

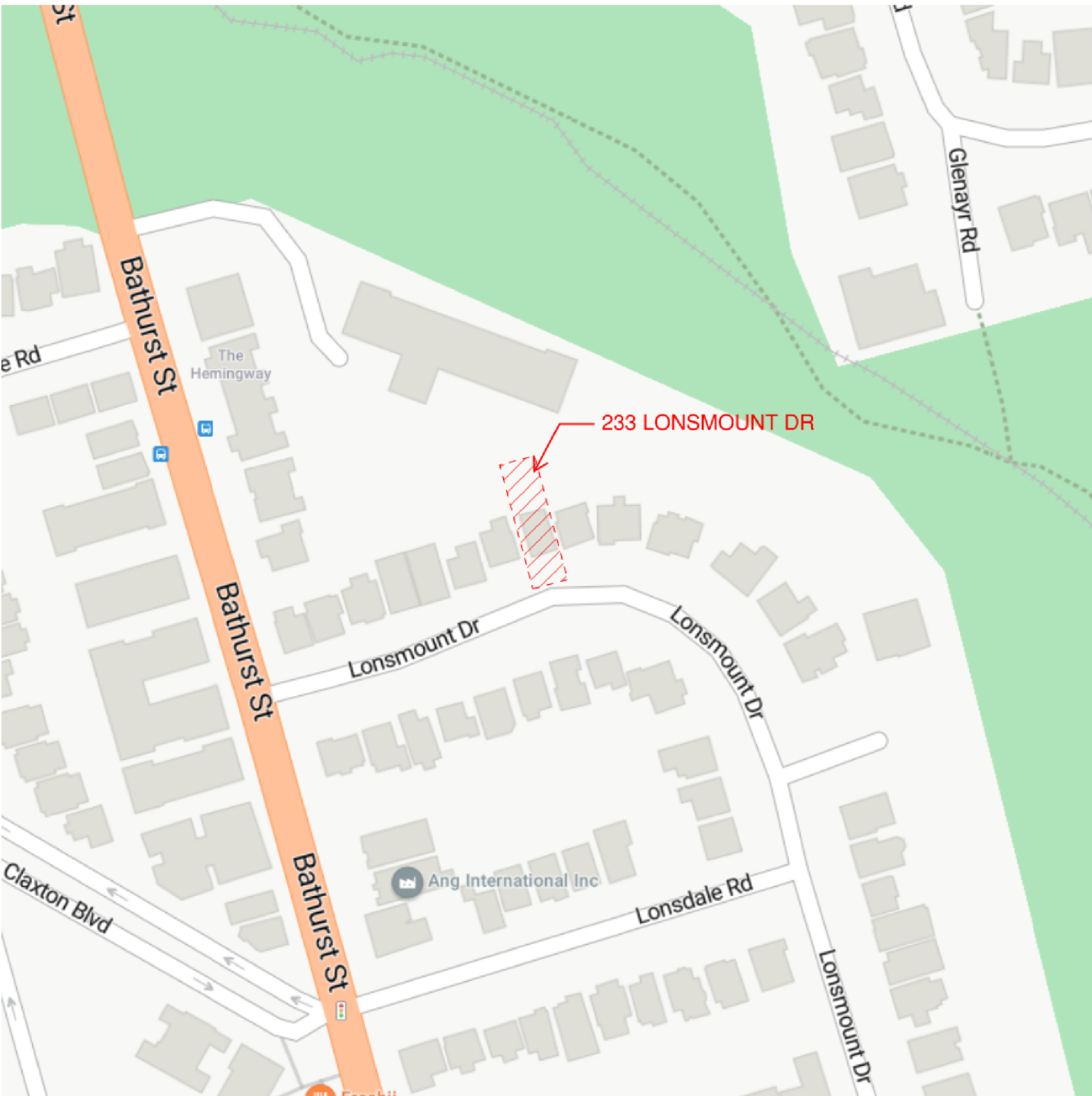
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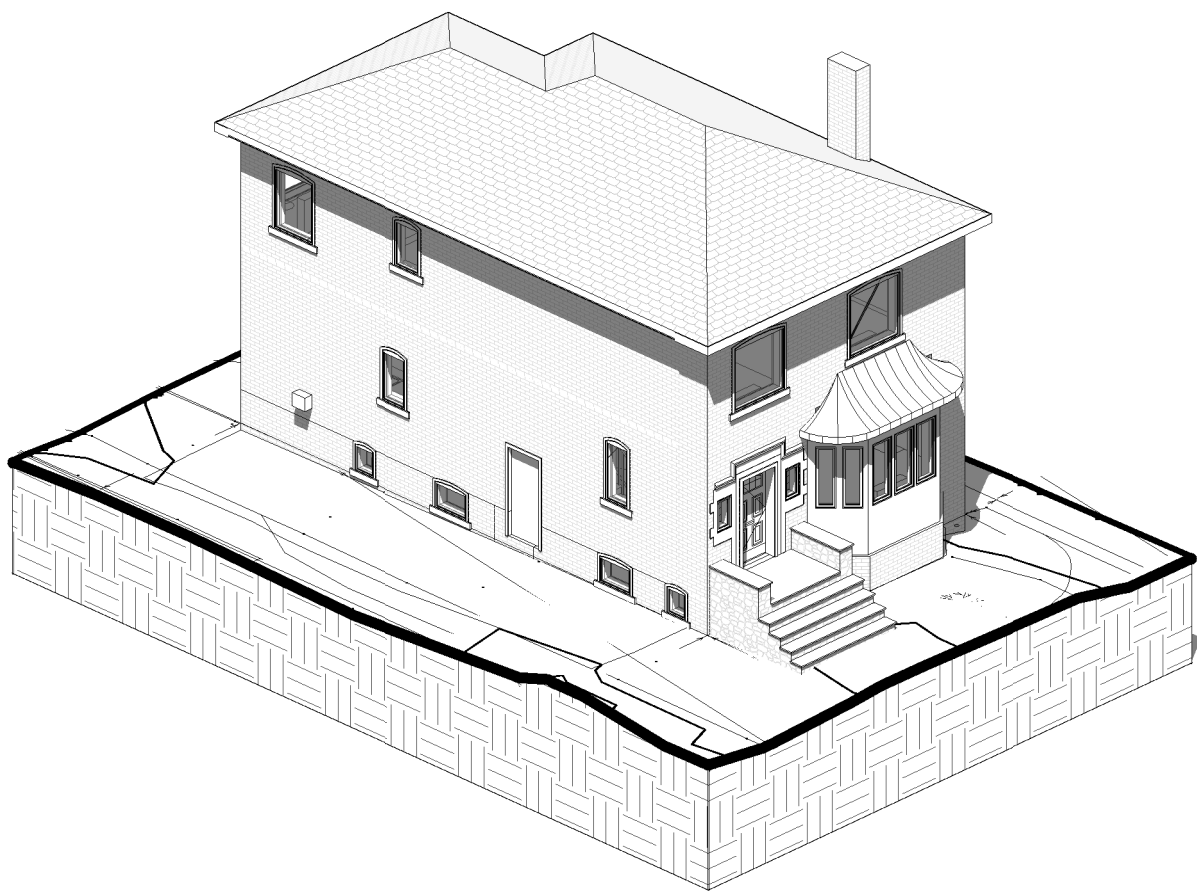
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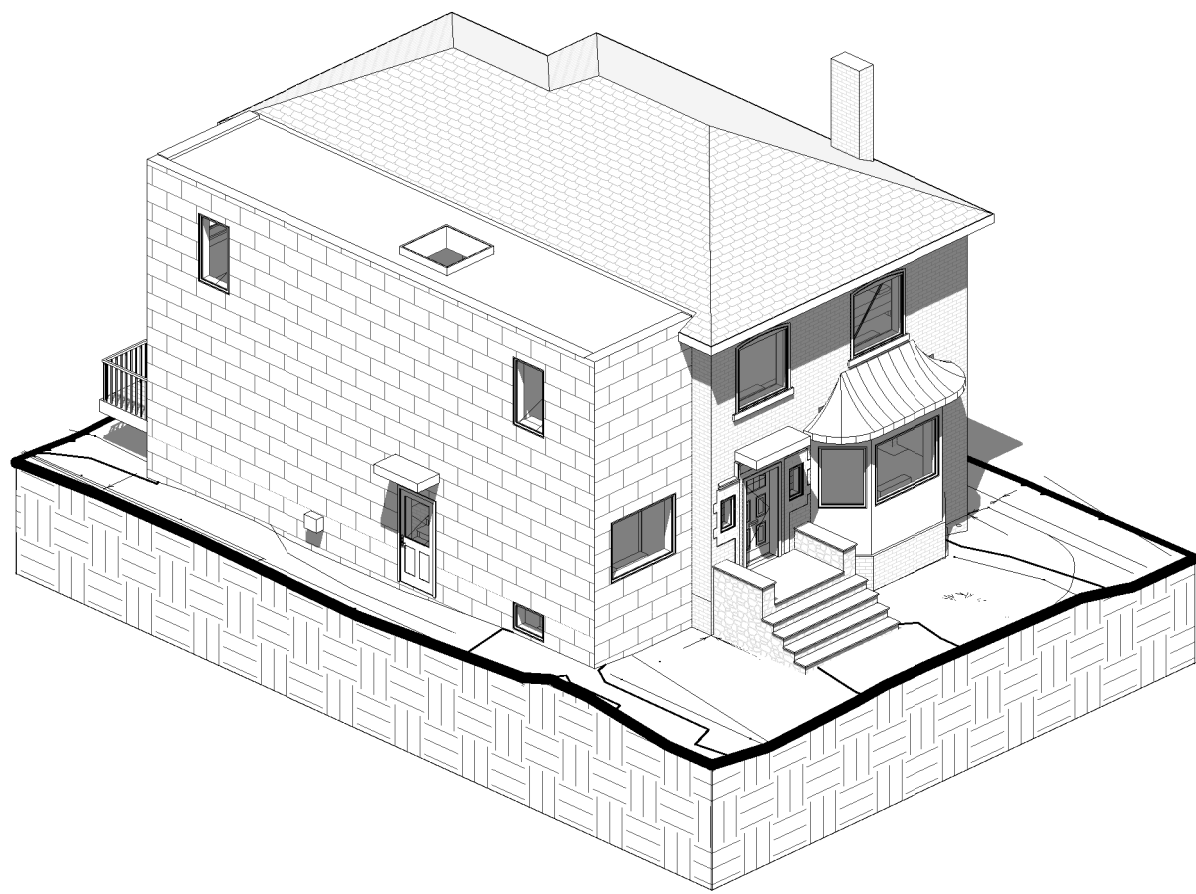
2023-12-16 6:39:04 PM



1 Key Map
A-0.0 NTS



1 EXISTING HOUSE AXONOMETRIC
A-000



3 NEW ADDITION AXONOMETRIC
A-000

SHEET LIST

Sheet	Name	Issue Number	Issue Date
A-000	COVER	3	2023-12-16
A-003	BUILDING CODE COMPLIANCE	3	2023-12-16
A-004	GRAPHICS, SYMBOLS, & LEGENDS	3	2023-12-16
A-101	SITE PLAN	3	2023-12-16
AE-101	EXISTING FLOOR PLANS & ELEVATIONS	3	2023-12-16
AD-101	DEMOLITION FLOOR PLANS	3	2023-12-16
AD-102	DEMOLITION ROOF PLAN/SECTION	3	2023-12-16
AR-101	NEW CONSTRUCTION FLOOR PLANS	3	2023-12-16
AR-102	NEW CONSTRUCTION FLOOR PLANS	3	2023-12-16
AR-201	NEW CONSTRUCTION ELEVATIONS	3	2023-12-16
AR-301	NEW CONSTRUCTION BUILDING SECTIONS	3	2023-12-16
AR-401	NEW REAR DECK PLANS	3	2023-12-16

PROJECT

LONSMOUNT
ADDITION



233 Lonsmount Drive
Toronto, ON, M5P 2Y9

OWNER

Takashi Yamashita &
Kathryn Tinkam

DESIGNER

MDS
MACNEILL DESIGN SERVICES

mmacneill.mds@gmail.com | macneilldesignservices.com

QUALIFICATION & REGISTRATION INFORMATION

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MICHAEL MACNEILL
MM
BCIN: 47264

