

SPADINA SUSSEX STUDENT RESIDENCES



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1	2016/05/24	ISSUED FOR ZONING BY-LAW AMENDMENT
2	2016/09/24	ISSUED FOR HIR & RENT HS DEMONSTRATION APP
3	2016/09/27	ISSUED FOR HIR & RENT HS DEMONSTRATION APP 2
4	2018/12/17	ISSUED FOR SPA

Diamond Schmitt Architects

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 384 Adelaide Street West, #100
 Toronto, Ontario
 Canada, M5V 1R7

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 (905) 326-1404

NAK design strategies

Landscape Architect:
NAK Design Strategies
 421 Roncesvalles Ave
 Toronto ON
 M6R 2N1 Canada
 416.340.8700

ARCHITECTURAL

- A000 COVER SHEET
- TOPOGRAPHICAL SURVEY
- A001 STATISTICS AND CONTEXT PLAN
- A010 SITE PLAN
- A101 LEVEL B1 - BASEMENT PLAN
- A102 LEVEL 1 GROUND FLOOR PLAN
- A103 MEZZANINE / LEVEL 2 TOWNHOUSE
- A104 LEVEL 2 PLAN / LEVEL 3 TOWNHOUSE
- A105 LEVEL 3 FLOOR PLAN
- A106 LEVEL 4 FLOOR PLAN
- A107 TYPICAL ODD RESIDENCE FLOOR PLAN (LEVEL 5-23)
- A108 TYPICAL EVEN RESIDENCE FLOOR PLAN (LEVEL 6-22)
- A109 MECHANICAL PENTHOUSE PLAN
- A110 ROOF PLAN
- A301 ELEVATIONS
- A302 ELEVATIONS
- A303 TOWNHOUSE ELEVATIONS
- A311 EAST COLOUR ELEVATIONS
- A321 BUILDING PERSPECTIVES
- A401 BUILDING SECTIONS
- A402 BUILDING SECTIONS
- A403 BUILDING SECTIONS
- A404 BUILDING SECTIONS

CIVIL

- S1 SERVICING PLAN
- S2 SECTIONS PLAN
- G1 GRADING PLAN
- N01 NOTES & DETAILS

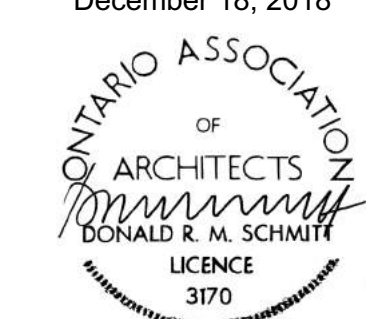
LANDSCAPE

- L0 COMPOSITE UTILITY PLAN
- L1 LANDSCAPE PLAN GROUND FLOOR
- L2 GREEN ROOF PLAN LEVELS 3, 24 & 25
- D1 LANDSCAPE DETAILS
- D2 LANDSCAPE DETAILS

ARBORIST

- TPP TREE PROTECTION PLAN

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 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

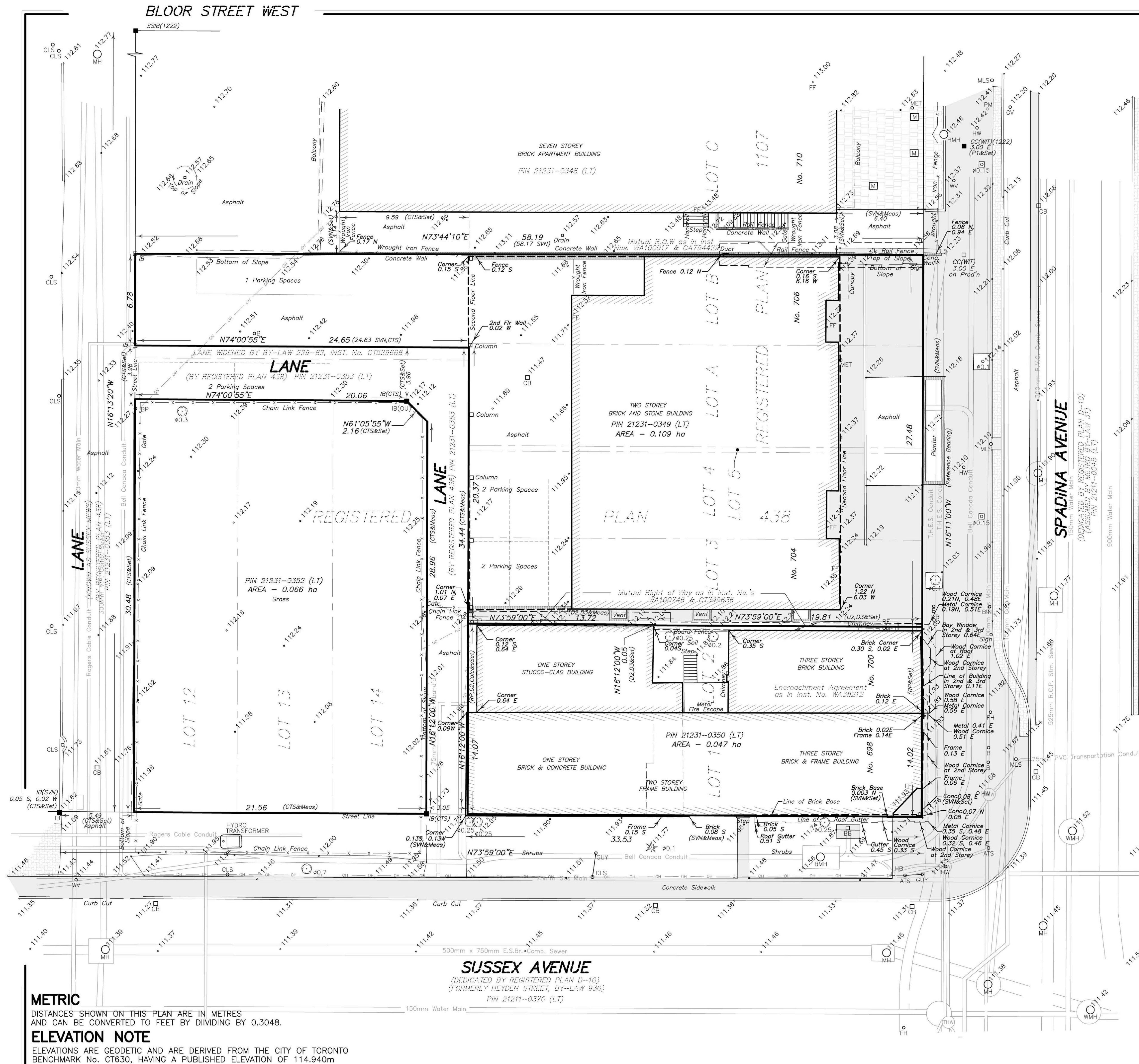
SPADINA AVE, TORONTO

COVER PAGE

Scale:
 Project No: 1447
 Date: December 18th, 2018

A000

2-438C



PLAN OF SURVEY WITH TOPOGRAPHY OF
ALL OF LOTS 1, 2, 3, 4, 12, 13 AND 14,
AND PART OF LOT 5,
REGISTERED PLAN 438
 AND
LOTS A AND B
REGISTERED PLAN 1107
CITY OF TORONTO
 SCALE 1:200 AS INDICATED ON ARCH.

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS
 2015

(C) THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED.

BEARING NOTE
 BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF SPADINA AVENUE AS SHOWN ON TORONTO STANDARD CONDOMINIUM PLAN NO. 1950, HAVING A BEARING OF N16°11'00"W.

UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE. THE UNDERNAMED COMPANY AND EACH UTILITY ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THE INFORMATION SHOWN HEREON AND EACH UTILITY MUST BE CONTACTED FOR AN ON-SITE LOCATE PRIOR TO ANY EXCAVATION.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□		SURVEY MONUMENT PLANTED
WIT		WITNESS MONUMENT
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
IB		IRON BAR
CC		CUT CROSS
N,S,E,W		NORTH, SOUTH, EAST, WEST
OU		ORIGIN UNKNOWN
SVN		SPEIGHT AND VAN NOSTRAND LIMITED, O.L.S.
		PLAN OF SURVEYS DATED 21 OCT 1966 AND 20 JULY 1973
RP		REGISTERED PLAN 438 CITY
CTS		CITY OF TORONTO SURVEYORS
		FIELD NOTES - REFERENCE NO. 438-1
1222		C.E. DOTTERIL, O.L.S.
P1		TORONTO STANDARD CONDOMINIUM PLAN NO. 1958
D1		INST. NO. CT529668
D2		INST. NO. CT399636
D3		INST. NO. CT794429
MH		MANHOLE
WMH		WATER MANHOLE
HMH		HYDRO MANHOLE
BMH		BELL MANHOLE
MET		METER
CB		CATCH BASIN
FH		FIRE HYDRANT
WV		WATER VALVE
GV		GAS VALVE
HW		HAND WELL
BN		GARBAGE BIN
WHP		WOODEN HYDRO POLE
CLS		CONCRETE LIGHT STANDARD
MLS		METAL LIGHT STANDARD
ATS		AUTOMATIC TRAFFIC SIGNAL
HB		HYDRO BOX
PM		PARKING METER
B		BOLLARD
D		DECIDUOUS TREE
C		CONIFEROUS TREE
CON		CONCRETE
FLG		FLAGSTONE
M		METAL
BRK		BRICK

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON JANUARY 29, 2015.
 DATE: FEBRUARY 10, 2015
 LES RUDNICKY
 ONTARIO LAND SURVEYOR

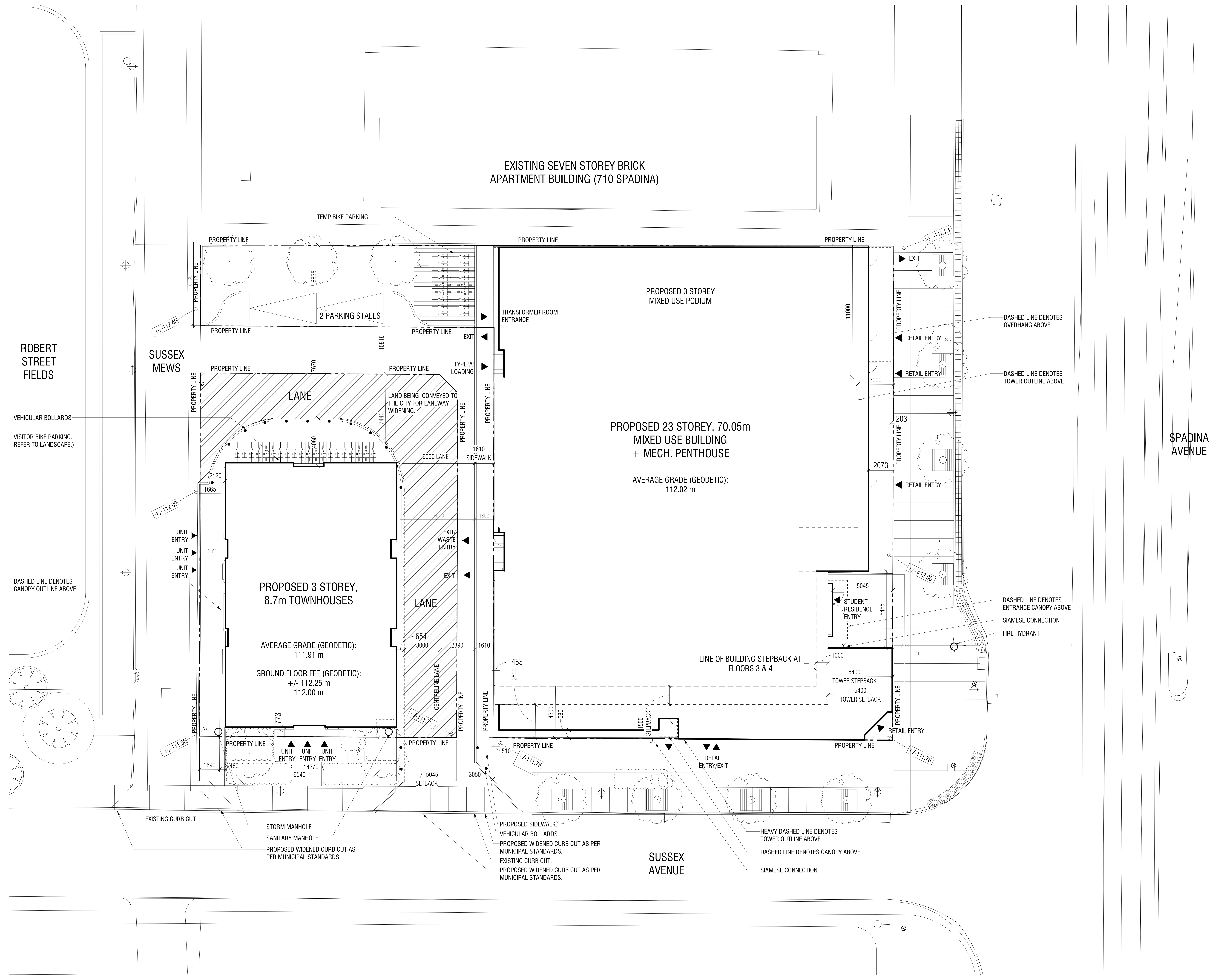
	SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS 750 OAKDALE ROAD, Units 65 & 66 TORONTO, ONTARIO M3N 2Z4 TEL. 416 749-SVNG(7864) FAX 416 749-7866 E-MAIL: toronto@svng.on.ca		ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1547419
	DRAWN : E.D./F.P.B. FILE NAME : A0100292.DWG CHECKED : L.R. PLOT SCALE : MET. 1=0.2 JOB No. : 010-0292 PLOTTED : REF. No. : 2-438C UPDATED :	THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR <small>In accordance with Regulation 1026, Section 29(3)</small>	

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No. CT630, HAVING A PUBLISHED ELEVATION OF 114.940m

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ROBERT STREET FIELDS

SUSSEX MEWS

SPADINA AVENUE

PROPOSED 23 STOREY, 70.05m MIXED USE BUILDING + MECH. PENTHOUSE

PROPOSED 3 STOREY, 8.7m TOWNHOUSES

EXISTING SEVEN STOREY BRICK APARTMENT BUILDING (710 SPADINA)

VEHICULAR BOLLARDS
VISITOR BIKE PARKING. REFER TO LANDSCAPE.)

DASHED LINE DENOTES CANOPY OUTLINE ABOVE

DASHED LINE DENOTES OVERHANG ABOVE

DASHED LINE DENOTES TOWER OUTLINE ABOVE

DASHED LINE DENOTES ENTRANCE CANOPY ABOVE

SIAMESE CONNECTION

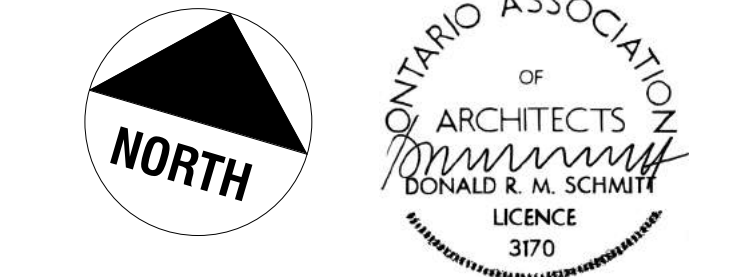
FIRE HYDRANT

PROPOSED SIDEWALK.
VEHICULAR BOLLARDS
PROPOSED WIDENED CURB CUT AS PER MUNICIPAL STANDARDS.
EXISTING CURB CUT.
PROPOSED WIDENED CURB CUT AS PER MUNICIPAL STANDARDS.

