



MODERN
DESIGNS

INTELLIGENT
PLANNING

HAMEL
DESIGN
AND
PLANNING

170 MAIN STREET,
OTTAWA, ON, K1S 1C2
(613) - 232 9081
www.HDandP.ca



PROPOSED 2 PAIRS of LONG SEMIS

BASIM AND RANA BAASSIRI

R2

PROPOSED ZONING.

R1

EXISTING ZONING.

1

REV. NO.

2020-06

PR. NO.

06-08-2020

DATE

191 Norice Street

LOCATION

2017
HOUSING DESIGN
AWARDS



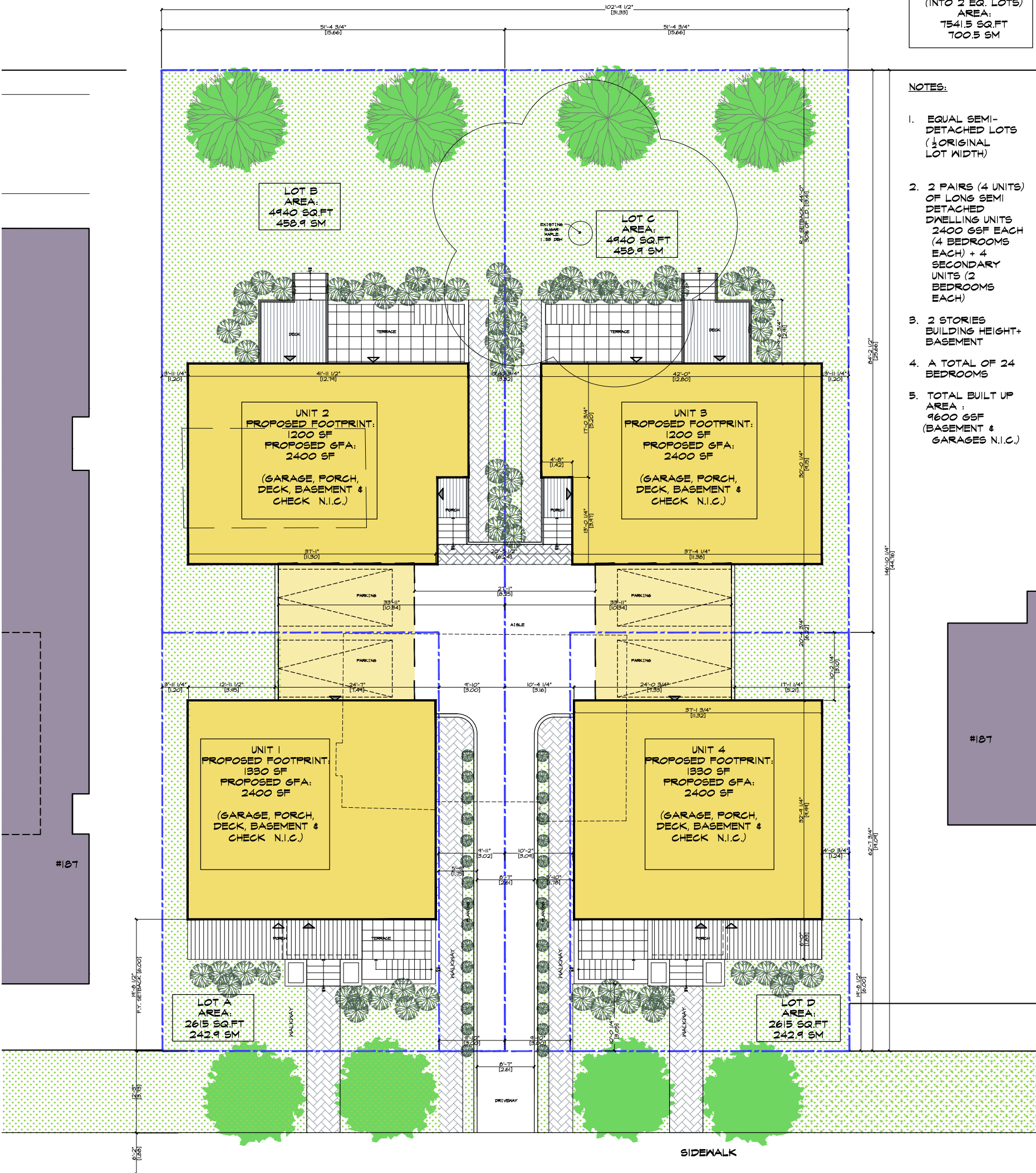
WINNER

ORIGINAL LOT
AREA:
15083 SQ.FT
1401 SM

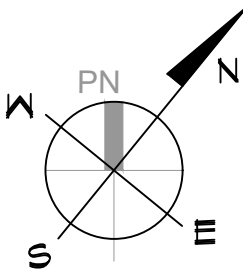
INITIAL SEVERANCE
(INTO 2 EQ. LOTS)
AREA:
7541.5 SQ.FT
700.5 SM

