

UNIT MIX/ FLOOR	BACHELOR		1 BDRM		1 BDRM +DEN		2 BDRM		2 BDRM +DEN		3 BDRM +DEN		TOTAL		TOTAL
UNIT AREA	(40-52m2)		(76-80m2)		(76-80m2)		(103-113m2)		(82-84m2)		(121.9m2)				
	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	
LEVEL 1	7	1	2	0	1	0	1	1	2	0	0	0	13	2	15
LEVEL 2	9	1	3	0	1	0	3	0	2	0	0	0	18	1	19
LEVEL 3	8	2	3	0	1	0	3	0	2	0	0	0	17	2	19
LEVEL 4	7	2	3	1	1	0	3	1	0	0	0	0	14	4	18
LEVEL 5-8 (X4 floors)	8	1	3	1	3	0	3	1	0	0	0	0	15	3	18
	X4=32	X4=4	X4=12	X4=4	X4=4	0	X4=12	X4=4	0	0	0	0	X4=60	X4=12	X4=72
LEVEL 9	4	2	3	1	1	0	4	0	0	0	0	0	12	3	15
PENTHOUSE LEVEL	0	0	0	0	0	0	0	0	1	0	1	0	2	0	2
<b>TOTAL</b>	<b>67</b>	<b>12</b>	<b>26</b>	<b>6</b>	<b>9</b>	<b>0</b>	<b>26</b>	<b>6</b>	<b>7</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>136</b>	<b>24 (15%)</b>	<b>160</b>
<b>TOTAL</b>	<b>79</b>	<b>12</b>	<b>32</b>	<b>6</b>	<b>9</b>	<b>0</b>	<b>32</b>	<b>6</b>	<b>7</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>160</b>	<b>24 (15%)</b>	<b>160</b>

BUILDING AREAS				
	GROSS FLOOR AREA AS PER O.B.C.	GROSS FLOOR AREA AS PER CITY DEF.	BALCONIES	TERRACES
GROUND FLOOR AREA	1,224.7 m <sup>2</sup>	818.8 m <sup>2</sup>	11.37 m <sup>2</sup>	101.83 m <sup>2</sup>
2ND & 3RD FLOOR AREA (X2 STOREYS)	(1,230 m <sup>2</sup> X2 =) 2,460 m <sup>2</sup>	(1,019.04 m <sup>2</sup> X2 =) 2,038.08 m <sup>2</sup>	( 17.30m <sup>2</sup> X2 =) 34.60m <sup>2</sup>	-
4TH FLOOR AREA	1,135.57 m <sup>2</sup>	942.00 m <sup>2</sup>	39.47 m <sup>2</sup>	42.66 m <sup>2</sup>
TYPICAL FLOOR AREA (5TH - 8TH) (X4 STOREYS)	(1,135.57 m <sup>2</sup> X4 =) 4,542.28 m <sup>2</sup>	(942.0 m <sup>2</sup> X4 =) 3,768.0 m <sup>2</sup>	(45.6 m <sup>2</sup> X 4 floors=) 182.4m <sup>2</sup>	-
9TH FLOOR AREA	1,031.43 m <sup>2</sup>	844.08 m <sup>2</sup>	-	117.23 m <sup>2</sup>
PENTHOUSE FLOOR AREA	480 m <sup>2</sup>	204.74 m <sup>2</sup>	-	512.7 m <sup>2</sup> (32.7 private+ 480 Communal)
ELEVATOR MECHANICAL ROOM FLOOR AREA	54.77 m <sup>2</sup>	0.00 m <sup>2</sup>	-	-
GROSS AREA (Excludes area below grade)	10,928.75 m <sup>2</sup> (117,636.01 ft <sup>2</sup> )	8,615.7 m <sup>2</sup> (92,738.623 ft <sup>2</sup> )	267.84 m <sup>2</sup>	774.42 m <sup>2</sup>
SUM AMENITIES (Balconies and Terraces)			1,042.26 m <sup>2</sup> (Including 480 m <sup>2</sup> communal)	
NUMBER OF STOREYS (above grade)		10 storeys + 1 (Elevator Machine Room) floor		
UNDERGROUND PARKING GARAGE L1	1573.36 m <sup>2</sup>	0.00 m <sup>2</sup>		
UNDERGROUND PARKING GARAGE L2	1549.00 m <sup>2</sup>	0.00 m <sup>2</sup>		

DO NOT SCALE DRAWINGS  
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.  
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE CONSULTANT.  
THESE DRAWINGS HAVE BEEN DESIGNED IN CONFORMANCE WITH THE ONTARIO BUILDING CODE.

Revisions		
Revision Number	Revision Date	Revision Description
01	2022.03.14	ISSUED FOR REVIEW
08	2024.08.08	ISSUED FOR SPA
09	2024.09.03	RE-ISSUED FOR SPA
10	2024.10.25	RE-ISSUED FOR SPA

City of Ottawa Zoning By-Law 2008-250			
ZONING MECHANISM	REQUIRED /PERMITTED	RELIEF REQ'D	PROPOSED
MIN. LOT AREA (HIGH-RISE REGULATION)	MIN. 1150 m <sup>2</sup>		3,292 m <sup>2</sup>
MIN. LOT WIDTH (BELL ST.)	MIN. 22.5 m		55.91 m
MIN. LOT DEPTH (LOUISA ST.)			58.86 m
BUILDING HEIGHT	31 m		31 m
SETBACKS (SIDE YARDS)	3 m	YES	LOUISA ST. 2m ARLINGTON ST. 2m
SETBACKS (FRONT YARD)	3 m		BELL ST. 3m
SETBACKS (REAR YARD)	7.2m - 7.5m		7.2m to the existing building
LANDSCAPED AREA (%)	MIN. 30% (of developed land 2,026.7) = 608.01m <sup>2</sup>		802 m <sup>2</sup> ( 39.57 %)

AMENITIES			
Amenity Area for Residential Development (MIN.)	6 m <sup>2</sup> for every Residential Unit = 960 m <sup>2</sup>		1,042.26 m <sup>2</sup>
Amenity Area Provided as Commonal Space	MIN. 960 m <sup>2</sup> x 50% = 480m <sup>2</sup>		480 m <sup>2</sup> (50%)

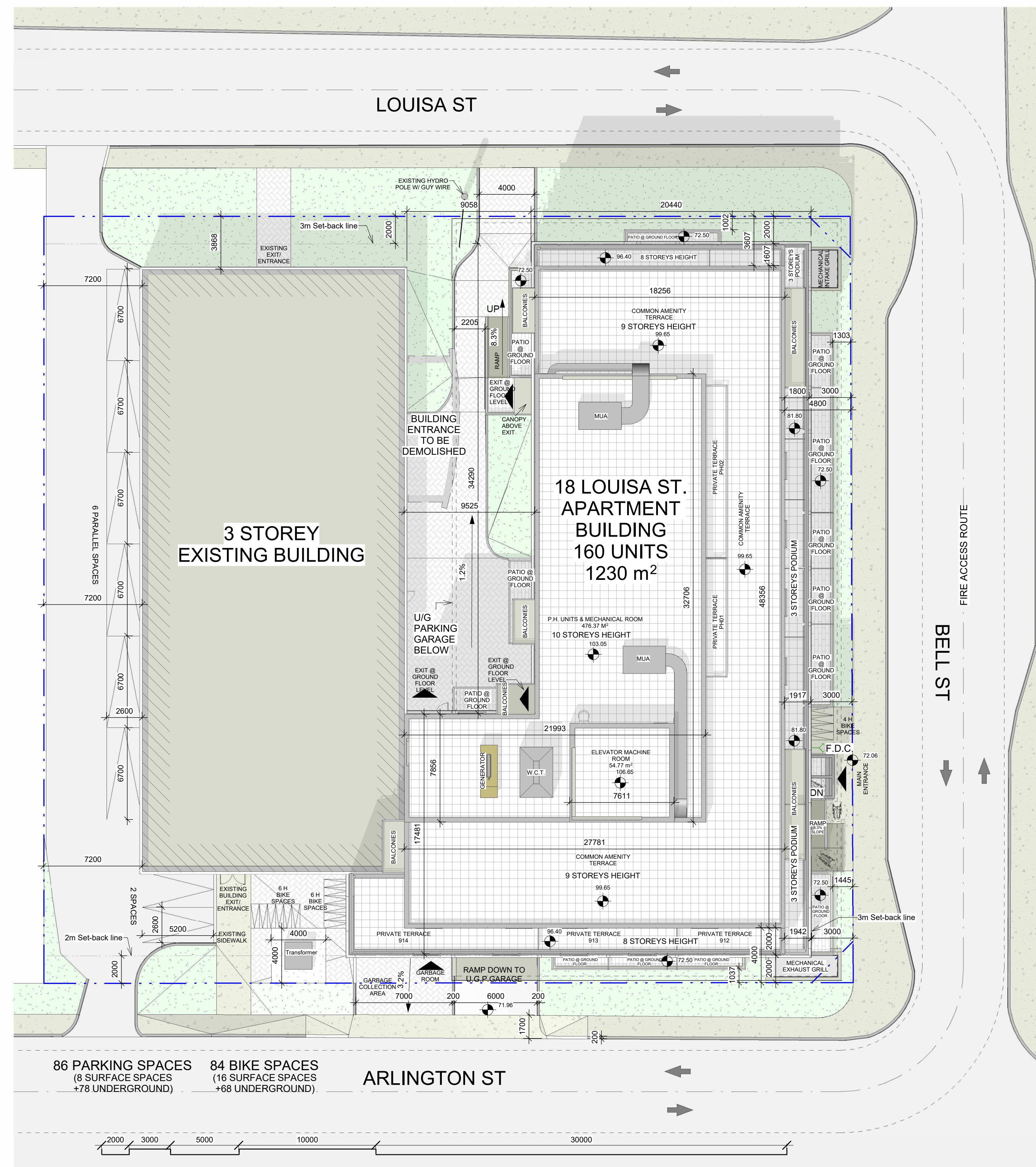
LOT COVERAGE			
GROUND FLOOR AREA (New Proposed Building)			1,224.7 m <sup>2</sup>
LANDSCAPE AREA (HARD/SOFT)			802 m <sup>2</sup>
TOTAL DEVELOPED AREA			2,026.7 m <sup>2</sup>
UNDEVELOPED (Existing building) AREA			840.43 m <sup>2</sup>
UNDEVELOPED WEST PARKING AREA PAVED ASPHALT			414.46 m <sup>2</sup>
UNDEVELOPED WEST LANDSCAPE AREA (SOFT)			10.41 m <sup>2</sup>
TOTAL LOT AREA			3,292 m <sup>2</sup>

VEHICLE PARKING CALCULATION			
Minimum required parking spaces / use (Sections 101, 102)			
USE	PARKING RATE	GFA / UNIT	PARKING
OFFICE	1 PER 100 m <sup>2</sup>	689 m <sup>2</sup>	6.89
MEDICAL FACILITY	0 for 200m <sup>2</sup> or less, on ground floor	200 m <sup>2</sup>	0
INSTRUCTIONAL FACILITY	0 for 200m <sup>2</sup> or less, on ground floor	111 m <sup>2</sup>	0
VISITOR RESIDENTIAL	0.1 / UNIT (non required for the first 12 units)	148 Units (160 - 12)	14.8
RESIDENTIAL	0.5 / UNIT (non required for the first 12 units) 10% of value to be reduced due to location of parking in underground garage	148 Units (160 - 12)	65.6 (74 - 10%)
<b>Total</b>			
		<b>85</b>	

