

CONTEXT MAP @ 1:3000



SHEET LIST

- A1 COVER SHEET
- A2 HISTORICAL CONTEXT MAP
- A3 SITE PLAN
- A4 EXISTING BASEMENT PLAN
- A5 EXISTING FIRST FLOOR PLAN
- A6 EXISTING SECOND FLOOR PLAN
- A7 EXISTING THIRD FLOOR PLAN
- A8 PROPOSED FIRST FLOOR PLAN
- A9 EXISTING NORTH ELEVATION
- A10 EXISTING WEST ELEVATION
- A11 PROPOSED NORTH ELEVATION
- A12 PROPOSED WEST ELEVATION
- A13 EXISTING NORTH-SOUTH SECTION
- A14 EXISTING EAST-WEST SECTION
- A15 PROPOSED NORTH-SOUTH SECTION
- A16 PROPOSED EAST-WEST SECTION

DESIGNER INFORMATION

MACNEILL DESIGN SERVICES
MICHAEL MACNEILL
BCIN#: 47264
ADDRESS: 30 CHARLES ST. W, TORONTO, ON
EMAIL: MICHAELMACNEILL@LIVE.CA
PHONE: 416-528-1877

PROJECT DATA

PROJECT ADDRESS: 19 MAPLE AVE.
TORONTO, ON
ZONING CATEGORY: RD
BUILDING TYPE: HOUSE
APPROX YEAR BUILT: 1910
HERITAGE DESIGNATED: YES
STATUS: LEGAL NON-CONFORMING
STRUCTURE

PROJECT DESCRIPTION: ENCLOSE EXISTING
PORCH
AREA: 8.1 SQM
USE PRIOR TO RENOVATION: PORCH
USE POST RENOVATION: PORCH

AREAS

LOT AREA:	320 SQM
FIRST FLOOR AREA:	112 SQM
SECOND FLOOR AREA:	115 SQM
THIRD FLOOR AREA:	113 SQM
GROSS FLOOR AREA (GFA):	340 SQM
FLOOR SPACE INDEX (FSI):	1.06
PROPOSED GFA:	348 SQM
PROPOSED FSI:	1.08

MDS	SHEET TITLE	DATE
	COVER SHEET	18/11/06
	PROJECT	SCALE
DRAWN BY	McHARDY RESIDENCE	n.t.s.
Michael MacNeill	PROJECT ADDRESS	SHEET NO.
BCIN#	19 MAPLE AVE,	A1
47264	TORONTO, ON	



