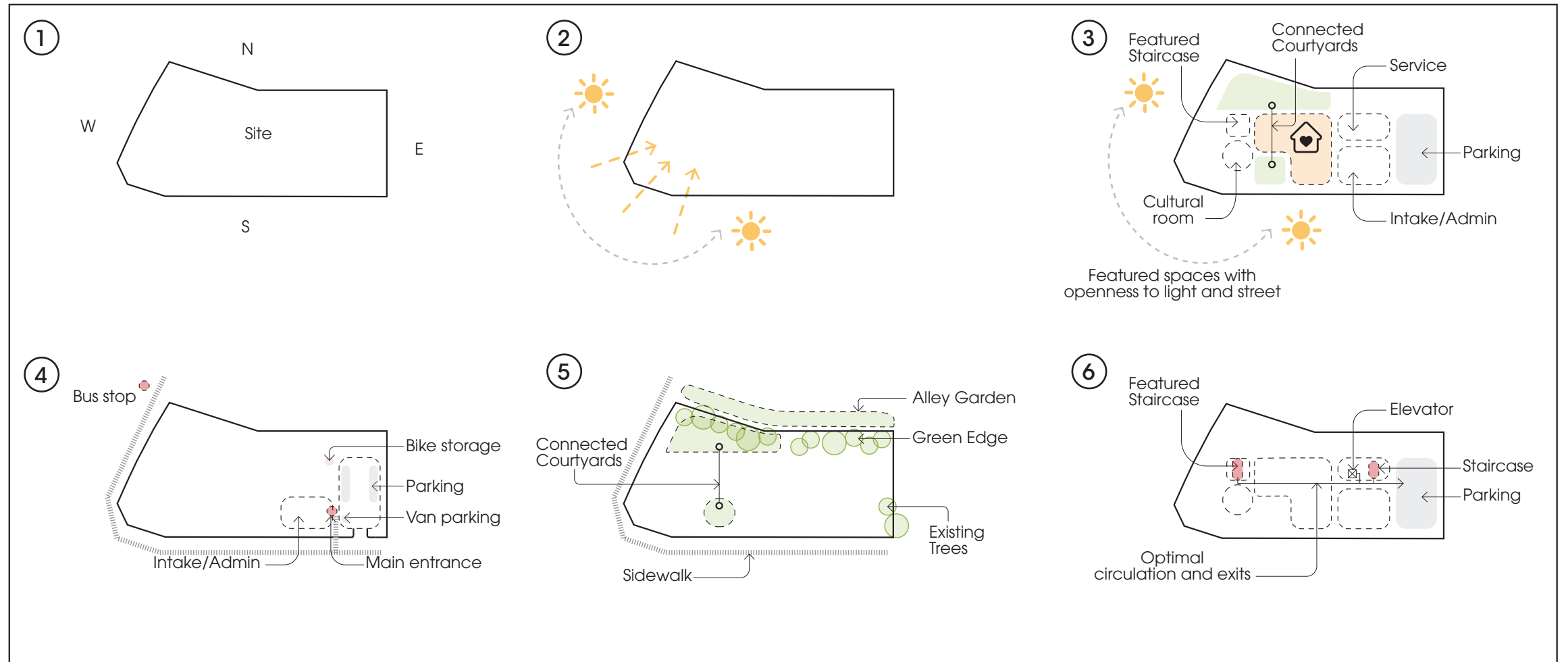
Corner Sight Triangle: City of Ottawa Zoning By-law Part 2-General Provisions Section 57

Solid Waste: Solid Waste Collection Design Guidelines for Multi-unit Residential Development 10-12



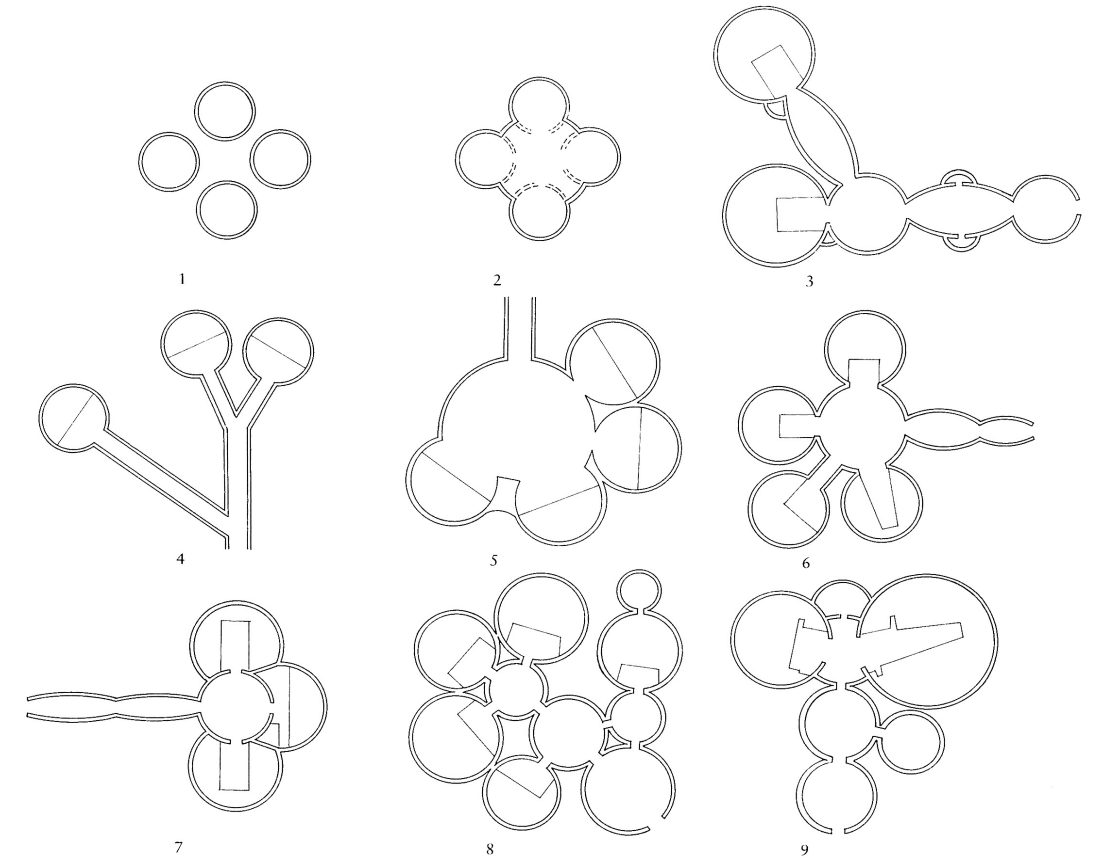
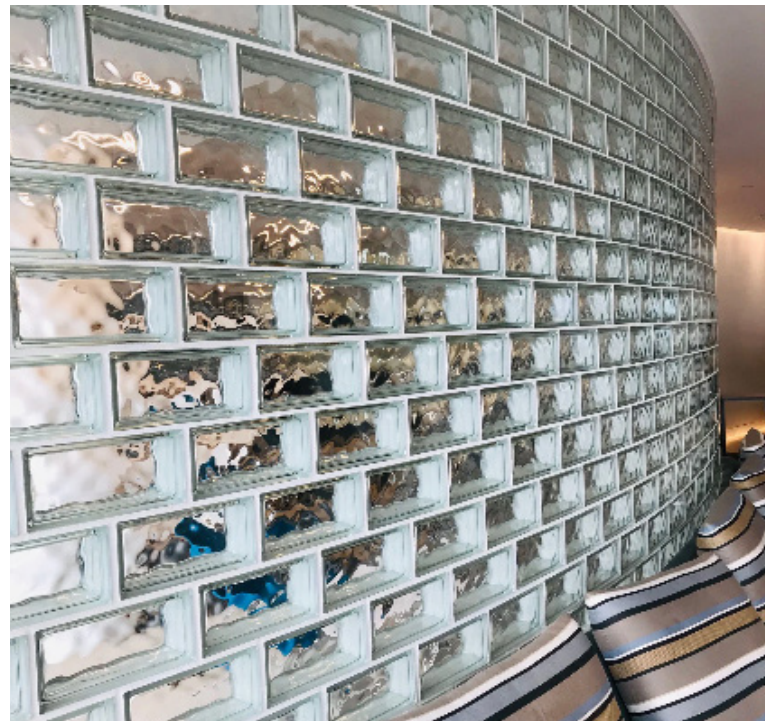
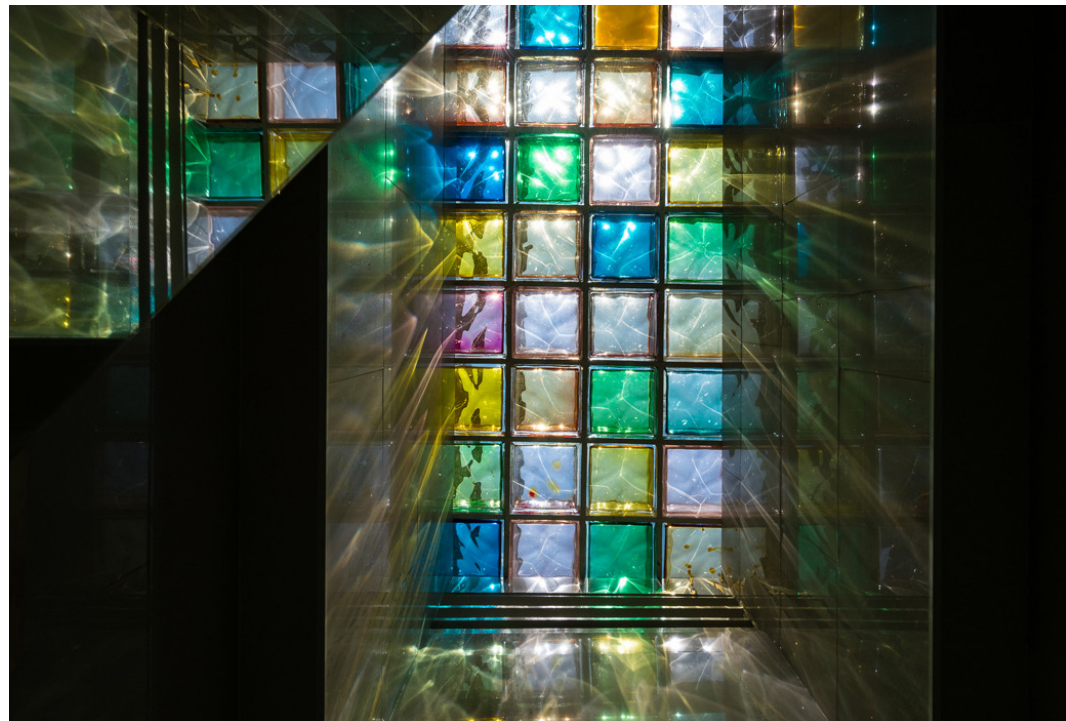
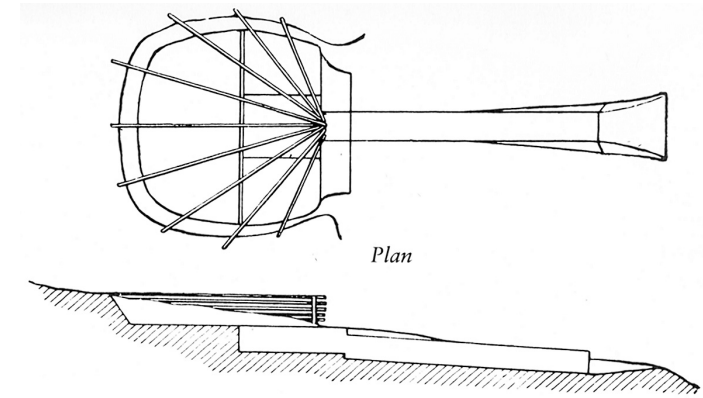
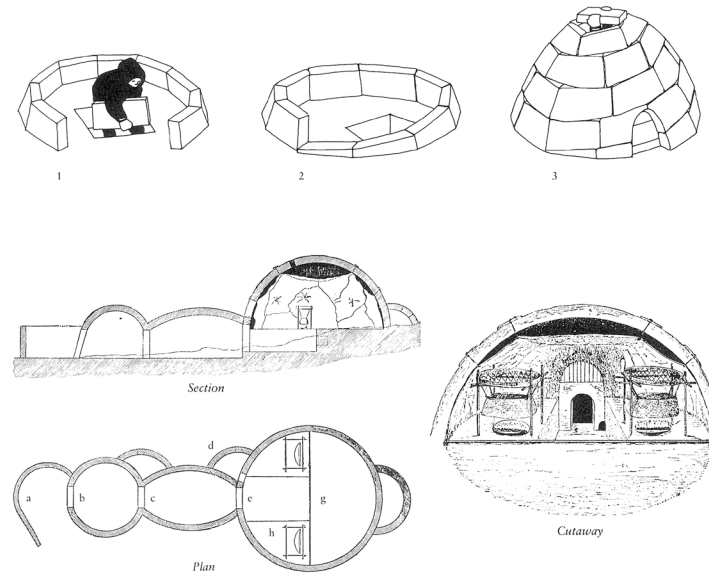


