



MODERN DESIGNS | INTELLIGENT PLANNING

HAMEL DESIGN AND PLANNING | 170 MAIN STREET, OTTAWA, ON, K1S 1C2 (613) - 232 9081 www.HDandP.ca

# 1 OLD SUNSET BOULEVARD

SEMI DETACHED

R1 EXISTING ZONING

R2 PROPOSED ZONING

6 REV. NO.

2021-16 PR. NO.

2022-02-15 DATE

1 OLD SUNSET BOUL. LOCATION



PROJECT TITLE

1 OLD SUNSET BLVD.

6	PRE-CON REVIEW	2021-02-15
5	PRE-CON REVIEW	2021-01-06
4	CLIENT REVIEW	2021-09-29
3	CLIENT REVIEW	2021-08-17
2	CLIENT REVIEW	2021-08-16
1	CLIENT REVIEW	2021-08-12

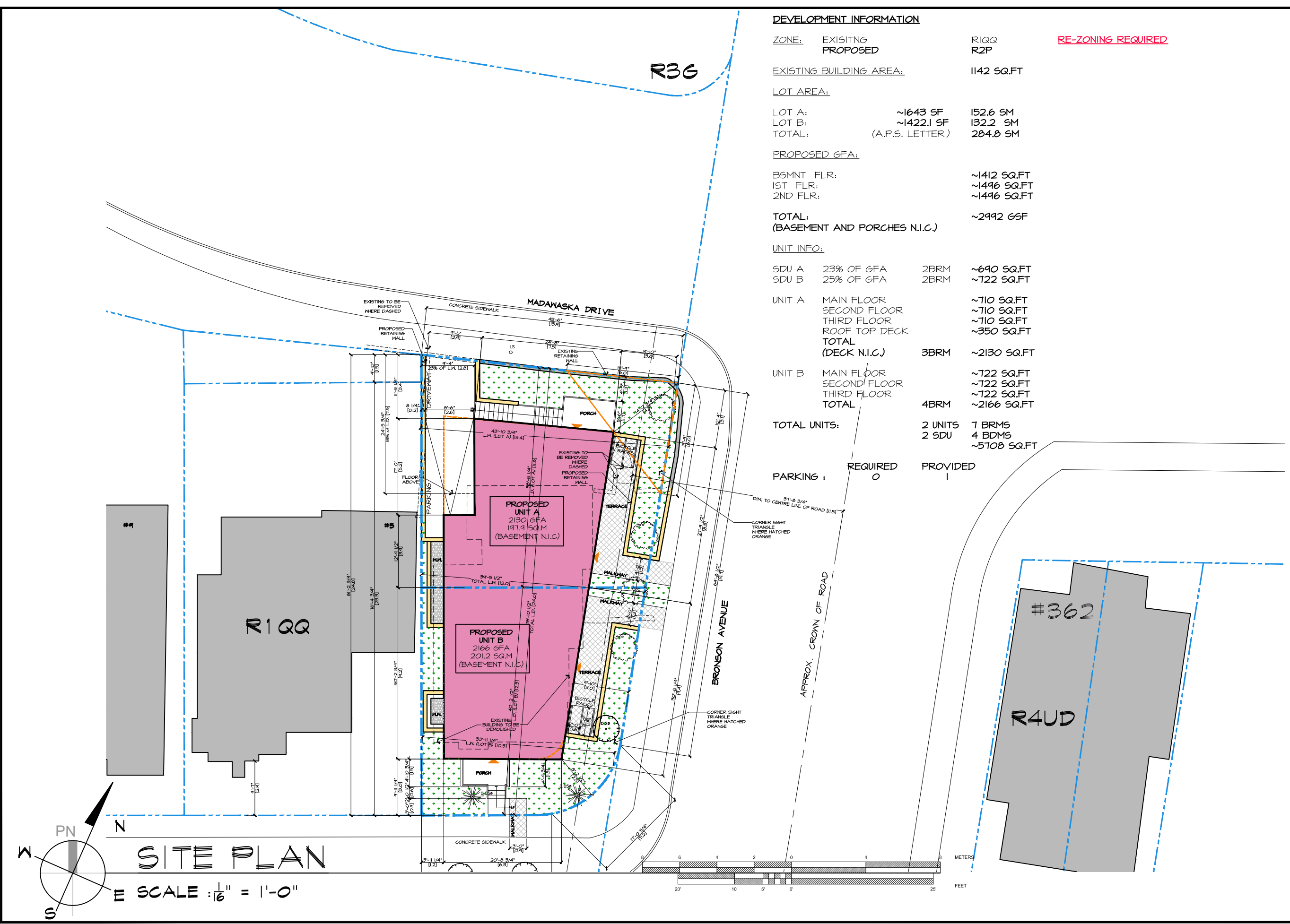
PROJECT No. :  
**2021-16**

DATE: 2021-08-06  
CHECKED: JH  
DWG BY: RB

DWG No.:  
**A1**

**DEVELOPMENT INFORMATION**

ZONE:	EXISTING PROPOSED	RIQQ R2P	<b>RE-ZONING REQUIRED</b>
