



MODERN INTELLIGENT
DESIGNS 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

10 REV. NO.

2021-16 PR. NO.

2023-02-22 DATE

1 OLD SUNSET BOUL. LOCATION



PROJECT TITLE

1 OLD SUNSET
BLVD.

10	CITY COMMENTS	2023 02-22
9	CITY COMMENTS	2023 02-03
8	CITY COMMENTS	2022 11-17
7	CITY COMMENTS	2022 11-08
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 R1QQ
PROPOSED R2P

EXISTING BUILDING AREA: 1142 SQ.FT

LOT AREA:

LOT A: ~1645 SF 152.7 SM
LOT B: ~1423 SF 132.1 SM
TOTAL: (A.P.S. LETTER) 284.8 SM 3065.6 SF

PROPOSED GFA:

BSMNT FLR (SDU): ~1392 SF
1ST FLR: ~1418 SF
2ND FLR: ~1418 SF
3RD FLR: ~1418 SF
TOTAL: ~4254 GSF
(BASEMENT AND PORCHES N.I.C.)

UNIT INFO:

SDU A 24% OF GFA 2BRM ~670 SQ.FT
SDU B 25% OF GFA 2BRM ~722 SQ.FT

UNIT A MAIN FLOOR ~695 SQ.FT
SECOND FLOOR ~695 SQ.FT
THIRD FLOOR ~695 SQ.FT
ROOF TOP DECK ~300 SQ.FT
TOTAL (DECK N.I.C.) 3BRM ~2085 SQ.FT

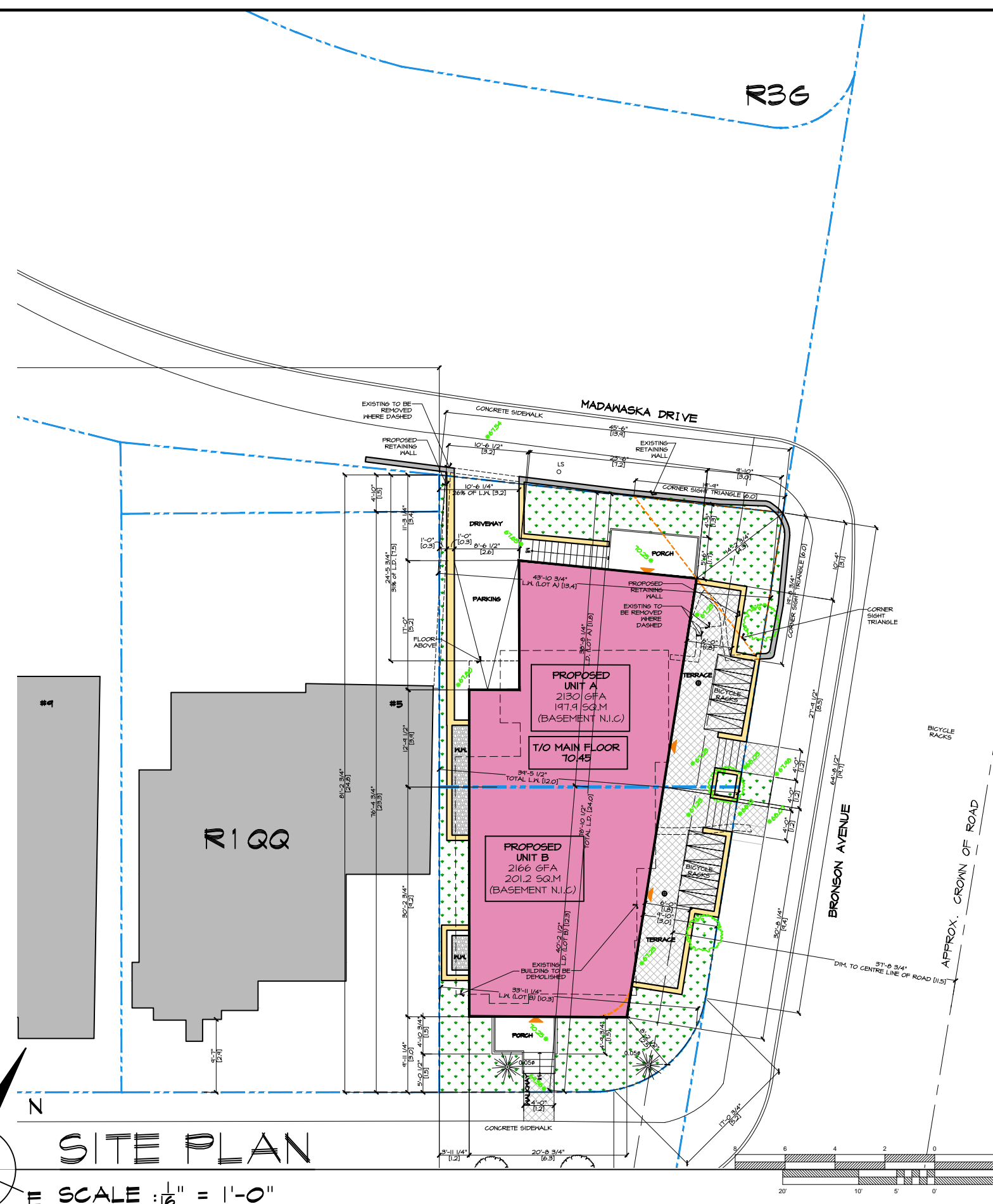
UNIT B MAIN FLOOR ~723 SQ.FT
SECOND FLOOR ~723 SQ.FT
THIRD FLOOR ~723 SQ.FT
TOTAL 4BRM ~2169 SQ.FT

