

SPADINA SUSSEX STUDENT RESIDENCES



CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 SHEET SCALE DRAWING.
 ALL DIMENSIONAL SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE STORED AND KEPT IN THE OFFICE OF THE ARCHITECT.
 DIMENSIONS AND RELATED DOCUMENTS ARE PART OF AN ARCHITECT'S RESPONSIBILITIES WITHOUT THE WRITER.
 PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

No.	Date	Description
1	2016/05/24	ISSUED FOR ZONING BY-LAW AMENDMENT
2	2016/08/24	ISSUED FOR HR & RENT HS DEMONSTRATION APP
3	2016/09/27	ISSUED FOR HR & RENT HS DEMONSTRATION APP 2
4	2018/12/17	ISSUED FOR SPA

Diamond Schmitt Architects

Architect:
Diamond Schmitt Architects
 384 Adelaide Street West, #100
 Toronto, Ontario
 Canada, M5V 1R7

counterpoint ENGINEERING

Civil Engineer:
Counterpoint Engineering
 8395 Jane Street, Suite 100,
 Vaughan, ON
 L4K 5Y2, Canada
 (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

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 100, Toronto, Canada, M5V 1R7
 Tel: 416 962 8800 Fax: 416 962 3008 info@dsai.ca www.dsai.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

COVER PAGE

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

A000

Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.
 For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
 For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
 For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	18,318
Breakdown of project components (m ²)	
Residential	17,882
Retail	436
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	221

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	2	2	100
Number of parking spaces dedicated for priority LEV parking	0	0	-
Number of parking spaces with EVSE	0	0	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	238	238	100
Number of long-term bicycle parking spaces (all other uses)	-	-	-
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	-	-	-
b) second storey of building	-	-	-
c) first level below-ground	-	238	100
d) second level below-ground	-	-	-
e) other levels below-ground	-	-	-



Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	39	39	100
Number of short-term bicycle parking spaces (all other uses)	-	-	-
Number of male shower and change facilities (non-residential)	-	-	-
Number of female shower and change facilities (non-residential)	-	-	-

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ²)	402.4	354	88%

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	39	39	100%

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)	798	798	100%
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)	399	798	100%

Area of non-roof hardscape treated with: (indicate m ²)	Required	Proposed	Proposed %
a) high-albedo surface material		798	
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75% non-residential only)	75	0	0

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)	1276	-	-
Available Roof Space provided as Green Roof (m ²)	765.75	765.75	60
Available Roof Space provided as Cool Roof (m ²)	0	0	0
Available Roof Space provided as Solar Panels (m ²)	0	0	0

Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)			
Landscaped site area planted with drought-tolerant plants (minimum 50% (m ² and %) (if applicable)	36	72	100%

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)	2213.13	-	-
Total Soil Volume (40% of the site area + 66 m ² x 30 m ²)	402.4	354	88%
Total number of planting areas (minimum of 30m ² soil)	13	11	
Total number of trees planted		11	
Number of surface parking spaces (if applicable)	3	3	100%
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	1	3	300%

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants	2	5	
Total number of native plants and % of total plants (min.50%)	2	5	100%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)	679.25	679.25	100%
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)	679.25	679.25	100%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		136	20%
b) Visual markers		407	60%
c) Shading		136	20%

Statistics Template - Toronto Green Standard Version 3.0
Low Rise Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.
 For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area (m ²)	1010
Total number residential units	10

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		586	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)	293	586	100%
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material		586	
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)	0	-	-
Available Roof Space provided as Green Roof (m ²)	-	-	-
Available Roof Space provided as Cool Roof (m ²)	311	311	100
Available Roof Space provided as Solar Panels (m ²)	-	-	-

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)		53	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ²) (if applicable)	27	53	100%

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)		951	
Total Soil Volume (40% of the site area + 66 m ² x 30 m ²)	150	60	40%
Total number of planting areas (minimum of 30m ² soil)	5	2	



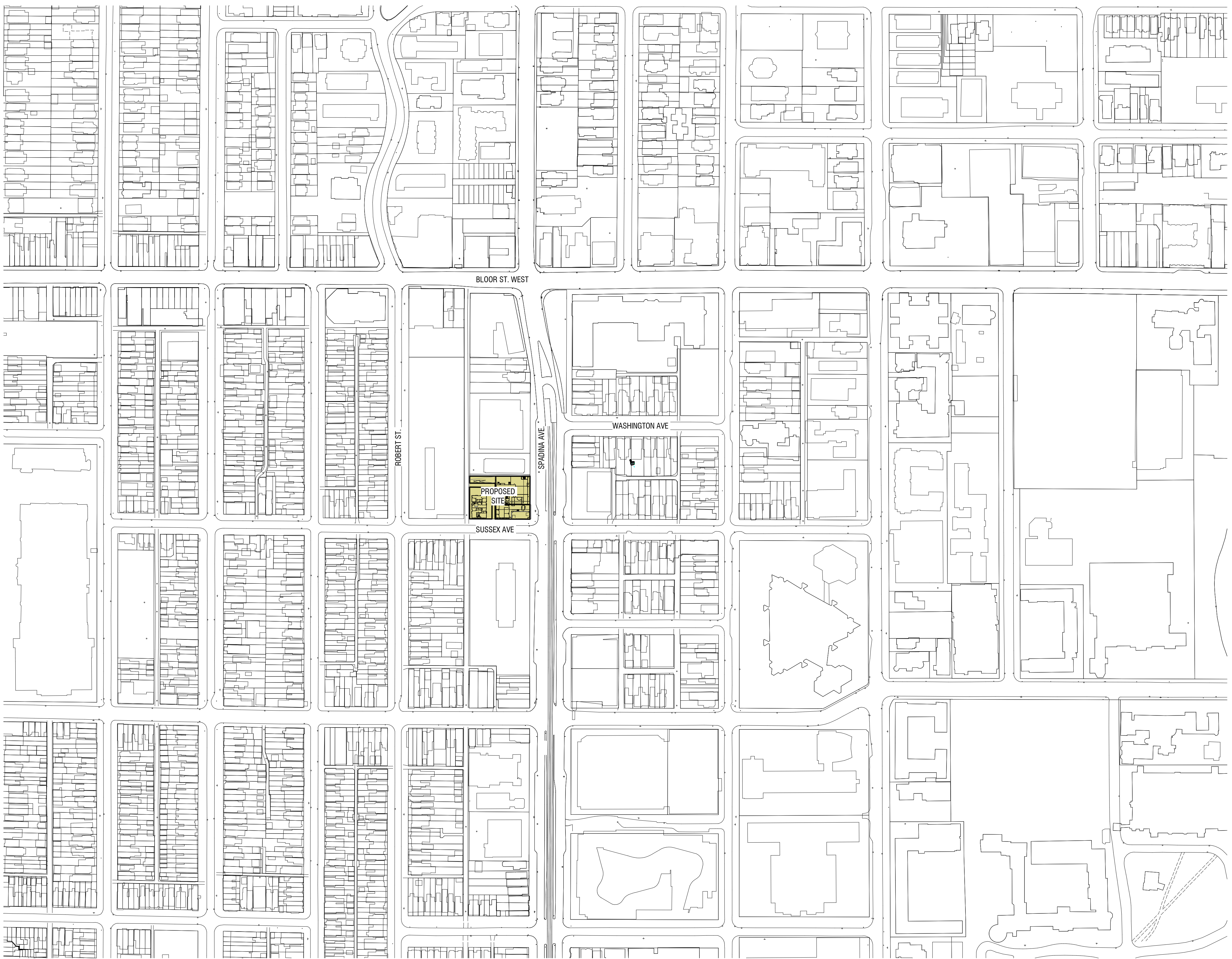
Statistics Template - Toronto Green Standard Version 3.0
Low Rise Residential Development

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total number of trees planted	5	2	40%
Number of surface parking spaces (if applicable)	-	-	-
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	-	-	-

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		3	
Total number of native plants and % of total plants planted (minimum 50%)	2	3	100%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)	206.7	206.7	100%
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)	206.7	206.7	100%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		60.6	29%
b) Visual markers		146.1	71%
c) Shading	0	-	-

ISSUED	No.	Date	Description
	1	2016/06/24	ISSUED FOR ZONING BYLAW AMENDMENT
	2	2016/08/24	ISSUED FOR HR & RENT HS DEMO/APP
	3	2016/09/22	ISSUED FOR HR&RENT HS DEMO/APP 2
	4	2018/12/17	ISSUED FOR SPA



CONTEXT PLAN
 A001 1:2000

BUILDING STATISTICS SUMMARY	REQUIRED	PROPOSED
ZONING BYLAW 438-86		569-2013
STATISTICS (TOWER AND TOWNHOUSES COMBINED)		
SITE AREA - TOTAL (m ²)	2,214.4	2,214.4
TOTAL GFA (m ²)	17,727.0	18,122.0
FSI/DENSITY	8.01	8.18
STATISTICS (TOWER ONLY)		
PROPOSED ZONING DESIGNATION		CR
SITE AREA - TOWER (m ²)	1,557.2	1,557.2
AVERAGE GRADE - (GEODETIC HEIGHT)	112.0 m	112.0 m
BUILDING HEIGHT (INCLUDING MECHANICAL PENTHOUSE)	79.25 m	79.25 m
FSI/DENSITY	10.88	10.76
PROPOSED RESIDENTIAL GFA (m ²)		
BASEMENT LEVEL	119.5	119.5
LEVEL 1	643.4	643.4
LEVEL 1 MEZZ.	1,072.7	1,255.4
LEVEL 2	1,227.9	1,253.2
LEVEL 3	663.0	678.1
LEVEL 4	664.2	679.3
LEVEL 5-3	13,989.0	14,275.6
MECH. PH. FLOOR	0.0	0.0
TOTAL RESIDENTIAL GFA (EXCLUDING REQUIRED AMENITY SPACE PROVIDED)	17,357.1	17,882.0
PROPOSED NON-RESIDENTIAL GFA (m ²)		
RETAIL		
LEVEL 1	436.6	436.6
TOTAL NON-RESIDENTIAL GFA	436.6	436.6
TOTAL GFA EXCLUDING REQUIRED AMENITY SPACE PROVIDED (m ²)	17,793.7	18,318.6
UNIT COUNT		
1 BEDROOM UNIT		33
2 BEDROOM UNIT		155
4 BEDROOM UNIT		42
TOTAL NUMBER UNITS		230
INTERIOR AMENITY SPACE (REQUIRE 2m ² PER BED AT 511 BEDS)	1022	2432.4
EXTERIOR AMENITY SPACE (REQUIRE 2m ² PER BED AT 511 BEDS)	1022	NONE
STATISTICS (TOWNHOUSES ONLY)		
PROPOSED ZONING DESIGNATION		CR
SITE AREA - TOWNHOUSES (m ²)	657.2	657.2
AVERAGE GRADE - (GEODETIC HEIGHT)	112.0 m	112.0 m
BUILDING HEIGHT	12.2m	12.2m
FSI/DENSITY	1.54	1.54
TOTAL GFA (m ²)	1010.0	1010.0
UNIT COUNT		
1 BEDROOM UNIT		1
2 BEDROOM UNIT		9
3 BEDROOM UNIT		0
RENTAL REPLACEMENT - 1 BEDROOM UNIT		0
RENTAL REPLACEMENT - 2 BEDROOM UNIT		0
TOTAL NUMBER UNITS		10
INTERIOR AMENITY SPACE	24	NONE
EXTERIOR AMENITY SPACE	24	NONE
AUTOMOBILE PARKING (TOWER AND TOWNHOUSES)		
TOTAL	SEE TRAFFIC REPORT	2 VEHICLE SPACES
BICYCLE PARKING (TOWER AND TOWNHOUSES)		
LONG TERM BICYCLE PARKING		
RESIDENTIAL		
24 STOREY TOWER	221	221
3 STOREY TOWNHOUSES	11	11
TOTAL RESIDENTIAL	232	232
ALL OTHER USES		
RETAIL	1	6
TOTAL LONG TERM BIKE PARKING	233	238
SHORT TERM BICYCLE PARKING		
RESIDENTIAL		
23 STOREY TOWER	25	25
3 STOREY TOWNHOUSES	2	2
TOTAL RESIDENTIAL	26	27
ALL OTHER USES		
RETAIL	5	9
TOTAL ALL OTHER USES	5	9
LOADING SPACES (TOWER AND TOWNHOUSES)	REQUIRED	1 TYPE G
RESIDENCE		1 TYPE G
TOWNHOUSES	0	6
RETAIL	0	0

