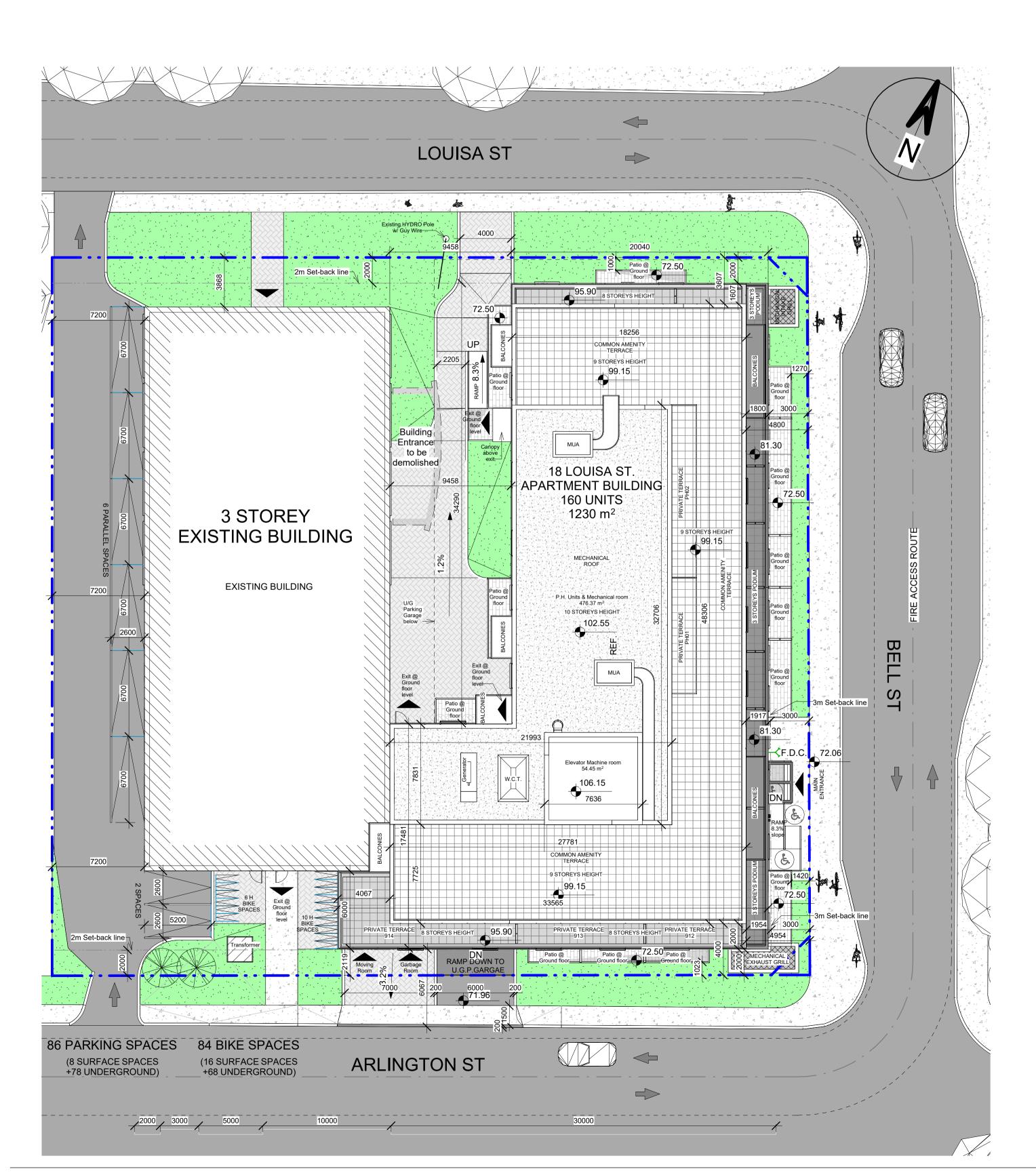
UNIT MIX/ FLOOR	BACH	ELOR	1 BI	DRM		1 BDRM +DEN		2 BDRM		2 BDRM 2 BDRM +DEN		3 BDRM +DEN		TOTAL		TOTAL
UNIT AREA	(40-5	2m2)	(76-8	0m2)	(76-8	0m2)	(103-1	13m2)	(82-8	34m2)	(121.	9m2)				
		B.F.		B.F.		B.F.		B.F.		B.F.				B.F.		
LEVEL 1	7	1	2	0	1	0	1	1	2	0	0	0	13	2	15	
LEVEL 2	9	1	3	0	1	0	3	0	2	0	0	0	18	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 X4=32	1 X4=4	3 X4=12	1 X4=4	1 X4=4	0	3 X4=12	1 X4=4	0	0	0	0	15 X4=60	3 X4=12	18 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	
TOTAL	67	12	26	6	9	0	26	6	7	0	1	0	136	24 (15%)	160	
TOTAL	7	9	3	2	ç)	3	2		7	•		1	60	160	



	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 m²	818.8 m²	11.37 m ²	101.83 m²
2ND & 3RD FLOOR AREA (X2 STOREYS)	(1,230 m² X2 =) 2,460 m²	(1,019.04 m² X2 =) 2460 m²	(17.30m ² X2 =) 34.60m ²	-
4TH FLOOR AREA	1,135.57 m ²	942.00 m²	39.47 m ²	42.66 m ²
TYPICAL FLOOR AREA (5TH - 8TH) (X4 STOREYS)	(1,135.57 m ² X4 =) 4,542.28 m ²	(942.0 m² X4 =) 3,768.0 m²	(45.6 m ² X 4 floors=) 182.4m ²	-
9TH FLOOR AREA	1,031.43 m²	844.08 m²	-	117.23 m²
PENTHOUSE FLOOR AREA	480 m²	204.74 m²	-	512.7 m² (42.7 private+ 470 Communal)
ELEVATOR MECHANICAL ROOM FLOOR AREA	54.77 m²	0.00 m²	-	-
GROSS AREA (Excludes area below grade)	10,928.75 m² (117,636.01 ft²)	8,615.7 m² (92,738.623 ft²)	267.84 m ²	774.42 m²
AMENITIES (Balconies and Terraces)			1,042.26 m ² (Including 470	m² communal)
AMENITIES on the ground floor of the existing building)	123.6 m² Fitness F	Room (Communal)		
SUM AMENITIES		1,165.86 m² (Including 593.6 r	n² communal)	
NUMBER OF STOREYS (above grade)		10 storeys + 1 (Elevator Mechi	ne Room) floor	
UNDERGROUND PARKING GARAGE L1	1573.36 m²	0.00 m ²		
UNDERGROUND PARKING GARAGE L2	1549.00 m²	0.00 m ²		

ZONING MECHANISM	REQUIRED /PERMITTED		PROPOSED				
MIN. LOT AREA (HIGH-RISE REGULATION)	MIN. 1150 m ²		3,292 m²				
MIN. LOT WIDTH (BELL ST.)	MIN. 22.5 m ²		55.91 m²				
MIN. LOT DEPTH (LOUISA ST.)			58.86 m²				
BUILDING HEIGHT	15 m (as per existing I1a zoning)	YES	31 m (30.49m ACTUAL HI	EIGHT)			
SETBACKS (SIDE YARDS)	3 m	YES	LOUISA ST.	2m			
SETBACKS (SIDE TARDS)	311	TES	ARLINGTON ST.	2m			
SETBACKS (FRONT YARD)	3 m		BELL ST.	3m			
SETBACKS (REAR YARD)	7.2m - 7.5m		7.2m to the existing I	building			
LANDSCAPED AREA (%)	MIN. 30% (of developed land 2,026.7) = 608.01m ²		802 m² (39.57	%)			
AMENITIES							
Amenity Area for Residential Development (MIN.)	6 m² for every Residential Unit = 960 m²		1,165.86 m²				
Amenity Area Provided as Commonal Space	MIN. 960 m ² x 50% = 480m ²		593.6 m² (61.8%	%)			

LOT COVERAGE

GROUND FLOOR AREA (New Proposed Building)	1,224.7 m ²
LANDSCAPE AREA (HARD/SOFT)	802 m ²
TOTAL DEVELOPED AREA	2,026.7 m²
UNDEVELOPED (Existing building) AREA	840.43 m ²
UNDEVELOPED WEST PARKING AREA PAVED ASPHALT	414.46 m²
UNDEVELOPED WEST LANDSCAPE AREA (SOFT)	10.41 m ²
TOTAL LOT AREA	3,292 m ²

VEHICLE PARKING CALCULATION

Minimum rec	uired parking spaces / use (S	ections 101, 1	102)	Total Parking Count Required	(Including Shared Provisions)	
USE	PARKING RATE	GFA / UNIT	PARKING	USE	Required Parking Count	
OFFICE	1 PER 100 m ²	689 m²	6.89	Office, Medical & Residential Visitor Shared	10	
MEDICAL FACILITY	0 for 200m ² or less , on ground floor	200 m²	0	(see chart below)	18	
INSTRUCTIONAL FACILITY	0 for 200m² or less , on ground floor	111 m²	0	INSTRUCTIONAL FACILITY	0	
VISITOR RESIDENTIAL	0.1 / UNIT (non required for the first 12 units)	148 Units (160 - 12)	14.8	RESIDENTIAL	67	
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)	66.6 (74 - 10%)	TOTAL REQUIRED	85	

USE	Required Parking Count		kday ning		kday oon		kday noon		kday ning		ırday ning		irday on		irday moon		irday ning
	(as per section 101)	%	Р	%	Р	%	Р	%	Р	%	Р	%	Р	%	Р	%	Р
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
Total	26.01		14.29		13.601		17.99		15.8335		16.178		16.178		15.489		15.1445

ZONING MECHANISM

VEHICLE PARKING SPACE

STANDARD PARKING SPACES DESIGN (MIN.)