NOTES:

1. EQUAL SEMI-DETACHED LOTS (1/2 ORIGINAL LOT WIDTH)
2. 2 PAIRS (4 UNITS) OF LONG SEMI-DETACHED DWELLING UNITS 2400 GSF EACH (4 BEDROOMS EACH) + 4 SECONDARY UNITS (2 BEDROOMS EACH)
3. 2 STORIES BUILDING HEIGHT+ BASEMENT
4. A TOTAL OF 24 BEDROOMS
5. TOTAL BUILT UP AREA : 9600 GSF (BASEMENT & GARAGES N.I.C.)



NORICE STREET



SITE PLAN

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

PROPOSED
SITE PLAN

1	CLIENT REVIEW	2020-06-06
2		
3		
4		
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6		
7		
8		

191 NORICE STREET

PROJECT TITLE

171 Main Street
Newburyport, MA 01850
(617) 232-8091 Tel. AND
info@bdrfr.com PLANNING

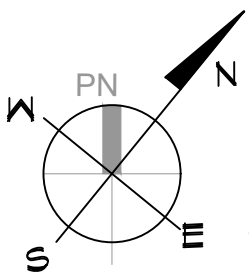
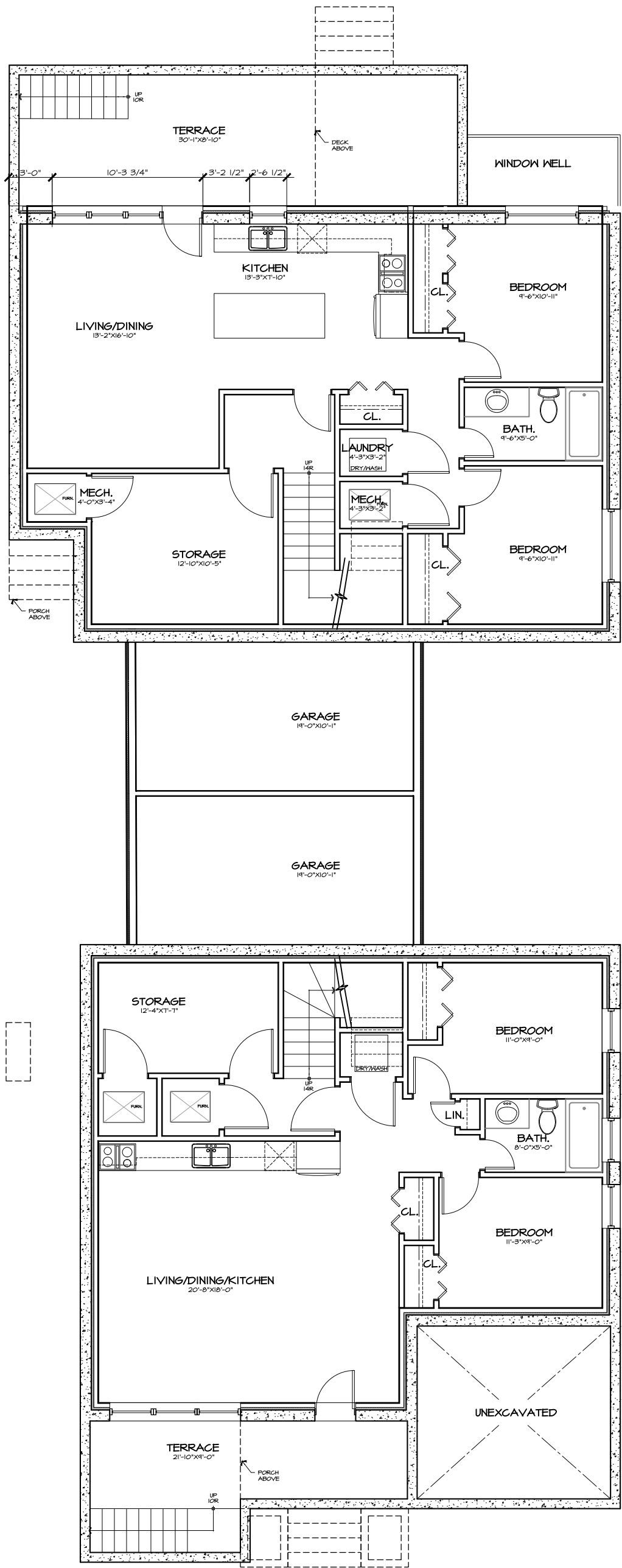
DWG No.:

DATE: 2020-08-06

SCALE: NOTED

DWG BY: JPH

PROJECT No.: 2020-06



BASEMENT PLAN

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

A-2

DWG No.:

DATE:	2020-08-06
SCALE:	NOTED
DWG BY:	JPH

PROJECT No. :
2020-06

PROPOSED
PLANS

DRAWING TITLE:

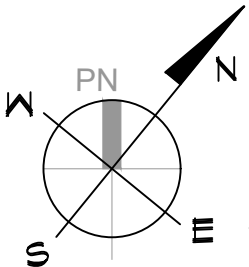
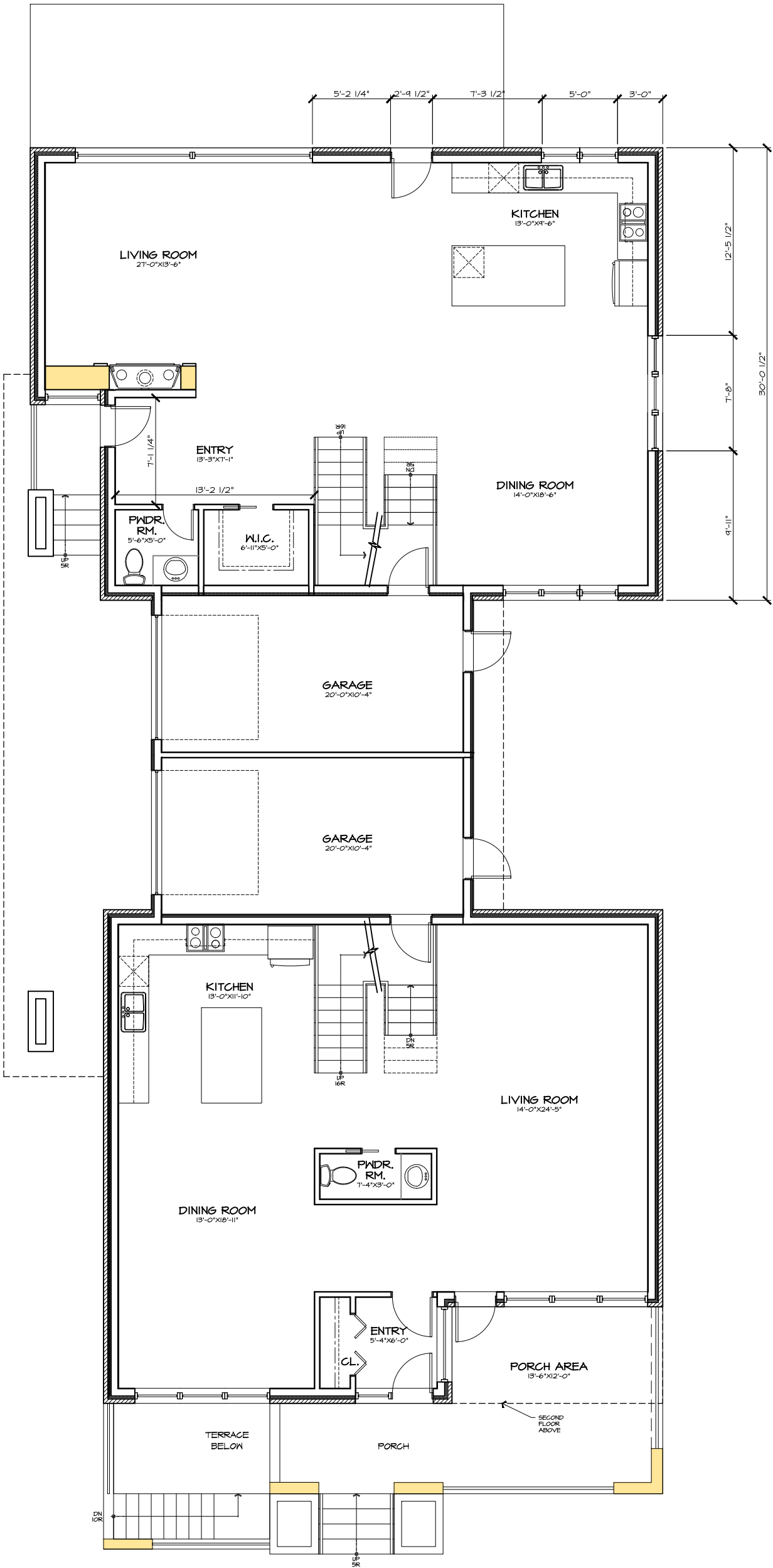
1	CLIENT REVIEW	2020-08-06
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191 NORICE
STREET