MDS

DRAWN BY
Michael MacNeill

BCIN#
47264

SHEET TITLE
1910 GOADS ATLAS

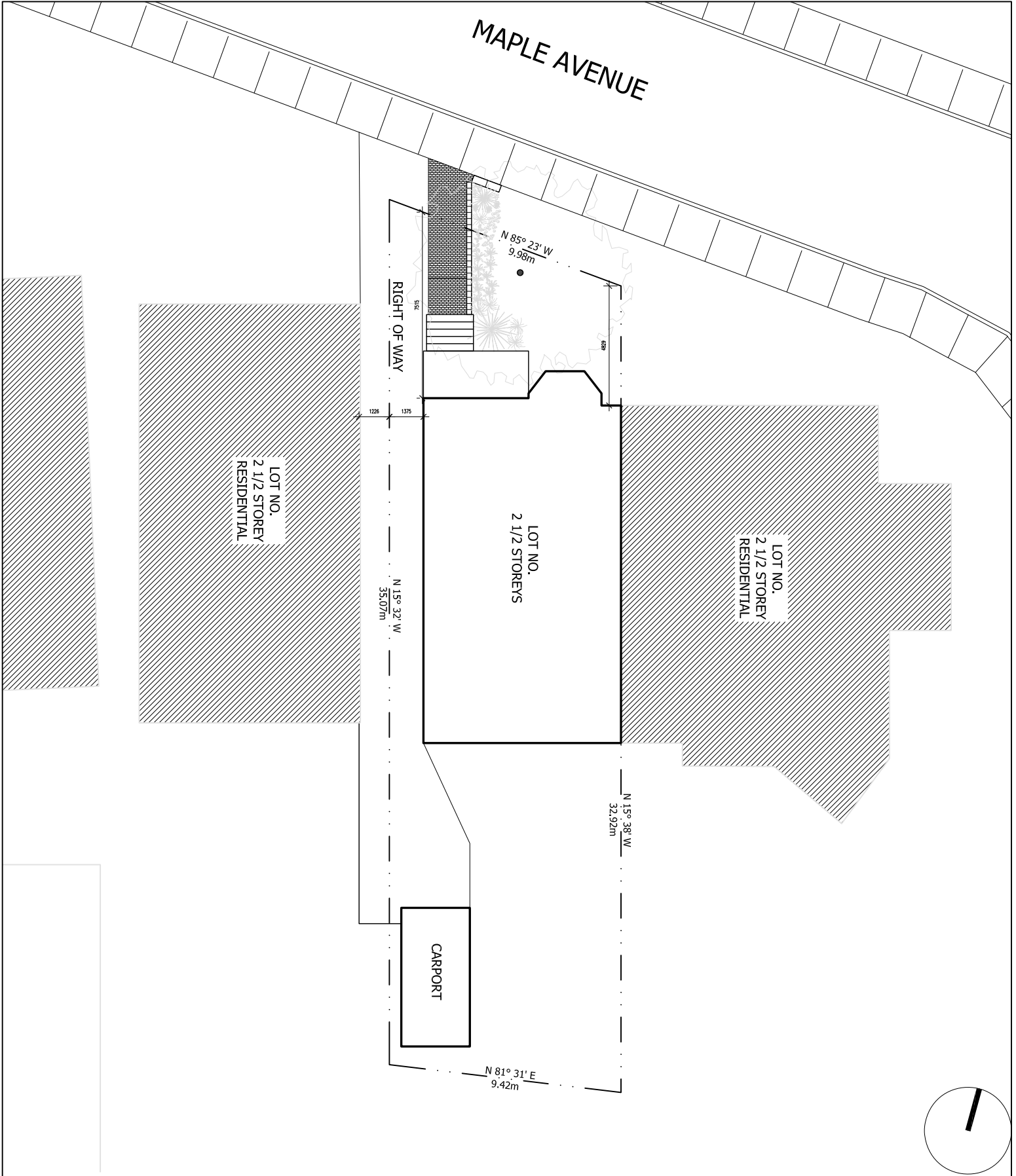
PROJECT
McHARDY RESIDENCE

PROJECT ADDRESS
19 MAPLE AVE,
TORONTO, ON

DATE
18/11/06

SCALE
1:2000

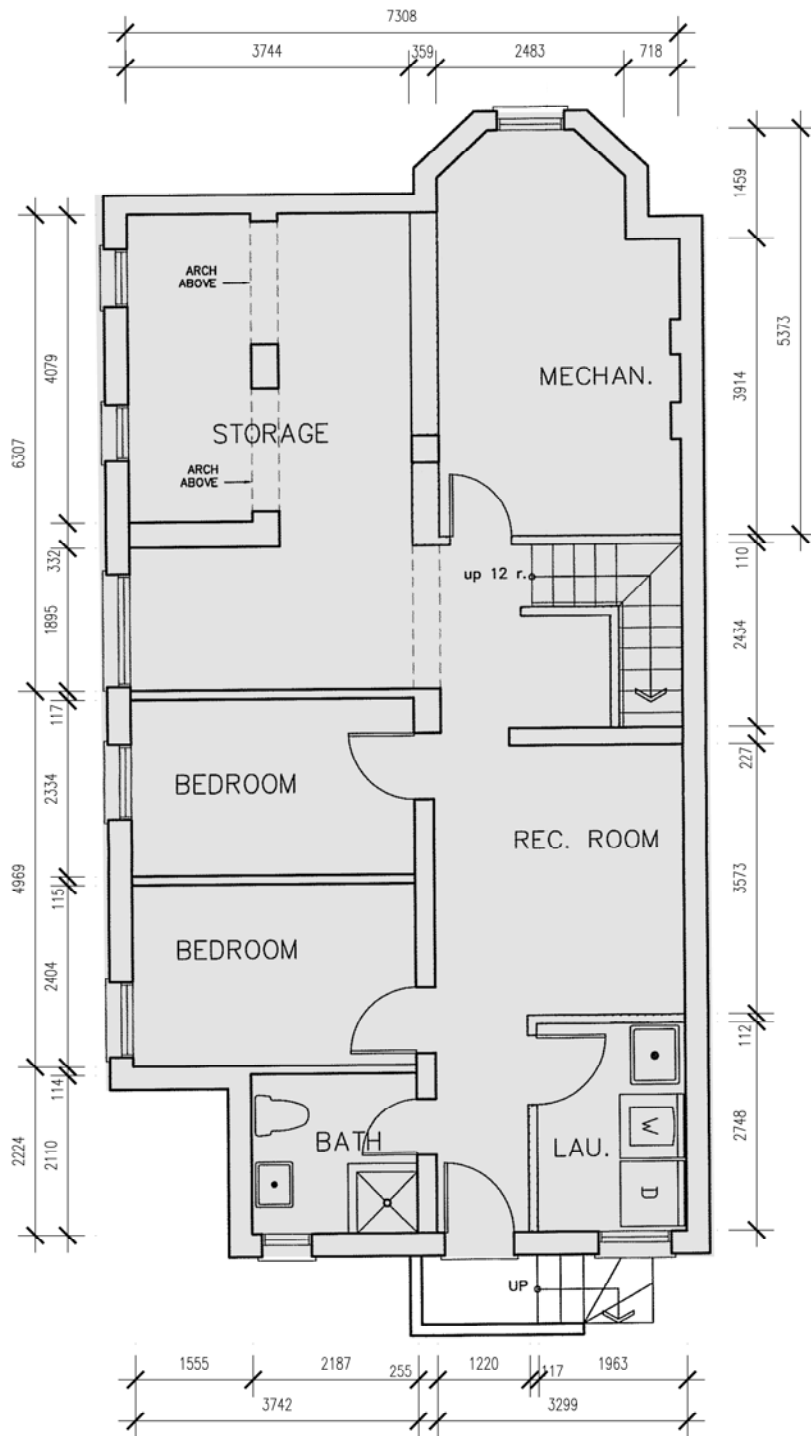
SHEET NO.
A2



SITE STATISTICS	
SITE AREA:	320 Sqm
GROSS FLOOR AREA:	340 Sqm
FLOOR SPACE INDEX:	1.06

NEIGHBORING PROPERTIES	
PROPERTY LINE	

	SHEET TITLE	DATE
	SITE PLAN	18/11/06
	PROJECT	SCALE
DRAWN BY	PROJECT ADDRESS	
Michael MacNeill	MAPLE AVE,	
BCIN#	TORONTO, ON	
47264	SHEET NO.	
		A3