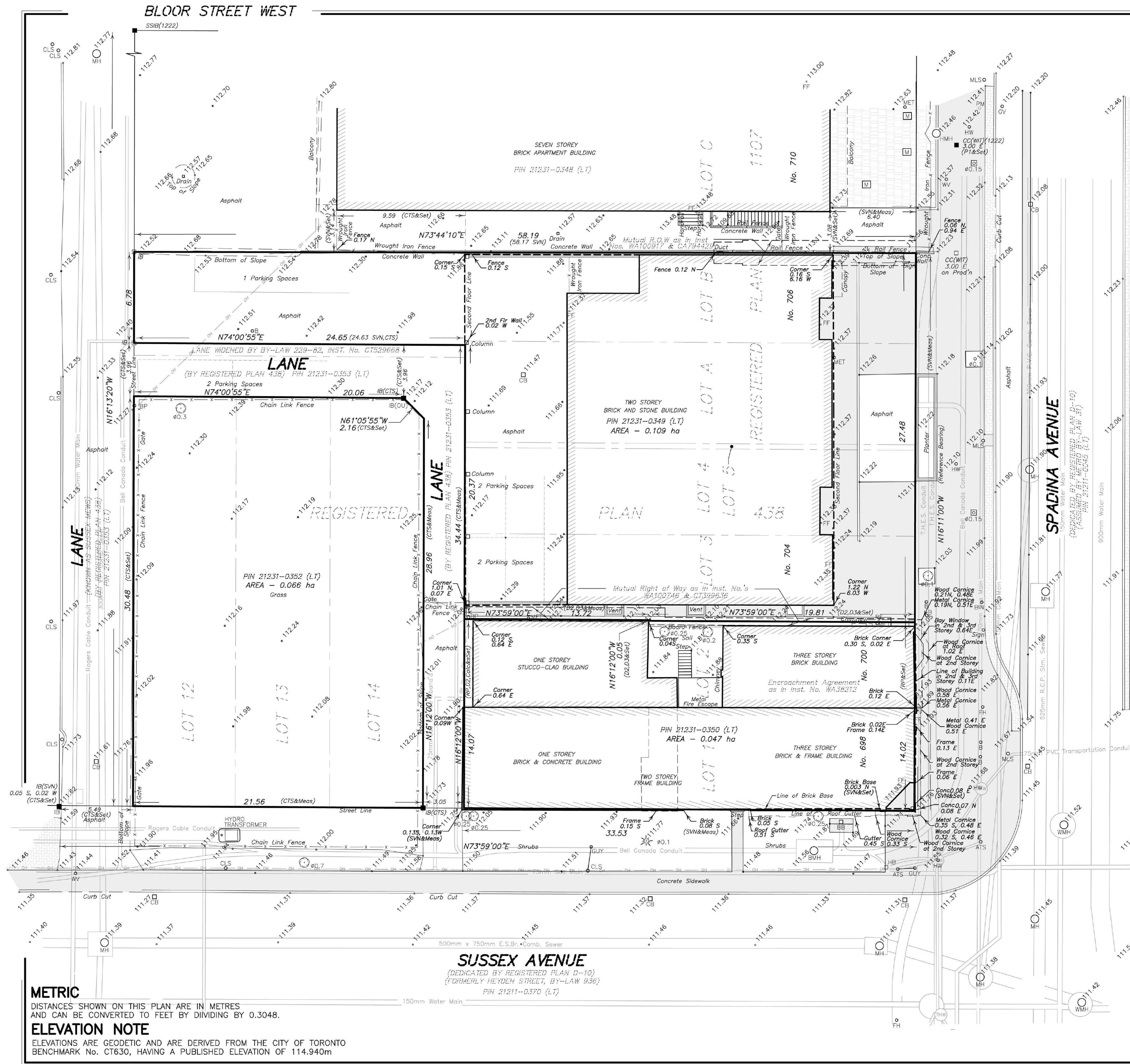
Diamond Schmitt Architects
 381 Adelaide Street West, Suite 1900, Toronto, Canada, M5V 1R7
 Tel: 416 862 8800 Fax: 416 862 5008 info@diamondschmitt.com www.diamondschmitt.com

1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018

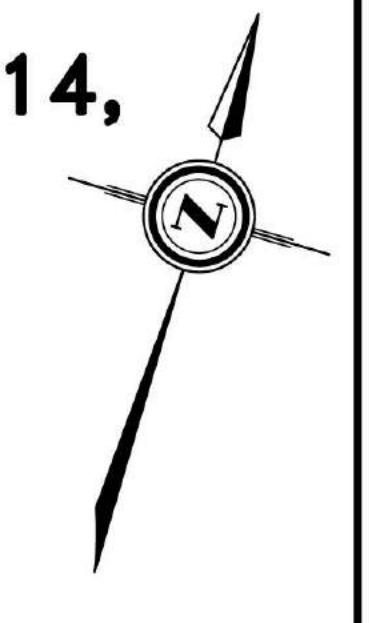
SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

STATISTICS AND CONTEXT PLAN

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 SURVEYS
		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
BIN		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
○		DECIDUOUS TREE
✱		CONIFEROUS TREE
□		CONCRETE
□		FLAGSTONE
□		METAL
□		BRICK

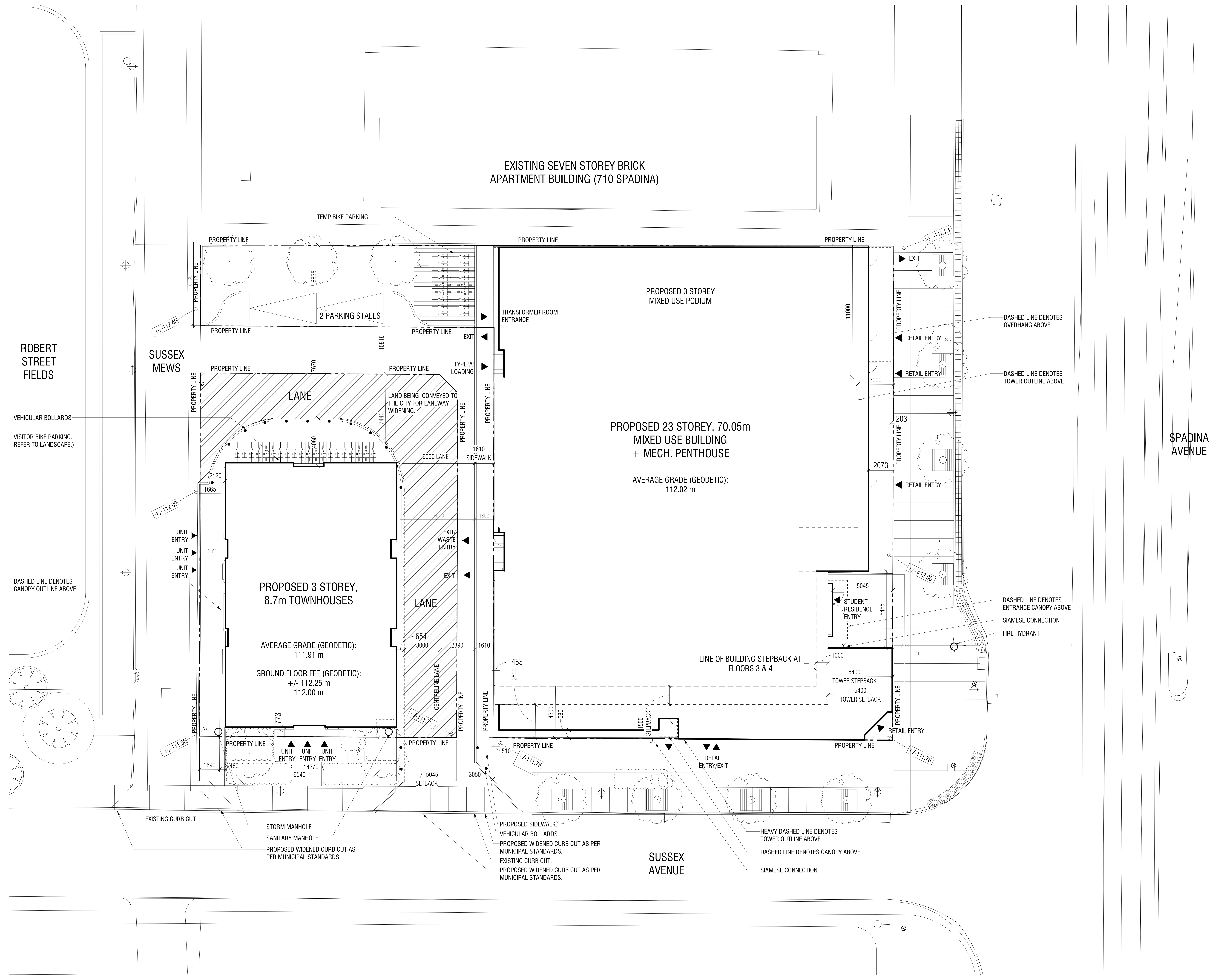
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON JANUARY 29, 2015.
 DATE: FEBRUARY 10, 2015
 LES RUDNICKY
 ONTARIO LAND SURVEYOR

	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

No.	Date	Description
1	2016/05/24	ISSUED FOR ZONING BYLAW AMENDMENT
2	2016/09/24	ISSUED FOR HR & RENT HS DEMONSTRATION APP
3	2016/09/27	ISSUED FOR HRA/RENT HS DEMONSTRATION APP 2
4	2018/12/17	ISSUED FOR SPA



Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 862 8800 Fax: 416 862 3008 info@diamondschmitt.com www.diamondschmitt.com
 1447 Spadina, Susseck
 Submission to City for Permit
 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

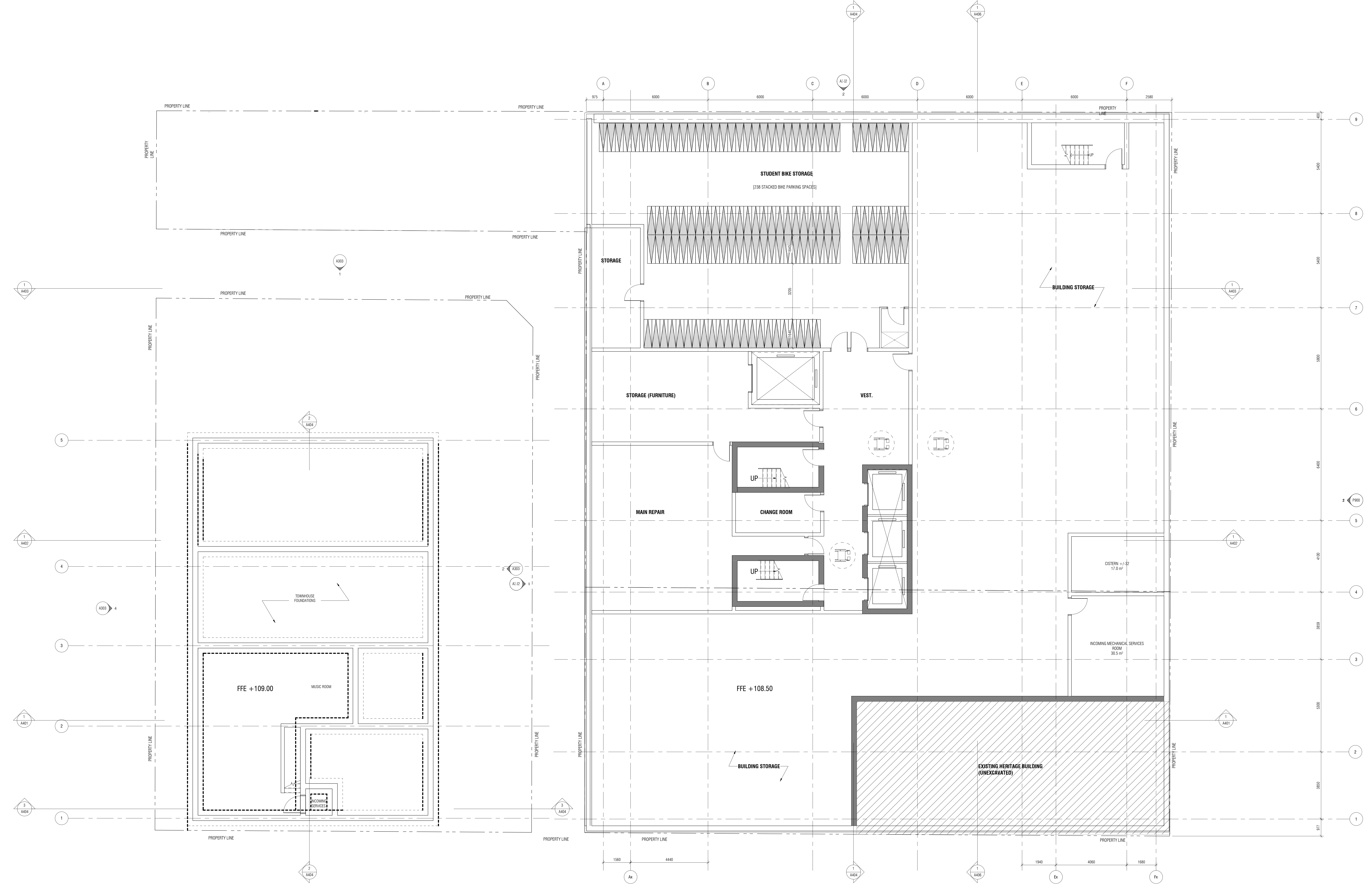
12/18/2018 11:31:01 PM C:\Users\schmitt\OneDrive\Documents\1447 Spadina Susseck\1447 Spadina Susseck.dwg

SITE PLAN
 1:100

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 1/8" SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED BY THE ARCHITECT.