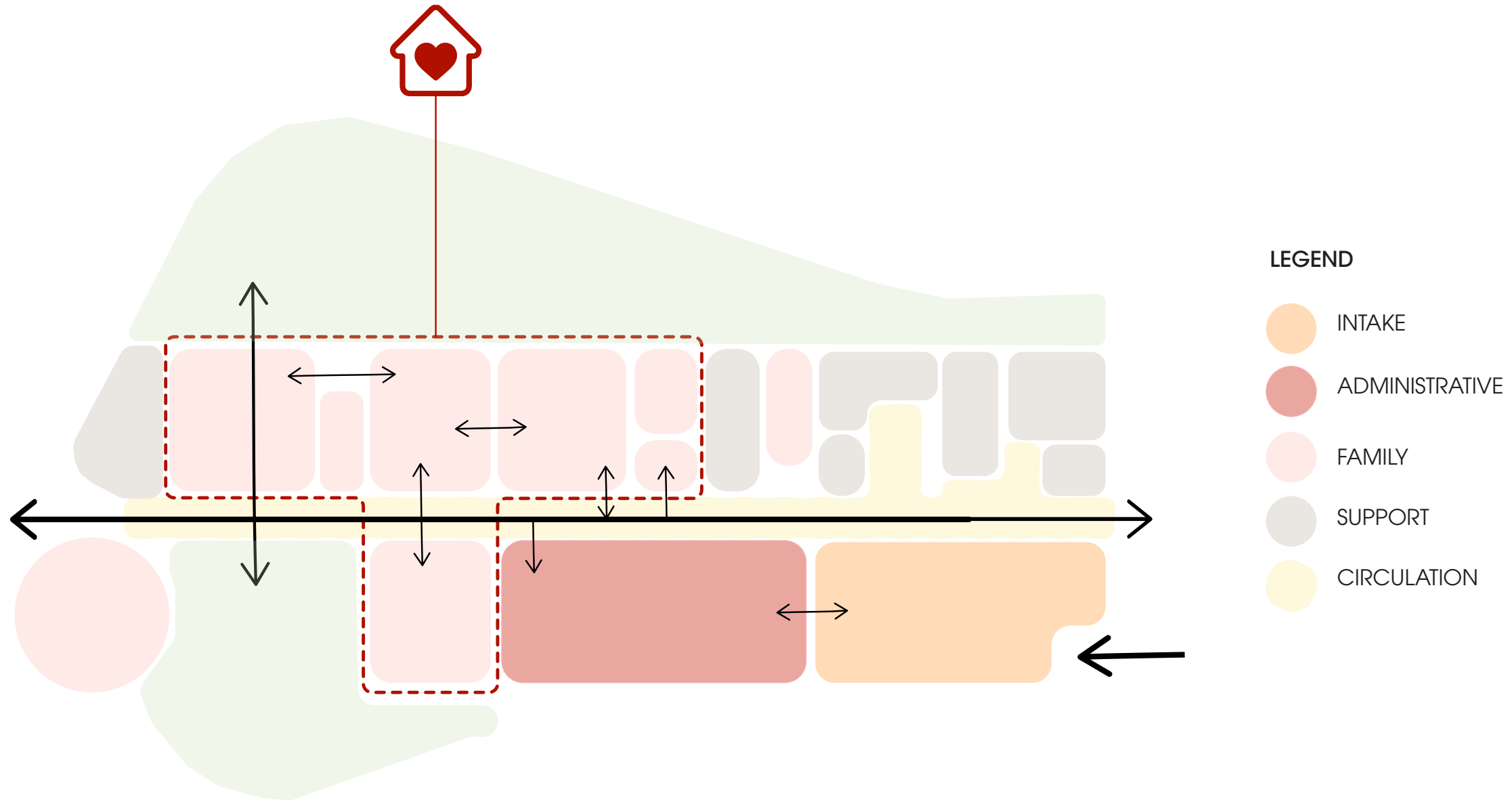
The diagrams to the right illustrate organisation principles that guided the initial planning and design of the shelter.