MACNEILL DESIGN
SERVICES
BCIN: 112901

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TRUE NORTH

PROJECT NORTH

NOT FOR CONSTRUCTION
2023-12-16 6:39:04 PM

3	ISSUED FOR ZONING CERTIFICATE	2023-12-16
2	ISSUED FOR 50% CONSTRUCTION DRAWINGS	2023-10-15
1	ISSUED FOR CLIENT REVIEW	2023-09-05
NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS:

UNDER REVIEW BY AHJ

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DRAWING TITLE

COVER

PROJECT NUMBER

23004

PROJECT DATE

2023-08-14

SCALE

SHEET SIZE

ARCH D

SHEET NUMBER

A-000

REV. NUMBER

3

D

C

B

A

2023-12-16 6:30:08 PM

1

2

3

4

5

DRAFTING SYMBOLS LEGEND

	FOUNDATION WALL TAG		ELEVATION NUMBER SHEET NUMBER
	EXTERIOR WALL TAG		SECTION NUMBER SHEET NUMBER
	INTERIOR WALL TAG		SECTION DETAIL NUMBER SHEET NUMBER
	FLOOR TAG		PLAN DETAIL NUMBER SHEET NUMBER
	ROOF TAG		NEW GRIDLINE
	SPOT ELEVATION		EXISTING GRIDLINE
	KEYNOTE NUMBER		
	WINDOW NUMBER		
	DOOR NUMBER		
	MATERIAL FINISH TAG		
	JOIST FRAMING TAG		
	REVISION NUMBER		

ABBREVIATIONS

@	AT
AVG	AVERAGE
B/O	BOTTOM OF
C/C	CENTER TO CENTER
C/W	COMES WITH
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
EXT	EXTERIOR
EXTG	EXISTING
FD	FLOOR DRAIN
FR	FIRE RESISTANCE RATING
INT	INTERIOR
m	METERS
m ²	SQUARE METERS
mm	MILLIMETERS
MAX	MAXIMUM
MIN	MINIMUM
NO.	NUMBER
REF	REFER
SIM	SIMILAR
TBC	TO BE COORDINATED
T/O	TOP OF
TYP	TYPICAL
UOI	UNLESS OTHERWISE INDICATED
UP	UP
U/S	UNDERSIDE OF
W/	WITH

EQUIPMENT SYMBOL LEGEND

	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	BATHROOM FAN
	SUPPLY REGISTER
	SUPPLY DUCT
	RETURN DUCT
	FLOOR DRAIN
	HOSE BIB
	NATURAL GAS

PROJECT

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DRAWING TITLE

GRAPHICS, SYMBOLS, &
LEGENDS

PROJECT NUMBER	PROJECT DATE
23004	2023-08-14

SCALE	SHEET SIZE
As indicated	ARCH D

SHEET NUMBER	REV. NUMBER
A-004	3

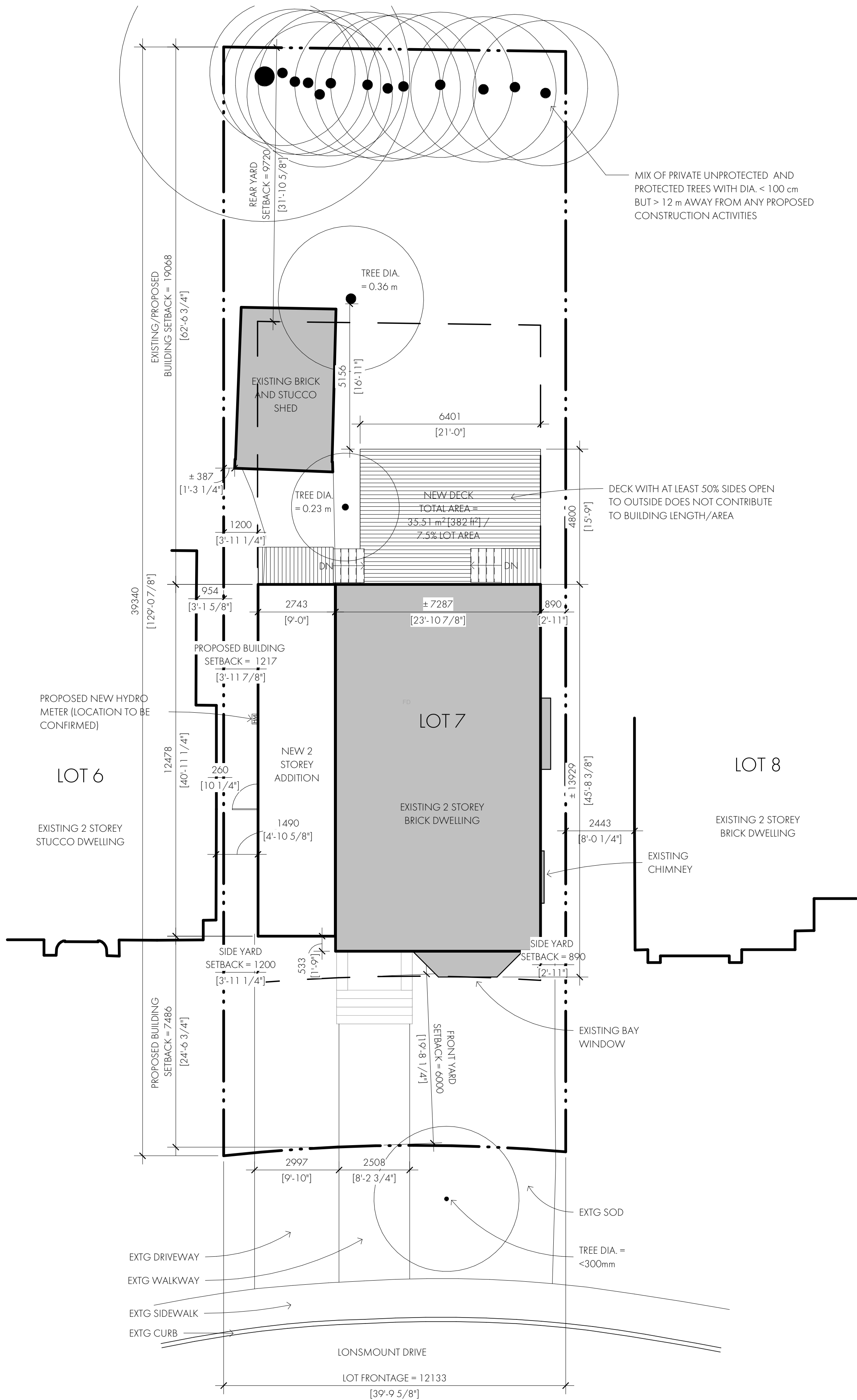
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2023-12-16 6:30:09 PM



SITE PLAN GRAPHIC LEGEND

BUILDING OUTLINE	
PROPERTY LINE	
SETBACK LINE	
PATH/CURB/SURFACE	
PROPOSED BUILDING	
EXISTING BUILDING	

SITE STATISTICS			
CIVIC ADDRESS			
233 Lonsmount Drive, Toronto, ON M5P 2Y9			
LEGAL			
LOT 7, REGISTERED PLAN 1688, CITY OF TORONTO			
APPROXIMATE ORIGINAL DATE OF CONSTRUCTION: 1919			
ZONING			
RESIDENTIAL DETACHED ZONE (RD)			
ZONING STANDARDS (City of Toronto Zoning By-law 569-2013)			
	ALLOWABLE	EXISTING	PROPOSED
LOT FRONTAGE, m	12.0 m (MIN.)	12.19 m	NO CHANGE
LOT DEPTH (CENTRELINE), m	-	38.89 m	NO CHANGE
LOT AREA, m²	360 m² (MIN.)	475.39 m²	NO CHANGE
LOT COVERAGE, m²	-	114.19 m²	148.32 m²
LOT COVERAGE (DECK), m²	-	-	35.51 m²
LOT COVERAGE (TOTAL), m²		114.19 m²	183.83 m²
LOT COVERAGE, %	-	24.02 %	38.67 %
BUILDING HEIGHT, m	11.0 m (MAX.)	8.84 m	NO CHANGE
BUILDING HEIGHT (FLAT ROOF), m	8.5 m (MAX.)	-	6.9 m
BUILDING STOREYS, no.	3 (MAX.)	2	NO CHANGE
BUILDING LENGTH, m	17 m (MAX.)	13.01 m	NO CHANGE ⁽¹⁾
BUILDING DEPTH, m	19 m (MAX.)	19.96 m	NO CHANGE ⁽¹⁾
FRONT YARD (SOUTH), m	6.0 m (MIN.)	6.95 m	NO CHANGE
REAR YARD (NORTH), m	9.72 m (MIN.)	19.04 m	NO CHANGE
INTERIOR SIDE YARD (EAST), m	1.2 m (MIN.)	0.89 m	NO CHANGE
INTERIOR SIDE YARD (WEST), m	1.2 m (MIN.)	3.97 m	1.2 m
NOTES: (1) 10.5.40.50 Decks, Platforms and Amenities – In the Residential Zone category, the exterior sides of a platform, such as a deck, porch, balcony or similar structure, attached to or within 0.3 metres of a building, are not main walls if at least 50% of the exterior sides above the floor are open to the outside.			

PROJECT

LONSMOUNT
ADDITION



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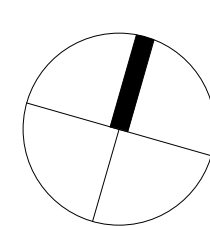
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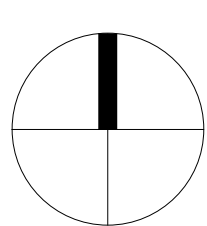
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TRUE NORTH