ISSUED

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



12/18/2018 1:31:01 PM C:\Users\ashm\OneDrive\Documents\SpadinaSussex\Revit\Plan\B1\B1_Bldg_diamondschmitt.rvt

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 862 8800 Fax: 416 962 3008 info@dsai.ca www.dsai.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

LEVEL B1 - BASEMENT PLAN

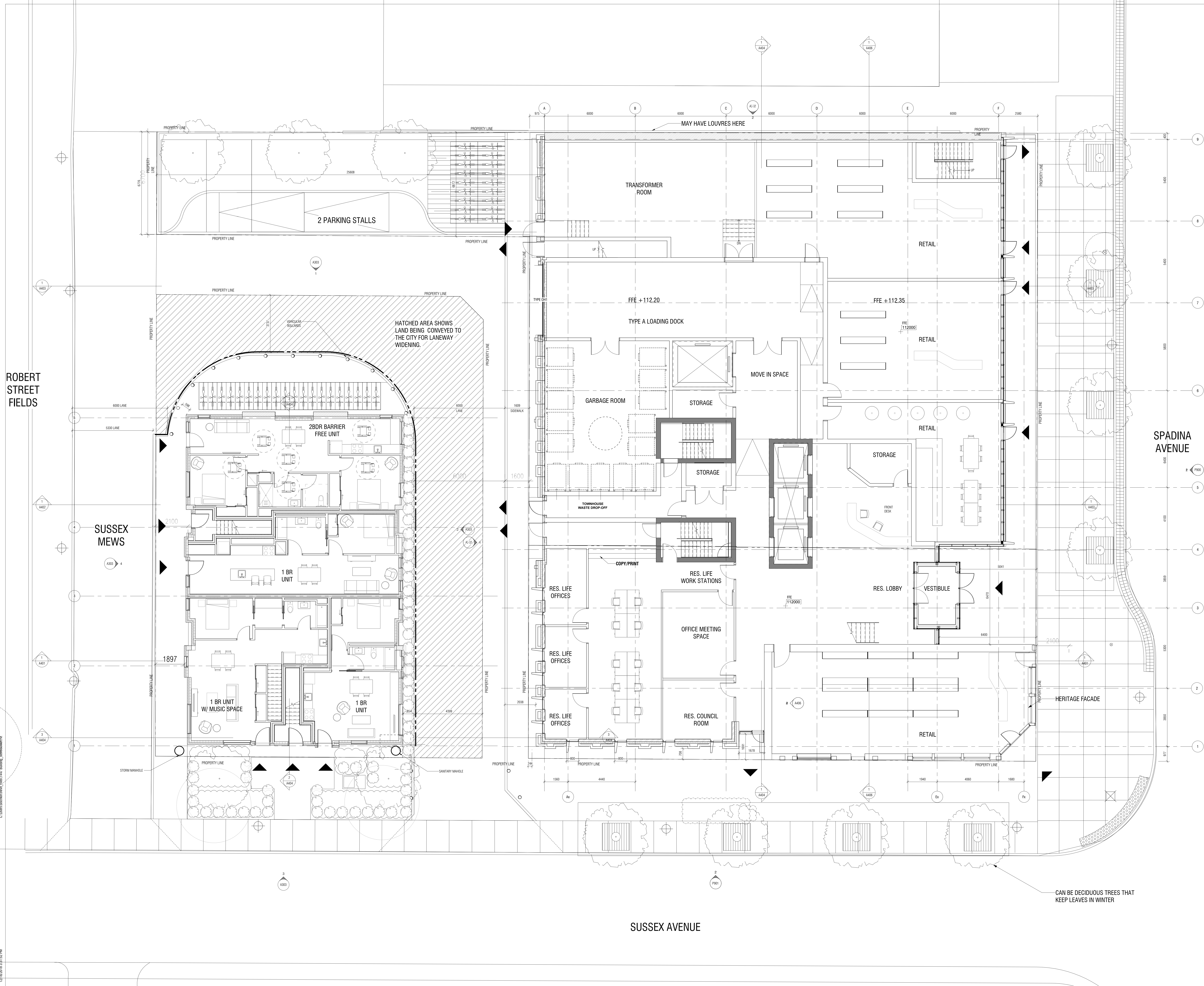
Scale: 1:75
 Project No: 1447
 Date: December 18th, 2018

A101

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 NOT SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING OR ANY REPRODUCTIONS THEREOF MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED BY THE ARCHITECT.

No.	Date	Description
1	2016/05/24	ISSUED FOR ZONING BY-LAW AMENDMENT
2	2016/09/24	ISSUED FOR HR & RENT HS DEMONSTRATION APP
3	2016/09/27	ISSUED FOR HURON RENT HS DEMONSTRATION APP 2
4	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

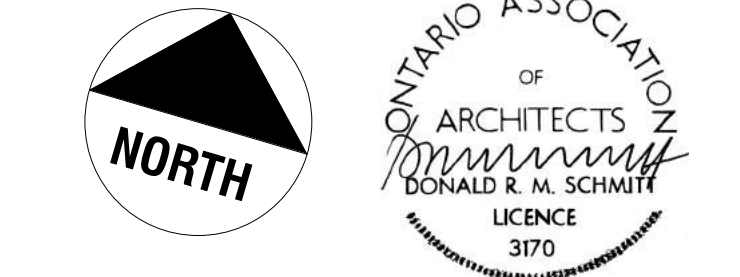
SUSSEX MEWS

SPADINA AVENUE

SUSSEX AVENUE

CAN BE DECIDUOUS TREES THAT KEEP LEAVES IN WINTER

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 862 8800 Fax: 416 862 3008 info@diamondschmitt.com www.diamondschmitt.com
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

LEVEL 1 - GROUND FLOOR PLAN

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

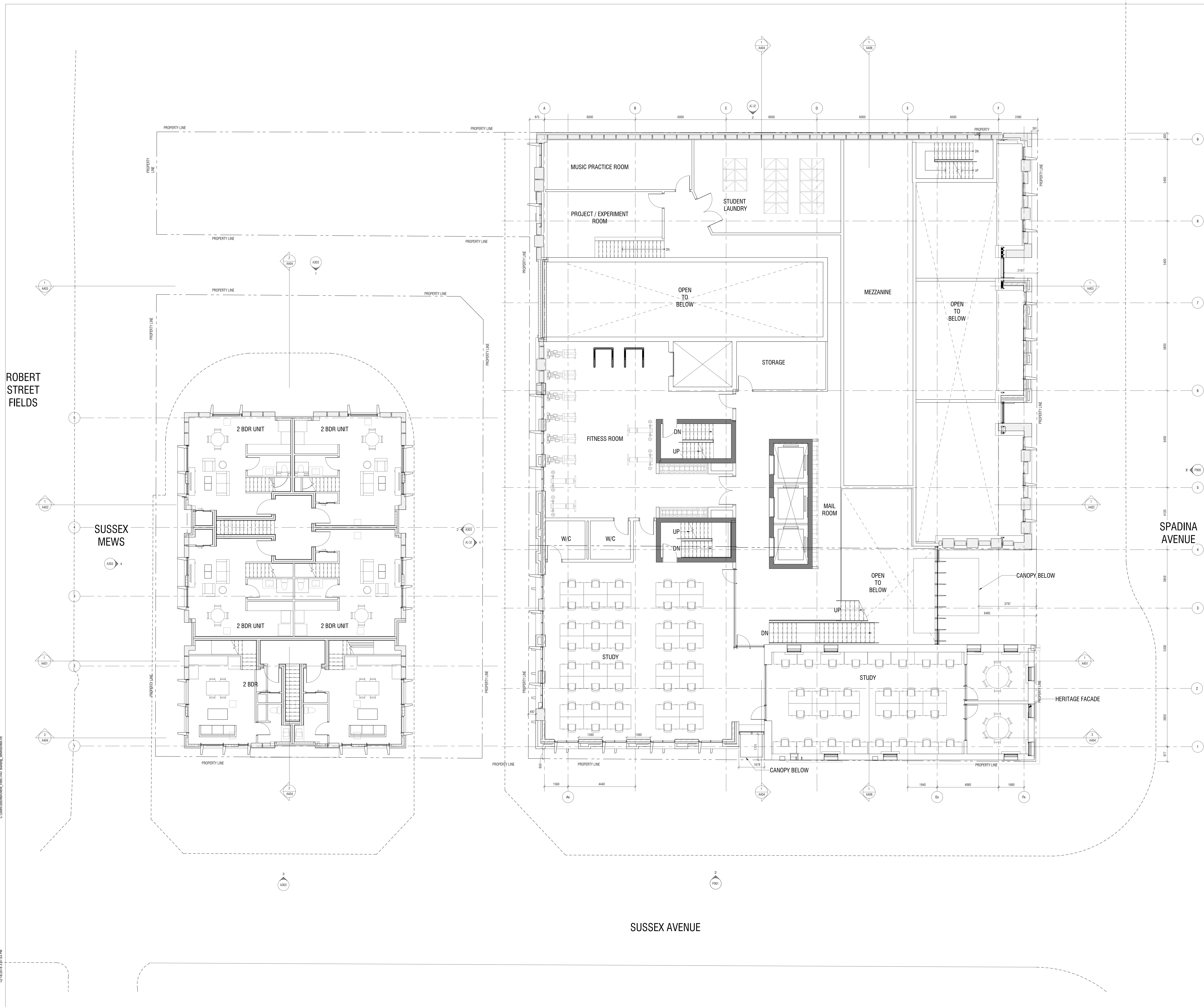
A102

12/18/2018 10:31:02 AM C:\Users\schmitt\OneDrive\1447 Building - 1447.mxd

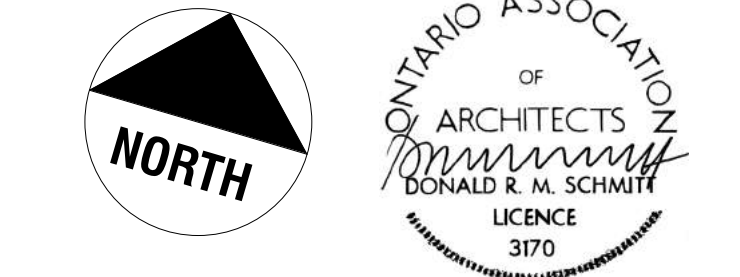
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20-NEP SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITER'S PERMISSION.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED BY THE ARCHITECT.