TOTAL UNITS: 2 UNITS 7 BRMS
2 SDU 4 BDMS
~5646 SQ.FT

PARKING : REQUIRED 0 PROVIDED 1

LANDSCAPE OPEN SPACE

TOTAL LANDSCAPE AREA: 1332.5 SQ.FT
LANDSCAPE OPEN SPACE %: 43.46%
SOFT LANDSCAPE AREA: 811.16 SQ.FT
HARD LANDSCAPE: 521.34 SQ.FT



SITE PLAN

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

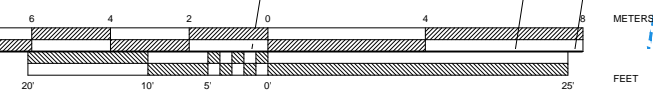
R36

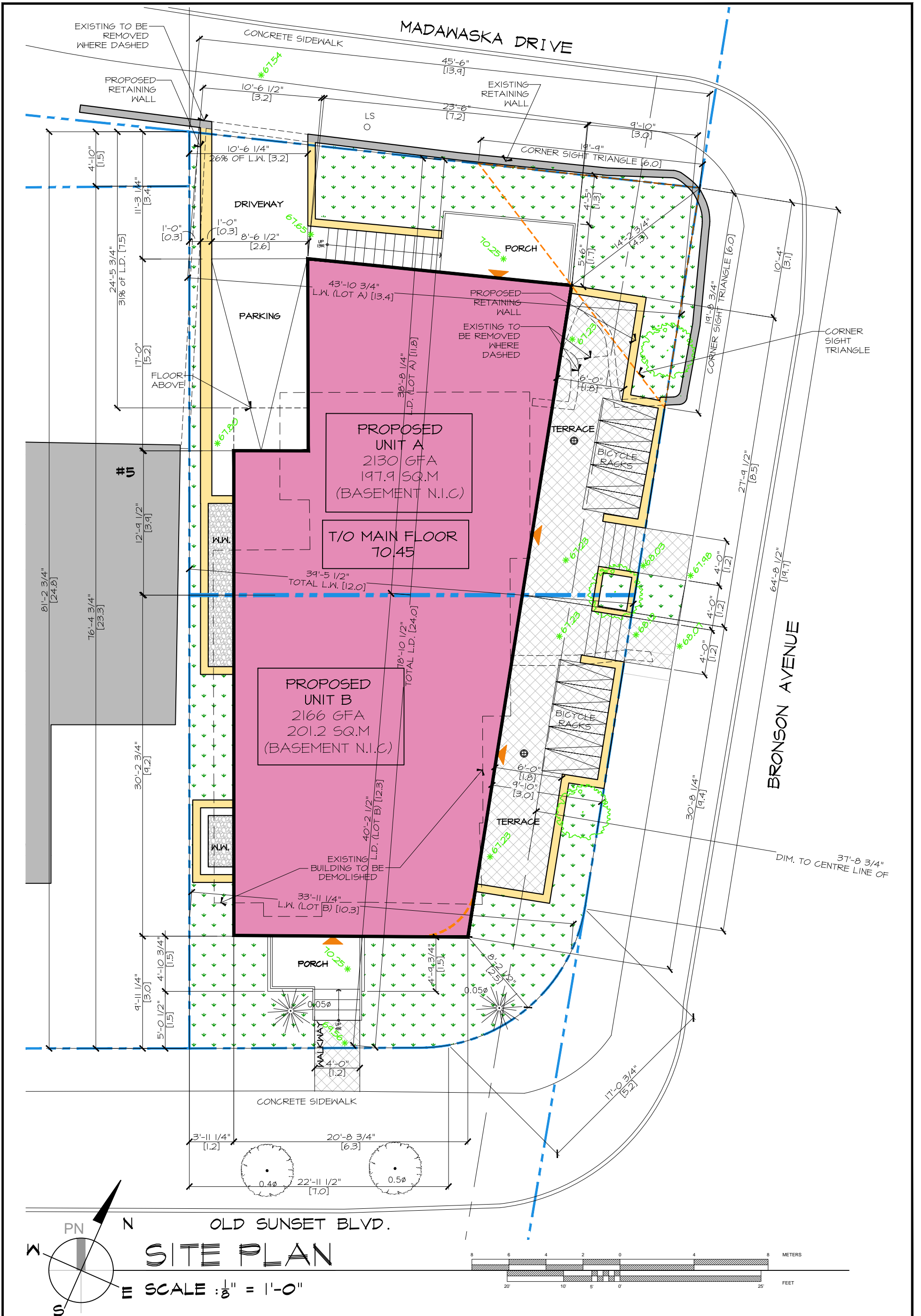
R1QQ

BRONSON AVENUE

#362

R4UD





SITE PLAN

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

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DWG No.:

DATE: 2021-08-06
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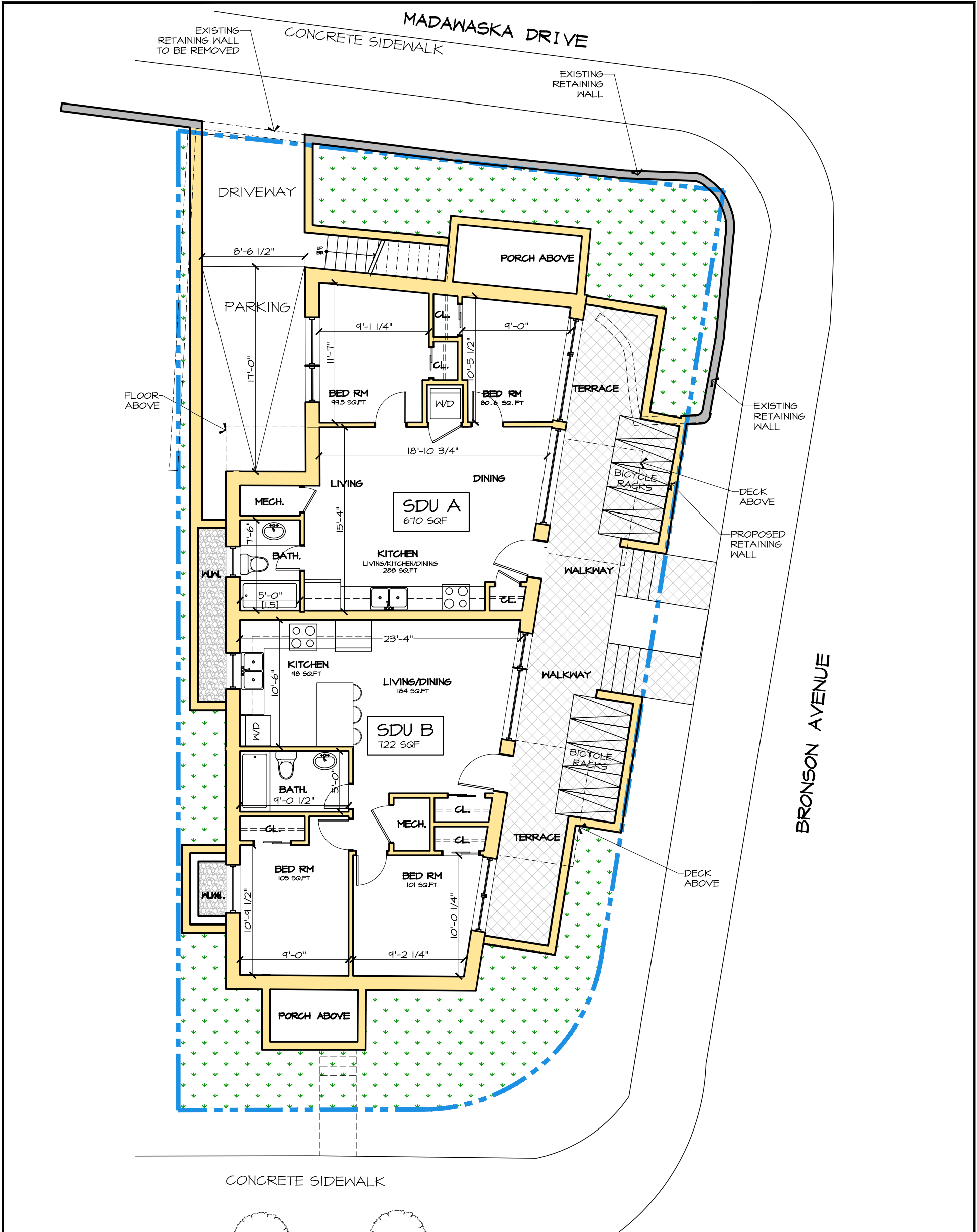
PROJECT No.:
2021-16

1	CLIENT REVIEW	08-16
2	CLIENT REVIEW	08-16
3	CLIENT REVIEW	08-17
4	CLIENT REVIEW	08-29
5	CLIENT REVIEW	09-21
6	PRE-CON REVIEW	02-15
7	COMMENTS	11-08
8	CITY COMMENTS	11-17
9	CITY COMMENTS	02-03
10	CITY COMMENTS	02-22