PROJECT NORTH



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DRAWING TITLE

SITE PLAN

PROJECT NUMBER	PROJECT DATE
23004	2023-08-14
SCALE	SHEET SIZE
As indicated	ARCH D
SHEET NUMBER	REV. NUMBER

A-101

3

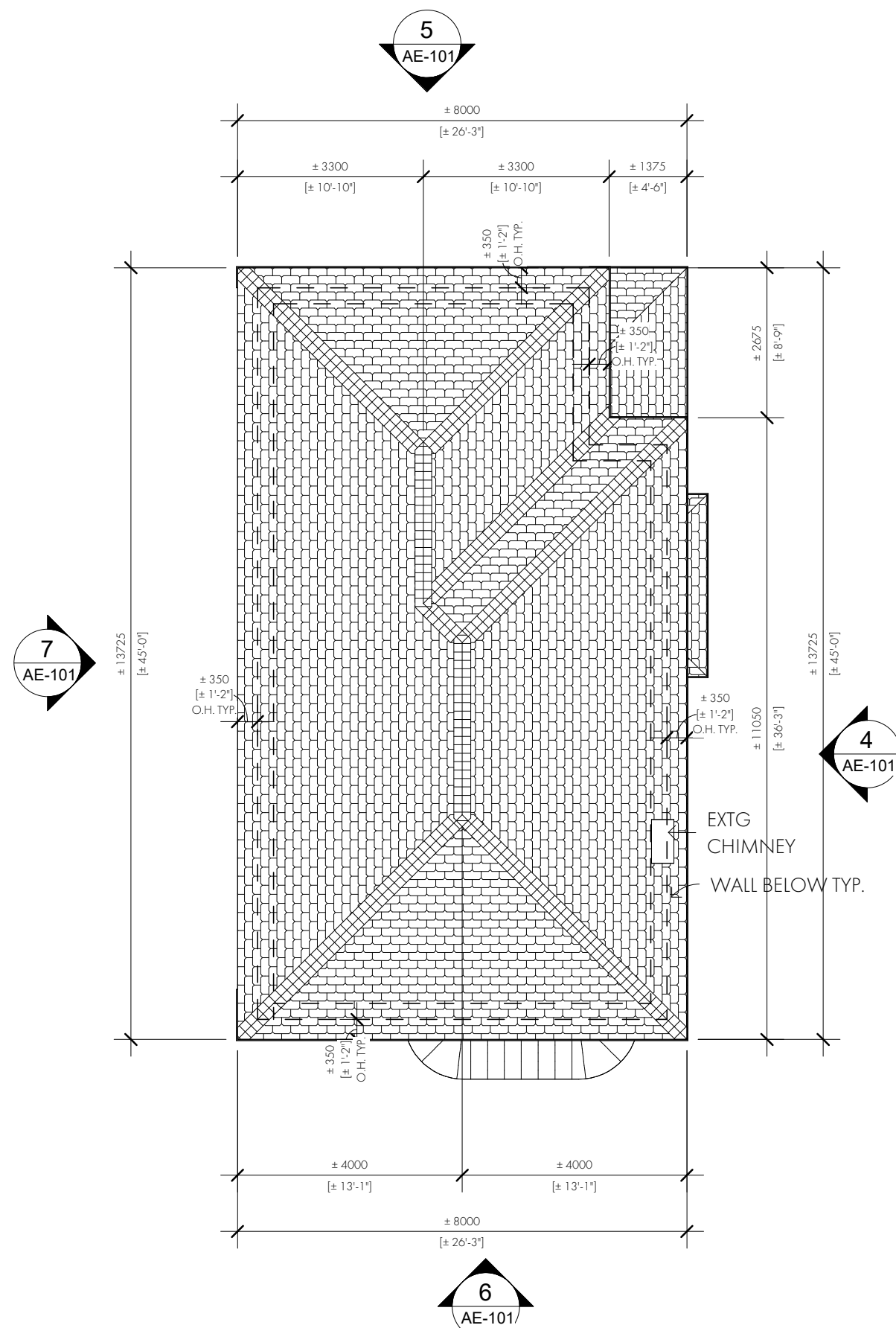
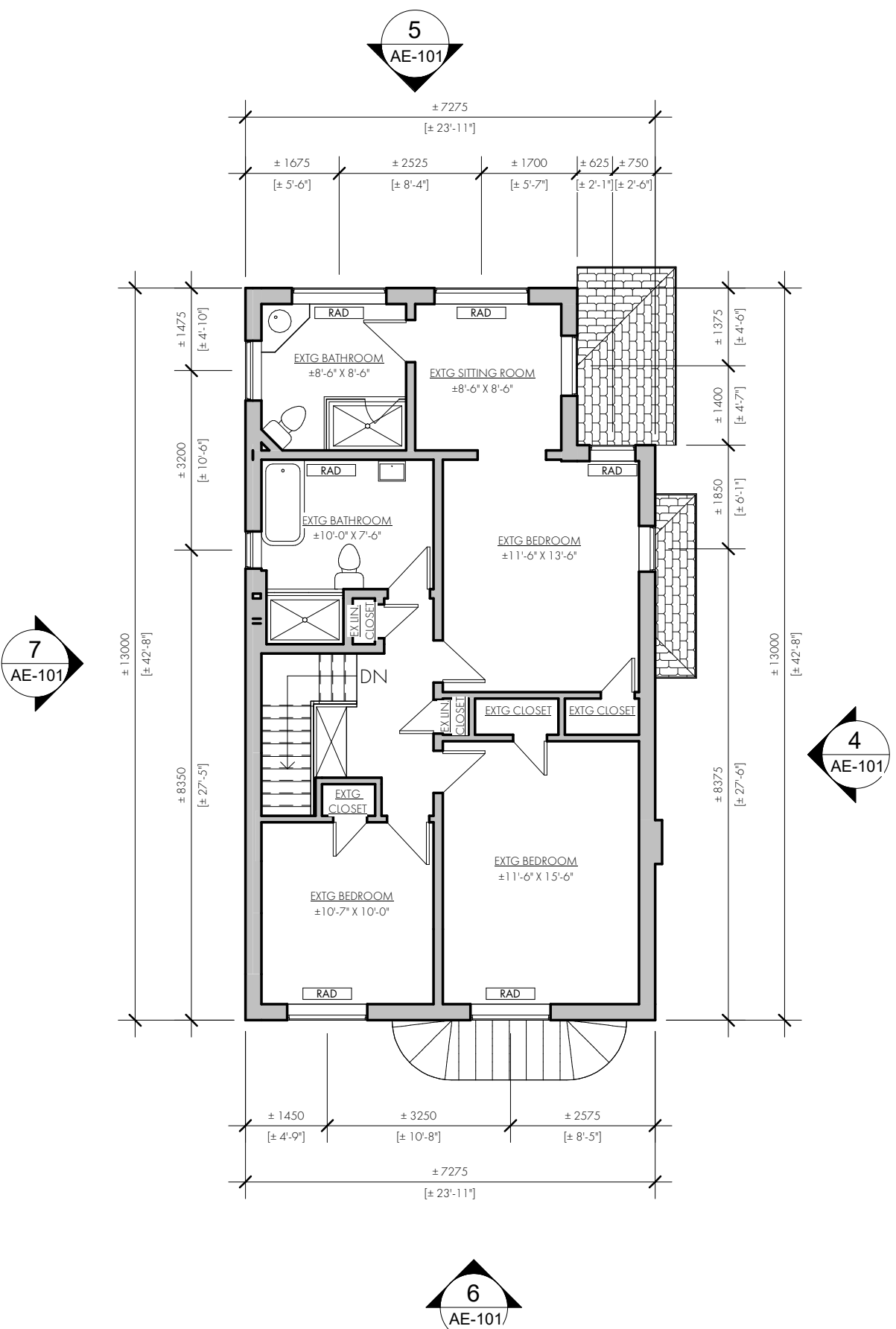