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



Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 862 8800 Fax: 416 862 3008 info@diamondschmitt.com www.dsa.ca
 1447 Spadina, Sussex
 Submission to City for Permit
 December 18, 2018



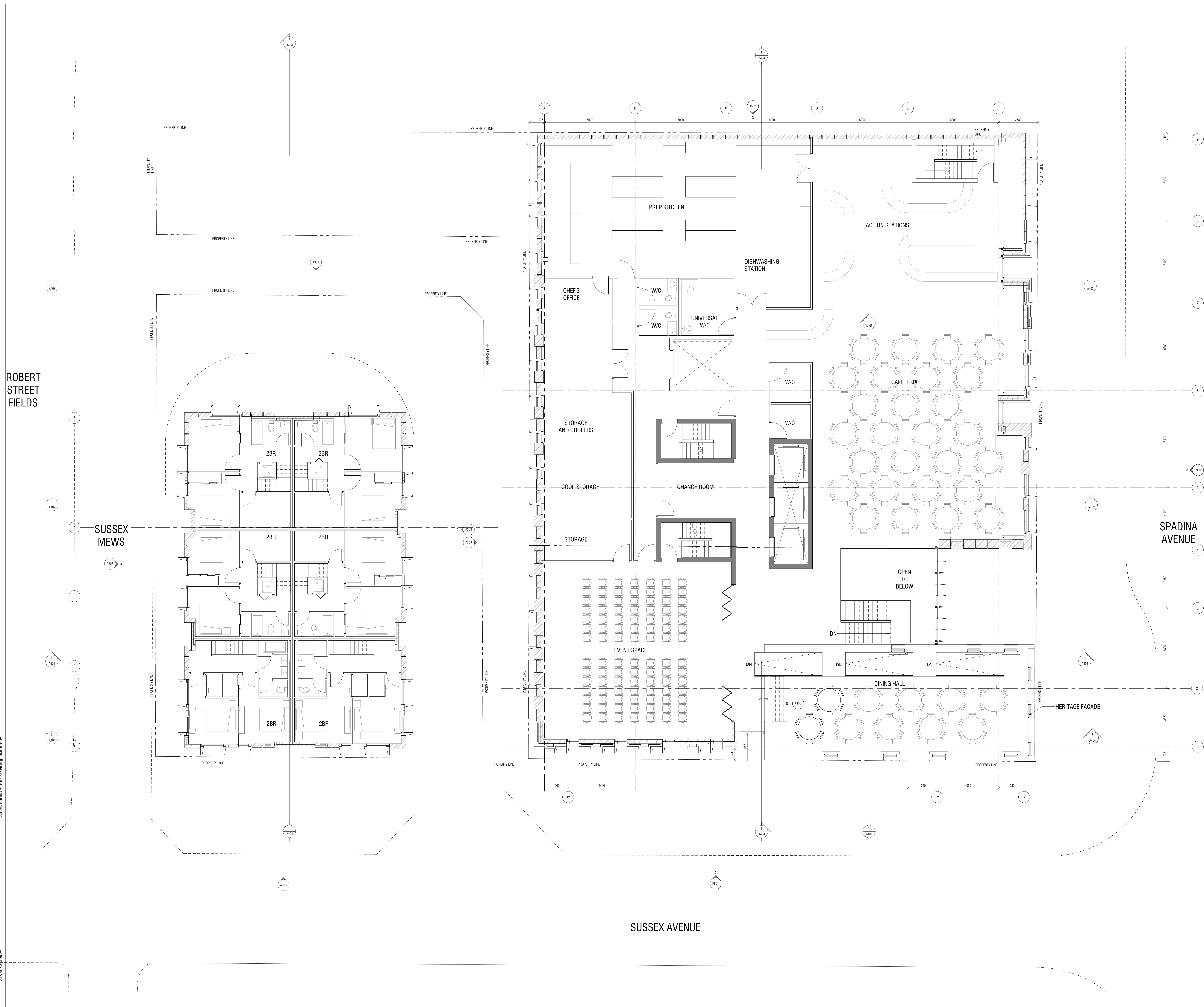
SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO
 MEZZANINE PLAN / LEVEL 2 TOWNHOUSE

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

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20-NOV-2018 10:58 AM
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECTS AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITER'S PERMISSION.
 MEMBERSHIP OF THE ARCHITECT:
 THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED BY THE ARCHITECT.

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



Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 962 8800 Fax: 416 962 3008 info@diamondschmitt.com www.dsa.ca
 1447 Spadina, Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

LEVEL 2 PLAN / LEVEL 3 TOWNHOUSE

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

A104

12/18/2018 3:31:05 PM C:\Users\schmitt\OneDrive\Documents\1447\1447 Building - diamondschmitt

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 NOT SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITER'S PERMISSION.
 MEMBERSHIP OF THE ARCHITECT:
 THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED BY THE ARCHITECT.

No.	Date	Description
1	2016/06/24	ISSUED FOR ZONING BY-LAW AMENDMENT
2	2016/09/24	ISSUED FOR HR & RENT HS DEMONSTRATION APP
3	2016/09/27	ISSUED FOR HR & RENT HS DEMONSTRATION APP 2
4	2018/12/17	ISSUED FOR SPA

ROBERT STREET FIELDS

SUSSEX MEWS

SPADINA AVENUE

SUSSEX AVENUE

TOWNHOUSE ROOF BELOW

GREEN ROOF

HERITAGE CORNICE

12/16/2018 11:31:06 PM C:\Users\schmitt\OneDrive\Documents\Projects\1447\Building_Permit\1447_Building_Permit.dwg

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 962 8800 Fax: 416 962 3008 info@diamondschmitt.com www.diamondschmitt.com
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



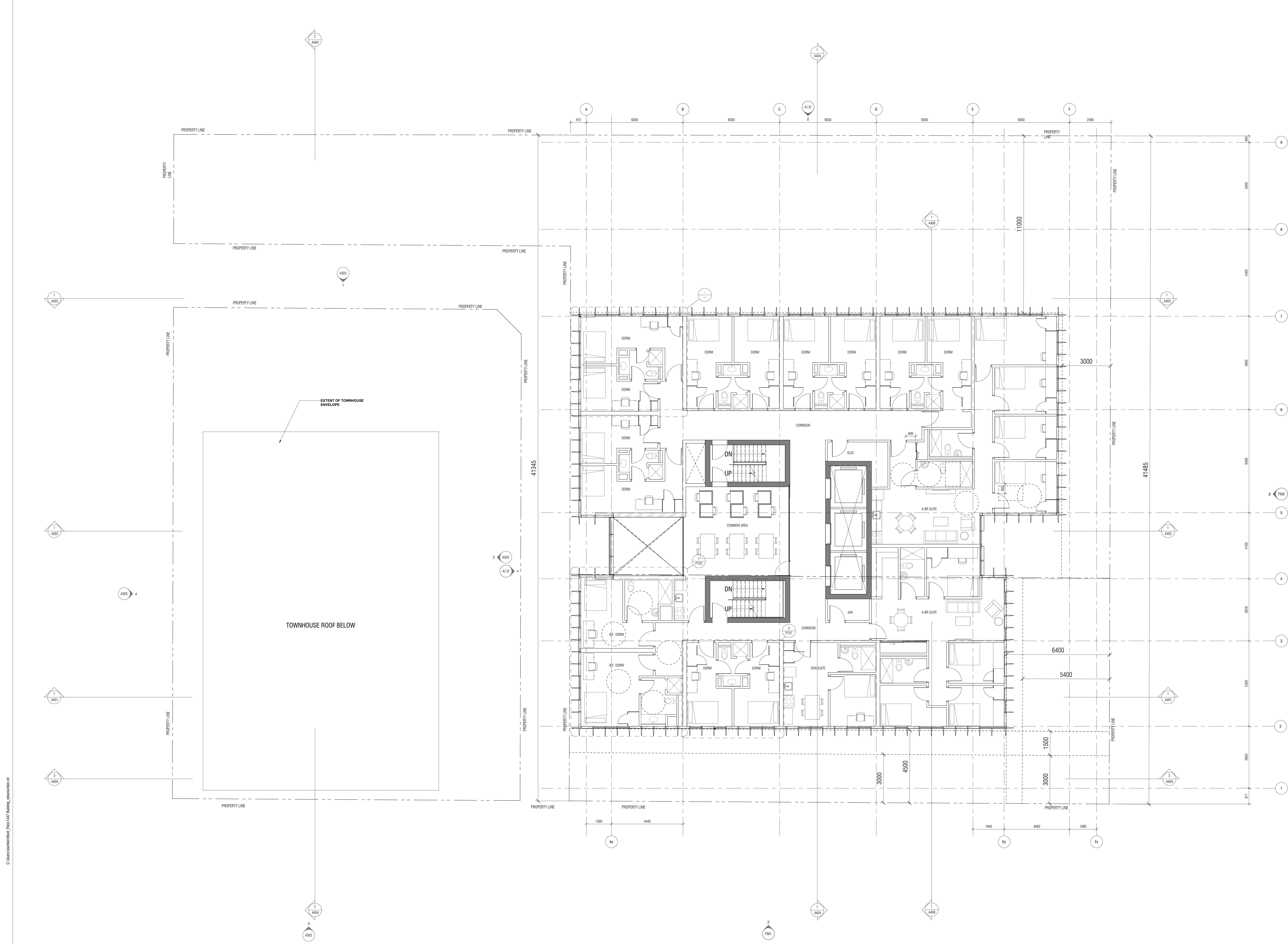
SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

LEVEL 3 PLAN

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

A105



CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 SHEET SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITER'S PERMISSION.
 MEMBERSHIP OF THE ARCHITECT:
 THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED BY THE ARCHITECT.

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

C:\Users\schmitt\OneDrive\Documents\SpadinaSussex\Level 4 Plan\Level 4 Building - diamondschmitt

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 862 8800 Fax: 416 862 3008 info@dshai.ca www.dshai.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

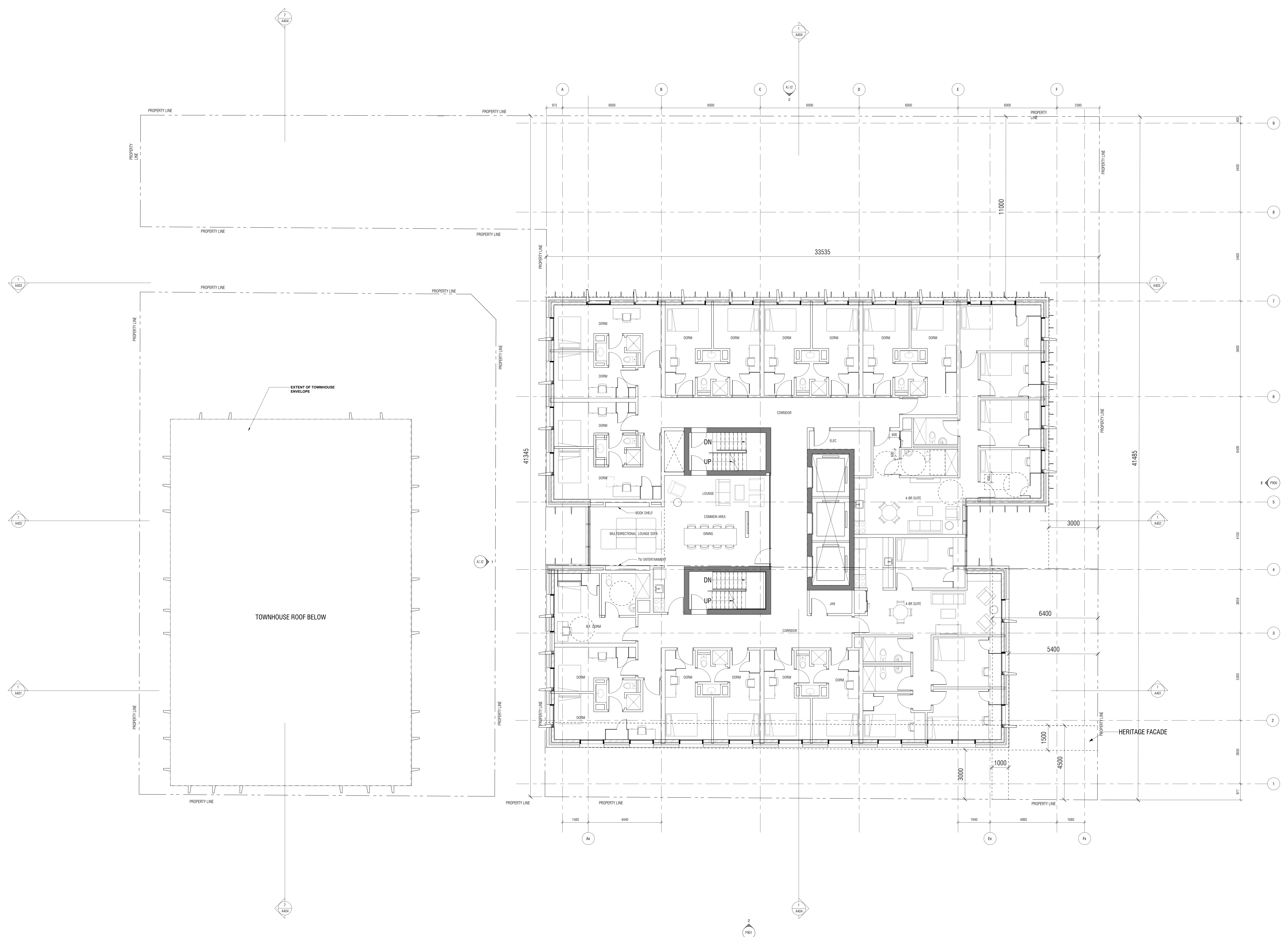
SPADINA AVE, TORONTO
 LEVEL 4 PLAN

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

A106

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 1/8" SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

No.	Date	Description
1	2016/05/24	ISSUED FOR ZONING BYLAW AMENDMENT
2	2016/09/24	ISSUED FOR HRS & RENT HS DEMON/CIV APP
4	2018/12/17	ISSUED FOR SPA



C:\Users\arch\OneDrive\Projects\1447\Building_Amenishment\12/18/2018 1:31:08 PM

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 862 8800 Fax: 416 862 3008 info@dsai.ca www.dsai.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

