



### Site Statistics

Lot Area	2280.56 sf = ( 211.86 ) sm
Ground Floor	641.29 sf = ( 59.58 ) sm
Ground Floor New	199.41 sf = ( 18.53 ) sm
Second Floor	600.58 sf = ( 55.79 ) sm
Second Floor New	248.60 sf = ( 23.09 ) sm
Third Floor	710.00 sf = ( 65.96 ) sm
Gross Floor Area (GFA)	2399.88 sf = ( 222.95 ) sm
GFA / Lot Area =	1.05 %
Area of New Work	1158.01 sf = ( 107.58 ) sm

sf = Square Feet  
sm = Square Meters

### DRAWING LIST

- A1.0 Site Plan
- A1.1 Site Plan and Survey
- A1.2 Wall, Floor and Roof Types
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- A2.1 Basement Underpinning
- A2.2 Basement
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- A3.1 First Floor Layout
- A3.2 First Floor
- A4.0 Second Floor Removals
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- A5.0 Third Floor Layout
- A5.1 Third Floor
- A6.0 Front Elevation (West)
- A7.0 Rear Elevation (East)
- A8.0 Side Elevation (North)
- A9.0 Side Elevation (South)
- A10.0 Section A
- A11.0 Section B
- A12.0 Section C
- A13.0 Section D
- A14.0 Section E
- A15.0 3d Views

### LEGAL DESCRIPTION

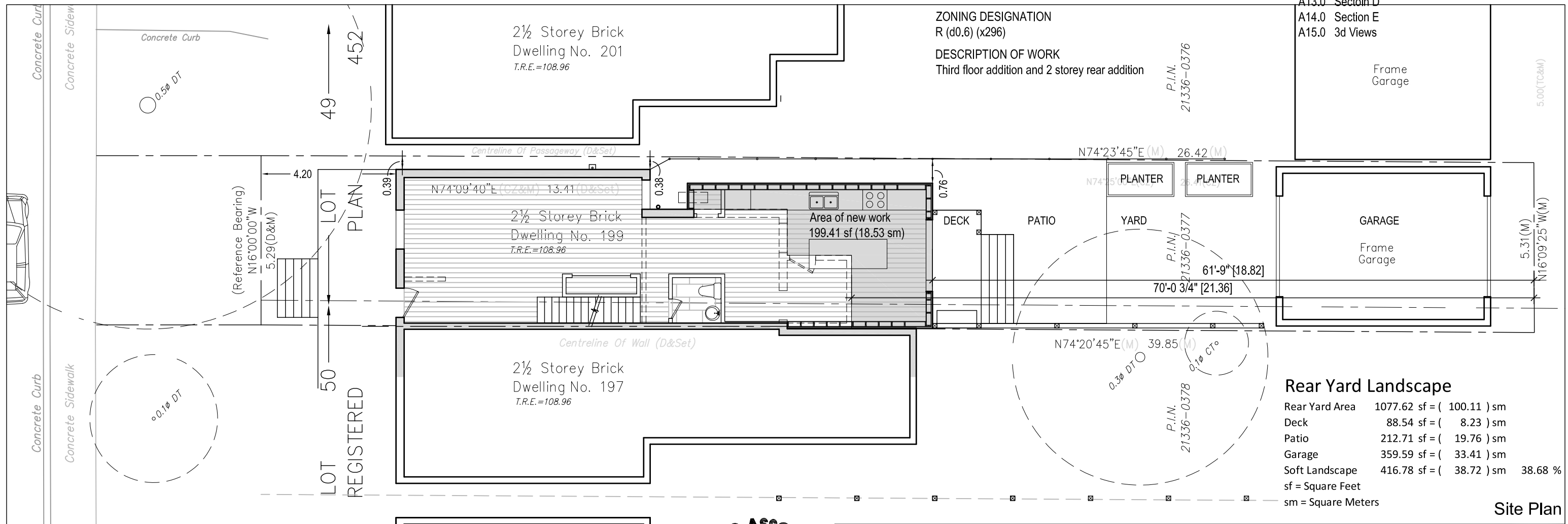
Part of Lots 49 and 50, Registered Plan 452, Toronto

### ZONING DESIGNATION

R (d0.6) (x296)

### DESCRIPTION OF WORK

Third floor addition and 2 storey rear addition



Site Plan

No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
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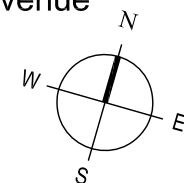


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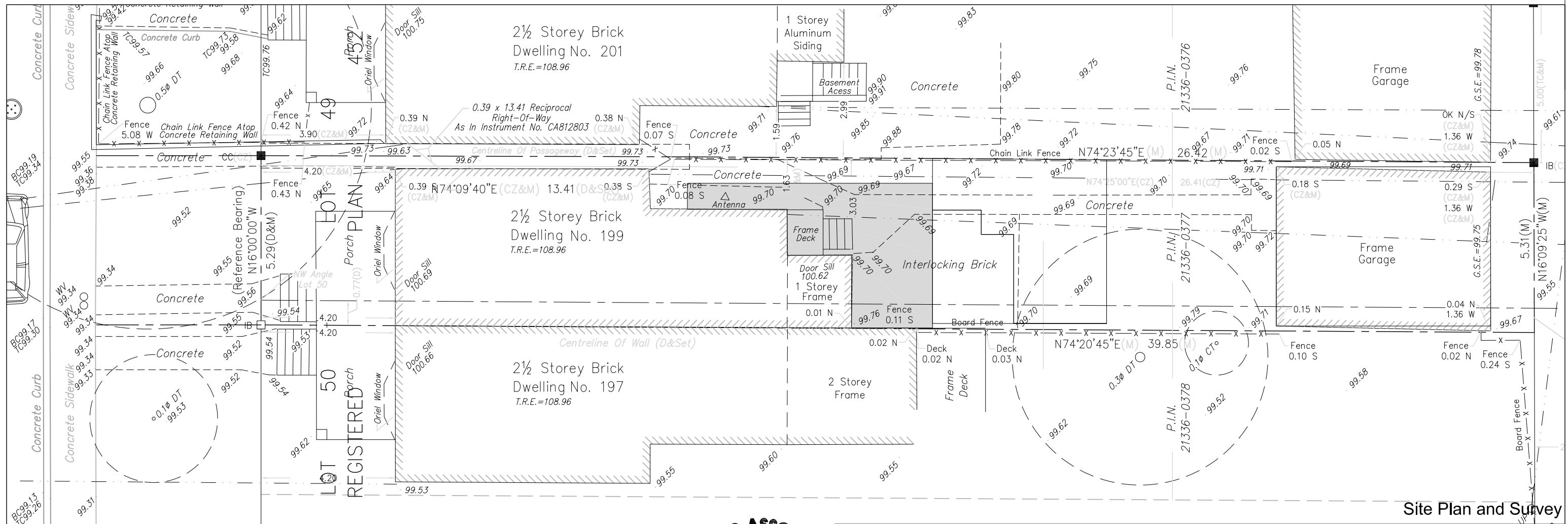
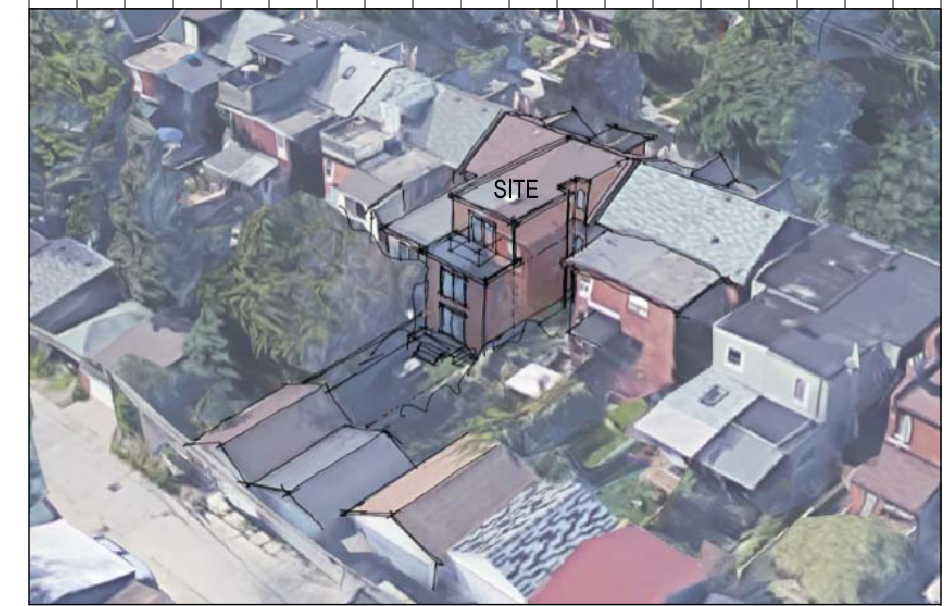
199 MacDonell Avenue  
Toronto, Ontario



DRAWING SCALE 1" = 10'-0"  
PROJECT DATE Oct 18 2018  
PROJECT NUMBER 18A15  
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PLOT DATE : December 12, 2019

**A1.0**



Site Plan and Survey

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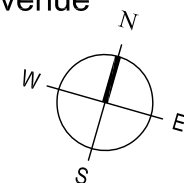


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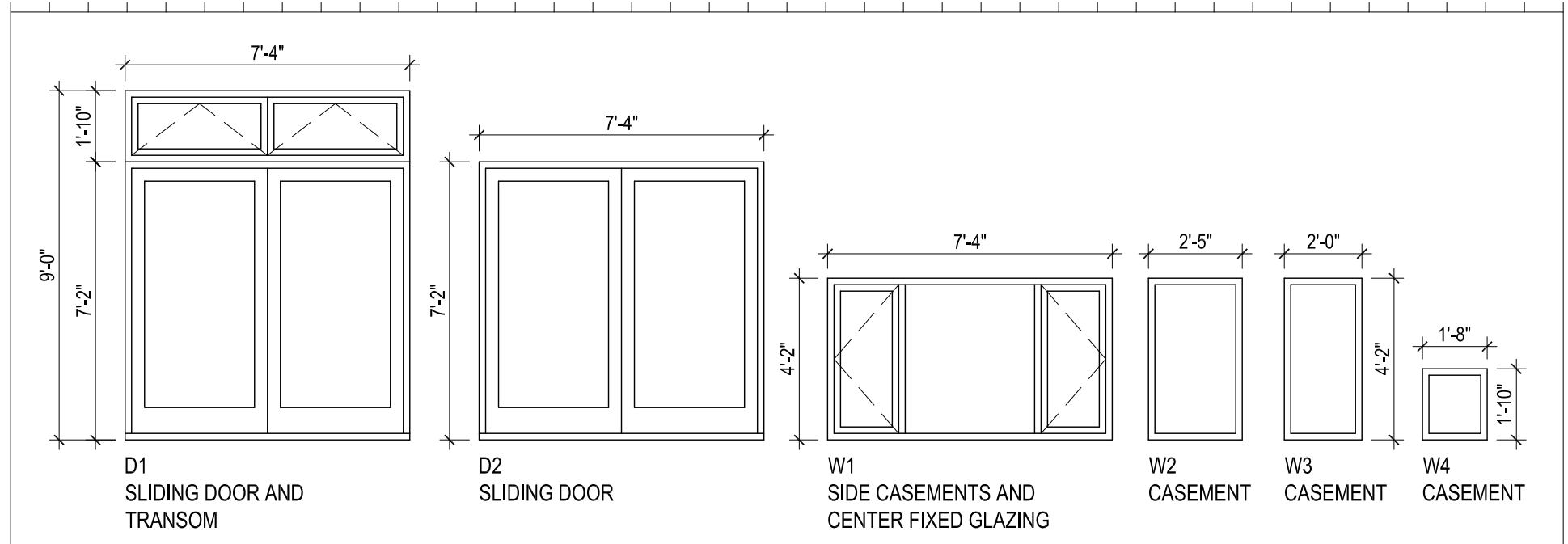
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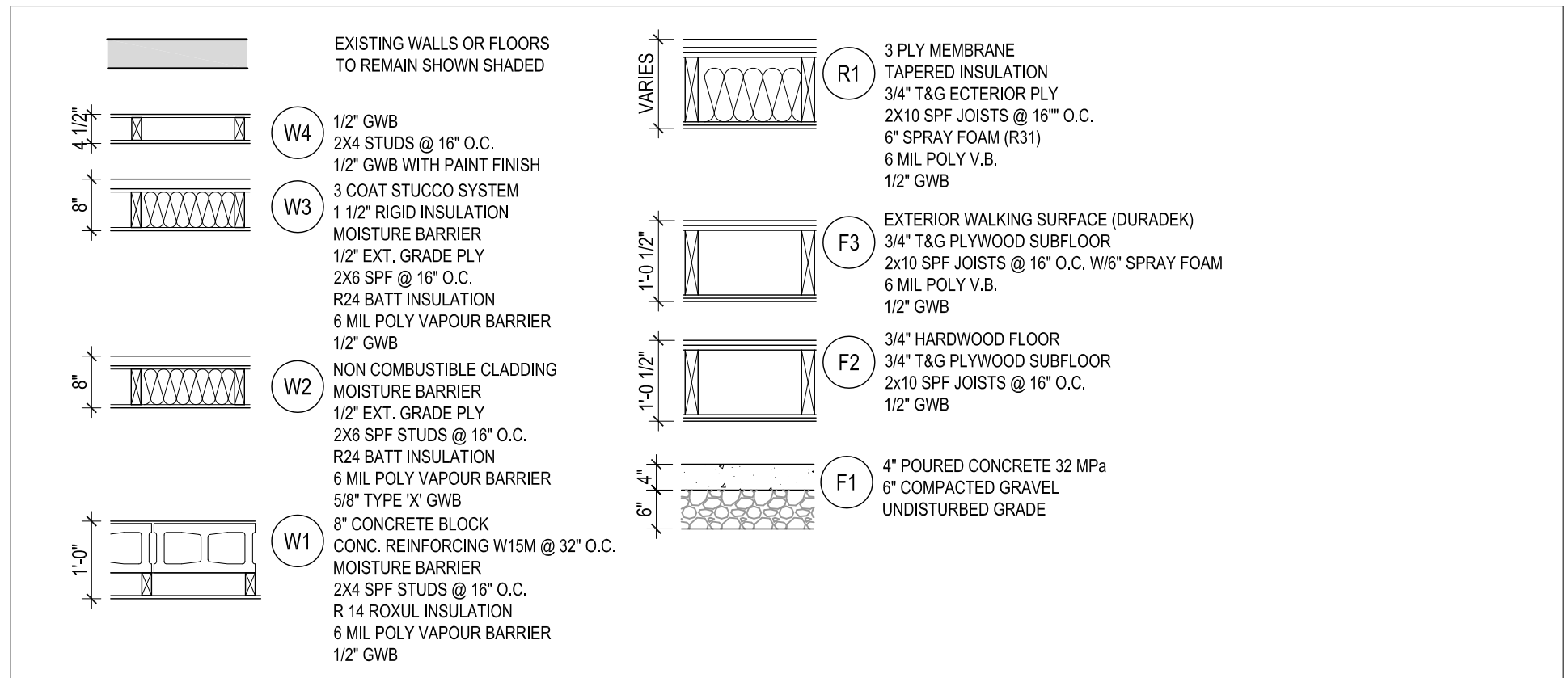
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**A1.1**



**2** Door and Window Schedule  
 A1.2 Scale: 1/4" = 1'-0"



**1** Wall, Floor and Roof Types  
 A1.2 Scale: 1/2" = 1'-0"

Schedules

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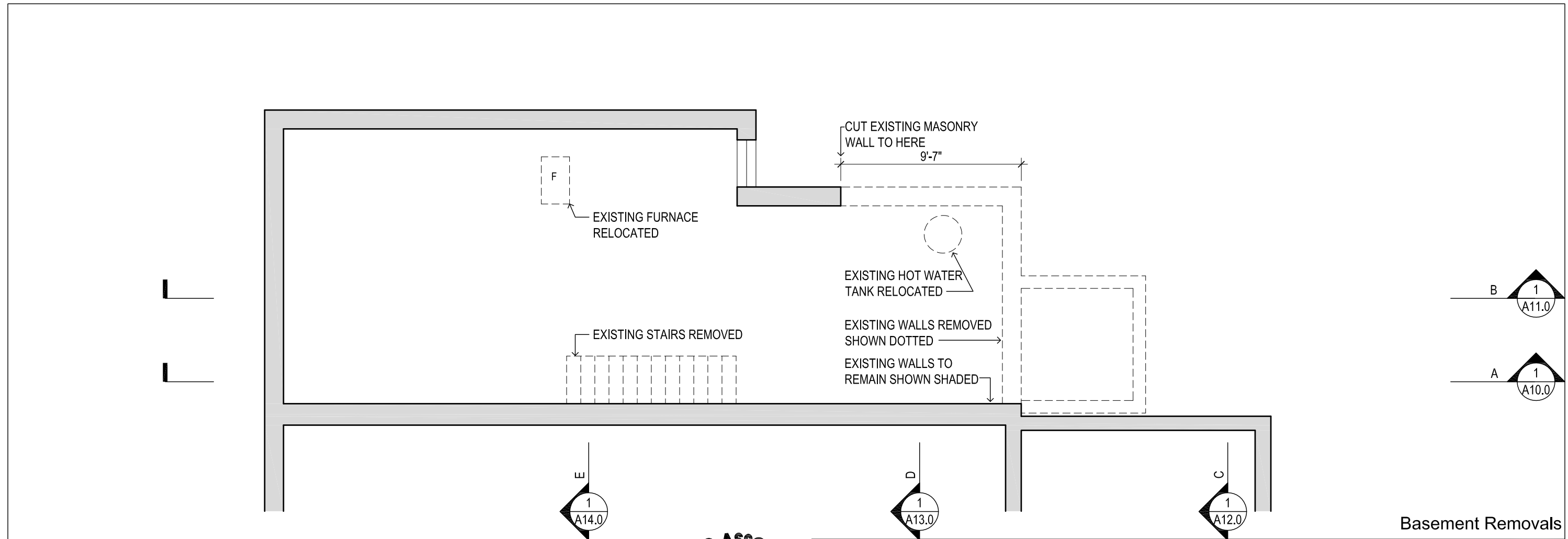
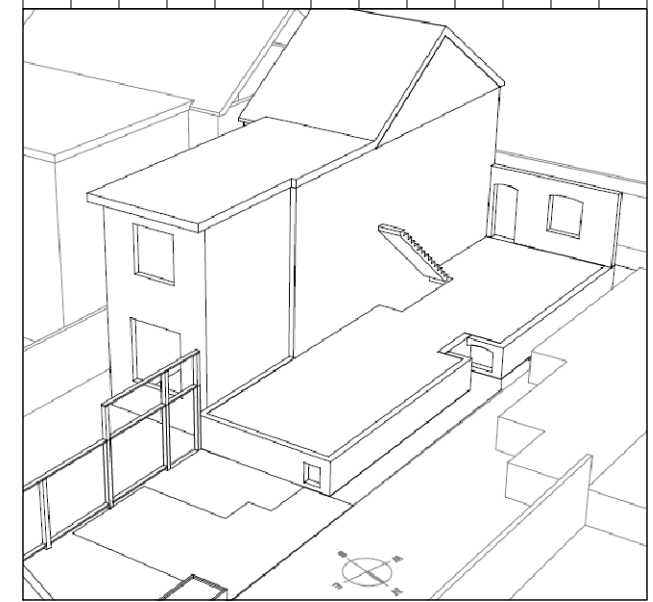
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**A1.2**