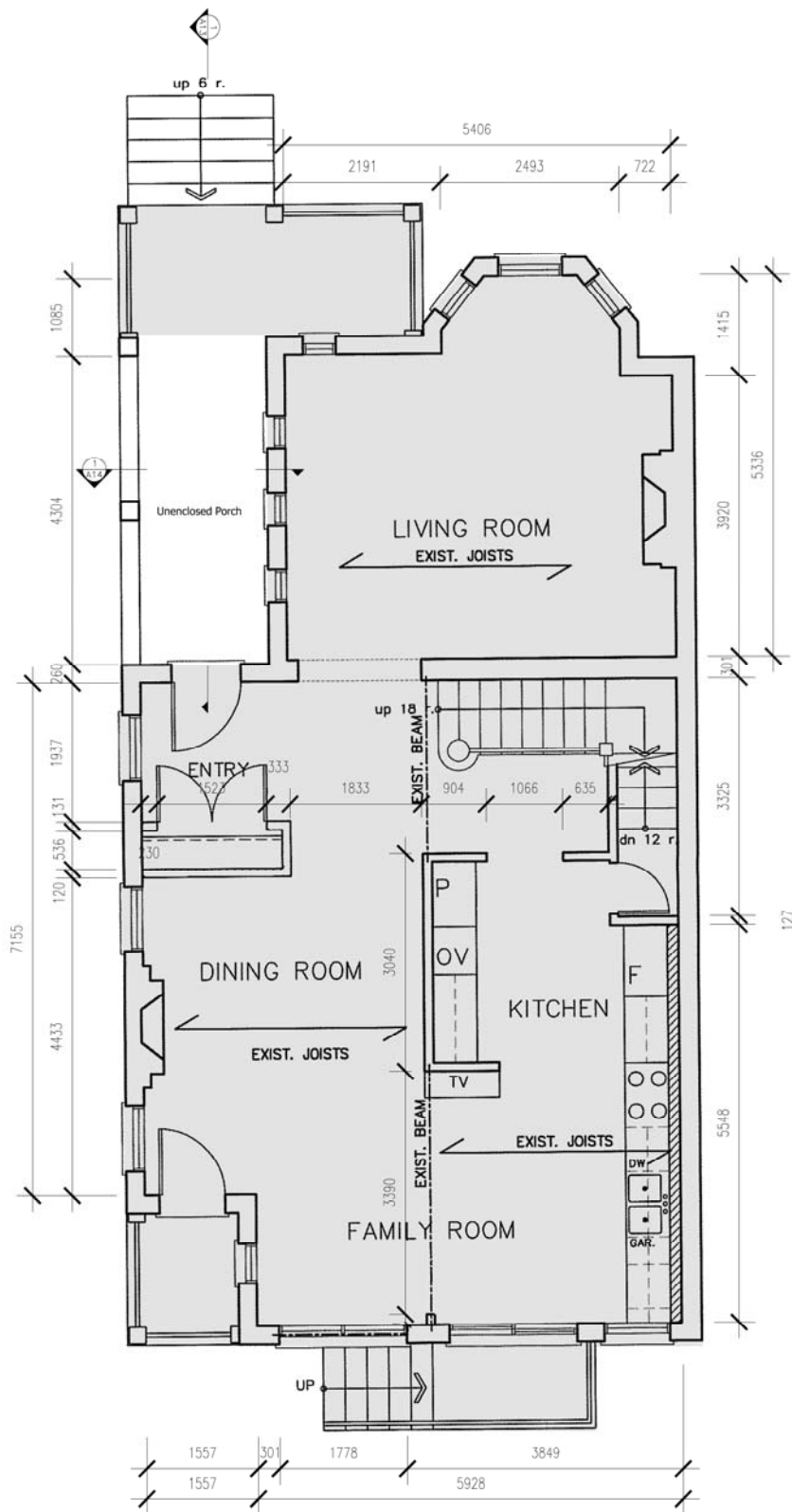


APPROX. 108 Sqm

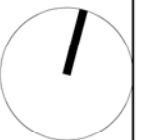
INCLUDED IN
SCOPE OF WORK ☐

NOT IN SCOPE
OF WORK ☐

MDS	SHEET TITLE	DATE
	EXISTING BASEMENT PLAN	18/11/06
	PROJECT	SCALE
		1:100
DRAWN BY	PROJECT ADDRESS	SHEET NO.
Michael MacNeill	MAPLE AVE,	A4
BCIN#	TORONTO, ON	
47264		