Shared Parking Provisions (Section 104)																	
USE	Required Parking Count (as per section 101)	Weekday Morning		Weekday Noon		Weekday Afternoon		Saturday Morning		Saturday Evening							
		%	P	%	P	%	P	%	P	%	P						
OFFICE	6.89	100%	6.89	90%	6.201	100%	6.89	15%	1.0335	20%	1.378	20%	1.378	10%	0.689	5%	0.3445
VISITOR RESIDENTIAL	14.8	50%	7.4	50%	7.4	75%	11.1	100%	14.8	100%	14.8	100%	14.8	100%	14.8	100%	14.8
<b>Total</b>	<b>26.01</b>		<b>14.29</b>		<b>13.601</b>		<b>17.99</b>		<b>15.8335</b>		<b>16.178</b>		<b>16.178</b>		<b>15.489</b>		<b>15.1445</b>

ZONING MECHANISM	REQUIRED /PERMITTED	RELIEF REQ'D	PROPOSED
VEHICLE PARKING SPACE	85		86
STANDARD PARKING SPACES DESIGN (MIN.)	standard space: Min: 2.6m wide x 5.2m long up to 40% of residential 67 spaces = 26.8 can be reduced to 2.4m wide x 4.6m long Min: 2.6m wide x 6.7m long (parallel)		AS REQUIRED 12 spaces (18%) reduced to 2.4m wide x 5.2m long AS REQUIRED
PARKING ACCESS & ACCESS WIDTH (MIN.)	6 m		6 m
BARRIER FREE PARKING SPACE	4 Spaces total number of parking spaces is between 76 -100		4 Spaces
BF PARKING SPACES DESIGN (MIN.)	2 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m		2 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m

BICYCLE PARKING			
BICYCLE PARKING SPACE	Total: 84 Spaces Res : 0.5 space/ unit = 80 space Instructional Facility: 1 per 1,500 m <sup>2</sup> = 0.2 space Medical Facility: 1 per 1,000 m <sup>2</sup> = 0.2 space Office: 1 per 250 m <sup>2</sup> = 3.8 space		84 Spaces
ACCESS AISLE FOR BICYCLE PARKING	Maximum 50% (42 spaces) within Landscaped Area Minimum width: 1.5m	YES	16 Surface spaces
BICYCLE PARKING SPACE DESIGN (MIN.)	horizontal: 0.6m wideX1.8m long vertical: 0.5m wideX1.5m long		horizontal: 0.6m wideX1.8m long vertical: 0.6m wideX1.5m long
Maximum Number of Vertical Bicycle Parking Spaces	50% of required spaces = 42	YES	(40.4%) 34 STACKED Spaces 0.6m wide X 1.8m long

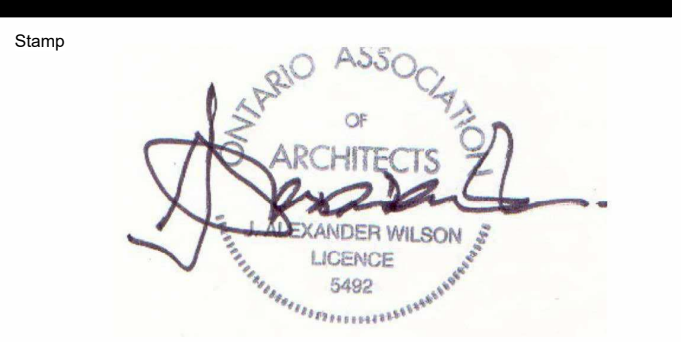


**86 PARKING SPACES**  
**8 SURFACE SPACES**  
**+78 UNDERGROUND**  
**(including 6 B.F. & 12 reduced)**

**84 BIKE SPACES**  
**(36 Stacked +48 Horizontal)**

**16 SURFACE SPACES (Horizontal)**  
**+68 UNDERGROUND**  
**(36 Stacked +32 Horizontal)**

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f: 613.545.1411



Project:  
**18 LOUISA ST.**

18 LOUISA ST.  
OTTAWA, ONTARIO

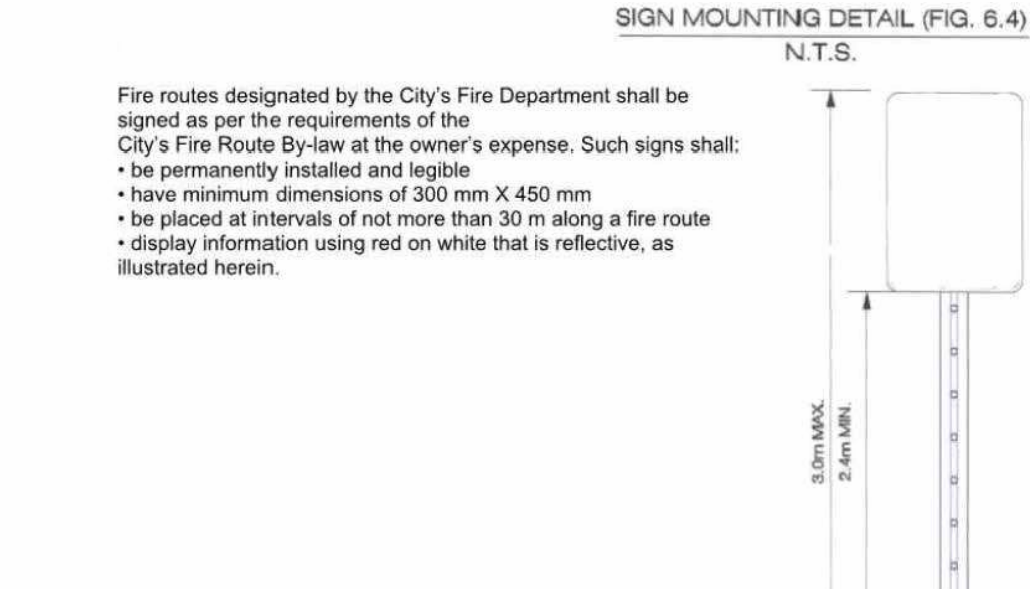
**SITE PLAN & ZONING INFO**

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:200	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A001</b>		

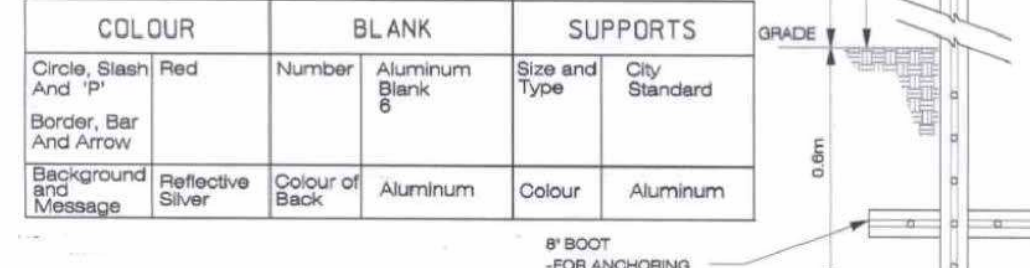
**DESIGNED FIRE ACCESS ROUTES, FIRE ROUTE SIGNS:**

- 1) FIRE ROUTES SHALL BE PERMANENTLY MOUNTED ON A RIGID SIGN POST OR POLE.
- 2) BE ERECTED AT A HEIGHT BETWEEN 1.9 AND 2.5 METERS AS MEASURED FROM THE TRAVELLED SURFACE OF THE FIRE ROUTE TO THE BOTTOM OF THE SIGN.
- 3) BE INSTALLED AT A DISTANCE OF 0.3 AND 3 METERS FROM THE TRAVELLED EDGES OF THE FIRE ROUTE AND
- 4) BE INSTALLED ALONG THE FIRE ROUTE AT INTERVALS NO GREATER THAN 30 METERS OR AT SUCH OTHER INTERVALS APPROVED BY THE CHIEF FIRE OFFICER, AS MAY BE REQUIRED TO CLEARLY IDENTIFY THE ROUTE.
- 5) THE DIRECTIONAL ARROWHEADS MAY BE DELETED EITHER LEFT OR RIGHT TO INDICATE THE BOUNDARIES OF THE FIRE ROUTE.

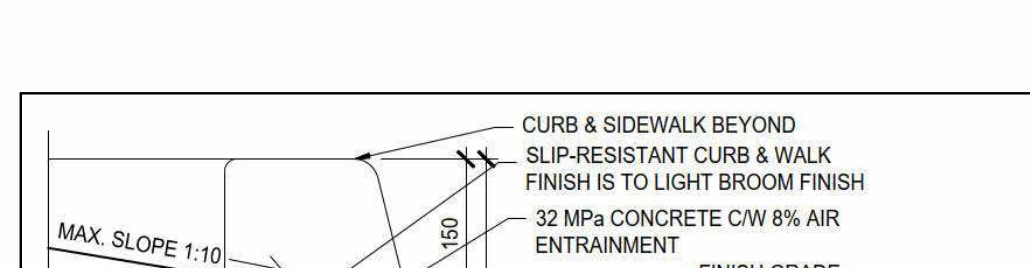
**SIGN MOUNTING DETAIL (FIG. 6.4)**  
N.T.S.



**FIRE ROUTE SIGN PLATE DETAIL (FIG. 6.5)**  
N.T.S.



**SIGN POST DETAIL (FIGURE 6.3)**  
N.T.S.



**TABLE 3.8.3.2 - RAMP RISE AND SLOPE**

VERTICAL RISE BETWEEN SURFACES, MM	SLOPE
75 TO 200	1:10 TO 1:12
LESS THAN 75	1:8 TO 1:10

**TABLE 3.8.3.3 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. HAVE A RUNNING SLOPE CONFORMING TO TABLE 3.8.3.2.	
2. HAVE A WIDTH OF NOT LESS THAN 1 500 MM EXCLUSIVE OF FLARED SIDES.	
3. HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL:	
- BE SLIP-RESISTANT.	
- HAVE A DETECTABLE WARNING SURFACE THAT IS COLOUR- AND TEXTURE-CONTRASTED WITH THE ADJACENT SURFACES, AND	
- HAVE A SMOOTH TRANSITION FROM THE RAMP AND ADJACENT SURFACES, AND	
4. HAVE FLARED SIDES WITH A SLOPE OF NOT MORE THAN 1:10 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM.	

**TABLE 3.8.3.4 - CURB AND SIDEWALK BEYOND**

DESCRIPTION	REQUIREMENT
1. CURB AND SIDEWALK BEYOND SLIP-RESISTANT CURB & WALK FINISH IS TO LIGHT BROOM FINISH.	
2. 32 MPa CONCRETE CW 8% AIR ENTRAINMENT.	
3. FINISH GRADE.	
4. EXPANSION JOINTS IN SIDEWALK ARE TO BE PROVIDED AT A MAXIMUM OF 6M APART OR AS REQUIRED.	
5. TRANSVERSE CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM OF 1.5M APART OR AS REQUIRED.	
6. ALL CONCRETE WALKS ARE TO BE SEALED WITH 'SEALIGHT 1220 WHITE PIGMENTED CURING COMPOUND' BY W.R. MEADOWS OR APPROVED EQUAL APPLICATION AS PER MANUFACTURE SPECIFICATIONS.	
7. PROVIDE NON-SLIP SURFACE FINISHES AT ALL BARRIER-FREE PATHS OF TRAVEL ON SITE (TYP.).	
8. PROVIDE SAW CUTS @ 8" o.c. ON SLOPED AND FLARED SIDES OF RAMP.	