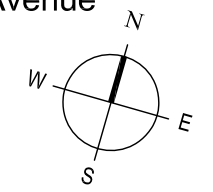
**Basement Removals**

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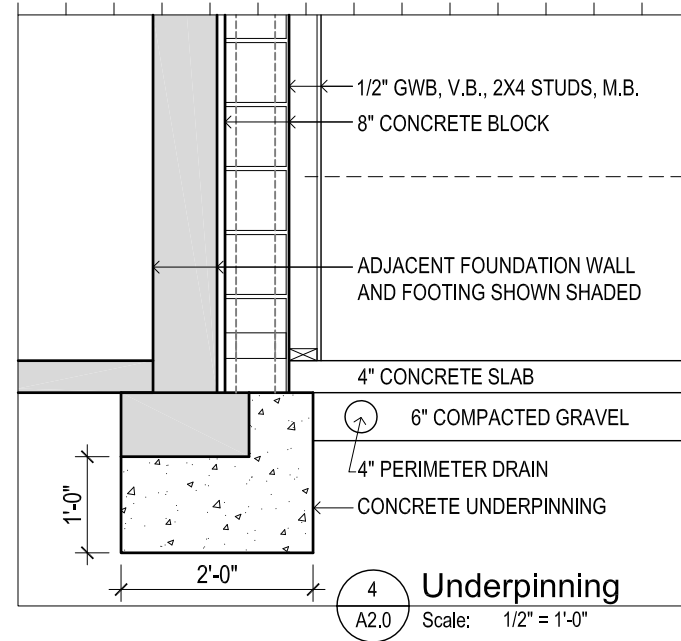
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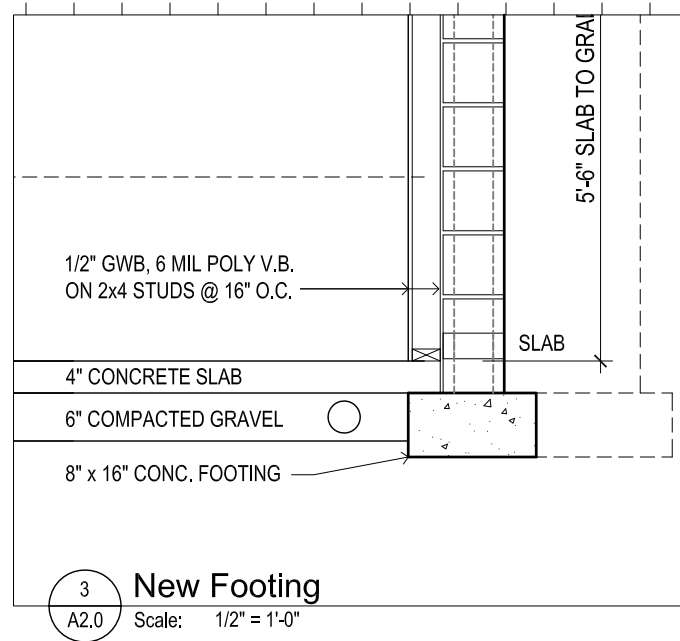
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 PROJECT DATE Oct 18 2018  
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PLOT DATE : December 12, 2019

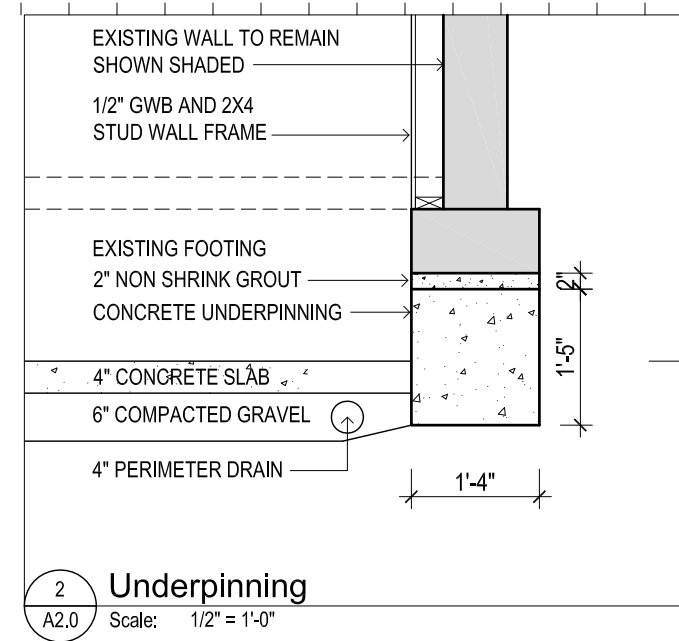
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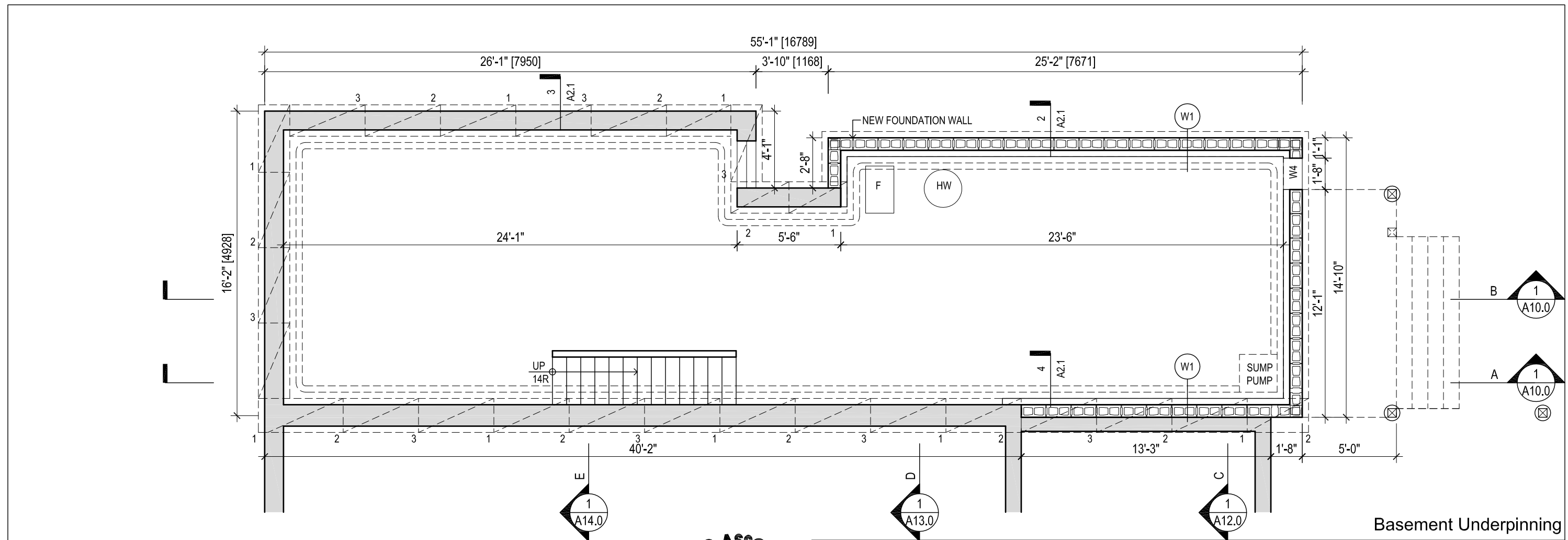
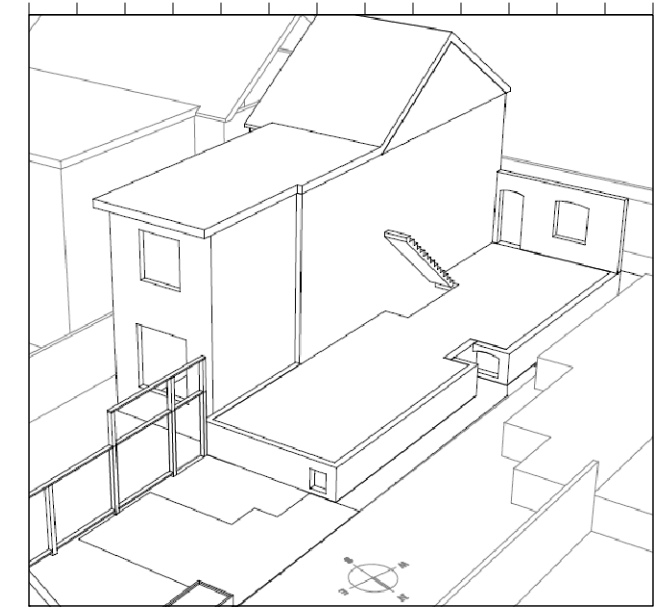
**4 Underpinning**  
A2.0 Scale: 1/2" = 1'-0"



**3 New Footing**  
A2.0 Scale: 1/2" = 1'-0"



**2 Underpinning**  
A2.0 Scale: 1/2" = 1'-0"



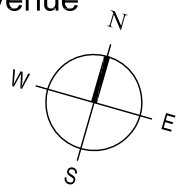
**Basement Underpinning**

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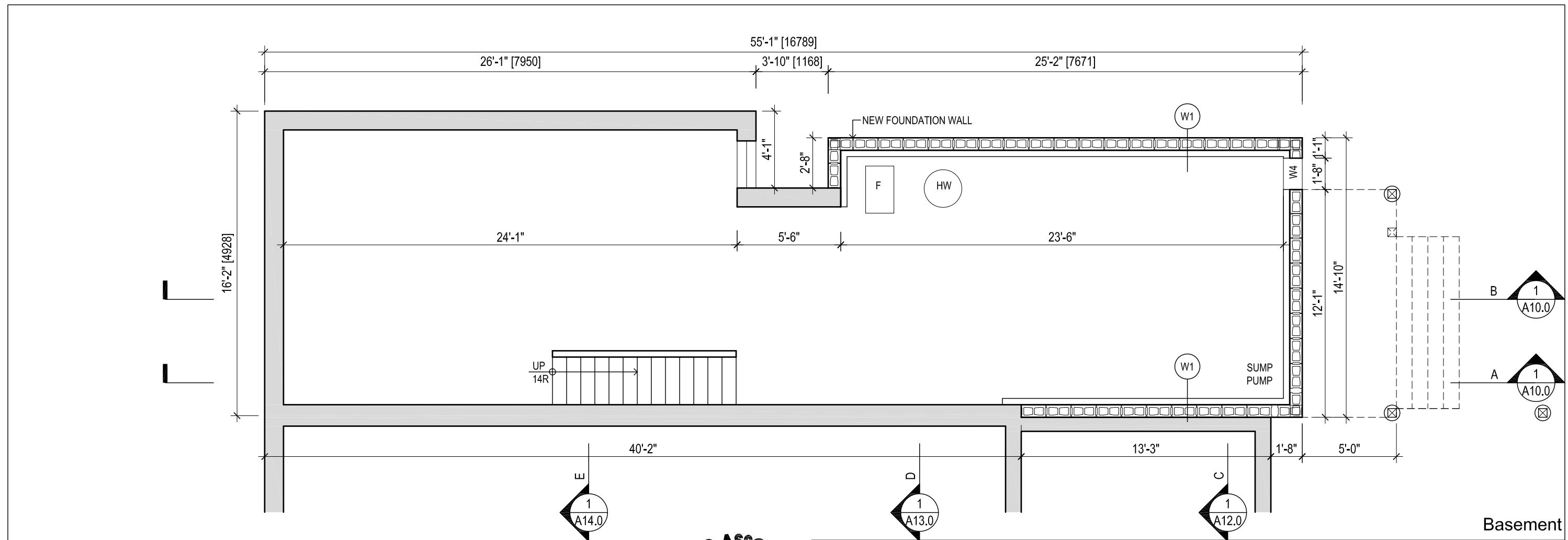
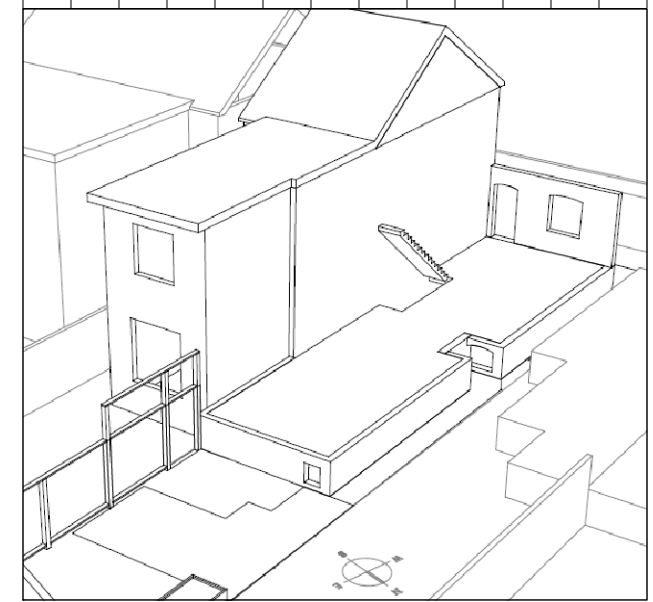
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**A2.1**



Basement

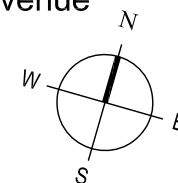
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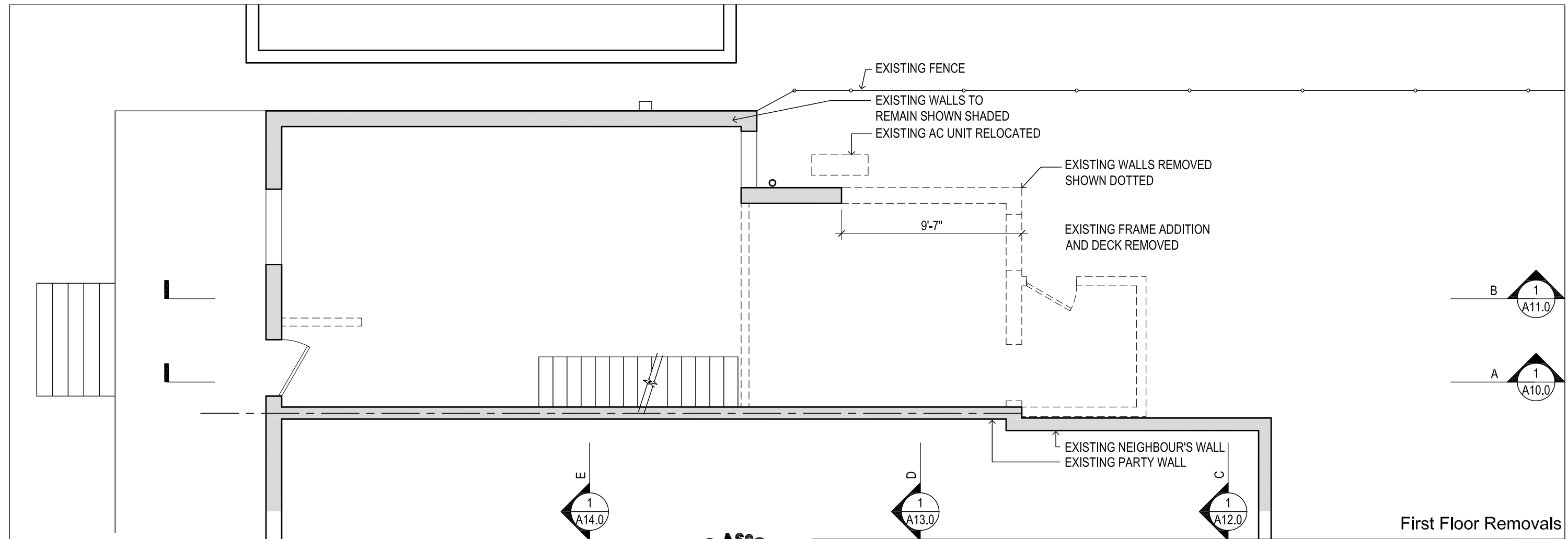
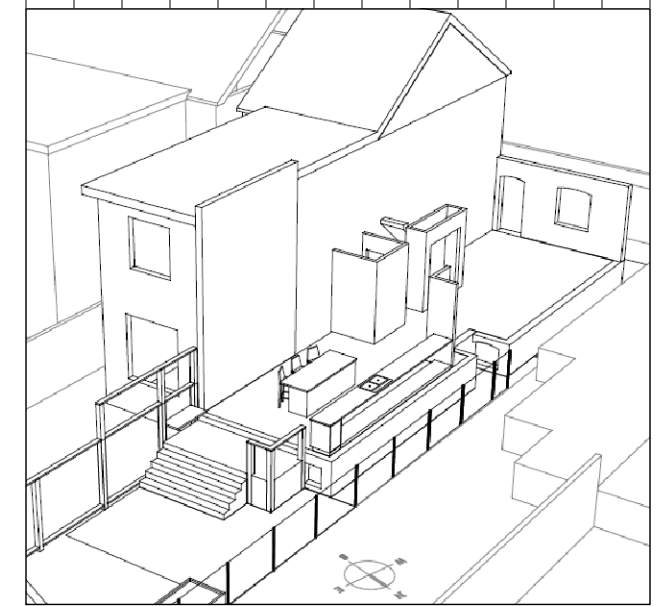
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**A2.2**