PROJECT TITLE

170 Main Street
Oxford, MA 01545
(413) 232-8081 TEL. AND
info@bender.com PLANNING





MAIN FLOOR PLAN

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

A-3

DWG No.:

DATE:	2020-08-06
SCALE:	NOTED
DWG BY:	JPH

PROJECT No. : 2020-06

PROPOSED PLANS

DRAWING TITLE:

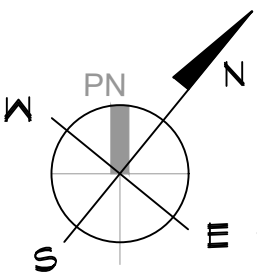
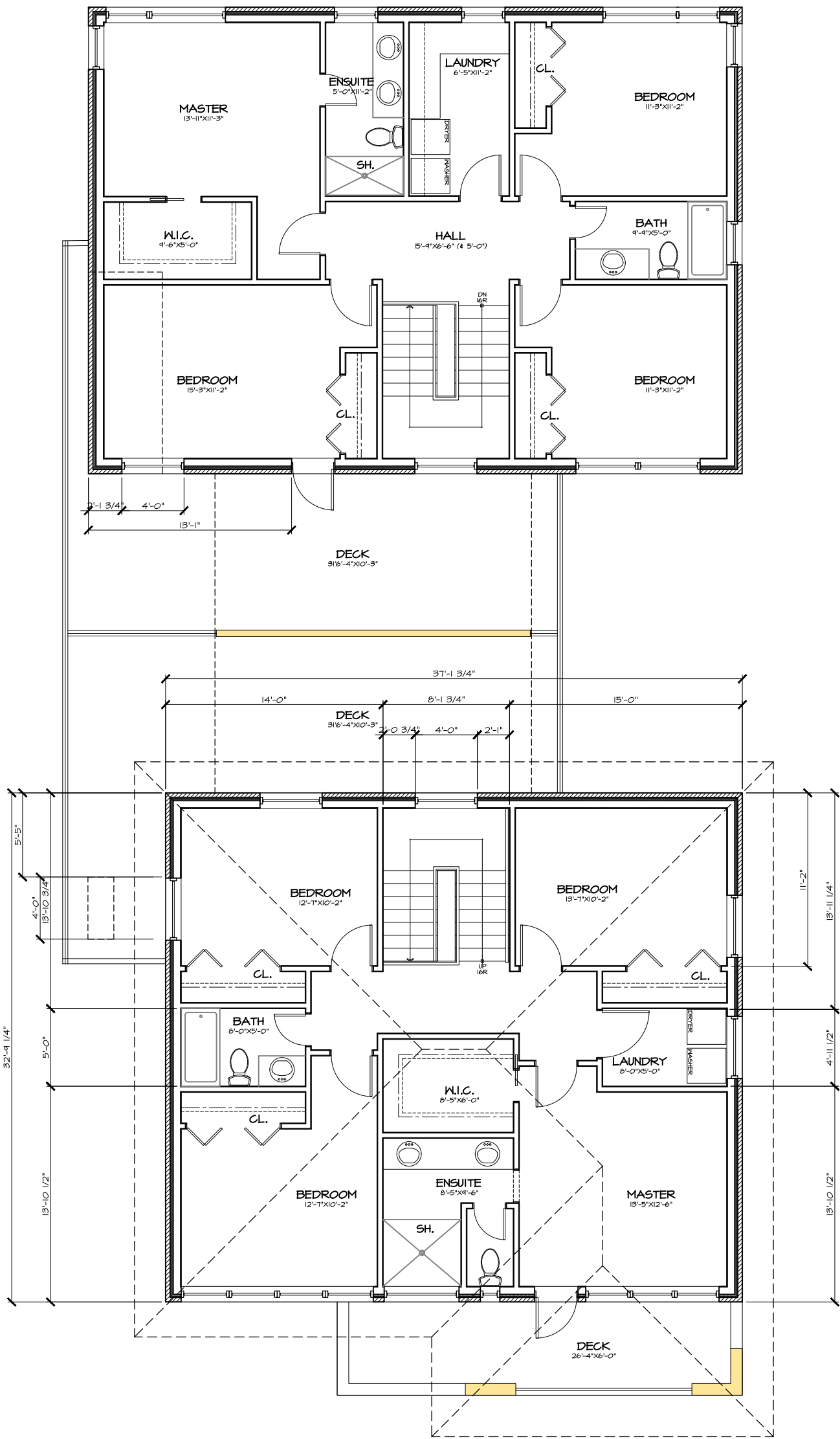
1	CLIENT REVIEW	2020-08-06
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191 NORICE STREET