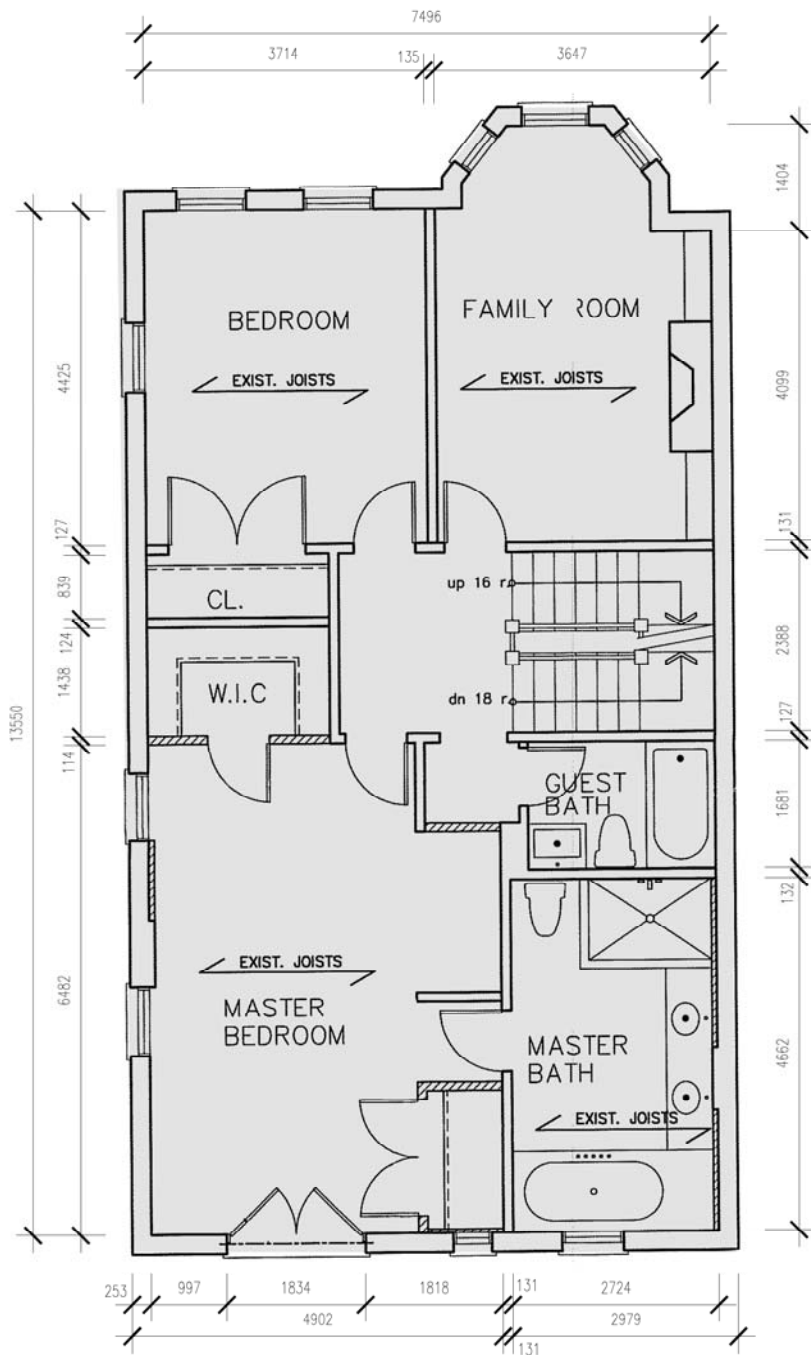
APPROX. 112 Sqm



SITE STATISTICS	
SITE AREA:	320 Sqm
GROSS FLOOR AREA:	340 Sqm
FLOOR SPACE INDEX:	1.06

INCLUDED IN SCOPE OF WORK	<input type="checkbox"/>
NOT IN SCOPE OF WORK	<input type="checkbox"/>

MDS <small>DRAWN BY</small> Michael MacNeill <small>BCIN#</small> 47264	<small>SHEET TITLE</small> EXISTING FIRST FLOOR PLAN	<small>DATE</small> 18/11/06
	<small>PROJECT</small>	<small>SCALE</small> 1:100
	<small>PROJECT ADDRESS</small> -- MAPLE AVE, TORONTO, ON	<small>SHEET NO.</small> A5

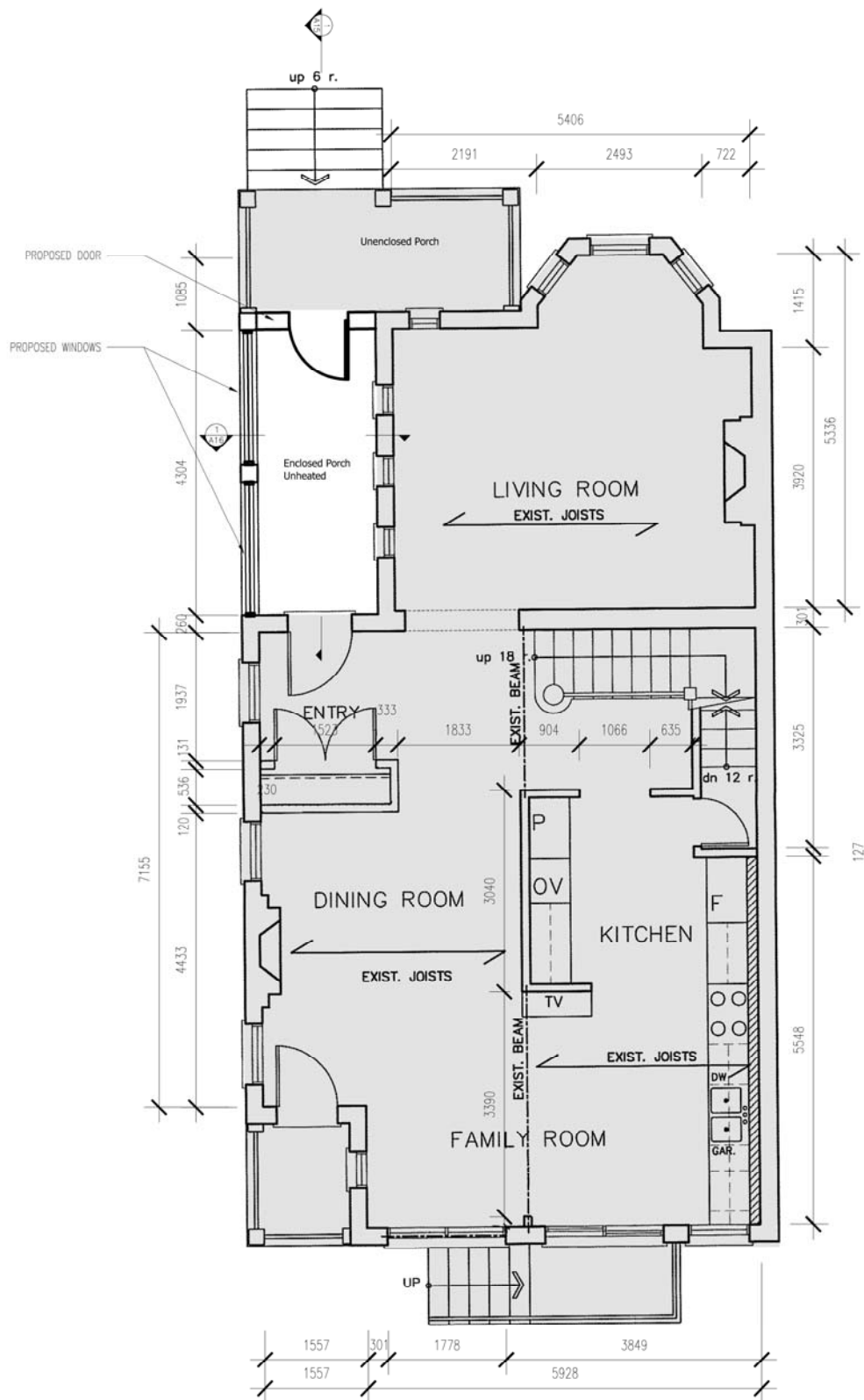


APPROX. 115 Sqm

INCLUDED IN
SCOPE OF WORK ☐

NOT IN SCOPE
OF WORK ☐

MDS <small>DRAWN BY</small> Michael MacNeill <small>BCIN#</small> 47264	<small>SHEET TITLE</small> EXISTING SECOND FLOOR PLAN	<small>DATE</small> 18/11/06
	<small>PROJECT</small>	<small>SCALE</small> 1:100
	<small>PROJECT ADDRESS</small> MAPLE AVE, TORONTO, ON	<small>SHEET NO.</small> A6