Igloo structures : Cultural significance to Inuit people







No.	Space Designation	Proposed Area (sm)	Proposed Area (sft)	Number of units	Total Area (sm)	Proposed Area (sft)	
GROUND FLOOR							
INTAKE	1	ENTRANCE/VESTIBULE	7.9 sm	85 sft	1	7.9 sm	85 sft
	2	LOBBY	16.2 sm	174 sft	1	16.2 sm	174 sft
	3	RECEPTION	20.7 sm	223 sft	1	20.7 sm	223 sft
	4	WAITING AREA	9.5 sm	103 sft	1	9.5 sm	103 sft
	5	CHILDREN' PLAY AREA	10.1 sm	108 sft	1	10.1 sm	108 sft
	6	INTAKE OFFICE	15.6 sm	167 sft	1	15.6 sm	167 sft
ADMIN	7	OPENWORK AREA	53.3 sm	574 sft	1	53.3 sm	574 sft
	8	OFFICE	12.5 sm	134 sft	3	37.4 sm	403 sft
	9	IT	2.5 sm	27 sft	1	2.5 sm	27 sft
	10	KITCHENETTE	3.6 sm	39 sft	1	3.6 sm	39 sft
LIVING	13	LAUNDRY/TREATMENT ROOM	13.0 sm	140 sft	1	13.0 sm	140 sft
	16	PANTRY	20.8 sm	224 sft	1	20.8 sm	224 sft
	17	KITCHEN	41.7 sm	449 sft	1	41.7 sm	449 sft
	18	DINING	41.7 sm	449 sft	1	41.7 sm	449 sft
	19	FAMILY	42.1 sm	453 sft	1	42.1 sm	453 sft
	20	LOUNGE	53.1 sm	571 sft	1	53.1 sm	571 sft
	21	MULTIPURPOSE	39.9 sm	429 sft	1	39.9 sm	429 sft
	27	PROGRAM STORAGE	7.4 sm	80 sft	1	7.4 sm	80 sft
Net Area						436.6 sm	4700 sft
Ground floor Gross Area						657 sm	7074 sft

No.	Space Designation	Proposed Area (sm)	Proposed Area (sft)	Number of units	Total Area (sm)	Proposed Area (sft)	Beds	
SECOND FLOOR								
UNITS	29	STUDIO CONNECTED UNIT -1 TO 2 BED CAPACITY	31.3 sm	337 sft	7	218.9 sm	2356 sft	14
	29A	STUDIO CONNECTED UNIT -1 TO 2 BED CAPACITY	29.2 sm	315 sft	1	29.2 sm	315 sft	2
	30A	ONE BDR UNIT (ACCESSIBLE) - 3 BED CAPACITY OR 4 BEDS (2 BEDS AND A BUNK BED)	45.6 sm	491 sft	1	45.6 sm	491 sft	3
	30B	ONE BDR UNIT (ACCESSIBLE) - 3 BED CAPACITY OR 4 BEDS (2 BEDS AND A BUNK BED)	45.7 sm	492 sft	1	45.7 sm	492 sft	3
	30C	ONE BDR UNIT (ACCESSIBLE) - 3 BED CAPACITY OR 4 BEDS (2 BEDS AND A BUNK BED)	46.4 sm	500 sft	1	46.4 sm	500 sft	3
	30D	ONE BDR UNIT (ACCESSIBLE) - 3 BED CAPACITY OR 4 BEDS (2 BEDS AND A BUNK BED)	46.9 sm	505 sft	1	46.9 sm	505 sft	3
	31	STUDIO -1 TO 2 BED CAPACITY	32.0 sm	345 sft	1	32.0 sm	345 sft	2
	A.	33	LAUNDRY	11.0 sm	118 sft		11.0 sm	118 sft
34		COUNSELING-MULTIPURPOSE ROOM	39.9 sm	429 sft		39.9 sm	429 sft	
Net Area					13	515.7 sm	5122 sft	30
Second floor Gross Area						665 sm	7156 sft	

No.	Space Designation	Proposed Area (sm)	Proposed Area (sft)	Number of units	Total Area (sm)	Proposed Area (sft)	
THIRD FLOOR (ATTIC)							
S	35	HOT TREATMENT ROOM	26.9 sm	290 sft		26.9 sm	290 sft
	36	TENANT STORAGE CLOSETS	106.1 sm	1142 sft		106.1 sm	1142 sft
Net Area					0	133.0 sm	290 sft
Third floor Gross Area						209 sm	2245 sft

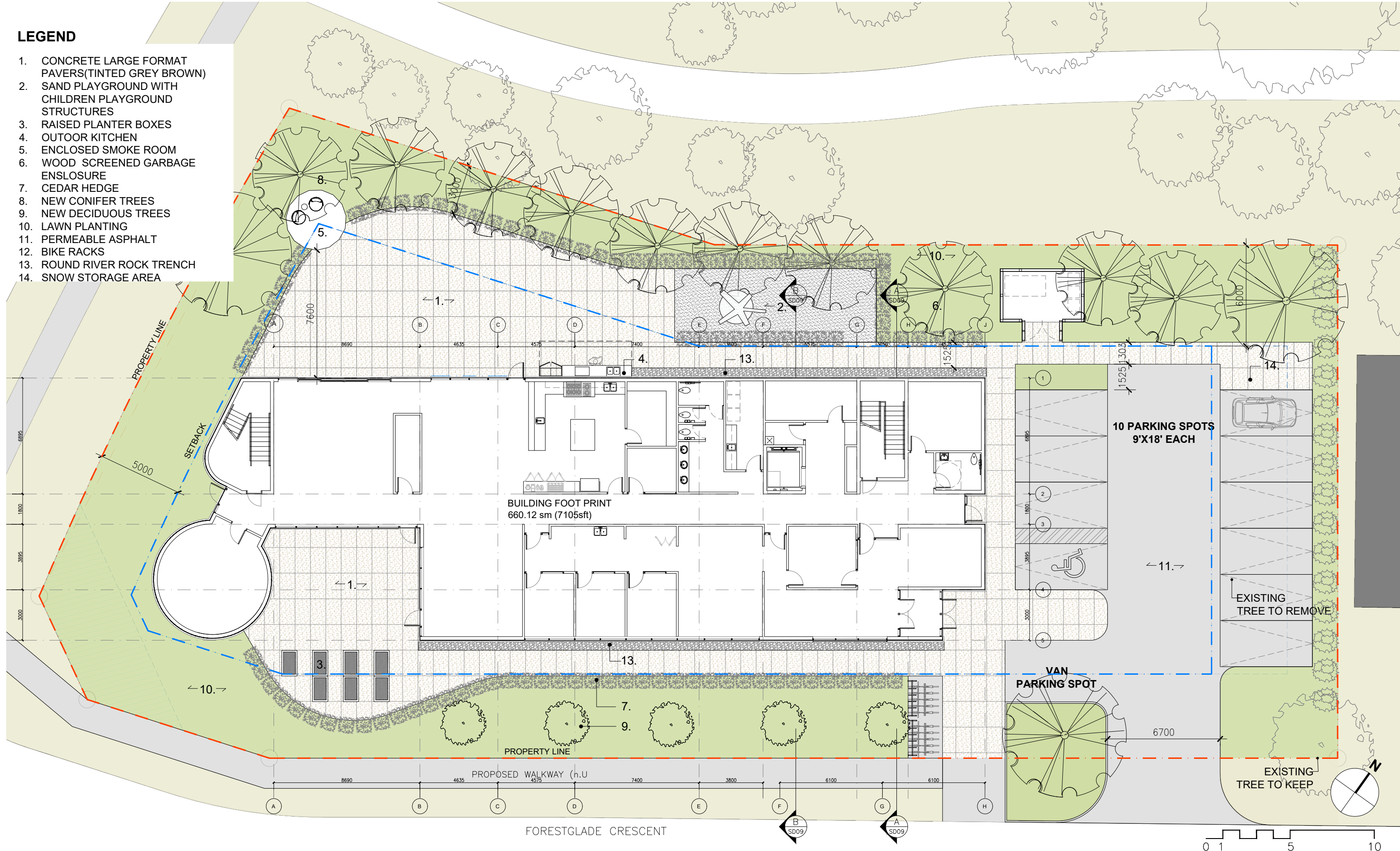
TOTAL GROSS AREA						1531 sm	16475 sft
TOTAL NET AREA						1085 sm	11683 sft
BUILDING EFFICIENCY						70.91%	