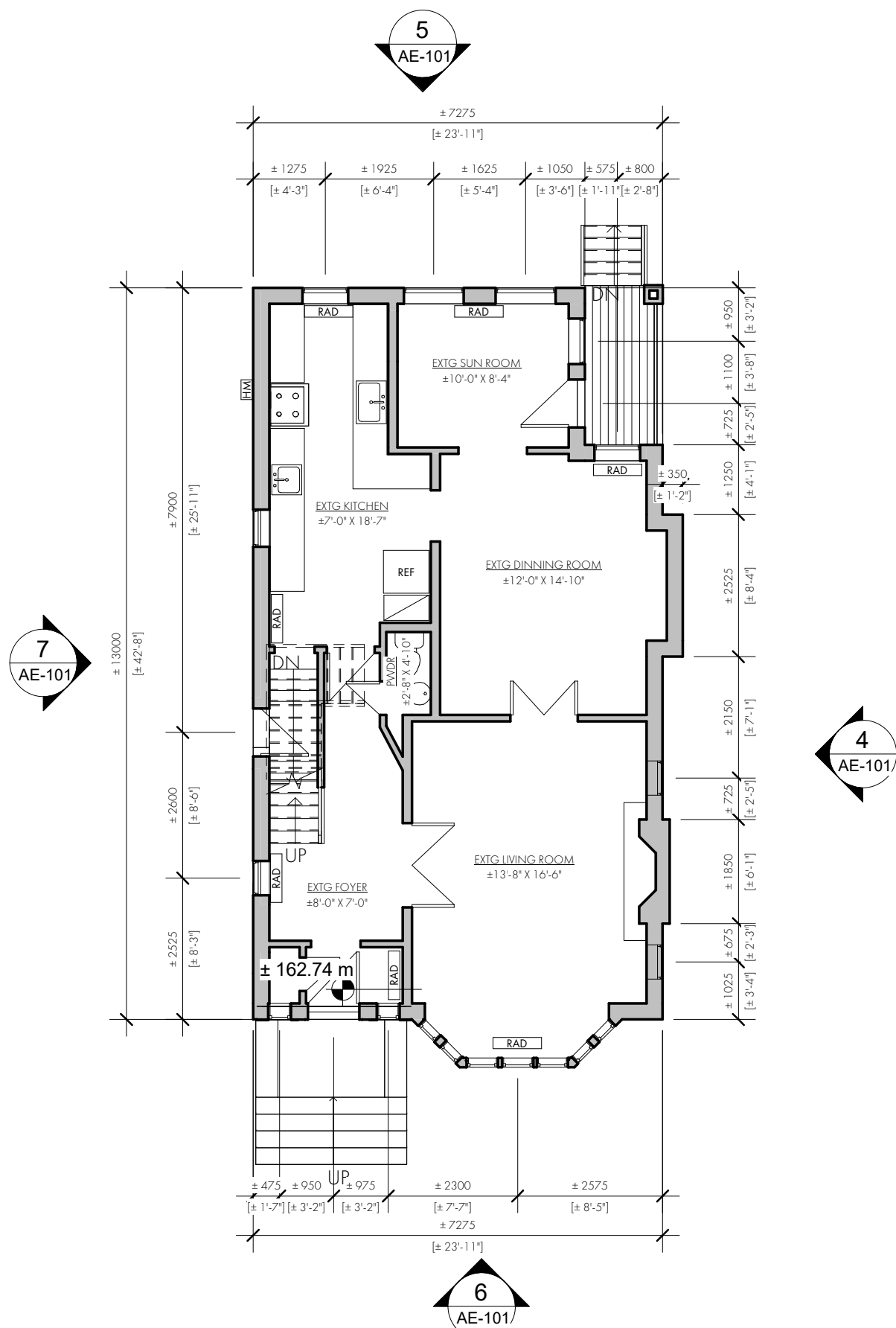
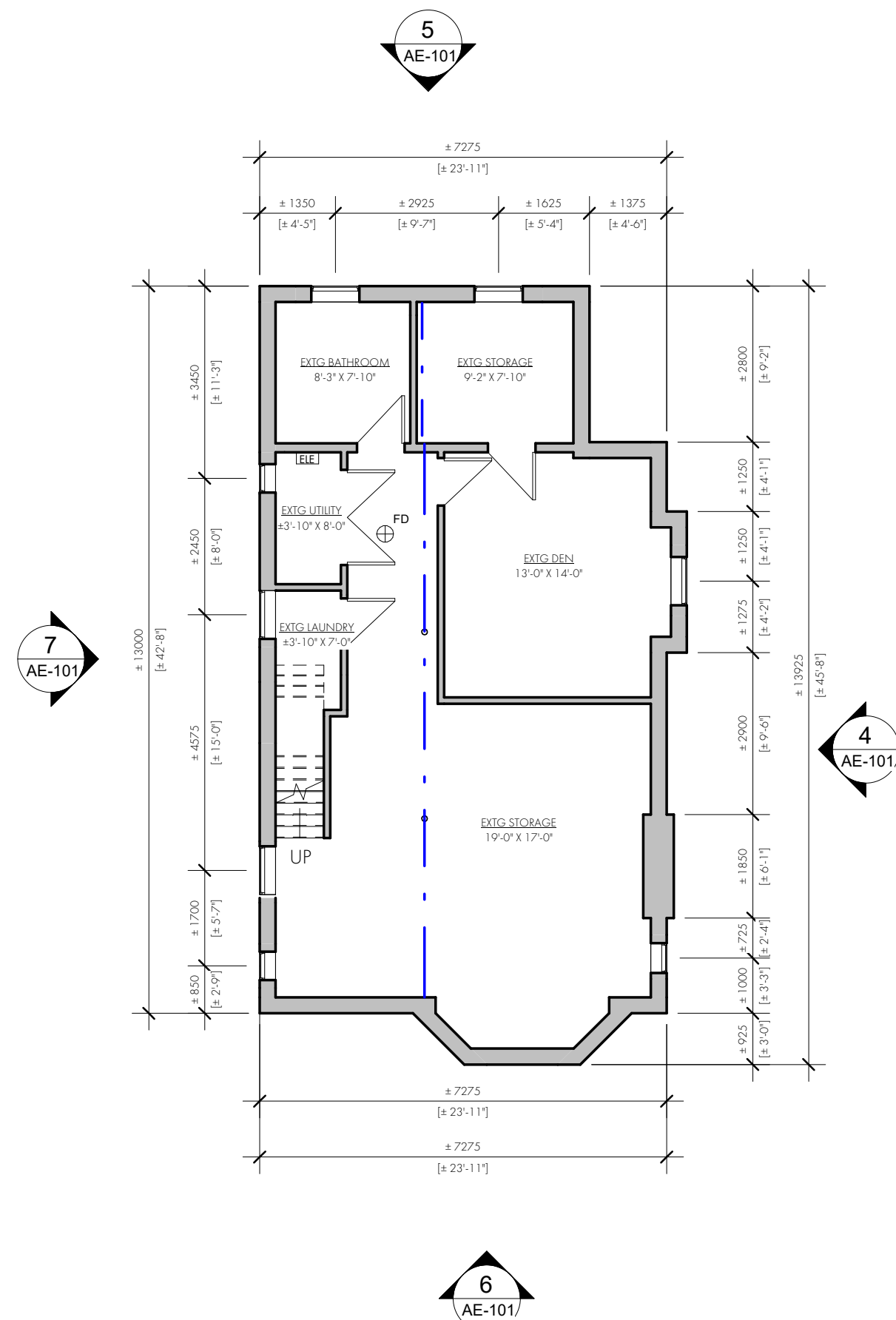
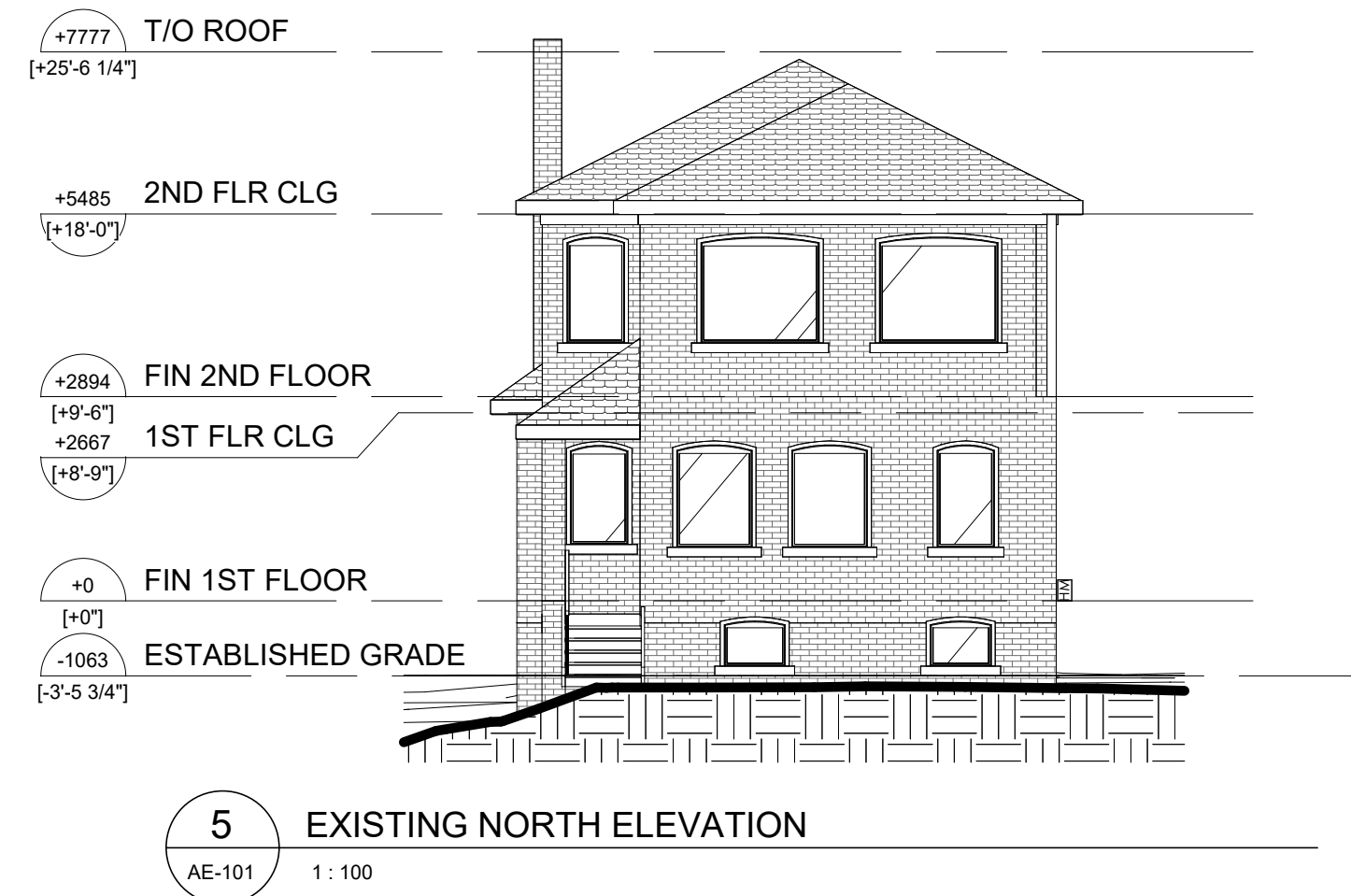
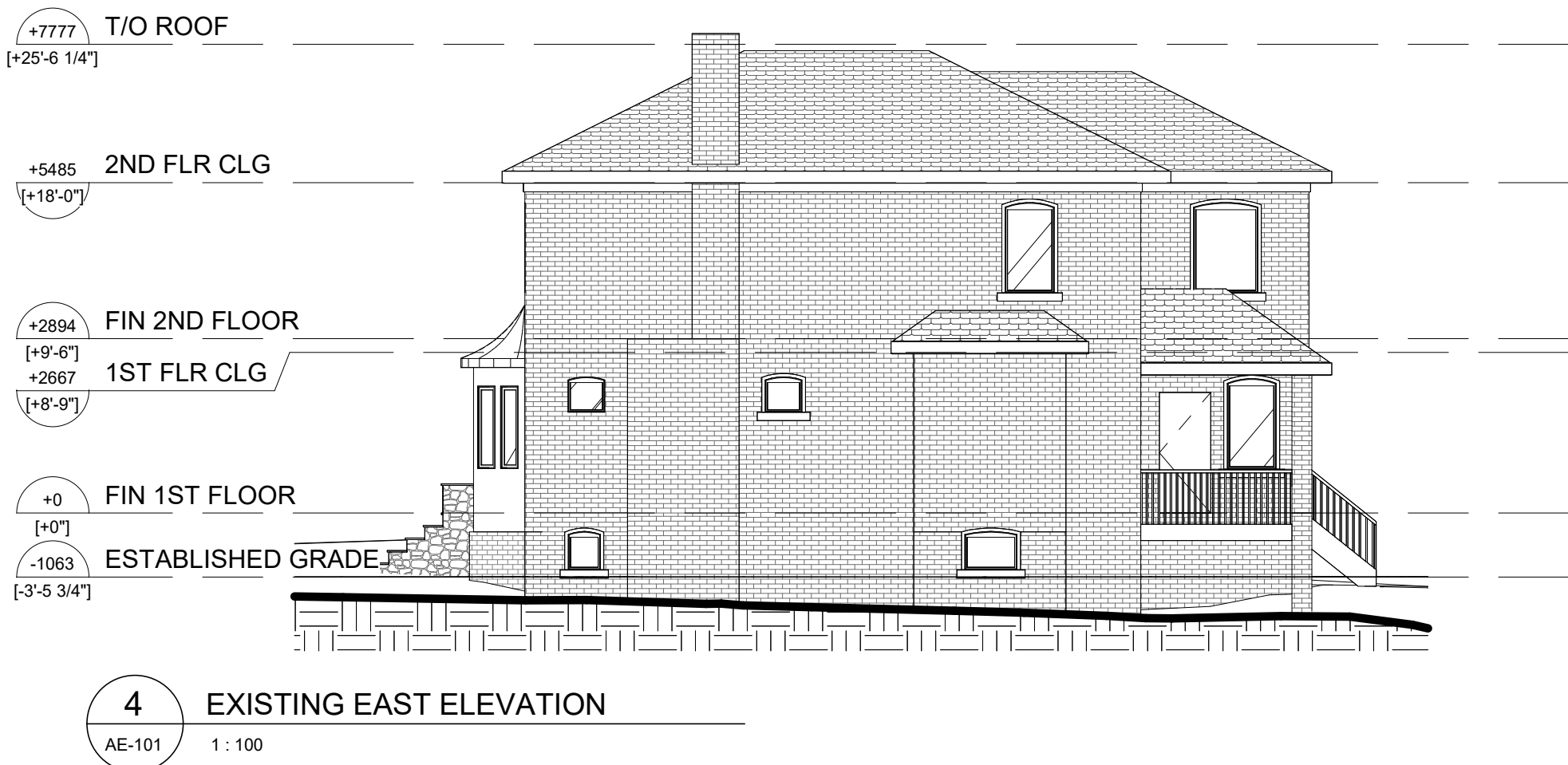
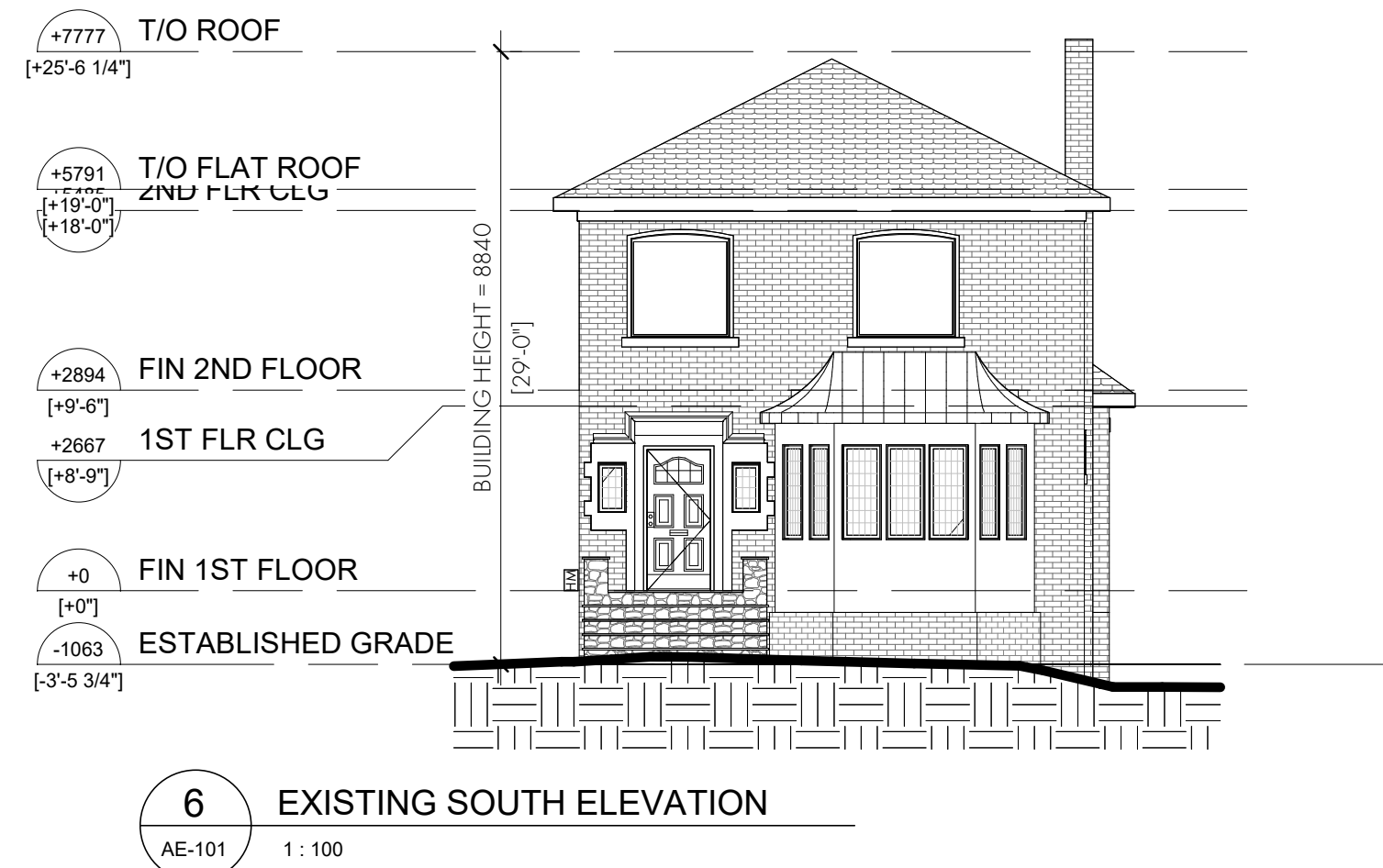
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2023-12-16 6:39:10 PM