PARKING ACCESS & ACCESS WIDTH (MIN.)

BARRIER FREE PARKING SPACE

BF PARKING SPACES DESIGN (MIN.)

BICYCLE PARKING

BICYCLE PARKING SPACE

ACCESS AISLE FOR BICYCLE PARKING

BICYCLE PARKING SPACE DESIGN (MIN.)

Maximum Number of Vertical Bicycle Parking Spaces

86 PARKING SPACES

8 SURFACE SPACES +78 UNDERGROUND (including 6 B.F. & 12 reduces)

84 BIKE SPACES (36 Stacked +48 Horizontal)

16 SURFACE SPACES (Horizontal) +68UNDERGROÙND (36 Stacked +32 Horizontal)

City of Ottawa Zoning By-Law 2008-250

Shared Parking Provisions (Section 104)

REQUIRED /PERMITTED	RELIEF REQ'D	PROPOSED
85		86
standard space: Min: 2.6m wide x 5.2m long		AS REQUIRED
up to 40% of residential 67 spaces = 26.8 can be reduced to 2.4m wide x 4.6m long		12 spaces (18%) reduced to 2.4m wide x 5.2m long
Min: 2.6m wide x 6.7m long (parallel)		AS REQUIRED
6 m		6 m
4 Spaces total number of parking spaces is between 76 -100		6 Spaces
2 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m		4 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m
Total: 84 Spaces Res : 0.5 space/ unit = 80 space Instructional Facility: 1 per 1,500 m2 = 0.2 space Medical Facility: 1 per 1,000 m2 = 0.2 space Office: 1 per 250 m2 = 3.8 space	•	84 Spaces
Maximum 50% (42 spaces) within Landscaped Area		16 Surface spaces
Minimum width: 1.5m	YES	1.2 m
horizontal: 0.6m wideX1.8m long vertical: 0.5m wideX1.5m long		horizontal: 0.6m wideX1.8m long vertical: 0.6m wideX1.5m long
50% of required spaces = 42	YES	(42.3%) 36 STACKED Spaces 0.6m wide X 1.8m long

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



18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

SITE PLAN & ZONING INFO

Drawn By	FAHD A.Z.	Checked By
	17010702.	·
Scale	1 : 200	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A010	

DESIGNED FIRE ACCESS

R

FIRE ROUT

TOW AWAY ZONE

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

FÍRE 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 OFFICAIL. AS MAY BE REQUIRED TO CLEARLY IDENTIFY THE ROUTE.

5) THE DIRECTIONAL ARROWHEARS MAY BE DELETED EITHER LEFT OR RIGHT TO INDICATE THE BOUNDARIES OF THE FIRE ROUTE.



GENERAL NOTES:

DEVELOPER/ONWER.

AS THE PROPERTY LINE

THE GROUND FLOOR

STORM DRAINAGE SYSTEM.

SIGNAGE ON THE PROPERTY.

O.B.C. 3.8.

I. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED

BY THE CONSTRUCTION MUST BE REINSTATED

2. A MINIMUM SETBACK OF 1.0m FROM STREET

BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY

3. THE CONTRACTOR/OWNER IS RESPONSIBLE

FOR ALL UTILITY LOCATES AND AND DAMAGE OR

4. ALL BARRIER FREE ENTRANCES AND BARRIER

FREE PATHS OF TRAVEL MUST COMPLY WITH

5. THE OWNER/CONTRACTOR SHALL SUPPLY ALL

FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN

6. ALL EXTERIOR ILLUMINATION TO BE DIRECTED

DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION

7. ALL DOWNSPOUTS TO BE CONNECTED TO THE

8. ALL CONDENSING UNITS TO BE SCREENED ON

9. SEPARATE PERMITS ARE REQUIRED FOR ANY

11.EXCESS SNOW WILL BE REMOVED BY PRIVATE

HAULER SUBJECT TO DEMAND FOR PARKING.

12.REBOUNDING SIGN POST MOUNTED ON CURB.

(http://www.impactrecovery.com/) STYLE: Sta-Rite

Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS

10.WHERE POSSIBLE TREES ARE TO BE

PROTECTED FROM CONSTRUCTION.

MANUFACTURE: IMPACT RECOVERY

PER TOWN ACCESSIBILITY STANDARDS

THE TOWN BY-LAWS AND DESIGN CRITERIA.

FURNITURE TO PROPOSED DRIVEWAYS AND

SIDEWALKS SHALL BE MAINTAINED. ALL **EXISTING STREET FURNITURE TO BE RELOCATED**

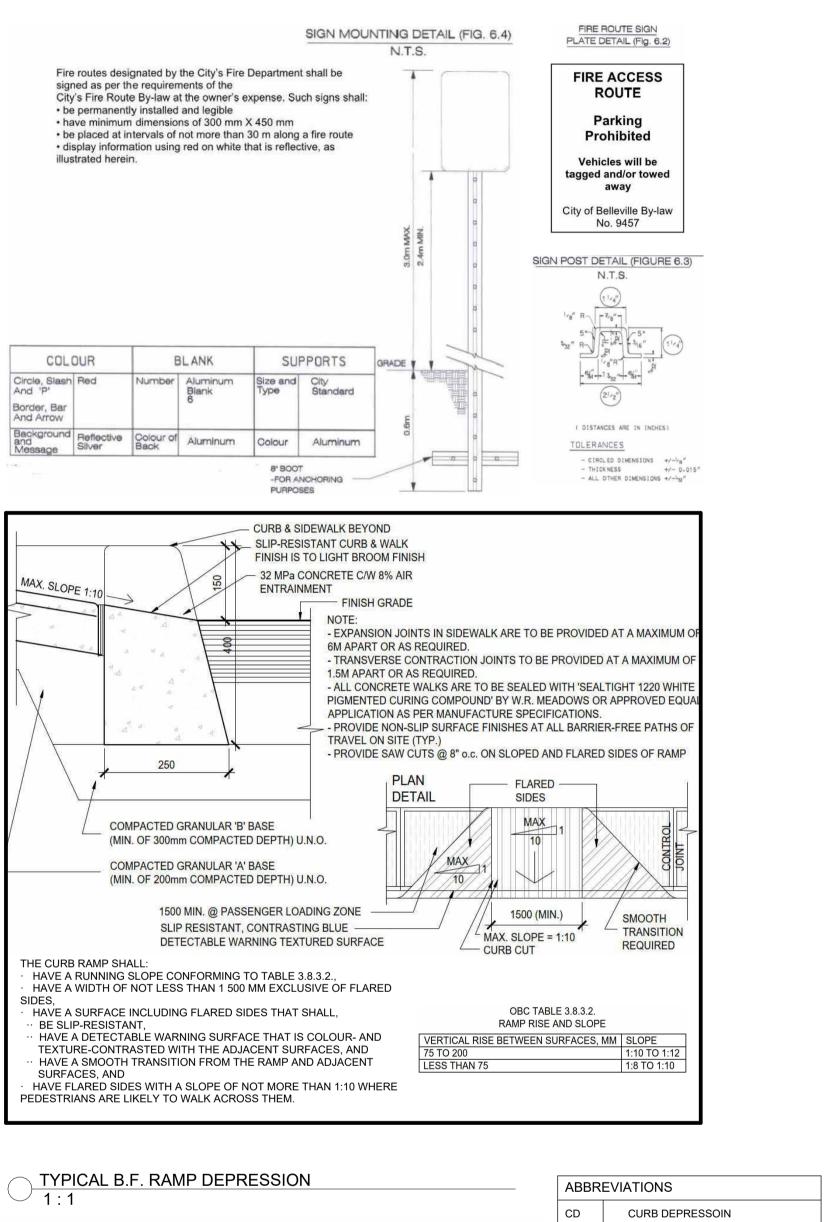
UTILITY IS THE RESPONSIBILITY OF THE

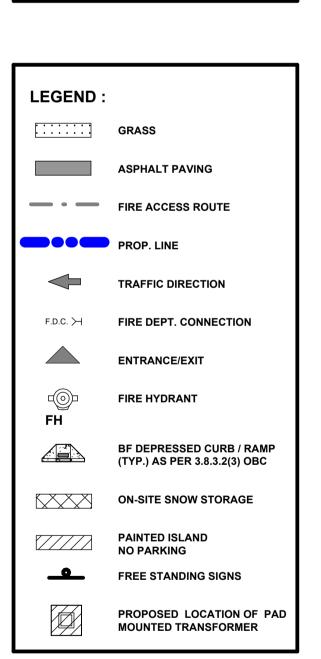
DISTURBANCE DURING CONSTRUCTION.