**TABLE 3.8.3.5 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.6 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. HAVE A RUNNING SLOPE CONFORMING TO TABLE 3.8.3.2.	
2. HAVE A WIDTH OF NOT LESS THAN 1 500 MM EXCLUSIVE OF FLARED SIDES.	
3. HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL:	
- BE SLIP-RESISTANT.	
- HAVE A DETECTABLE WARNING SURFACE THAT IS COLOUR- AND TEXTURE-CONTRASTED WITH THE ADJACENT SURFACES, AND	
- HAVE A SMOOTH TRANSITION FROM THE RAMP AND ADJACENT SURFACES, AND	
4. HAVE FLARED SIDES WITH A SLOPE OF NOT MORE THAN 1:10 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM.	

**TABLE 3.8.3.7 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.8 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.9 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.10 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.11 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.12 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.13 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.14 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.15 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.16 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.17 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.18 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.19 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.20 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.21 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.22 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.23 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.24 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.25 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.26 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.27 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.28 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**TABLE 3.8.3.29 - CURB RAMP**

DESCRIPTION	REQUIREMENT
1. 1500 MIN. @ PASSENGER LOADING ZONE.	
2. SLIP RESISTANT, CONTRASTING BLUE DETECTABLE WARNING TEXTURED SURFACE.	
3. MAX. SLOPE = 1:10.	
4. CURB CUT.	
5. SMOOTH TRANSITION REQUIRED.	

**ACCESSIBLE PARKING NOTES:**

- 1) MINIMUM OF 1 AUTHORIZED SIGN PER PARKING SPACE, LOCATED WITHIN 2m OF THE FRONT OF THE SPACE, CENTERED ON THE SPACE.
- ACCESSIBLE PARKING NOTED IN PLAN BY THE FOLLOWING SYMBOL.

**GENERAL NOTES:**

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
2. A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
6. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
7. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
8. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
11. EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
12. REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (<http://www.impactrecovery.com>) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS.

**LEGEND:**

- GRASS
- ASPHALT PAVING
- FIRE ACCESS ROUTE
- PROP. LINE
- TRAFFIC DIRECTION
- FIRE DEPT. CONNECTION
- ENTRANCE/EXIT
- FIRE HYDRANT
- BF DEPRESSED CURB / RAMP (TYP.) AS PER 3.8.3.2(3) OBC
- ON-SITE SNOW STORAGE
- PAINTED ISLAND NO PARKING
- FREE STANDING SIGNS
- PROPOSED LOCATION OF PAD MOUNTED TRANSFORMER

**ABBREVIATIONS:**

- CD CURB DEPRESSION
- RD ROOF DRAIN
- FFL FINISHED FLOOR LEVEL
- FRS FIRE ACCESS ROUTE SIGN
- APS ACCESSIBLE PARKING SIGN
- OH OVERHEAD DOOR
- FH FIRE-HYDRANT
- FDC FIRE DEPARTMENT CONNECTION

**ABBREVIATIONS:**

- CD CURB DEPRESSION
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**ABBREVIATIONS:**

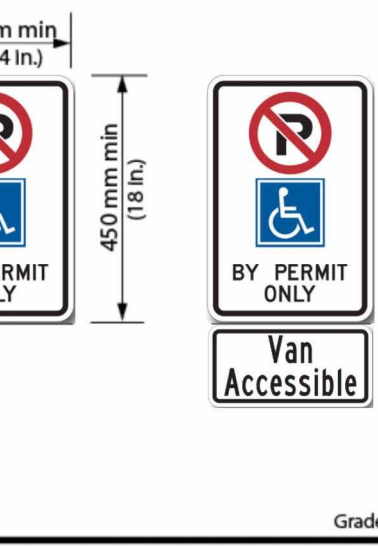
- CD CURB DEPRESSION
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- FFL FINISHED FLOOR LEVEL
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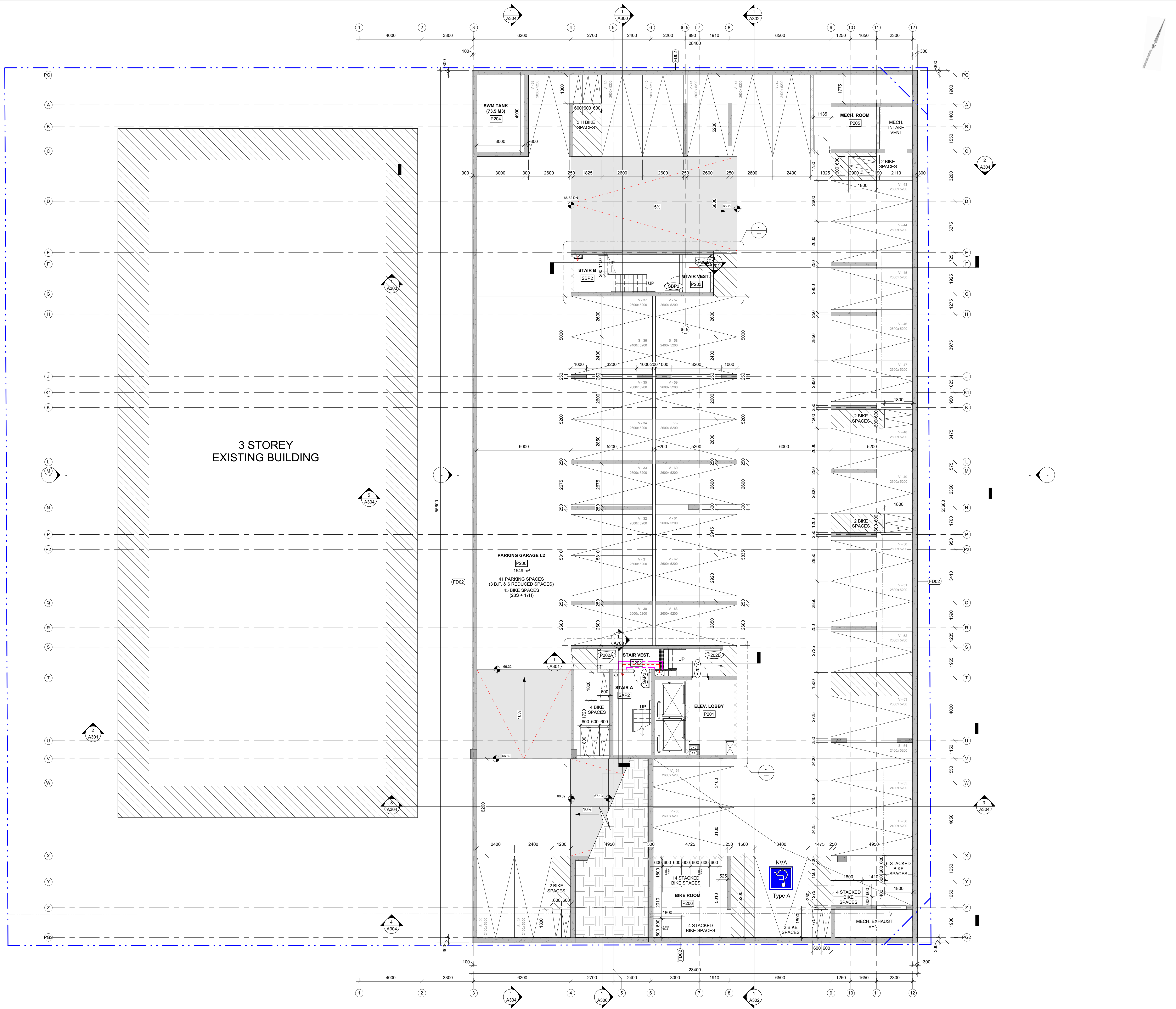
**LEGEND:**

- GRASS
- ASPHALT PAVING
- FIRE ACCESS ROUTE
- PROP. LINE
- TRAFFIC DIRECTION
- FIRE DEPT. CONNECTION
- ENTRANCE/EXIT
- FIRE HYDRANT
- BF DEPRESSED CURB / RAMP (TYP.) AS PER 3.8.3.2(3) OBC
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- PAINTED ISLAND NO PARKING
- FREE STANDING SIGNS
- PROPOSED LOCATION OF PAD MOUNTED TRANSFORMER

**ABBREVIATIONS:**

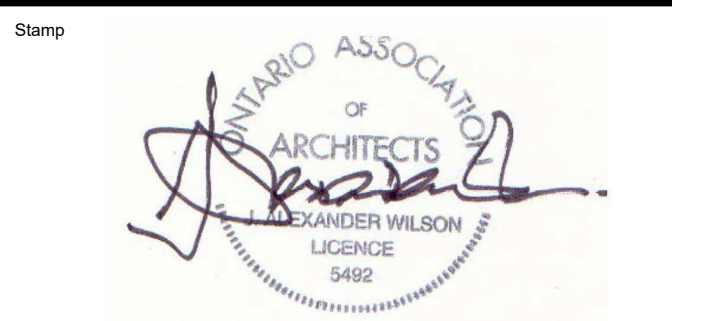
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Revisions		
Revision Number	Revision Date	Revision Description
01	2022.03.14	ISSUED FOR REVIEW
08	2024.08.08	ISSUED FOR SPA
09	2024.09.03	RE-ISSUED FOR SPA
10	2024.10.25	RE-ISSUED FOR SPA



1 PARKING LEVEL P2 FLOOR PLAN  
 A100.2 1:100

Alexander Wilson Architect Inc  
 Admiralty Place  
 103-20 Gore Street  
 Kingston Ontario, K7L 2L1  
 t 613.545.3744 ext 213  
 f 613.545.1411