PROJECT

LONSMOUNT
ADDITION



233 Lonsmount Drive
Toronto, ON, M5P 2Y9

OWNER

Takashi Yamashita &
Kathryn Tinkam

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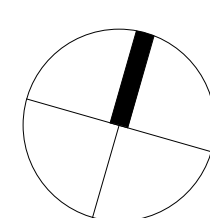
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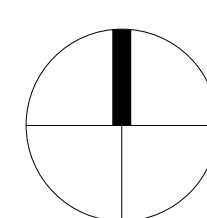
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DRAWING TITLE

EXISTING FLOOR PLANS &
ELEVATIONS

PROJECT NUMBER
23004

PROJECT DATE
2023-08-14

SCALE
1 : 100

SHEET SIZE
ARCH D

SHEET NUMBER

AE-101

REV. NUMBER

3

D

C

B

A

2023-12-16 6:39:10 PM

1
AD-101

DEMOLITION BASEMENT PLAN

1:50

2
AD-101

DEMOLITION FIRST FLOOR PLAN

1:50

3
AD-101

DEMOLITION SECOND FLOOR PLAN

1:50

PROJECT

LONSMOUNT
ADDITION233 Lonsmount Drive
Toronto, ON, M5P 2Y9

OWNER

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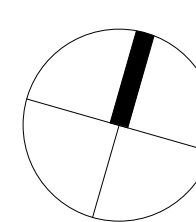
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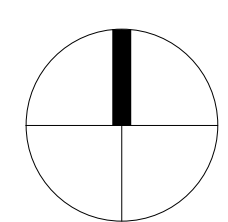
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DRAWING TITLE

DEMOLITION FLOOR PLANS

PROJECT NUMBER

23004

PROJECT DATE

2023-08-14

SCALE

1:50

SHEET SIZE

ARCH D

SHEET NUMBER

AD-101

REV. NUMBER

3



233 Lonsmount Drive
Toronto, ON, M5P 2Y9

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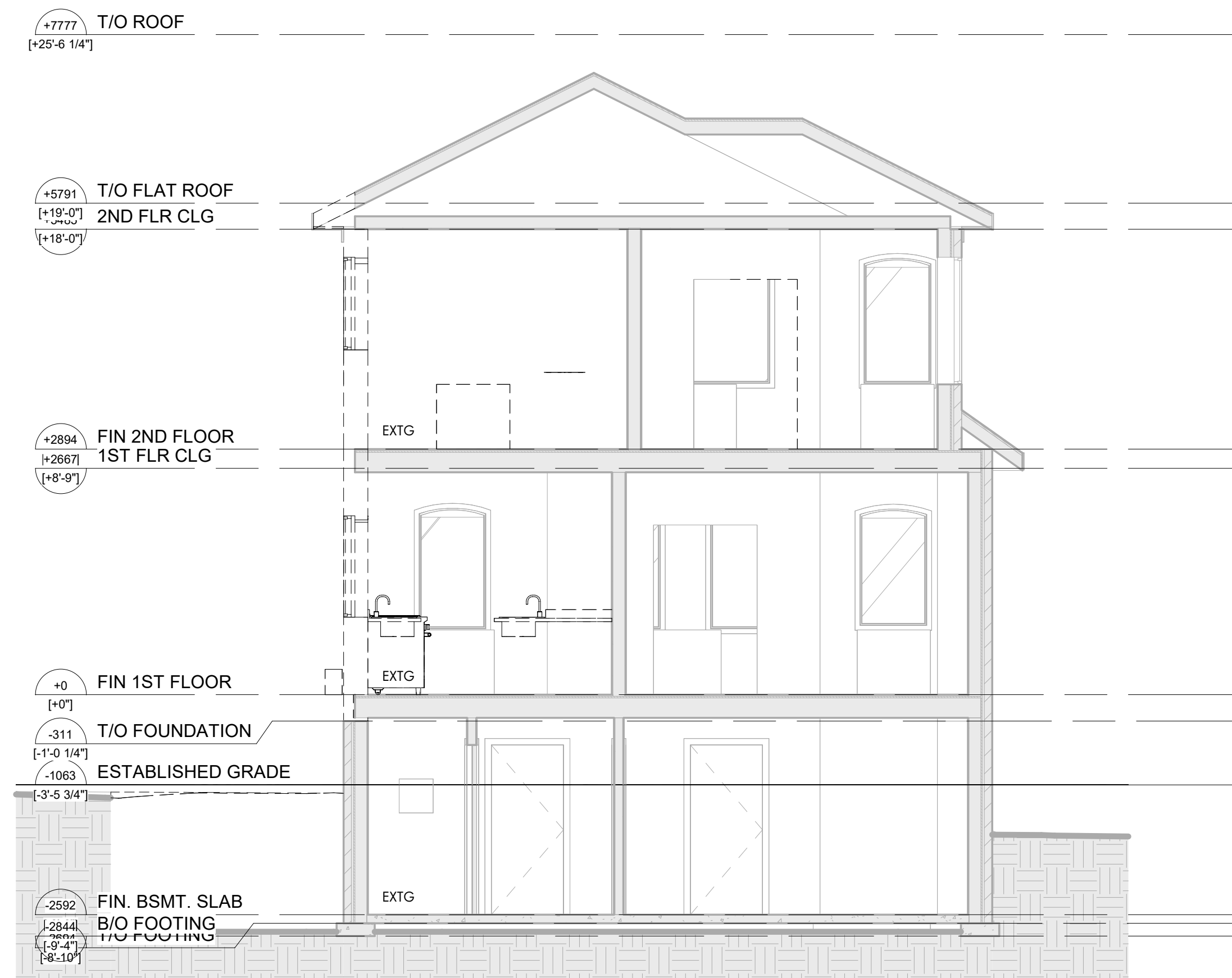
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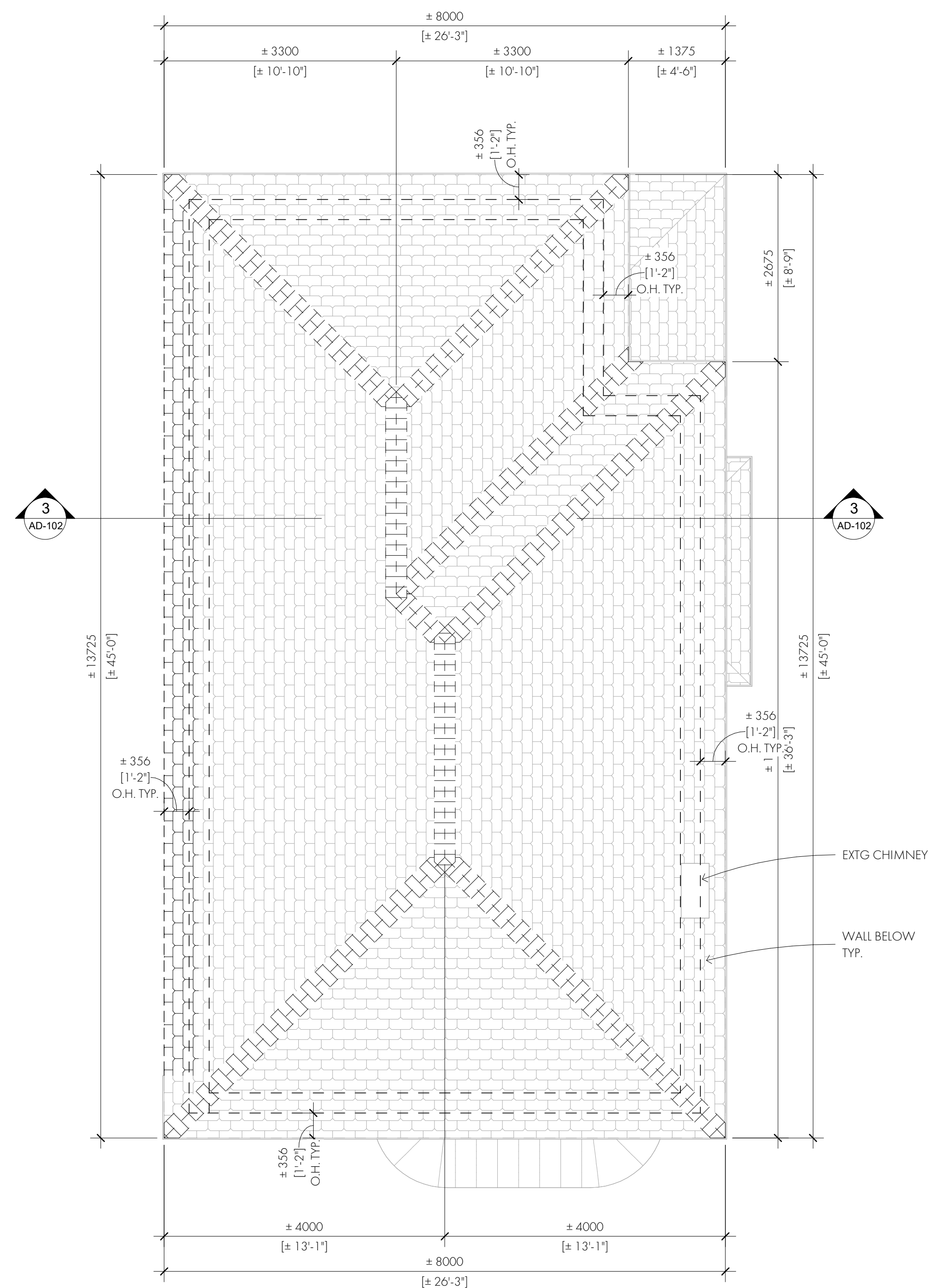
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DEMOLITION ROOF
PLAN/SECTION