OPTION A

LEGEND

1. CONCRETE LARGE FORMAT PAVERS(TINTED GREY BROWN)
2. SAND PLAYGROUND WITH CHILDREN PLAYGROUND STRUCTURES
3. RAISED PLANTER BOXES
4. OUTDOOR KITCHEN
5. ENCLOSED SMOKE ROOM
6. WOOD SCREENED GARBAGE ENCLOSURE
7. CEDAR HEDGE
8. NEW CONIFER TREES
9. NEW DECIDUOUS TREES
10. LAWN PLANTING
11. PERMEABLE ASPHALT
12. BIKE RACKS
13. ROUND RIVER ROCK TRENCH
14. SNOW STORAGE AREA

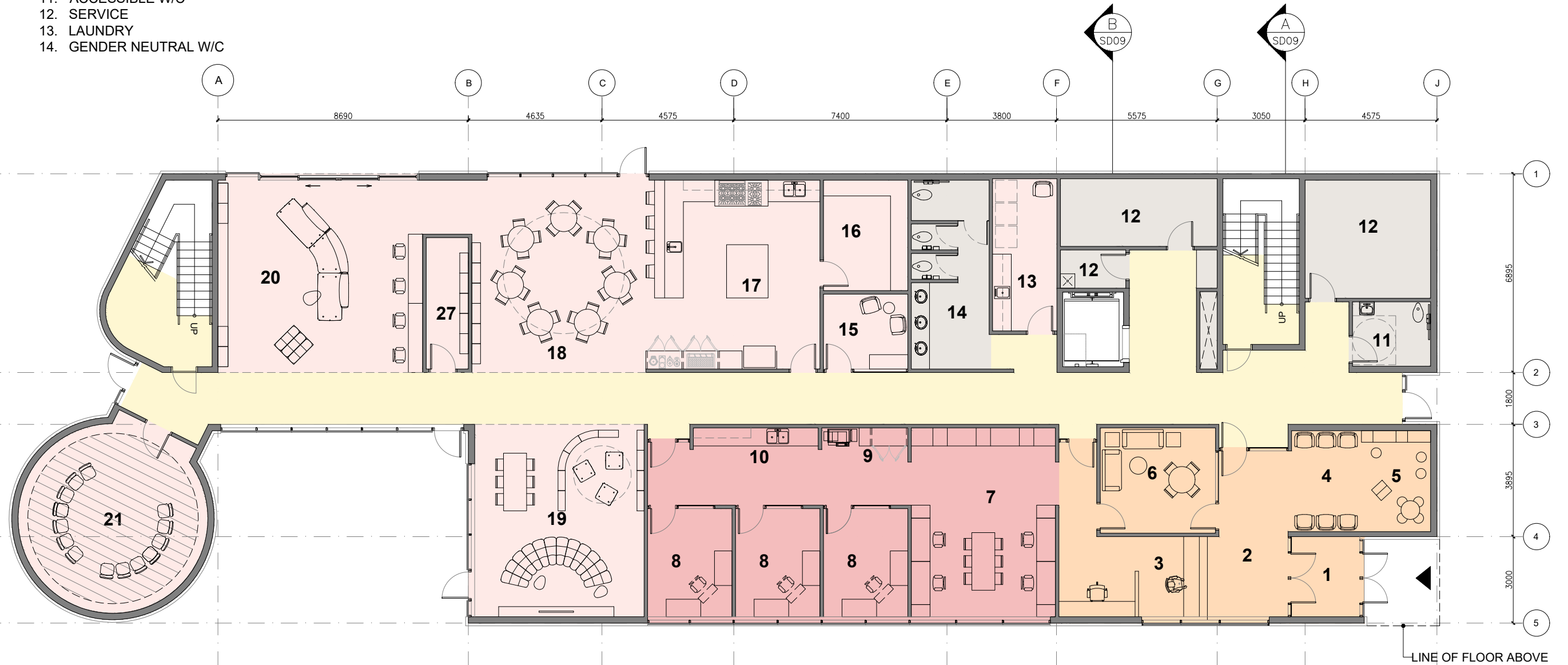


COLOR LEGEND

- ENTRY/INTAKE
- ADMINISTRATION
- SERVICE SPACES
- AMENITIES
- CIRCULATION

LEGEND

- | | |
|------------------------|--------------------------|
| 1. ENTRANCE/VESTIBULE | 15. QUIET ROOM/FIRST AID |
| 2. LOBBY | 16. PANTRY |
| 3. RECEPTION | 17. KITCHEN |
| 4. WAITING AREA | 18. DINING |
| 5. CHILDREN' PLAY AREA | 19. FAMILY |
| 6. INTAKE OFFICE | 20. LOUNGE |
| 7. OPENWORK AREA | 21. MULTIPURPOSE |
| 8. OFFICE | |
| 9. IT | |
| 10. KITCHENETTE | |
| 11. ACCESSIBLE W/C | |
| 12. SERVICE | |
| 13. LAUNDRY | |
| 14. GENDER NEUTRAL W/C | |



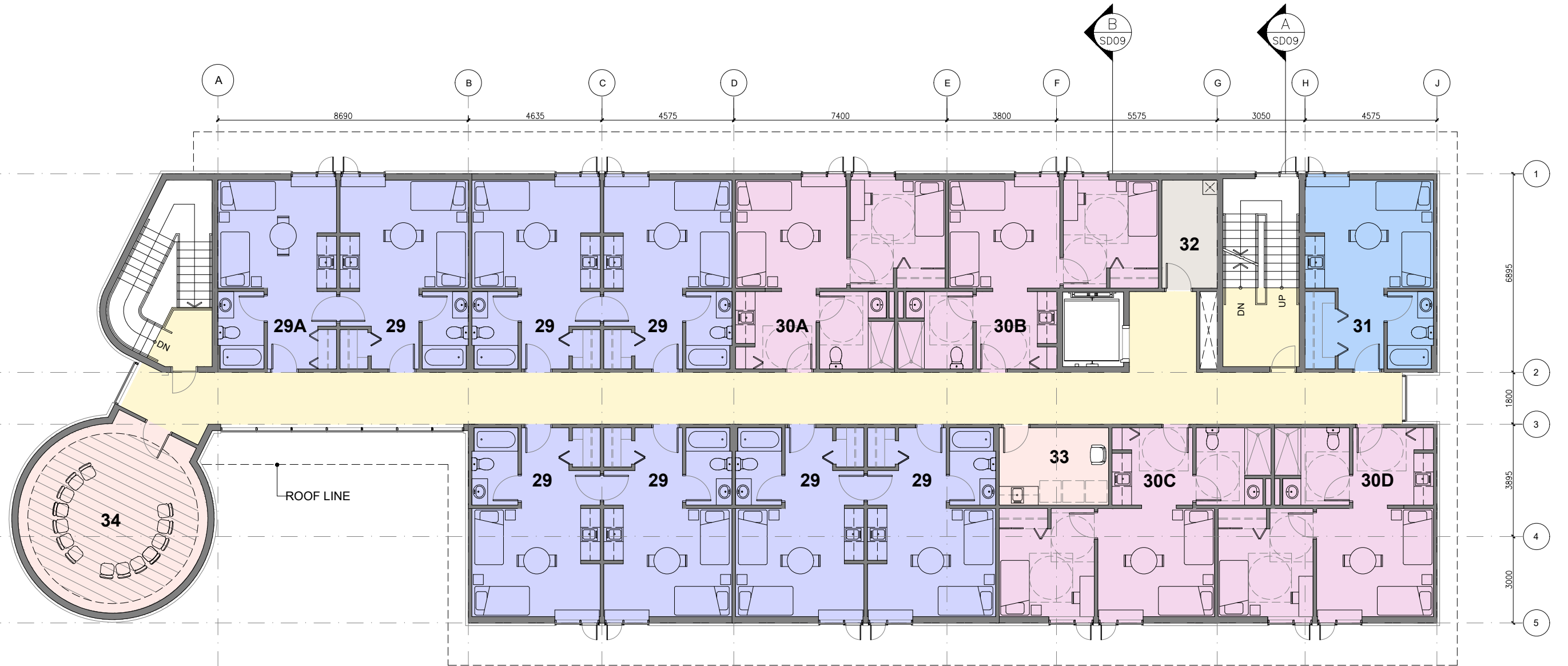
* Refer to Wall, Floor and Roof Legend in SD09