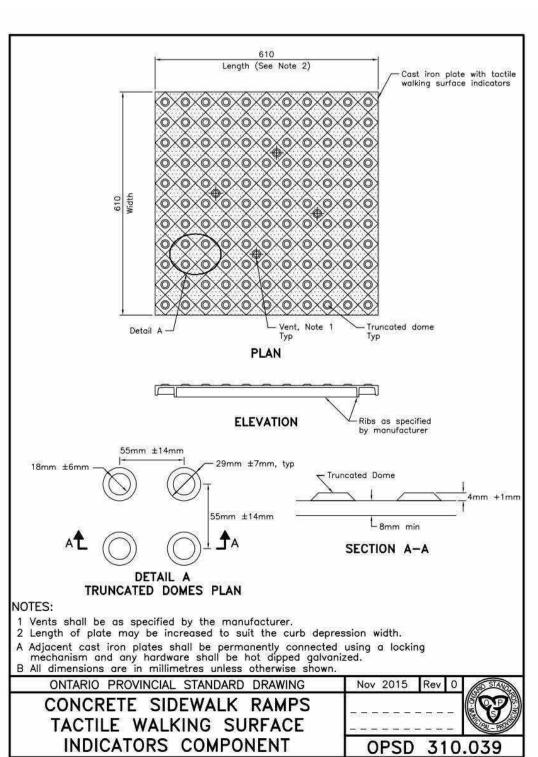
TO THE SATISFACTION OF THE TOWN.

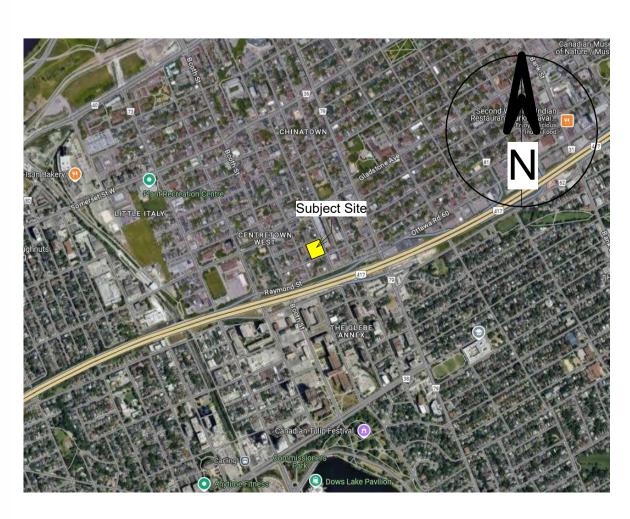












ROOF DRAIN

FRS

APS

ОН

FH

FDC

FINISHED FLOOR LEVEL

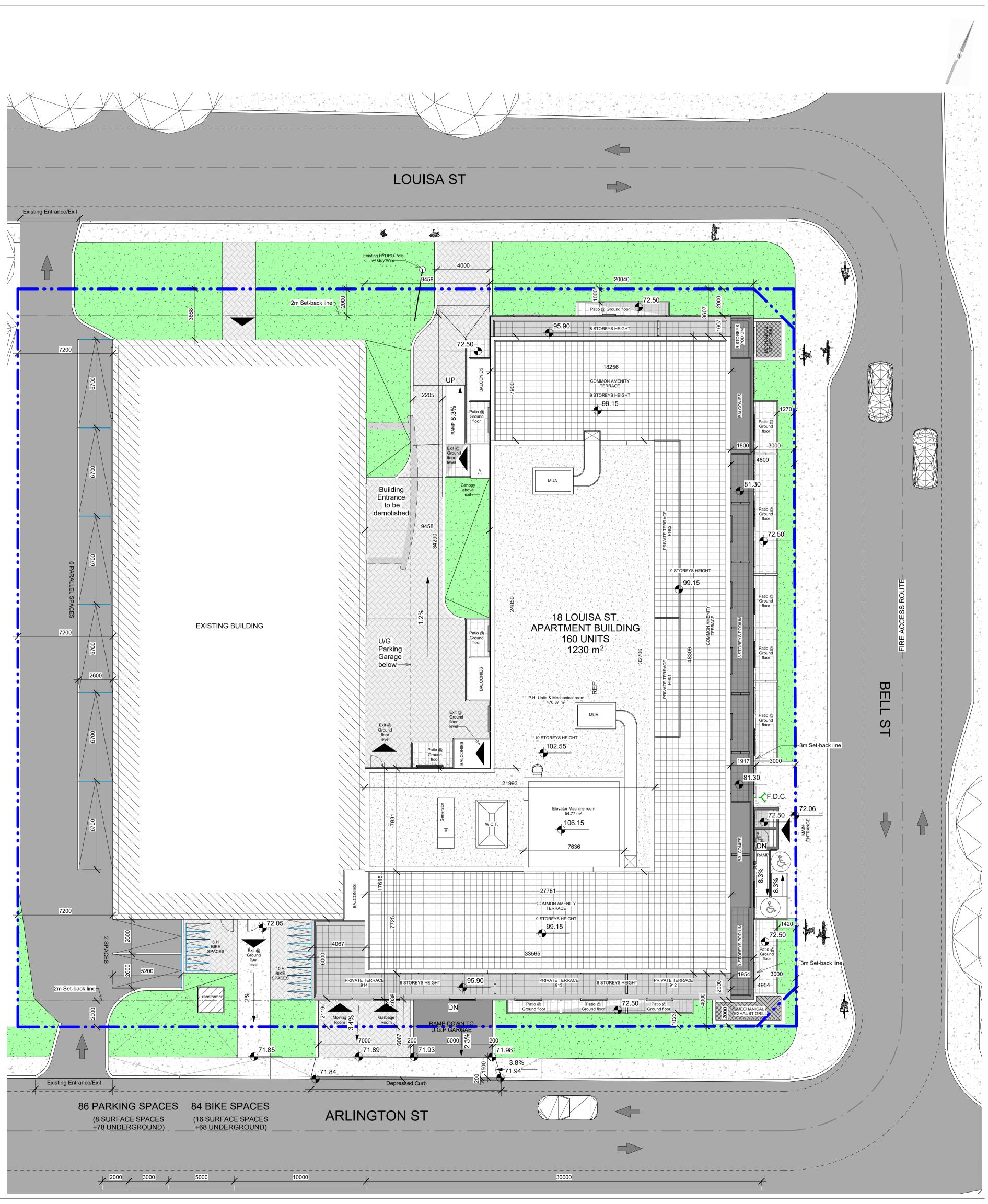
FIRE ACCESS ROUTE SIGN

ACESSIBLE PARKING SIGN

FIRE DEPARTMENT CONNECTION

OVERHEAD DOOR

FRIE-HYDRANT



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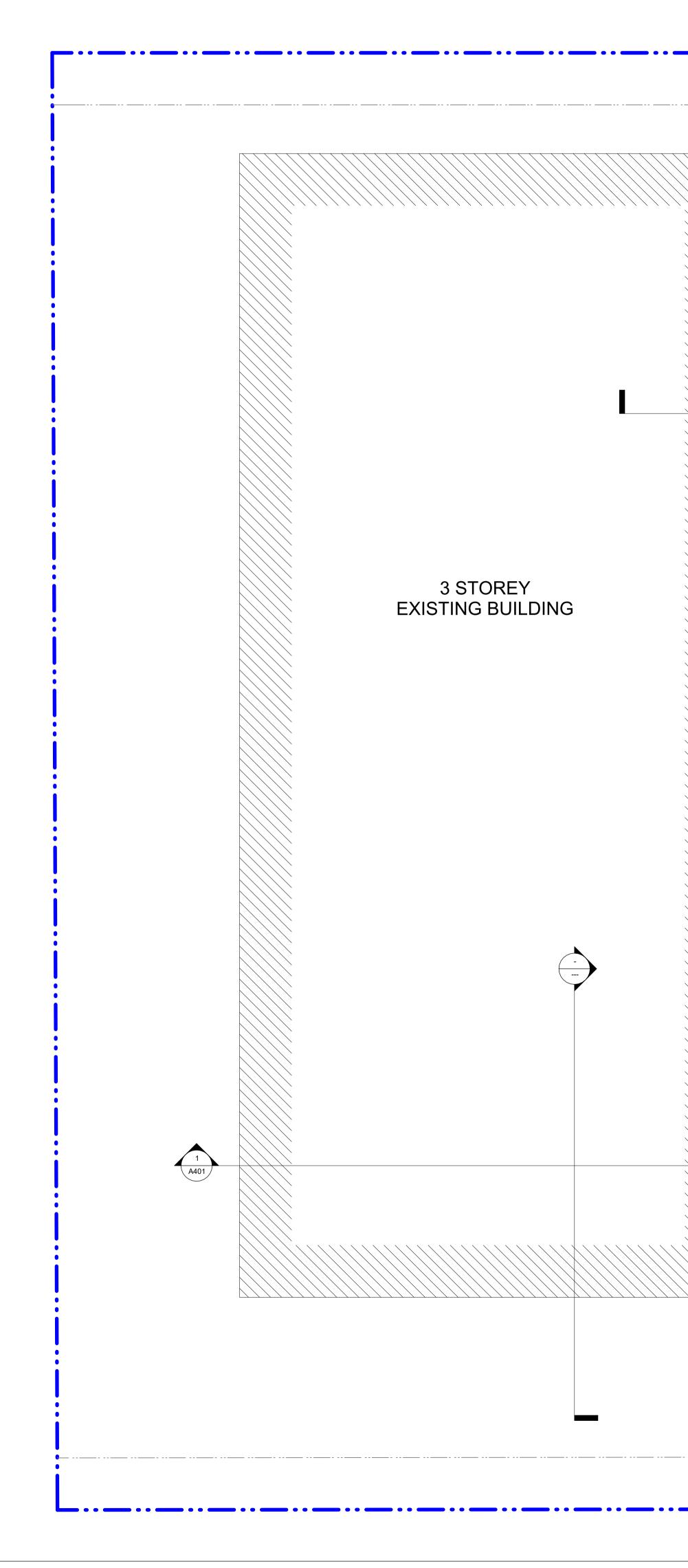
18 LOUISA ST.