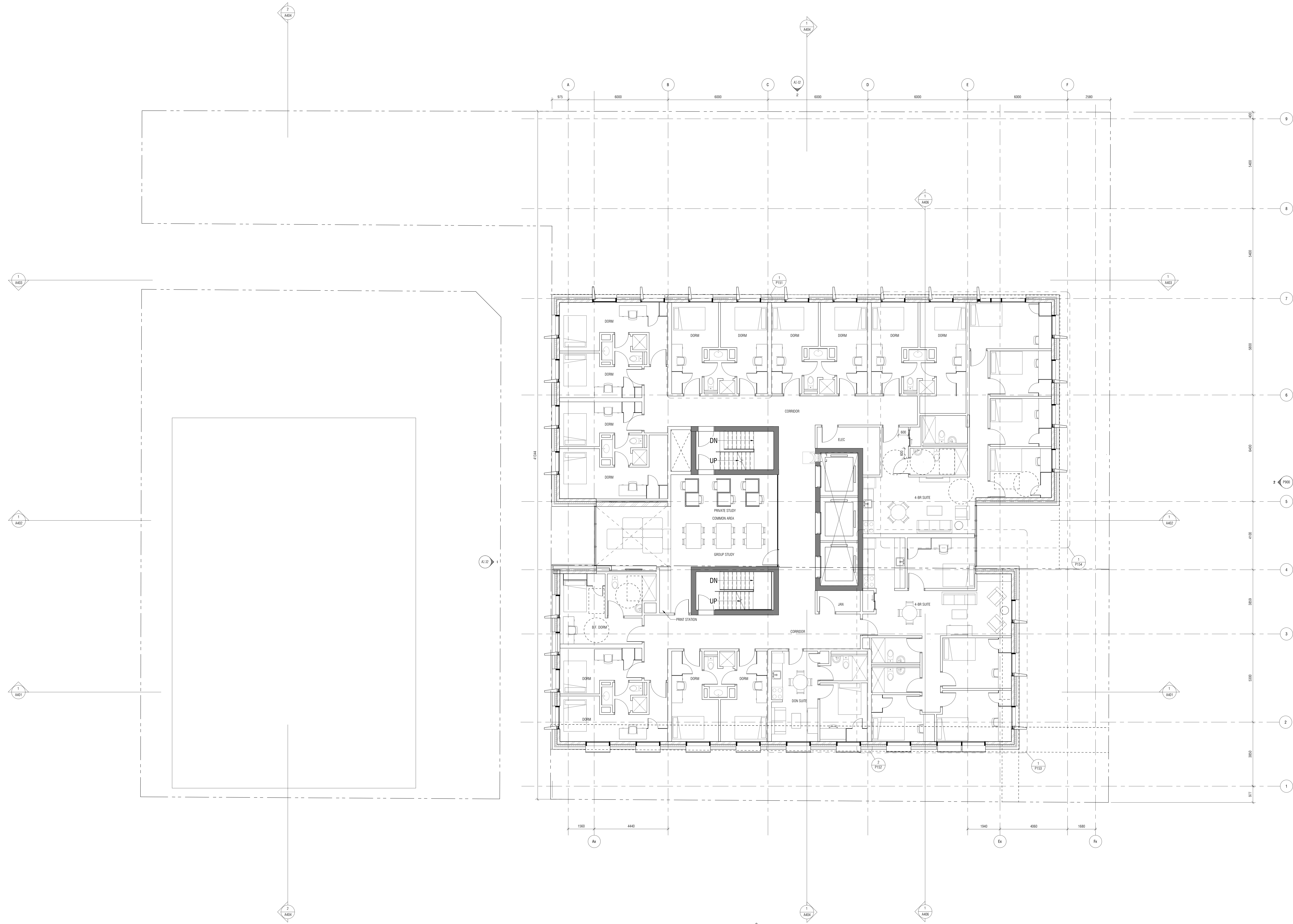
SPADINA AVE, TORONTO
 TYP ODD TOWER PLAN (LEVELS 5-23)

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

A107

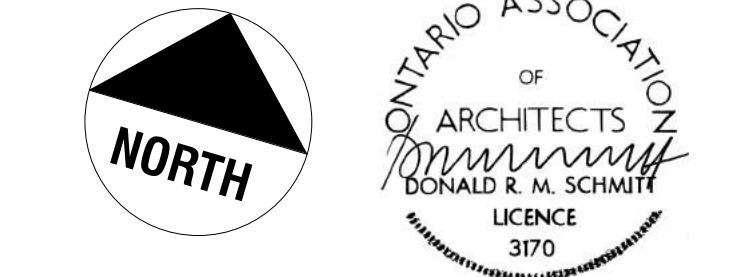
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 1/8" SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECTS AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED BY THE ARCHITECT.

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



C:\Users\schmitt\OneDrive\Documents\Spadina_Sussex_2018\181217_Sussex_Even_Tower_Plan.dwg - diamondschmitt

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 962 8800 Fax: 416 962 3008 info@dshai.ca www.dshai.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

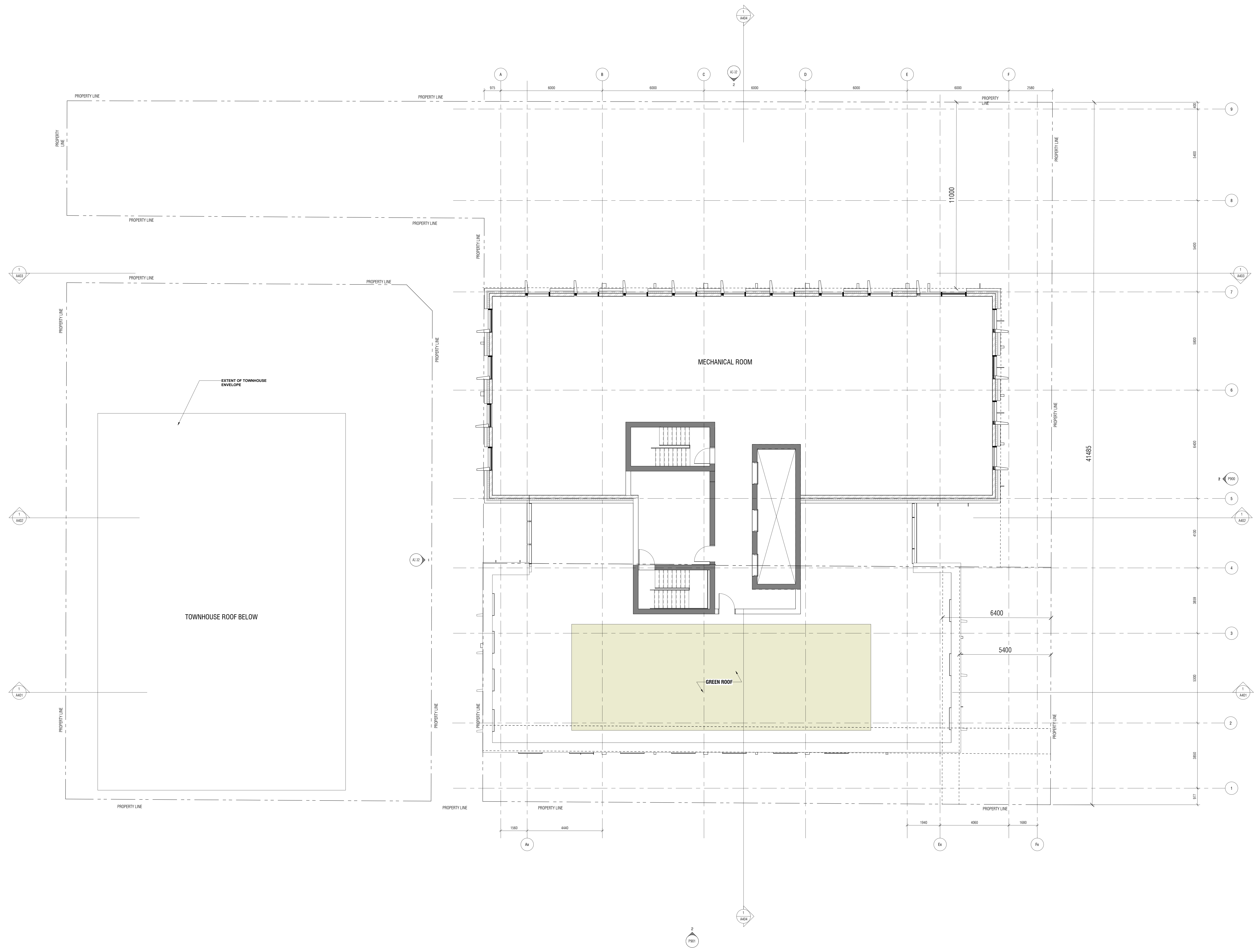
SPADINA AVE, TORONTO

TYP EVEN TOWER PLAN (LEVELS 6-24)

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

A108

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
 ALL DIMENSIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED BY THE ARCHITECT.



ISSUED

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

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada, M5V1B7
 Tel: 416 862 8800 Fax: 416 862 3008 info@dsai.ca www.dsai.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



**SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO**

SPADINA AVE, TORONTO

MECHANICAL PENTHOUSE PLAN

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

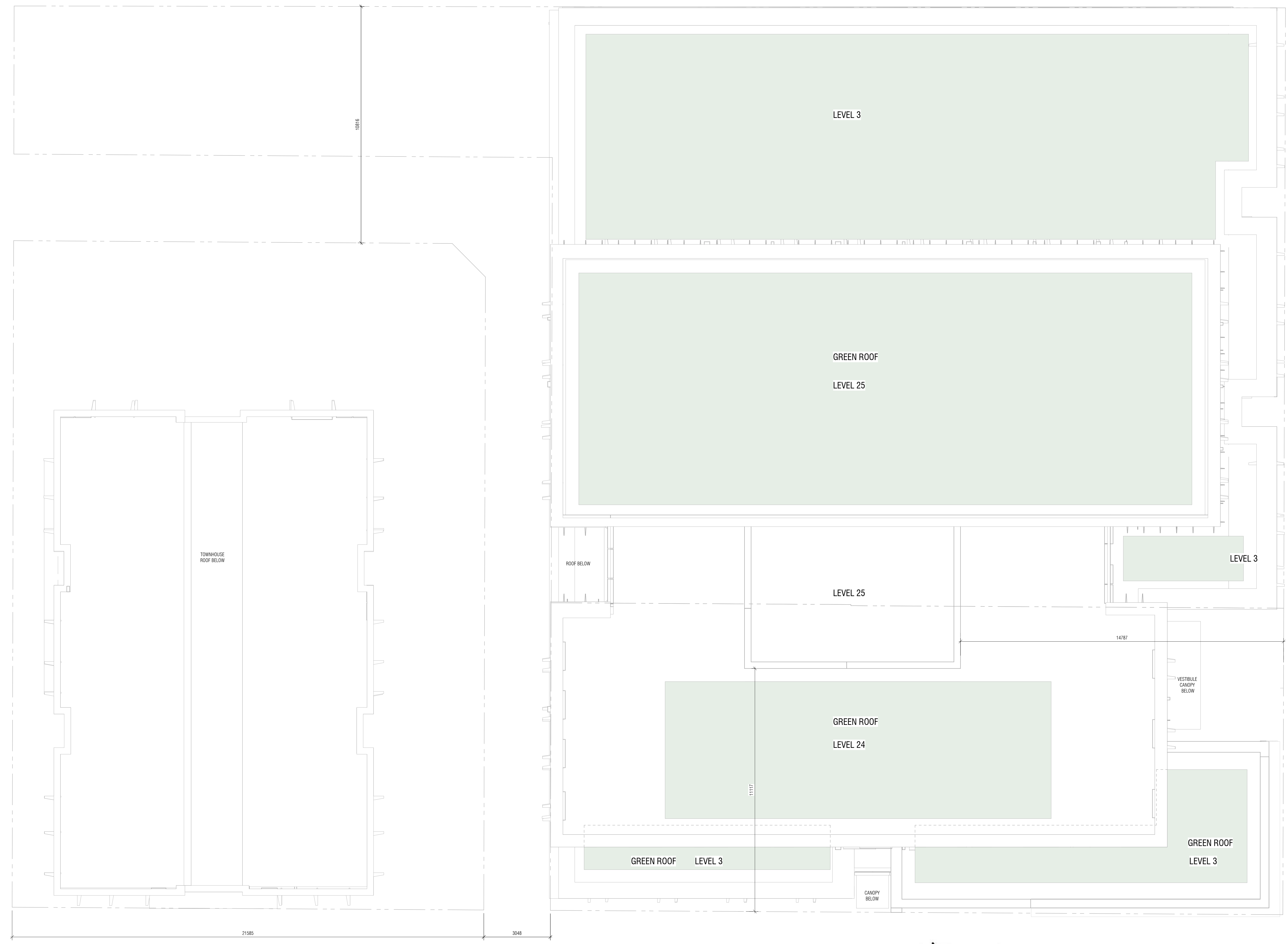
A109

12/18/2018 1:31:09 PM C:\Users\ashwin\OneDrive\Documents\Projects\1447\Building_Permit\1447_mechanical.dwg

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 1/8" SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