HEAVY DASHED LINE DENOTES TOWER OUTLINE ABOVE
DASHED LINE DENOTES CANOPY ABOVE
SIAMESE CONNECTION

SUSSEX AVENUE

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 December 18, 2018



SPADINA SUSSEX RESIDENCES
UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

SITE PLAN

Scale: 1:100
 Project No: 1447
 Date: December 18th, 2018

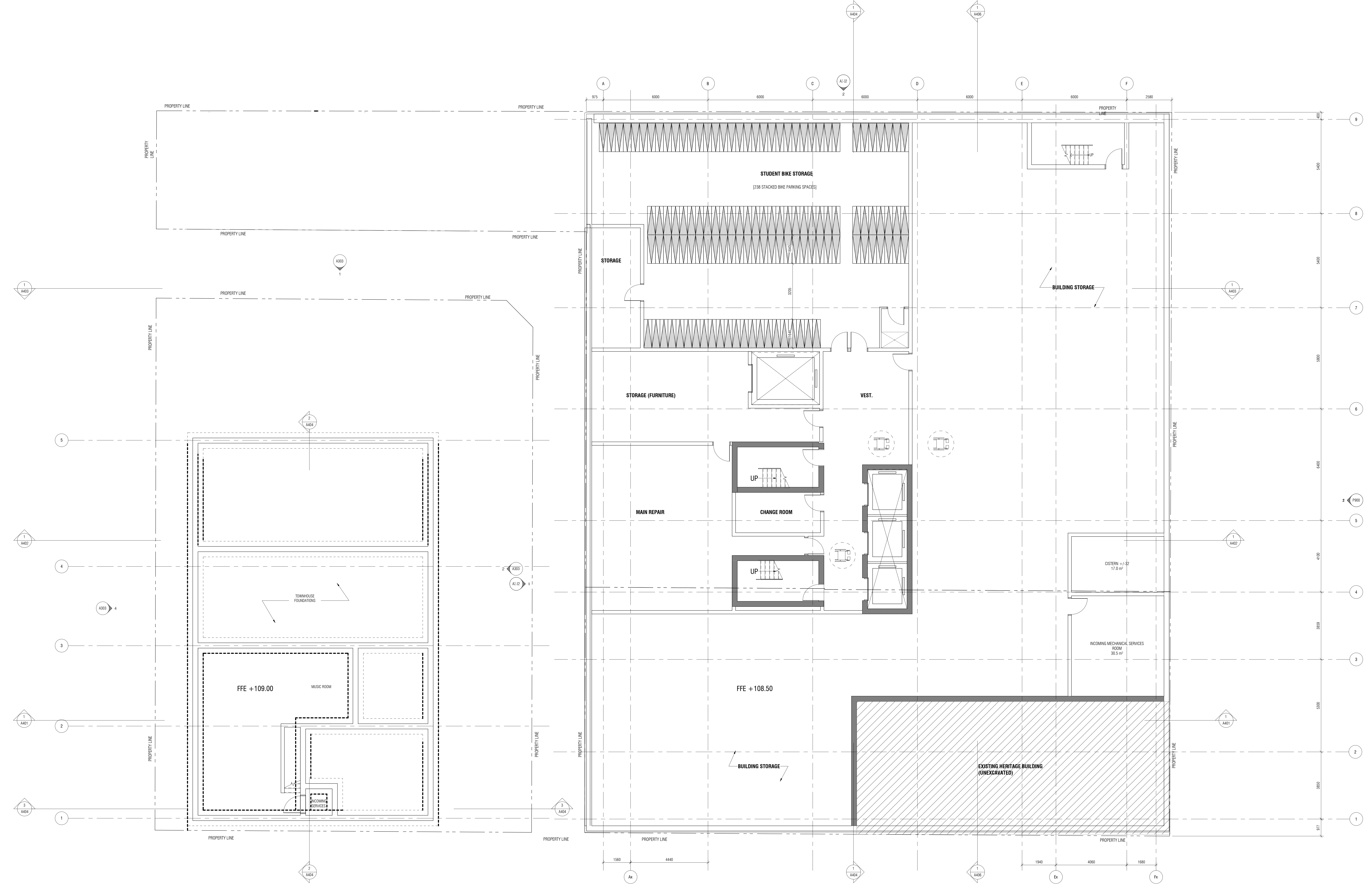
A010

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1 SITE PLAN
 A010 1:100

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1	2016/05/24	ISSUED FOR ZONING BY-LAW AMENDMENT
2	2016/09/24	ISSUED FOR HR & RENT HS DEMON/CW APP
3	2016/09/27	ISSUED FOR HR & RENT HS DEMON/CW APP 2
4	2018/12/17	ISSUED FOR SPA



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SPADINA AVE, TORONTO

LEVEL B1 - BASEMENT PLAN

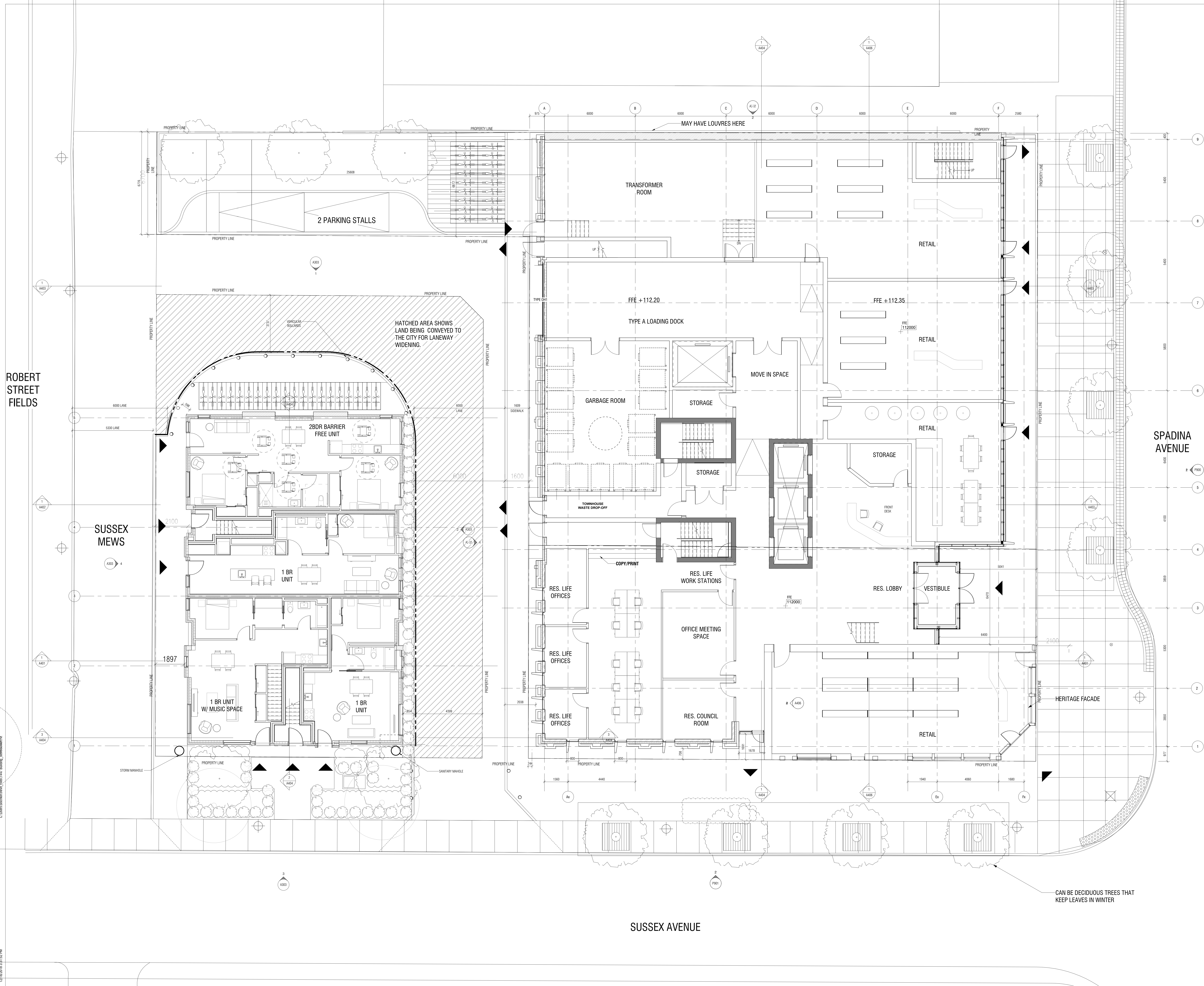
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2	2016/09/24	2016/09/24	ISSUED FOR HR & RENT HS DEMONSTRATION APP
3	2016/09/27	2016/09/27	ISSUED FOR IMPROVEMENT HS DEMONSTRATION APP 2
4	2018/12/17	2018/12/17	ISSUED FOR SPA

NOTE:
 THE TYPE "A" LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO MUST BE CONSTRUCTED TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES.



ROBERT STREET FIELDS

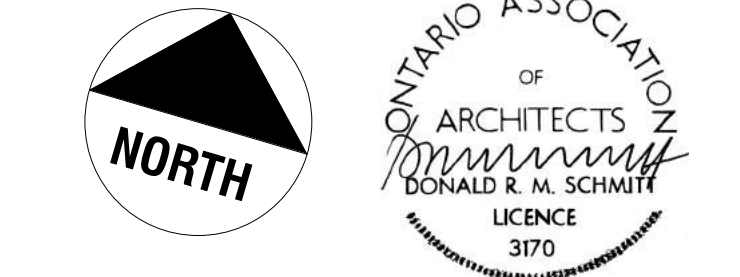
SUSSEX MEWS

SPADINA AVENUE

SUSSEX AVENUE

CAN BE DECIDUOUS TREES THAT KEEP LEAVES IN WINTER

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SPADINA AVE, TORONTO

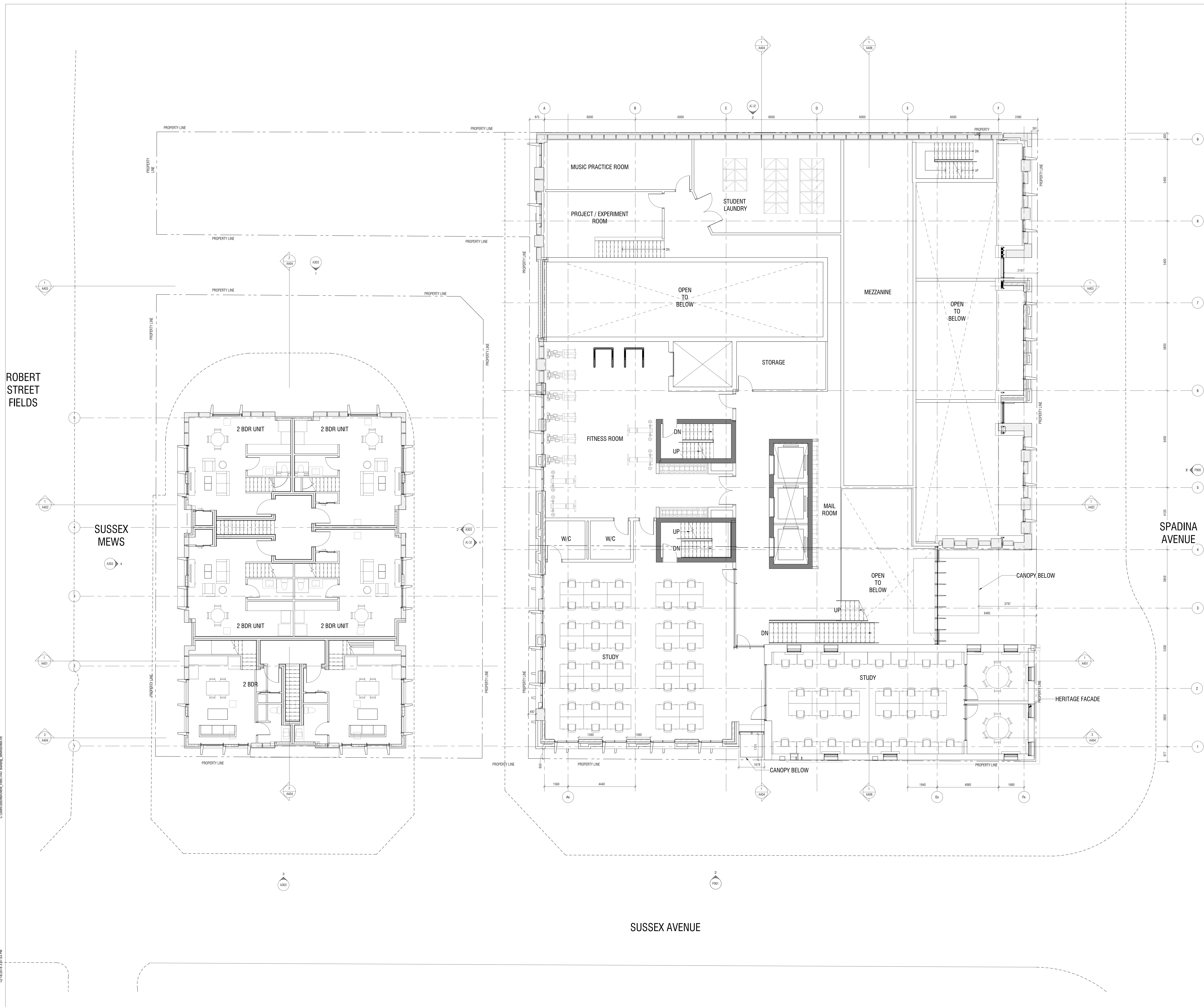
LEVEL 1 - GROUND FLOOR PLAN

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SPADINA SUSSEX RESIDENCES
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SPADINA AVE, TORONTO
 MEZZANINE PLAN / LEVEL 2 TOWNHOUSE