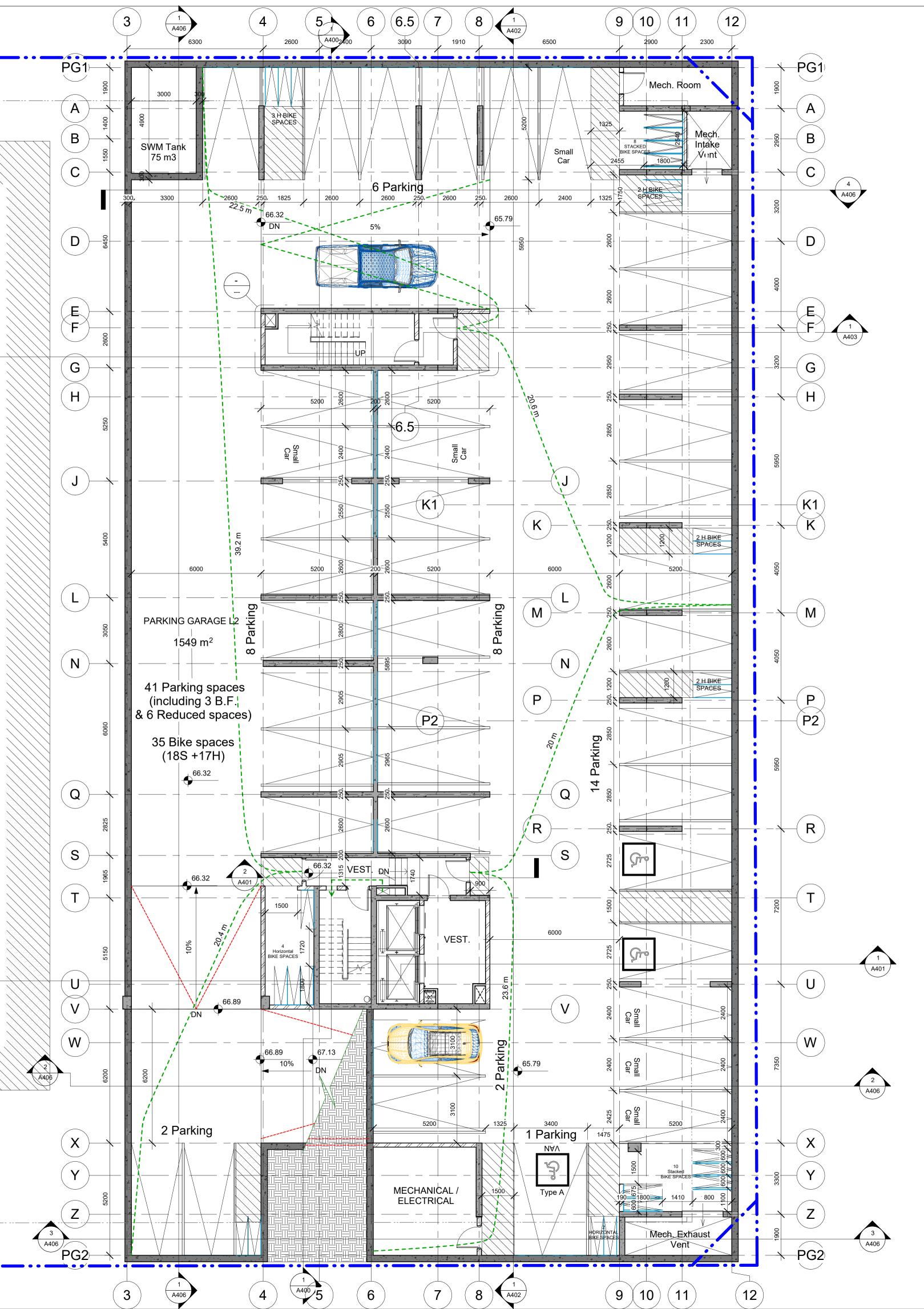
18 LOUISA ST, OTTAWA, ONTARIO

Drawing

SITE PLAN DETAILS & LEGENDS

Drawn By	FAHD A.Z.	Checked By
Scale	As indicated	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A011	





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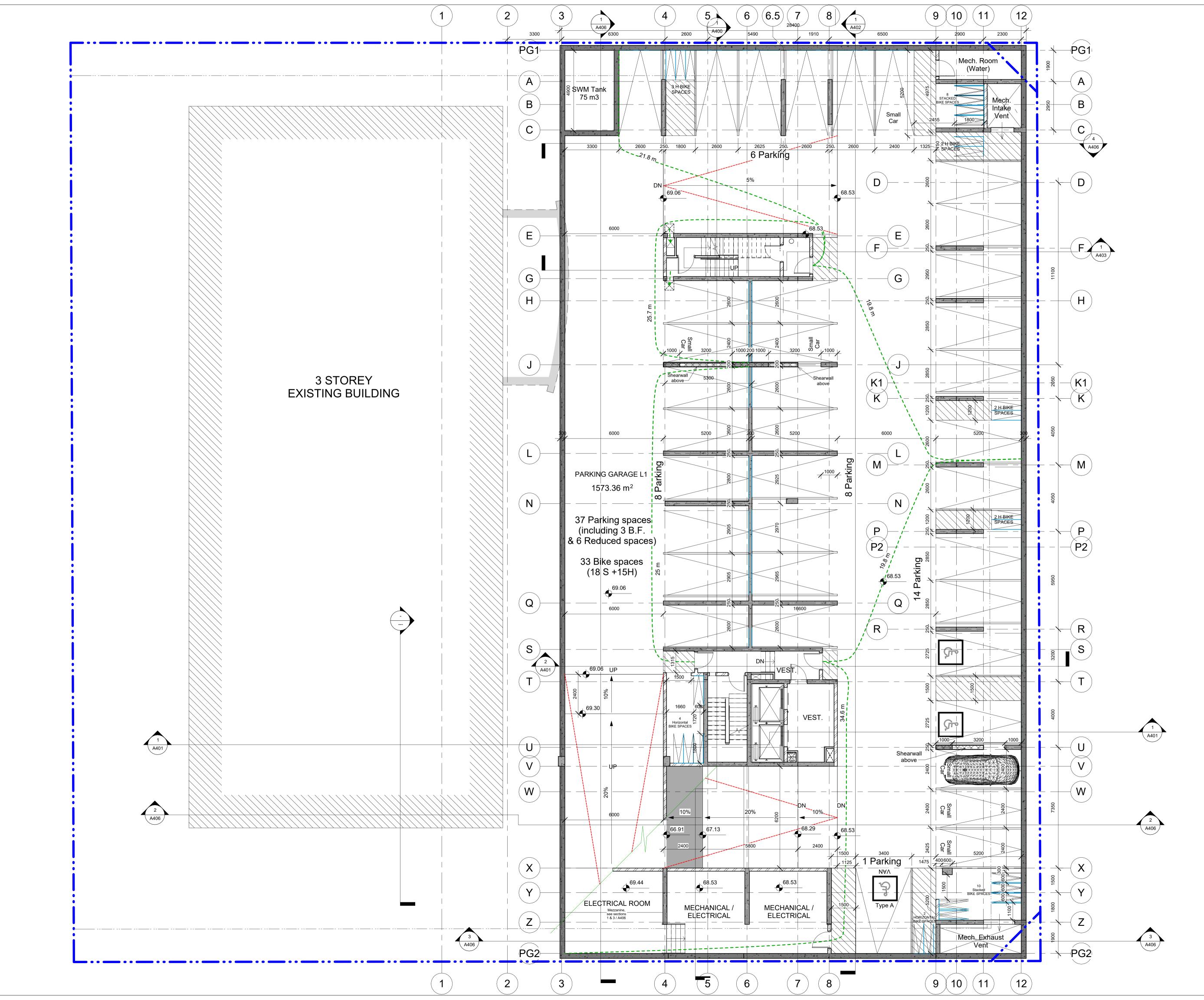
Project 18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

UNDERGROUND GARAGE L2

Drawn By	FAHD A.Z.	Checked By
Scale	1 : 100	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A100.2	