ISSUED

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



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)	50.5	50.5
Coverage of Available Roof Space (%)	50	50

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 862 8800 Fax: 416 862 3008 info@dsai.ca www.dsai.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

ROOF PLAN

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

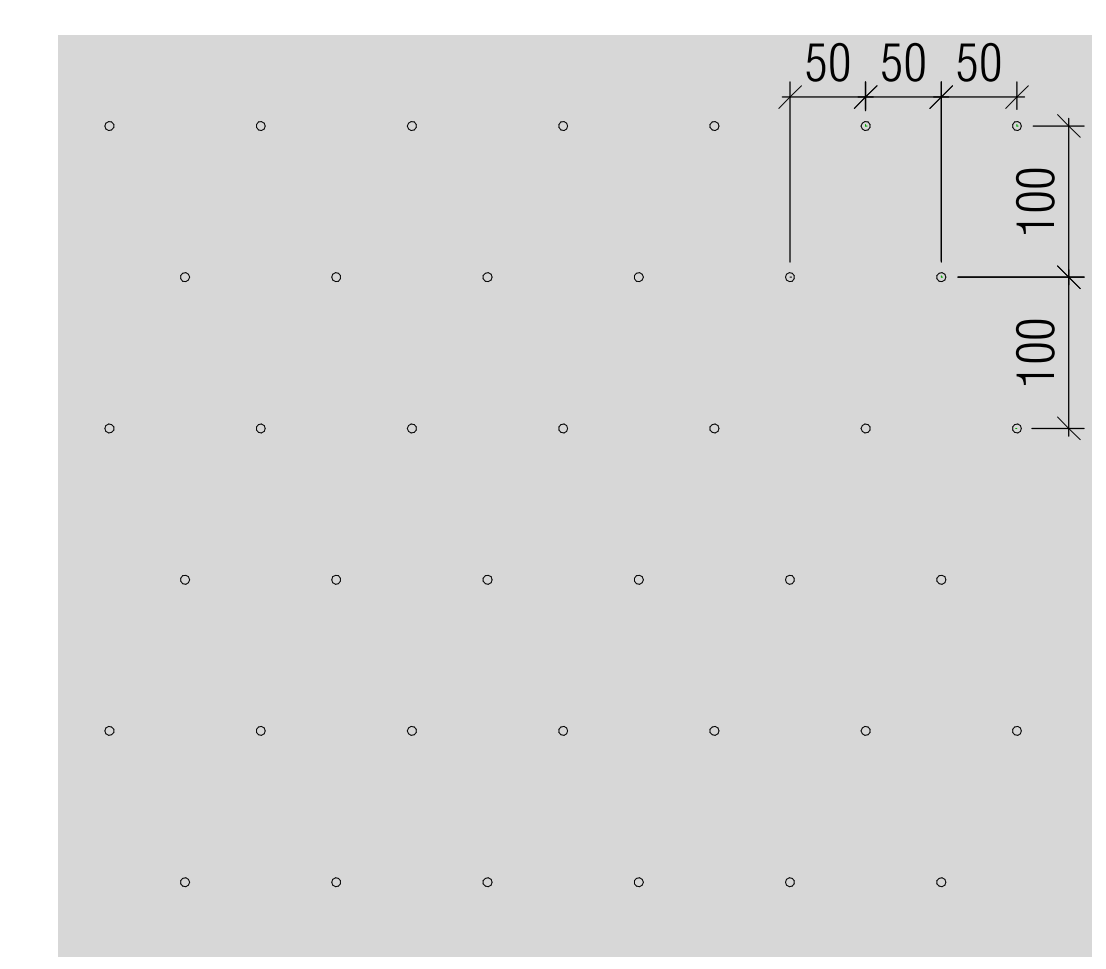
A110

C:\Users\schmitt\OneDrive\Documents\1447\1447_RoofPlan.dwg - 2018/12/18 11:32:01 AM

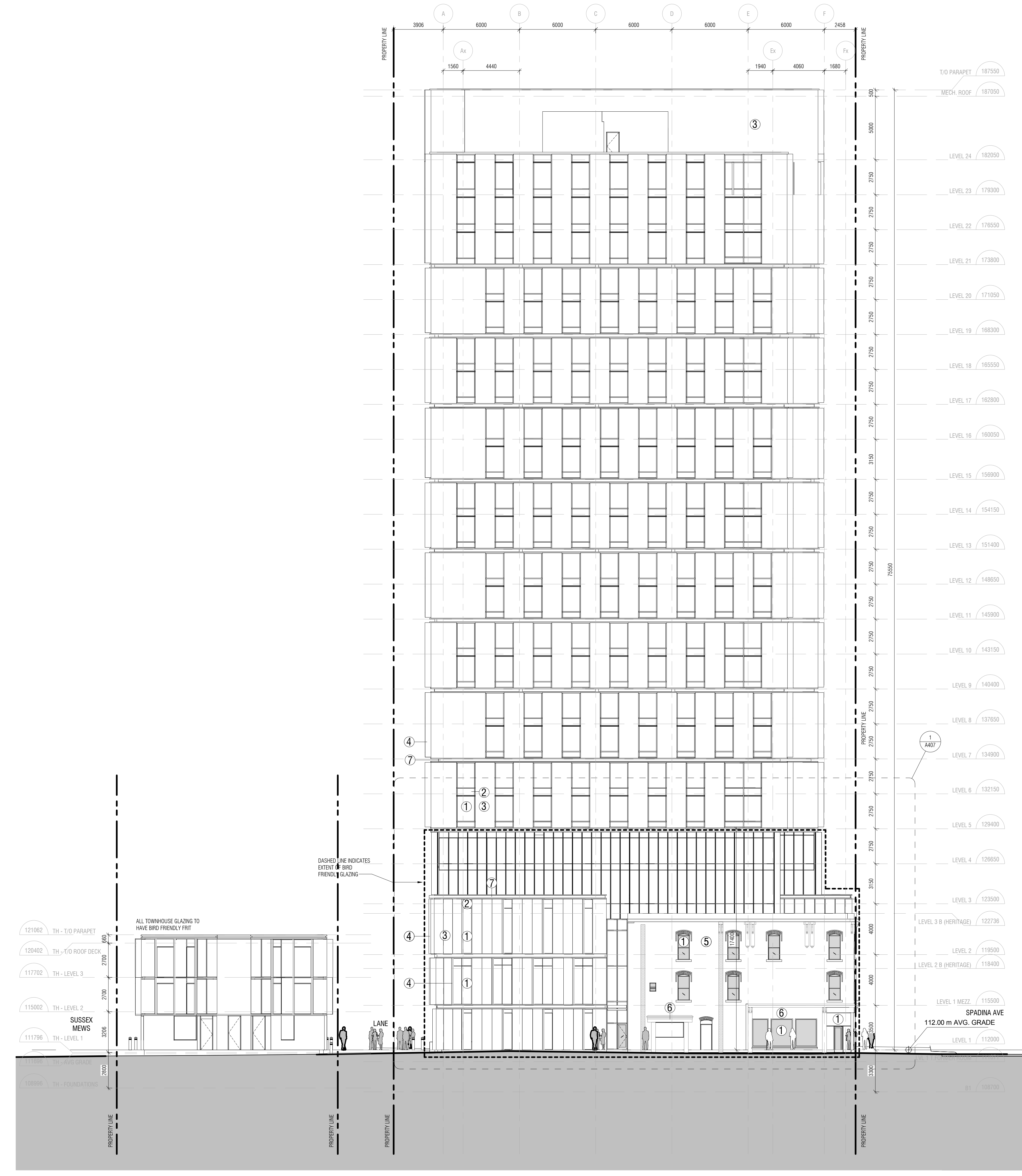


For further information, please visit www.toronto.ca/greendevelopment
 Within 12m of Grade

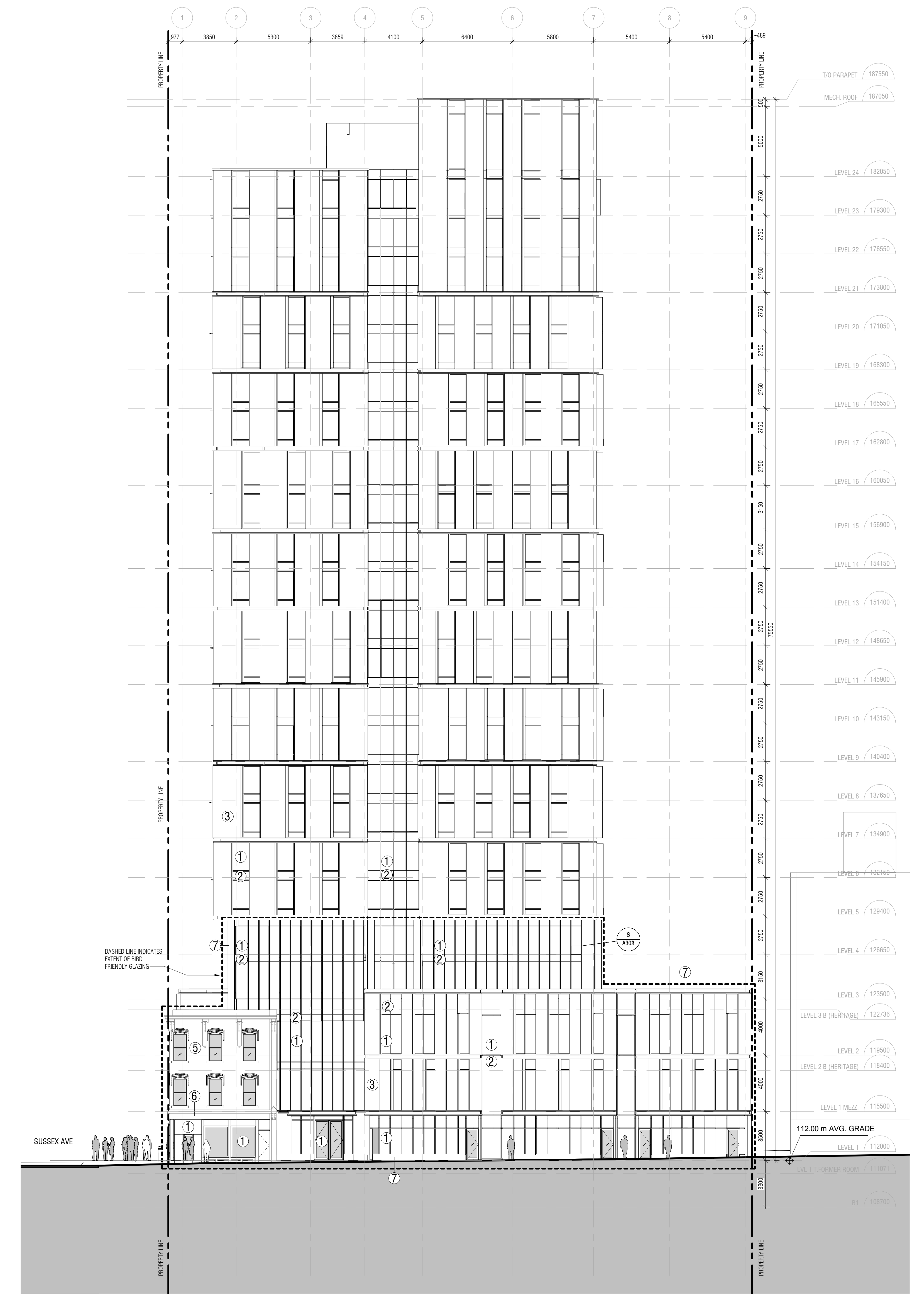
Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m ²)	Total Treated Area (%)
North	65	13	194	13		
East	323	64.6	493.8	64.6		
South	138	27.6	82.8	27.6		
West	153	30.6	91.8	30.6		
Totals (m ²)	679	135.8	407.4	135.8		
Totals (%)		20	60	20	679.25	100



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

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada, M5V1B7
 Tel: 416 962 8800 Fax: 416 962 5008 info@diamondschmitt.com
 1447 Spadina, SUSSEX
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