Scale: 1:75
 Project No: 1447
 Date: December 18th, 2018

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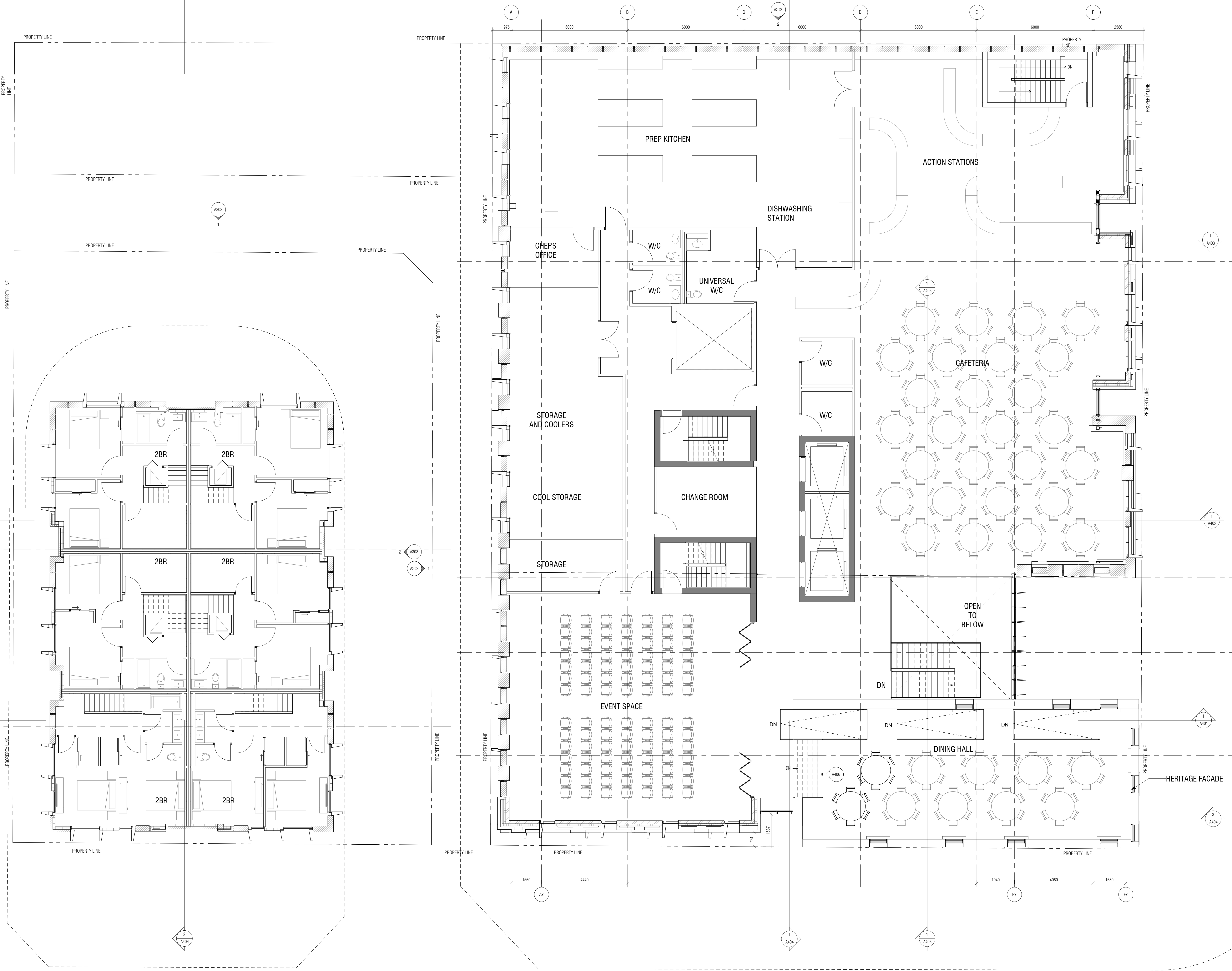
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ROBERT STREET FIELDS

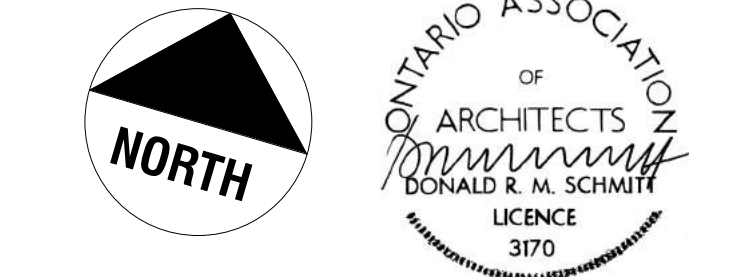
SUSSEX MEWS

SPADINA AVENUE

SUSSEX AVENUE



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SPADINA AVE, TORONTO

LEVEL 2 PLAN / LEVEL 3 TOWNHOUSE

Scale: 1:75
 Project No: 1447
 Date: December 18th, 2018

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4	2018/12/17	ISSUED FOR SPA

ROBERT STREET FIELDS

SUSSEX MEWS

SPADINA AVENUE

SUSSEX AVENUE

TOWNHOUSE ROOF BELOW

GREEN ROOF

HERITAGE CORNICE

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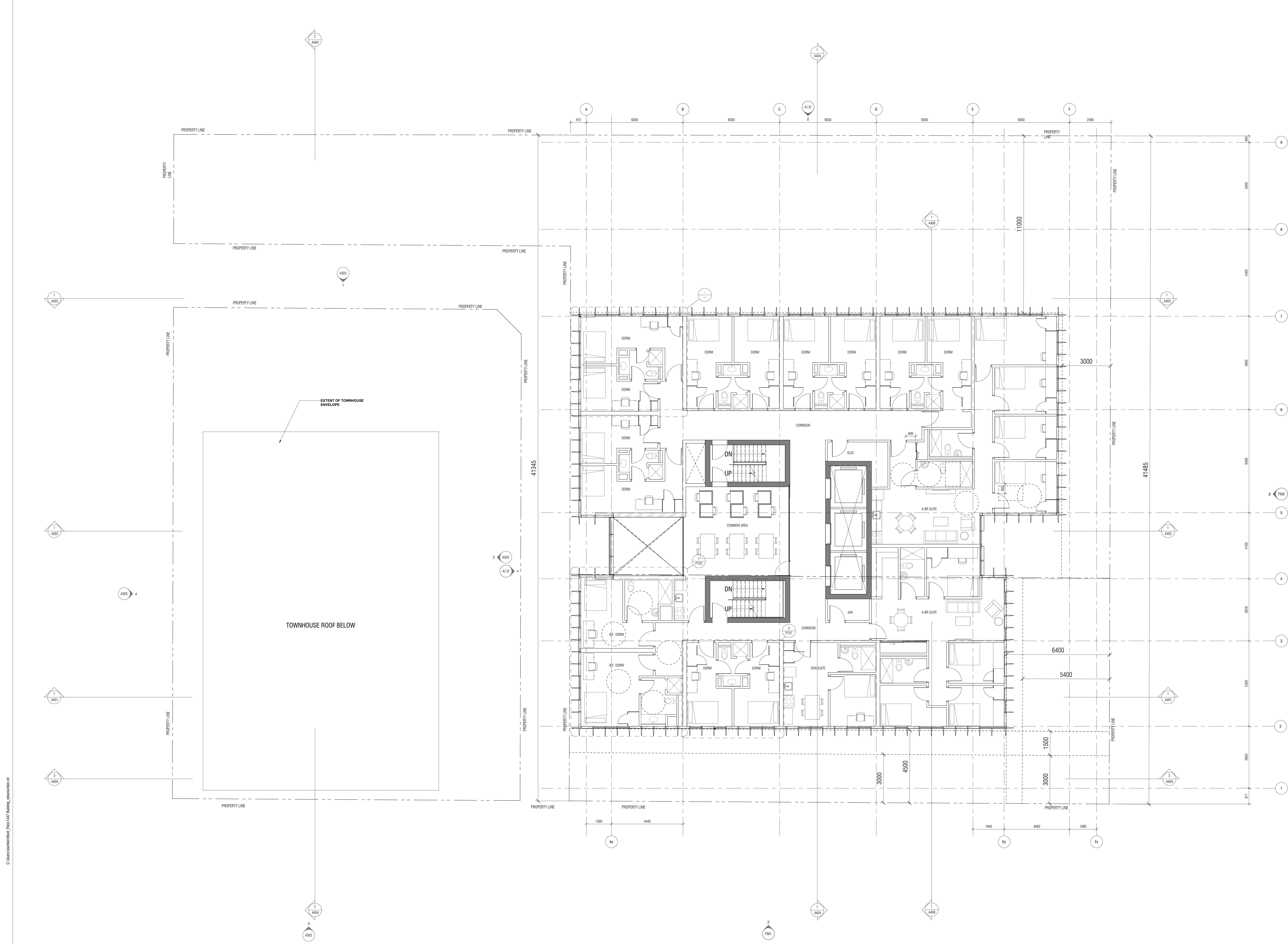
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SPADINA AVE, TORONTO

LEVEL 3 PLAN

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 Project No: 1447
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4	2018/12/17	ISSUED FOR SPA	

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SPADINA AVE, TORONTO

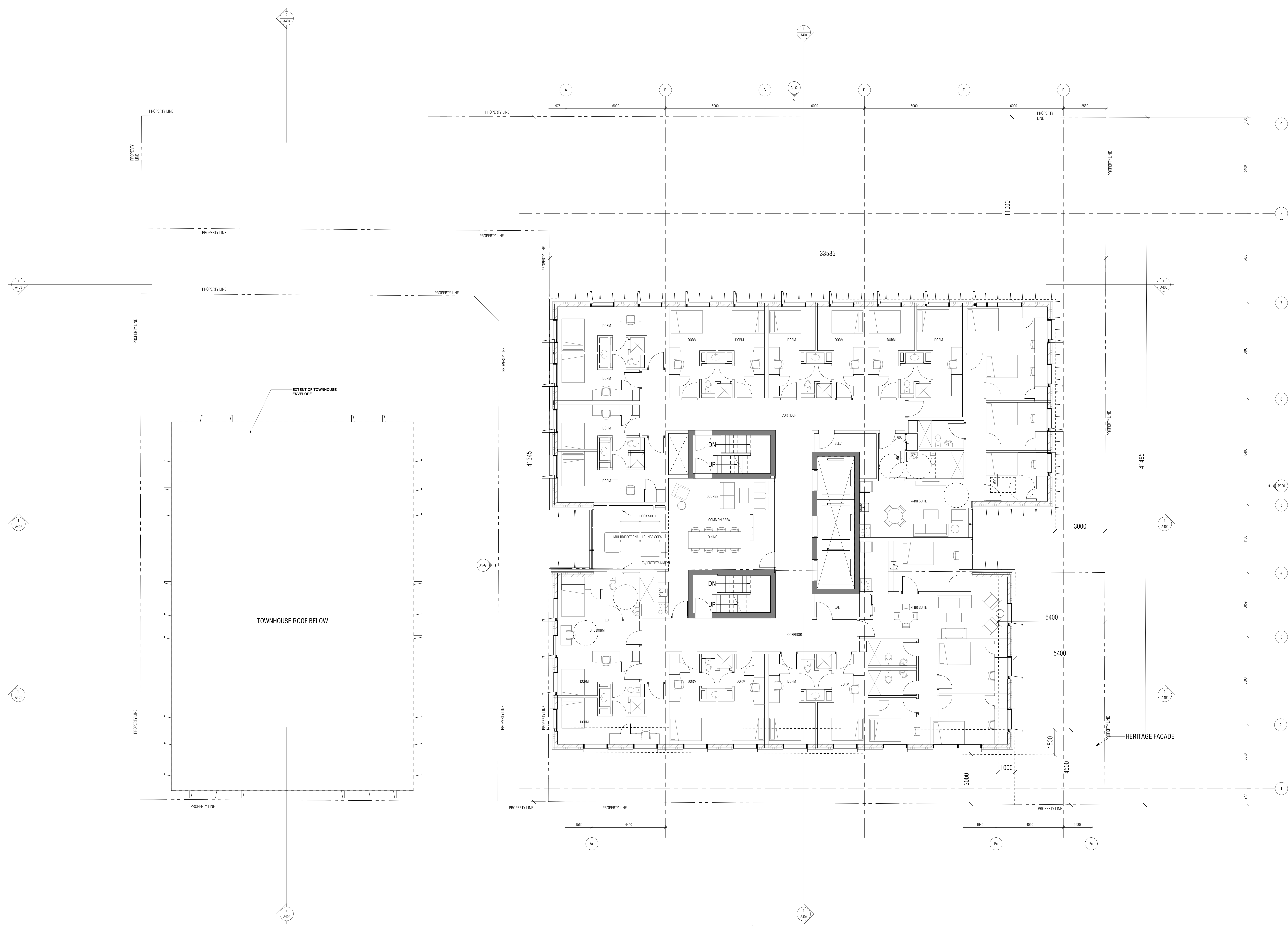
LEVEL 4 PLAN

Scale: 1:75
 Project No: 1447
 Date: December 18th, 2018

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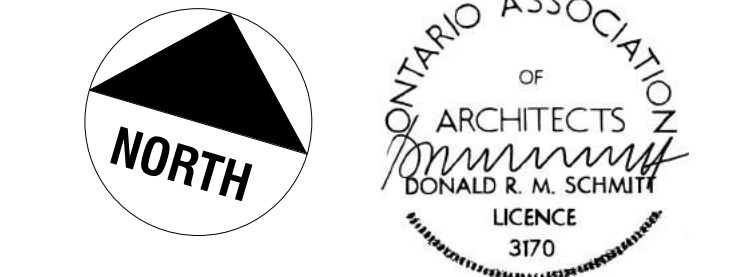
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4	2018/12/17	ISSUED FOR SPA



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 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

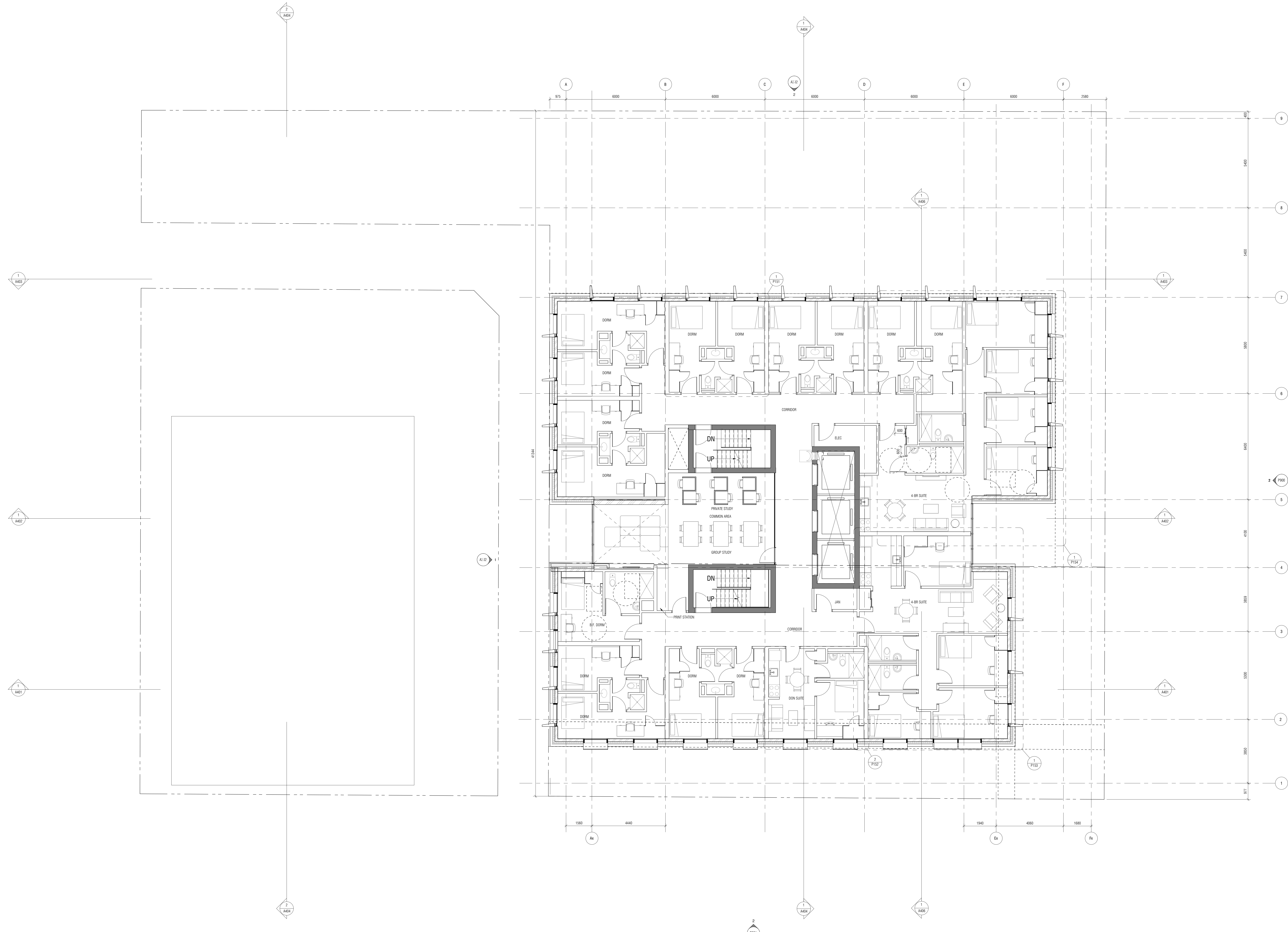
TYP ODD TOWER PLAN (LEVELS 5-23)