1 OLD SUNSET BLVD.

PROJECT TITLE

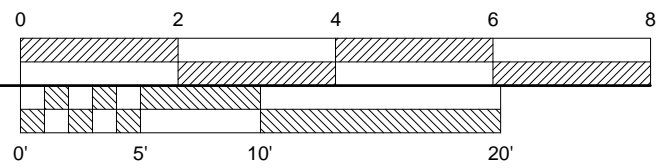
170 Main Street, HAVERTY, Ontario, ON, K1S 1C2 DESIGN (647) 332-9081 TEL AND INFO@RDPA.COM PLANNING



BSM'T FLOOR PLAN

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

1496 SQ.FT



METERS

FEET

A2

DATE: 2021-08-06
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PROJECT No.:
 2021-16

1	CLIENT REVIEW	08-12
2	CLIENT REVIEW	08-16
3	CLIENT REVIEW	08-17
4	CLIENT REVIEW	09-29
5	PRE-CON REVIEW	01-06
6	PRE-CON REVIEW	02-15
7	COMMENTS	11-08
8	CITY COMMENTS	11-17
9	CITY COMMENTS	02-03
10	CITY COMMENTS	02-22

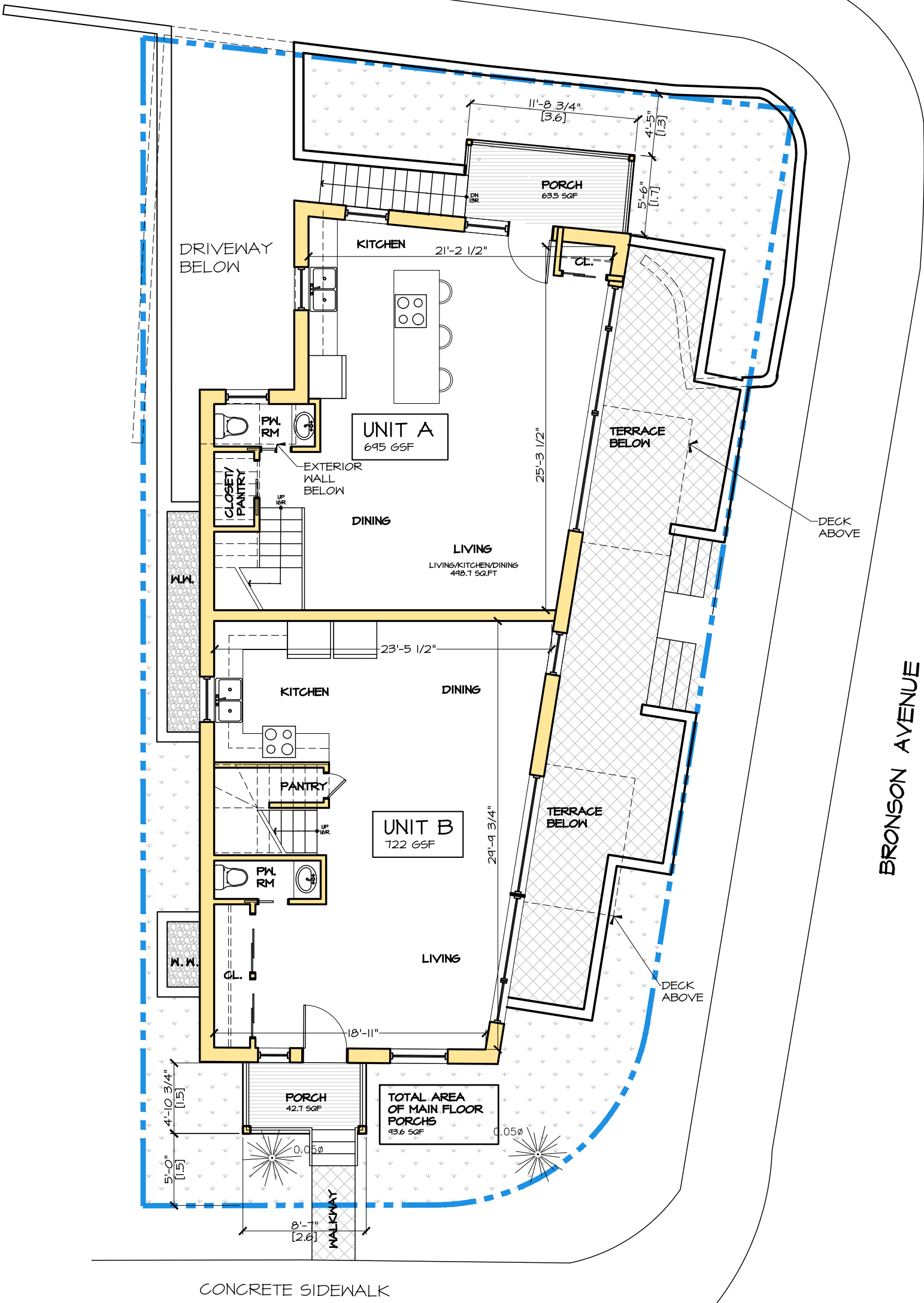
1 OLD SUNSET BLVD.