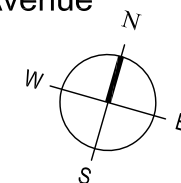
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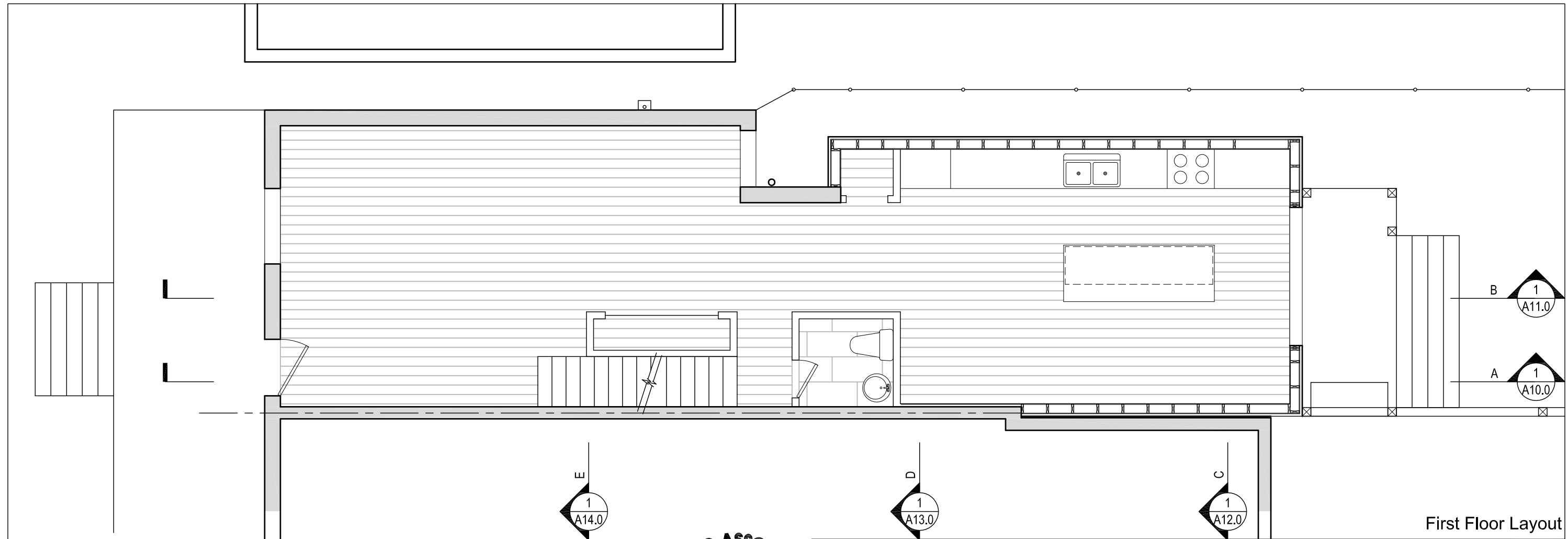
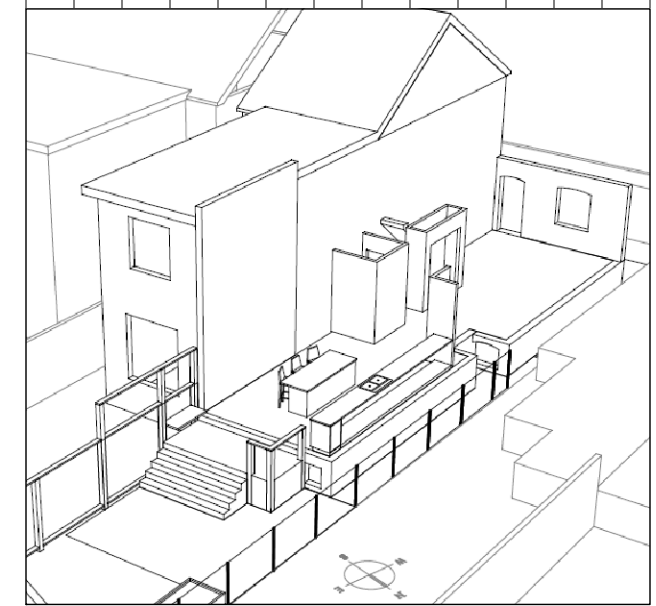
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**A3.0**



First Floor Layout

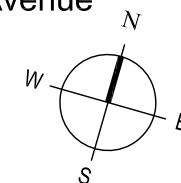
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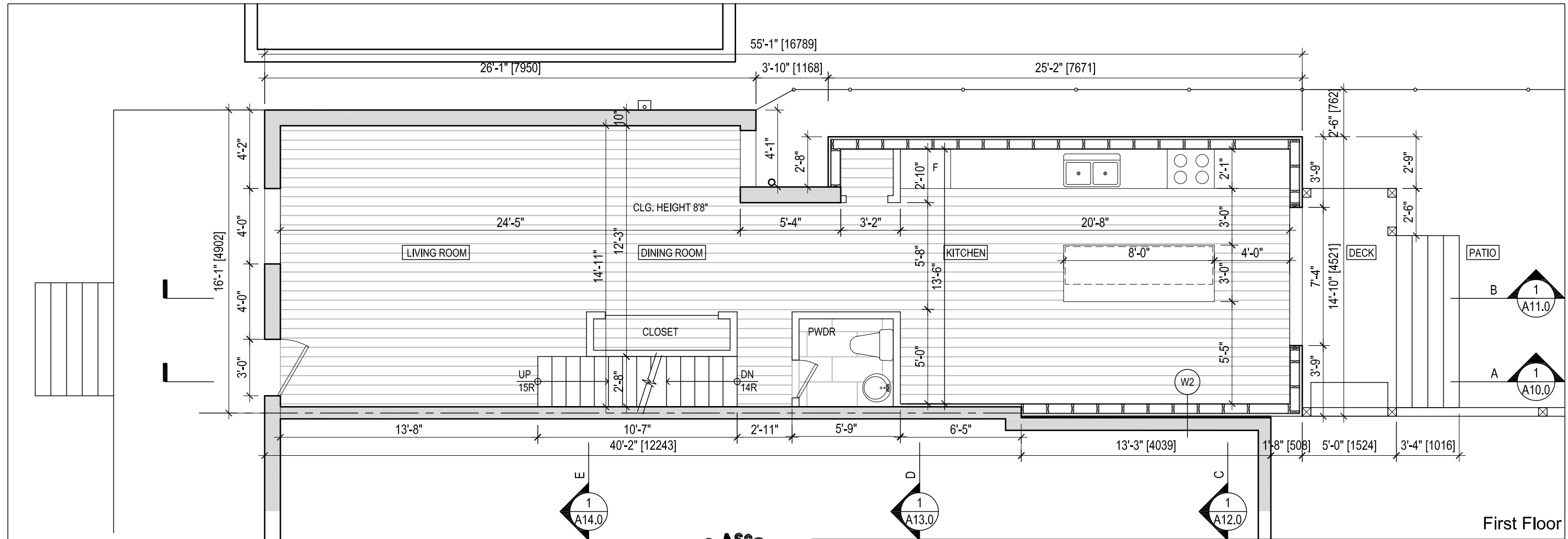
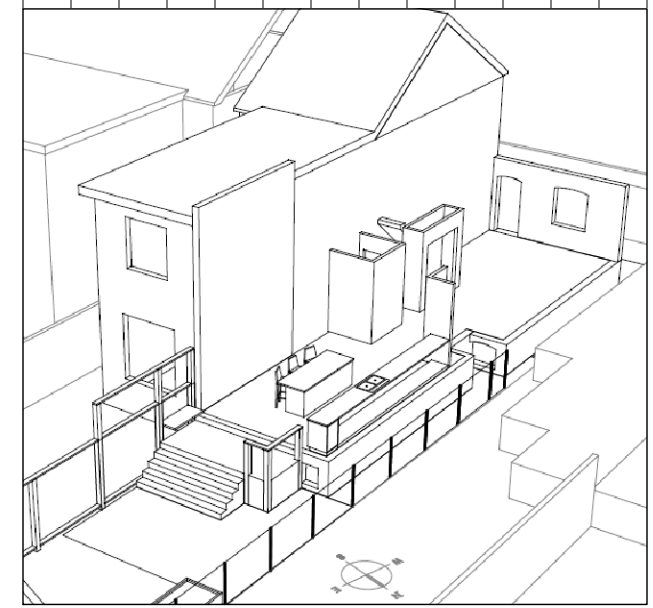


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**A3.1**





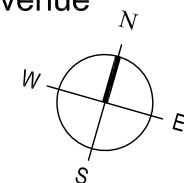
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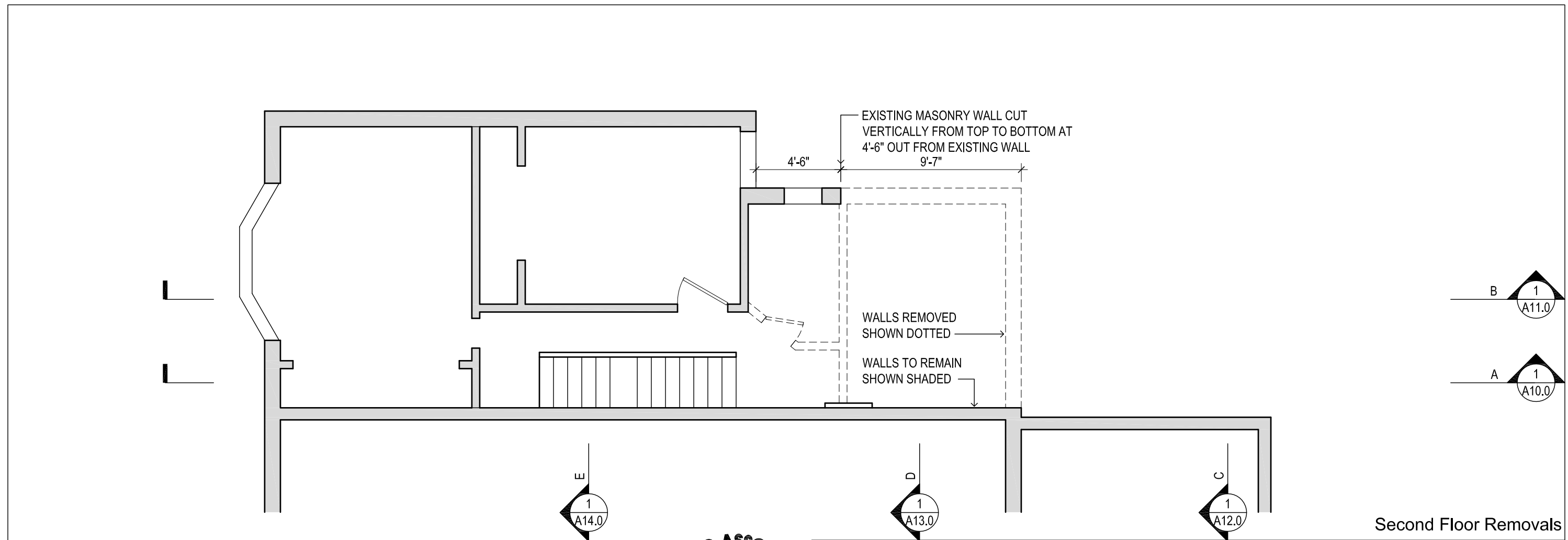
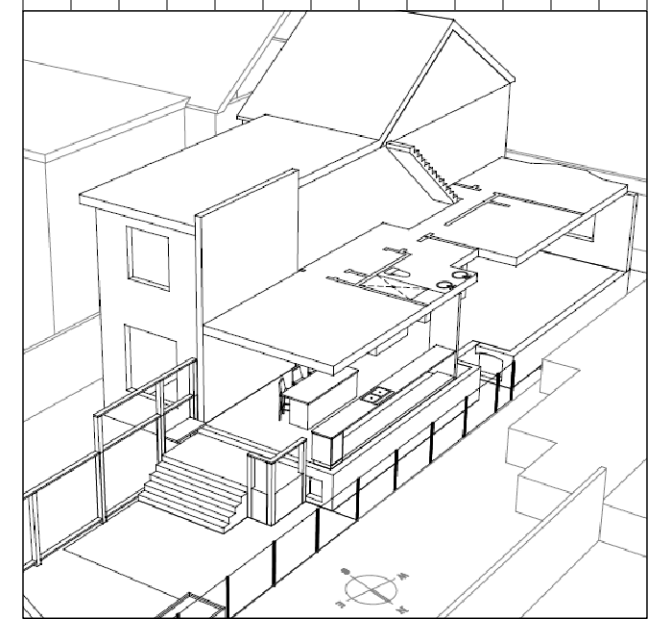
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**A3.2**



Second Floor Removals

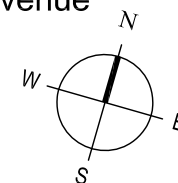
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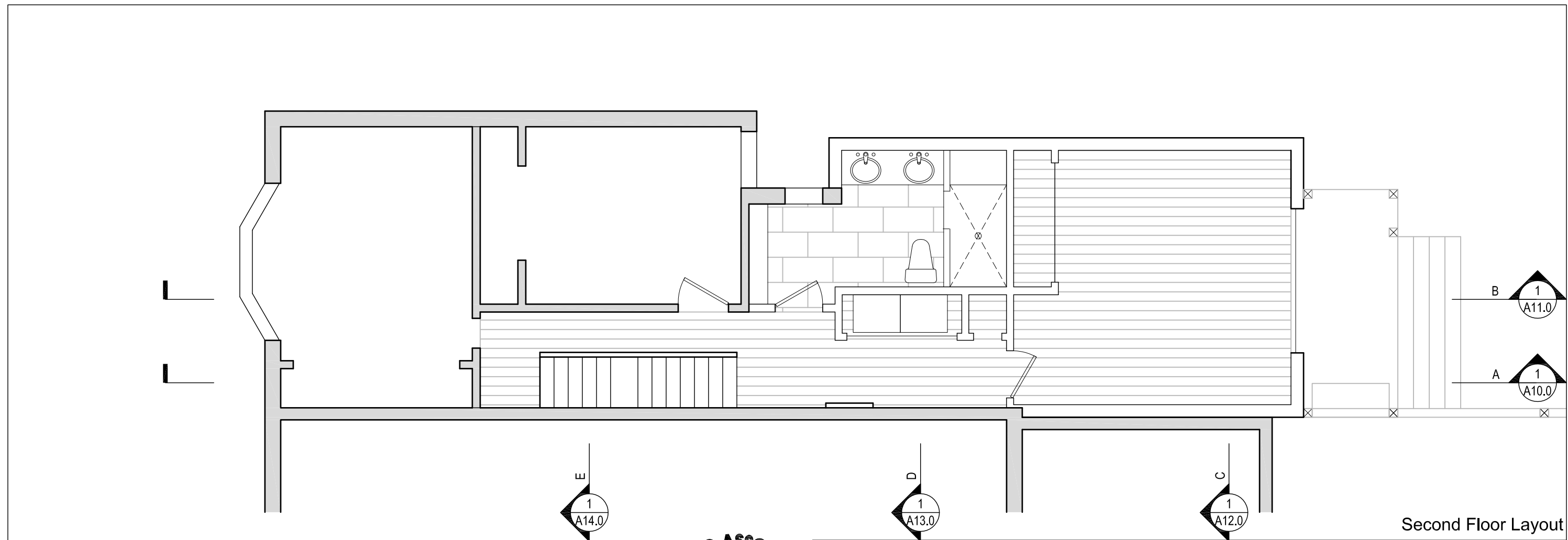
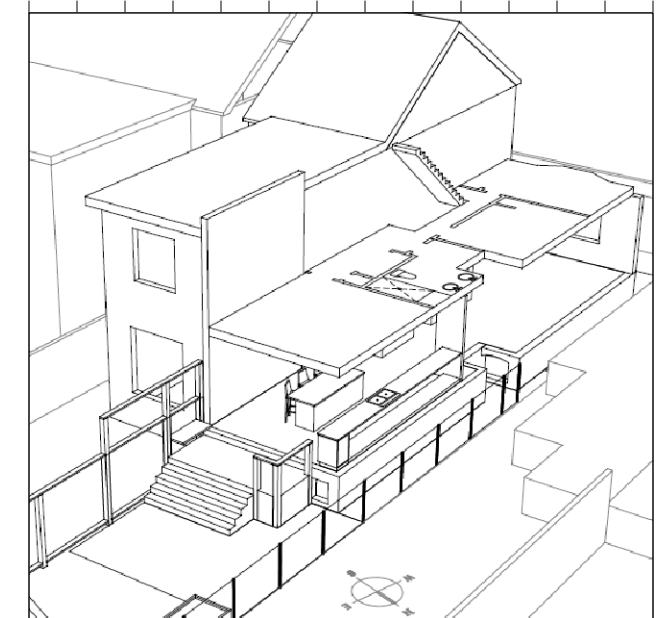
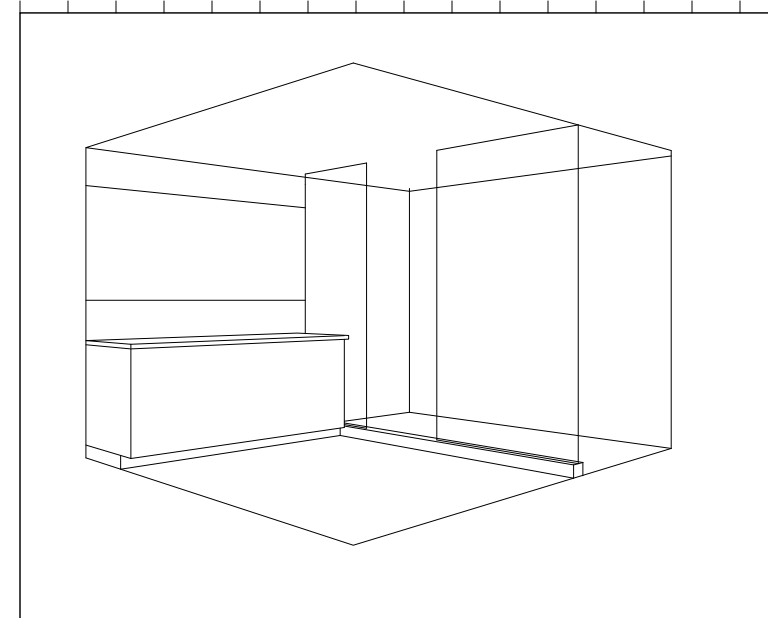
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**A4.0**