COLOR LEGEND

- STUDIO CONNECTED UNIT -1 TO 2 BED CAPACITY
- ONE BEDROOM UNIT (ACCESSIBLE) - 3 BED CAPACITY OR 4 BEDS (2 BEDS AND A BUNK BED)
- STUDIO UNIT -1 TO 2 BED CAPACITY
- SERVICE SPACES
- AMENITIES
- CIRCULATION

LEGEND

- 29. STUDIO CONNECTED UNIT -1 TO 2 BED CAPACITY
- 30. ONE BEDROOM UNIT (ACCESSIBLE) - 3 BED CAPACITY OR 4 BEDS (2 BEDS AND A BUNK BED)
- 31. STUDIO UNIT -1 TO 2 BED CAPACITY
- 32. JANITOR ROOM
- 33. LAUNDRY
- 34. COUNSELING- MULTIPURPOSE ROOM



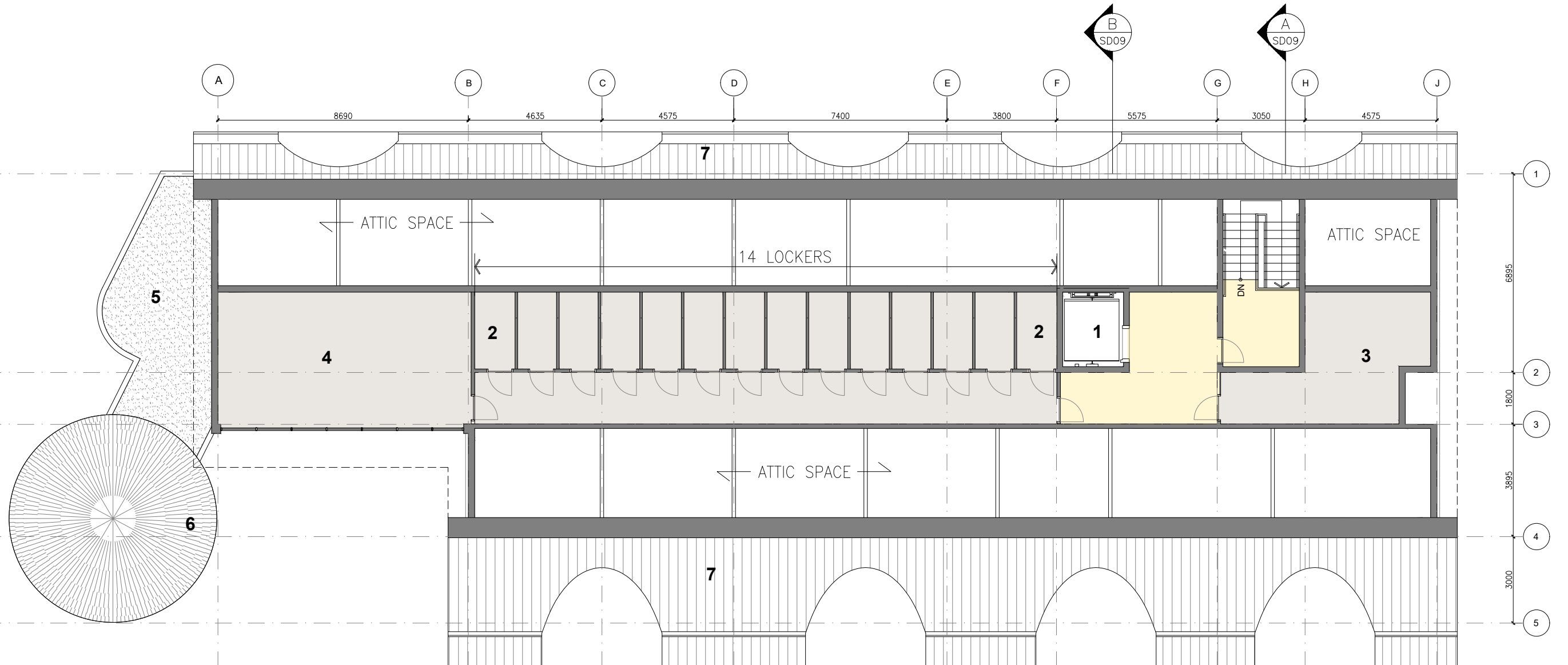
* Refer to Wall, Floor and Roof Legend in SD09

COLOR LEGEND

- STUDIO CONNECTED UNIT -1 TO 2 BED CAPACITY
- ONE BEDROOM UNIT (ACCESSIBLE) - 3 BED CAPACITY OR 4 BEDS (2 BEDS AND A BUNK BED)
- STUDIO UNIT -1 TO 2 BED CAPACITY
- SERVICE SPACES
- AMENITIES
- CIRCULATION

LEGEND

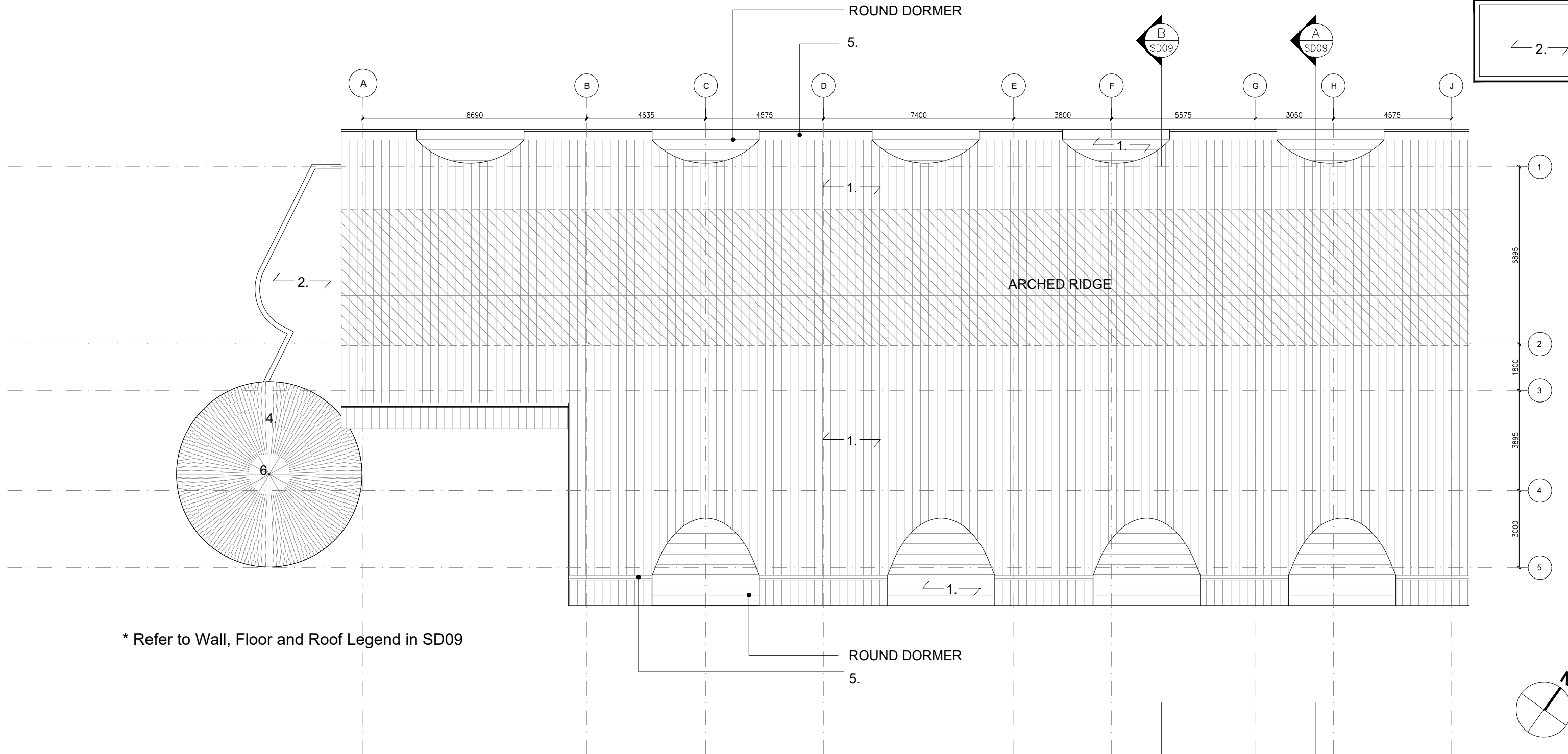
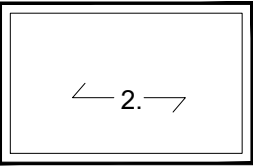
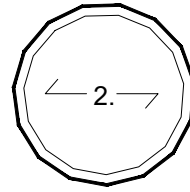
- 1. ELEVATOR
- 2. TENANT STORAGE LOCKERS
- 3. HOT TREATMENT ROOM
- 4. MECHANICAL ROOM
- 5. 2 PLY SBS ROOF MEMBRANE
- 6. GEODESIC DOME
- 7. SLOPED STANDING SEAM METAL ROOF