Scale: 1:75
 Project No: 1447
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A107

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No.	Date	Description
3	2016/09/22	ISSUED FOR HRBARBENT HIS DEMOCY APP 2
4	2018/12/17	ISSUED FOR SPA



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SPADINA AVE, TORONTO

TYP EVEN TOWER PLAN (LEVELS 6-24)

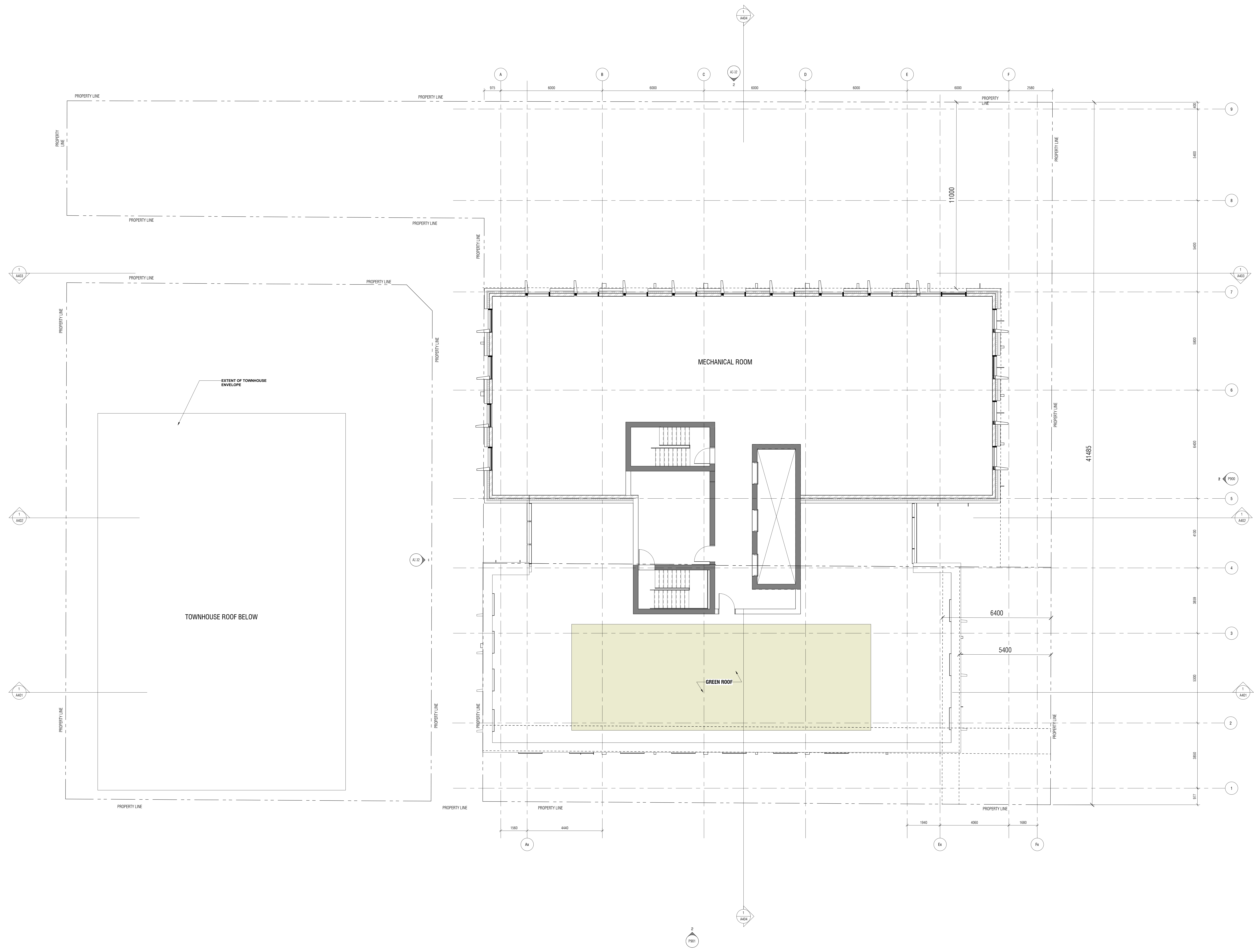
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ISSUED

No.	Date	Description
1	2016/05/24	ISSUED FOR ZONING BYLAW AMENDMENT
4	2018/12/17	ISSUED FOR SPA



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 1447 Spadina Sussex
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 December 18, 2018



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SPADINA AVE, TORONTO

MECHANICAL PENTHOUSE PLAN

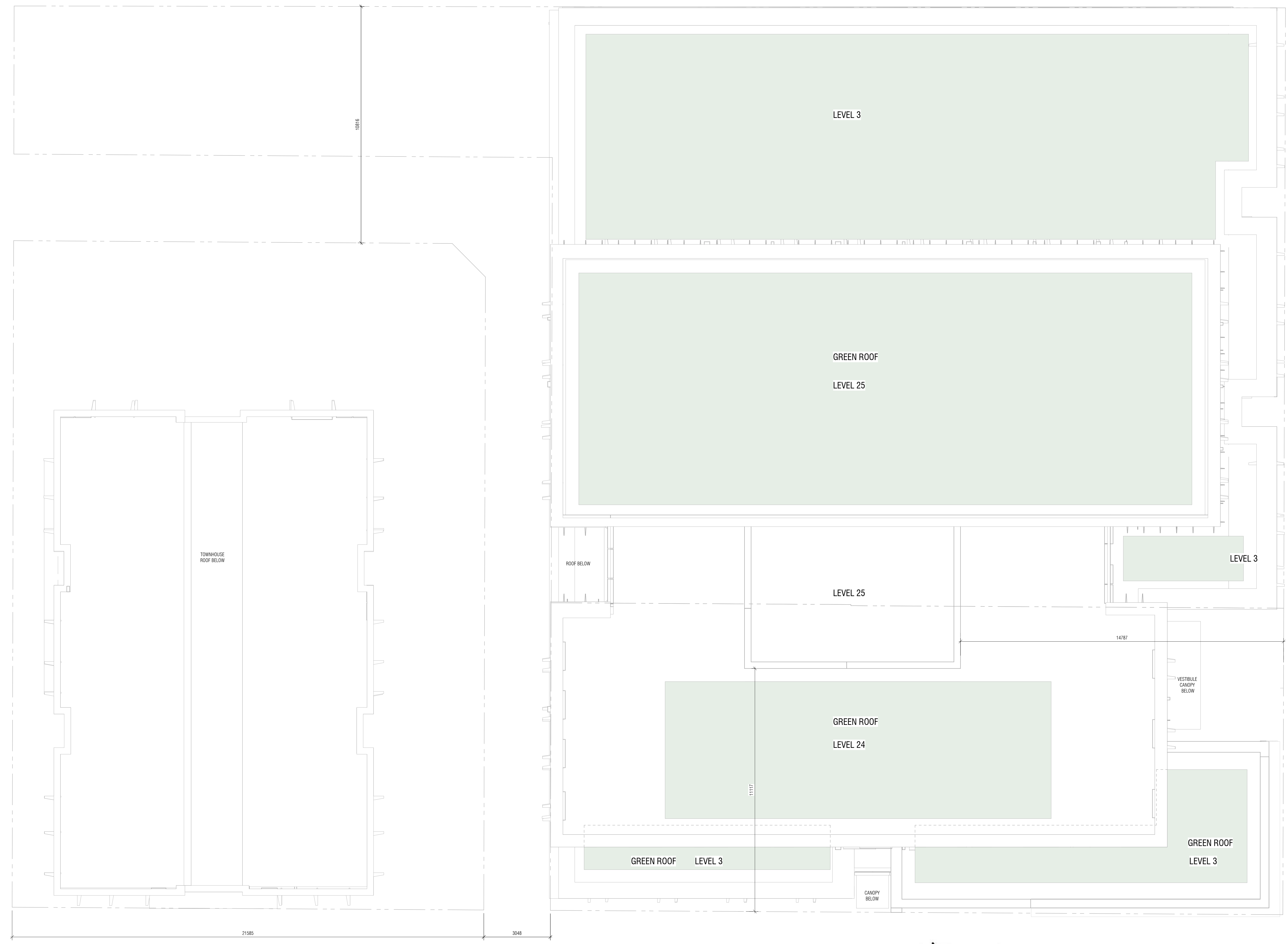
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A109

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Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 4.492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municipalcode/1194_492.pdf

Green Roof Statistics

Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	> 20,000	
Total Roof Area (m ²)	1263	
Area of Residential Private Terraces (m ²)	0	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	0	
Area of Renewable Energy Devices (m ²)	0	
Tower (s) Roof Area with floor plate less than 750 m ²	0	
Total Available Roof Space (m ²)		
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	531.5	531.5
Coverage of Available Roof Space (%)	50	50

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ROOF PLAN

Scale: 1:75
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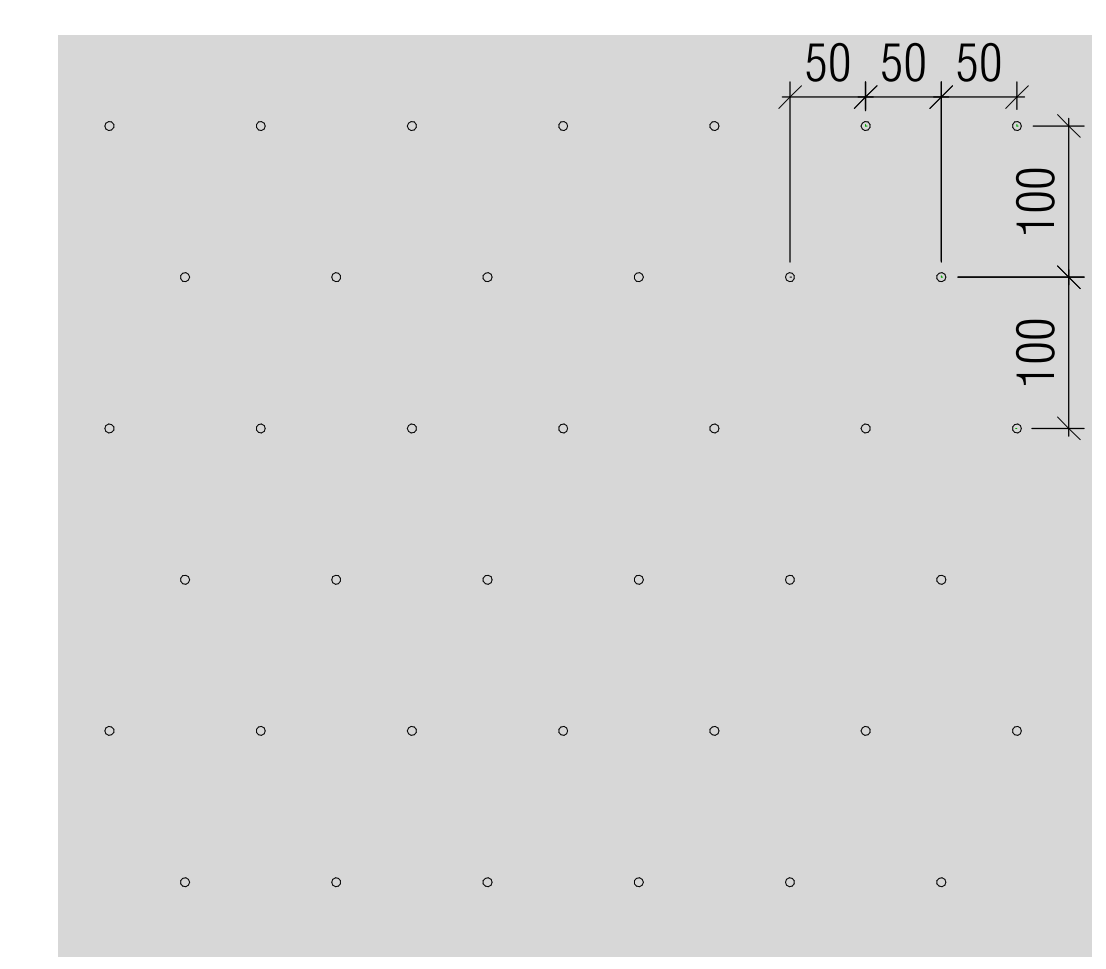
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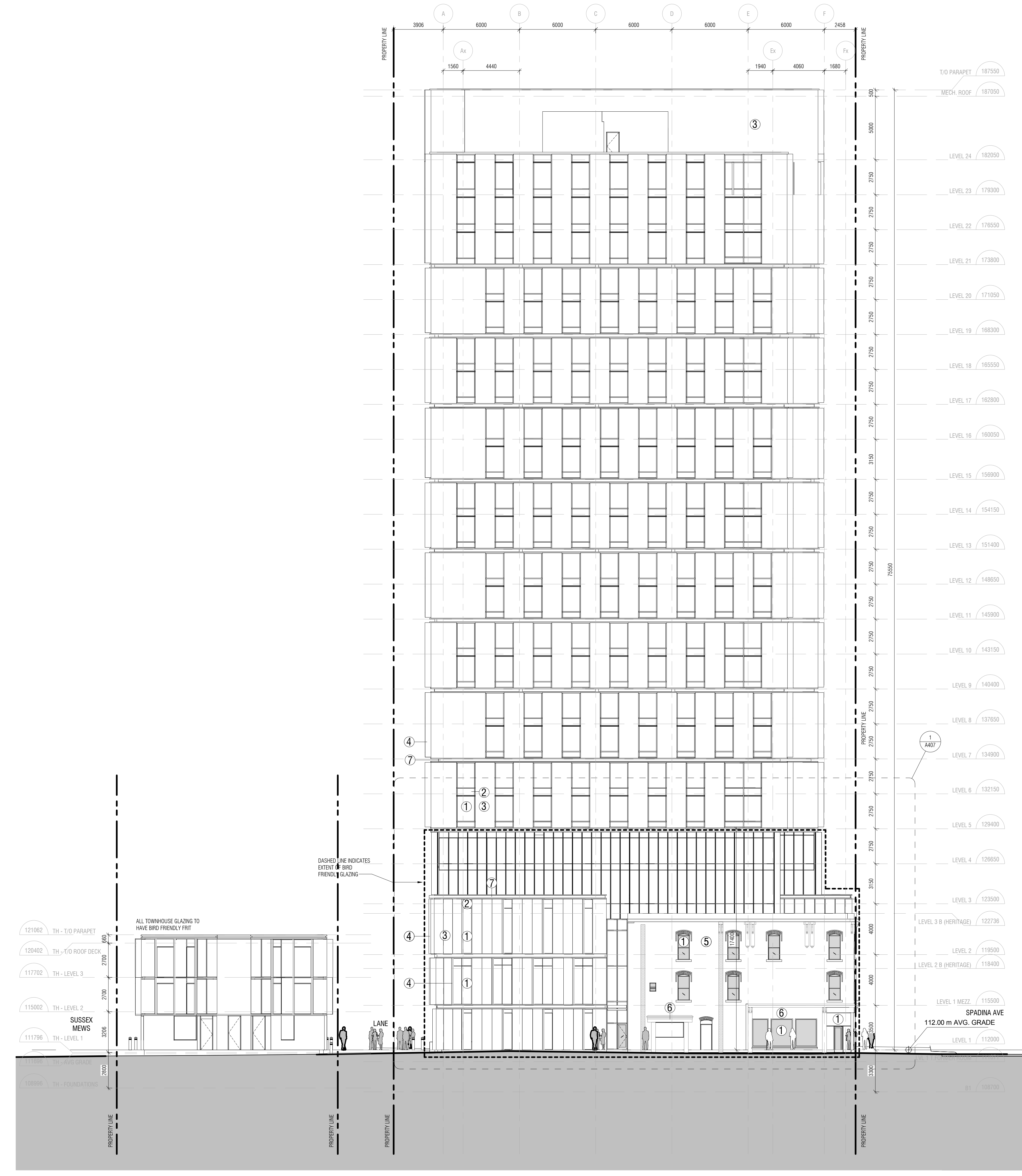