PROJECT TITLE

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 (978) 322-9081 FAX: (978) 322-0528
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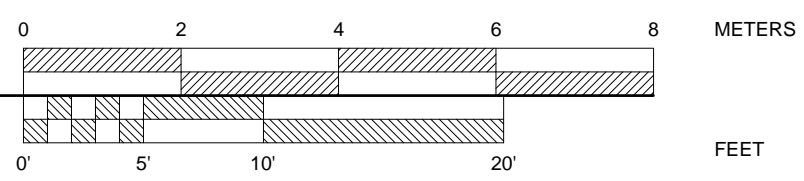
MADANASKA DRIVE
CONCRETE SIDEWALK



BRONSON AVENUE

FIRST FLOOR PLAN

SCALE : 3/8" = 1'-0" 1496 SQ.FT



A3

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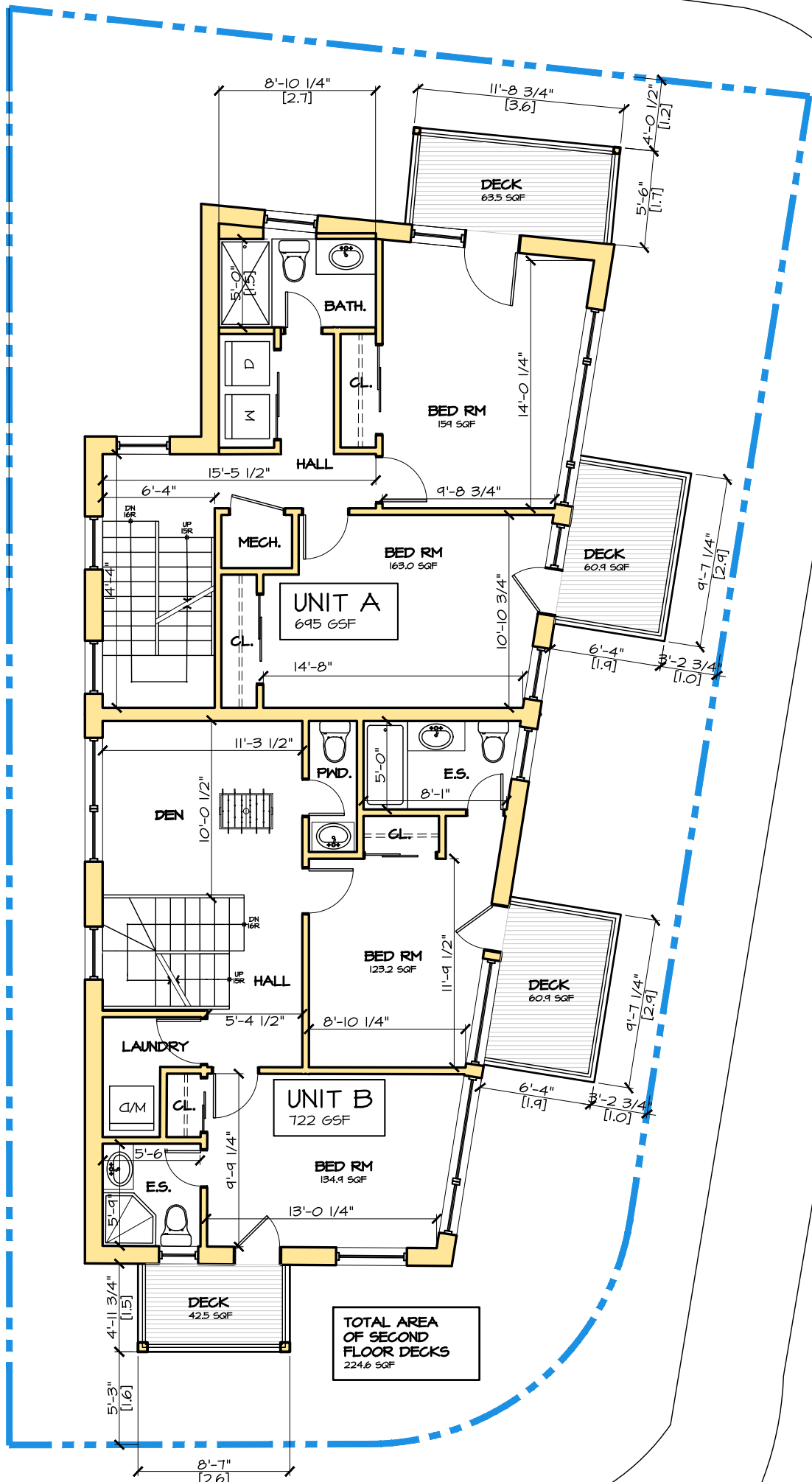
1	CLIENT REVIEW	08-12
2	CLIENT REVIEW	08-16
3	CLIENT REVIEW	08-17
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5	PRE-CON REVIEW	01-06
6	PRE-CON REVIEW	02-15
7	COMMENTS	11-08
8	CITY COMMENTS	11-17
9	CITY COMMENTS	02-03
10	CITY COMMENTS	02-22