Project  
**18 LOUISA ST.**

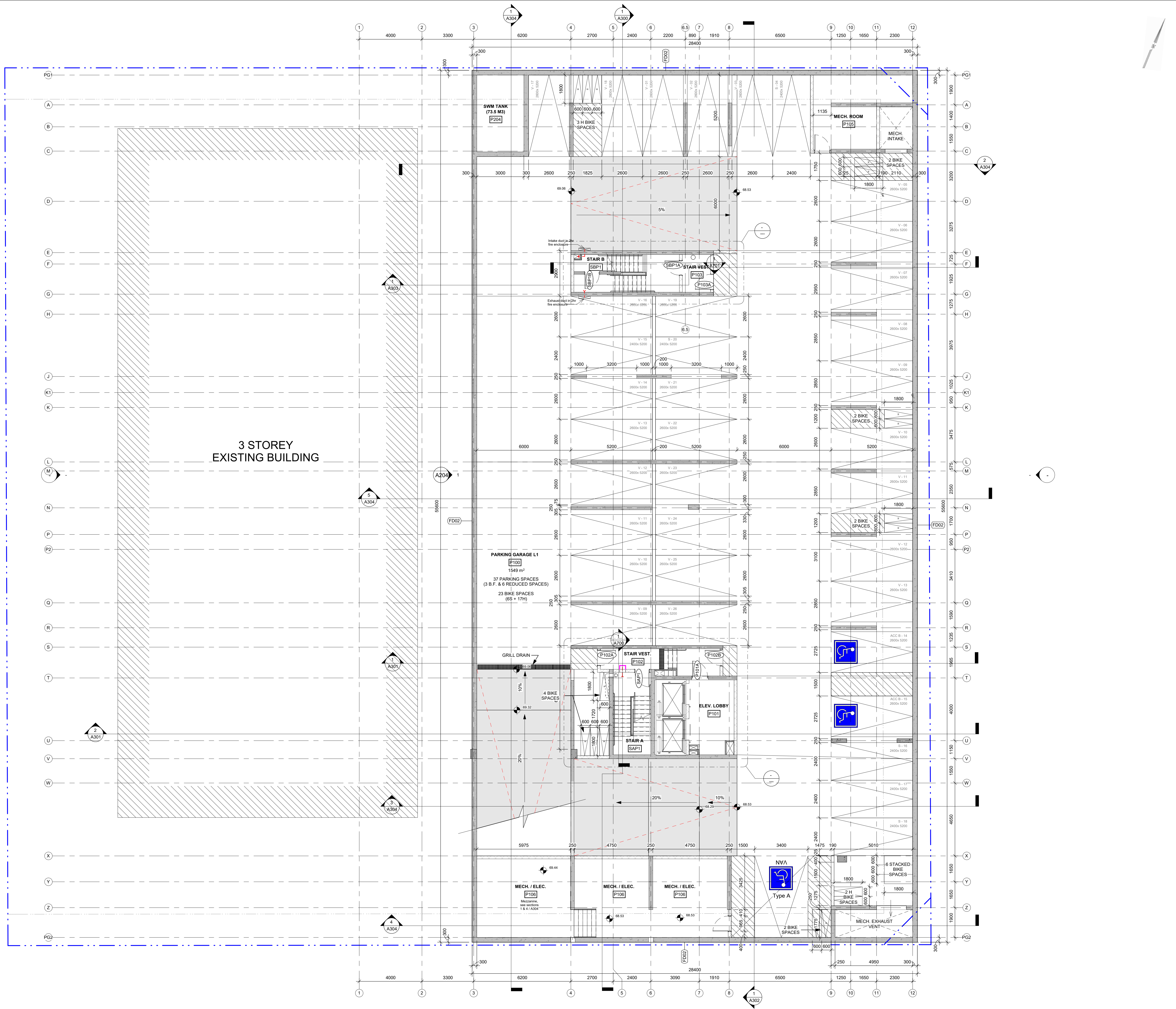
18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**PARKING LEVEL P2  
 FLOOR PLAN**

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A100.2		

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10	2024.10.25	RE-ISSUED FOR SPA



2  
 A100.1  
 1 : 100  
**PARKING LEVEL P1 FLOOR PLAN**

**Alexander Wilson Architect Inc**  
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 Kingston Ontario, K7L 2L1  
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 f: 613.545.1411



Project  
**18 LOUISA ST.**

18 LOUISA ST.  
 OTTAWA, ONTARIO

**PARKING LEVEL P1  
 FLOOR PLAN**

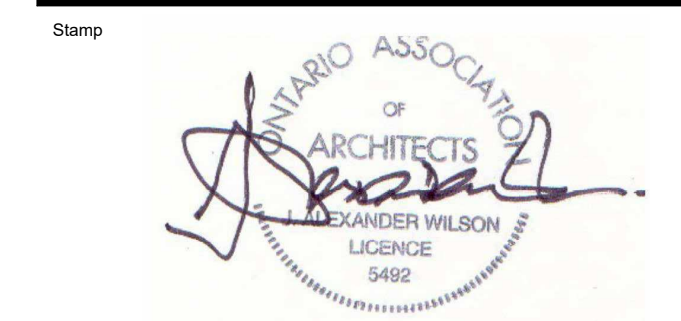
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Scale	1 : 100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A100.1</b>		



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10	2024.10.25	RE-ISSUED FOR SPA

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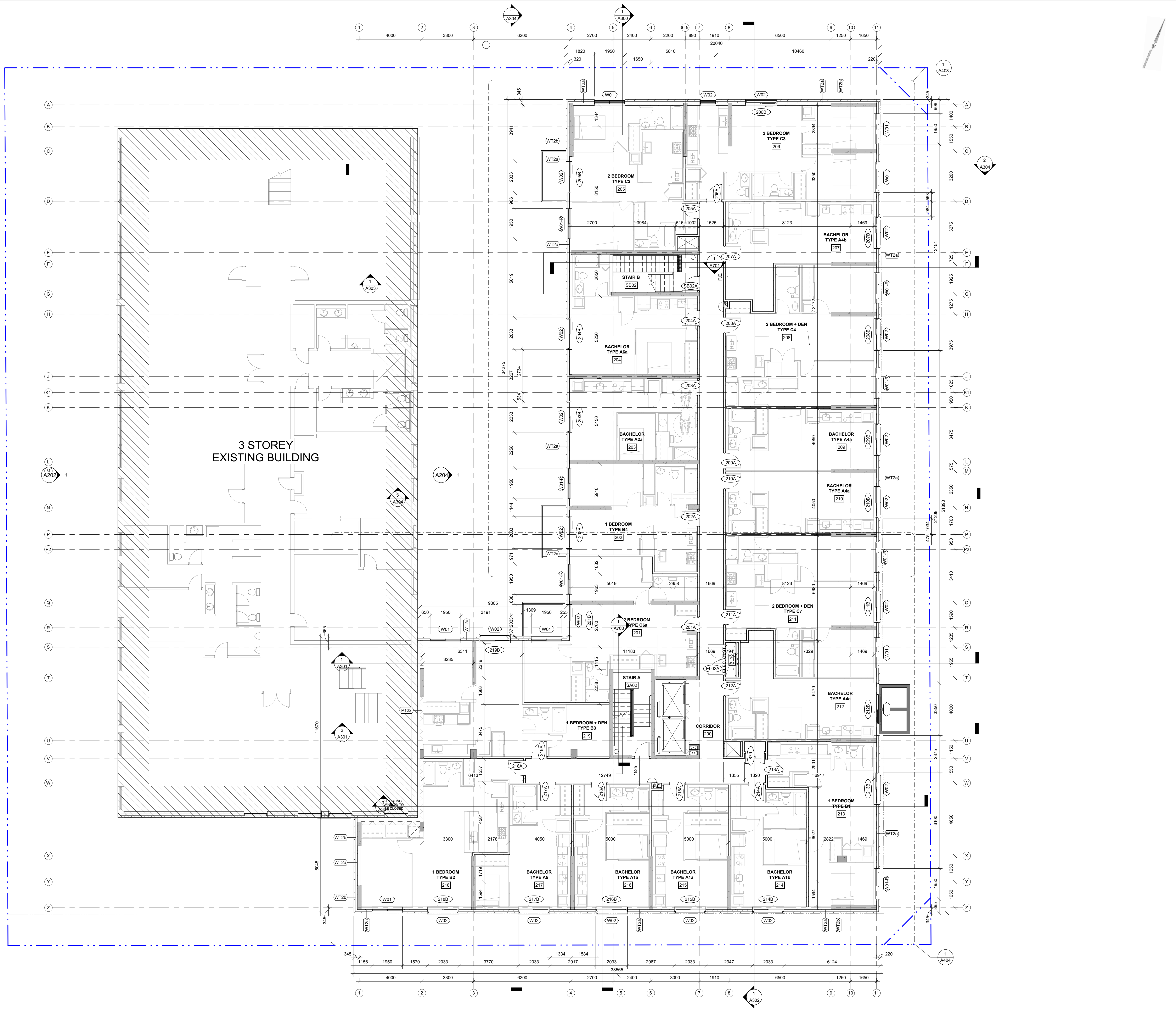


Project  
**18 LOUISA ST.**

18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**GROUND FLOOR PLAN**

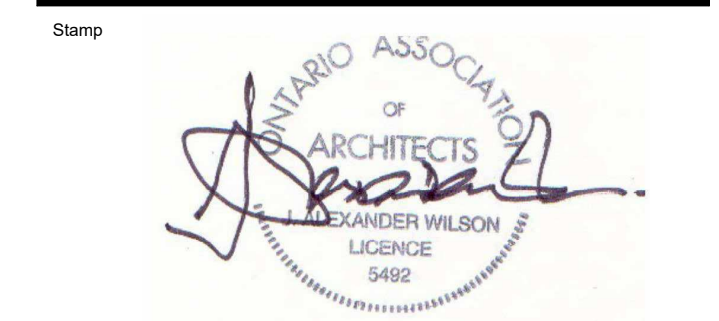
Drawn By: Fahd A.Z. Checked By: AWA  
 Scale: 1:100 Date: 2024.10.25  
 Project No: 2414 (AWA 2204) Revision: 10  
 Drawing No: **A101**



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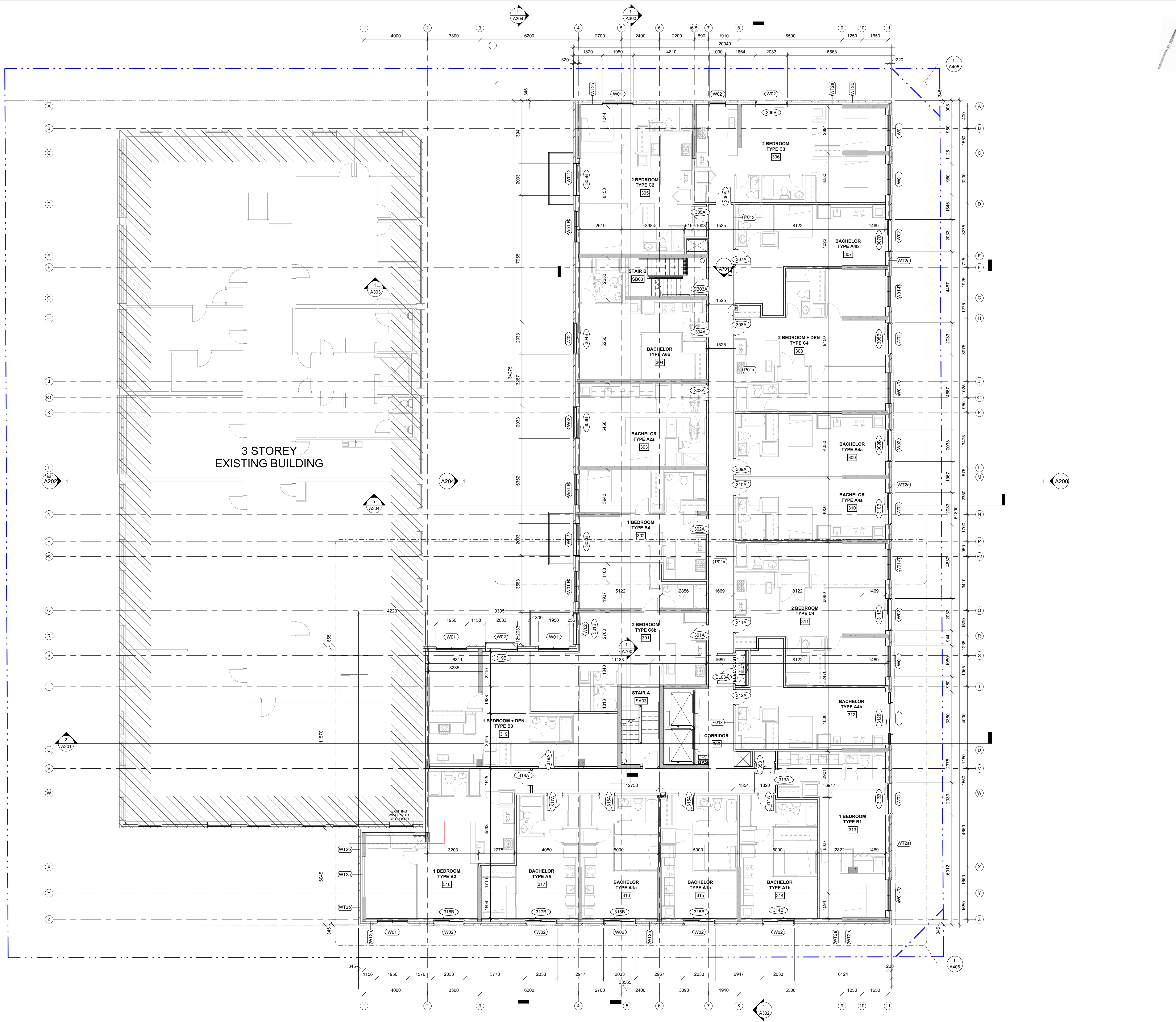