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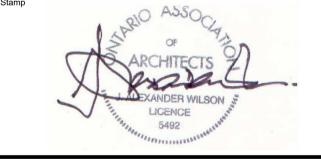
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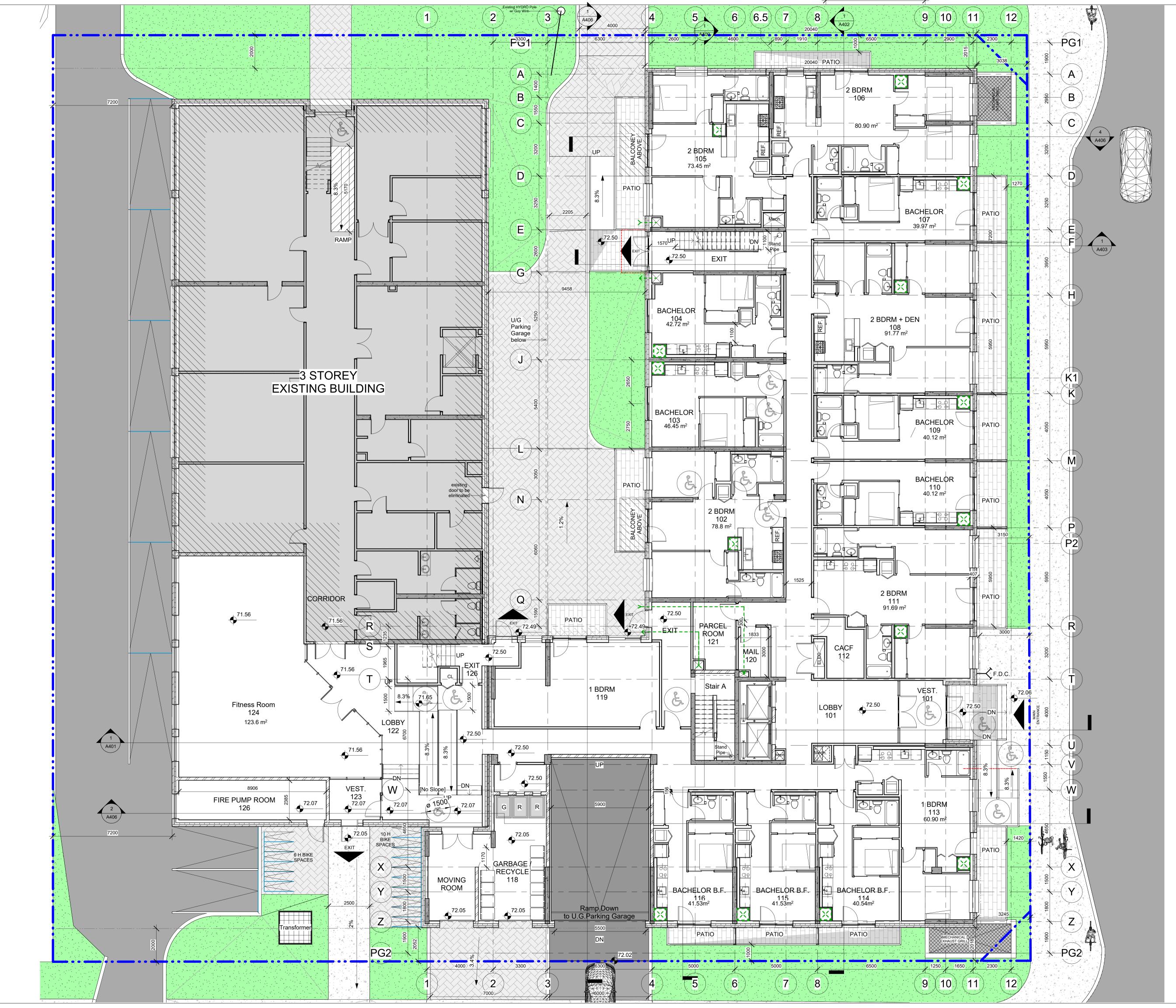
Project 18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

UNDERGROUND GARAGE L1

Drawn By		Checked By
	FAHD A.Z.	
Scale	4 400	Date 2024.09.05
	1 : 100	
Project No.	2204	Revision 9
	2204	9
Drawing No.	A100.1	
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160 Units Apartment Building

15 Units @ Ground floor :

8 units : Bahcelors

1 unit : 1 Bedroom

- 1 unit : 1 Bedroom+Den
- 3 units : 2 Bedroom
- 2 units : 2 Bedroom+Den

Gross floor area to O.B.C = 1224.7 m^2

Gross floor area to Ottawa By-Law = 818.8 m²



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18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

GROUND FLOOR PLAN

Drawn By	FAHD A.Z.	Checked By
Scale	1 : 100	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A101	



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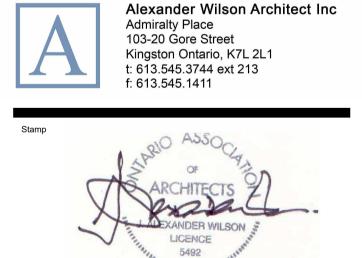
160 Units Apartment Building

19 Units @ 2nd floor :

10 units : Bahcelors (incld:1 int bedrm unit)
3 units : 1 Bedroom
1 units : 1 Bedroom + Den
3 units : 2 Bedroom
2 units : 2 Bedroom+Den

Gross floor area to O.B.C = 1230.0 m^2

Gross floor area to Ottawa By-Law = 1019.04 m²



Project 18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

2ND FLOOR PLAN

Drawn By	FAHD A.Z.	Checked By
Scale	1 : 100	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A102	



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160 Units Apartment Building

19 Units @ 3rd floor :

10 units : Bahcelors (incld:1 int bedrm unit)
3 units : 1 Bedroom
1 units : 1 Bedroom + Den
3 units : 2 Bedroom
2 units : 2 Bedroom+Den

Gross floor area to O.B.C = 1230.0 m^2

Gross floor area to Ottawa By-Law = 1019.04 m²





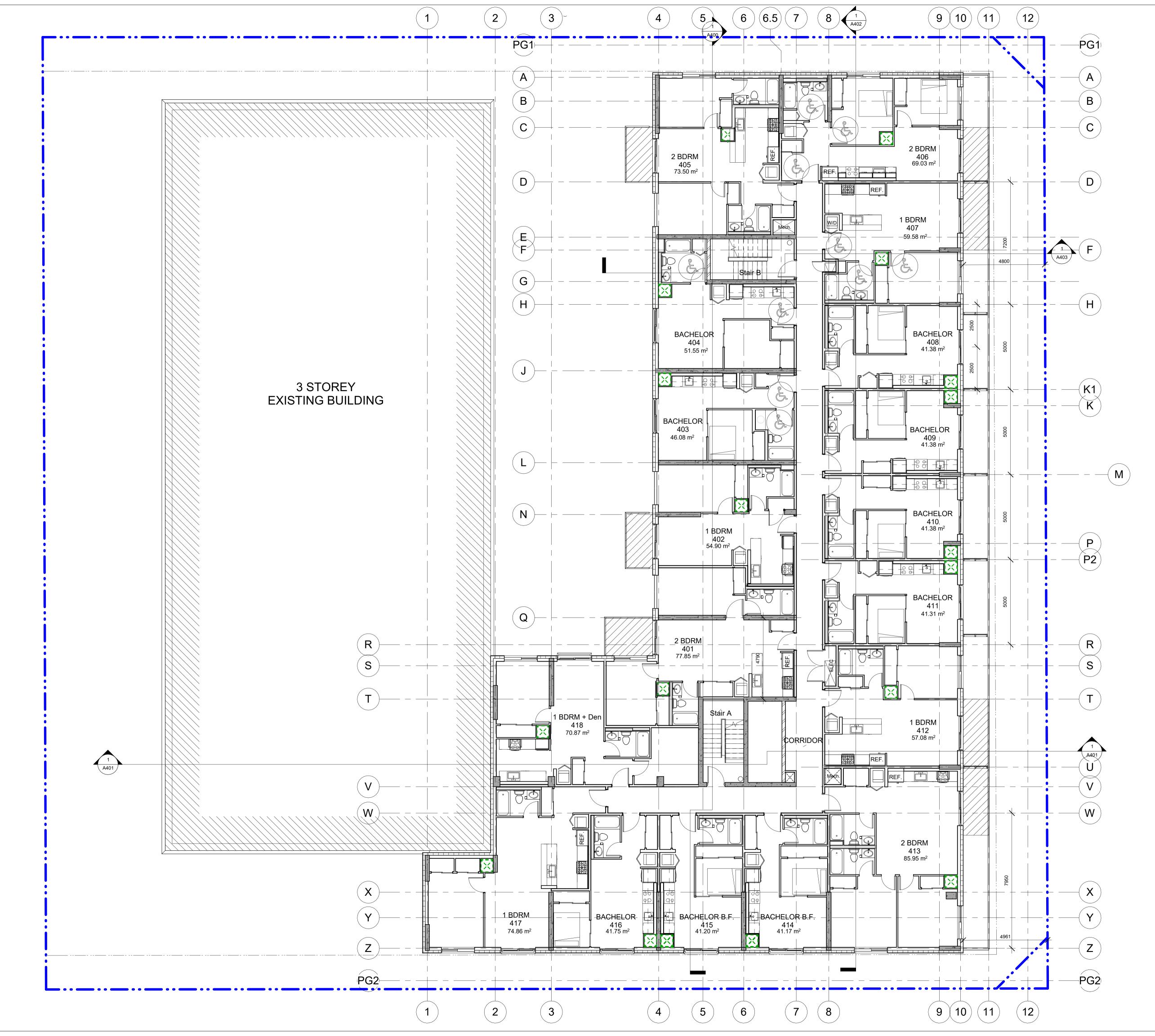
18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