1 OLD SUNSET BLYD.

PROJECT TITLE

MADAWASKA DRIVE

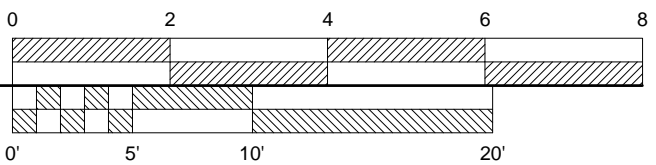
BRONSON AVENUE



SECOND FLOOR PLAN

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

1496 SQ.FT



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10	CITY COMMENTS	2023-02-22

1 OLD SUNSET BLYD.

PROJECT TITLE

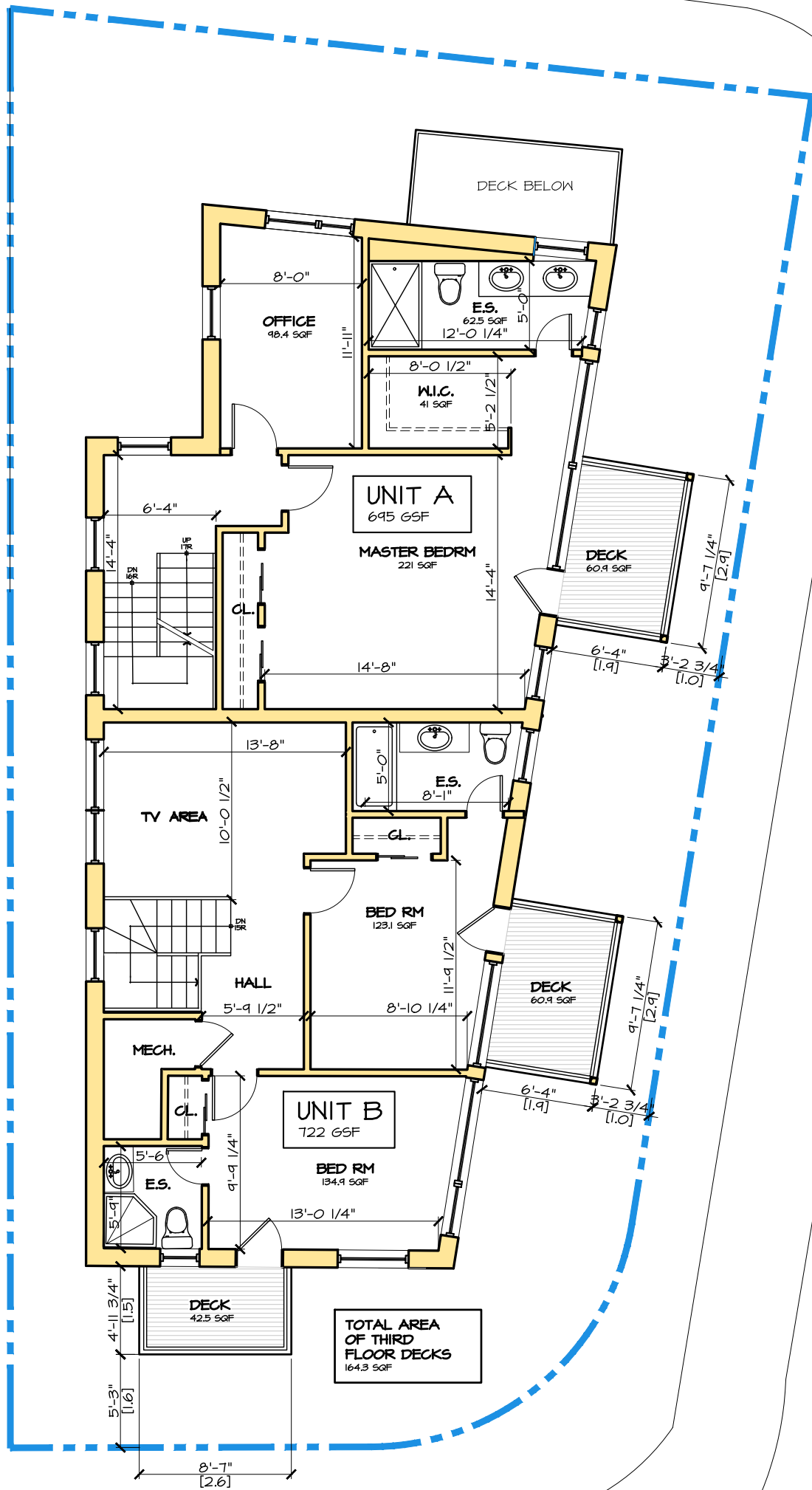
170 Main Street, Haverhill, MA 01830
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A4