ELEVATIONS

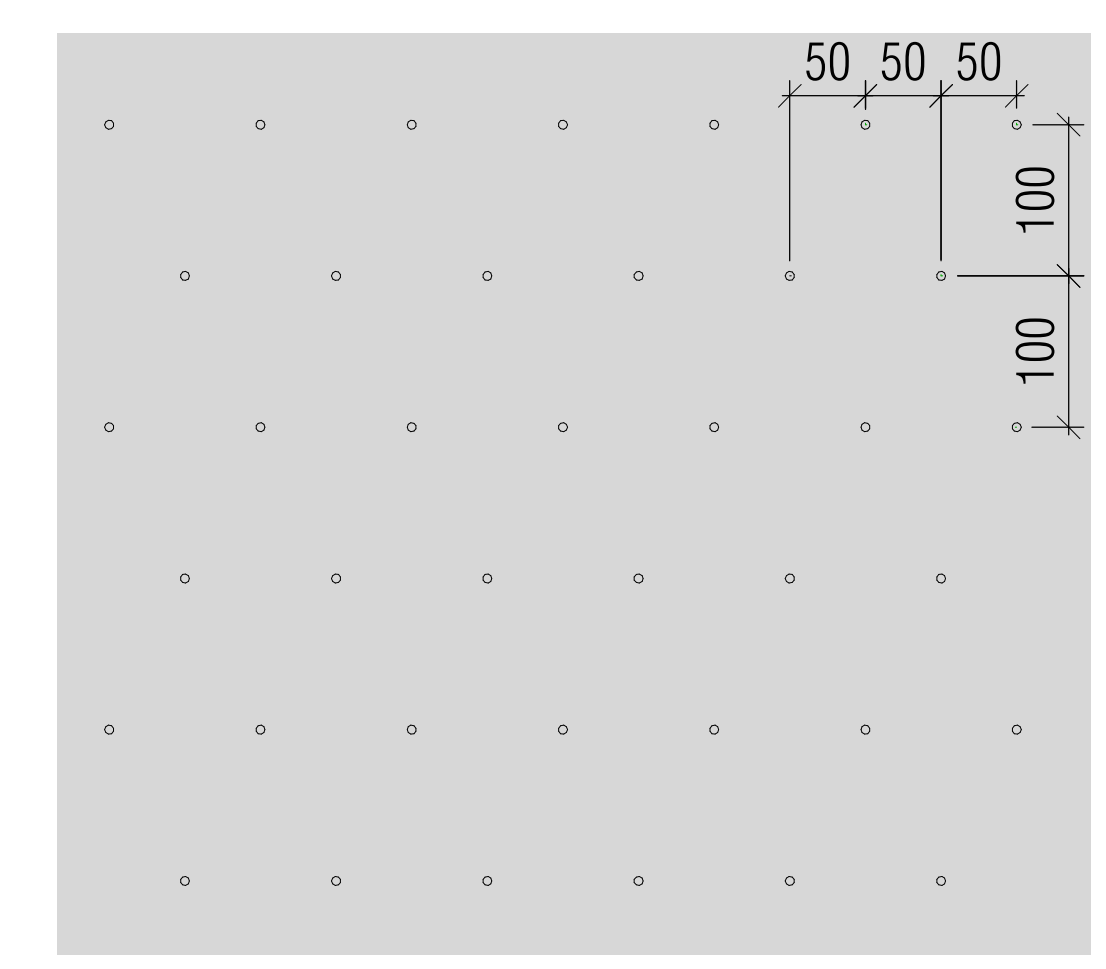
Scale: As indicated
 Project No: 1447
 Date: December 18th, 2018

A301



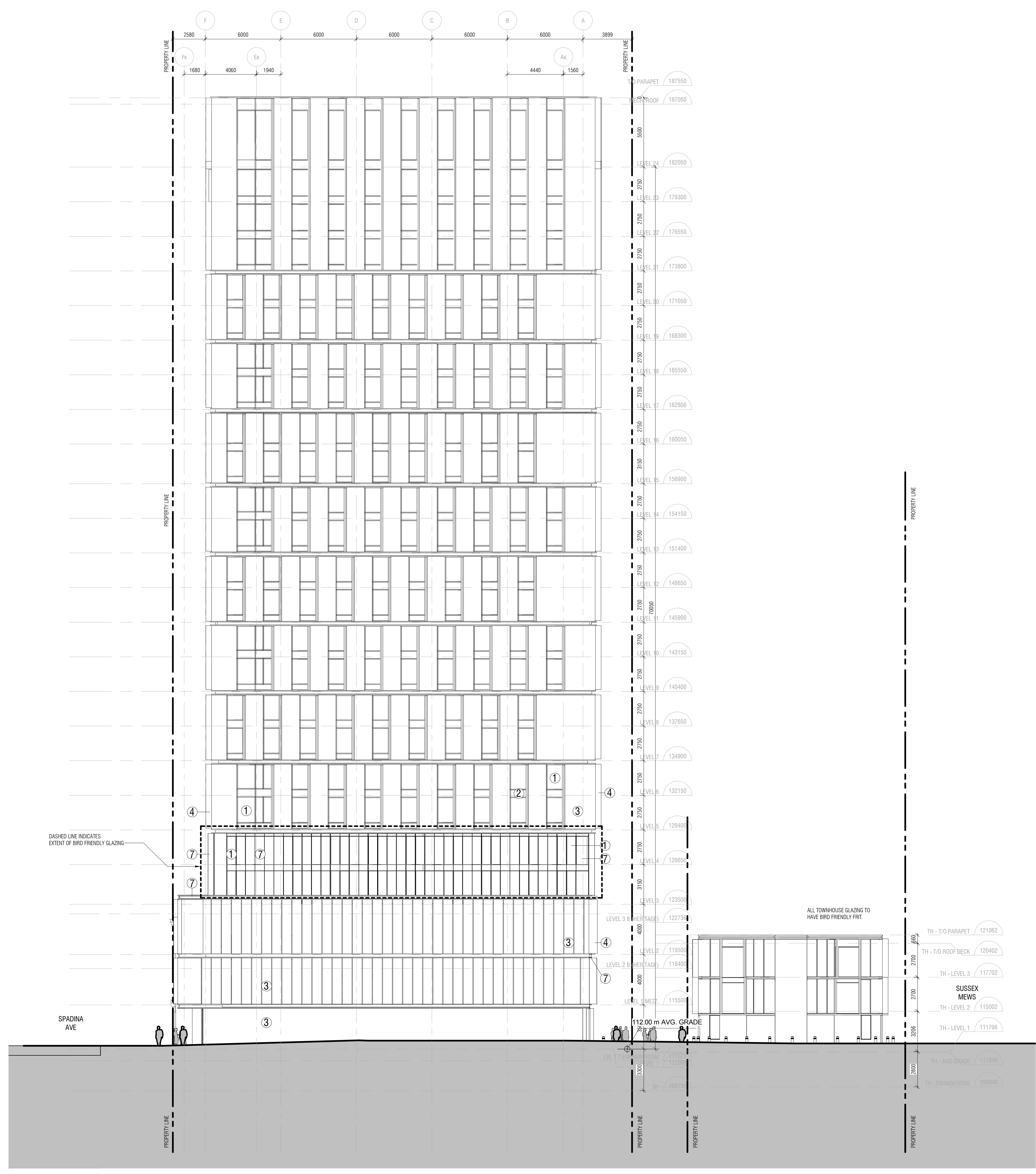
For further information, please visit www.toronto.ca/greendevelopment
 Within 12m of Grade

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

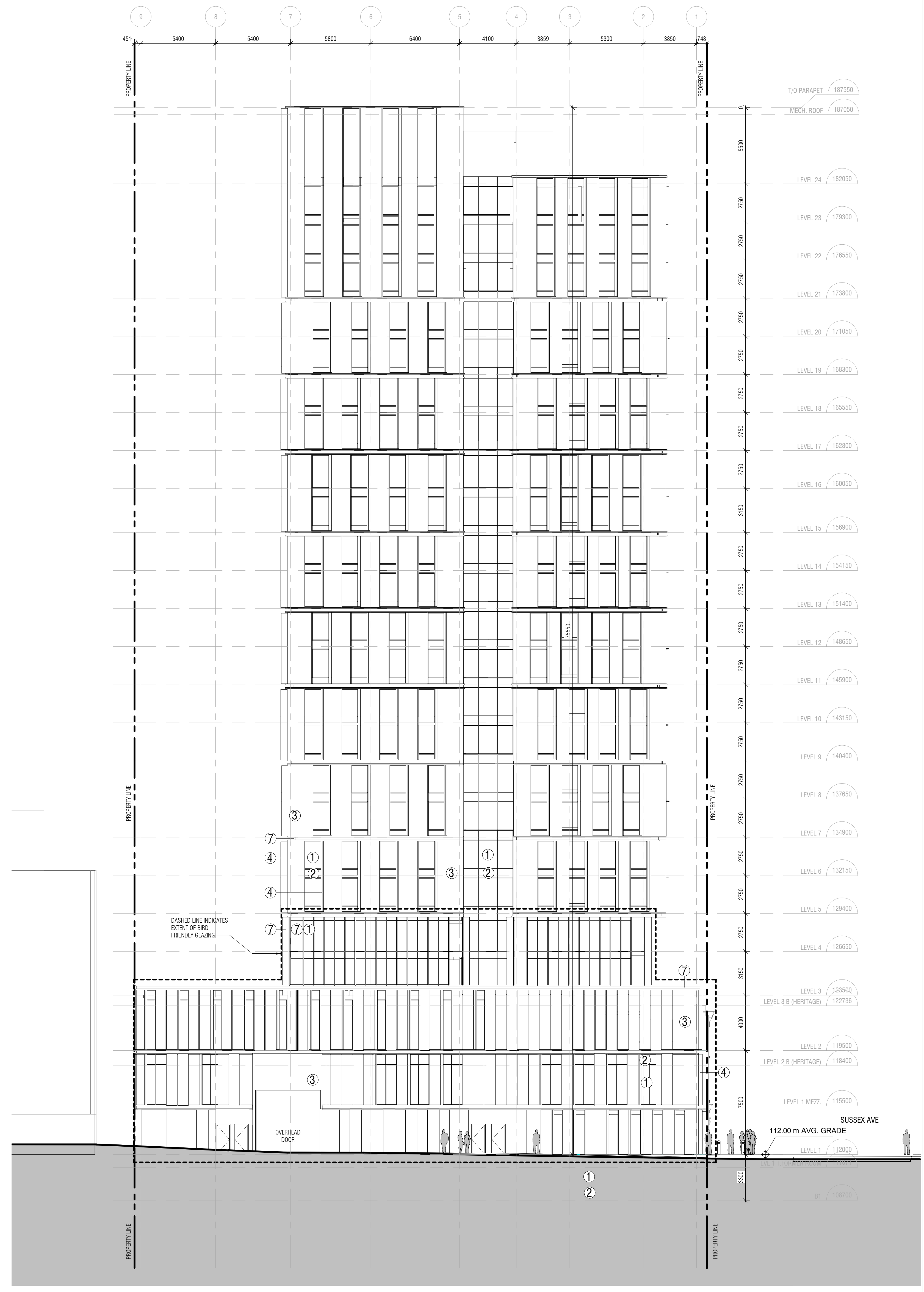


3 BIRD FRIENDLY GLAZING PATTERN Copy 1
 A302 1:15

ISSUED
 No. Date Description
 1 2016/05/24 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

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 962 8800 Fax: 416 962 3008 info@dsai.ca www.dsai.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

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

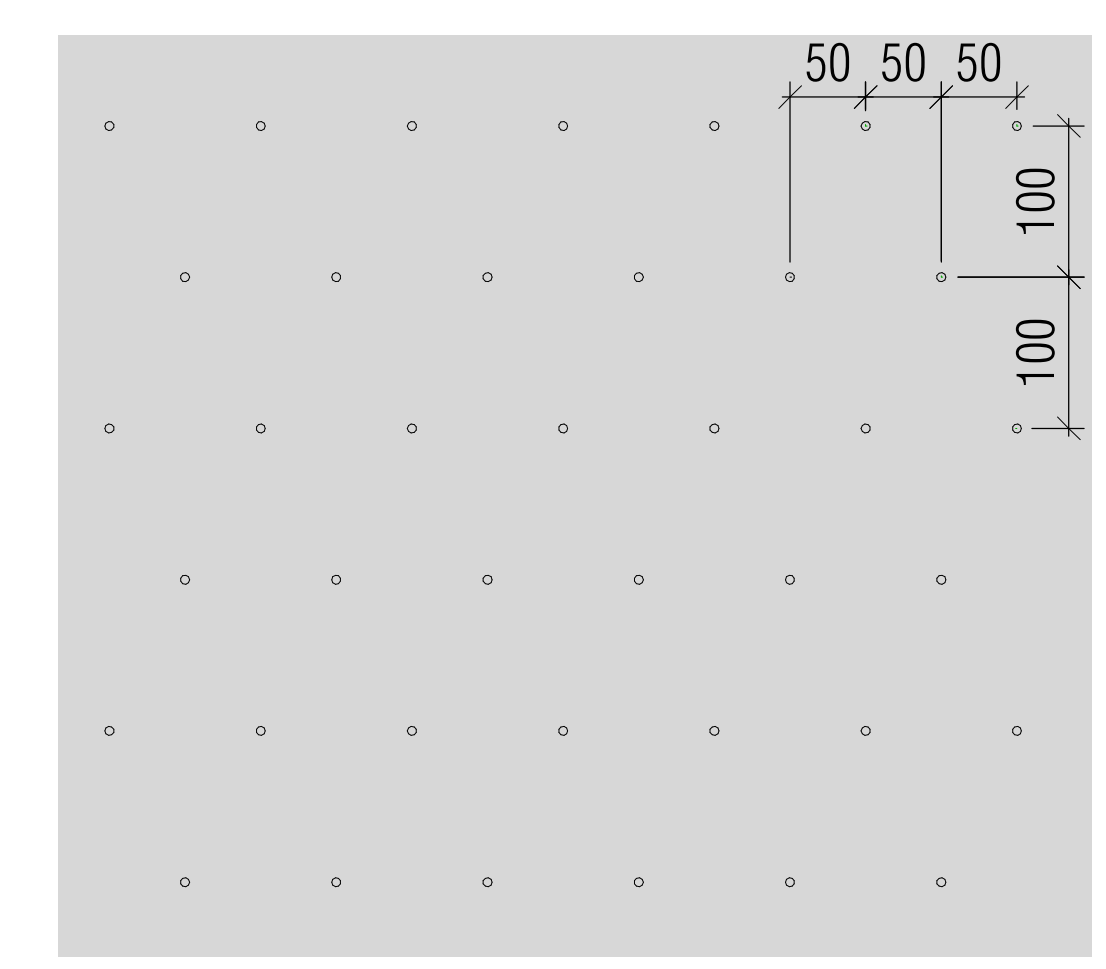
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 1/8" SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.