PROPOSED. 120 Sqm



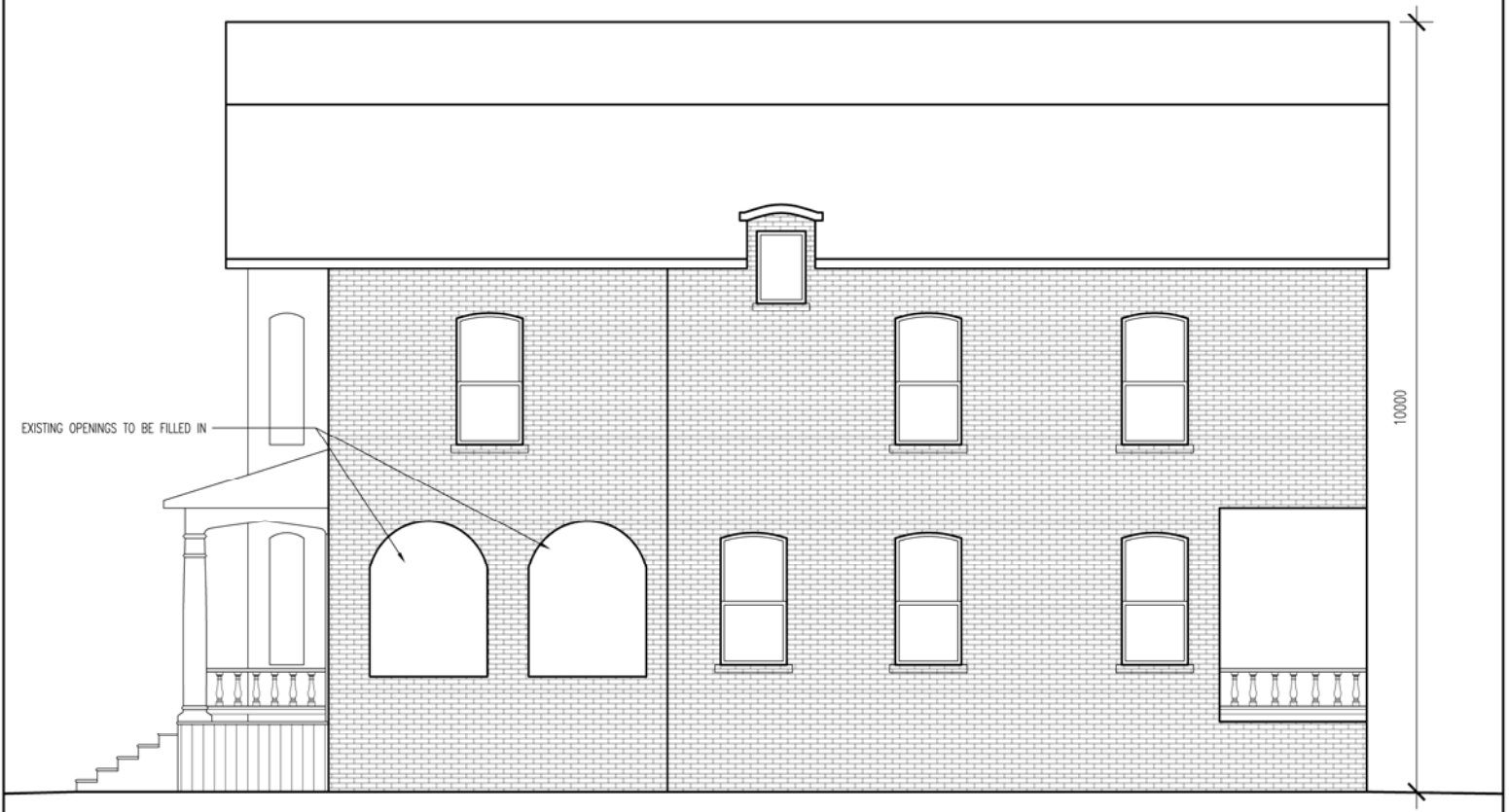
SITE STATISTICS	
SITE AREA:	320 Sqm
PROPOSED GFA:	348 Sqm
FLOOR SPACE INDEX:	1.08

INCLUDED IN SCOPE OF WORK	<input type="checkbox"/>
NOT IN SCOPE OF WORK	<input type="checkbox"/>

MDS <small>DRAWN BY</small> Michael MacNeill <small>BCIN#</small> 47264	<small>SHEET TITLE</small> PROPOSED FIRST FLOOR PLAN	<small>DATE</small> 18/11/06
	<small>PROJECT</small>	<small>SCALE</small> 1:100
	<small>PROJECT ADDRESS</small> 1 MAPLE AVE, TORONTO, ON	<small>SHEET NO.</small> A8