PROJECT TITLE

170 Main Street, Suite 100
Ottawa, Ontario K1N 6N5
(613) 232-8081 Tel. AND
info@idbarr.com PLANNING





SECOND FLOOR PLAN

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



DWG No.:

DATE:	2020-08-06
SCALE:	NOTED
DWG BY:	JPH

PROJECT No.:

PROPOSED
PLANS

DRAWING TITLE:

1	CLIENT REVIEW	2020-08-6
2		
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191 NORICE
STREET

PROJECT TITLE

170 Main Street, Suite 100
Ottawa, Ontario K1N 6K5
(613) 232-8081 Tel. AND
info@londonplanning.com PLANNING





170 Main Street HAMEL
Ottawa, ON, K1S 1C2 DESIGN
(613) 232 9081 Tel. AND
info@HdandP.com PLANNING

PROJECT TITLE

191 NORICE
STREET

8		
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1	CLIENT REVIEW	2020-08-6

DRAWING TITLE:

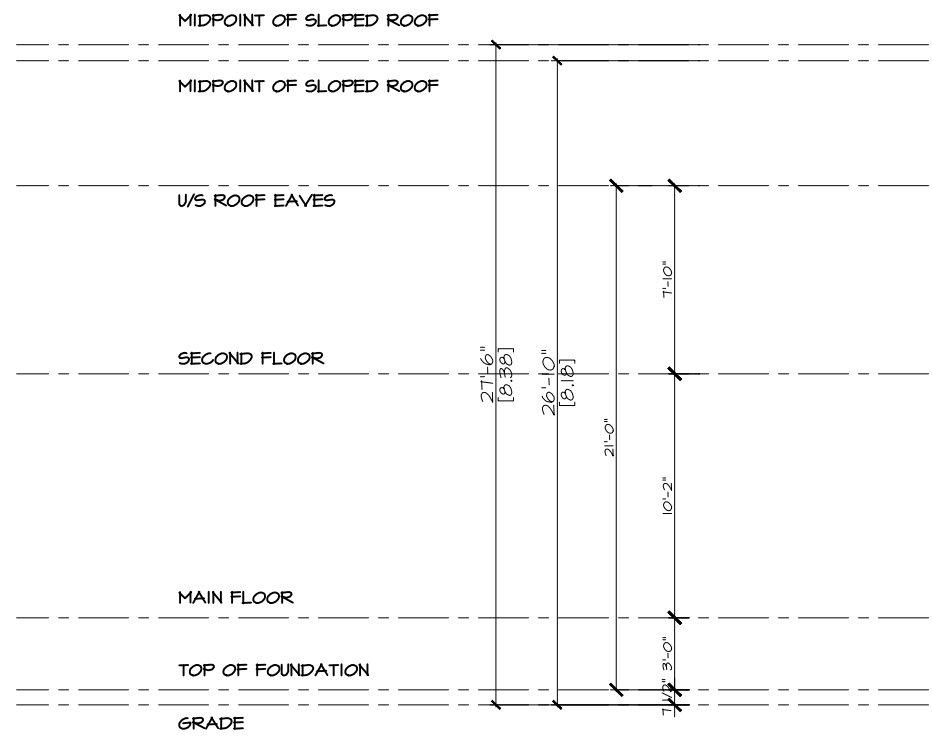
PROPOSED
ELEVATIONS

PROJECT No. :
2020-06

DATE:	2020-08-06
SCALE:	NOTED
DWG BY:	JPH

DWG No:

A-5



FRONT ELEVATION

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

PROJECT TITLE

191 NORICE
STREET

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1	CLIENT REVIEW	2020-08-6

DRAWING TITLE:

PROPOSED
ELEVATIONS

PROJECT No. :

2020-06

DATE: 2020-08-06

SCALE: NOTED

DWG BY: JPH

DWG No:

A-6

MIDPOINT OF SLOPED ROOF

MIDPOINT OF SLOPED ROOF

U/S ROOF EAVES

SECOND FLOOR

MAIN FLOOR

TOP OF FOUNDATION

GRADE

27'-6"
[8.38]



EXTERIOR SIDE ELEVATION

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

PROJECT TITLE

191 NORICE
STREET

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1	CLIENT REVIEW	2020-08-6

DRAWING TITLE:

PROPOSED
ELEVATIONS

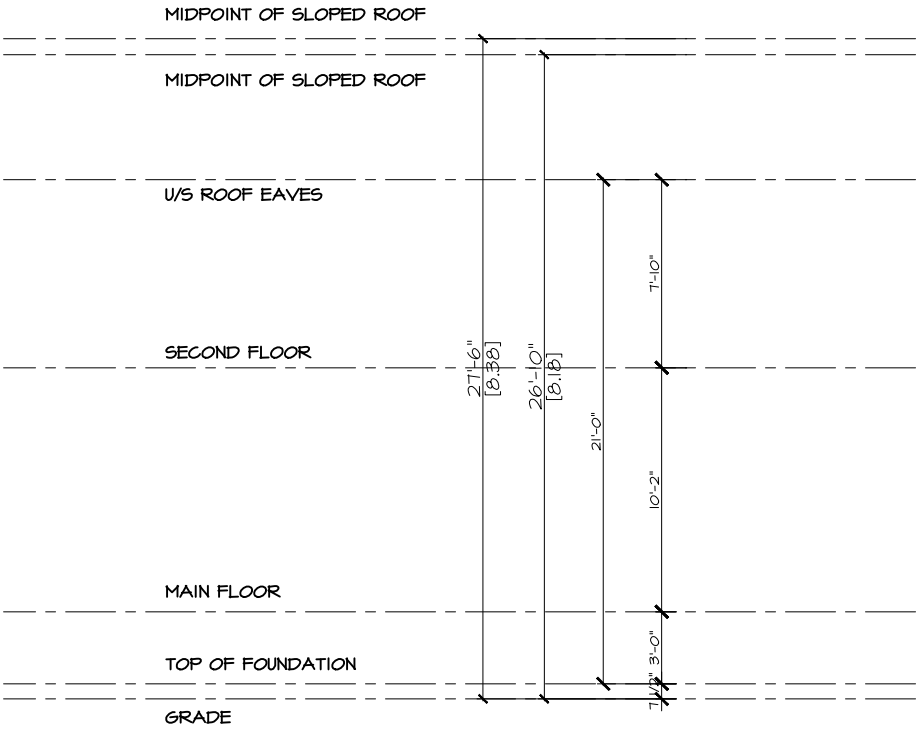
PROJECT No. :

2020-06

DATE:	2020-08-06
SCALE:	NOTED
DWG BY:	JPH

DWG No:

A-7



REAR ELEVATION

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



170 Main Street HAMEL
Ottawa, ON, K1S 1C2 DESIGN
(613) 232 9081 Tel. AND
info@HdandP.com PLANING

PROJECT TITLE

191 NORICE
STREET

8		
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1	CLIENT REVIEW	2020-08-6

DRAWING TITLE:

PROPOSED
ELEVATIONS

PROJECT No. :

2020-06

DATE:	2020-08-06
SCALE:	NOTED
DWG BY:	JPH

DWG No:

A-8

MIDPOINT OF SLOPED ROOF

MIDPOINT OF SLOPED ROOF

U/S ROOF EAVES

SECOND FLOOR

MAIN FLOOR

TOP OF FOUNDATION

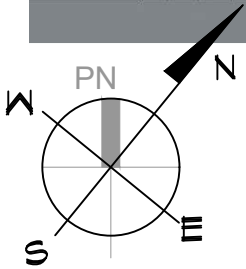
GRADE

27'1.6"
[8.28]



INTERIOR SIDE ELEVATION

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



SITE PLAN
SCALE :N.T.S.