Second Floor Layout

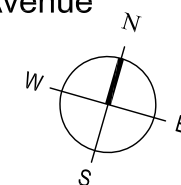
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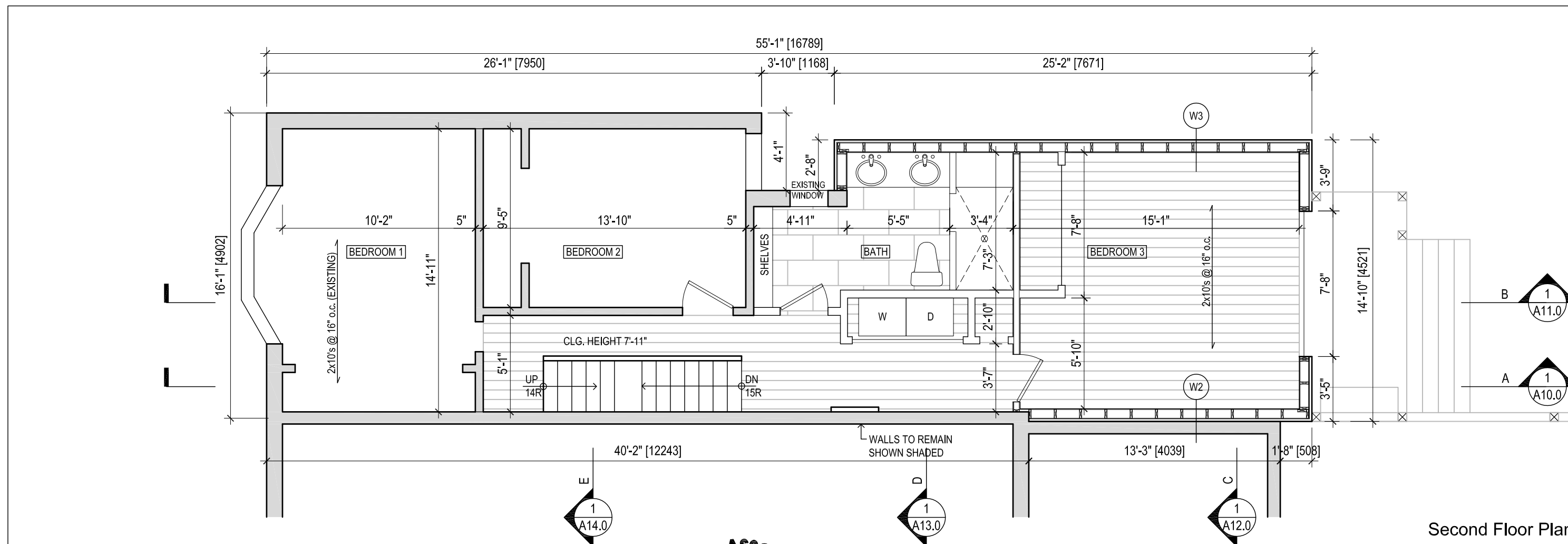
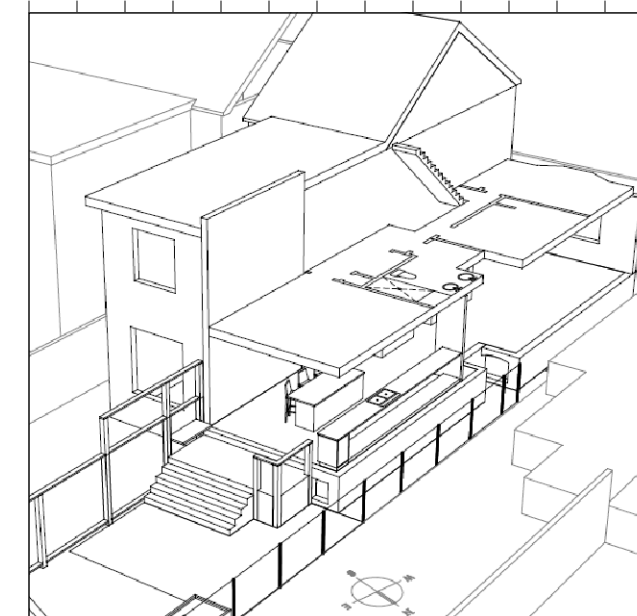
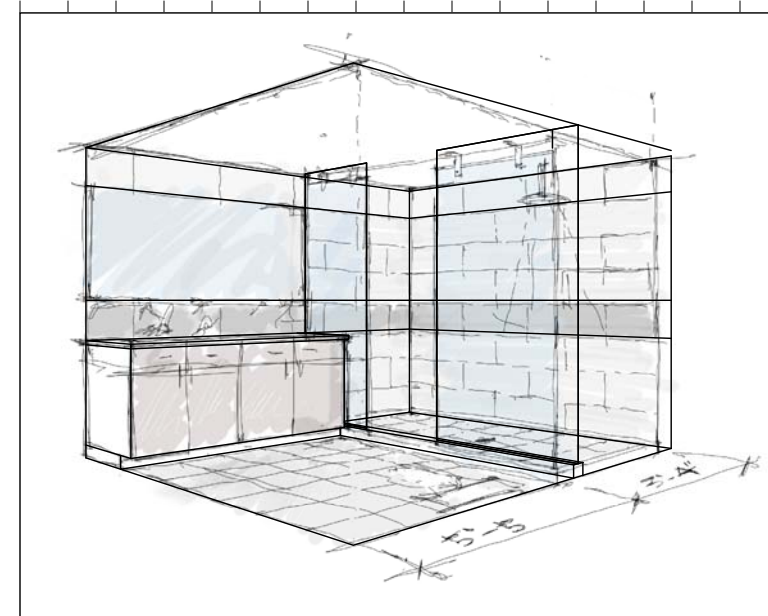
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**A4.1**



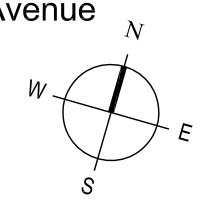
Second Floor Plan

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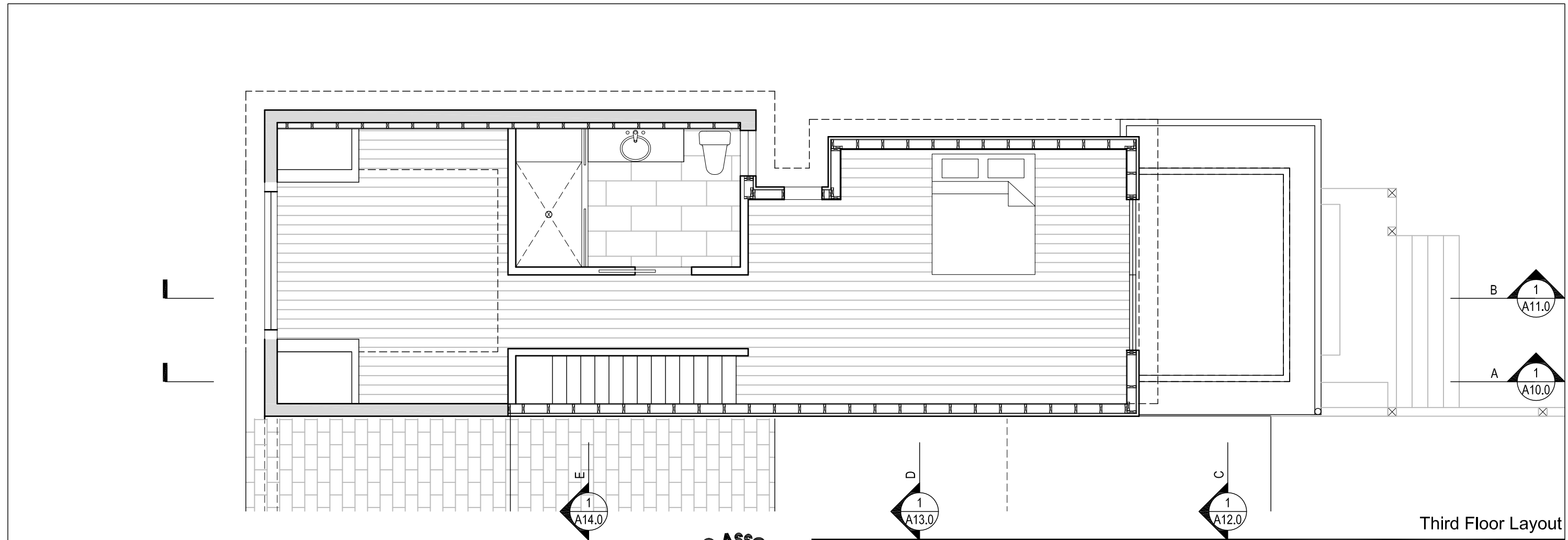
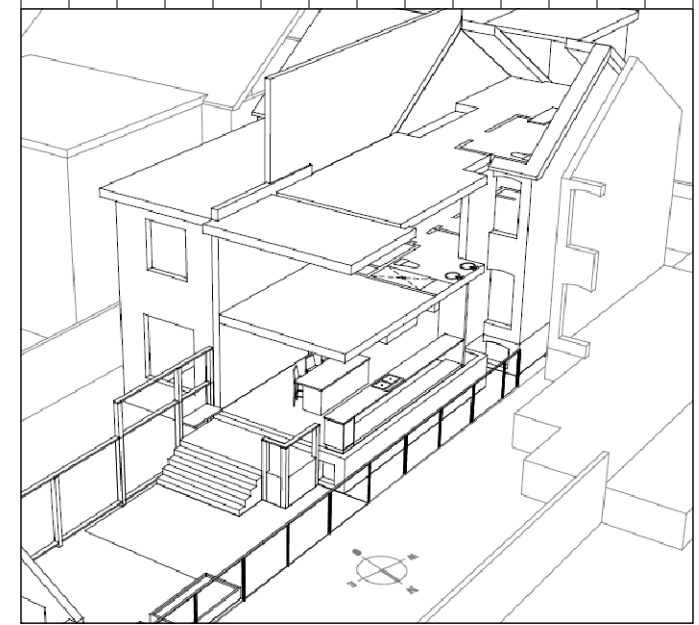
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**A4.2**



Third Floor Layout

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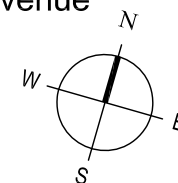


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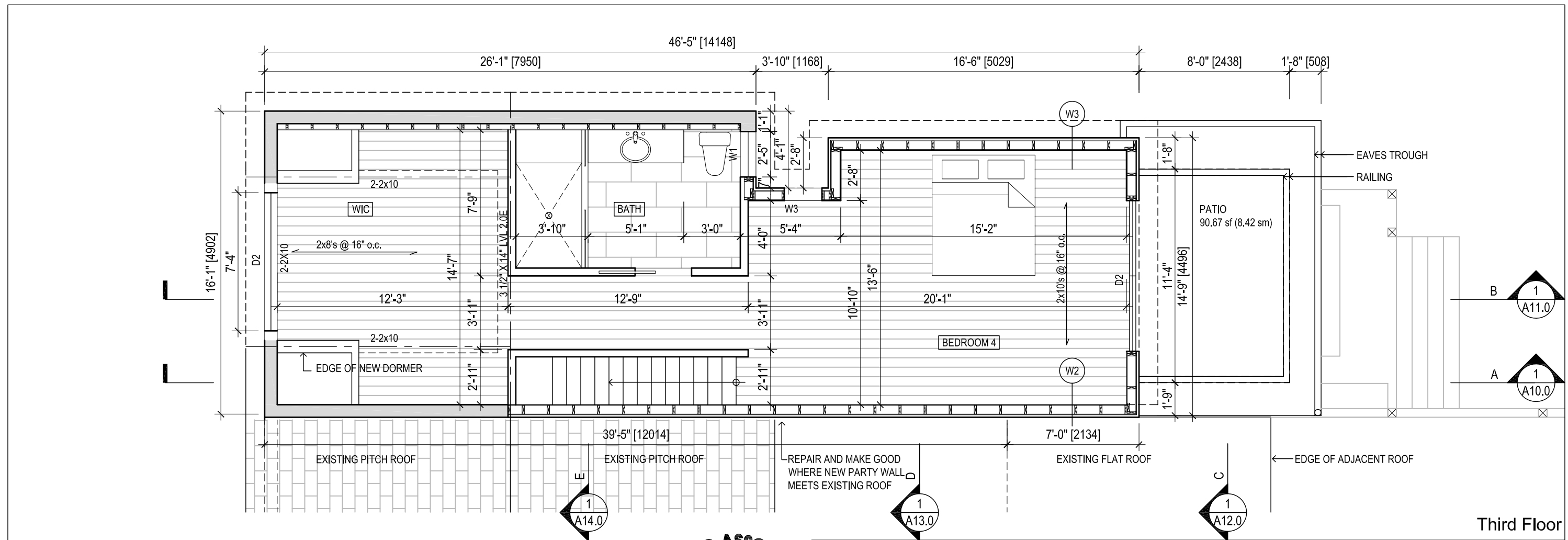
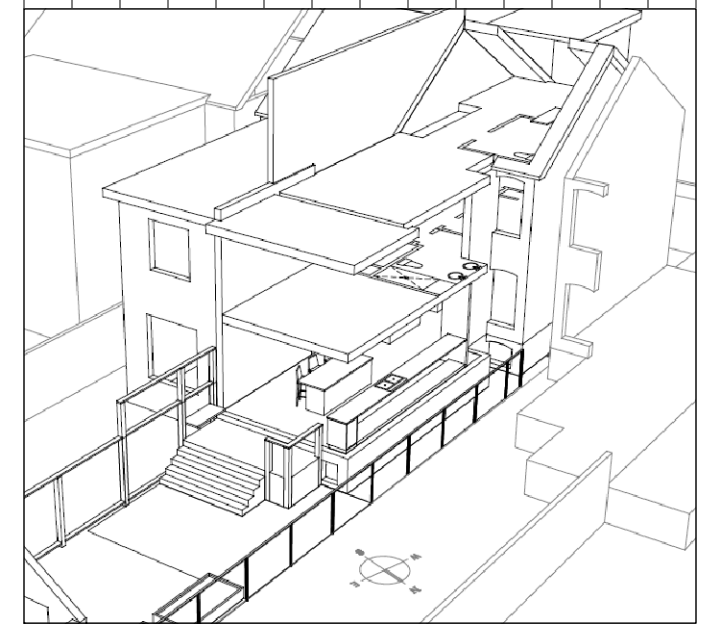
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DRAWING SCALE 3/16" = 1'-0"  
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**A5.0**



Third Floor

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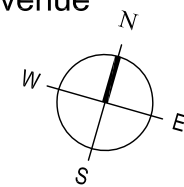