For further information, please visit www.toronto.ca/greendevelopment
 Within 12m of Grade

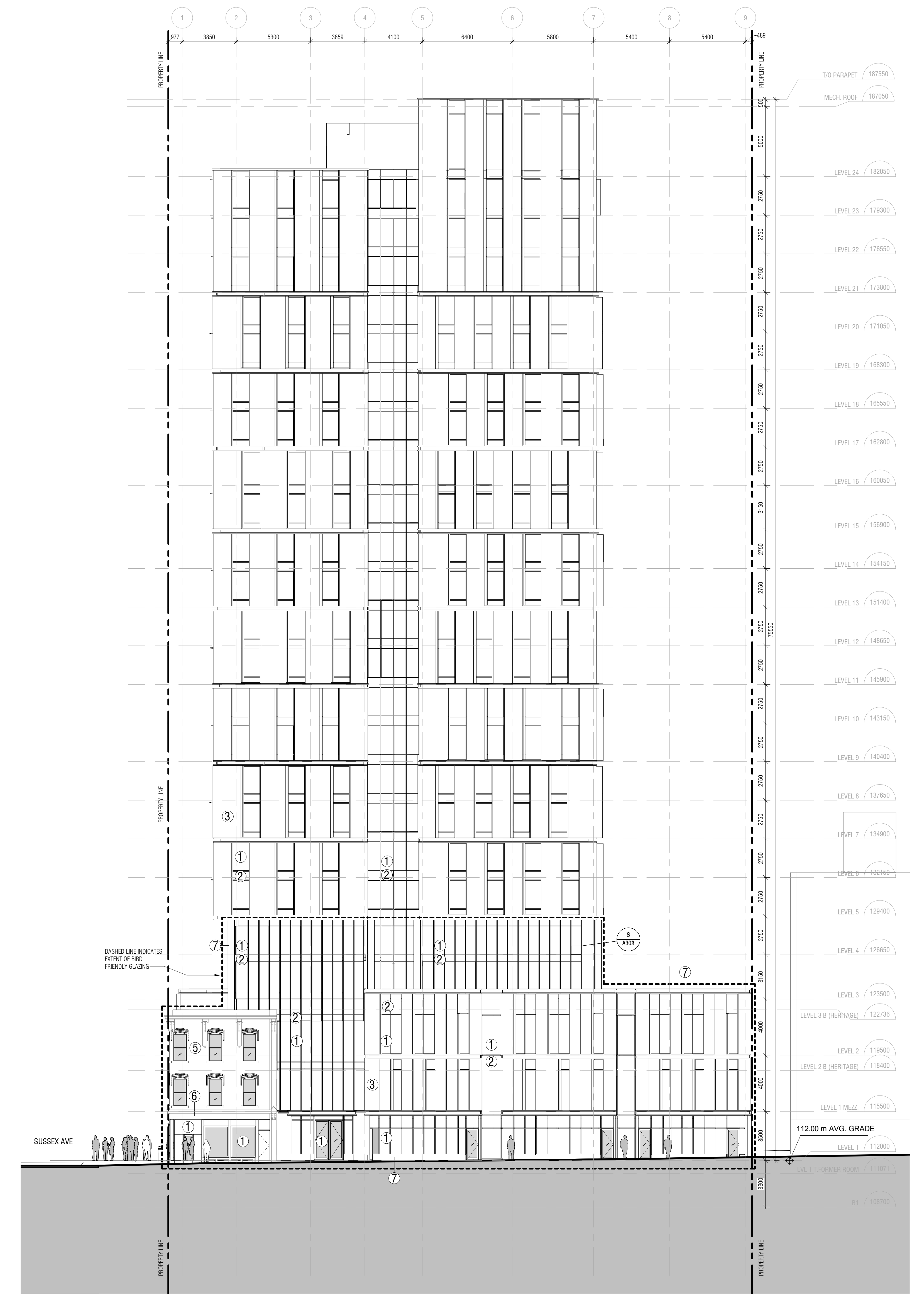
Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m ²)	Total Treated Area (%)
North	65	13	194	13		
East	323	64.6	493.8	64.6		
South	138	27.6	82.8	27.6		
West	153	30.6	91.8	30.6		
Totals (m ²)	679	135.8	407.4	135.8		
Totals (%)		20	60	20	679.25	100



3 BIRD FRIENDLY GLAZING PATTERN
 A301 1:5



2 SOUTH ELEVATION
 A301 1:150



1 EAST ELEVATION
 A301 1:150

ISSUED
 No. Date Description
 1 2016/05/24 ISSUED FOR ZONING BY-LAW AMENDMENT
 4 2018/12/17 ISSUED FOR SPA

- Material Legend
- ① Vision Glass
 - ② Spandrel Glass
 - ③ Masonry
 - ④ Precast
 - ⑤ Heritage Masonry
 - ⑥ Wood
 - ⑦ Aluminum

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ELEVATIONS

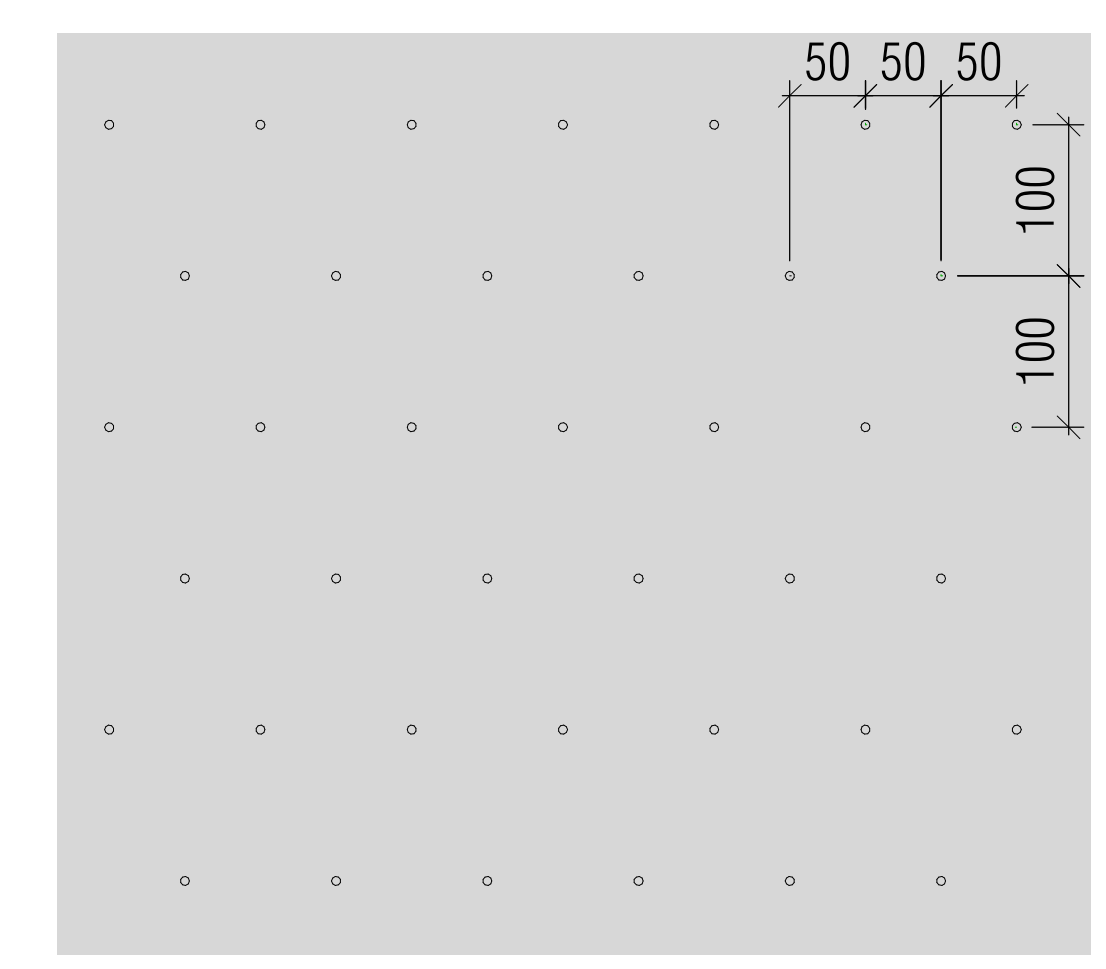
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 Project No: 1447
 Date: December 18th, 2018

A301



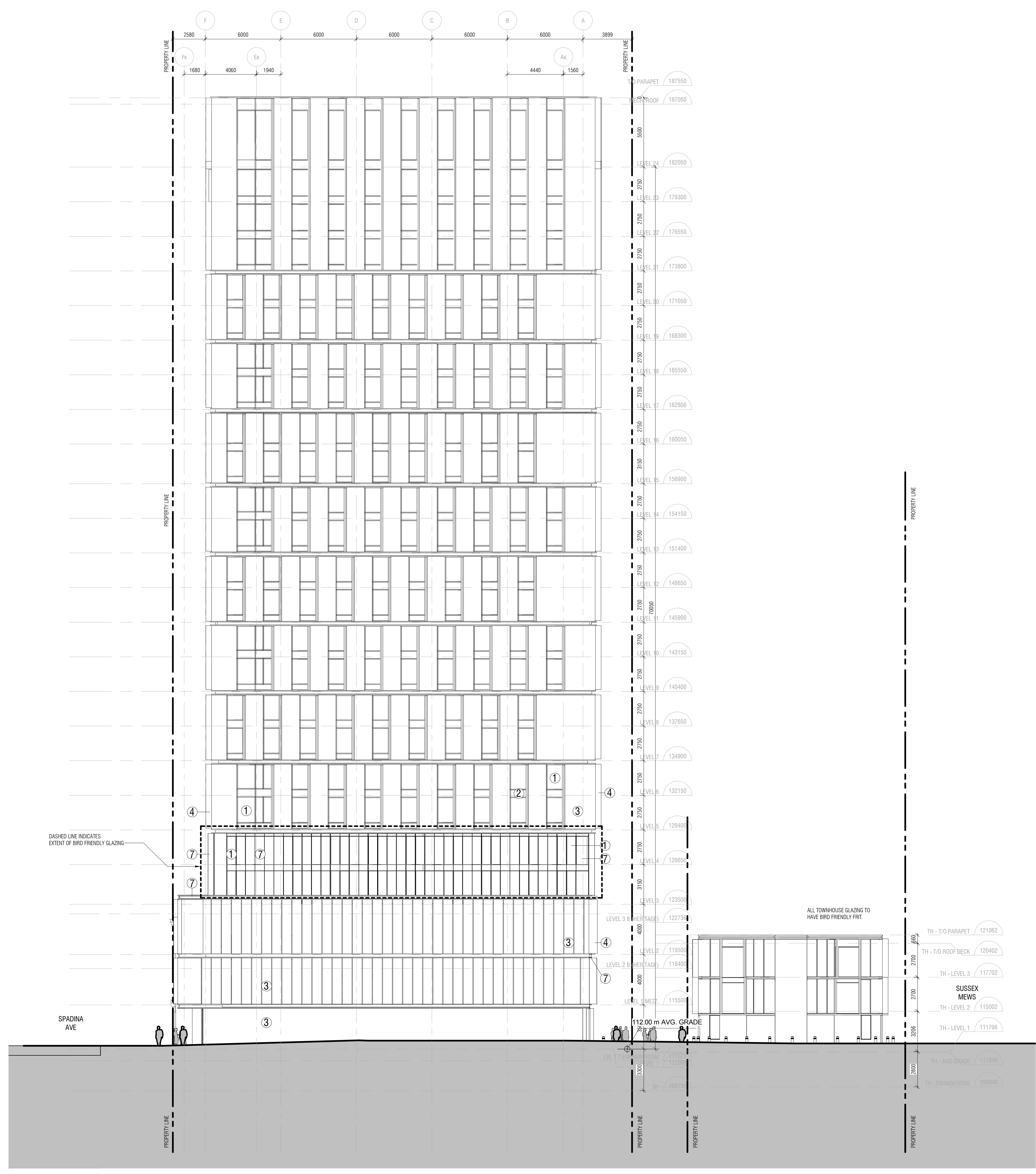
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 Within 12m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m ²)	Total Treated Area (%)
North	65	13	194	13		
East	323	64.6	493.8	64.6		
South	138	27.6	82.8	27.6		
West	153	30.6	91.8	30.6		
Totals (m ²)	679	135.8	407.4	135.8		
Totals (%)		20	60	20	679.25	100