PROJECT NUMBER 23004	PROJECT DATE 2023-08-14
SCALE 1 : 50	SHEET SIZE ARCH D
SHEET NUMBER A-100	REV. NUMBER 0



3 DEMOLITION SECTION 1
AD-102 1:50



2 DEMOLITION ROOF PLAN
AD-102 1 : 50

D

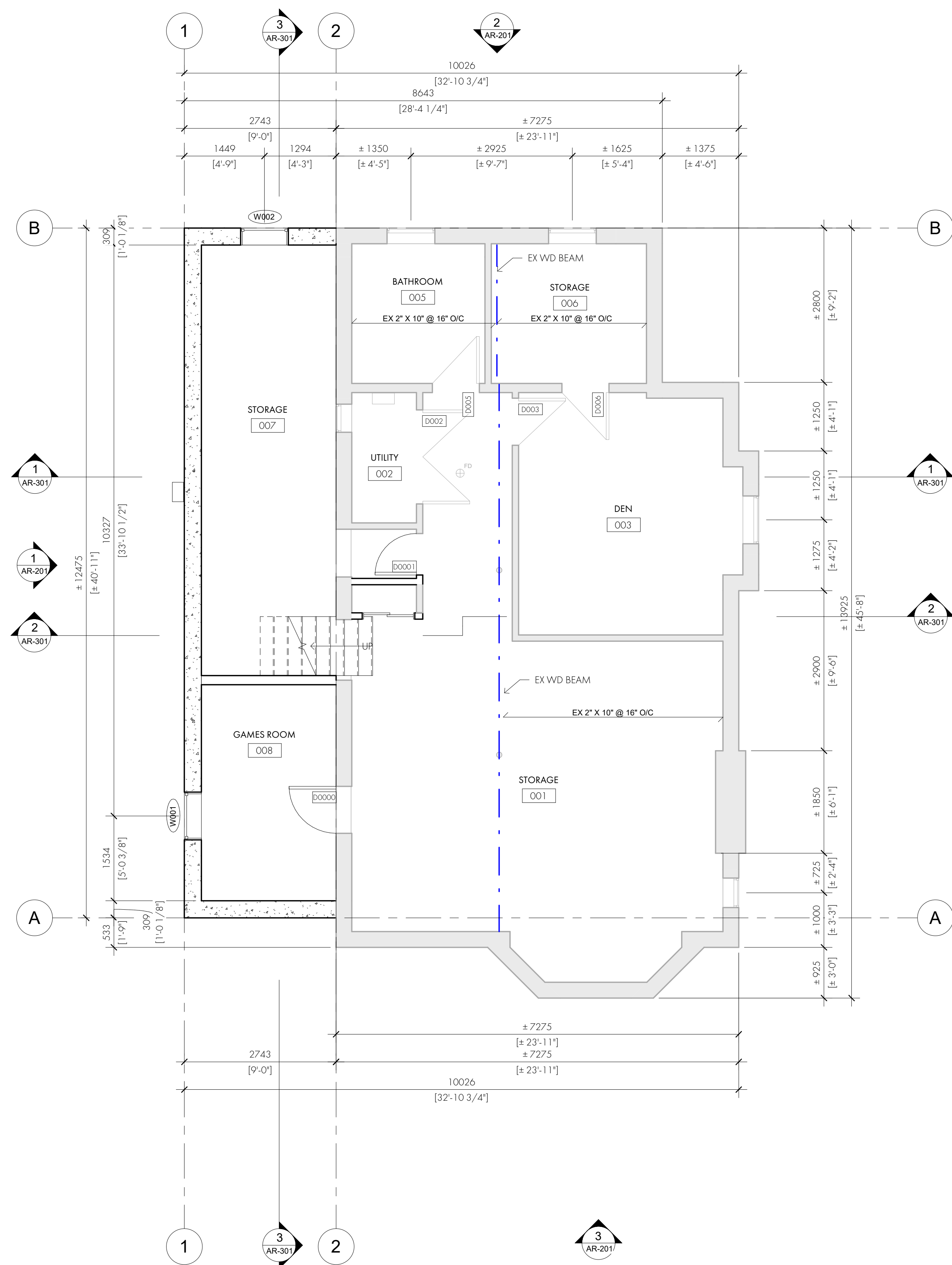
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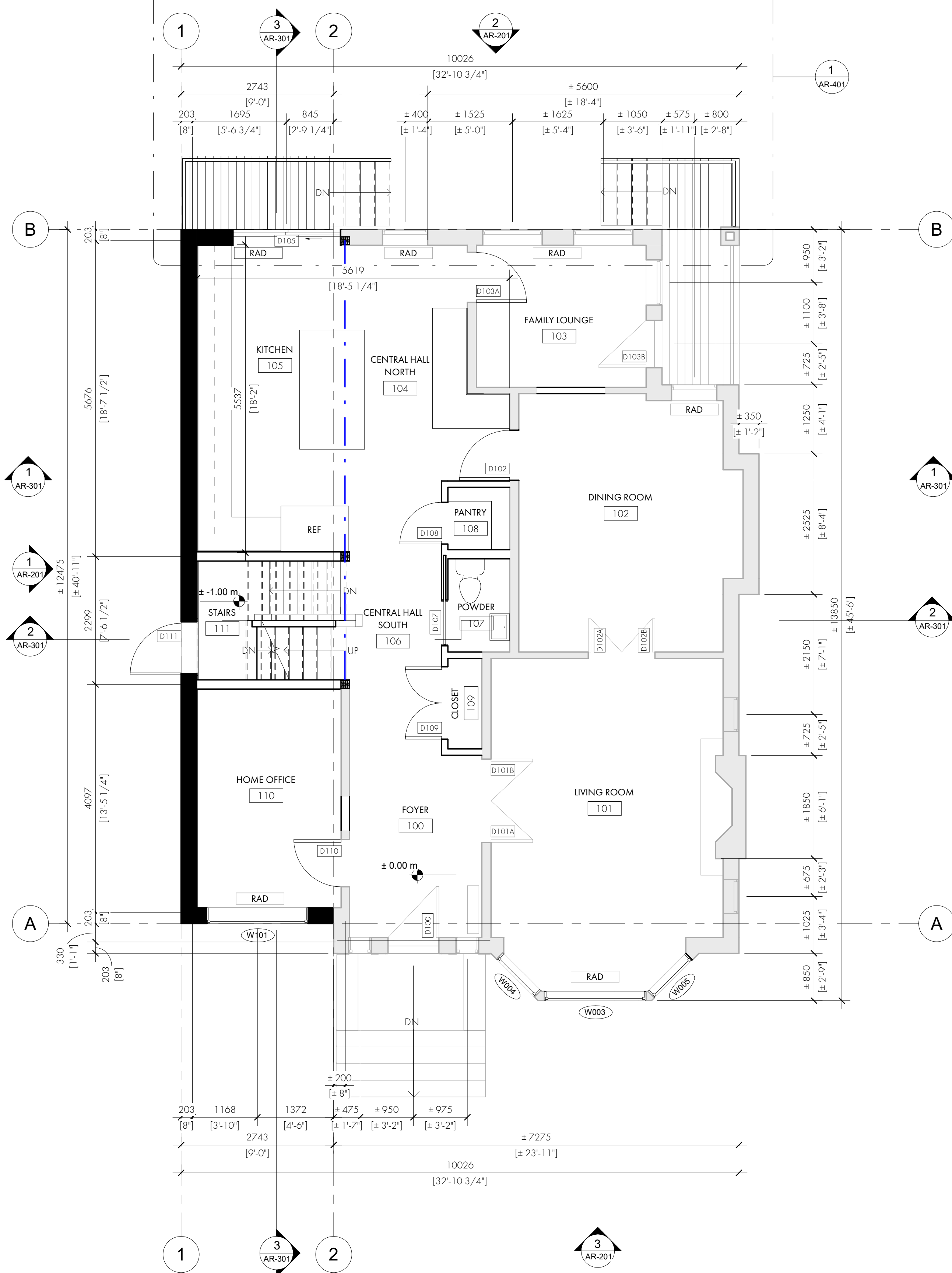
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2023-12-16 6:30:12 PM

1 NEW CONSTRUCTION BASEMENT PLAN




2 NEW CONSTRUCTION FIRST FLOOR PLAN



PROJECT

LONSMOUNT ADDITION



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NEW CONSTRUCTION FLOOR PLANS

PROJECT NUMBER

23004

PROJECT DATE

2023-08-14

SCALE

1 : 50

SHEET SIZE

ARCH D

SHEET NUMBER

AR-101

REV. NUMBER

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D

C

B

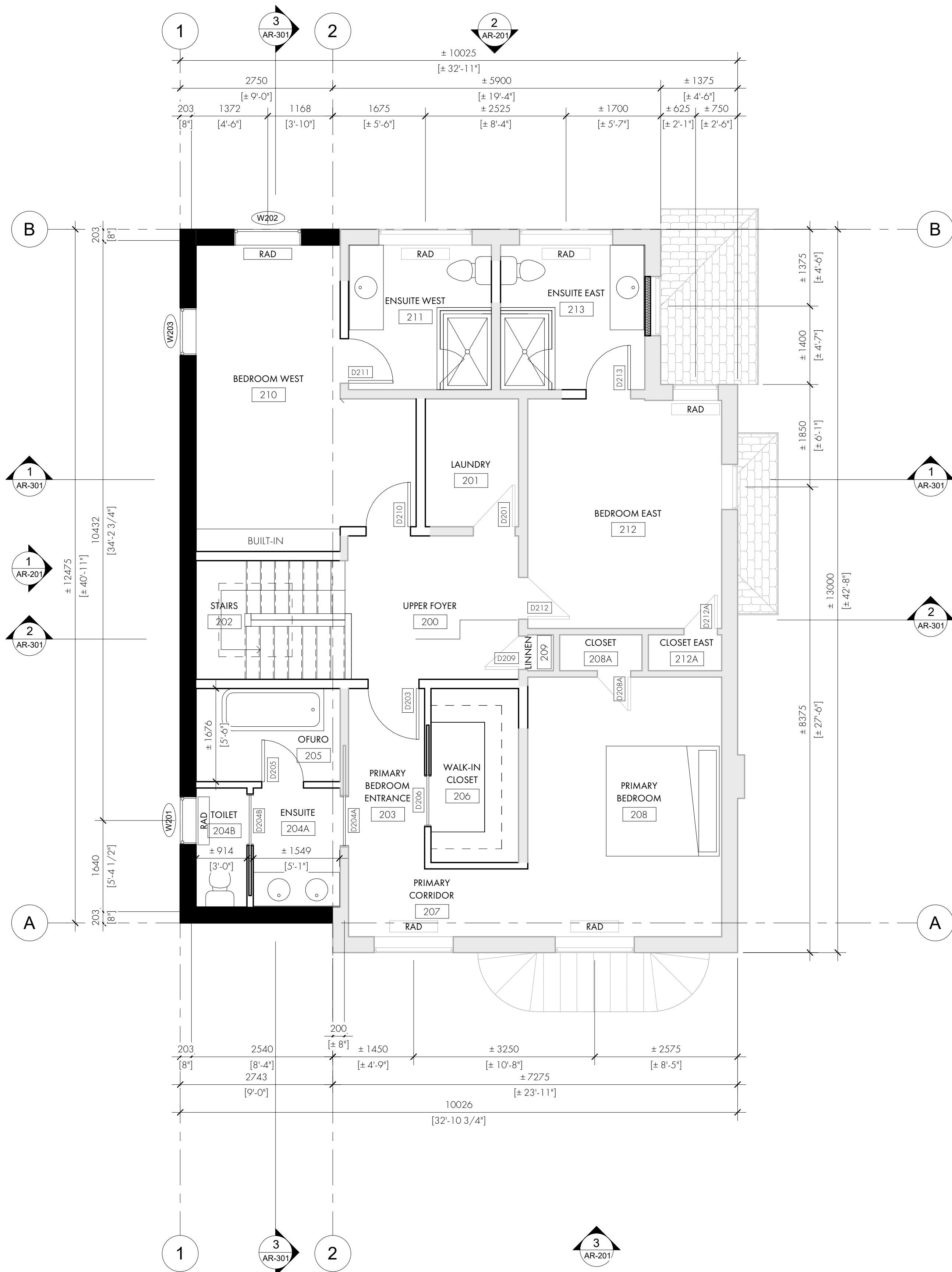
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2023-12-16 6:30:12 PM