Project  
**18 LOUISA ST.**

18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**2ND FLOOR PLAN**

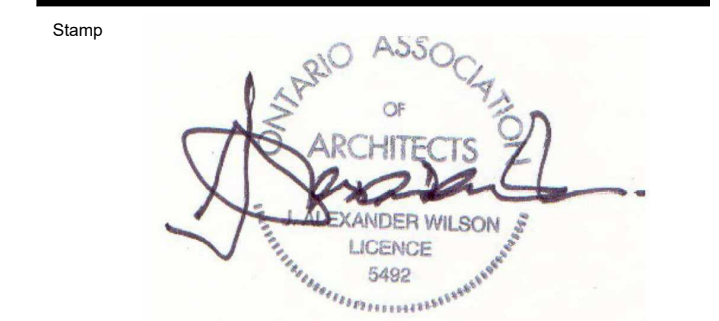
Drawn By: Fahd A.Z. Checked By: AWA  
 Scale: 1:100 Date: 2024.10.25  
 Project No: 2414 (AWA 2204) Revision: 10  
 Drawing No: **A102**



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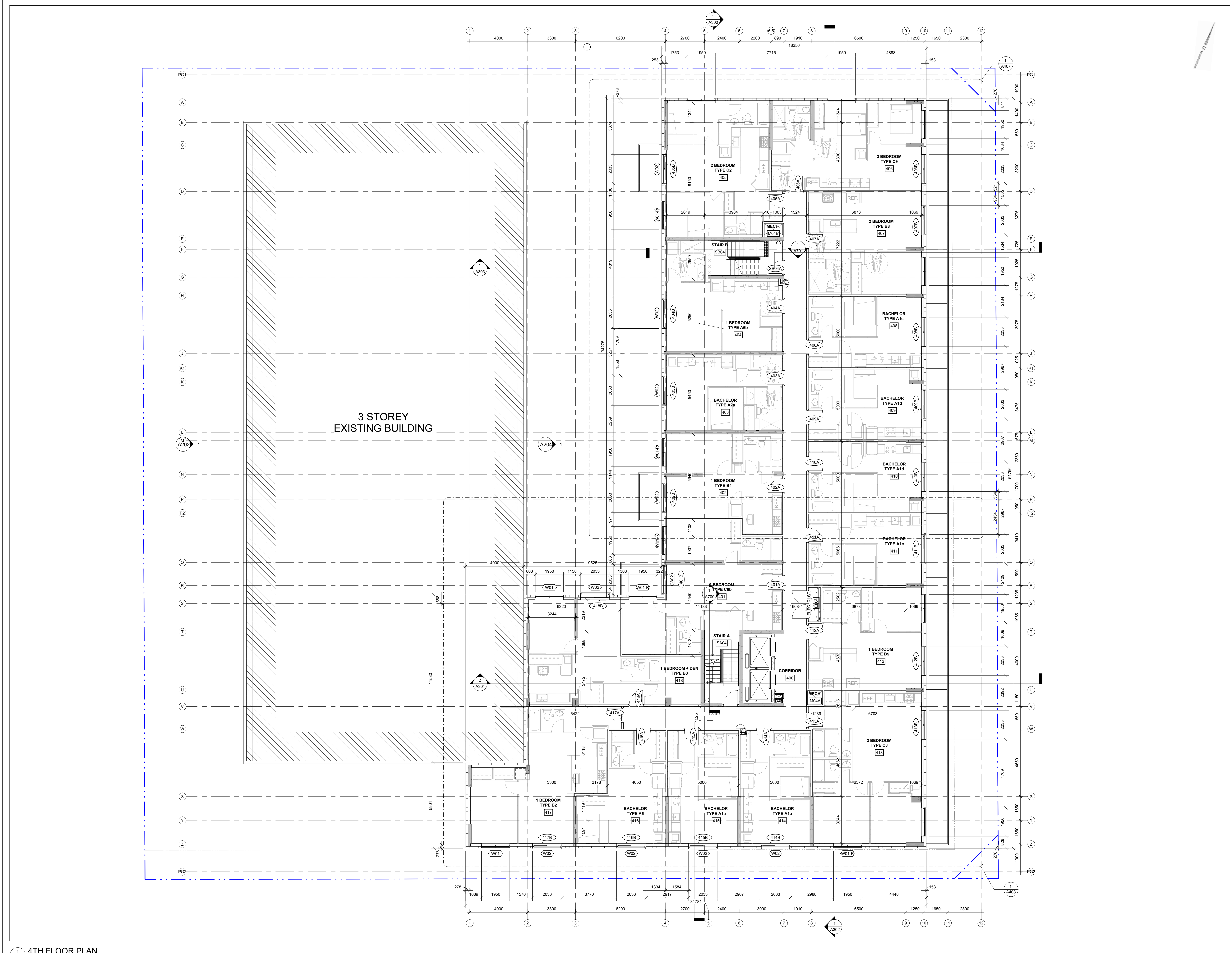


Project  
**18 LOUISA ST.**

18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**3RD FLOOR PLAN**

Drawn By: Fahd A.Z. Checked By: AWA  
 Scale: 1:100 Date: 2024.10.25  
 Project No: 2414 (AWA 2294) Revision: 10  
 Drawing No: **A103**

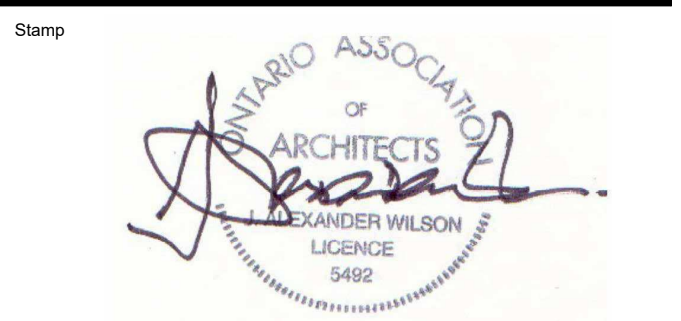


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10	2024.10.25	RE-ISSUED FOR SPA

3 STOREY  
 EXISTING BUILDING

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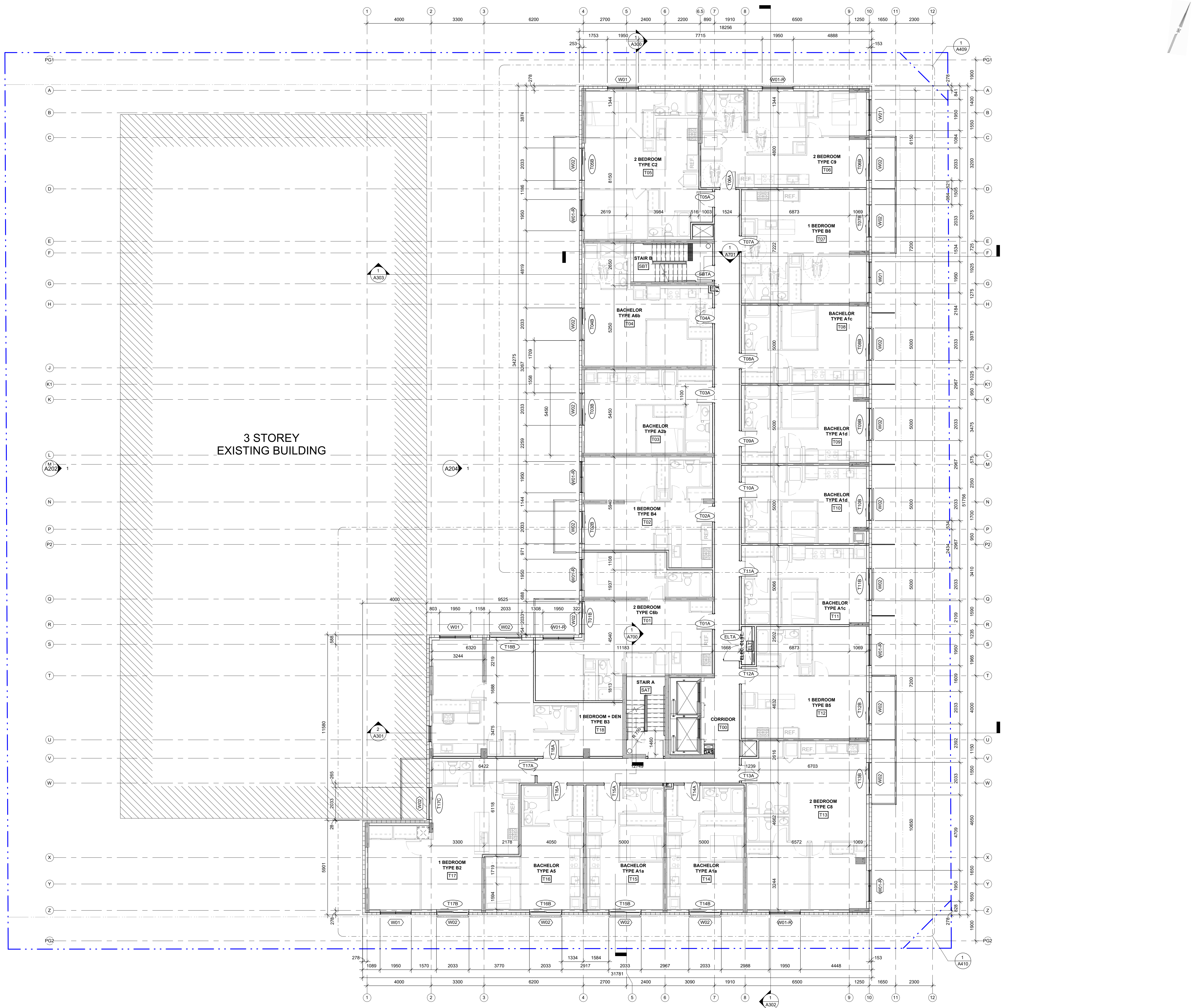
Project  
**18 LOUISA ST.**