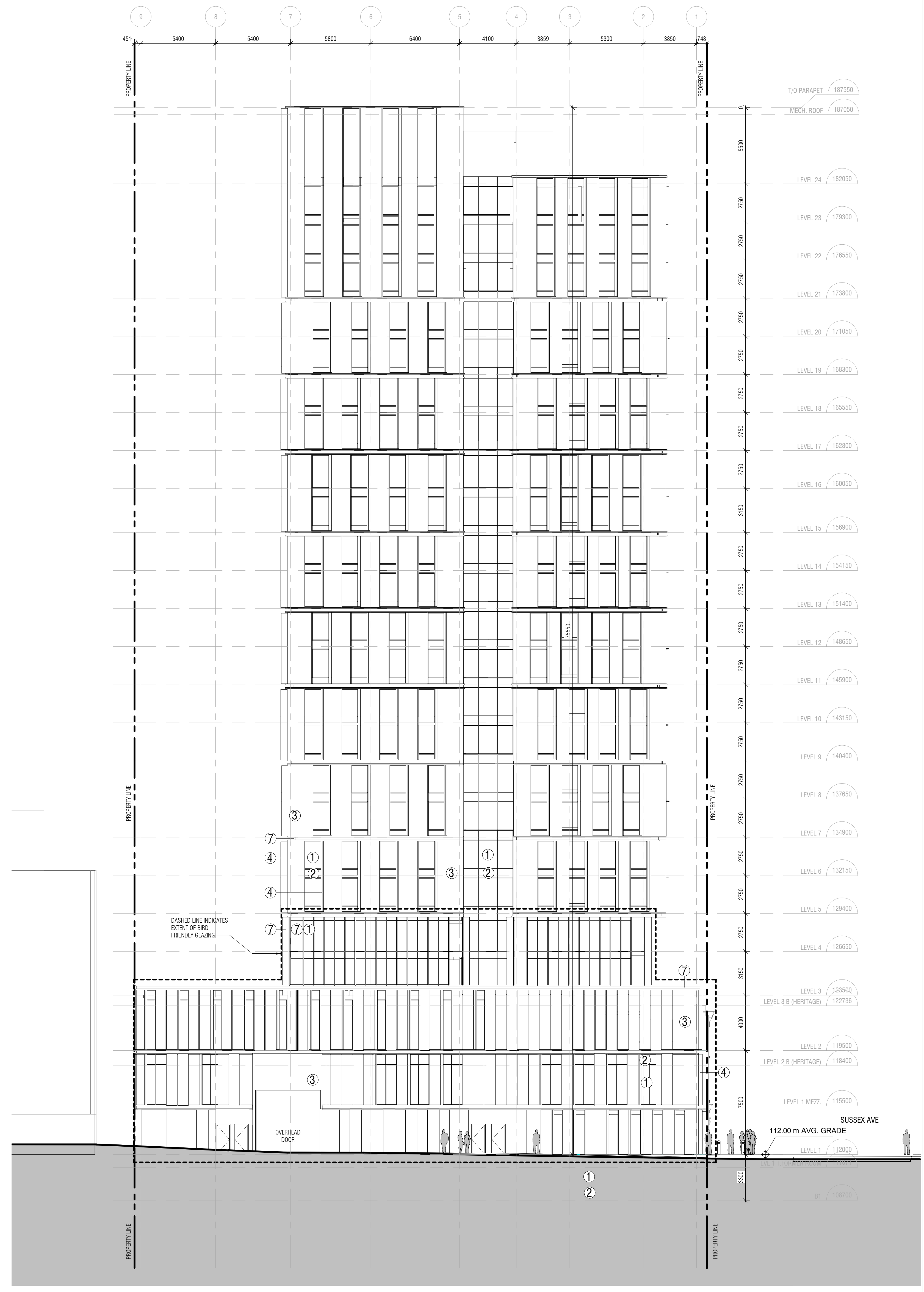


3 BIRD FRIENDLY GLAZING PATTERN Copy 1
 A302 1:15

ISSUED
 No. 1 Date 2016/06/24 Description ISSUED FOR ZONING BY-LAW AMENDMENT
 4 2018/12/17 ISSUED FOR SPA
 Material Legend



2 NORTH ELEVATION
 A302 1:150



1 WEST ELEVATION
 A302 1:150

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SPADINA AVE, TORONTO

ELEVATIONS

Scale: As indicated
 Project No: 1447
 Date: December 18th, 2018

A302

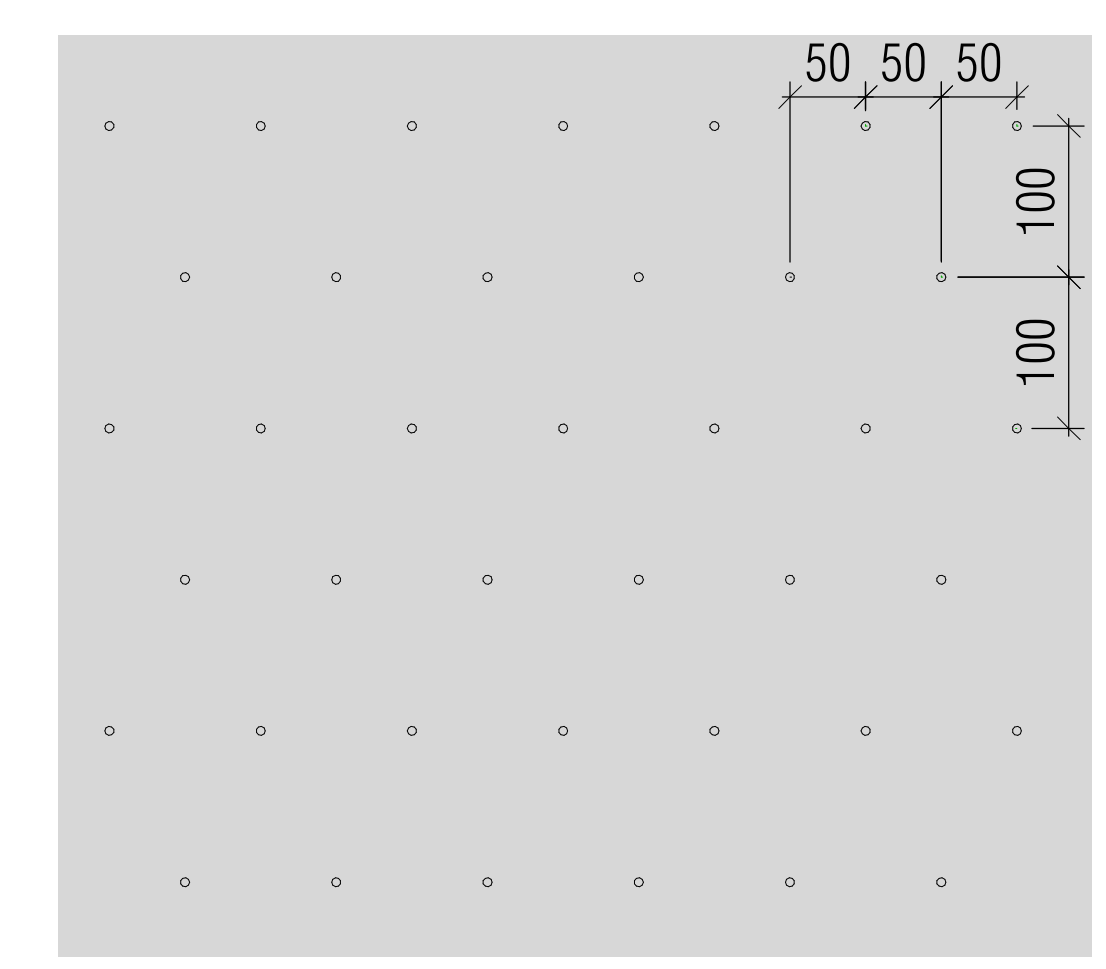
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Statistica Template - Toronto Green Standard Version 3.0
Bird Friendly Design

For further information, please visit www.toronto.ca/greendevlopment
 Within 12m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m ²)	Total Treated Area (%)
North	25	3.8	21.2	0		
East	72.3	20.6	51.7	0		
South	39.9	15.6	24.3	0		
West	69.5	20.6	48.9	0		
Totals (m ²)	206.7	60.6	146.1	0	206.7	
Totals (%)		29	71	0		100

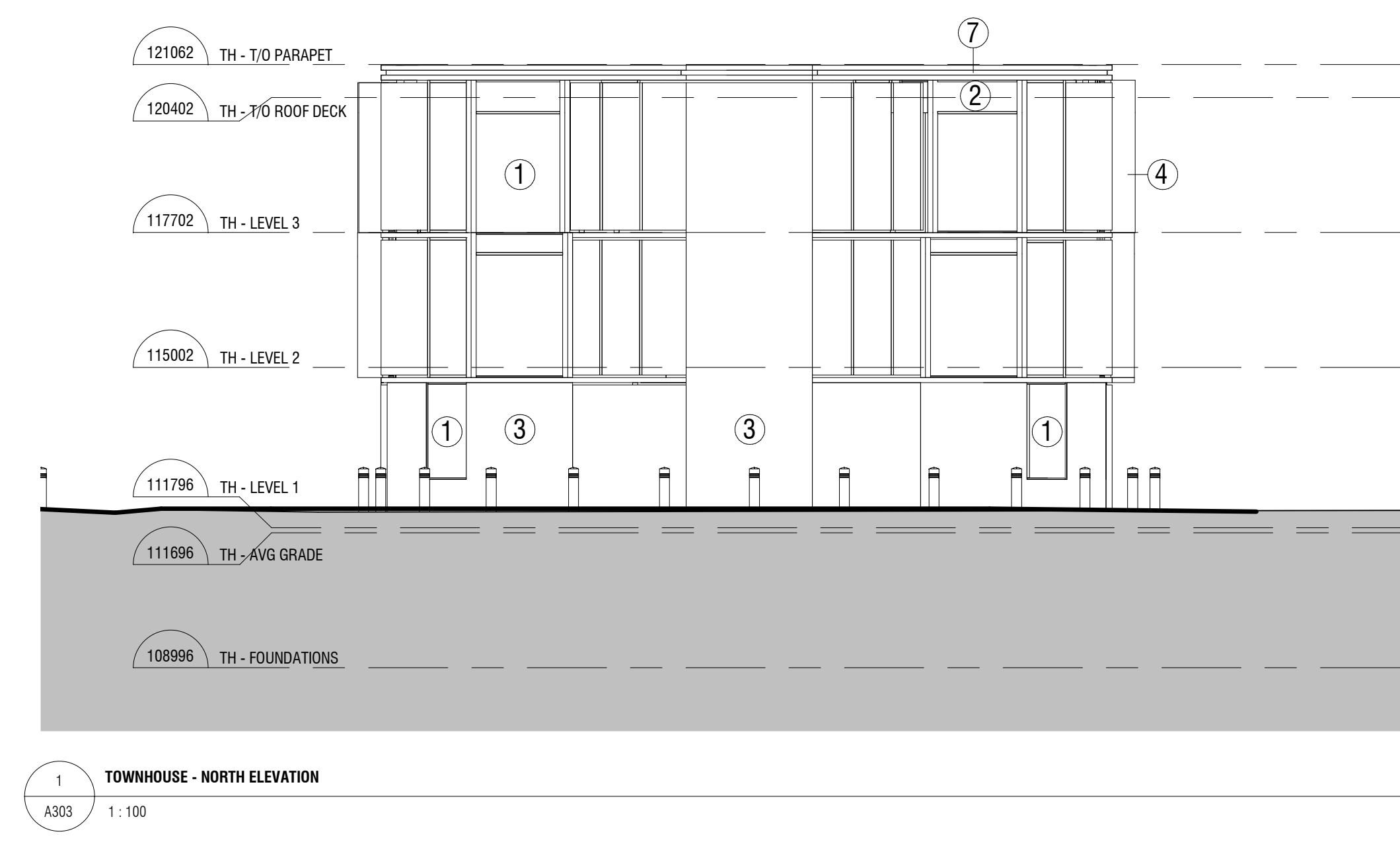


5 BIRD FRIENDLY GLAZING PATTERN Copy 2
 A303 1:5

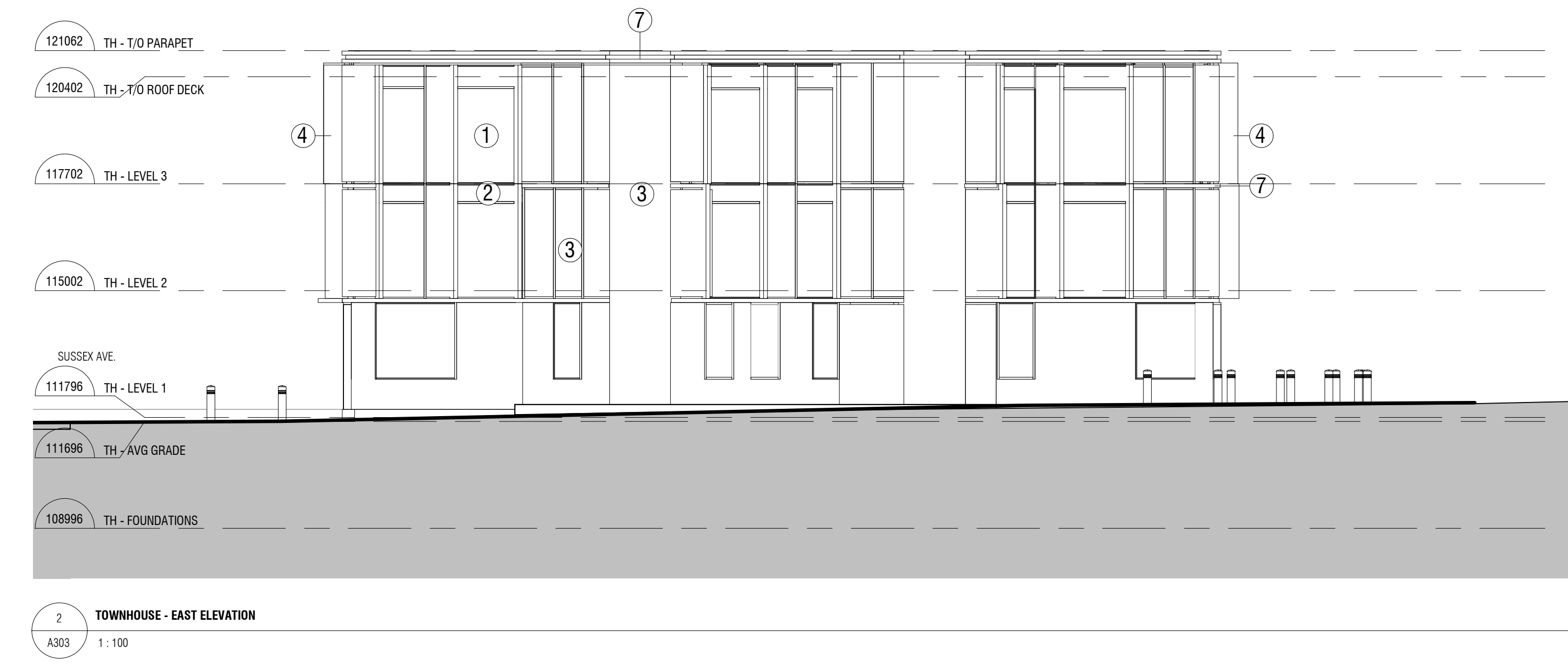
ISSUED

No.	Date	Description
1	2016/05/24	ISSUED FOR ZONING BY-LAW AMENDMENT
2	2016/09/24	ISSUED FOR HIR & RENT HS DEMONSTRATION APP
3	2016/09/27	ISSUED FOR HIR/RENT HS DEMONSTRATION APP 2
4	2018/12/17	ISSUED FOR SPA