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AR-102

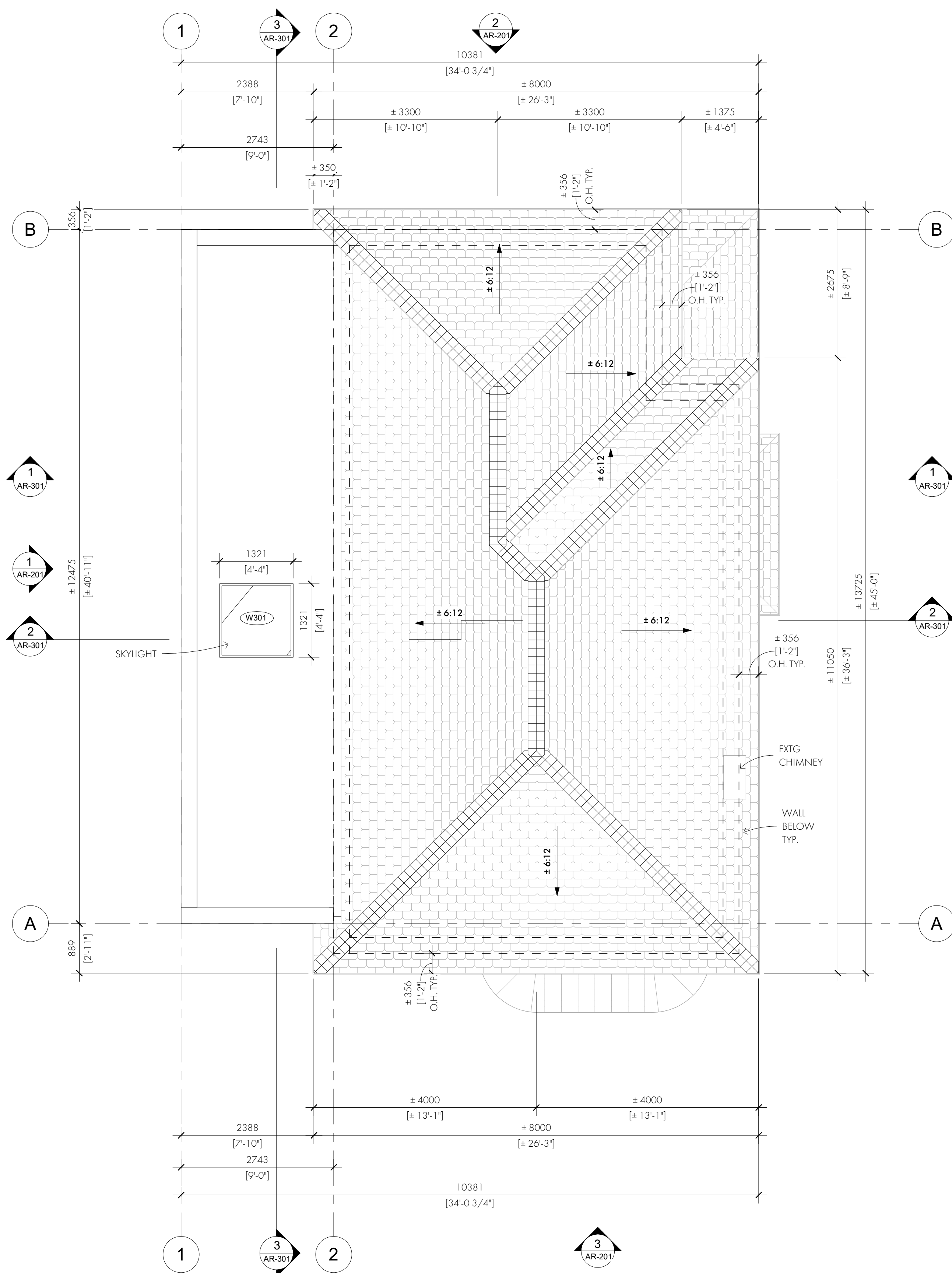
NEW CONSTRUCTION SECOND FLOOR PLAN

1:50

2
AR-102

NEW CONSTRUCTION ROOF PLAN

1:50



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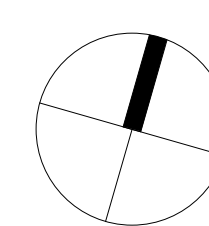
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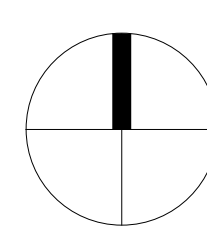
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2 ISSUED FOR 50% CONSTRUCTION DRAWINGS 2023-10-15

1 ISSUED FOR CLIENT REVIEW 2023-09-05

NO. ISSUED DATE

REVISIONS

DRAWING STATUS

UNDER REVIEW BY AHJ

EXISTING DIMENSIONS ARE FIELD MEASUREMENTS, AND MAY VARY FROM SITE CONDITIONS. VERIFY EXISTING CONDITIONS AT THE SITE. NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DRAWING TITLE

NEW CONSTRUCTION
FLOOR PLANS

PROJECT NUMBER PROJECT DATE

23004 2023-08-14

SCALE SHEET SIZE

1:50 ARCH D

SHEET NUMBER REV. NUMBER

AR-102

3

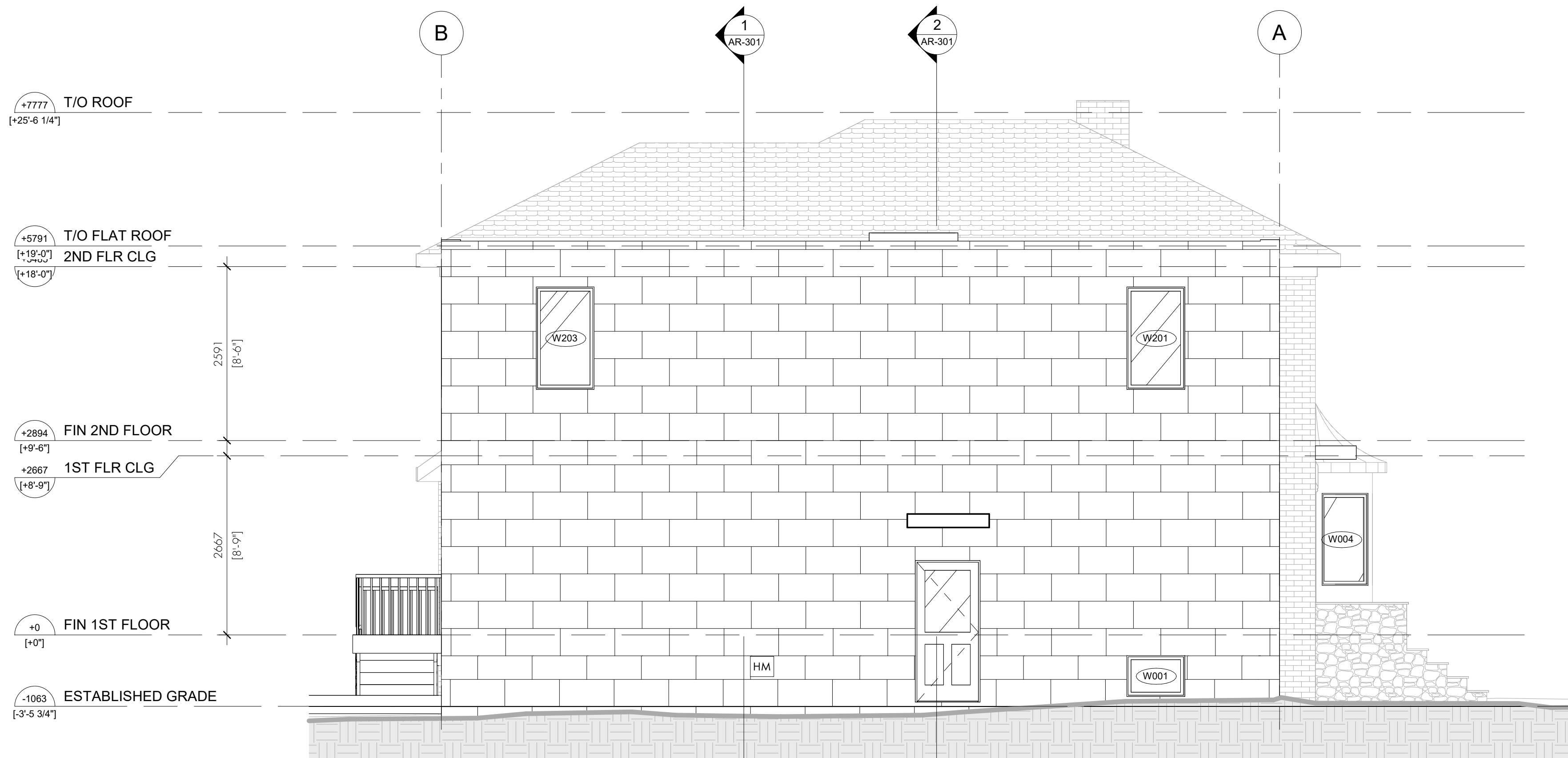
D

C

B

A

2023-12-16 6:39:14 PM



1 NEW CONSTRUCTION WEST ELEVATION
AR-201 1 : 50



3 NEW CONSTRUCTION SOUTH ELEVATION
AR-201 1 : 50



2 NEW CONSTRUCTION NORTH ELEVATION
AR-201 1 : 50

PROJECT

LONSMOUNT
ADDITION



233 Lonsmount Drive
Toronto, ON, M5P 2Y9

OWNER

Takashi Yamashita &
Kathryn Tinkam

DESIGNER

MDS
MACNEILL DESIGN SERVICES

mmacneill.mds@gmail.com | macneilldesignservices.com

QUALIFICATION & REGISTRATION INFORMATION

The undersigned has reviewed and takes the responsibility for this Design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

MICHAEL MACNEILL
MM
BCIN: 47264

MACNEILL DESIGN
SERVICES
BCIN: 112901

Required unless design is exempt under Division "C" Section 2.17.5.1 of the Ontario Building Code.

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TRUE NORTH

PROJECT NORTH

NOT FOR CONSTRUCTION
2023-12-16 6:39:14 PM

3	ISSUED FOR ZONING CERTIFICATE	2023-12-16
2	ISSUED FOR 50% CONSTRUCTION DRAWINGS	2023-10-15
1	ISSUED FOR CLIENT REVIEW	2023-09-05

NO. ISSUED DATE

REVISIONS

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DRAWING TITLE

NEW CONSTRUCTION
ELEVATIONS

PROJECT NUMBER PROJECT DATE

23004 2023-08-14

SCALE SHEET SIZE

1 : 50 ARCH D

SHEET NUMBER REV. NUMBER

AR-201 3

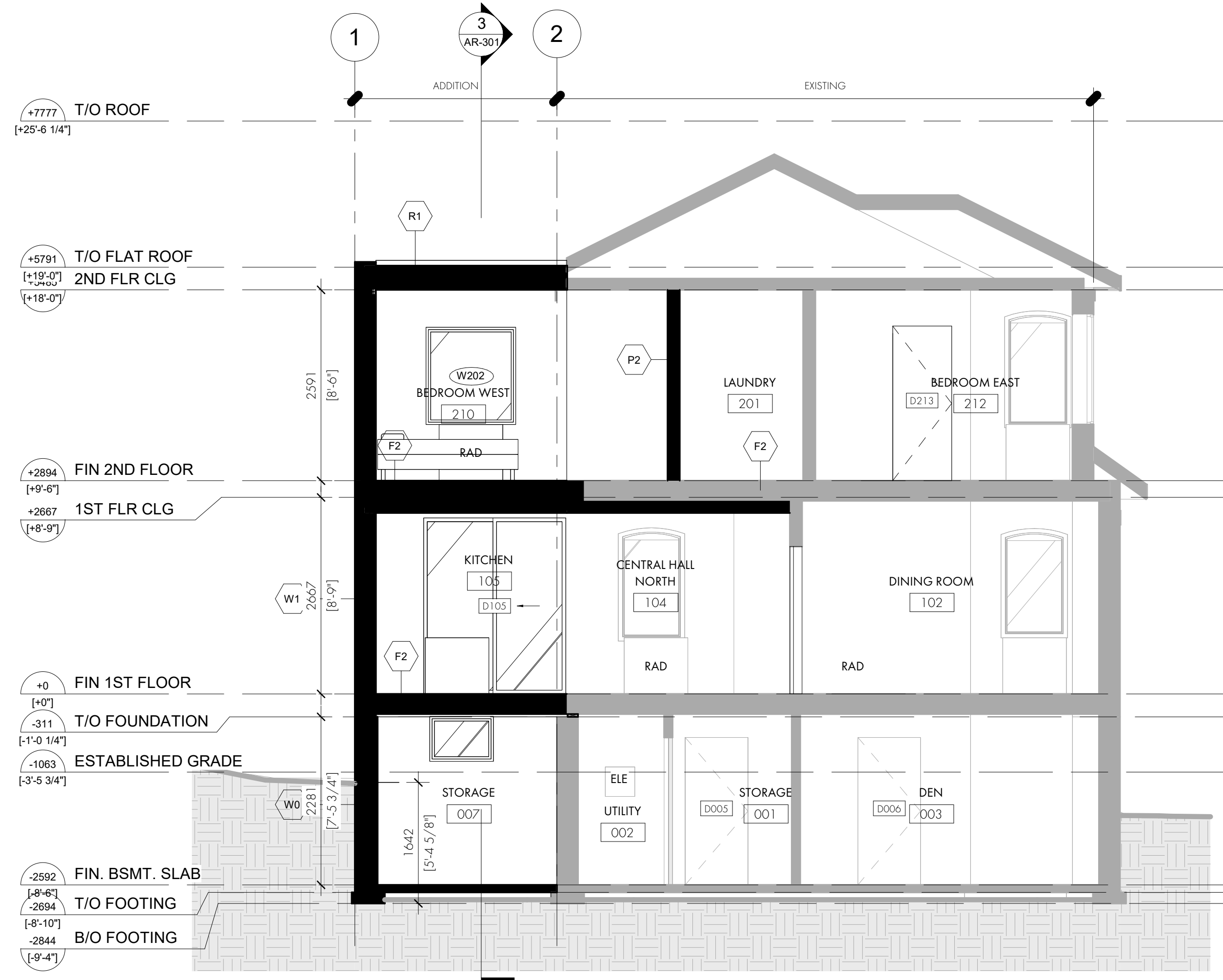
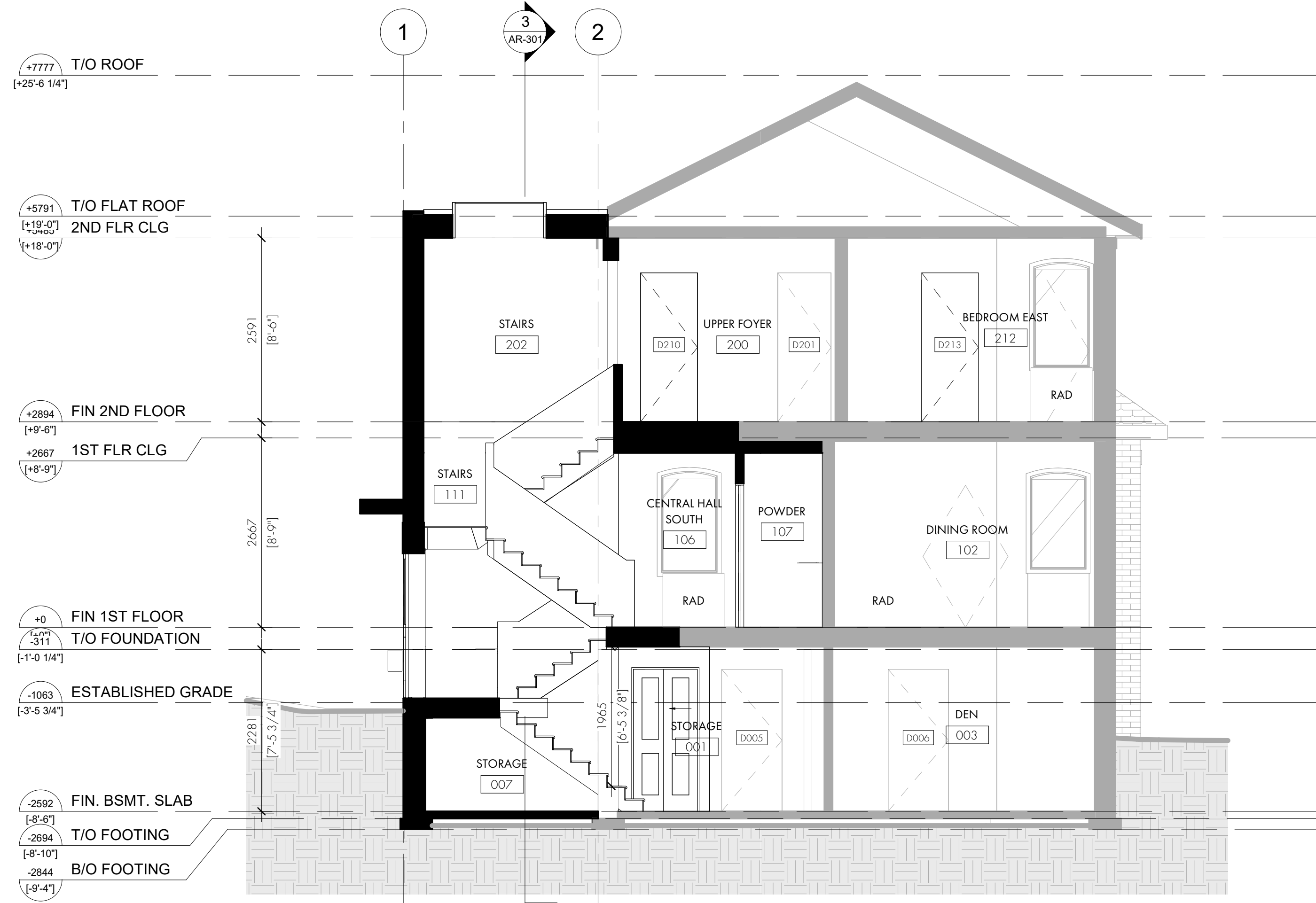
D