3RD FLOOR PLAN

Scale Date 2024.09.05 Project No. 2204 Revision 9 Drawing No. A103	Drawn By	FAHD A.Z.	Checked By
2204 9	Scale	1 : 100	Date 2024.09.05
Drawing No. A103	Project No.	2204	
	Drawing No.	A103	



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	Revision Date 2022.03.14 2023.02.17 2023.05.04 2024.07.12 2024.08.08	

160 Units Apartment Building

18 Units @ 4th floor :

9 units : Bahcelors (including 2 B.F. units) 4 units : 1 Bedroom 1 units : 1 Bedroom + Den 4 units : 2 Bedroom 0 unit : 2 Bedroom + Den

Gross floor area to O.B.C = 1135.57 m^2

Gross floor area to Ottawa By-Law = 942.00 m²



Alexander Wilson Architect Inc

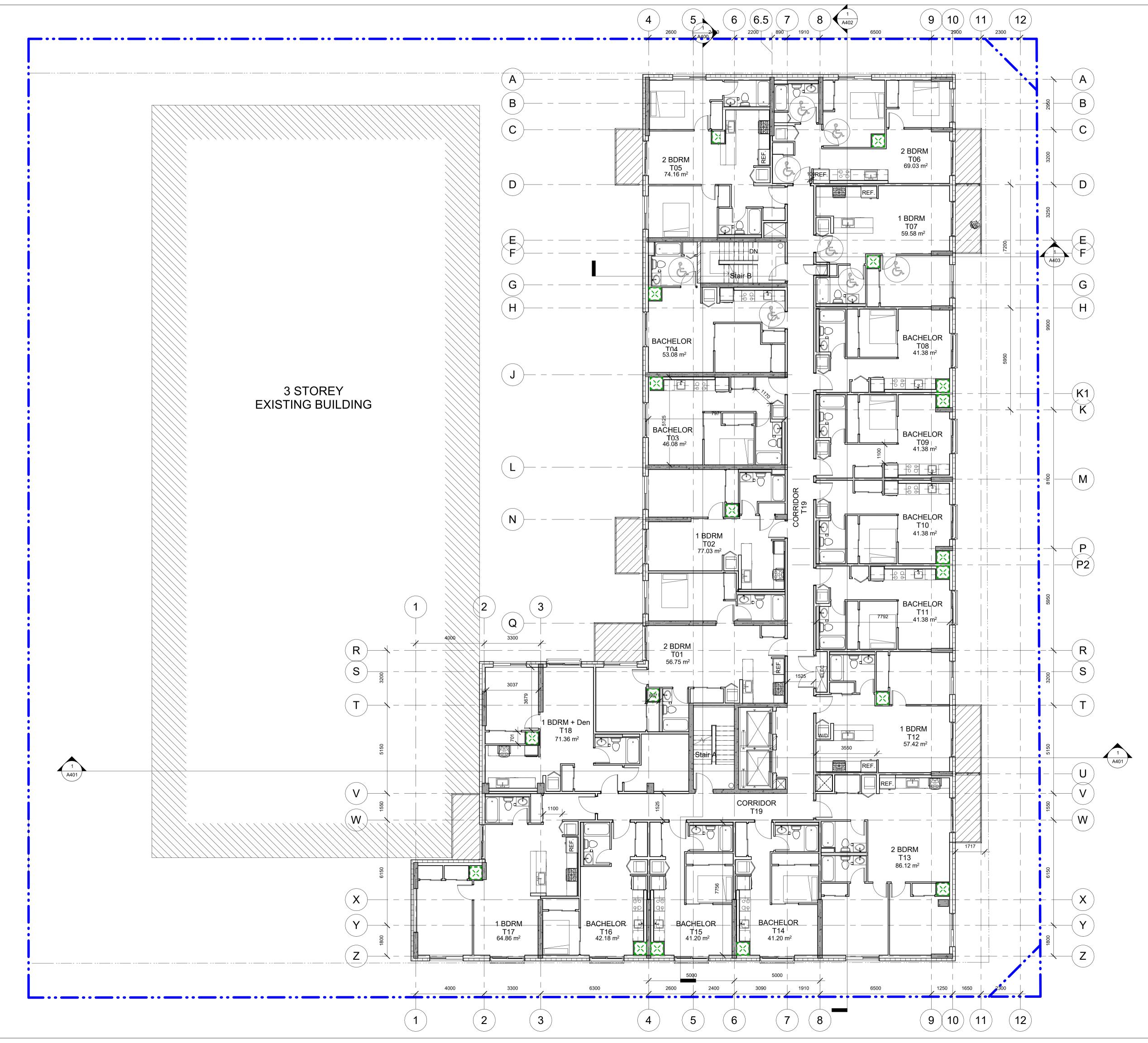


18 LOUISA ST, OTTAWA, ONTARIO

Drawing

4TH FLOOR PLAN

Drawn By		Checked By
	FAHD A.Z.	
Scale		Date 2024.09.05
	1 : 100	
Project No.	2024	Revision
	2204	9
Drawing No.	A 1 O 1	
	A104	



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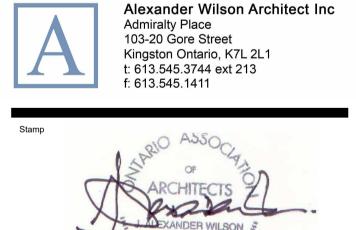
160 Units Apartment Building

18 Units @ Typical floor (X4 = 72 Units):

9 units : Bahcelors (incld:1 int bedrm unit) 4 units : 1 Bedroom 1 units : 1 Bedroom + Den 4 units : 2 Bedroom 0 unit : 2 Bedroom + Den

Gross floor area to O.B.C = 1135.57 m^2

Gross floor area to Ottawa By-Law = 942.00 m²



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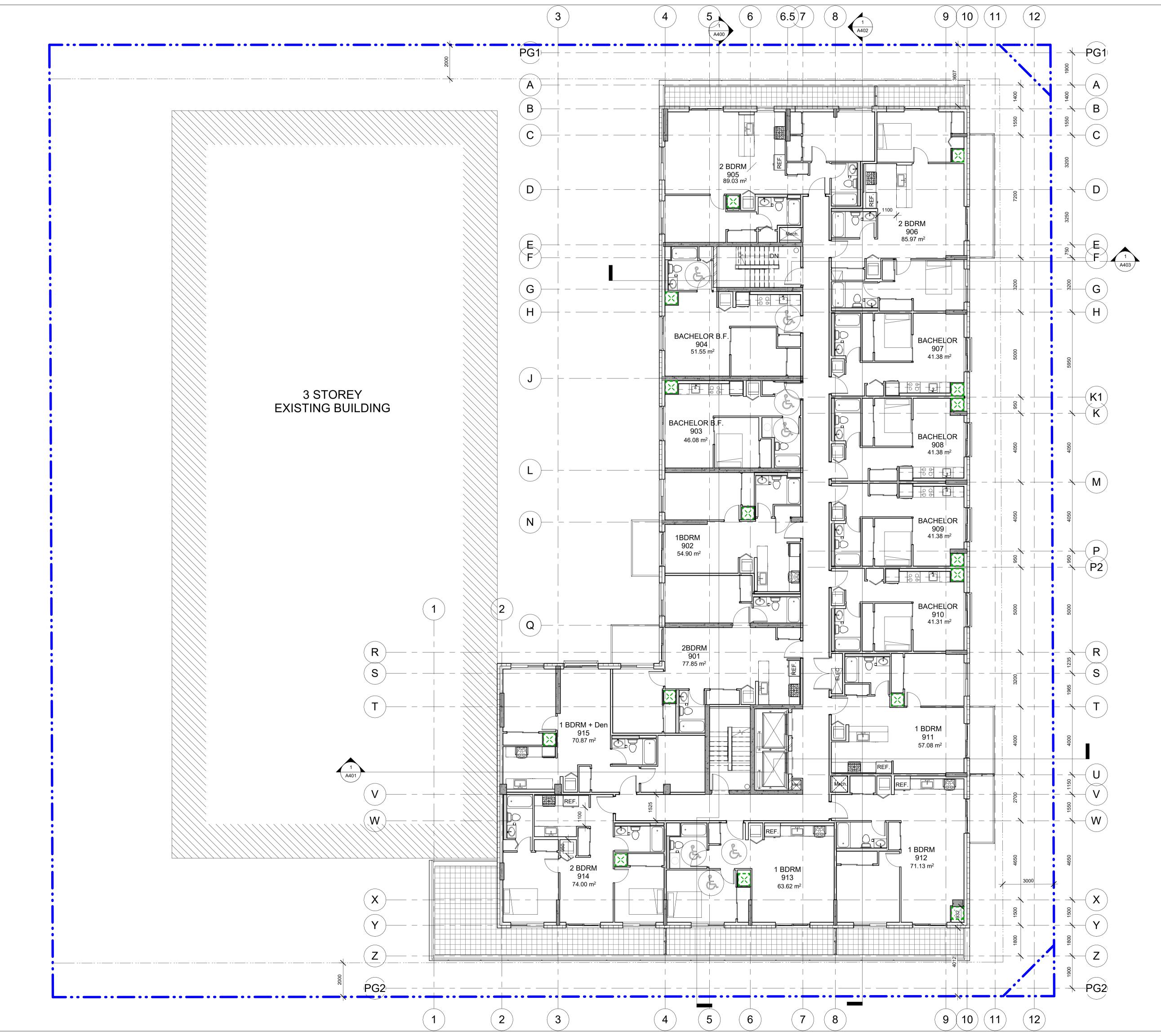