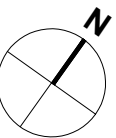
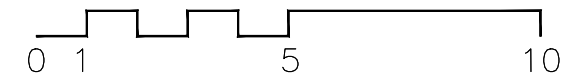
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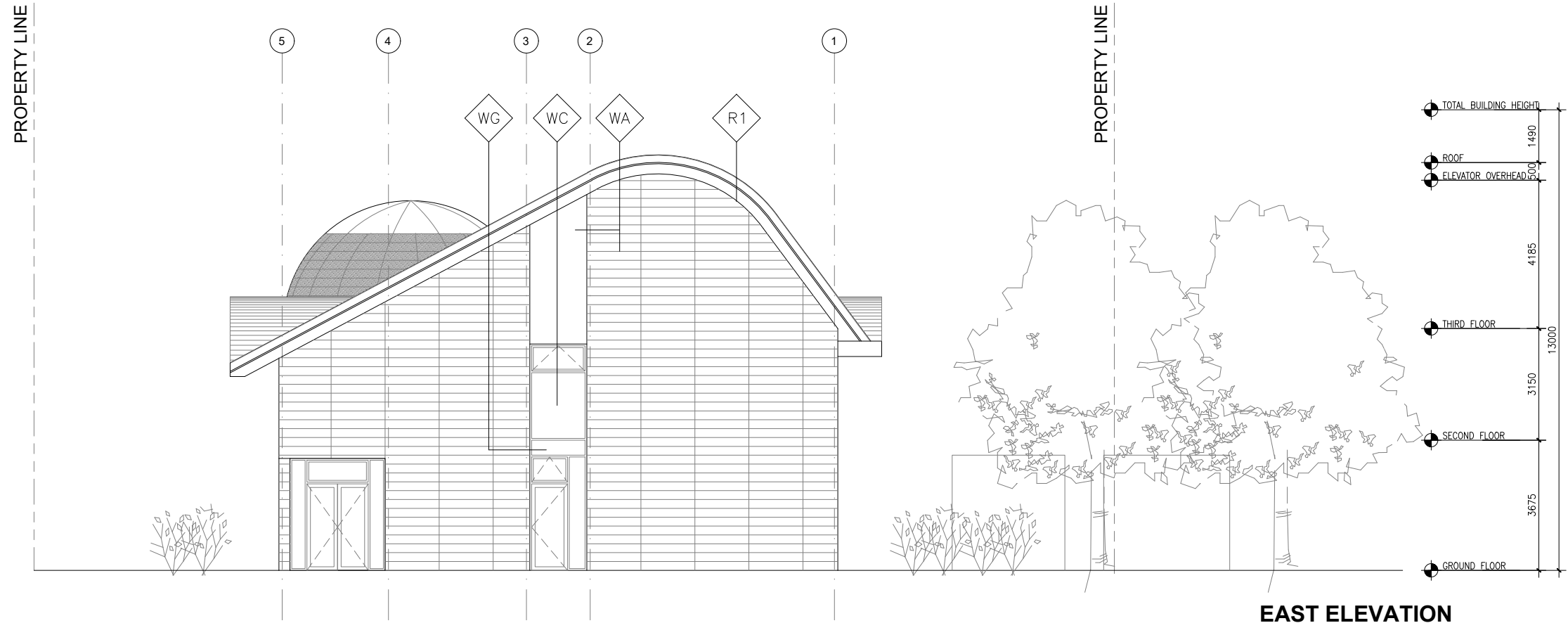
LEGEND

- 1. STANDING SEAM METAL ROOF
- 2. GRANULAR TOP SHEET, OVER 2PLY SBS ROOFING
- 3. PRE-FINISHED METAL FLASHING
- 4. METAL CLADDING OVER GODESIC DOME
- 5. RAIN WATER GUTTER
- 6. CLEAR GLAZING DOME TOP

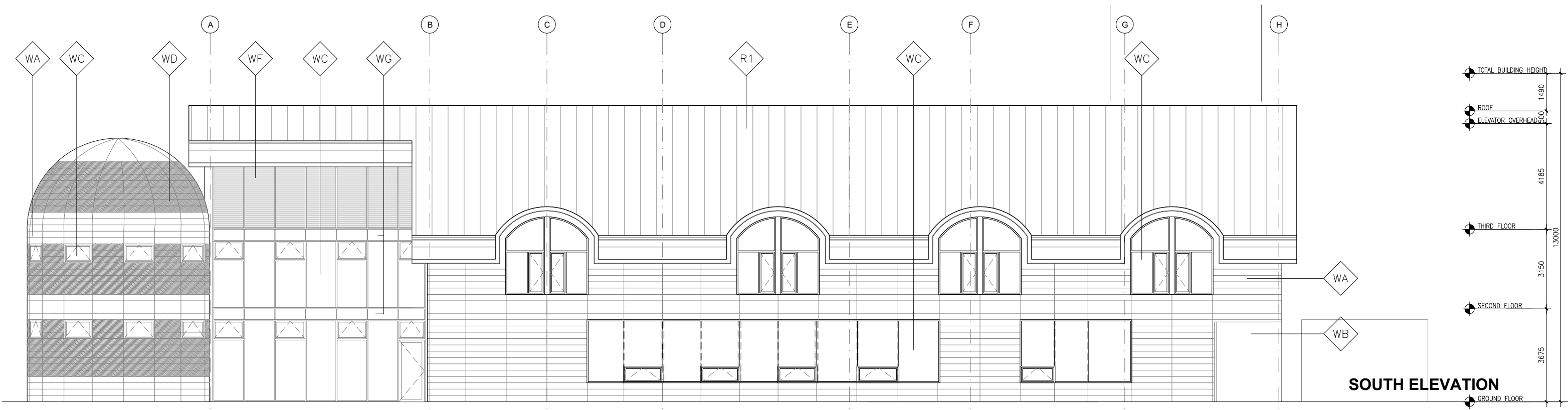


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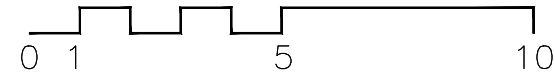