C

B

A

2023-12-16 6:39:15 PM



PROJECT

LONSMOUNT
ADDITION233 Lonsmount Drive
Toronto, ON, M5P 2Y9

OWNER

Takashi Yamashita &
Kathryn Tinkam

DESIGNER

MDS
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TRUE NORTH

PROJECT NORTH

NOT FOR CONSTRUCTION
2023-12-16 6:39:15 PM

3	ISSUED FOR ZONING CERTIFICATE	2023-12-16
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NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS:
UNDER REVIEW BY AHJ

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DRAWING TITLE

NEW CONSTRUCTION
BUILDING SECTIONS

PROJECT NUMBER

23004

PROJECT DATE

2023-08-14

SCALE

1 : 50

SHEET SIZE

ARCH D

SHEET NUMBER

AR-301

REV. NUMBER

3

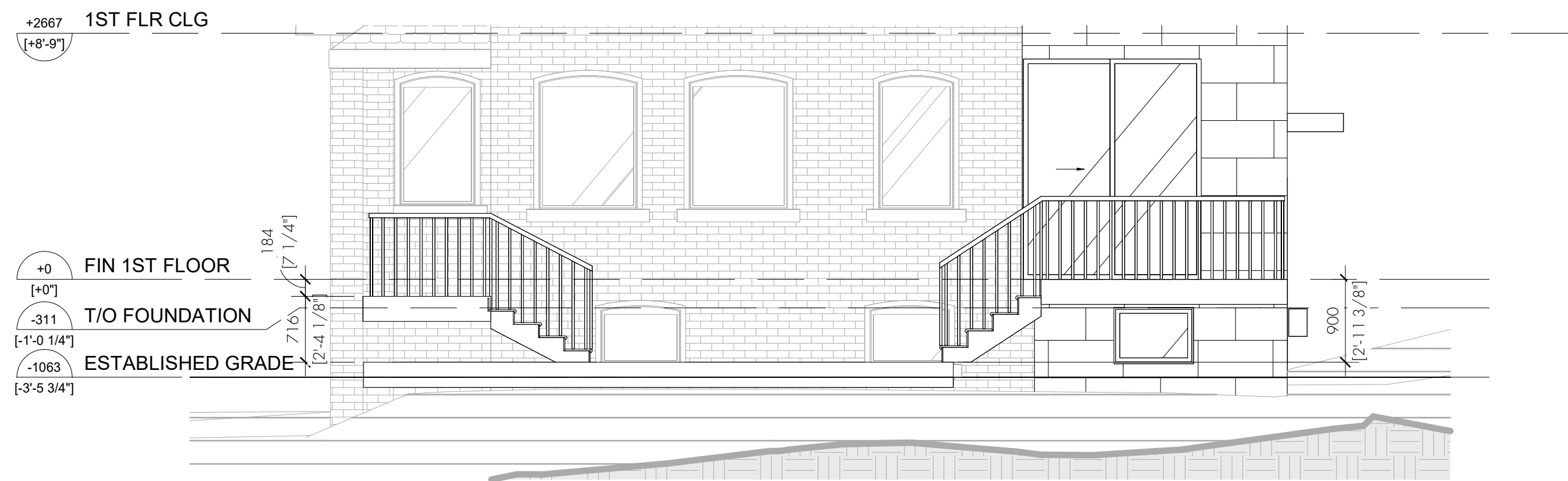
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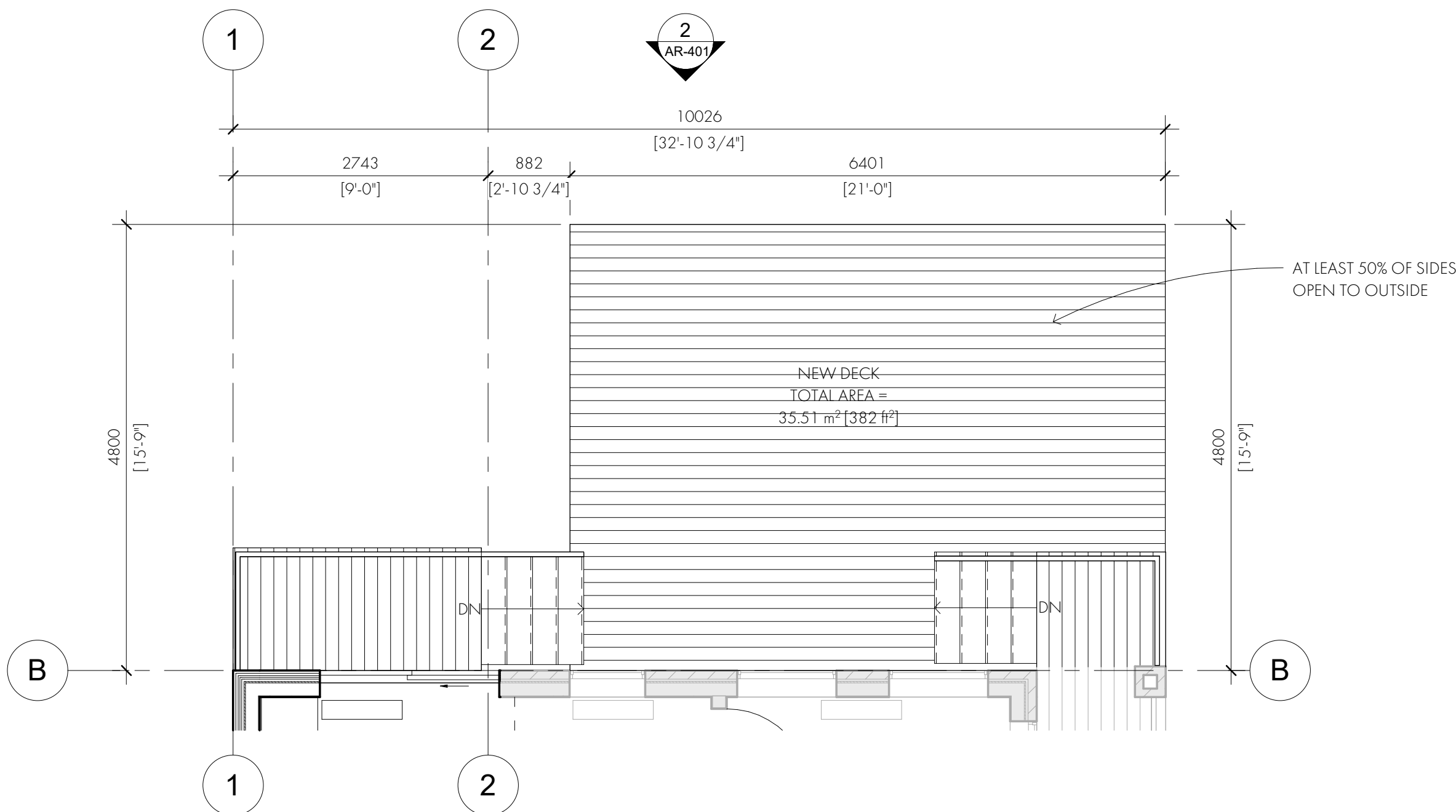
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A

2023-12-16 6:30:15 PM



2 NEW CONSTRUCTION - DECK ELEVATION
AR-401 1:50



1 NEW CONSTRUCTION - DECK PLAN
AR-401 1:50

PROJECT

LONSMOUNT ADDITION



233 Lonsmount Drive
Toronto, ON, M5P 2Y9

OWNER

Takashi Yamashita &
Kathryn Tinkam

DESIGNER

MDS
MACNEILL DESIGN SERVICES
mmacneill.mds@gmail.com | macneilldesignservices.com

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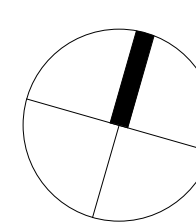
MICHAEL MACNEILL
MM
BCIN: 47264

MACNEILL DESIGN
SERVICES
BCIN: 112901

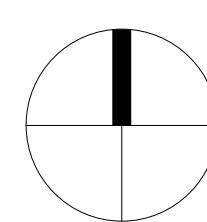
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TRUE NORTH



PROJECT NORTH



NOT FOR CONSTRUCTION
2023-12-16 6:39:15 PM

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REVISIONS
DRAWING STATUS
UNDER REVIEW BY AHJ

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DRAWING TITLE
NEW REAR DECK PLANS

PROJECT NUMBER 23004	PROJECT DATE 2023-08-14
SCALE 1 : 50	SHEET SIZE ARCH D
SHEET NUMBER AR-401	REV. NUMBER 3