EXISTING BUILDING AREA:		1142 SQ.FT	
LOT AREA:			
LOT A:	~1643 SF	152.6 SM	
LOT B:	~1422.1 SF	132.2 SM	
TOTAL:	(A.P.S. LETTER)	284.8 SM	
PROPOSED GFA:			
BSMNT FLR:		~1412 SQ.FT	
1ST FLR:		~1496 SQ.FT	
2ND FLR:		~1496 SQ.FT	
TOTAL: (BASEMENT AND PORCHES N.I.C.)		~2992 GSF	
UNIT INFO:			
SDU A	23% OF GFA	2BRM	~690 SQ.FT
SDU B	25% OF GFA	2BRM	~722 SQ.FT
UNIT A	MAIN FLOOR SECOND FLOOR THIRD FLOOR ROOF TOP DECK TOTAL (DECK N.I.C.)	3BRM	~2130 SQ.FT
UNIT B	MAIN FLOOR SECOND FLOOR THIRD FLOOR TOTAL	4BRM	~2166 SQ.FT
TOTAL UNITS:		2 UNITS 2 SDU	7 BRMS 4 BDMS ~5108 SQ.FT
PARKING :	REQUIRED 0	PROVIDED 1	



R36

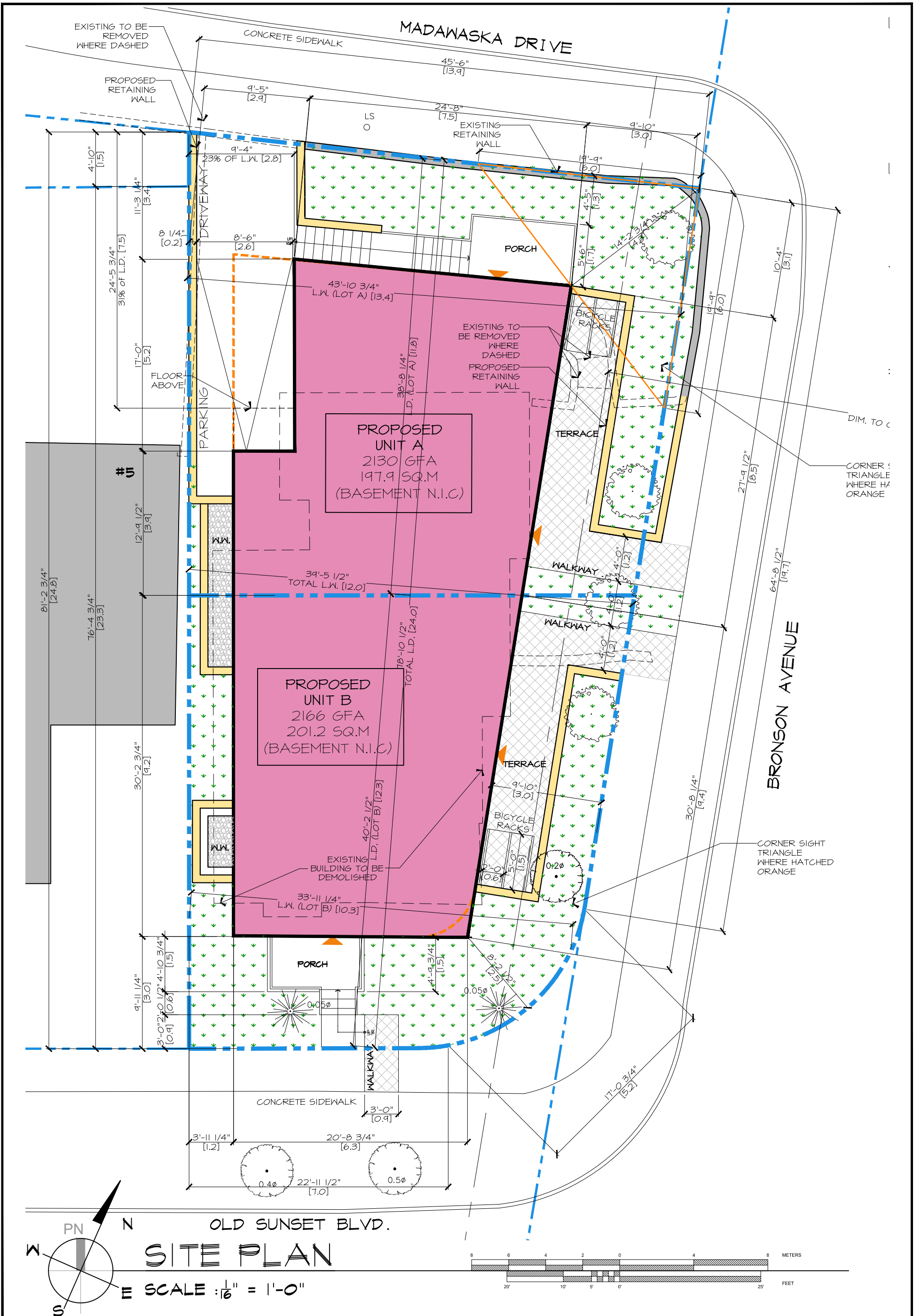
R1QQ

#362

R4UD

**SITE PLAN**

SCALE : 1/16" = 1'-0"