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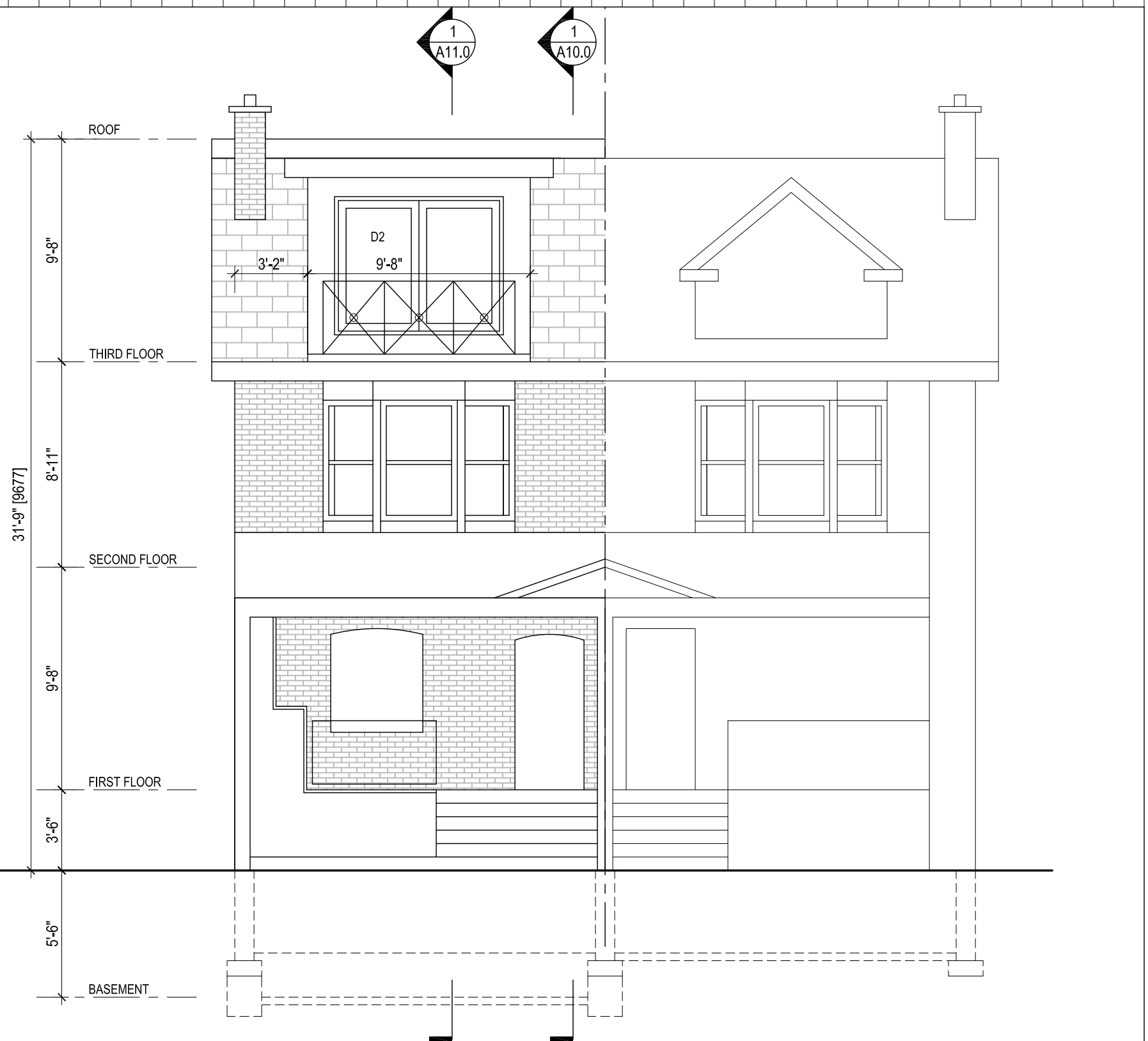
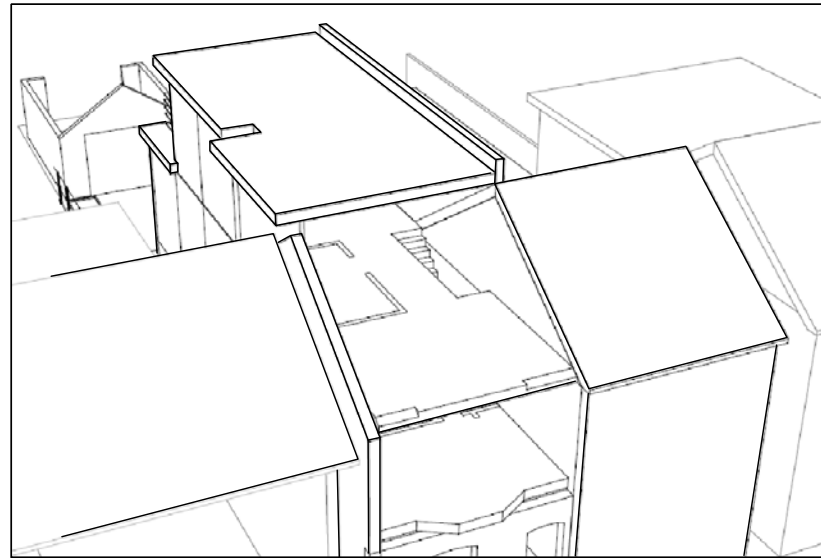
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PLOT DATE : December 12, 2019

**A5.1**



Front Elevation

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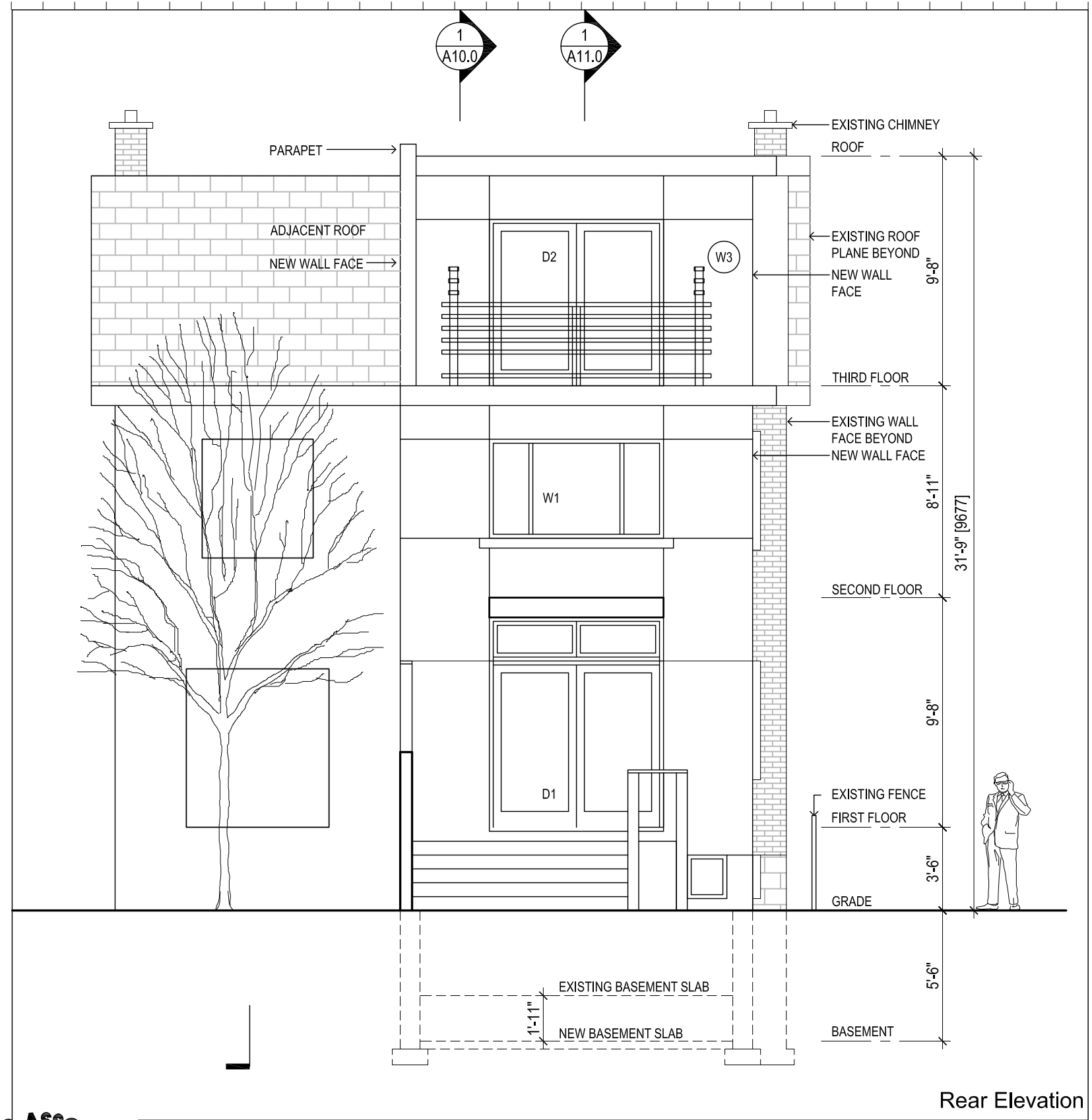
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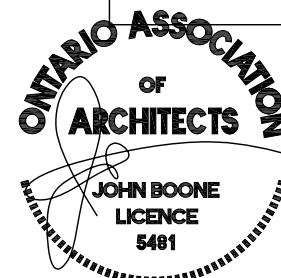
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**A6.0**



Rear Elevation

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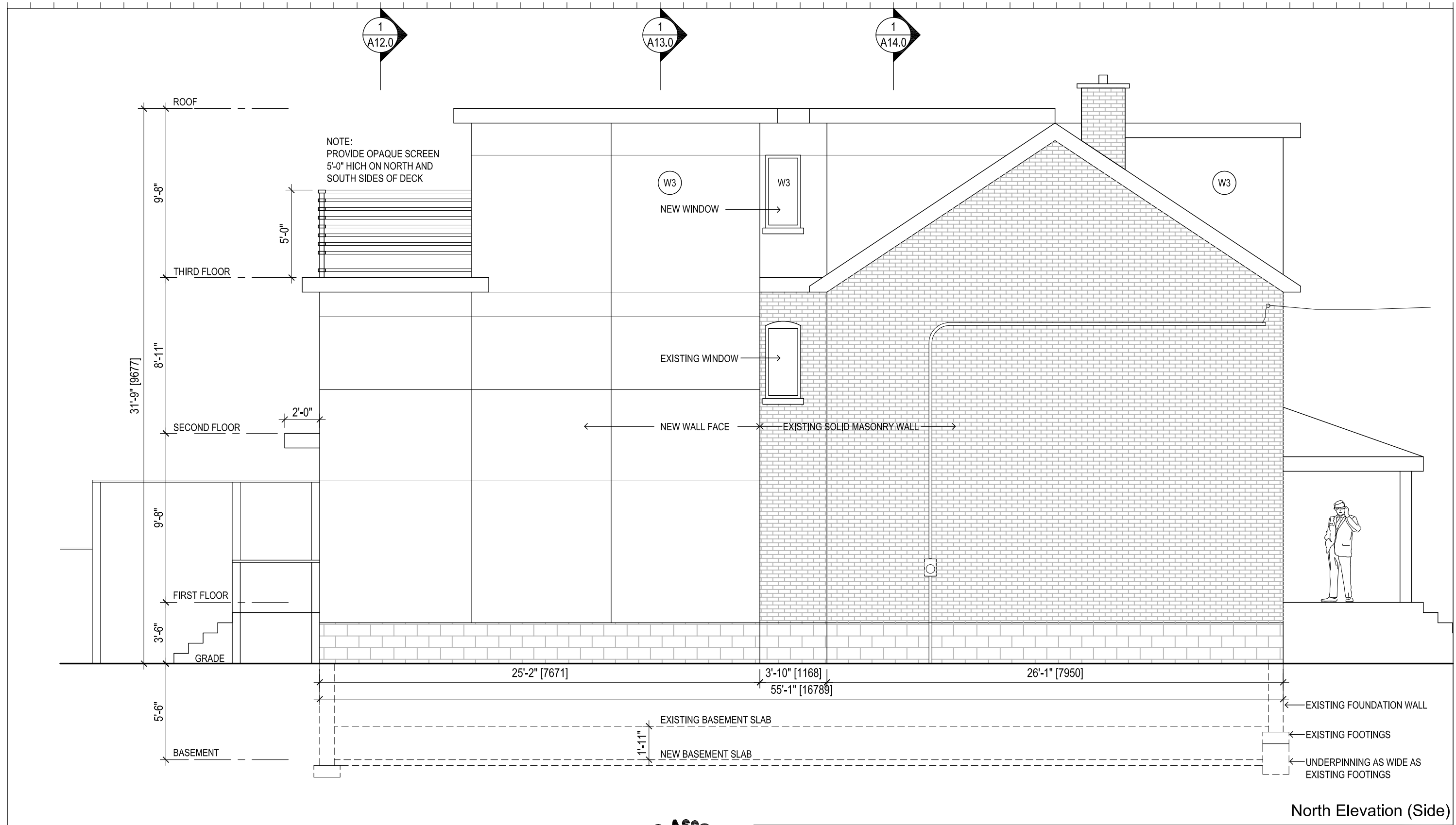
DRAWING SCALE 3/16" = 1'-0"  
PROJECT DATE Oct 18 2018  
PROJECT NUMBER 18A14  
DRAWN BY jb

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PLOT DATE : December 12, 2019

**A7.0**





North Elevation (Side)

No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
2	December 19, 2018	Submitted for Zoning Review
1	October 18, 2018	Project Start



**jba** John Boone  
ARCHITECT

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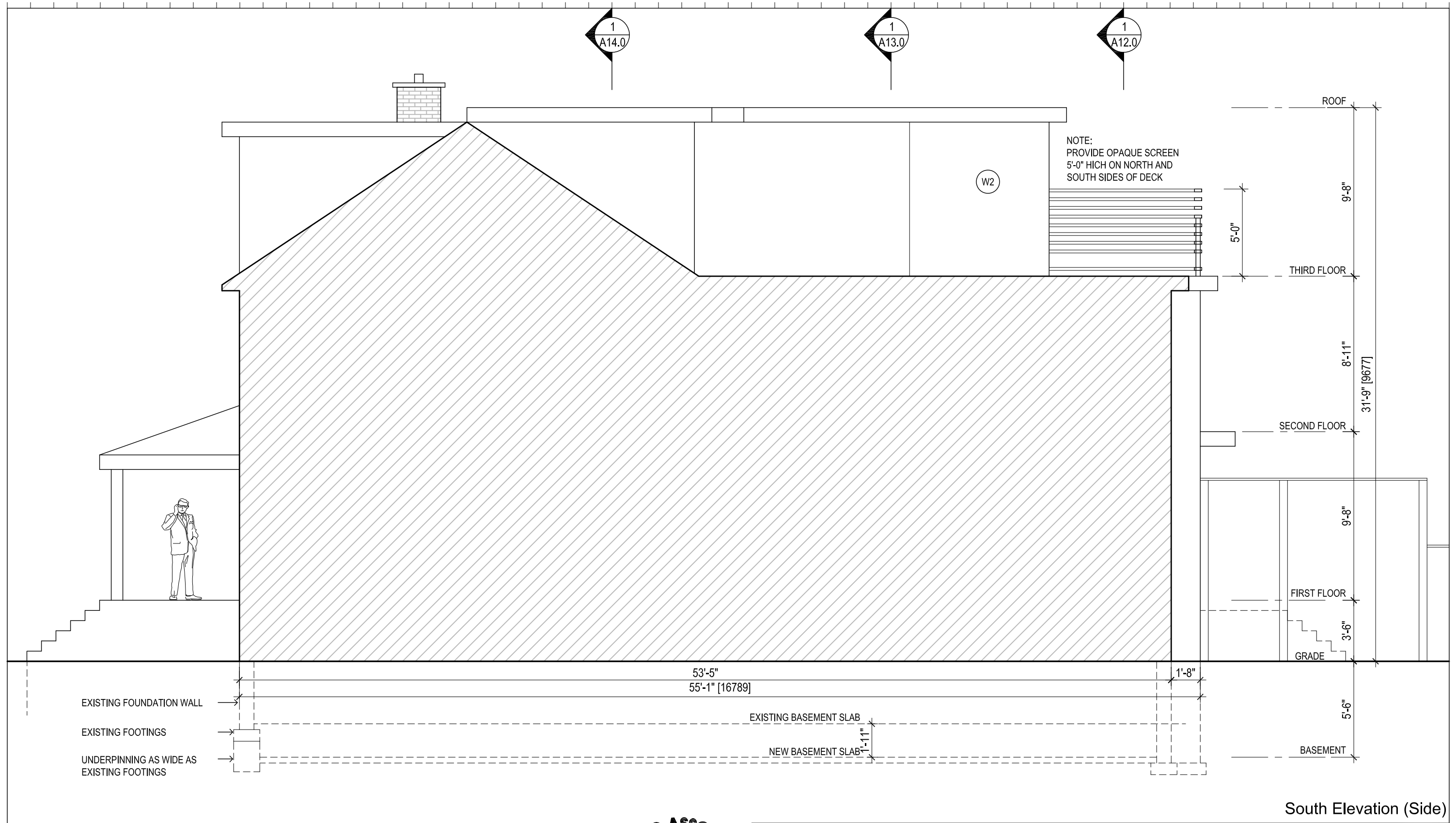
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PROJECT DATE Oct 18 2018  
PROJECT NUMBER 18A14  
DRAWN BY jb

PLOT DATE : December 12, 2019

**A8.0**



South Elevation (Side)

No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
2	December 19, 2018	Submitted for Zoning Review
1	October 18, 2018	Project Start



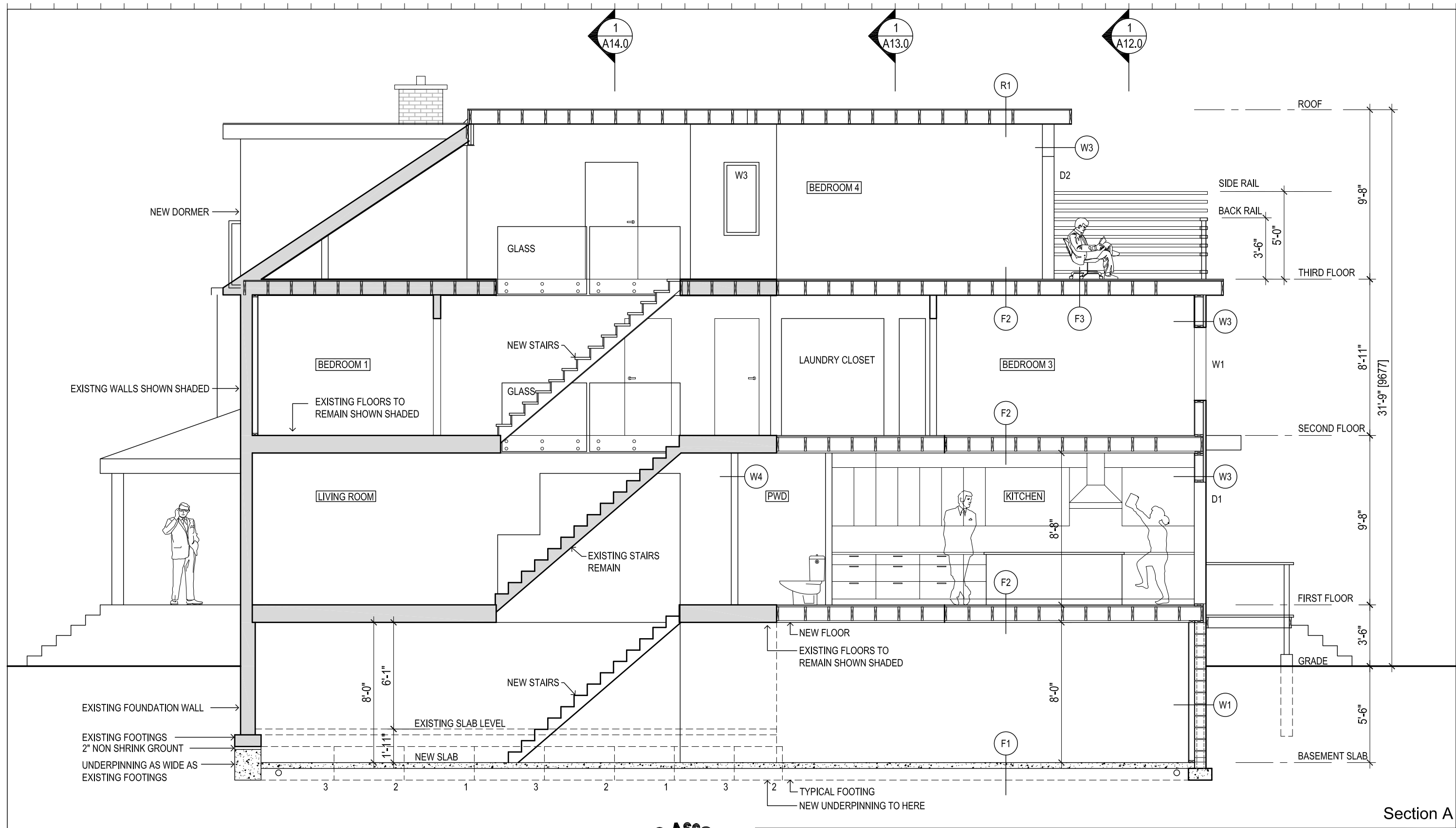
**jba** John Boone ARCHITECT  
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 PROJECT DATE Oct 18 2018  
 PROJECT NUMBER 18A14  
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PLOT DATE : December 12, 2019