18 LOUISA ST, OTTAWA, ONTARIO

Drawing

TYPICAL FLOOR PLAN (5th - 8th)

Drawn By	FAHD A.Z.	Checked By
Scale	1 : 100	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A105	



CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

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Revisions		
Revision	Revision	
Number	Date	Revision Description
1	2022.03.14	ISSUED FOR REVIEW
5	2023.02.17	ISSUED FOR REVIEW
6	2023.05.04	ISSUED FOR REVIEW
7	2024.07.12	ISSUED FOR REVIEW
8	2024.08.08	ISSUED FOR SPA
9	2024.09.05	RE-ISSUED FOR SPA

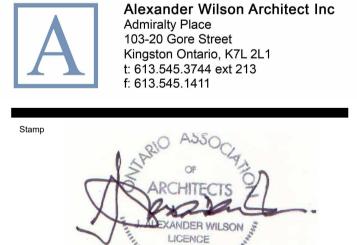
160 Units Apartment Building

15 Units @ 9th floor :

6 units : Bahcelors (incld:1 int bedrm unit) 4 units : 1 Bedroom 1 units : 1 Bedroom + Den 4 units : 2 Bedroom 0 unit : 2 Bedroom+Den

Gross floor area to O.B.C = 1031.43 m^2

Gross floor area to Ottawa By-Law = 844.08 m²



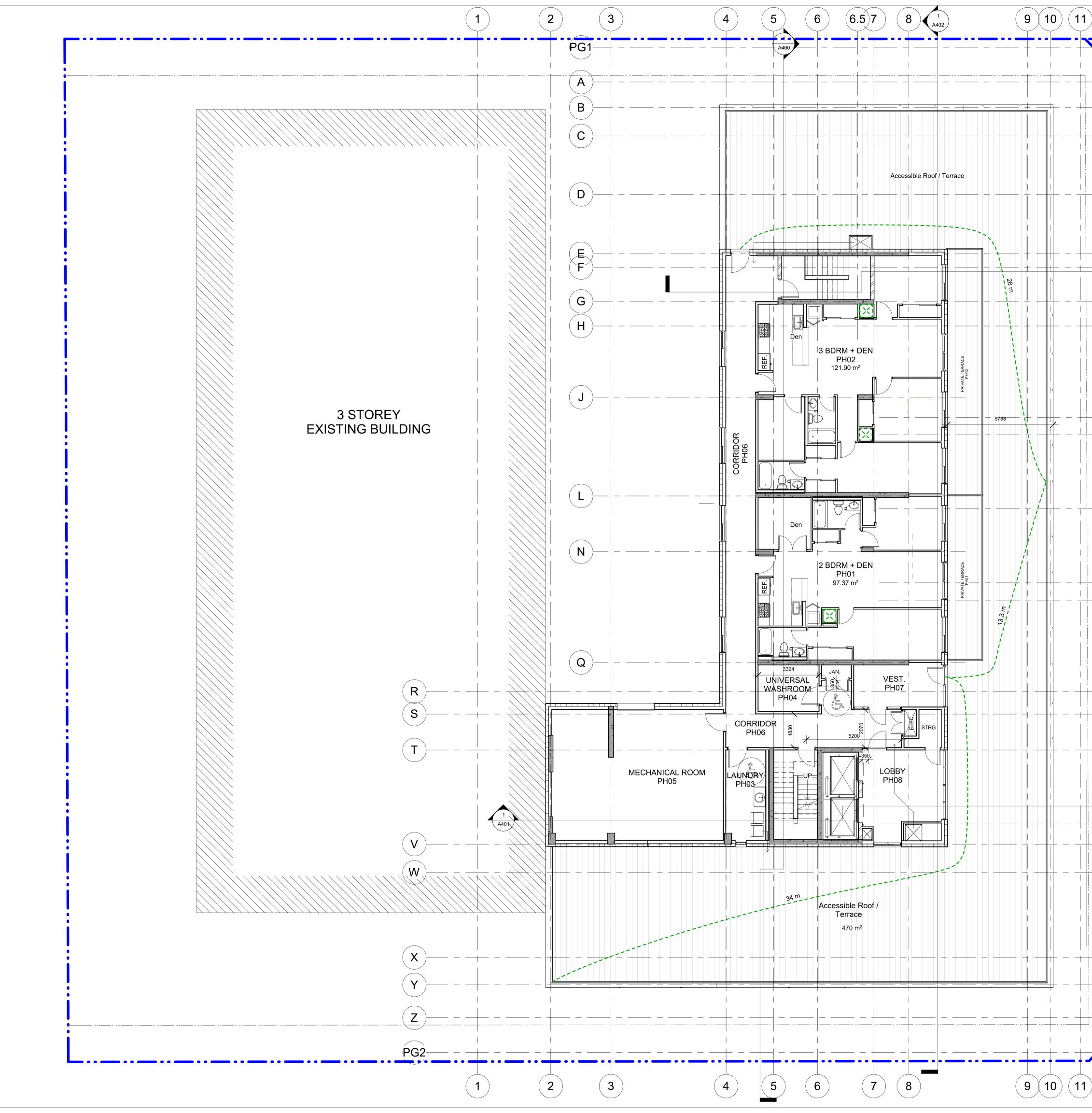
Project 18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

9TH FLOOR PLAN

Drawn By	FAHD A.Z.	Checked By
Scale	1 : 100	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A106	



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9	2024.09.05	RE-ISSUED FOR SPA

160 Units Apartment Building

2 Units @ P.H. floor : 0 units : Bahcelor 0 unit : 1 Bedroom 0 unit : 1 Bedroom + Den 0 unit : 2 Bedroom 1 unit : 2 Bedroom + Den 1 unit : 3 Bedroom + Den

Gross floor area to O.B.C = 480 m^2

Gross floor area to Ottawa By-Law = 204.74 m²

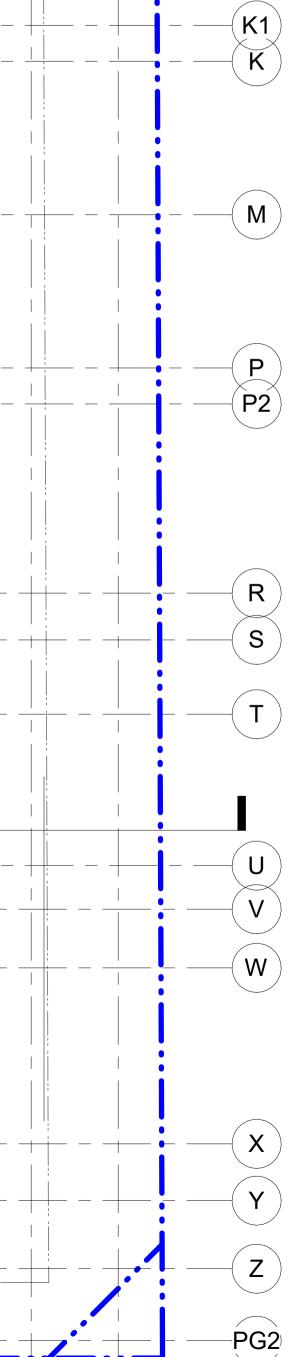


18 LOUISA ST, OTTAWA, ONTARIO

Drawing

PENTHOUSE FLOOR PLAN

Drawn By		Checked By
	FAHD A.Z.	
Scale	1 : 100	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A107	



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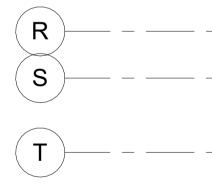
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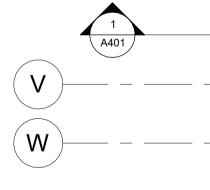
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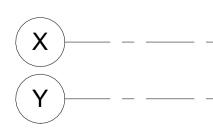
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G