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A | O

DWG No.:

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1	CLIENT REVIEW	2021-08-12
2	CLIENT REVIEW	2021-08-16
3	CLIENT REVIEW	2021-08-17
4	CLIENT REVIEW	2021-09-29
5	PRE-CON REVIEW	2021-01-06
6	PRE-CON REVIEW	2021-02-15

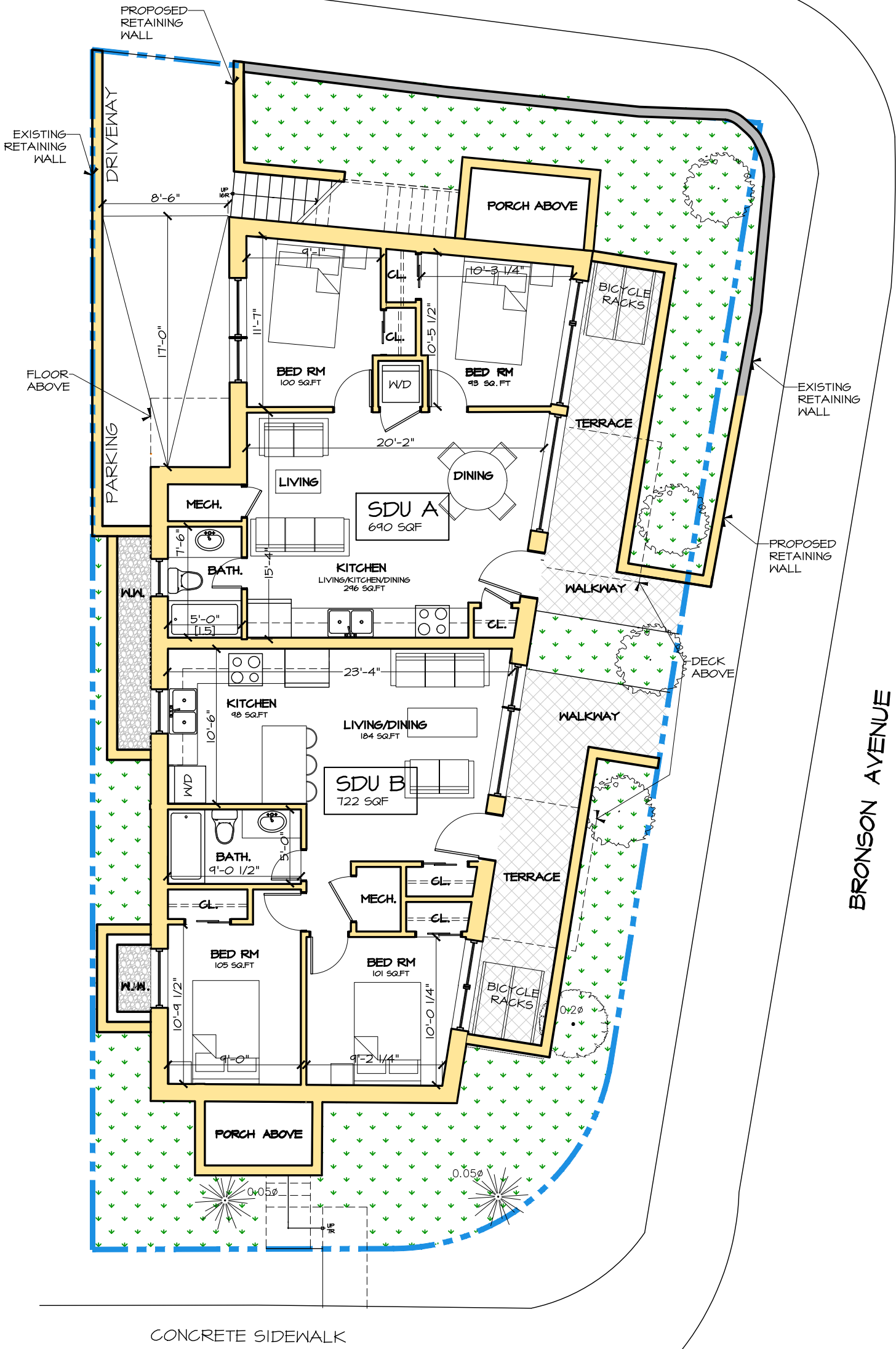
1 OLD SUNSET BLVD.