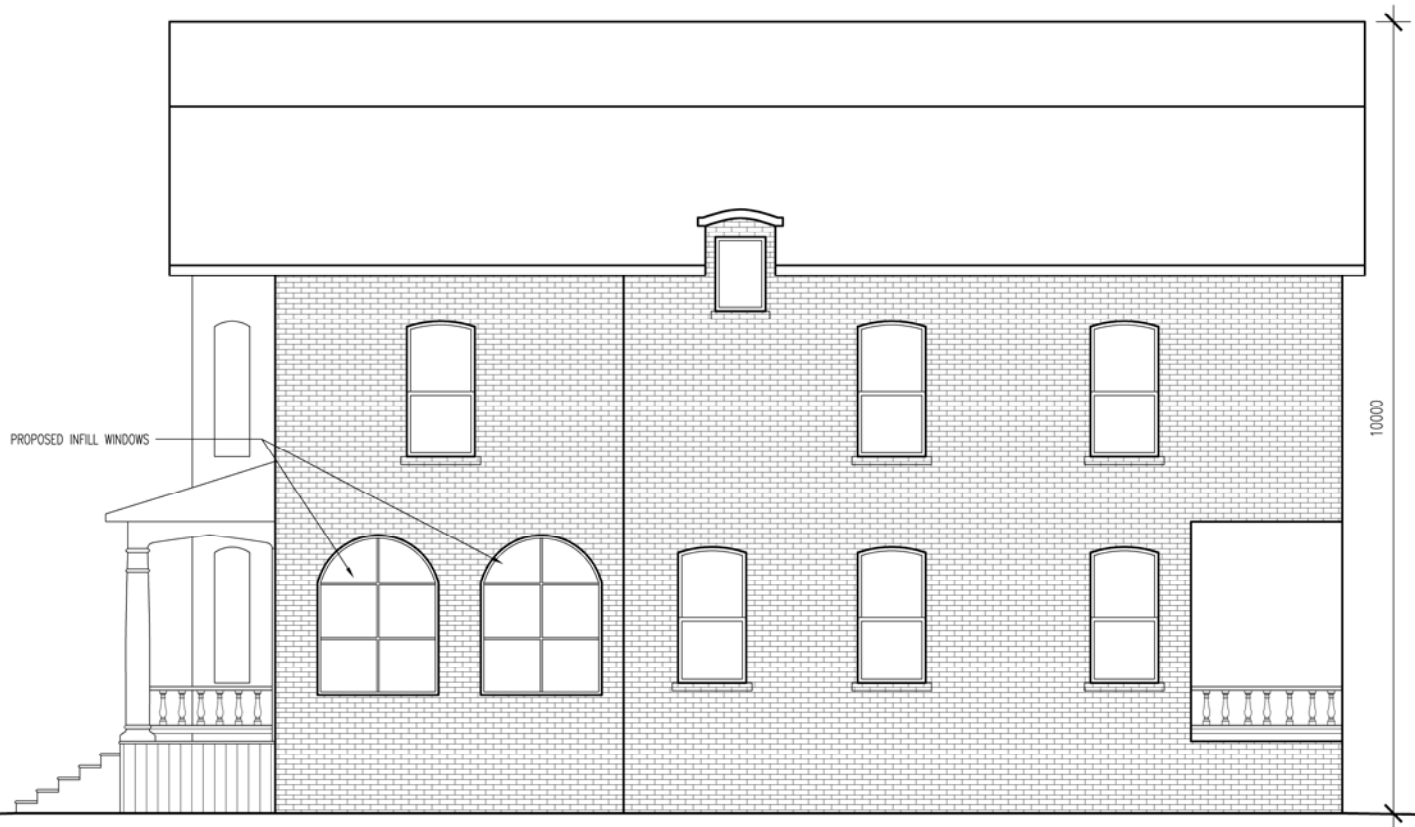
MDS <small>DRAWN BY</small> Michael MacNeill <small>BCIN#</small> 47264	<small>SHEET TITLE</small>	<small>DATE</small>
	EXISTING NORTH ELEVATION	18/11/06
	<small>PROJECT</small>	<small>SCALE</small>
		1:100
	<small>PROJECT ADDRESS</small>	<small>SHEET NO.</small>
	MAPLE AVE, TORONTO, ON	A9



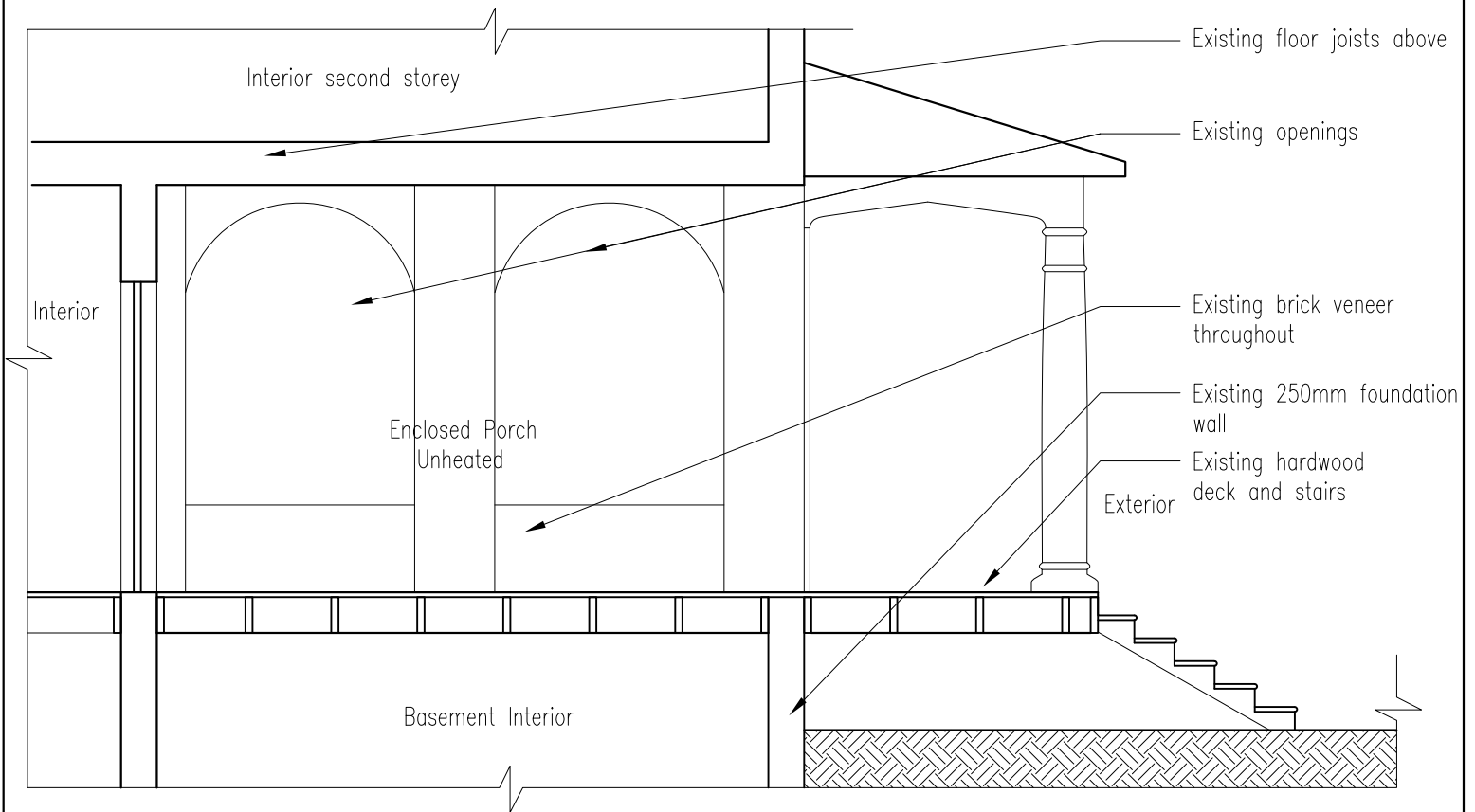
MDS	SHEET TITLE	DATE
	EXISTING WEST ELEVATION	18/11/06
	PROJECT	SCALE
		1:100
DRAWN BY	PROJECT ADDRESS	SHEET NO.
Michael MacNeill	MAPLE AVE,	A10
BCIN#	TORONTO, ON	
47264		