AERIAL PERSPECTIVE
SCALE :N.T.S.

PROJECT TITLE

191 NORICE
STREET

1	CLIENT REVIEW	2020-06-6
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DRAWING TITLE:

PROPOSED
PERSPECTIVES

PROJECT No. :

2020-06

DATE: 2020-08-06

SCALE: NOTED

DWG BY: JPH

DWG No.:

A-9

170 Main Street, Suite 100
Oshawa, ON L1G 4C1
(416) 232-8081 Tel. AND
info@idbdr.com PLANNING





PERSPECTIVE
SCALE : N.T.S.



PERSPECTIVE
SCALE : N.T.S.



PERSPECTIVE
SCALE : N.T.S.



PERSPECTIVE
SCALE : N.T.S.

DEVELOPMENT INFO

ADDRESS 191 NORICE STREET
ZONING R1FF
PROPOSED ZONING R2E

LOT AREAS

EXISTING DEVELOPMENT INFO

	IMPERIAL	METRIC
LOT AREA	15114 SQ.FT	1404.9 SQ.M
LOT WIDTH	102'-9 1/2"	31.33 M
LOT DEPTH	146'-10 1/4"	44.76 M
EXISTING BUILDING AREA		
HOUSE AREA	1062.4 GSF	98.7 GSM
GARAGE AREA	925.7 GSF	86 GSM
TOTAL	1988.1 GSF	194.7 SM
PARKING: NO OF P.S.		
DOUBLE GARAGE	2	
DRIVEWAY	8	

PROPOSED	SQ.FT.	SQ.M.
LOT A	2617	243.12
LOT B	4940	458.93
TOTAL AB	7557	702.05

} LONG SEMI AB

LOT C	4940	458.93
LOT D	2617	243.12
TOTAL CD	7557	702.05

} LONG SEMI CD

TOTAL AREA OF ALL LOTS	15114	1404.09
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UNIT AREAS

	GSF	GSM
UNIT 1		
MAIN FLOOR	1112.5	103.35
SECOND FLOOR	1217	113.06
GARAGE	219.5	20.39
BASEMENT FLOOR	1114.9	103.57
TOTAL(BASEMENT & GARAGE N.I.C.)	2329.5	216.41

UNIT 2		
MAIN FLOOR	1187.7	110.34
SECOND FLOOR	1264.2	117.44
BASEMENT FLOOR	1218.5	113.20
GARAGE	219.5	20.39
TOTAL(BASEMENT & GARAGE N.I.C.)	2451.9	227.78

UNIT 3		
MAIN FLOOR	1112.5	103.35
SECOND FLOOR	1217	113.06
GARAGE	219.5	20.39
BASEMENT FLOOR	1114.9	103.57
TOTAL(BASEMENT & GARAGE N.I.C.)	2329.5	216.41

UNIT 4		
MAIN FLOOR	1187.7	110.34
SECOND FLOOR	1264.2	117.44
BASEMENT FLOOR	1218.5	113.20
GARAGE	219.5	20.39
TOTAL(BASEMENT & GARAGE N.I.C.)	2451.9	227.78

TOTAL GROSS AREA	9562.8	888.4
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BUILDING AREAS (GFA)

UNIT 1&2		
BASEMENT (GARAGE N.I.C.)	2332.9	216.73
MAIN FLOOR (W/ GARAGE)	2767.5	257.10
SECOND FLOOR	2481.2	230.50
TOTAL (BASEMENT N.I.C.)	5248.7	487.60

UNIT 3&4		
BASEMENT (GARAGE N.I.C.)	2332.9	216.73
MAIN FLOOR (W/ GARAGE)	2767.5	257.10
SECOND FLOOR	2481.2	230.50
TOTAL (BASEMENT N.I.C.)	5248.7	487.60

LANDSCAPE OPEN SPACE

OPEN LANDSCAPE AREA		
LOT A	842	78.22
LOT B	2263	210.23
LOT C	2263	210.23
LOT D	842	78.22
TOTAL	6210	576.91

LANDSCAPE OPEN SPACE		
OPEN LANDSCAPE AREA	6210	576.91
TOTAL LOT AREAS	15114	1404.09
PERCENTAGE	41%	41%

PROPOSED PARKING SPACES (1 PER SEMI-DETACHED BUILDING)	4
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