PROJECT TITLE

170 Main Street | HAWAII  
OHANA, ONE KIS I'EA DESIGN  
(813) 232 9081 | TEL. AND  
HAWAII@OHANA.COM | FLORIDA



MADAWASKA DRIVE  
CONCRETE SIDEWALK

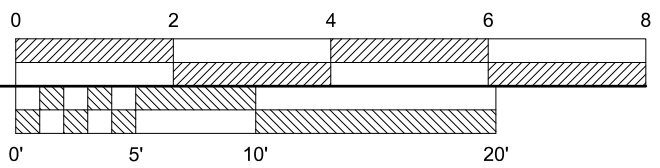


BRONSON AVENUE

# BSM'T FLOOR PLAN

SCALE : 1/8" = 1'-0"

1496 SQ.FT



METERS

FEET

1 OLD SUNSET BLVD.

PROJECT TITLE

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OHIO, OH 43123 | TEL: (614) 232-9081 | FAX: (614) 232-9082  
info@hadr.com | www.hadr.com



1	CLIENT REVIEW	08-12
2	CLIENT REVIEW	08-16
3	CLIENT REVIEW	08-17
4	CLIENT REVIEW	09-29
5	CLIENT REVIEW	01-06
6	PRE-CON REVIEW	02-15
6	PRE-CON REVIEW	02-15

PROJECT No. :