**A9.0**



Section A

No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
2	December 19, 2018	Submitted for Zoning Review
1	October 18, 2018	Project Start



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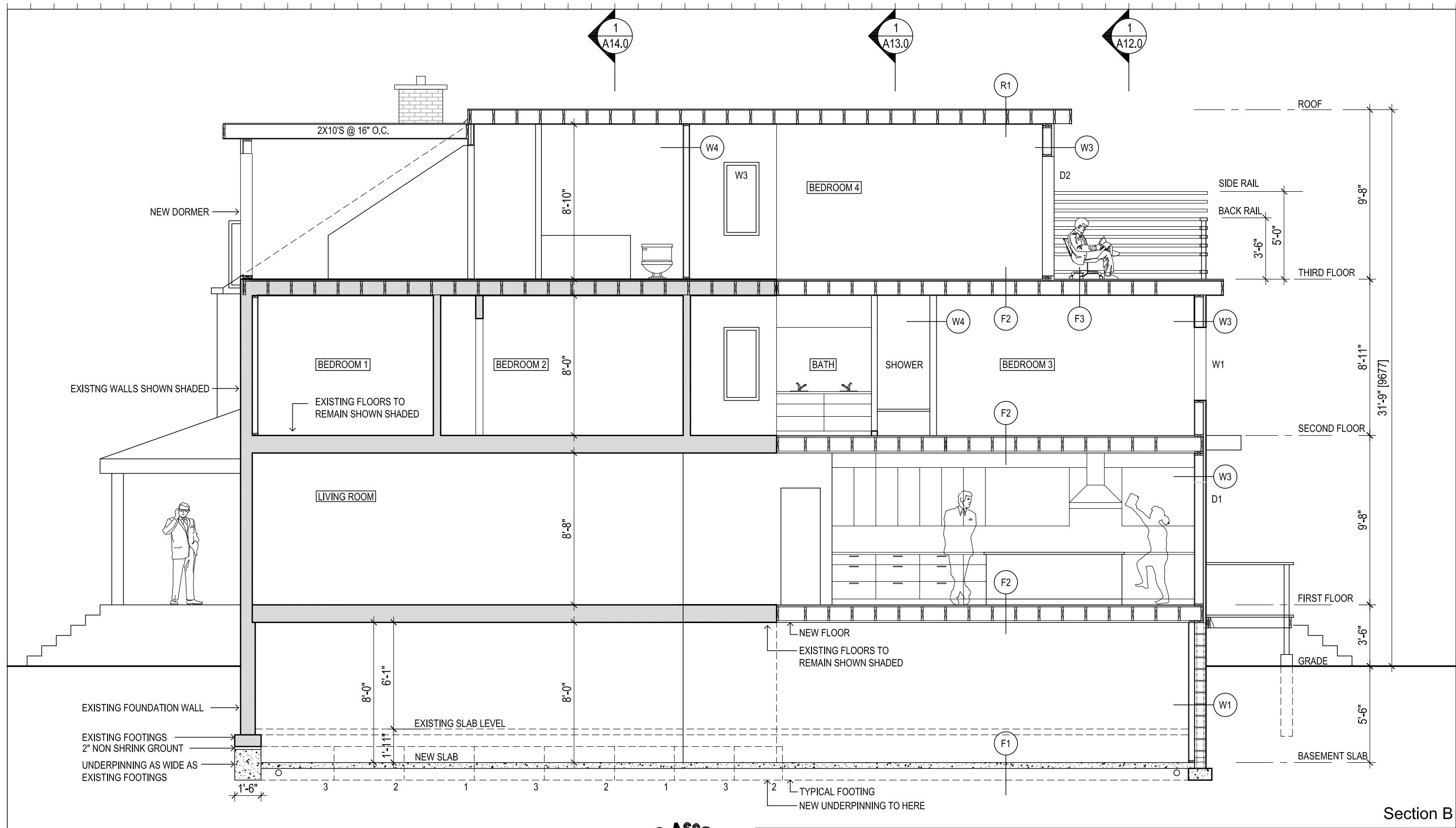
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 PROJECT DATE Oct 18 2018  
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PLOT DATE : December 12, 2019

**A10.0**



Section B

No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
2	December 19, 2018	Submitted for Zoning Review
1	October 18, 2018	Project Start



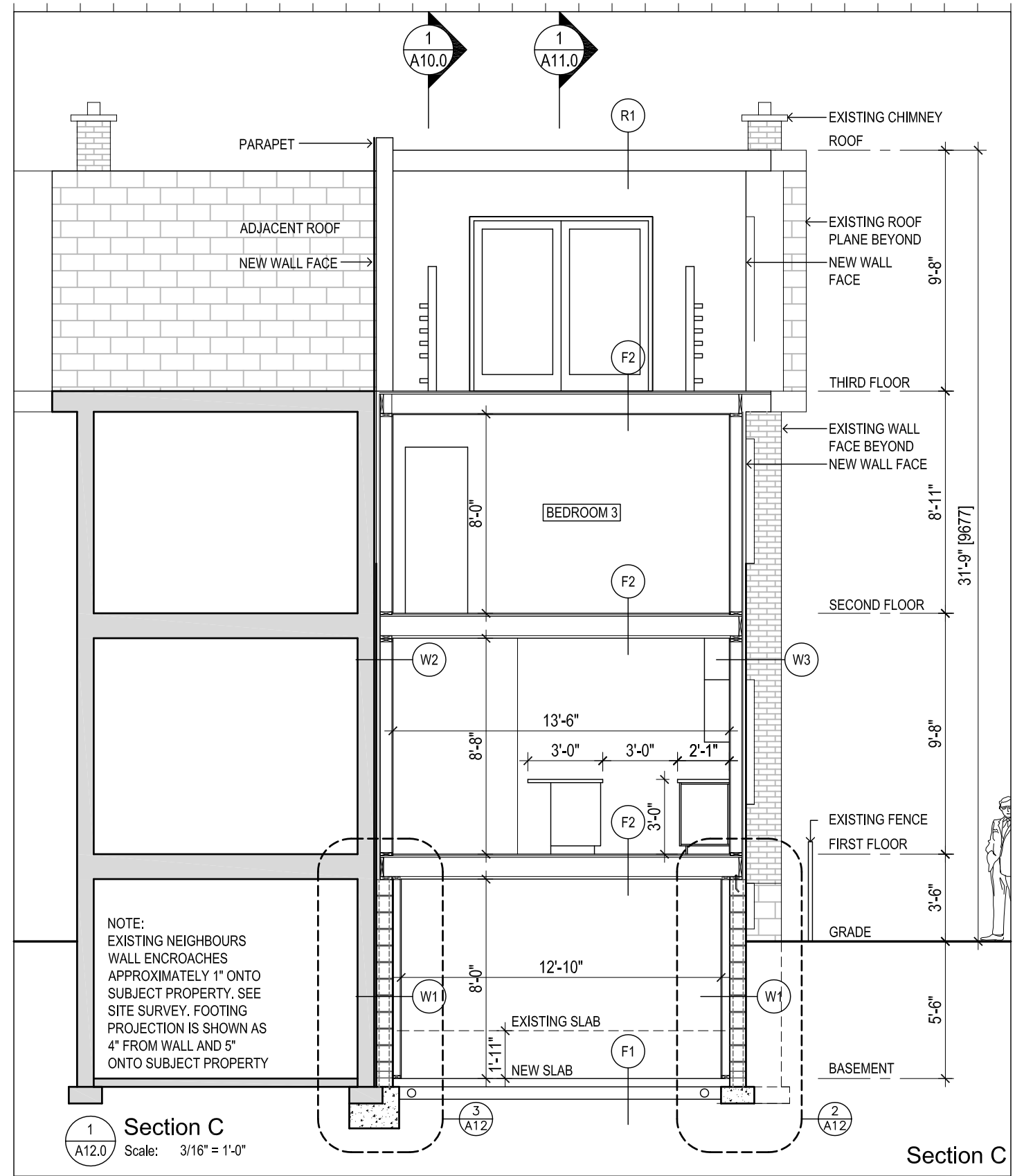
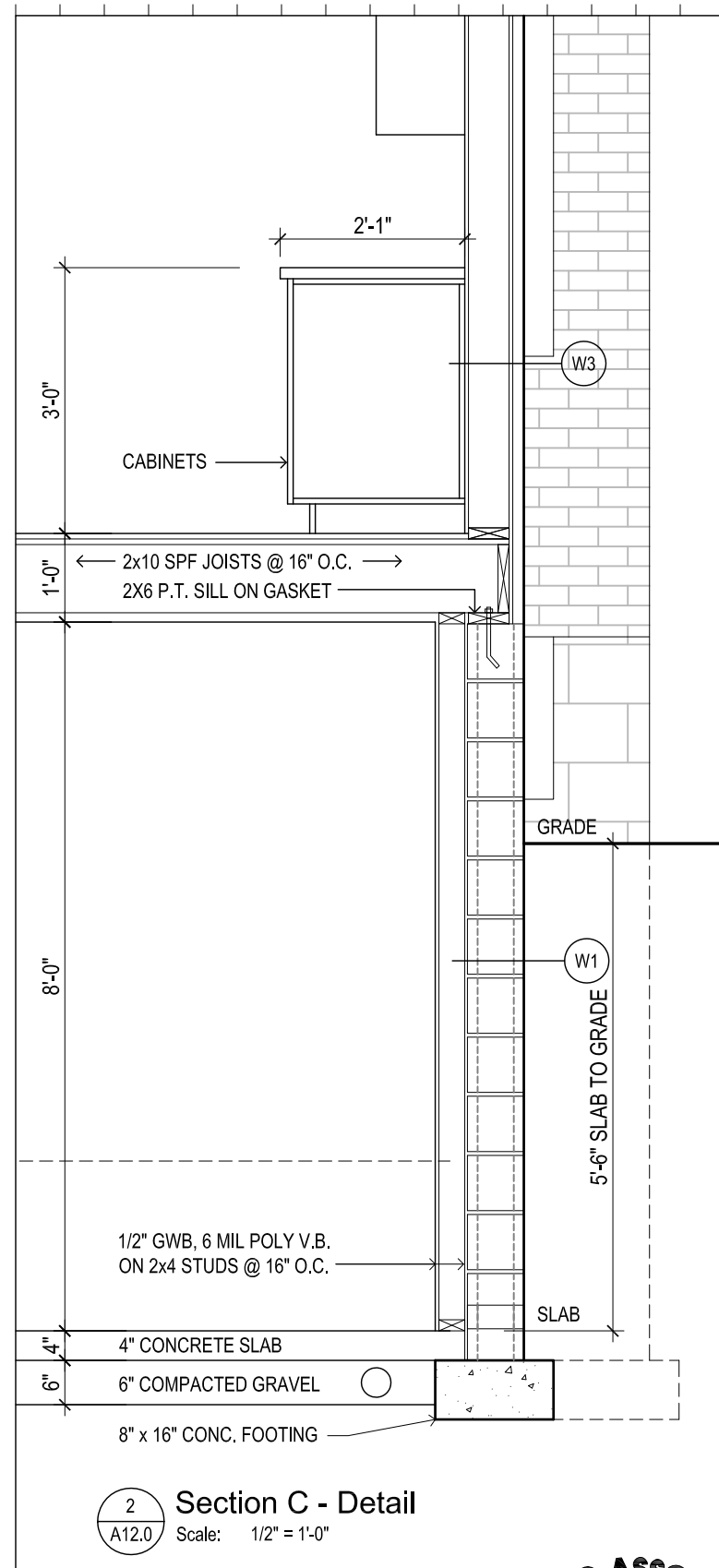
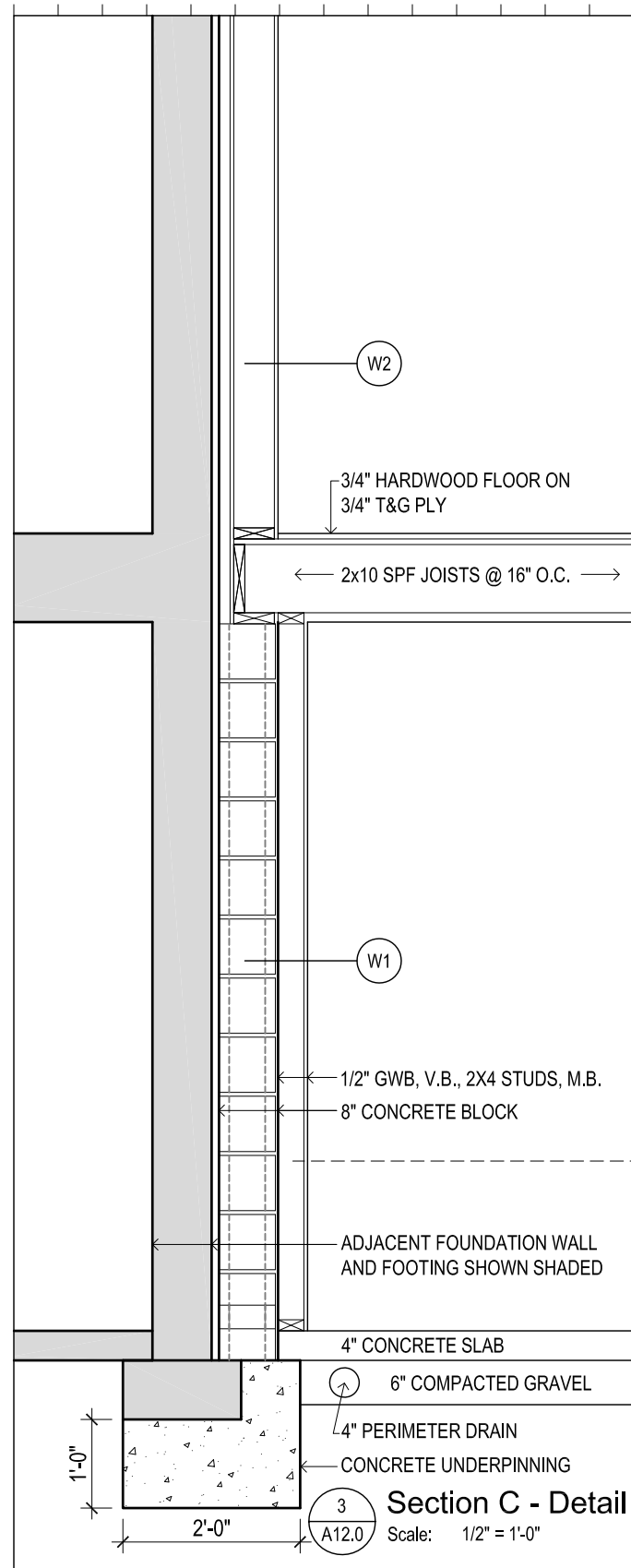
**John Boone ARCHITECT**  
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PLOT DATE : December 12, 2019