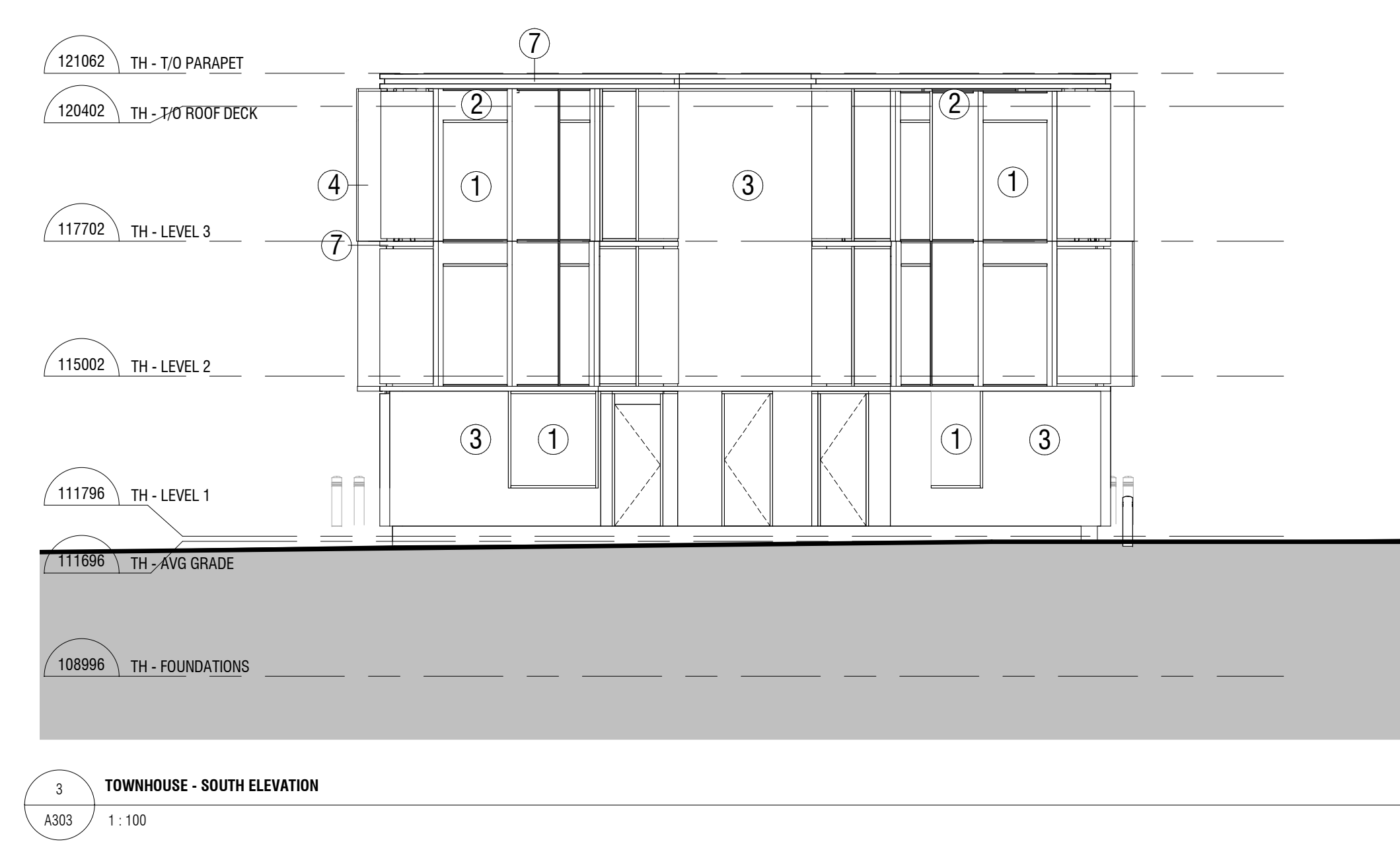
- Material Legend
- ① Vision Glass
 - ② Spandrel Glass
 - ③ Masonry
 - ④ Precast
 - ⑤ Heritage Masonry
 - ⑥ Wood
 - ⑦ Aluminum



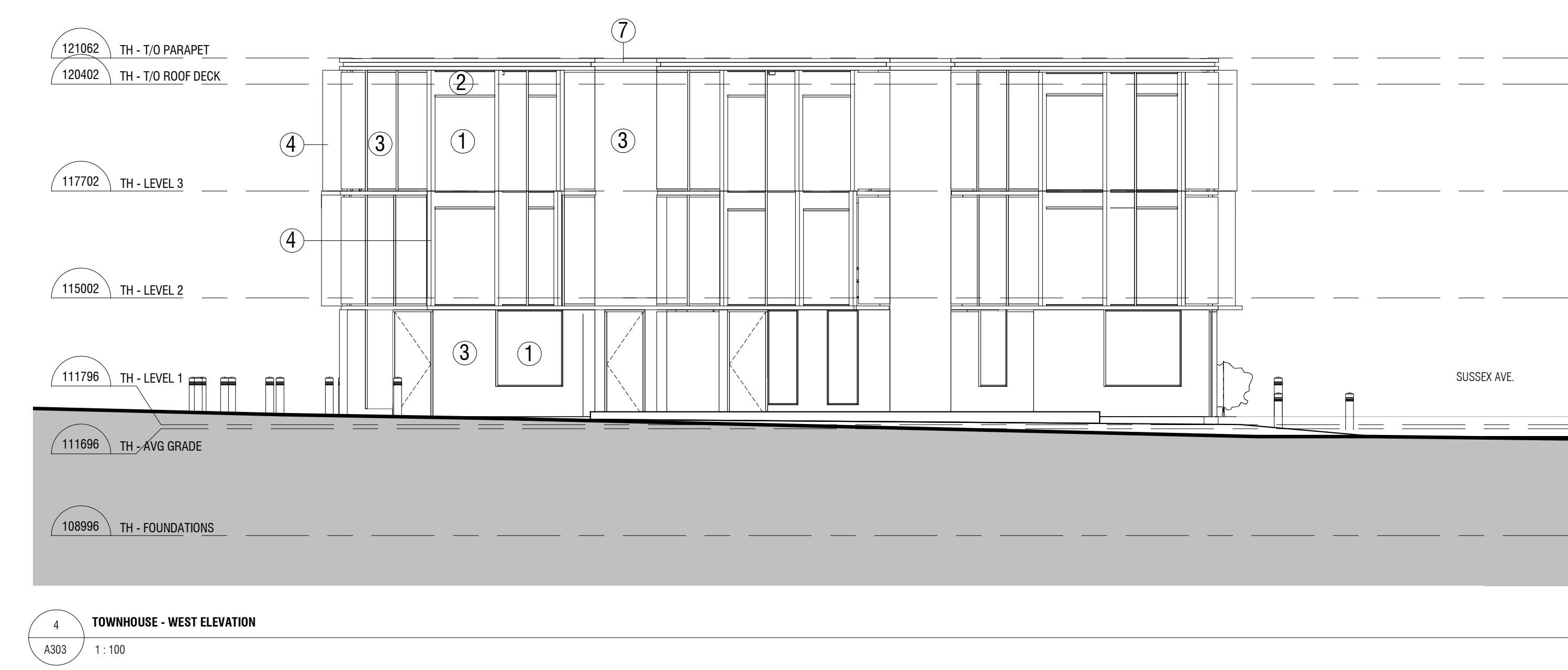
1 TOWNHOUSE - NORTH ELEVATION
 A303 1:100



2 TOWNHOUSE - EAST ELEVATION
 A303 1:100



3 TOWNHOUSE - SOUTH ELEVATION
 A303 1:100



4 TOWNHOUSE - WEST ELEVATION
 A303 1:100

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SPADINA AVE, TORONTO

TOWNHOUSE ELEVATIONS

Scale: As indicated
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A303

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1 PODIUM - EAST ELEVATION
 A311 1:50

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SPADINA AVE. TORONTO
 EAST ELEVATION - 1 TO 50

Scale: As indicated
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A311

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EAST FACADE ON SPADINA



EAST FACADE ON SPADINA



SOUTH EAST ON SPADINA

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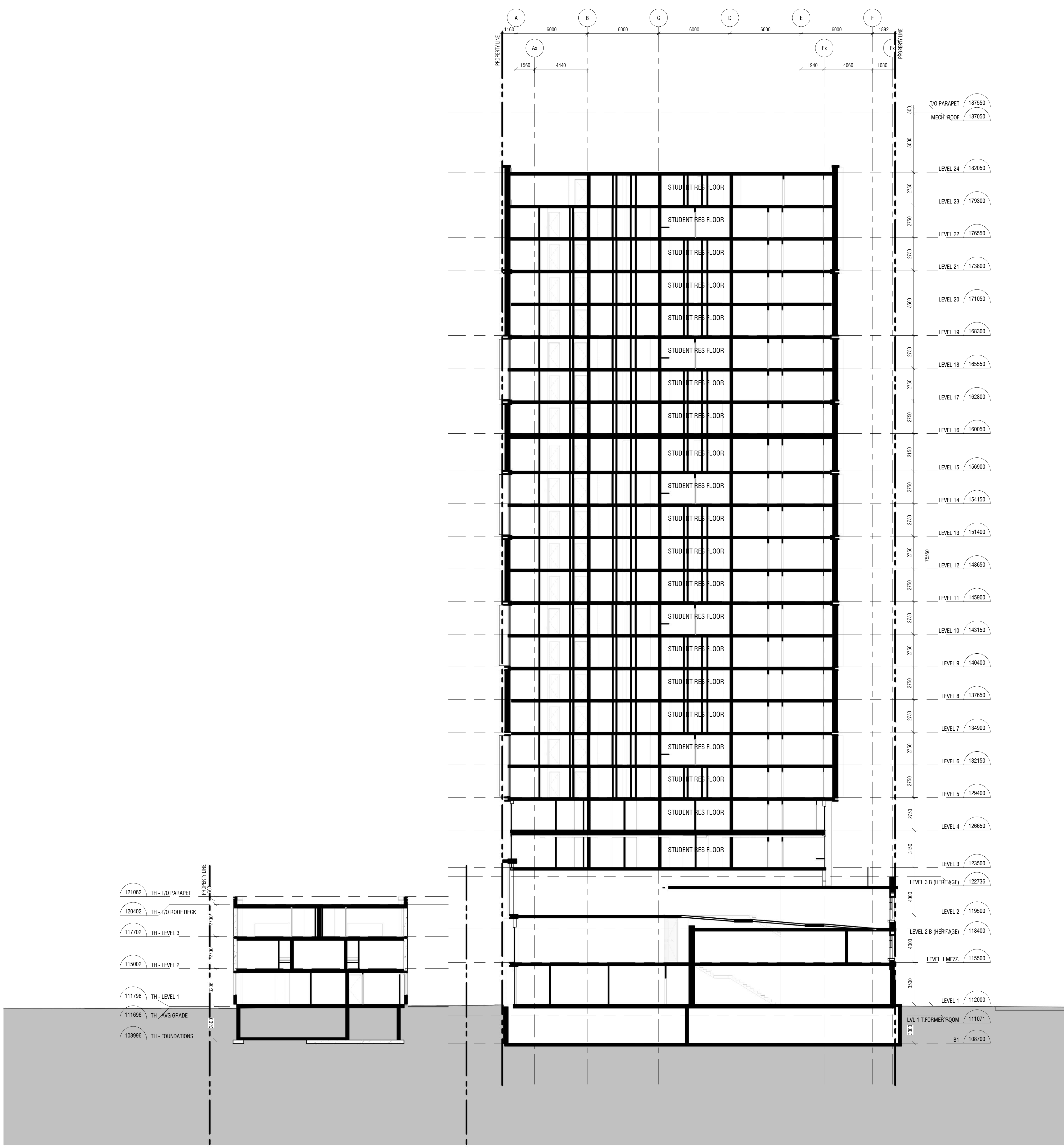
SPADINA AVE, TORONTO

BUILDING PERSPECTIVES

Scale:
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4	2018/12/17	ISSUED FOR SPA



Section A
 1/150

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SPADINA AVE, TORONTO

BUILDING SECTIONS

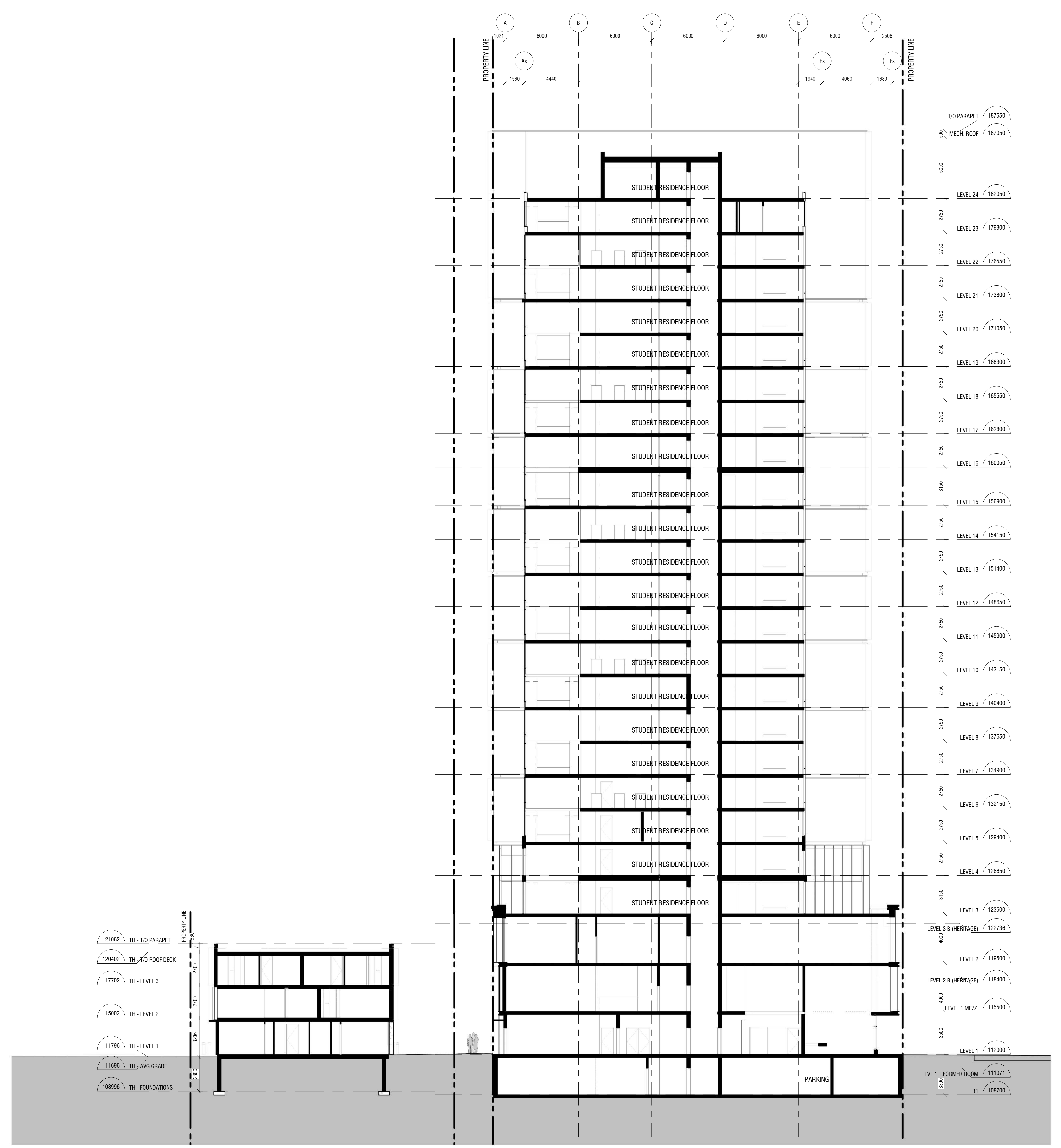
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1 Section B
 A402 1:150