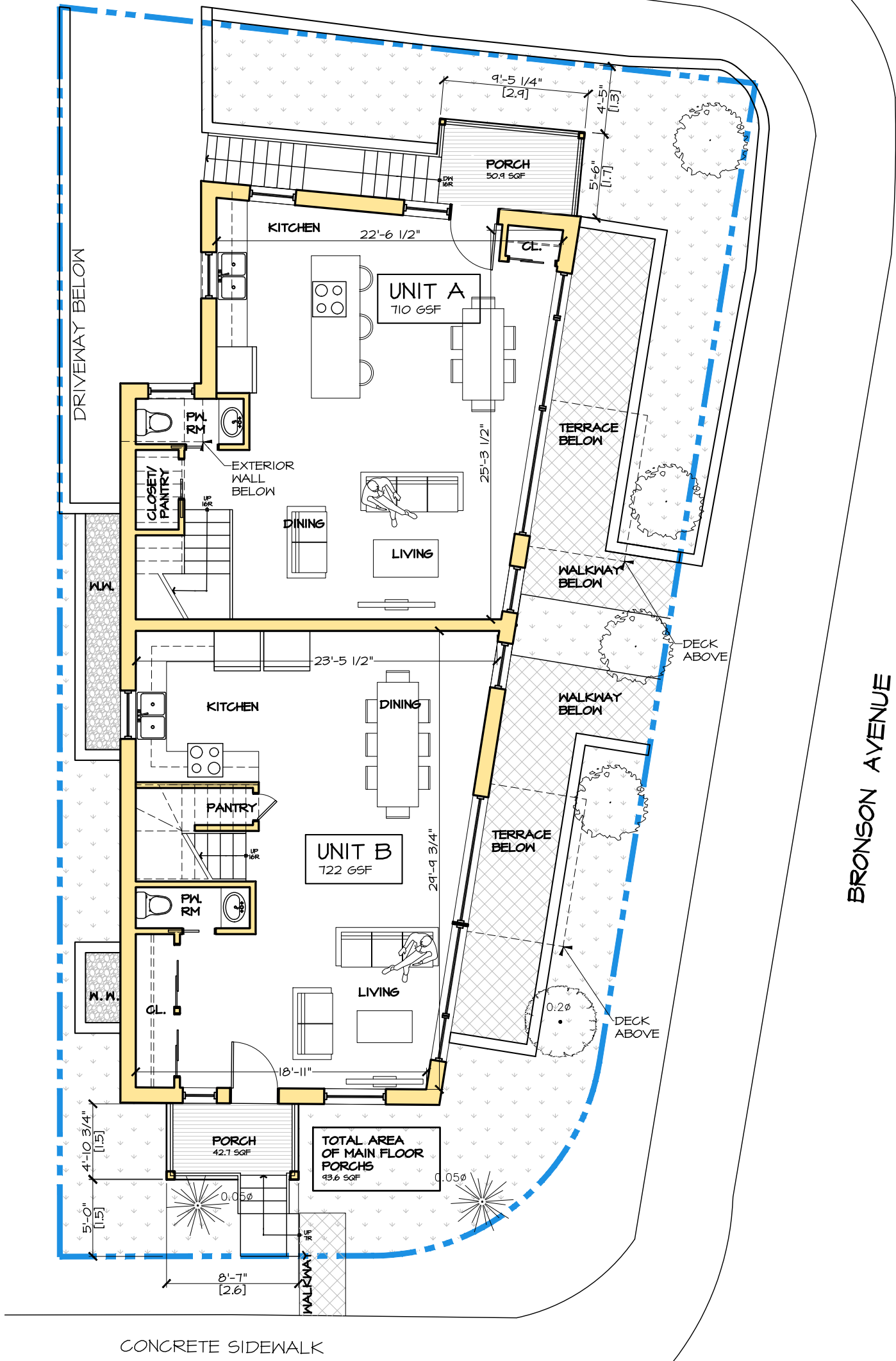
2021-16

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A2

INDIANA DRIVE  
CONCRETE SIDEWALK

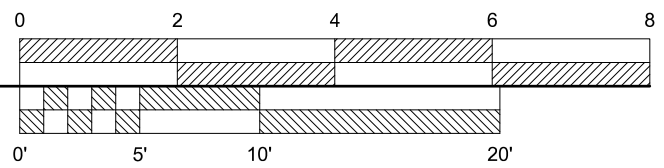


BRONSON AVENUE

# FIRST FLOOR PLAN

SCALE :  $\frac{1}{8}'' = 1'-0''$

1496 SQ.FT



A3

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4	CLIENT REVIEW	09-29
5	PRE-CON REVIEW	01-06
6	PRE-CON REVIEW	02-15

1 OLD SUNSET BLVD.

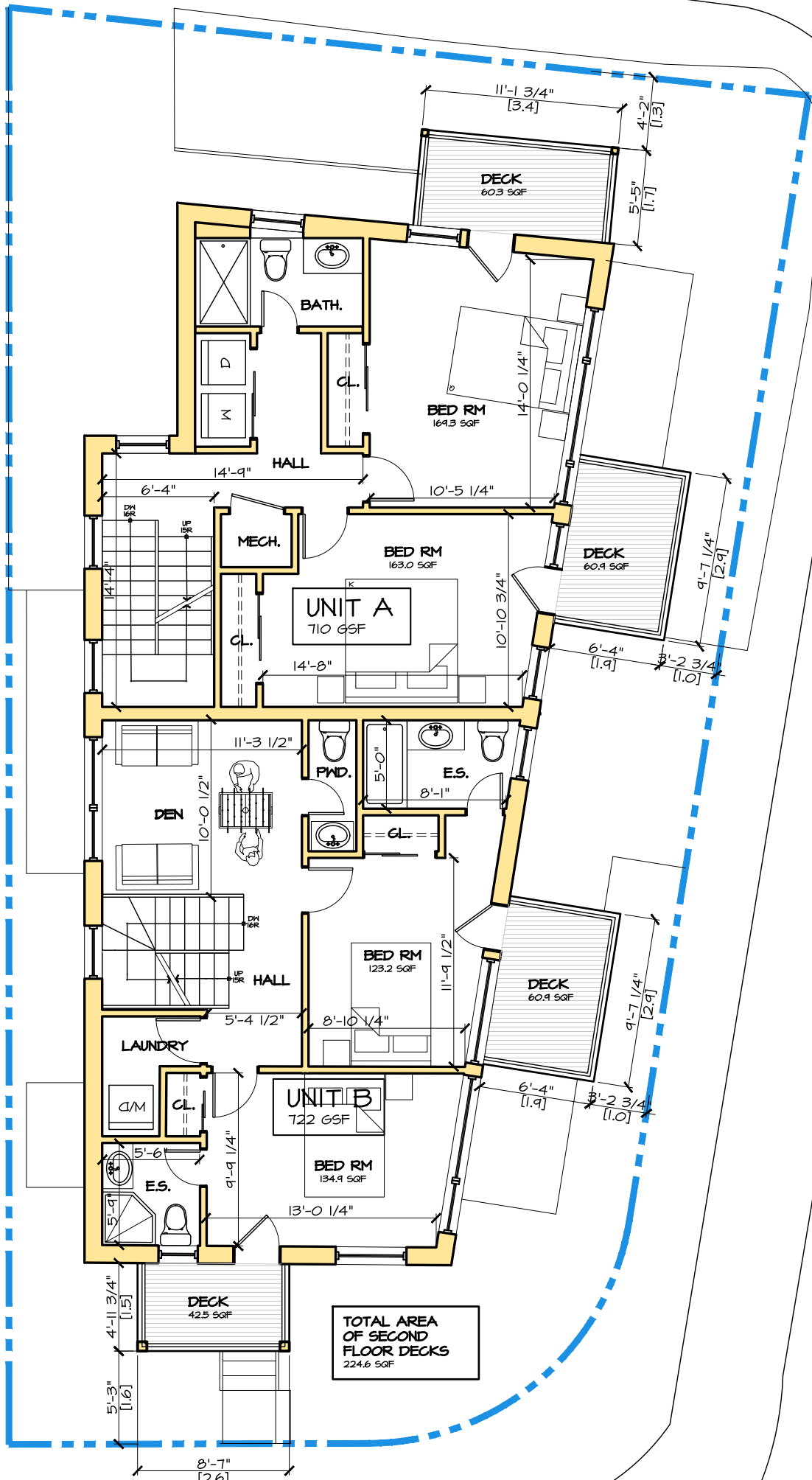
PROJECT TITLE

170 Main Street | HAWAII  
OHIO, OH 43081 Tel: AND  
(614) 232-9081 Fax: AND  
info@hondorf.com | FLANNING



MADAWASKA DRIVE

BRONSON AVENUE

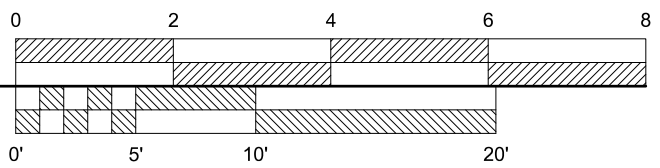


TOTAL AREA OF SECOND FLOOR DECKS  
224.6 SQ.FT

# SECOND FLOOR PLAN

SCALE :  $\frac{1}{8}'' = 1'-0''$

1496 SQ.FT



METERS

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1 OLD SUNSET BLVD.