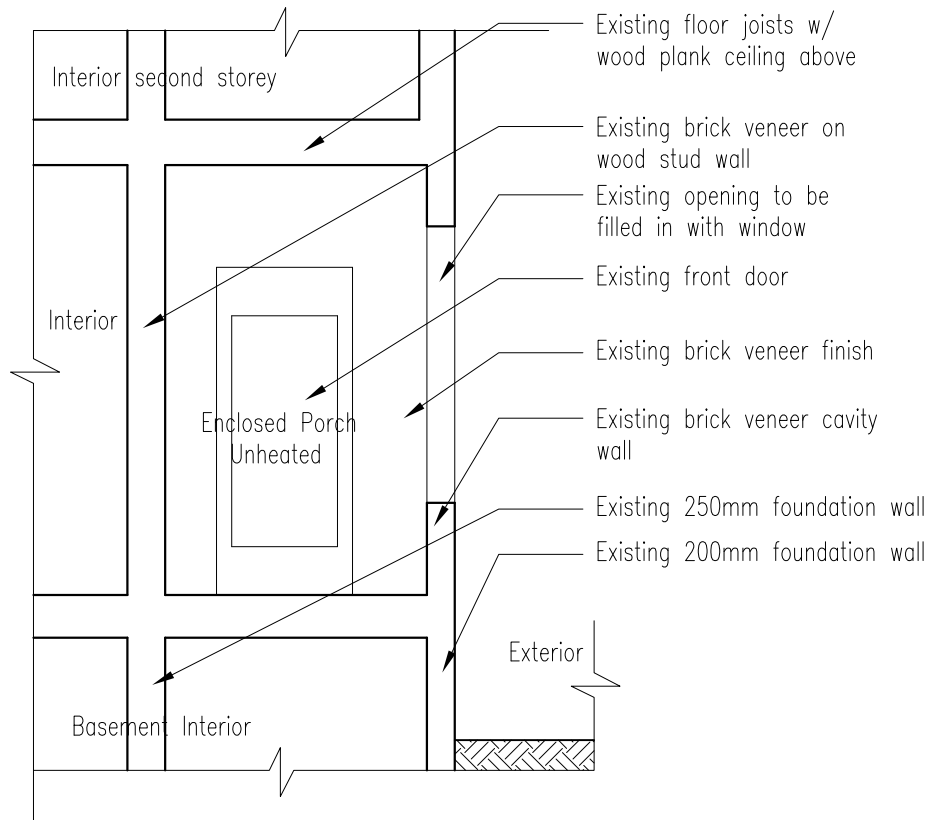
MDS <small>DRAWN BY</small> Michael MacNeill <small>BCIN#</small> 47264	<small>SHEET TITLE</small>	<small>DATE</small>
	PROPOSED NORTH ELEVATION	18/11/06
	<small>PROJECT</small>	<small>SCALE</small>
	<small>PROJECT ADDRESS</small>	1:100
	MAPLE AVE, TORONTO, ON	<small>SHEET NO.</small>
		A11



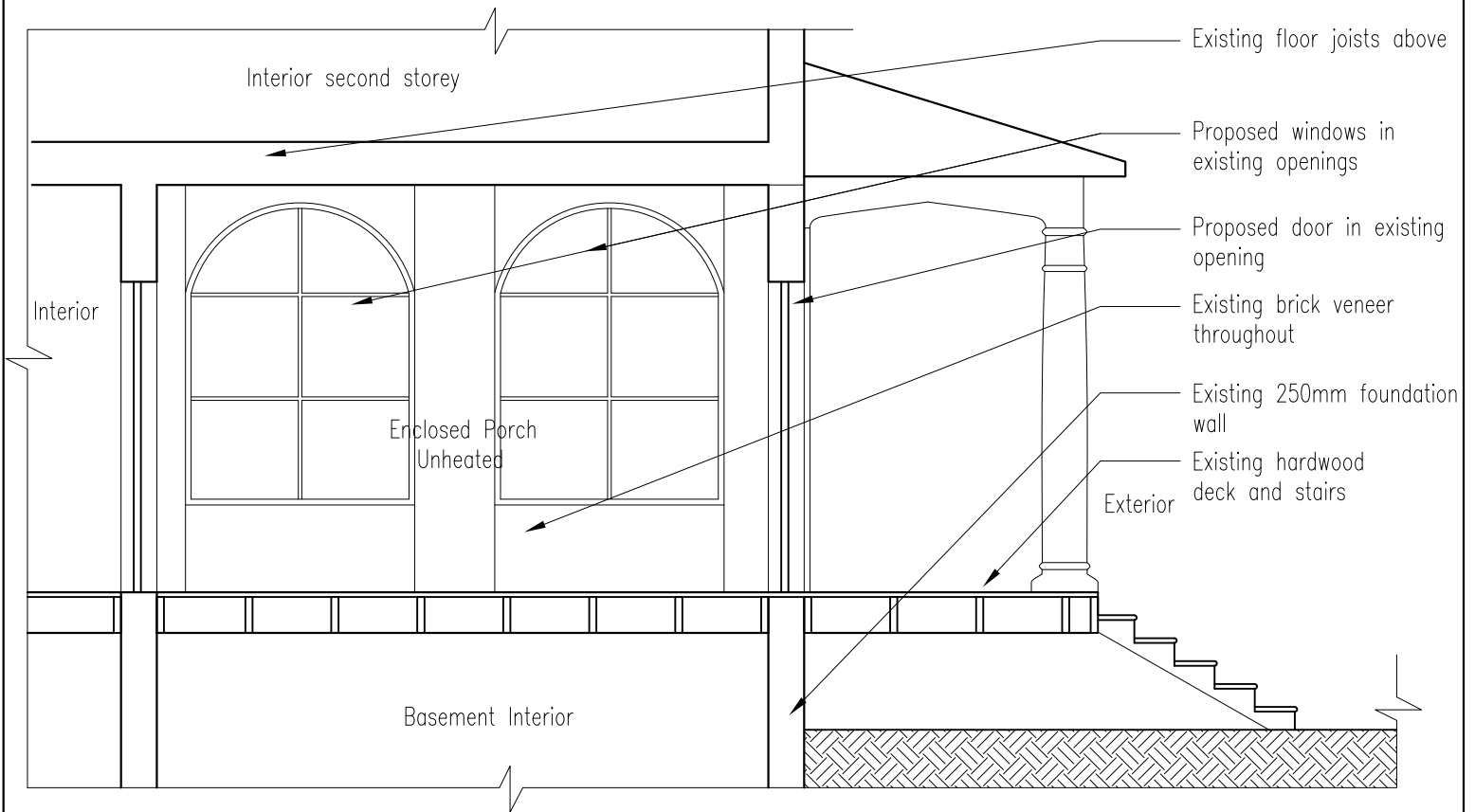
MDS <small>DRAWN BY</small> Michael MacNeill <small>BCIN#</small> 47264	<small>SHEET TITLE</small> PROPOSED WEST ELEVATION	<small>DATE</small> 18/11/06
	<small>PROJECT</small>	<small>SCALE</small> 1:100
	<small>PROJECT ADDRESS</small> MAPLE AVE, TORONTO, ON	<small>SHEET NO.</small> A12