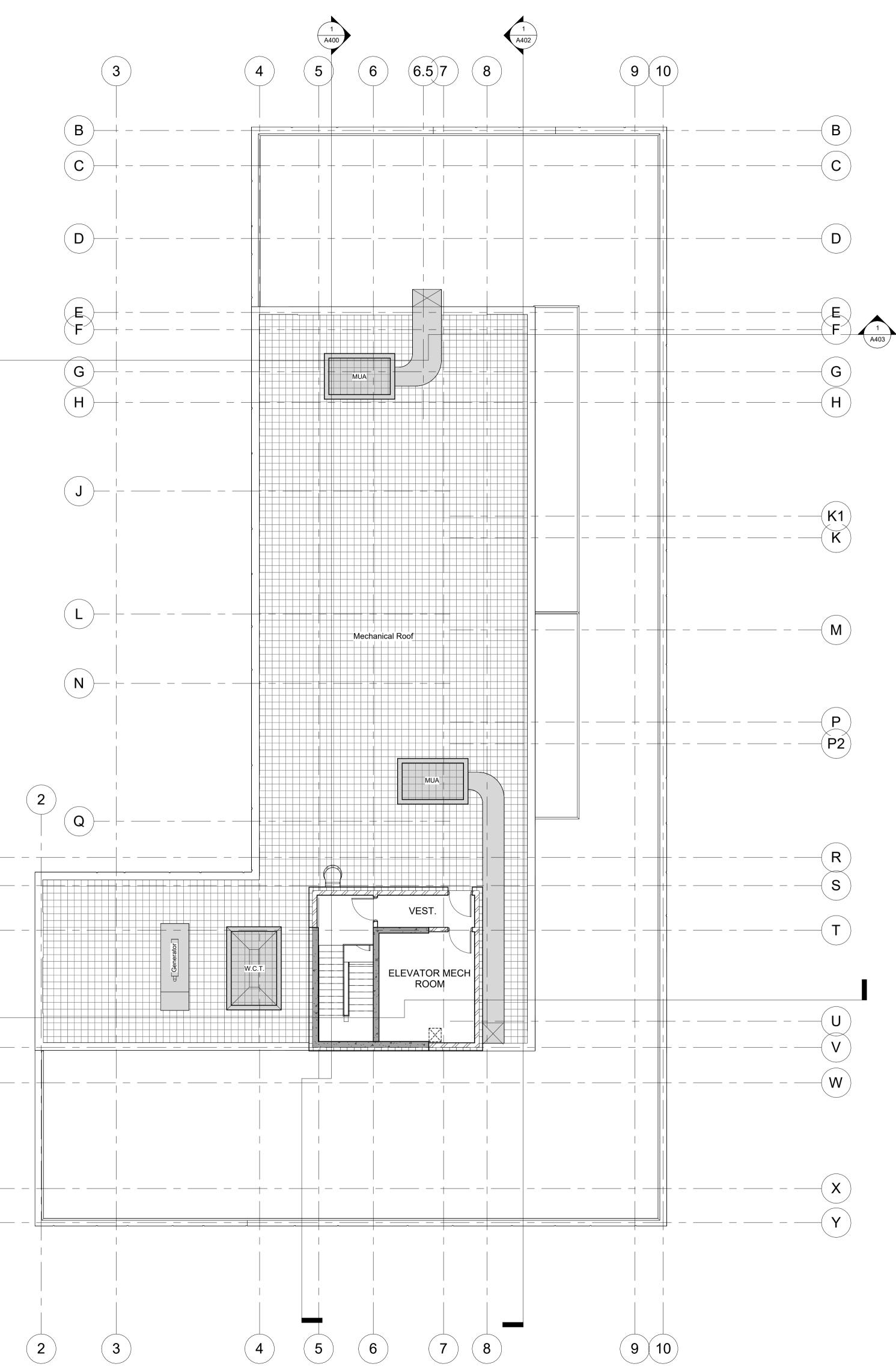
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1 ELEVATOR ROOM 1:100



DO NOT SCALE DRAWINGS

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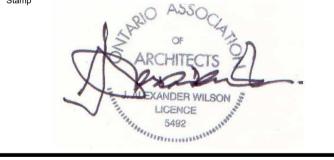
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9	2024.09.05	RE-ISSUED FOR SPA

160 Units Apartment Building

Gross floor area to O.B.C = 54.77 m^2

Gross floor area to CITY DEF. = 0.00 m^2





Project 18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

ELEVATOR ROOM FLOOR PLAN

Drawn By		Checked By
	FAHD A.Z.	
Scale	1 : 100	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A108	



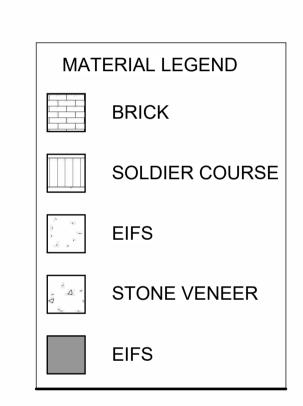
1 EAST ELEVATION 1:100 DO NOT SCALE DRAWINGS

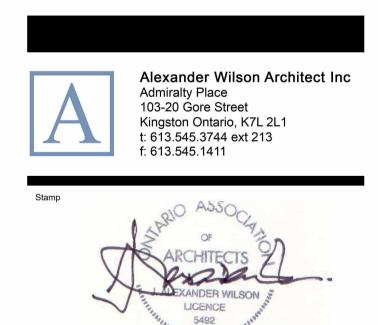
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Project 18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

EAST ELEVATION

Drawn By	FAHD A.Z.	Checked By
Scale	As indicated	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A300	



1 SOUTH ELEVATION 1:100

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exas

EXANDER WILSON

Project 18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

SOUTH ELEVATION

Drawn By	FAHD A.Z.	Checked By
Scale	1 : 100	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A303	

1 WEST ELEVATION 1:100





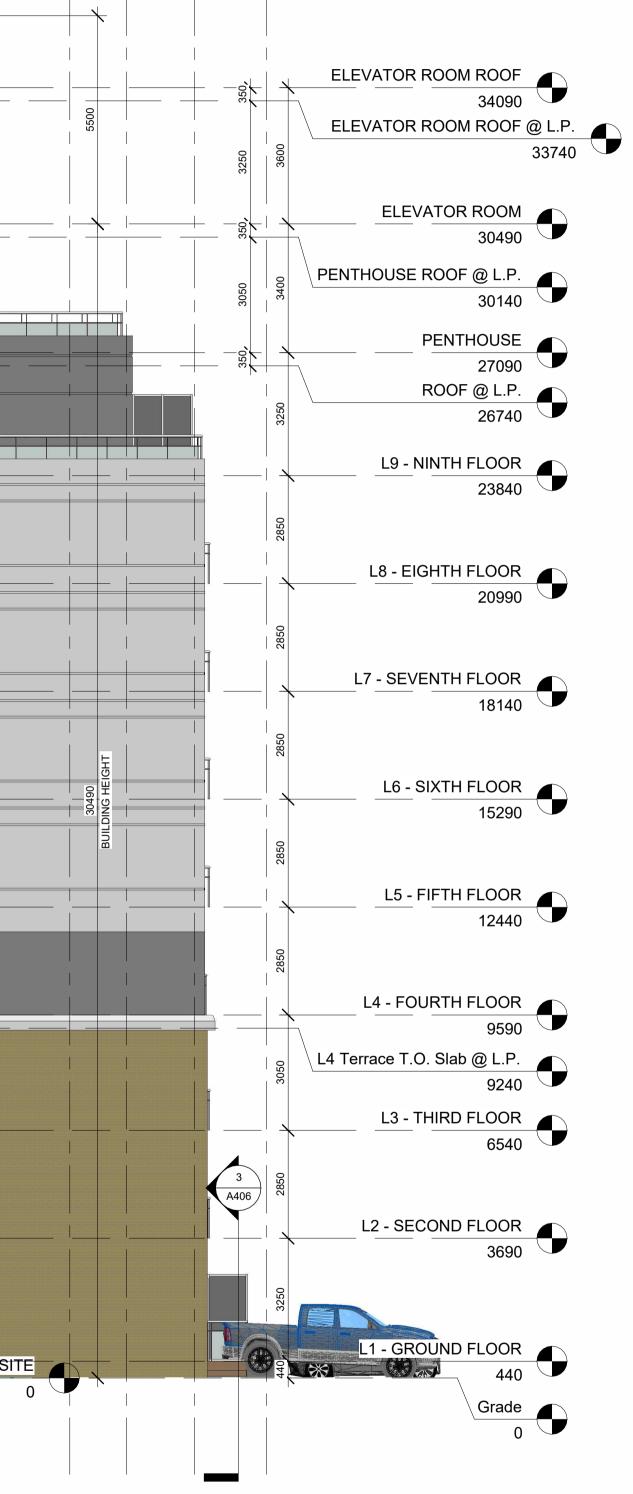
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	Revision Date 2022.03.14 2023.02.17 2023.05.04 2024.07.12 2024.08.08	



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



18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

WEST ELEVATION

Drawn By	FAHD A.Z.	Checked By
Scale	1 : 100	Date 2024.09.05
Project No.	2204	Revision 9
Drawing No.	A302	

1 NORTH ELEVATION 1:100



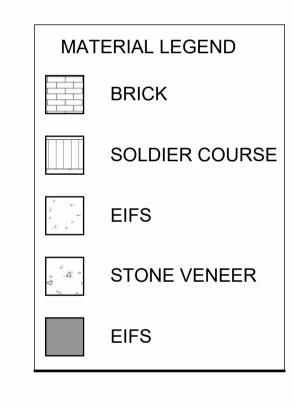
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Project 18 LOUISA ST.

18 LOUISA ST, OTTAWA, ONTARIO

Drawing

NORTH ELEVATION

Drawn By	FAHD A.Z.	Checked By	
Scale	As indicated	Date 2024.09.05	
	As indicated		
Project No.		Revision	
	2204	9	
Drawing No.	1001		
ig 1101	A301		