**A11.0**



No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
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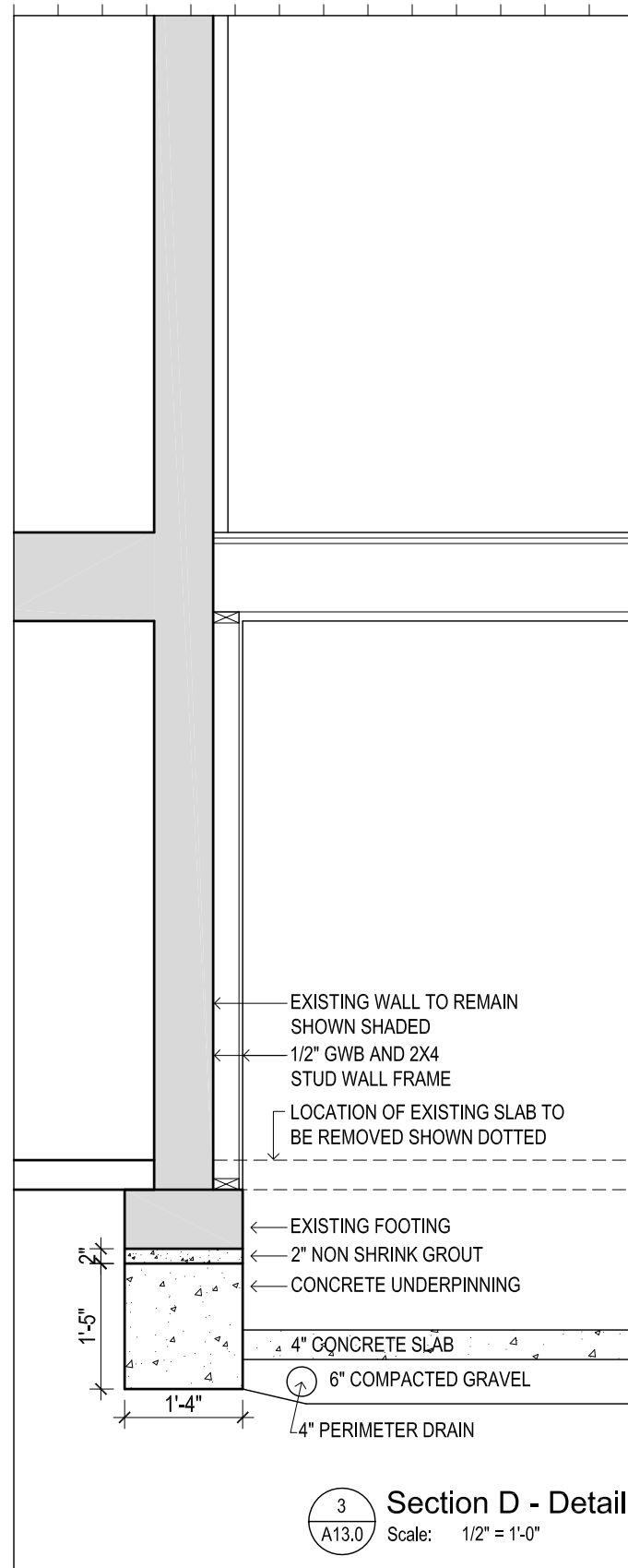
**John Boone ARCHITECT**  
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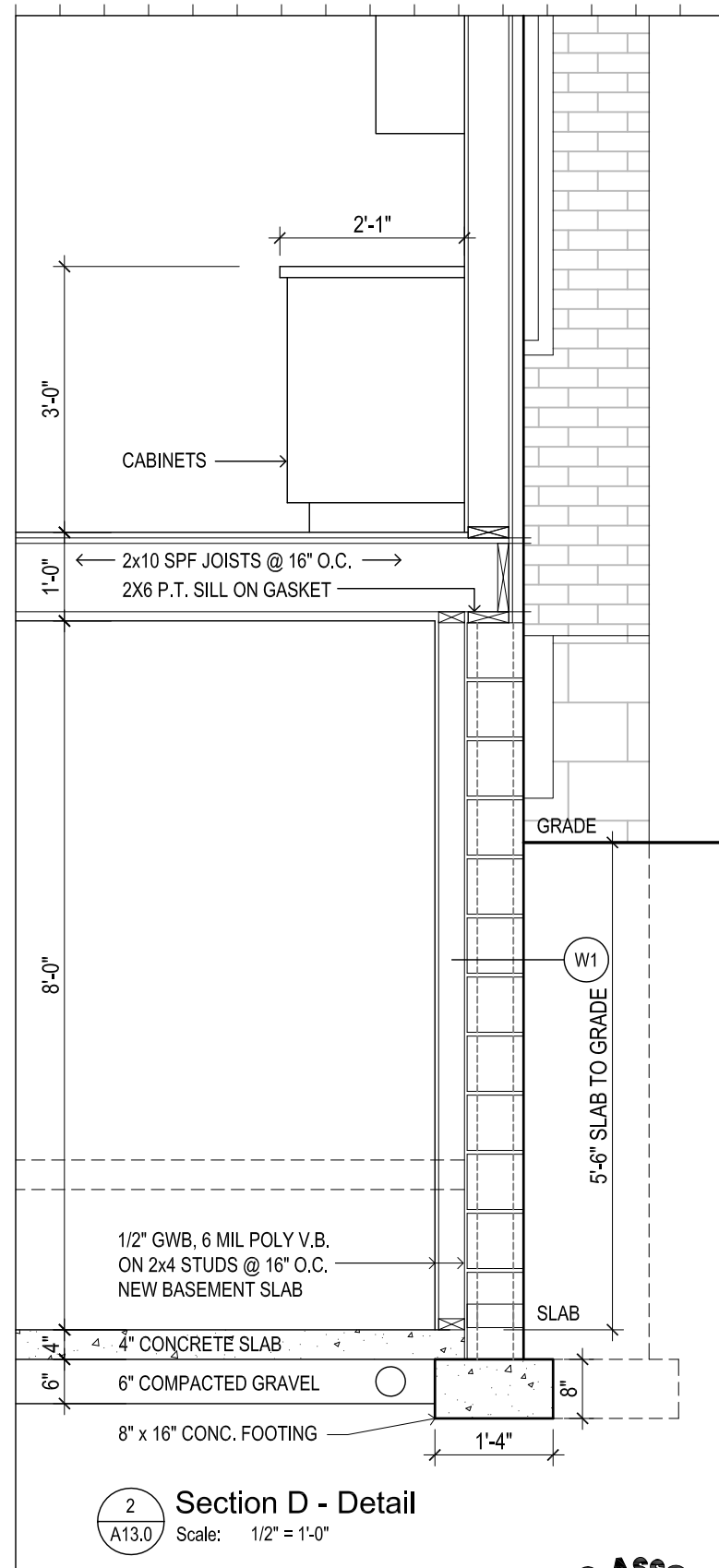
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 PROJECT DATE Oct 18 2018  
 PROJECT NUMBER 18A14  
 DRAWN BY jb

PLOT DATE : December 12, 2019

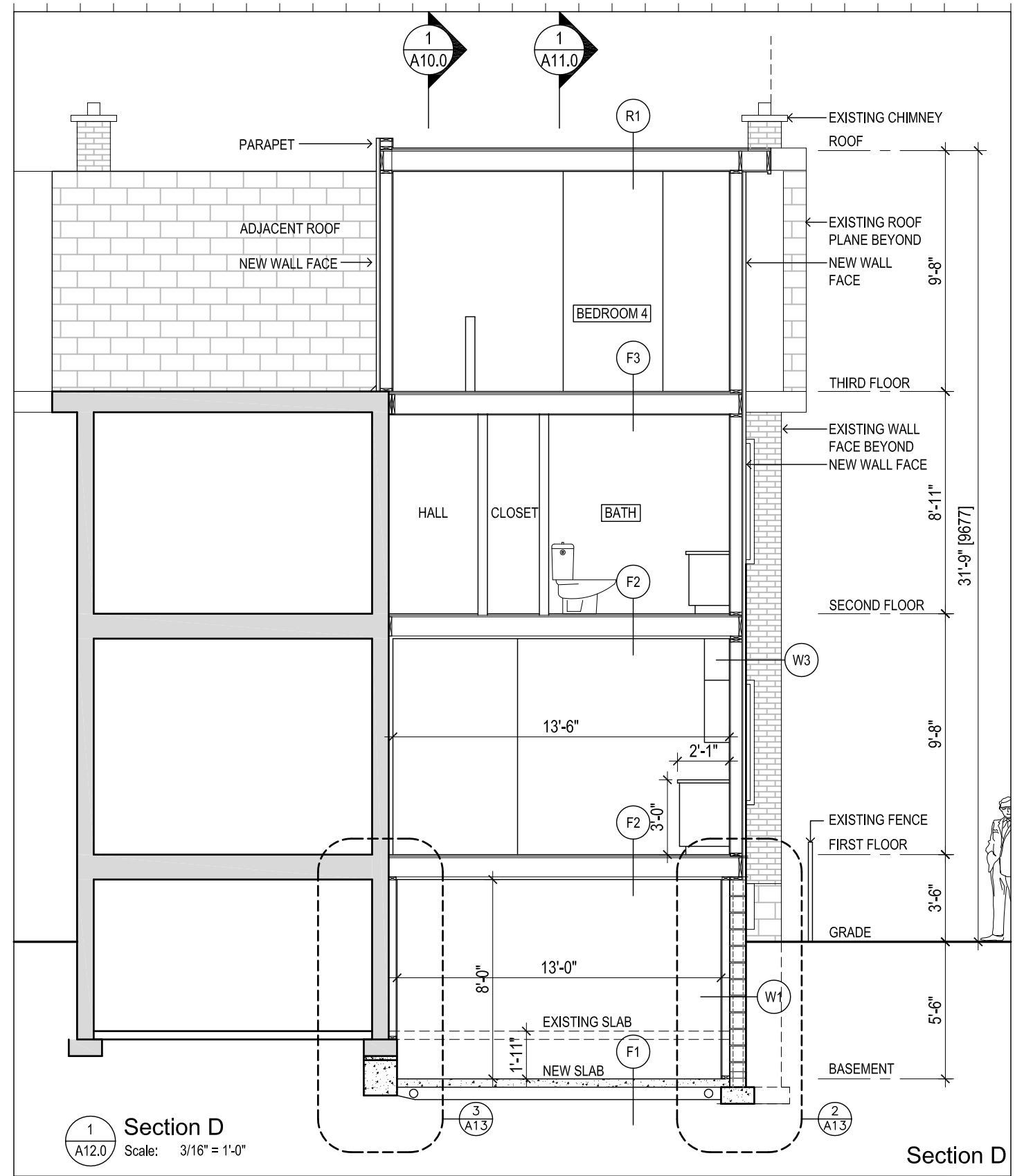
**A12.0**



3 Section D - Detail  
A13.0 Scale: 1/2" = 1'-0"



2 Section D - Detail  
A13.0 Scale: 1/2" = 1'-0"



1 Section D  
A12.0 Scale: 3/16" = 1'-0"

Section D

No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
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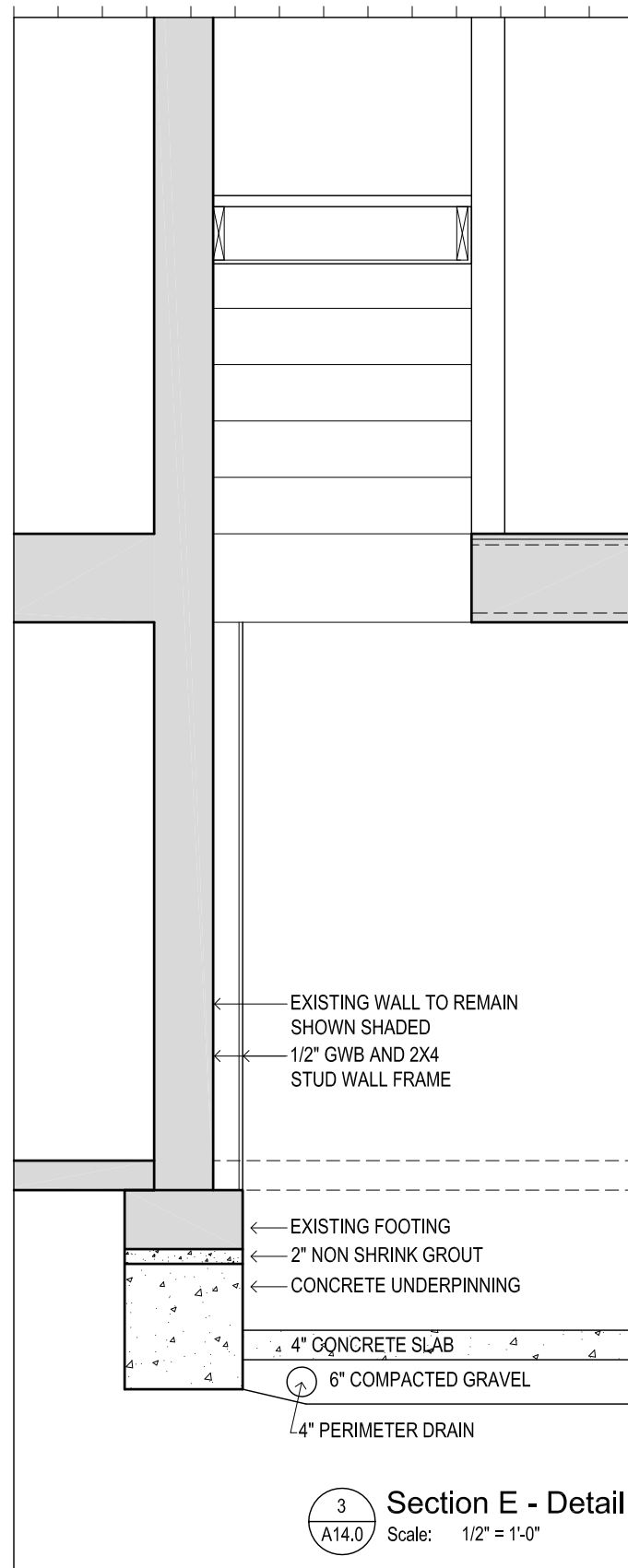
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PROJECT DATE Oct 18 2018  
PROJECT NUMBER 18A14  
DRAWN BY jb

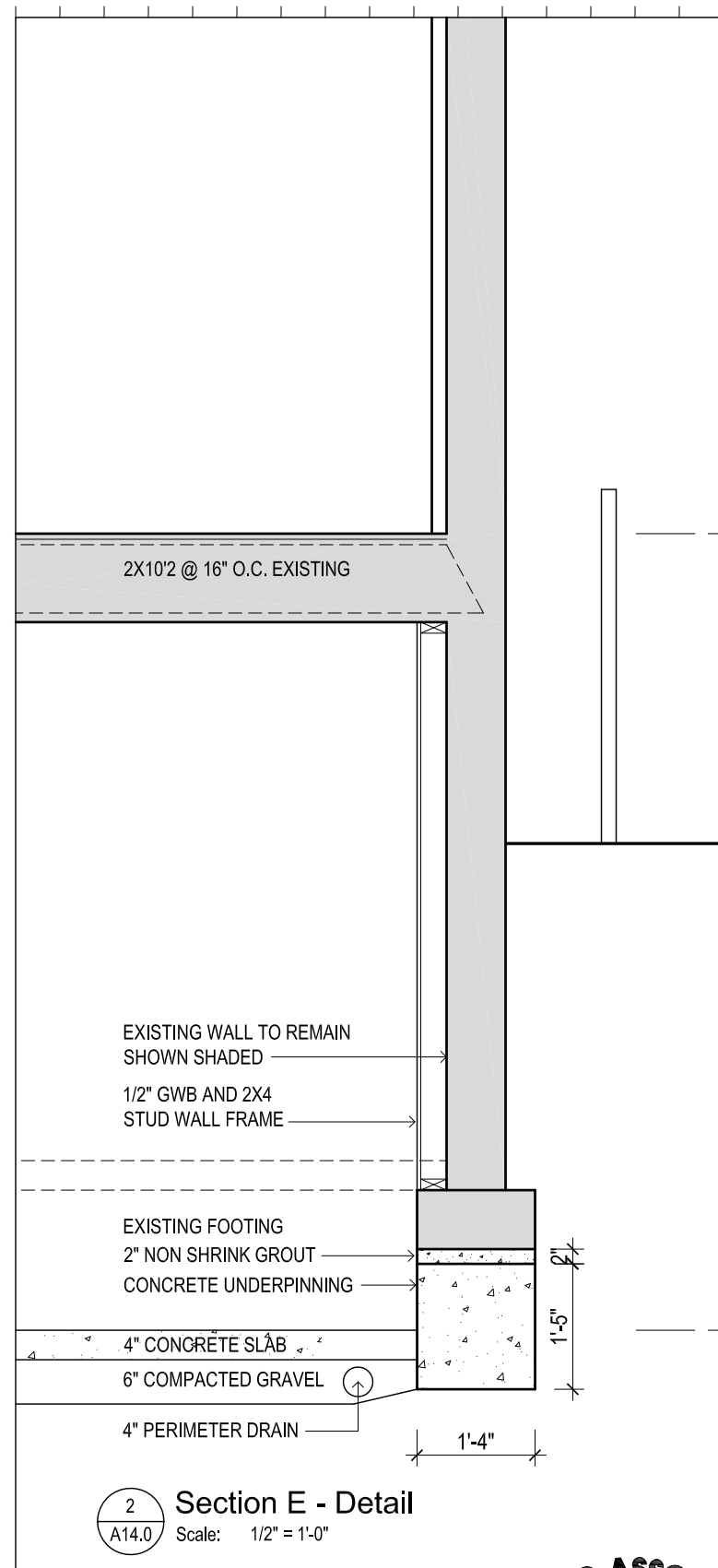
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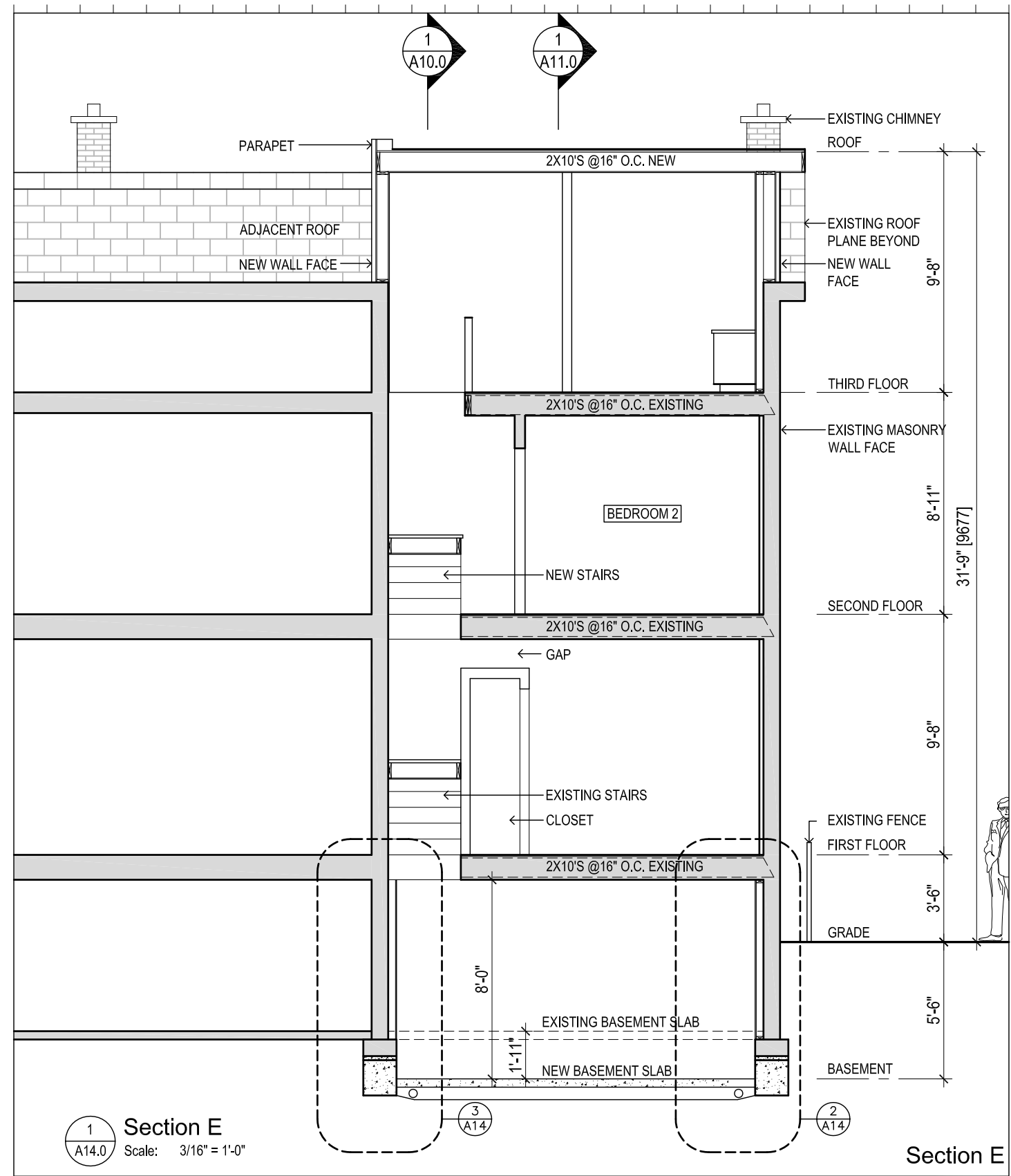
**A13.0**