DWG No.:

MADAWASKA DRIVE

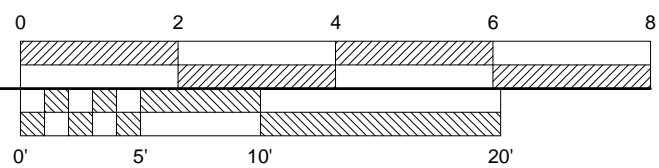
BRONSON AVENUE



THIRD FLOOR PLAN

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

1496 SQ.FT



A5

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1 OLD SUNSET BLYD.

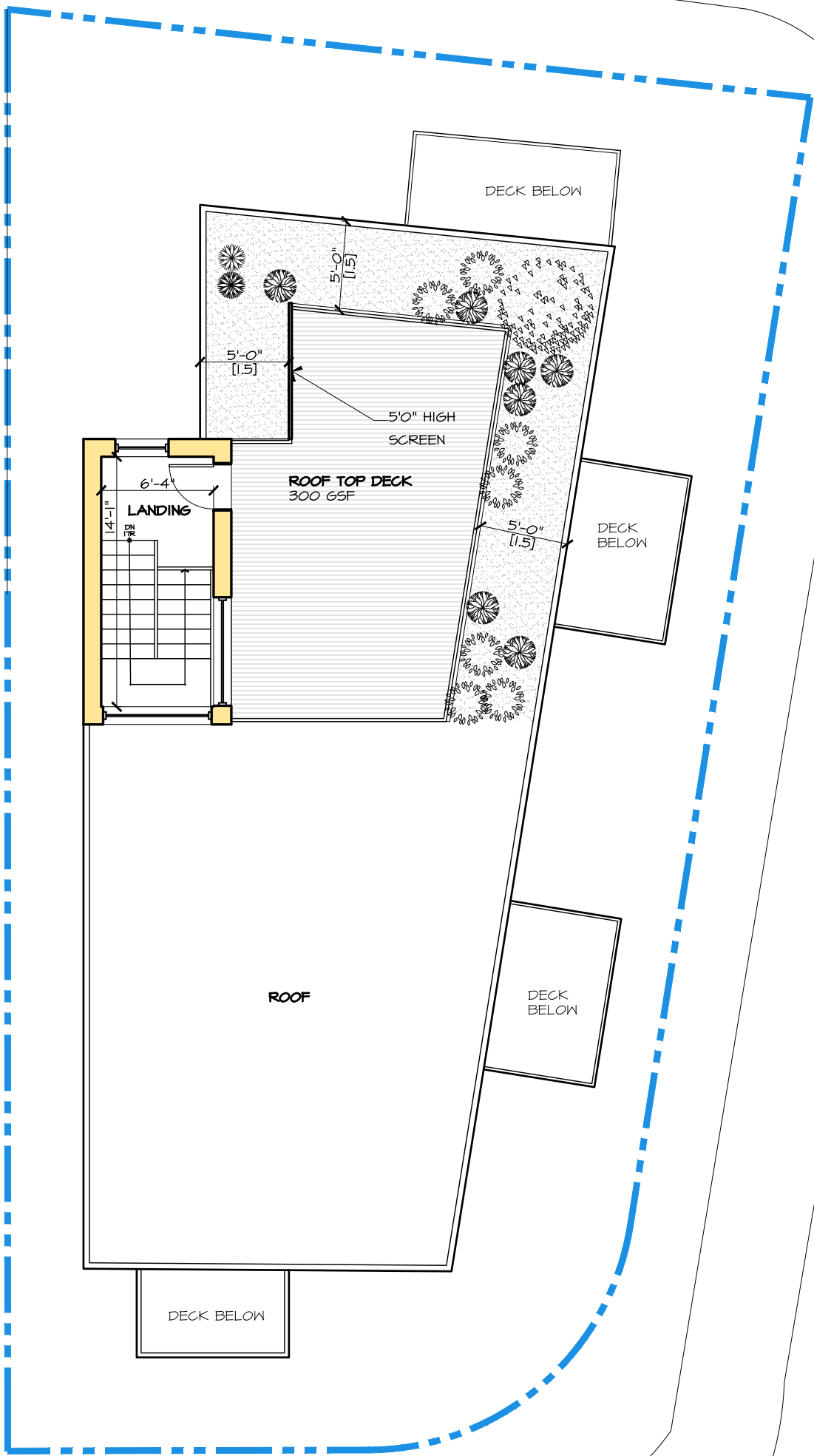
PROJECT TITLE

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MADAWASKA DRIVE

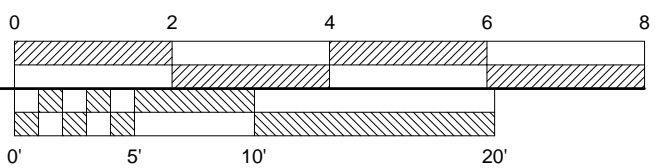
BRONSON AVENUE



ROOF PLAN

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

357 SQ.FT



METERS

FEET

1 OLD SUNSET BLYD.

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10	CITY COMMENTS	2023
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7	CITY COMMENTS	2022
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5	PRE-CON REVIEW	2021
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3	CLIENT REVIEW	2021
2	CLIENT REVIEW	2021
1	CLIENT REVIEW	2021

PROJECT No. :

2021-16

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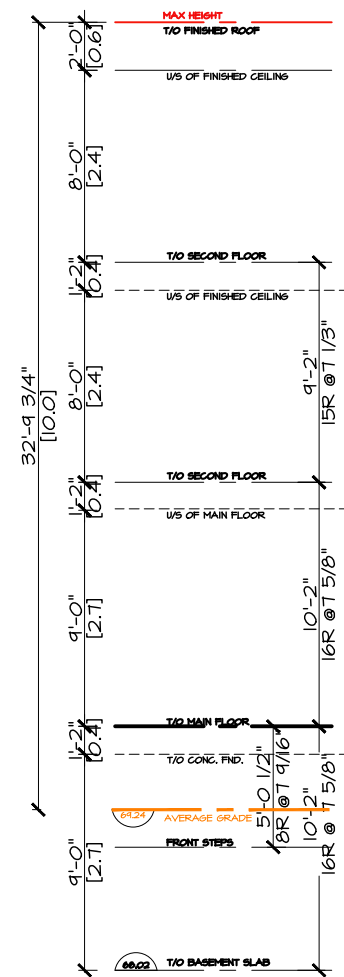
A6



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1 OLD SUNSET
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A7

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



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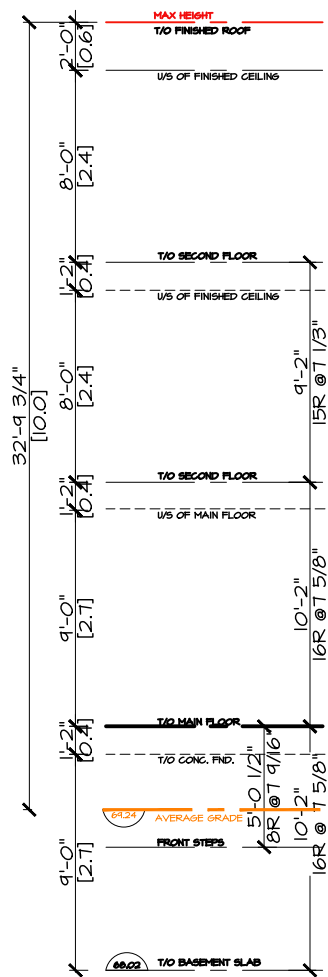
DATE: 2021-08-06