18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**4TH FLOOR PLAN**

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A104</b>		

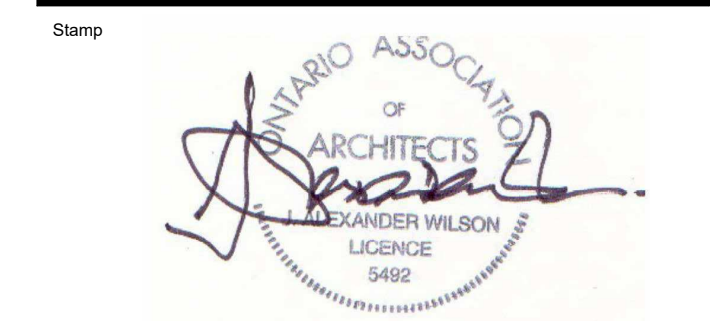




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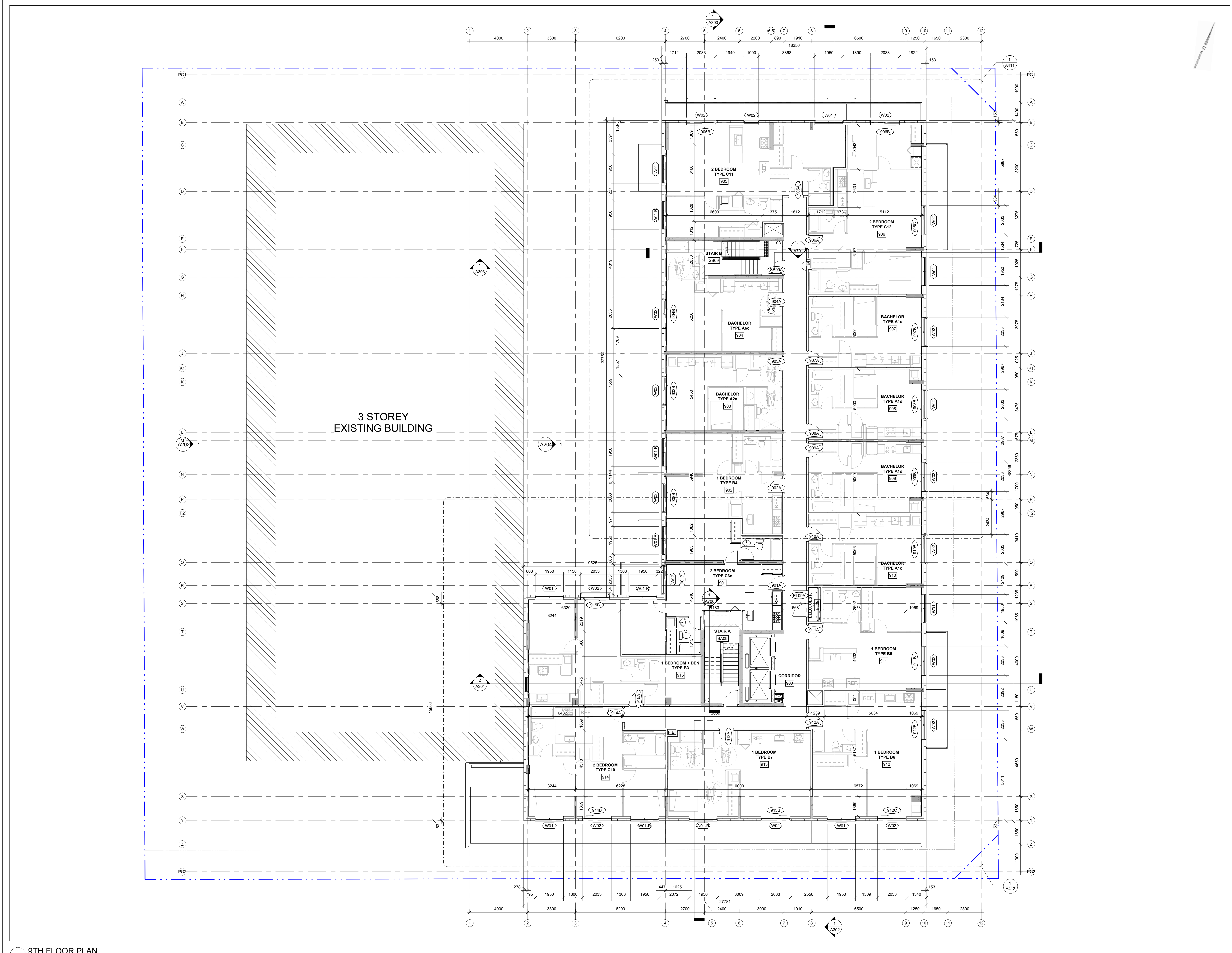
Project  
**18 LOUISA ST.**

18 LOUISA ST.  
 OTTAWA, ONTARIO

**TYPICAL 5TH-8TH FLOOR PLAN**

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A105</b>		

**1** TYPICAL 5TH TO 8TH FLOOR PLAN  
 A105 1:100

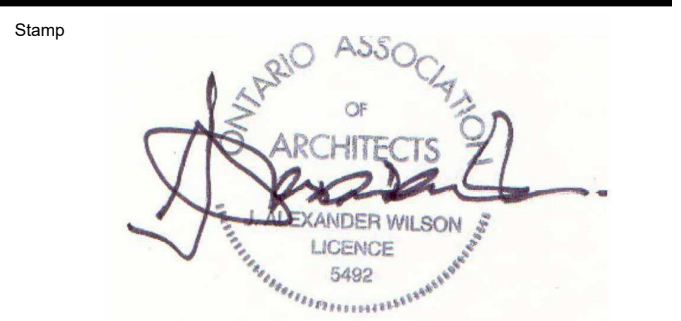


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10	2024.10.25	RE-ISSUED FOR SPA

1 9TH FLOOR PLAN  
 A109 1:100

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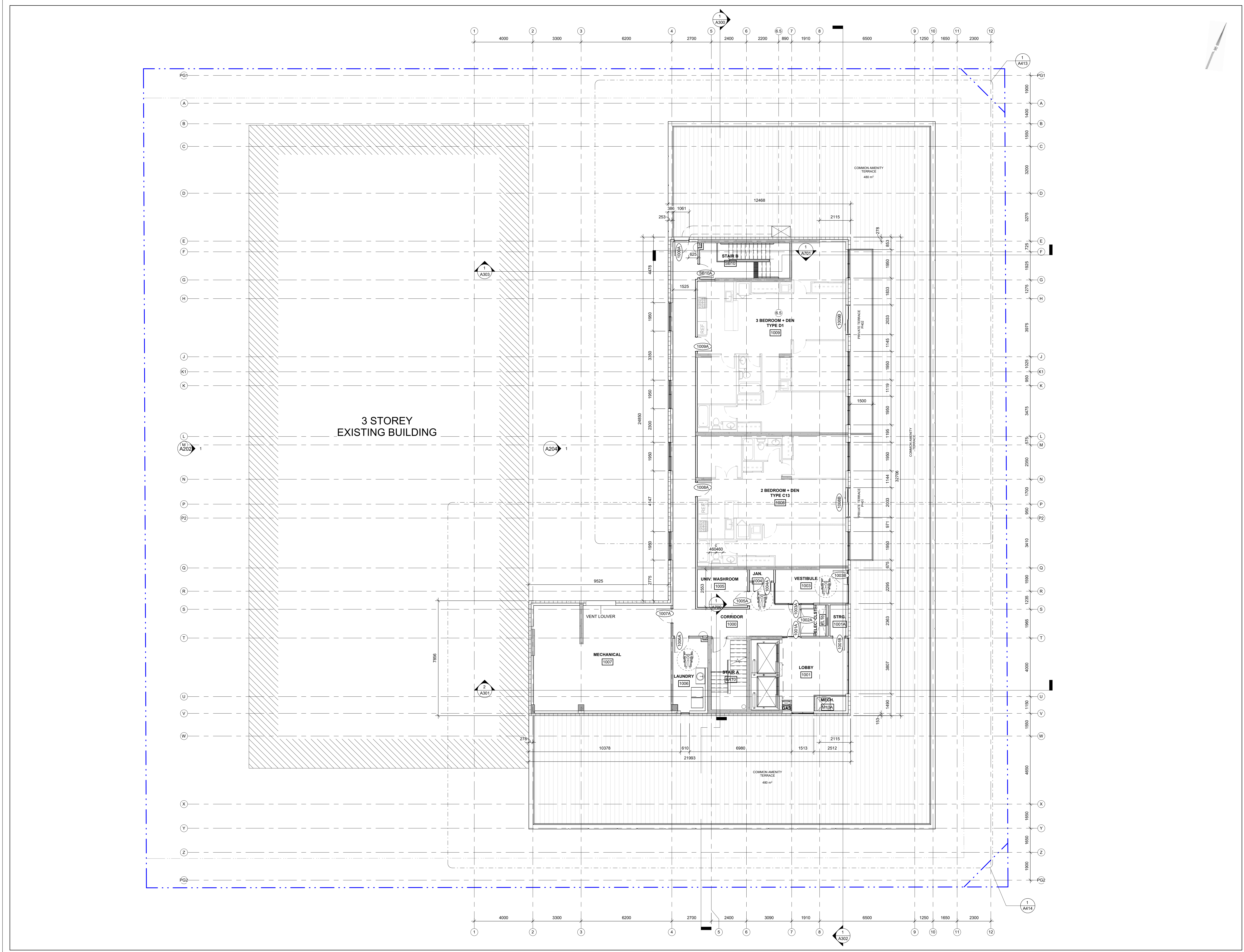


Project  
**18 LOUISA ST.**

18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**9TH FLOOR PLAN**

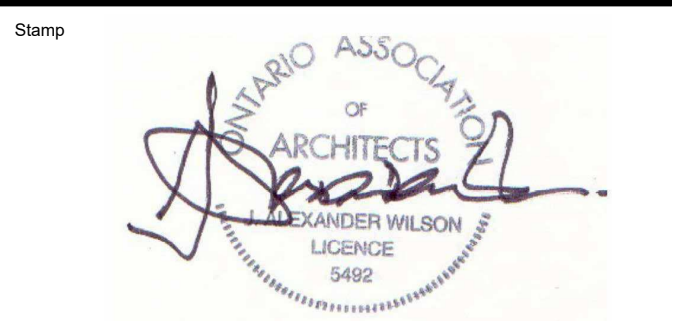
Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A106</b>		