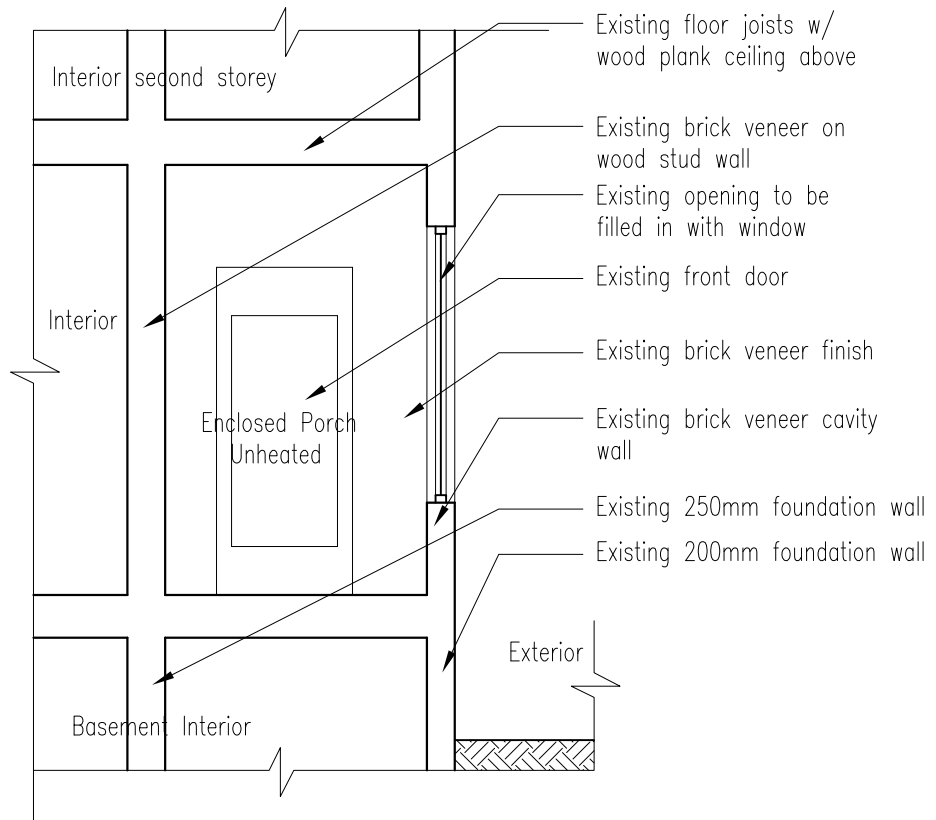
MDS <small>DRAWN BY</small> Michael MacNeill <small>BCIN#</small> 47264	<small>SHEET TITLE</small>	<small>DATE</small>
	EXISTING PORCH SECTION	18/11/06
	<small>PROJECT</small>	<small>SCALE</small>
		1:50
	<small>PROJECT ADDRESS</small>	<small>SHEET NO.</small>
	MAPLE AVE, TORONTO, ON	A13



MDS <small>DRAWN BY</small> Michael MacNeill <small>BCIN#</small> 47264	<small>SHEET TITLE</small> EXISTING PORCH SECTION	<small>DATE</small> 18/11/06
	<small>PROJECT</small>	<small>SCALE</small> 1:50
	<small>PROJECT ADDRESS</small> MAPLE AVE, TORONTO, ON	<small>SHEET NO.</small> A14



MDS <small>DRAWN BY</small> Michael MacNeill <small>BCIN#</small> 47264	<small>SHEET TITLE</small>	<small>DATE</small>
	PROPOSED PORCH SECTION	18/11/06
	<small>PROJECT</small>	<small>SCALE</small>
		1:50
	<small>PROJECT ADDRESS</small>	<small>SHEET NO.</small>
	MAPLE AVE, TORONTO, ON	A15



MDS <small>DRAWN BY</small> Michael MacNeill <small>BCIN#</small> 47264	<small>SHEET TITLE</small> PROPOSED PORCH SECTION	<small>DATE</small> 18/11/06
	<small>PROJECT</small>	<small>SCALE</small> 1:50
	<small>PROJECT ADDRESS</small> MAPLE AVE, TORONTO, ON	<small>SHEET NO.</small> A16