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A8



NORTH ELEVATION

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



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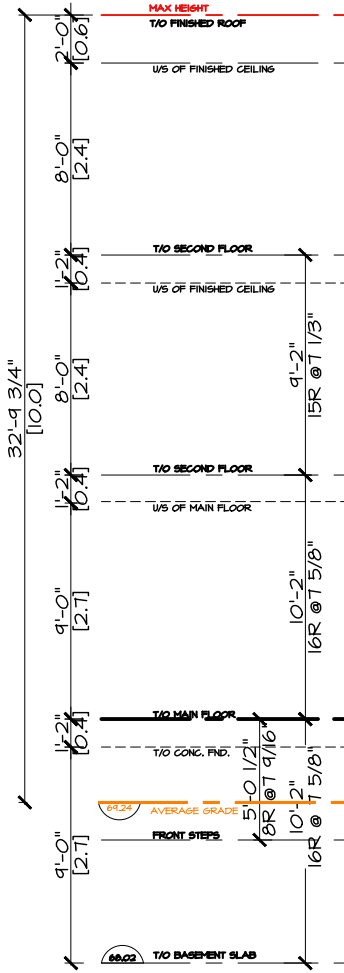
DATE: 2021-08-06

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DWG No:

A9



EAST ELEVATION

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



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DWG No:

A10



EAST ELEVATION

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All

STREETSCAPE ELEVATION

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



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BRONSON PERSPECTIVE

SCALE :NTS

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OLD SUNSET PERSPECTIVE
SCALE :NTS



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DWG No:

A13



MADAWASKA PERSPECTIVE

SCALE :NTS



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A14



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 2021-16

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 A15

ZONING ENVELOPE ELEVATION

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



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A16

ZONING ENVELOPE PERSPECTIVE

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