PROJECT TITLE

JTO Main Street MARKET  
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PROJECT No. :  
2021-16

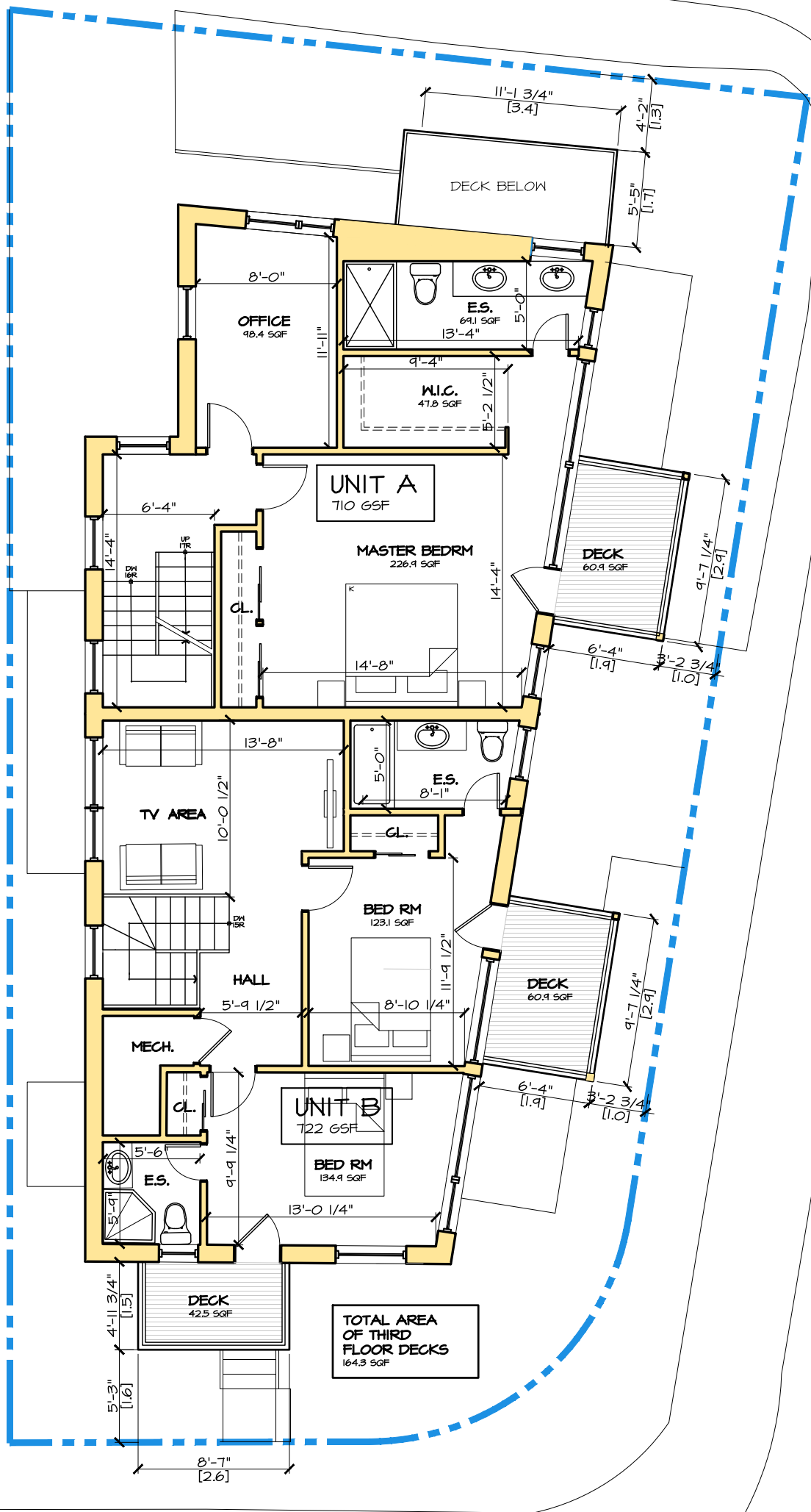
DATE: 2021-08-06  
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DWG No.:

A4

MADAWASKA DRIVE

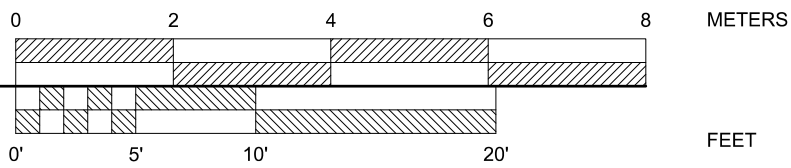
BRONSON AVENUE



# THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0"

1496 SQ.FT



A5

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DATE:	2021-08-06
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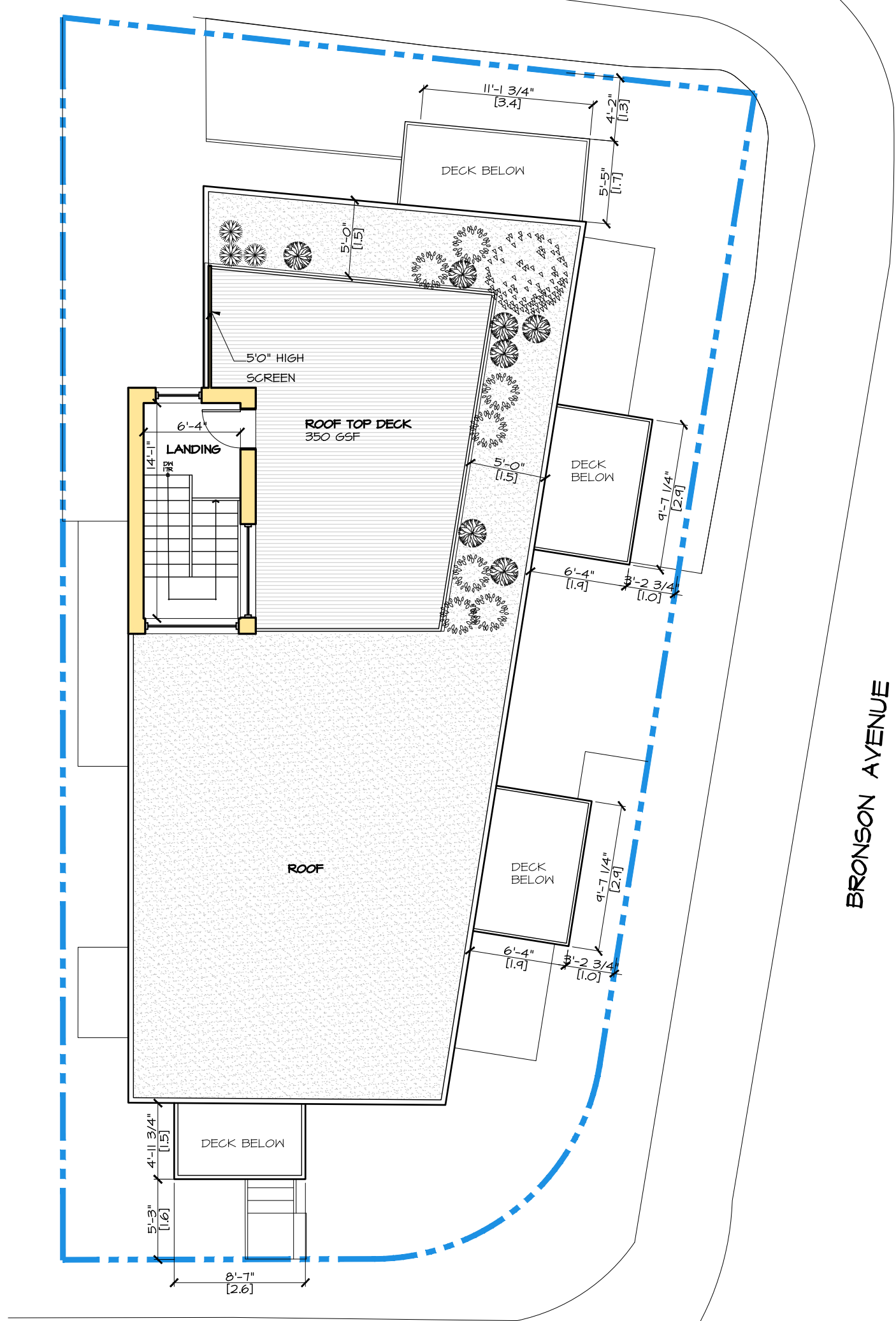
1 OLD SUNSET BLVD.

PROJECT TITLE

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OHIO, ON, K1S 0S8 TEL AND  
(416) 238 9081 FAX AND  
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WYASKA DRIVE

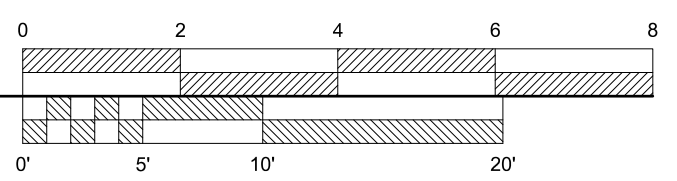


BRONSON AVENUE

# ROOF PLAN

SCALE :  $\frac{1}{8}'' = 1'-0''$

357 SQ.FT



METERS

FEET

1 OLD SUNSET BLVD.

PROJECT TITLE

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 OMAHA, NE 68102 | TEL: (413) 232-9081 | FAX: (413) 232-9081  
 info@hpdn.com | www.hpdn.com



6	PRE-CON REVIEW	2021-02-15
5	PRE-CON REVIEW	2021-01-06
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1	CLIENT REVIEW	2021-08-12

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A6





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PROJECT TITLE

1 OLD SUNSET BLVD.

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PROJECT No. :