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Project  
**18 LOUISA ST.**

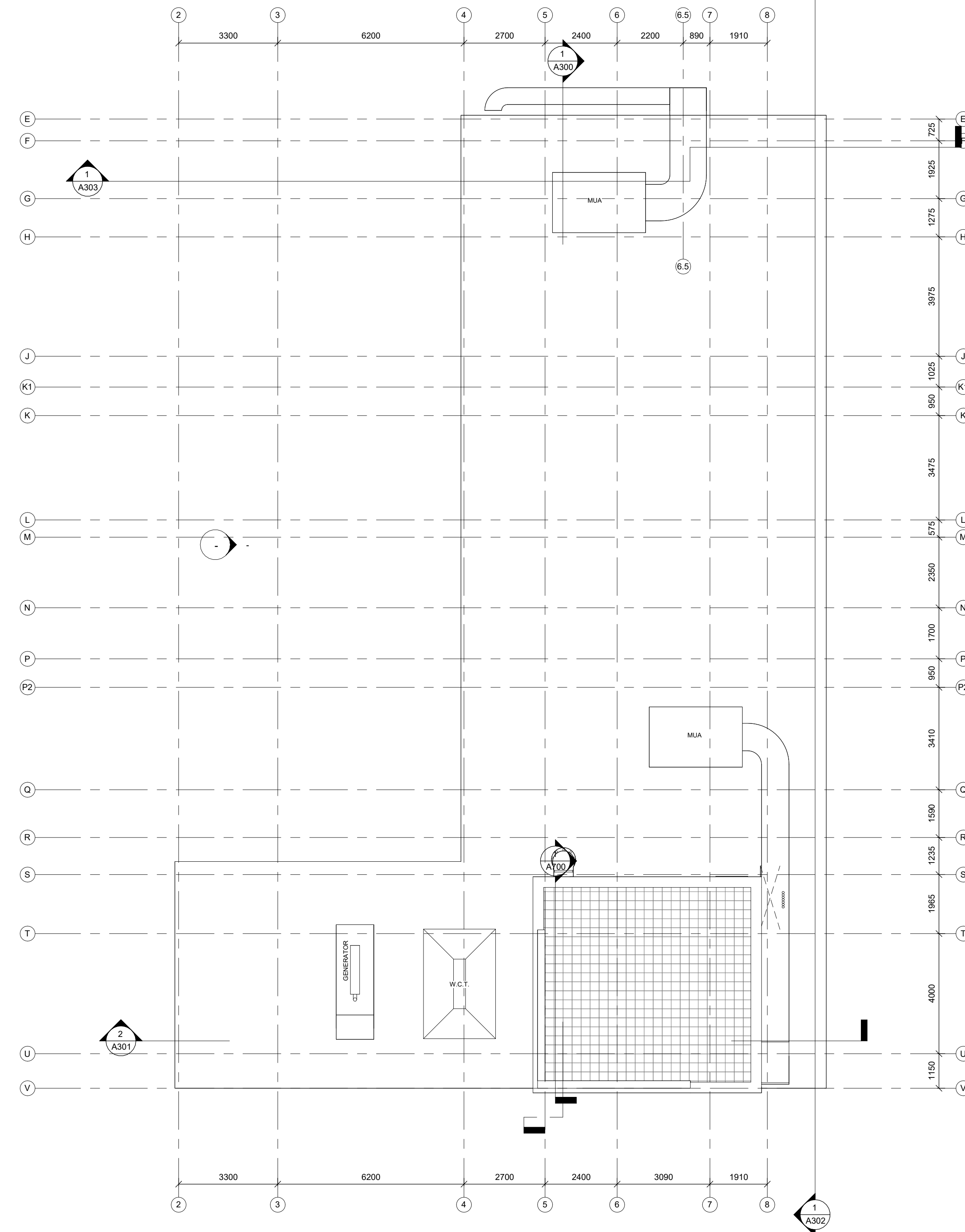
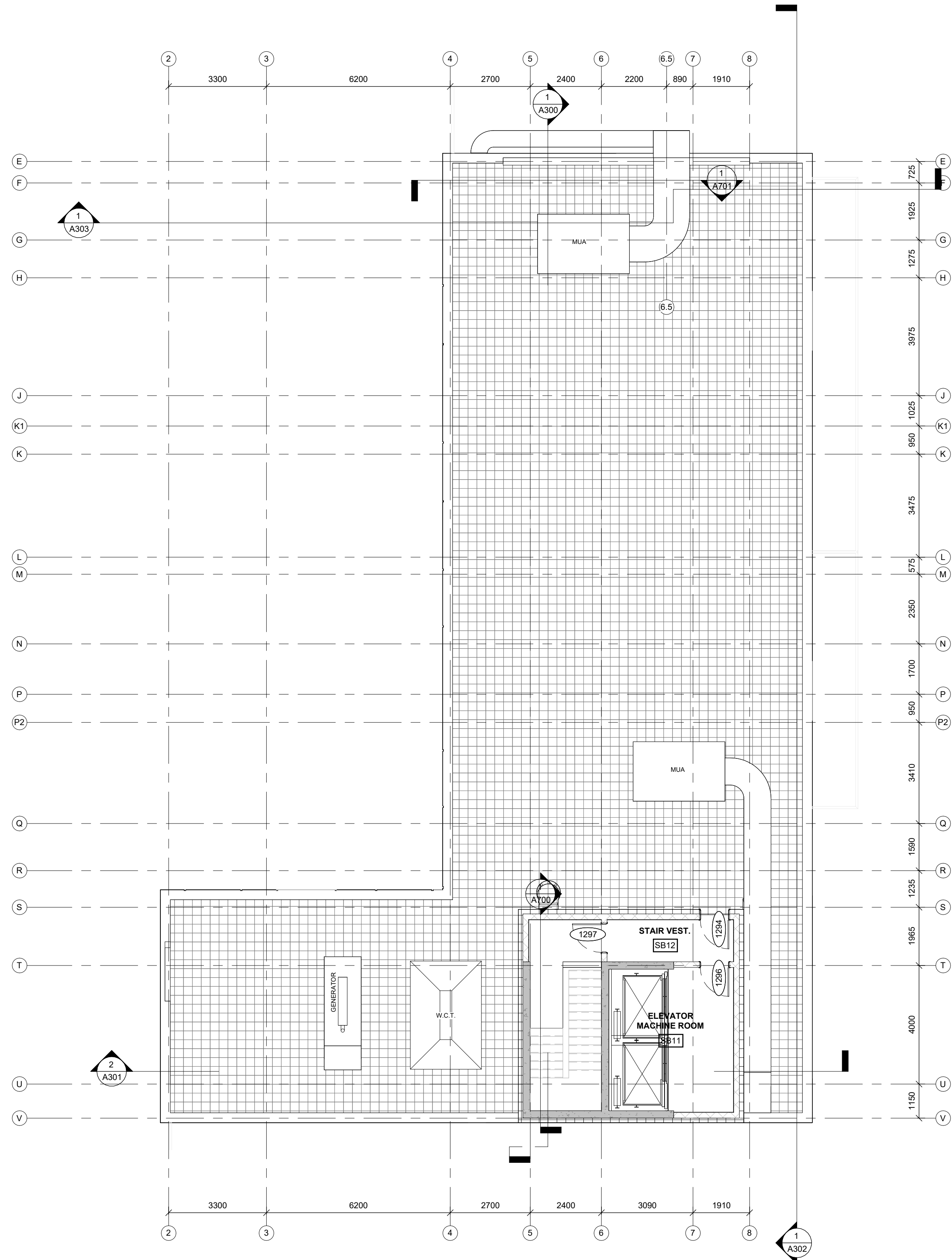
18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**PENTHOUSE FLOOR PLAN**

Drawn By: Fahd A.Z. Checked By: AWA  
 Scale: 1:100 Date: 2024.10.25  
 Project No: 2414 (AWA 2204) Revision: 10  
 Drawing No: **A107**

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09	2024.09.03	RE-ISSUED FOR SPA
10	2024.10.25	RE-ISSUED FOR SPA



1 MECHANICAL PENTHOUSE FLOOR AND ROOF PLAN  
 A108 1:100

2 MECHANICAL PENTHOUSE ROOF PLAN  
 A108 1:100

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Project  
**18 LOUISA ST.**

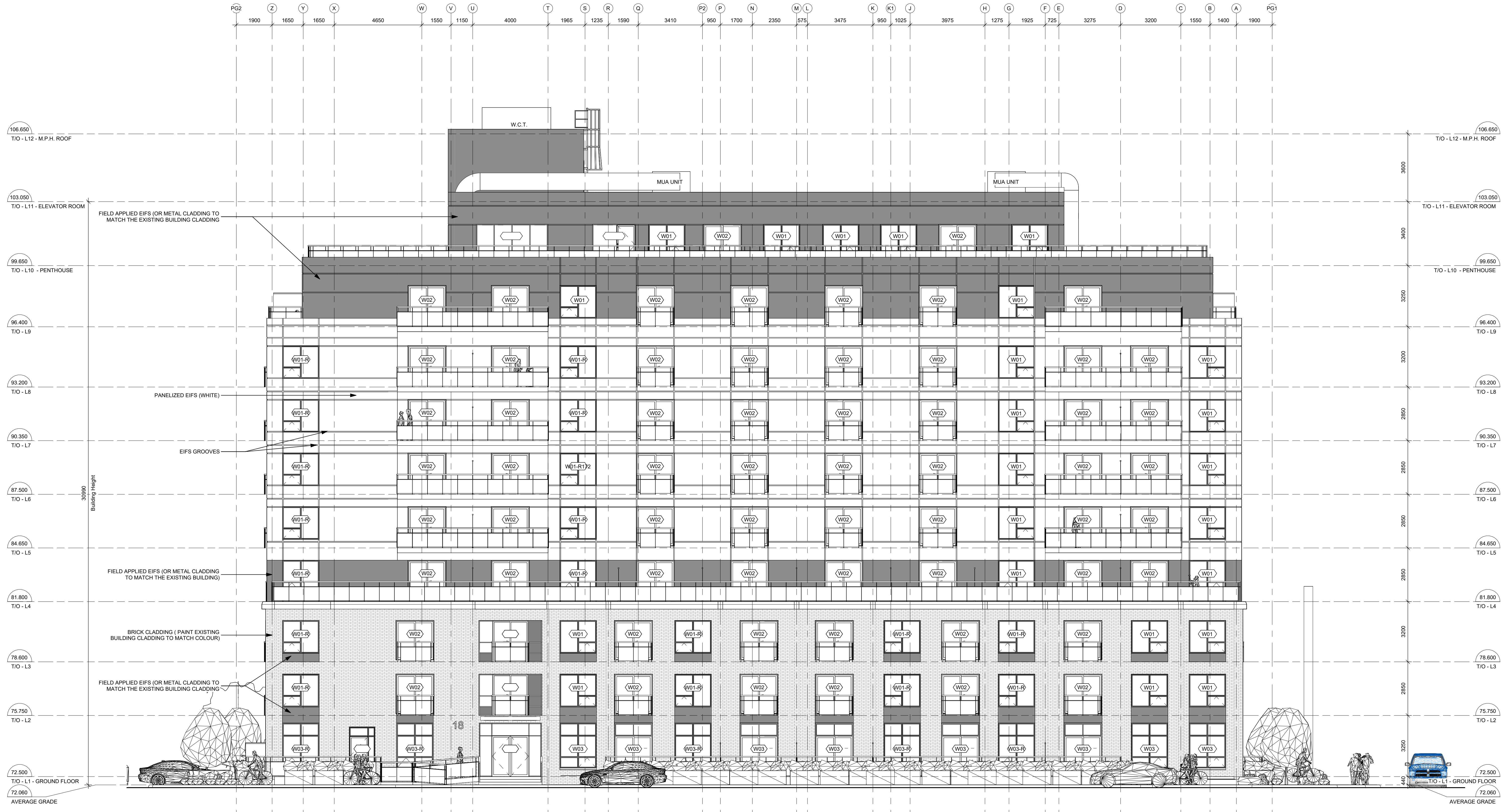
18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**ELEVATOR ROOM FLOOR  
 & ROOF PLAN**

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A108</b>		

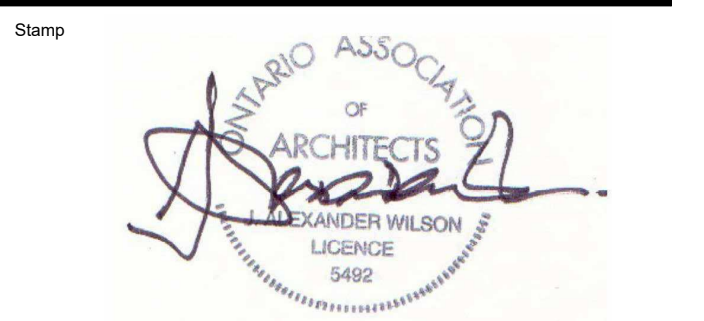
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1 EAST ELEVATION  
 A200 1:100

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Project  
**18 LOUISA ST.**

18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**EAST ELEVATION**

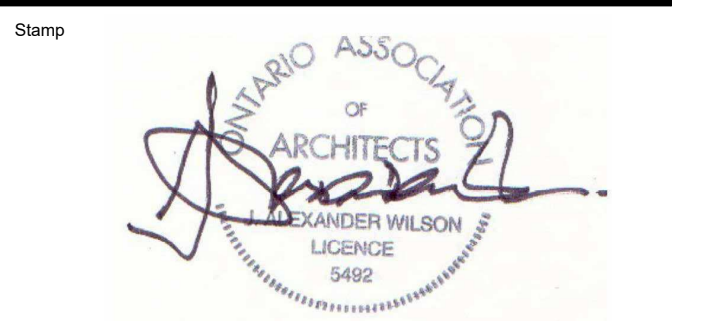
Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A200</b>		

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 CODE.