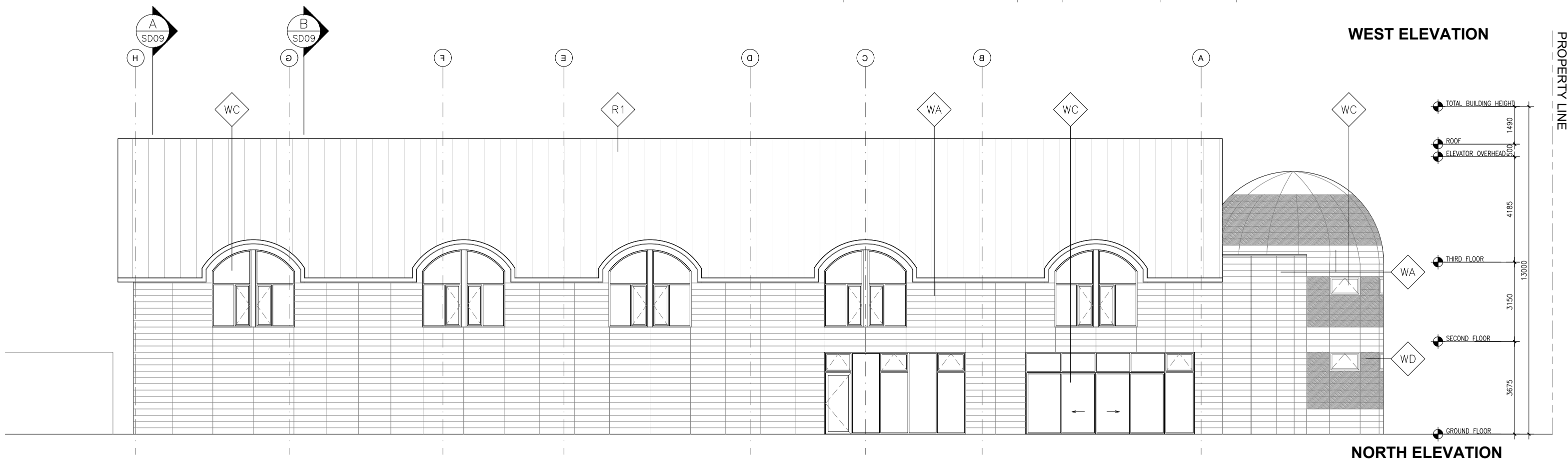
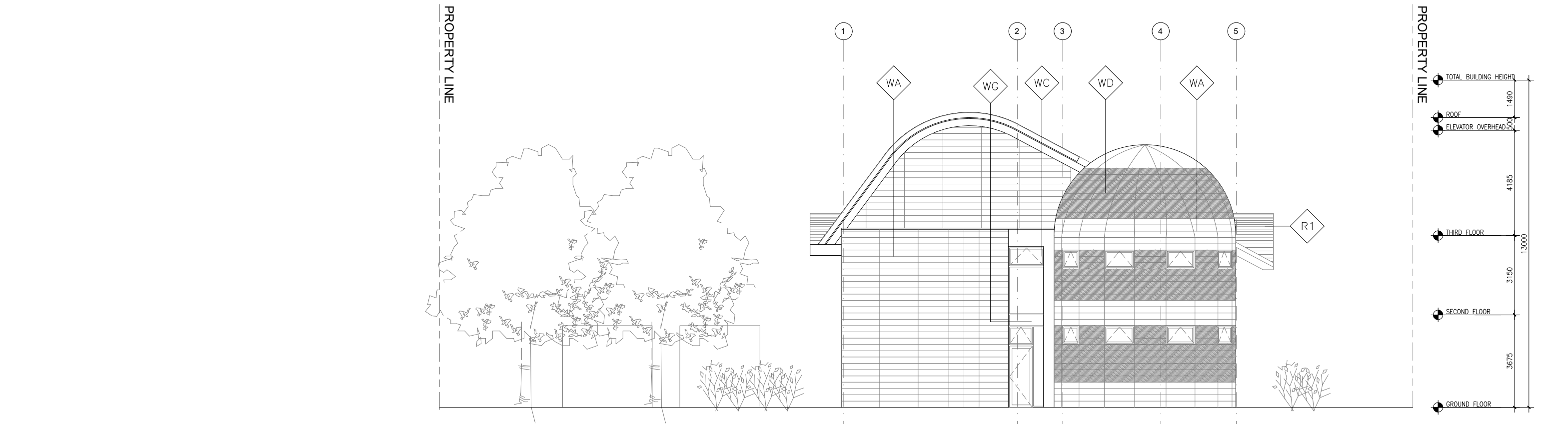
EAST ELEVATION



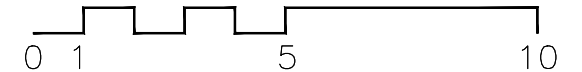
SOUTH ELEVATION

* Refer to Wall, Floor and Roof Legend in SD09





* Refer to Wall, Floor and Roof Legend in SD09



EXTERIOR WALLS

- WA** HARDI BOARD HORIZONTAL EXTERIOR WALL SYSTEM
 - 8mm SMOOTH FACED CONCRETE HORIZONTAL BOARDS (JAMES HARDI BOARD OR EQUIVELANT)
 - EXPOSED FACE, C/W METAL TRIM OUTSIDE CORNERS AND INSIDE CORNERS BY FRY REGLET
 - 19 X 89 P.T. VERTICAL NAILERS
 - R10 - 64mm COMFORTBOARD 110 RIGID MINERAL WOOL INSULATION
 - ADHERED AIR BARRIER
 - 38 x 185 (2X8) SPF STUDS @ 400mm O.C.
 - CAVITY FILLED WITH R17 MINERAL WOOL BATT INSULATION
 - 6 MIL VAPOUR BARRIER
 - 51 X 51 (2X2) STRAPPING @ 400 O.C. PACKED WITH ROXUL COMFORT BATTS
 - 16mm (5/8") DRYWALL

- WB** CONCRETE PANEL EXTERIOR WALL SYSTEM
 - 12mm SMOOTH FACED CONCRETE HORIZONTAL BOARDS (EQUITONE OR EQUIVELANT)
 - CONCEALED METAL FASTENING SYSTEM
 - Z BARS
 - R10 - 64mm COMFORTBOARD 110 RIGID MINERAL WOOL INSULATION
 - ADHERED AIR BARRIER
 - 38 x 185 (2X8) SPF STUDS @ 400mm O.C.
 - CAVITY FILLED WITH R17 MINERAL WOOL BATT INSULATION
 - 51 X 51 (2X2) STRAPPING @ 400 O.C. PACKED WITH ROXUL COMFORT BATTS
 - 6 MIL VAPOUR BARRIER
 - 16mm (5/8") DRYWALL

- WC** STOREFRONT FRONT FACE GLAZING SYSTEM
 - TRIPLE GLAZED UNIT WITH LOW E COATING IN
 - THERMALLY BROKEN ALUMINUM GLAZING SYSTEM
 - FRONT FACE MOUNTED VERTICAL BUTT JOINTS

- WD** TRANSLUCENT THERMALLY BROKEN FIBREGLASS WALL SYSTEM
 - TRANSLUCENT FIBREGLASS REINFORCED POLYMER (FRP) FACES TO GRID CORE COMPOSED OF INTERLOCKING THERMALLY BROKEN COMPOSITE I-BEAMS. WITH LIGHT TRANSMITTING AEROGEL TRANSLUCENT INSULATION. (U VALUE 0.05) PRODUCT: KALCURVE, 100mm THICK.

- WE** EXPOSED FOUNDATION WALL
 - R10 58mm CONCRETE FACED INSULATION
 - BITUMEN DAMPROOFING
 - 200mm REINFORCED CONCRETE WALL
 - R40 RIGID INSULATION, BACKFILL

- WF** ARCHITECTURAL LOUVER WALL
 - ANODIZED ALUMINUM OPERABLE LOUVER SCREEN
 - 6" DEEP FRAME 37 1/2 DEGREE BLADE ANGLE WITH DOWNSPOUTS AND CAULKING SURFACES PROVIDED.

- WG** INSULATED ALUMINUM COMPOSITE INFILL SPANDREL PANELS
 - IN THERMALLY BROKEN ALUMINUM GLAZING SYSTEM
 - FRONT FACE MOUNTED VERTICAL BUTT JOINTS

FLOOR ASSEMBLY

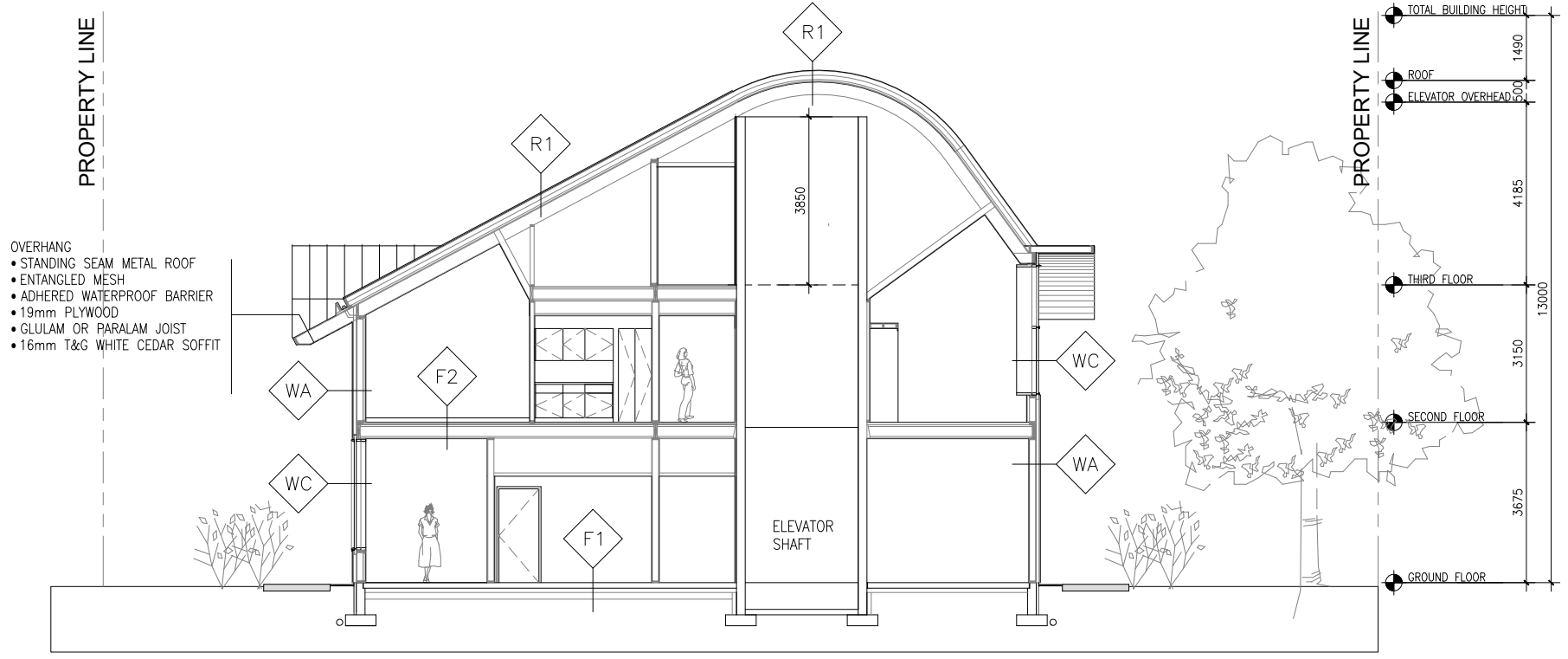
- F1** GROUND FLOOR FLOOR FINISH
 - 125 mm SEALED CONCRETE SLAB
 - 200mm SAND LAYER
 - 10 MIL VAPOUR BARRIER
 - R20 RIGID INSULATION
 - GRAVEL CRUSH TO SUIT GEOTECHNICAL REQUIREMENTS
- F2** SECOND AND THIRD FLOOR FLOOR FINISH
 - 38 mm CONCRETE TOPPING
 - 19mm PLYWOOD
 - 302mm TJI WOOD JOISTS
 - 100mm ACOUSTIC MINERAL WOOL INSULATION
 - 13mm GWB