2021-16

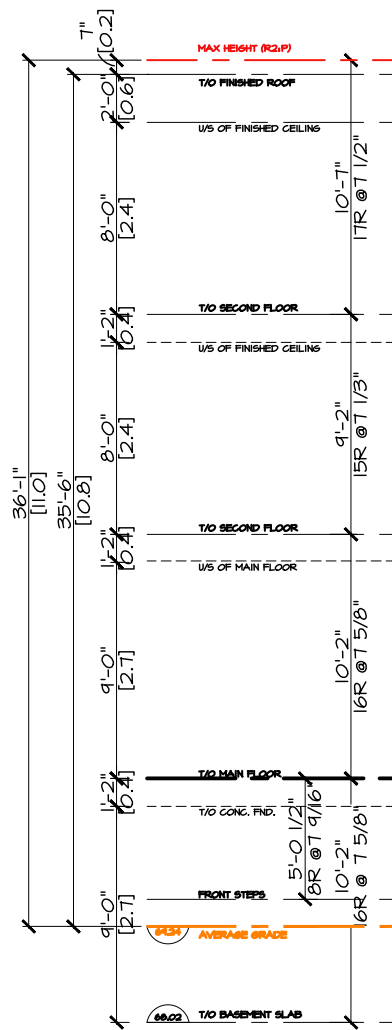
DATE: 2021-08-06

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A7



SOUTH ELEVATION

SCALE :  $\frac{1}{8}$ " = 1'-0"



NORTH ELEVATION

SCALE :  $\frac{1}{8}$ " = 1'-0"





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A8



EAST ELEVATION

SCALE :  $\frac{1}{8}$ " = 1'-0"

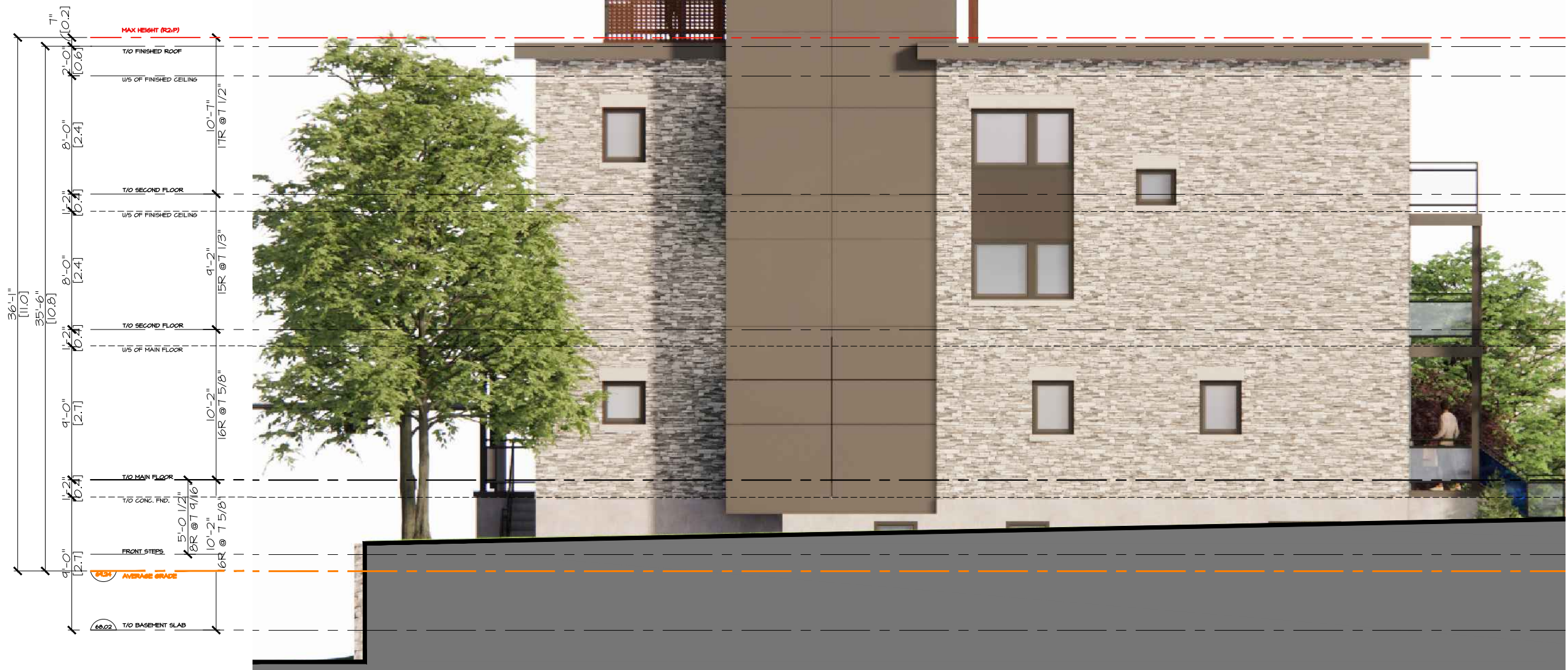




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1 OLD SUNSET BLVD.



EAST ELEVATION

SCALE :  $\frac{1}{8}$ " = 1'-0"

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1 OLD SUNSET BLVD.



# BRONSON STREET VIEW

SCALE :NTS



# MADAWASKA STREET VIEW

SCALE :NTS

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DWG BY:	RB

DWG No:  
All



SITE PLAN  
SCALE :NTS



AERIAL VIEW  
SCALE :NTS