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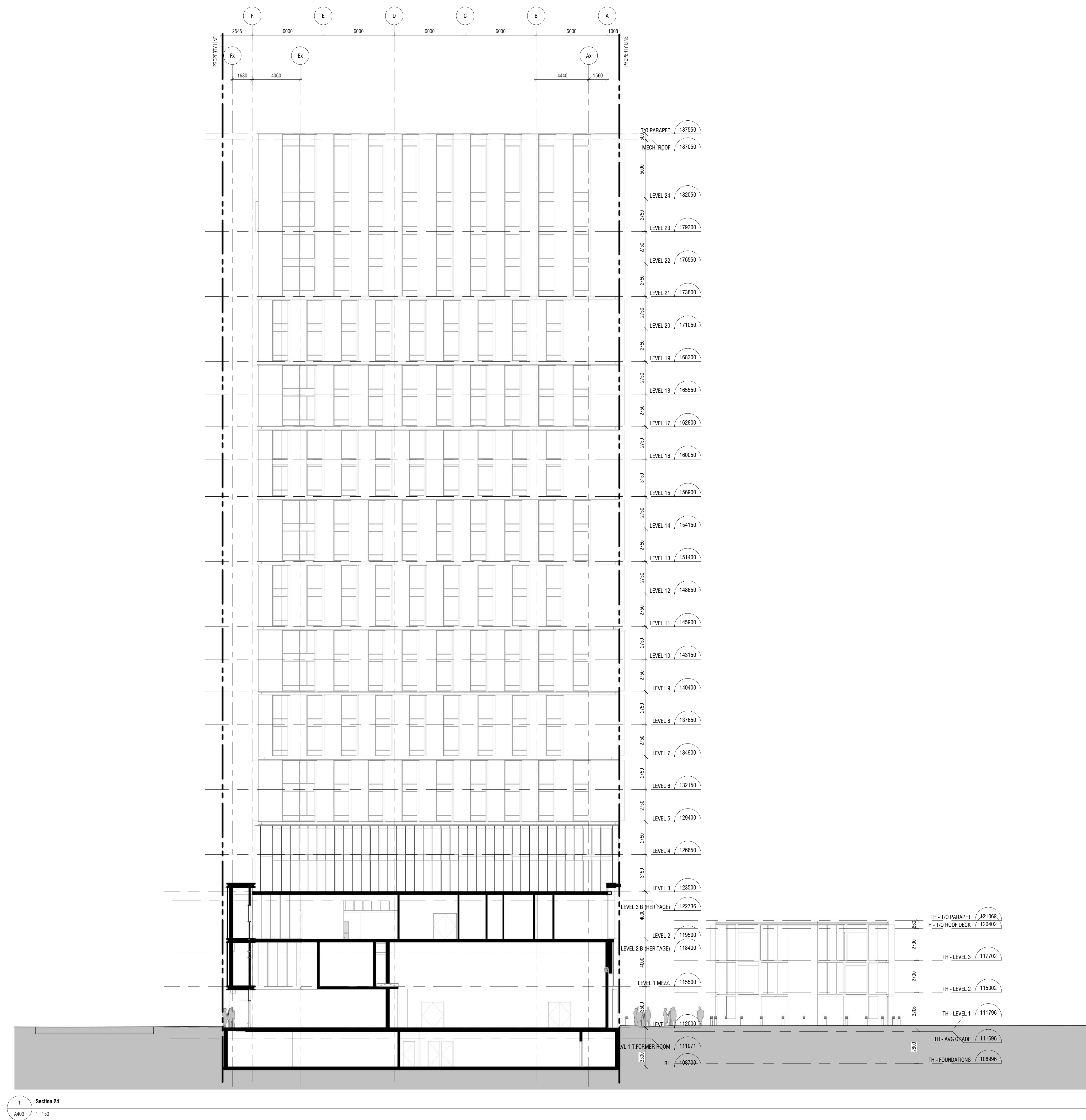
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BUILDING SECTIONS

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A402

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1 Section 24
A400 1:150

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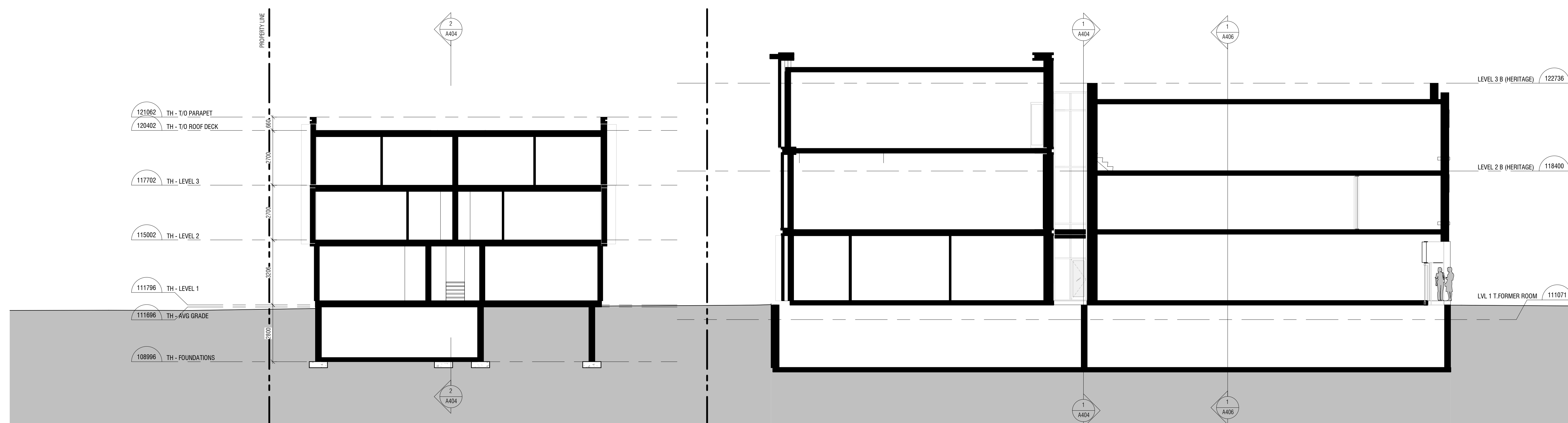


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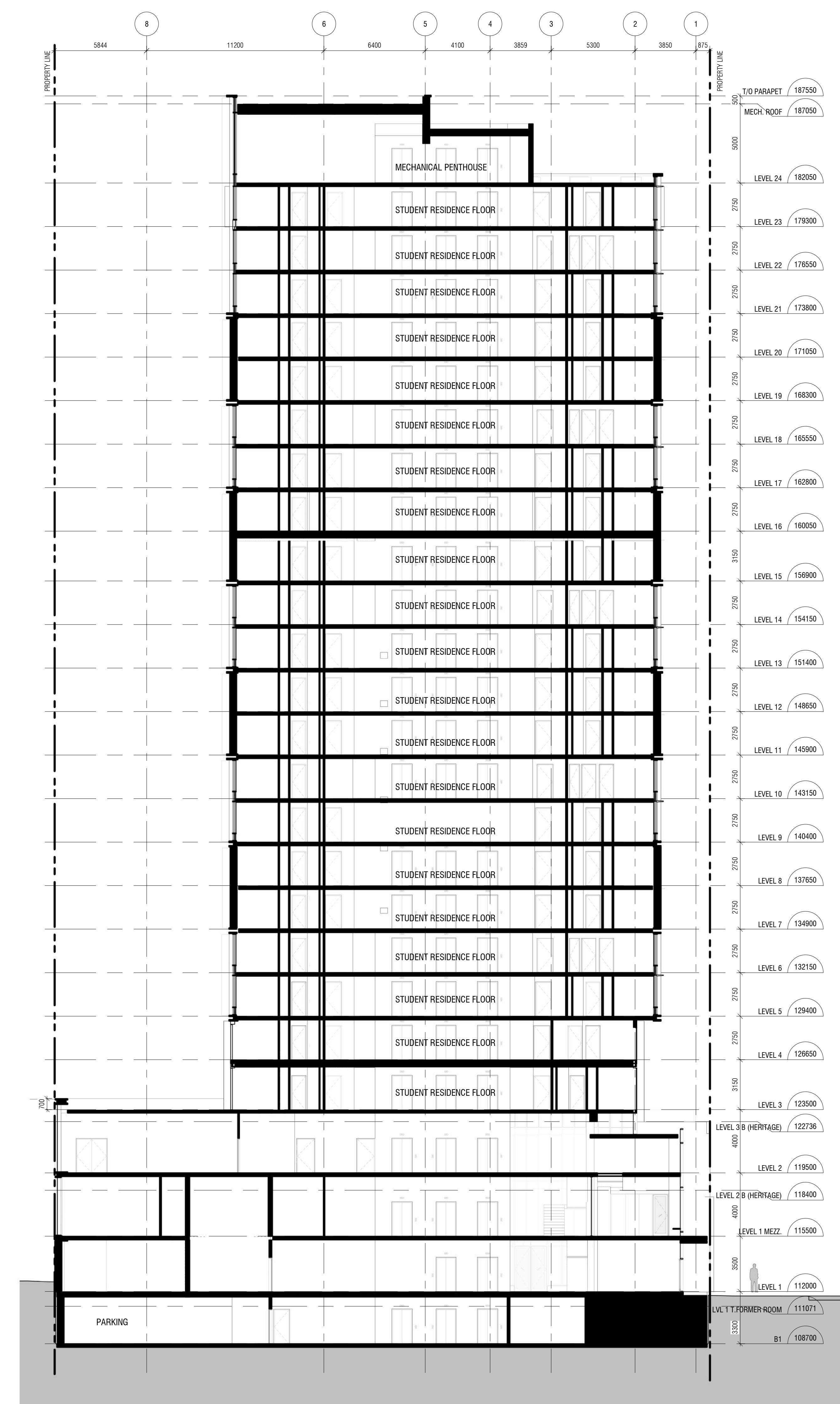
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BUILDING SECTIONS

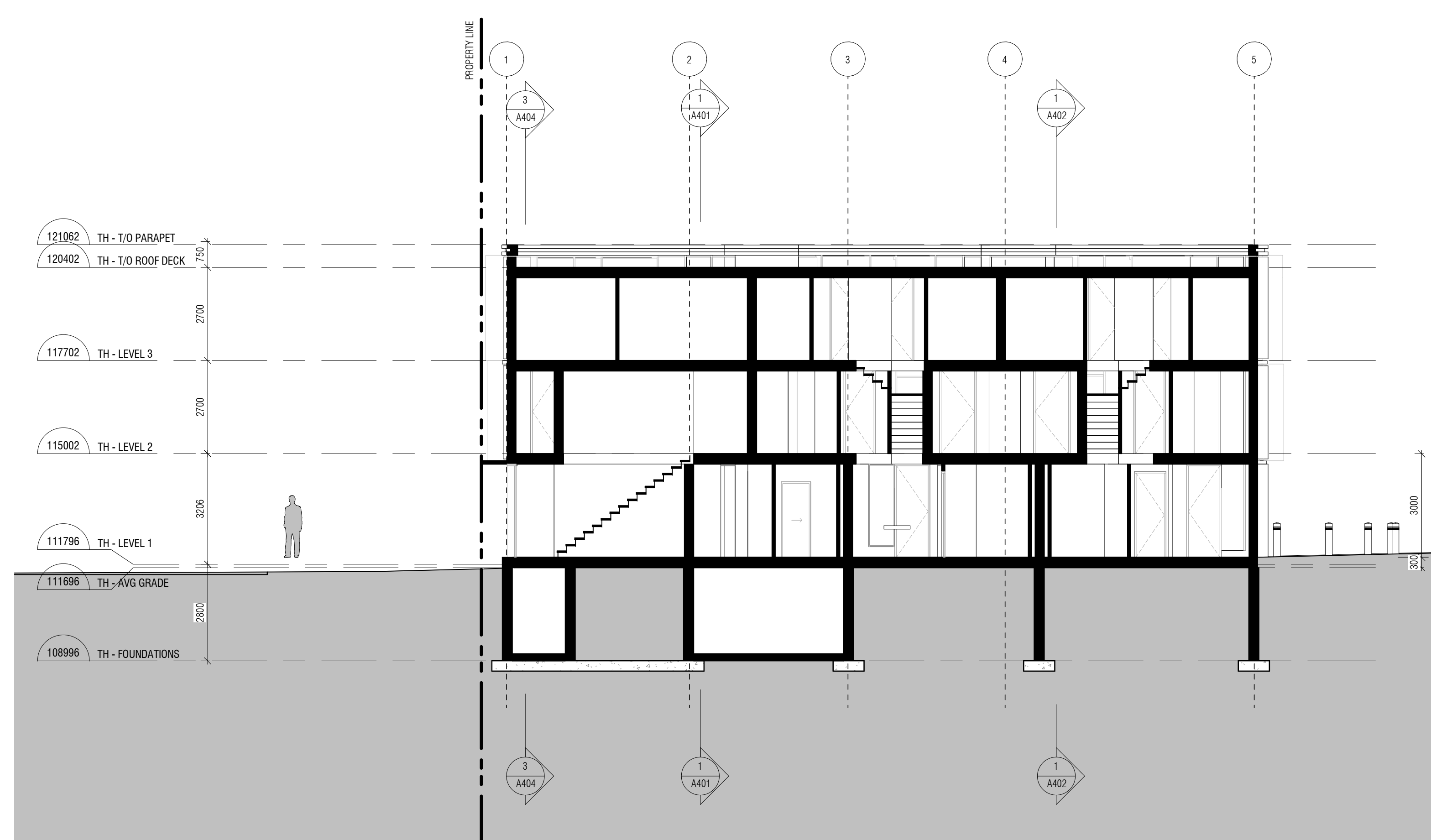
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3 SECTION - TOWNHOUSE TRANSVERSE
A404 1:100



1 Section 22
A404 1:150



2 SECTION - TOWNHOUSE LONGITUDINAL
A404 1:100

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BUILDING SECTIONS

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