ROOF ASSEMBLY

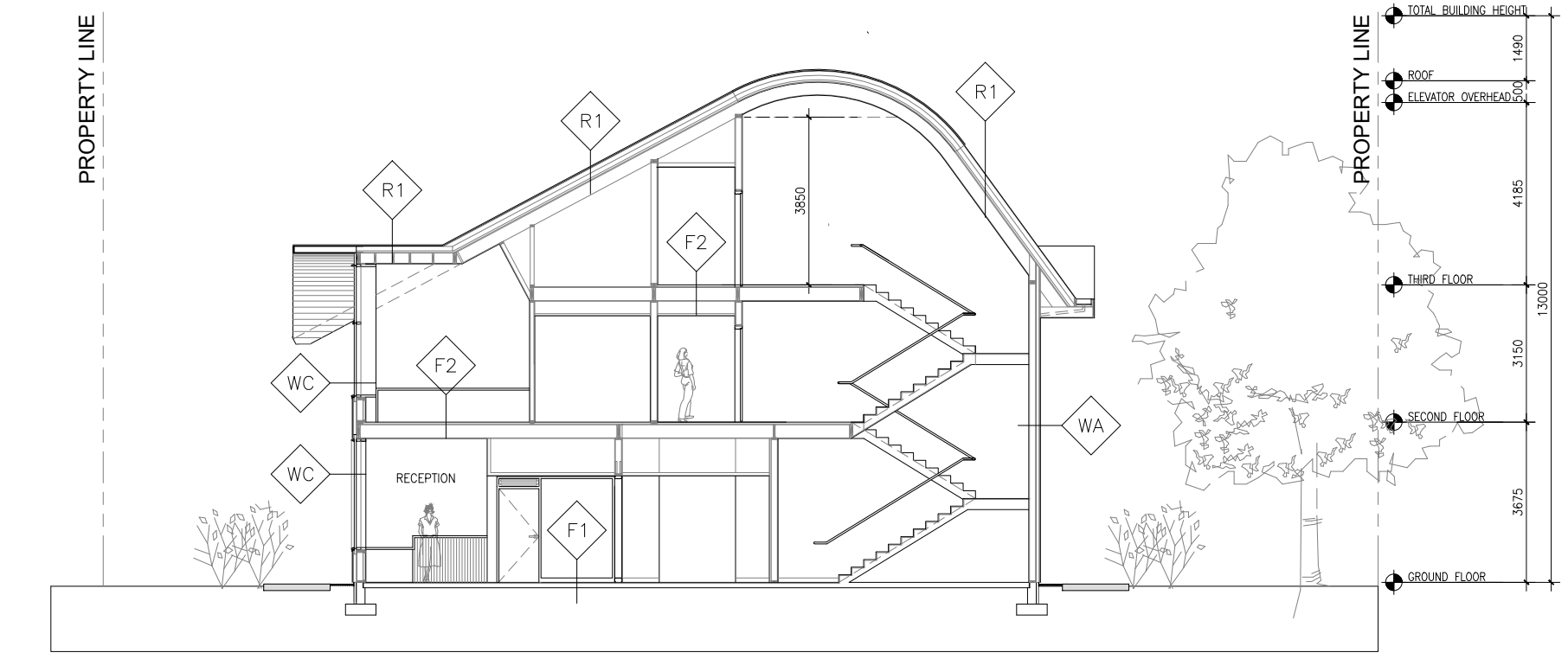
- R1** STANDING SEAM METAL ROOF
 - 50mm ZIP LOCK STANDING SEAM METAL ROOF 406mm PANS
 - ENTANGLED MESH
 - WATERPROOF MEMBRANE
 - 13mm R5 25mm POLYISO INSULATION
 - 2 LAYERS 75mm (3") R34.8 POLYISO. INSULATION
 - AIR/VAPOUR (SOPREMA LASTABOND SHIELD OR EQUIVELANT
 - 19MM EXTERIOR ROOF PLY
 - PARALAM OR GLULAM PURLINS SPACED @ 600 O.C.
 - 13mm DRYWALL
- R2** 2 PLY MODIFIED BITUMEN ROOFING ASSEMBLY (U-VALUE 0.086)
 - BROWN GRANULATED TOP SHEET
 - BASE SHEET
 - 4.8mm ASPHALT IMPREGNATED FIBRE BOARD
 - R40 RIGID INSULATION
 - ADHERED BREATHABLE MOISTURE BARRIER
 - 19mm PLYWOOD
 - 302mm TJI WOOD JOISTS
 - SUSPENDED DRYWALL BULKHEAD WITH METAL STUD FRAMING WHERE NOTED

INTERIOR WALLS

- W1** ACOUSTIC WALL PARTITION - STC 51 (BASED ON BC BC 2012, DIVISION B APPENDIX A WALL TYPE W4a)
 - 16mm (5/8") TYPE 'X' G.W.B.
 - 38mm x 140mm (2x6) FRAMING @ 400mm (16")
 - 89mm COMFORT BATT MINERAL WOOL INSULATION
 - 12mm RESILIENT CHANNEL @ 400mm O.C.
 - 2 LAYERS 16mm (5/8") TYPE 'X' G.W.B.
- W1A** ACOUSTIC WALL PARTITION - STC 51 (SHEAR WALL) (BASED ON BC BC 2012, DIVISION B APPENDIX A WALL TYPE W4a)
 - 16mm (5/8") TYPE 'X' G.W.B.
 - 13mm PLYWOOD (REFER TO STRUCT. DWGS.)
 - 38mm x 140mm (2x6) FRAMING @ 400mm (16") (REFER TO STRUCT. DWGS.)
 - 89mm COMFORT BATT MINERAL WOOL INSULATION
 - 12mm RESILIENT CHANNEL @ 400mm O.C.
 - 2 LAYERS 16mm (5/8") TYPE 'X' G.W.B.
- W2** TYPICAL 2X6 WALL
 - 16mm (5/8") TYPE 'X' G.W.B.
 - 38mm x 140mm (2x6) FRAMING @ 400mm (16") O.C.
 - COMFORT BATT MINERAL WOOL INSULATION
 - 16mm (5/8") TYPE 'X' G.W.B.
- W3** TILE WALL
 - 305 X 610 (12" x 24") PORCELAIN TILE
 - 13mm (5/2") TILE BACKER BOARD
 - 38mm x 140mm (2x6) FRAMING @ 400mm (16") O.C.
 - COMFORT BATT MINERAL WOOL INSULATION
 - 16mm (5/8") TYPE 'X' G.W.B. UNLESS NOTED
- W4** 2X4 WALL
 - 16mm DRYWALL
 - 38mm x 89mm (2x4) FRAMING @ 400mm (16") O.C.
 - COMFORT BATT MINERAL WOOL INSULATION
 - 16mm (5/8") TYPE 'X' G.W.B.



SECTION B



SECTION A