Revisions		
Revision Number	Revision Date	Revision Description
01	2022.03.14	ISSUED FOR REVIEW
08	2024.08.08	ISSUED FOR SPA
09	2024.09.03	RE-ISSUED FOR SPA
10	2024.10.25	RE-ISSUED FOR SPA



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Project  
**18 LOUISA ST.**

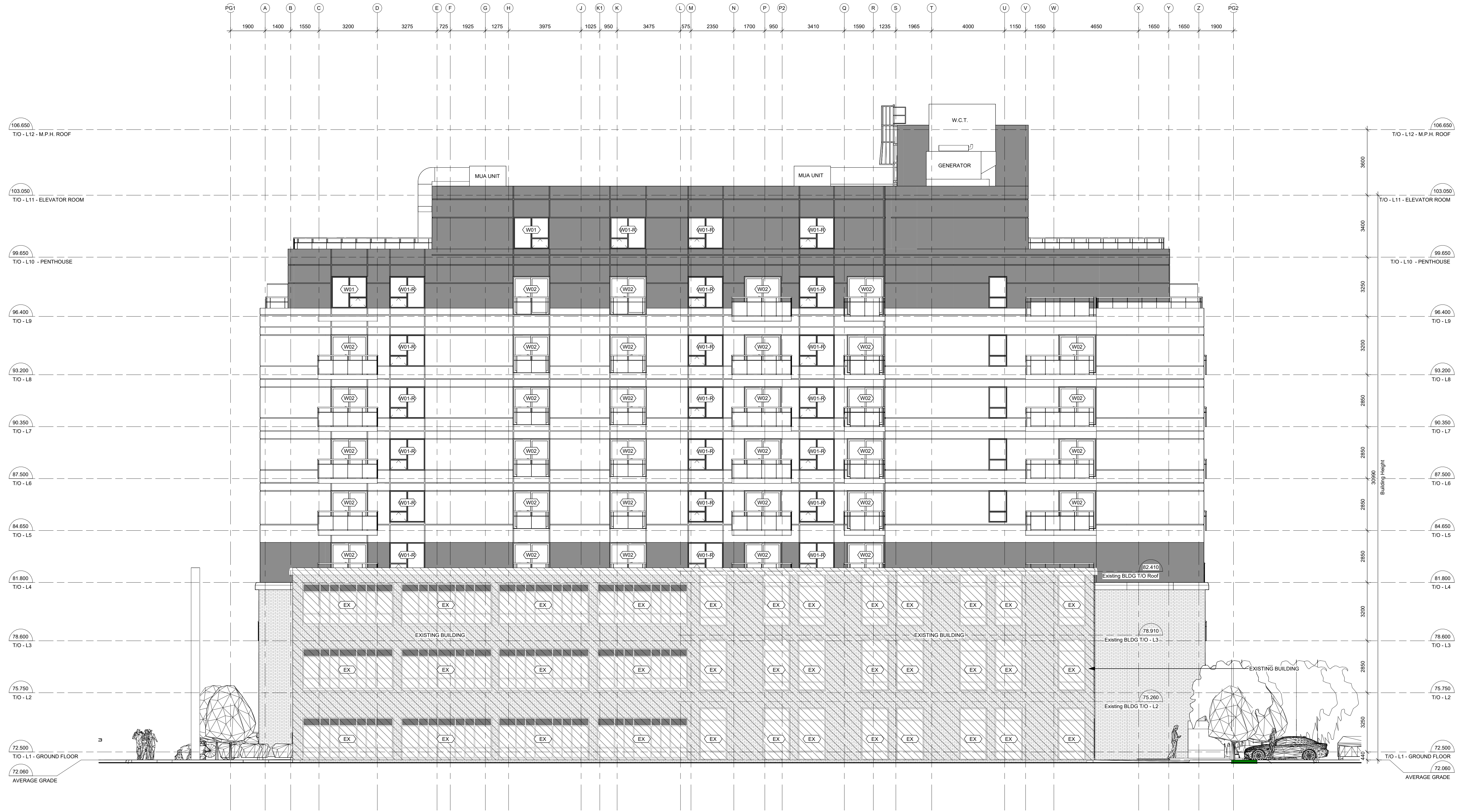
18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**SOUTH ELEVATION**

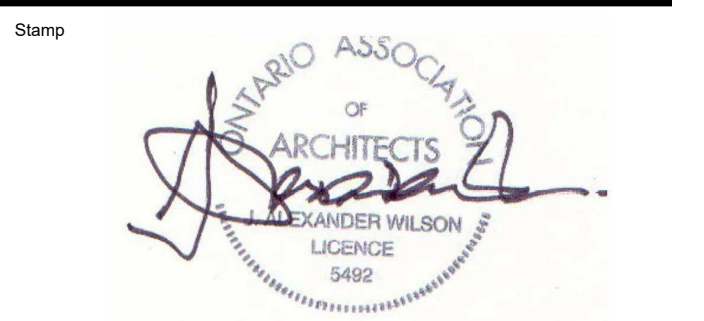
Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A201</b>		

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Revisions		
Revision Number	Revision Date	Revision Description
01	2022.03.14	ISSUED FOR REVIEW
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10	2024.10.25	RE-ISSUED FOR SPA



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Project  
**18 LOUISA ST.**

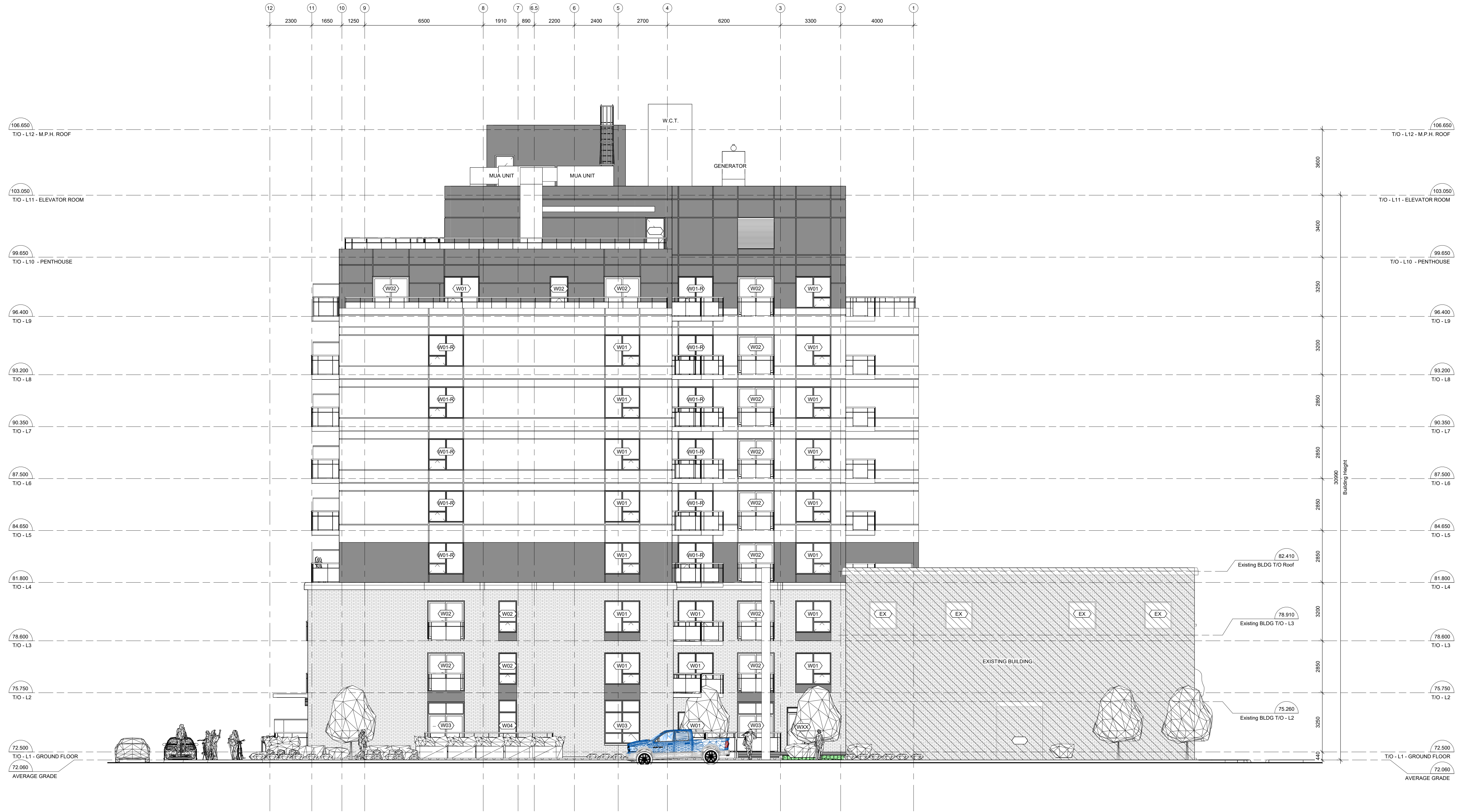
18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**WEST ELEVATION**

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A202</b>		

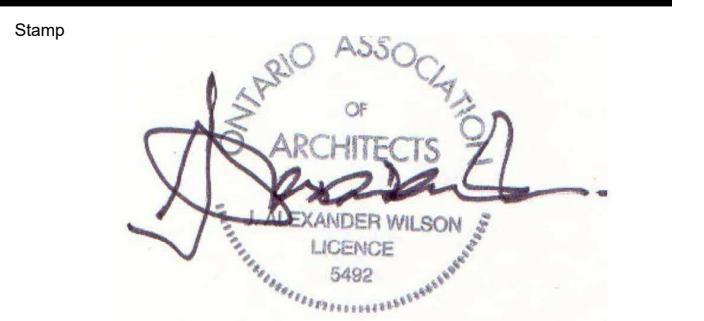
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Revisions		
Revision Number	Revision Date	Revision Description
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10	2024.10.25	RE-ISSUED FOR SPA



1 NORTH ELEVATION  
 A203 1:100

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Project  
**18 LOUISA ST.**

18 LOUISA ST.  
 OTTAWA, ONTARIO

Drawing  
**NORTH ELEVATION**

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A203</b>		

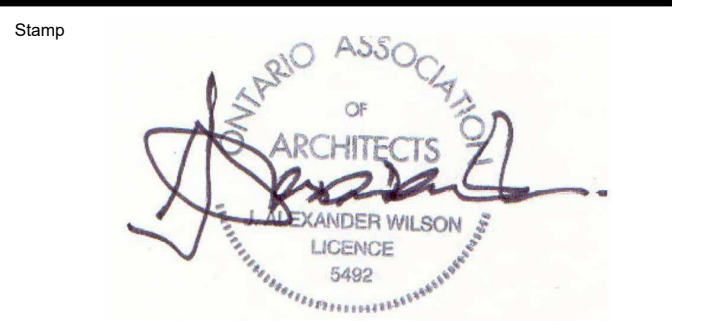


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Project  
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18 LOUISA ST.  
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**COURTYARD ELEVATION**

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	<b>A204</b>		