3 Section E - Detail  
A14.0 Scale: 1/2" = 1'-0"



2 Section E - Detail  
A14.0 Scale: 1/2" = 1'-0"



1 Section E  
A14.0 Scale: 3/16" = 1'-0"

Section E

No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
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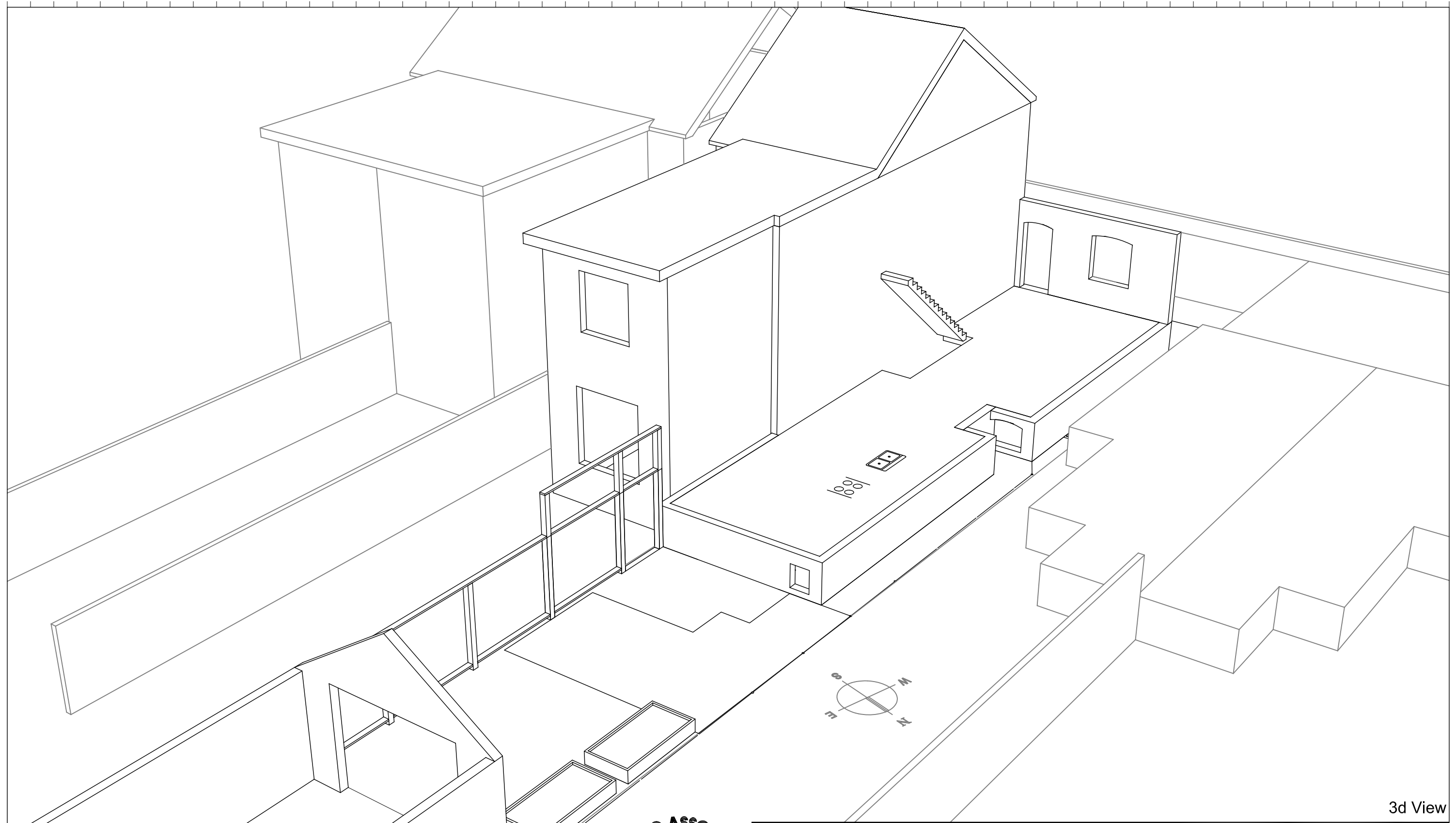
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PROJECT DATE Oct 18 2018  
PROJECT NUMBER 18A14  
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**A14.0**



3d View

No.	DATE	DESCRIPTION
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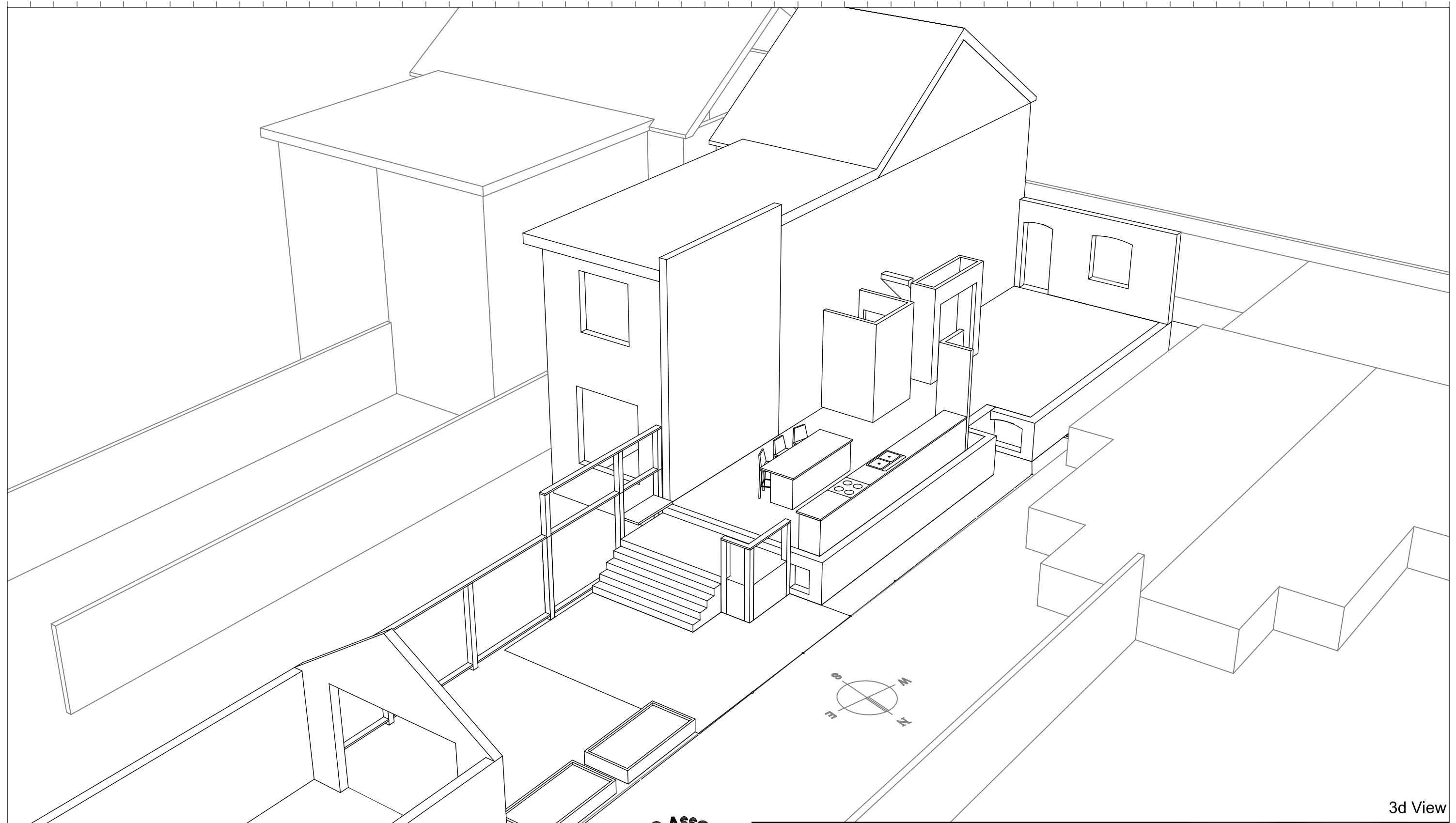
199 MacDonell Avenue  
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DRAWING SCALE nts  
PROJECT DATE Oct 18 2018  
PROJECT NUMBER 18A14  
DRAWN BY jb

PLOT DATE : December 12, 2019

**A15.0**





3d View

No.	DATE	DESCRIPTION
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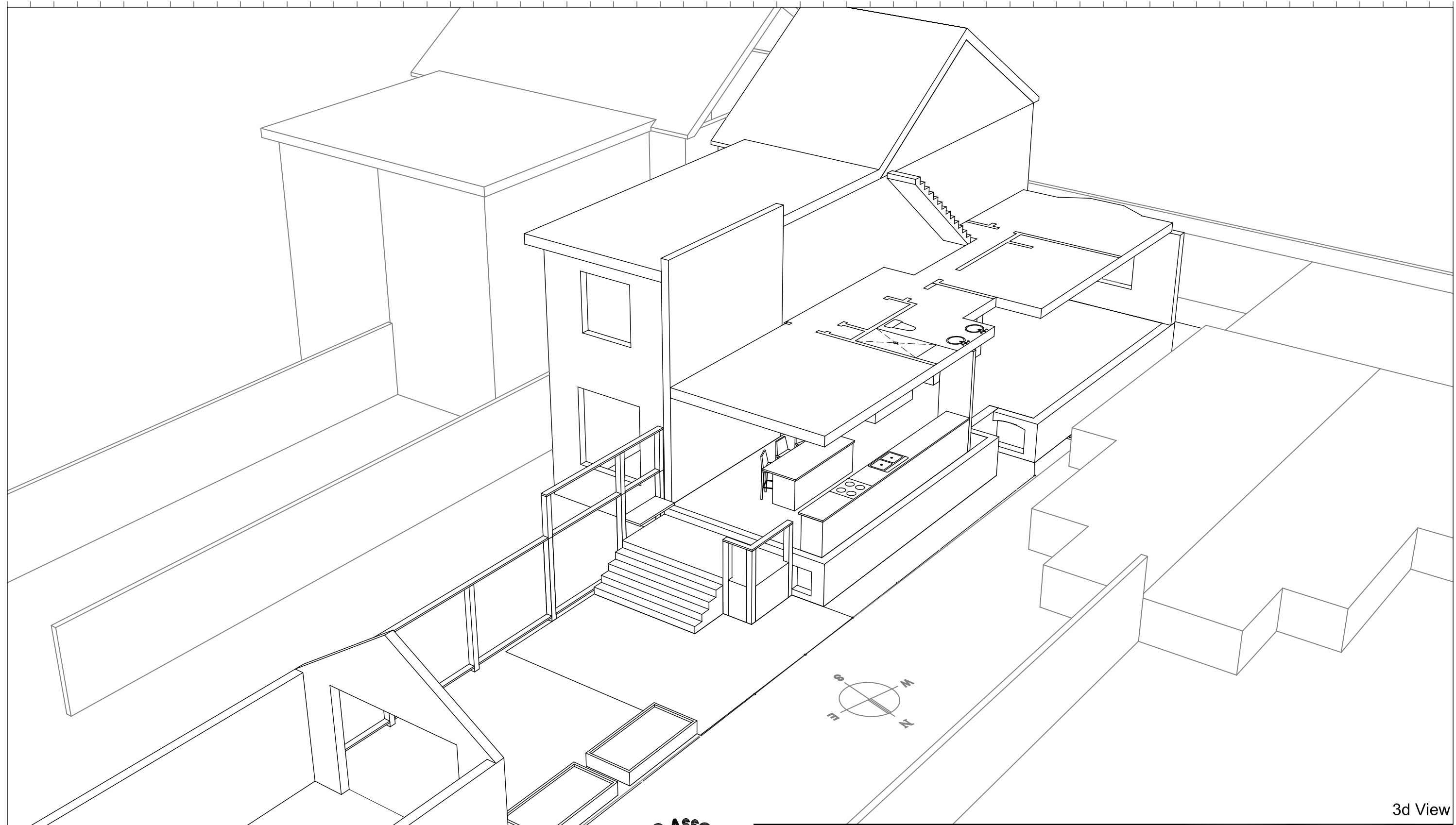
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DRAWING SCALE nts  
PROJECT DATE Oct 18 2018  
PROJECT NUMBER 18A14  
DRAWN BY jb

PLOT DATE : December 12, 2019

**A15.1**



3d View

No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
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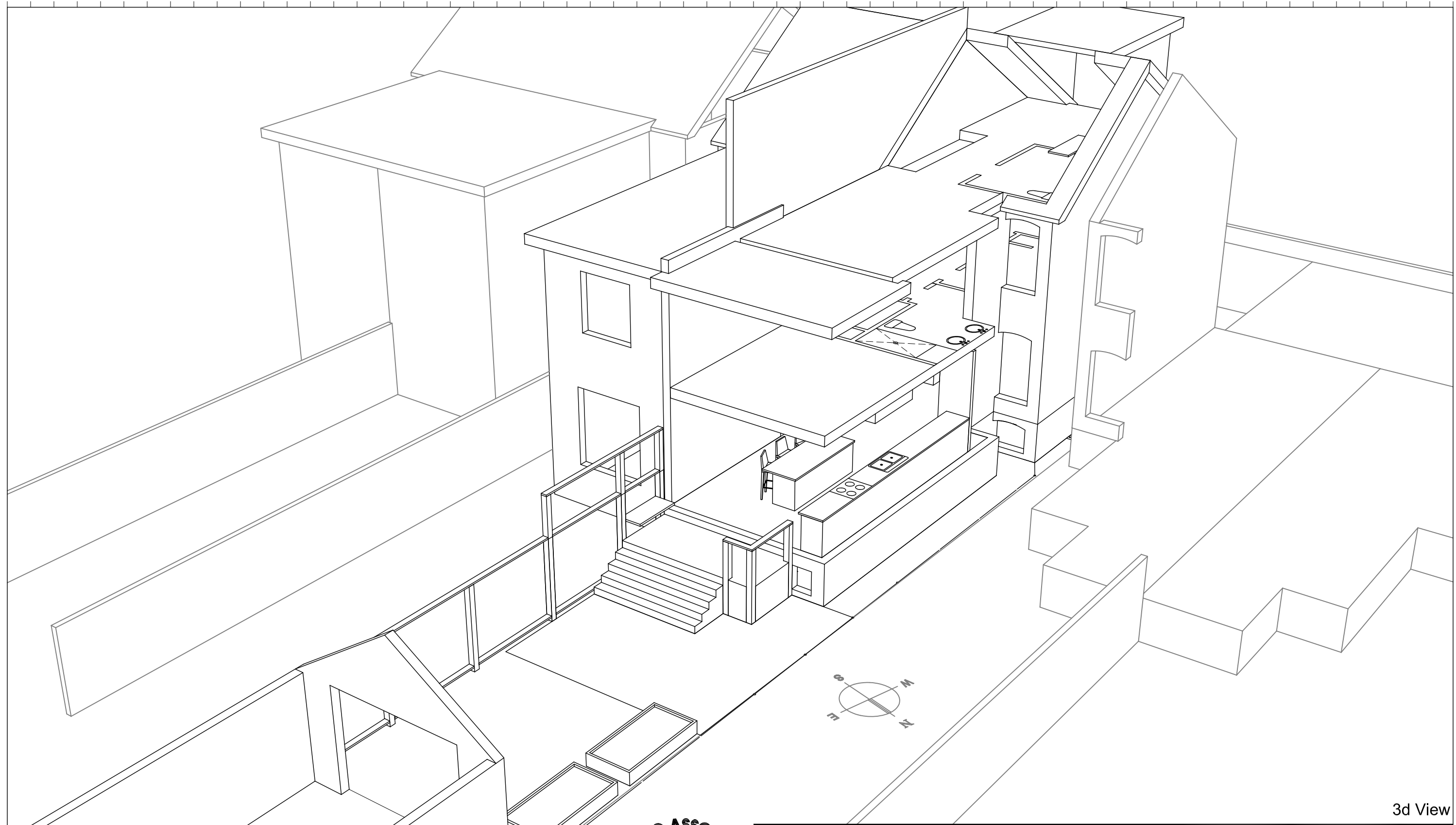
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PROJECT DATE Oct 18 2018  
PROJECT NUMBER 18A14  
DRAWN BY jb

PLOT DATE : December 12, 2019

**A15.2**



3d View

No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
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1	October 18, 2018	Project Start



**jba** John Boone  
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PROJECT DATE Oct 18 2018  
PROJECT NUMBER 18A14  
DRAWN BY jb

PLOT DATE : December 12, 2019

**A15.3**



3d View

No.	DATE	DESCRIPTION
3	October 22, 2019	TLAB Approval
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PROJECT DATE Oct 18 2018  
PROJECT NUMBER 18A14  
DRAWN BY jb

PLOT DATE : December 12, 2019

**A15.4**