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

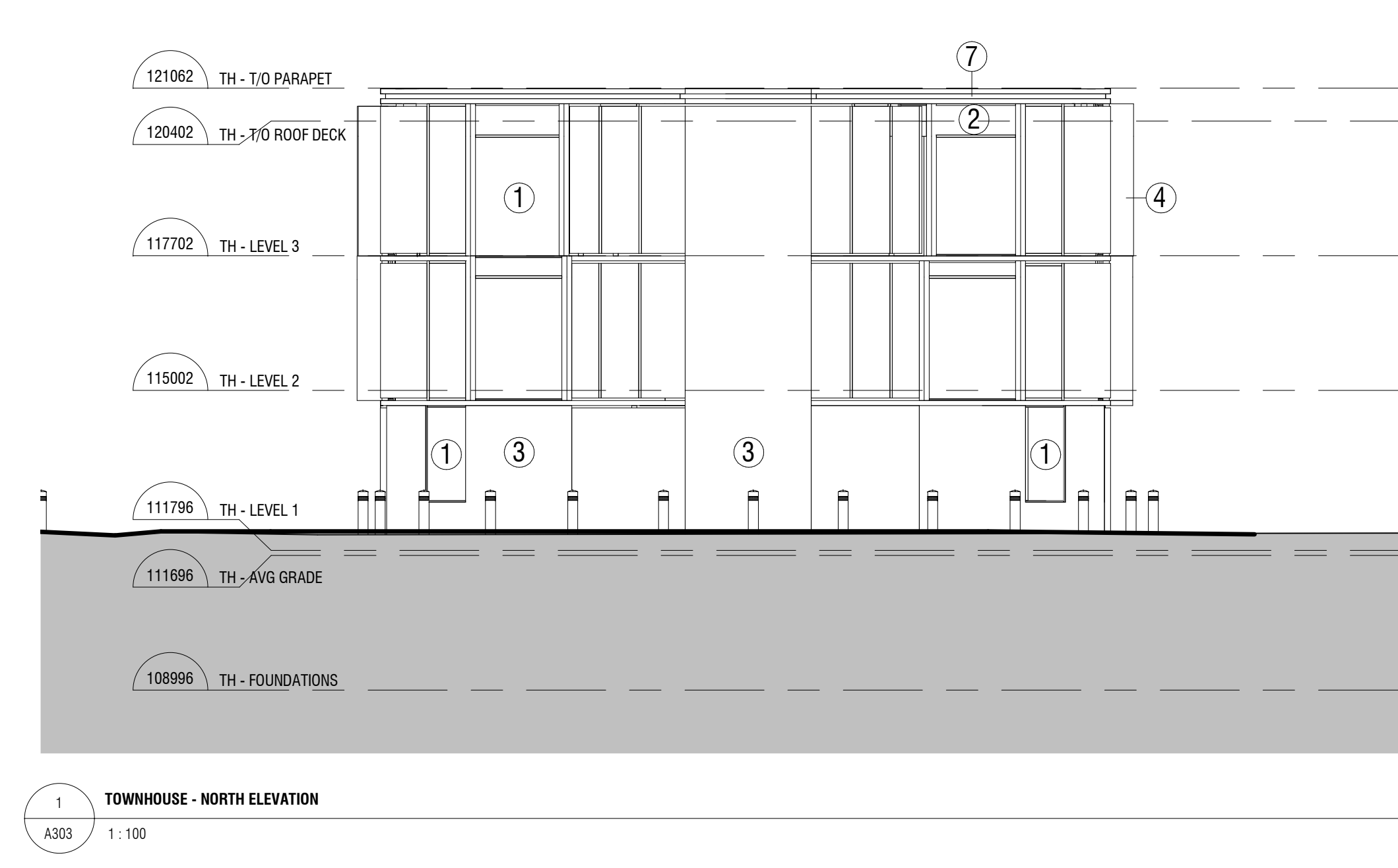


5 BIRD FRIENDLY GLAZING PATTERN Copy 2
 A303 1:5

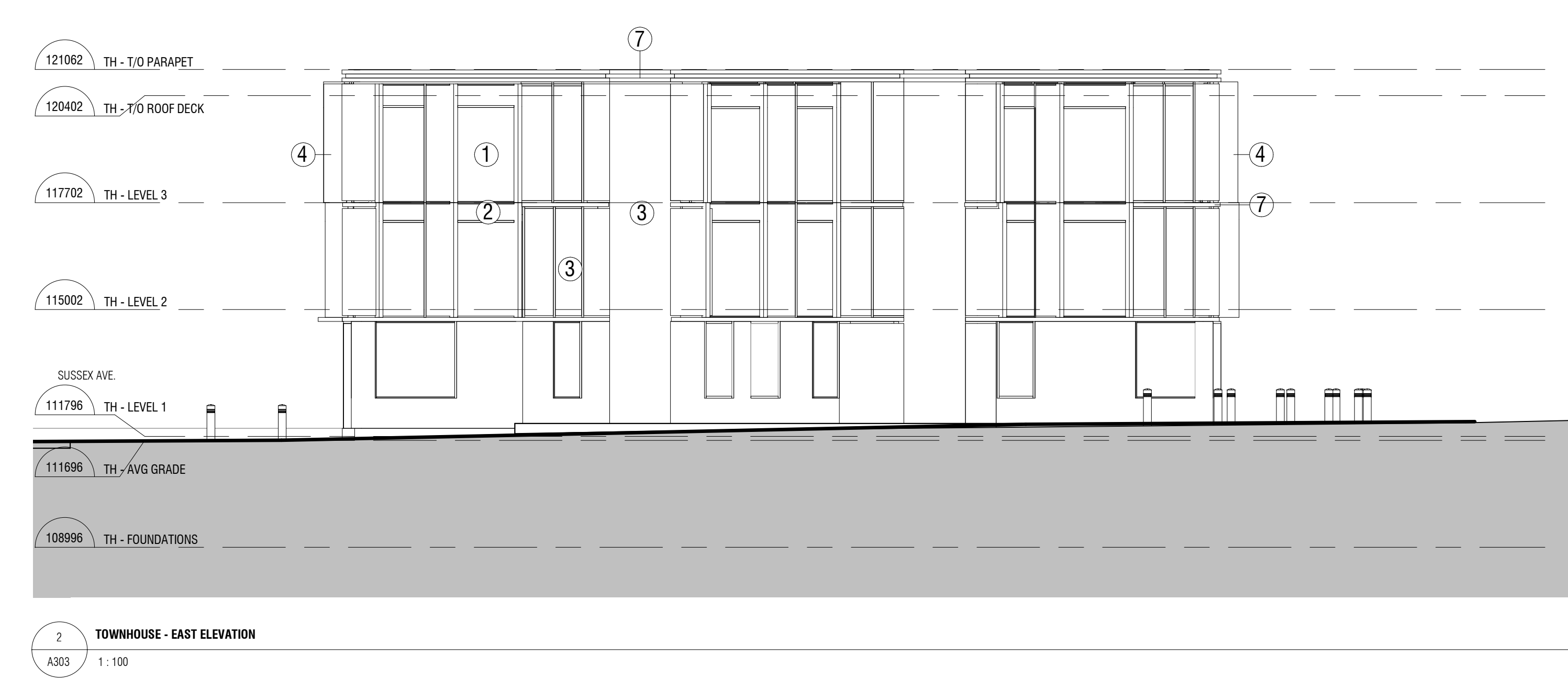
ISSUED

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

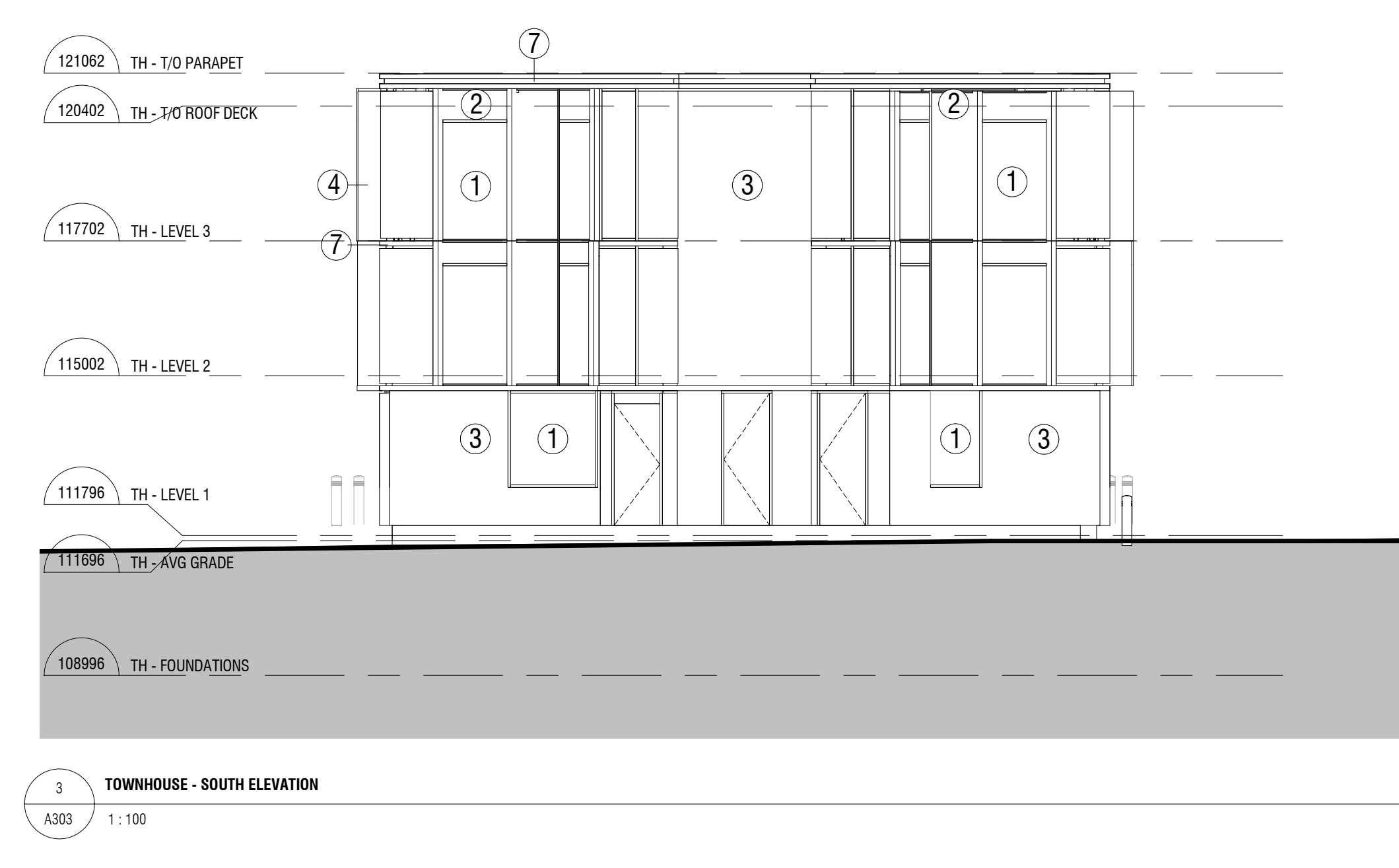
- Material Legend
- ① Vision Glass
 - ② Spandrel Glass
 - ③ Masonry
 - ④ Precast
 - ⑤ Heritage Masonry
 - ⑥ Wood
 - ⑦ Aluminum



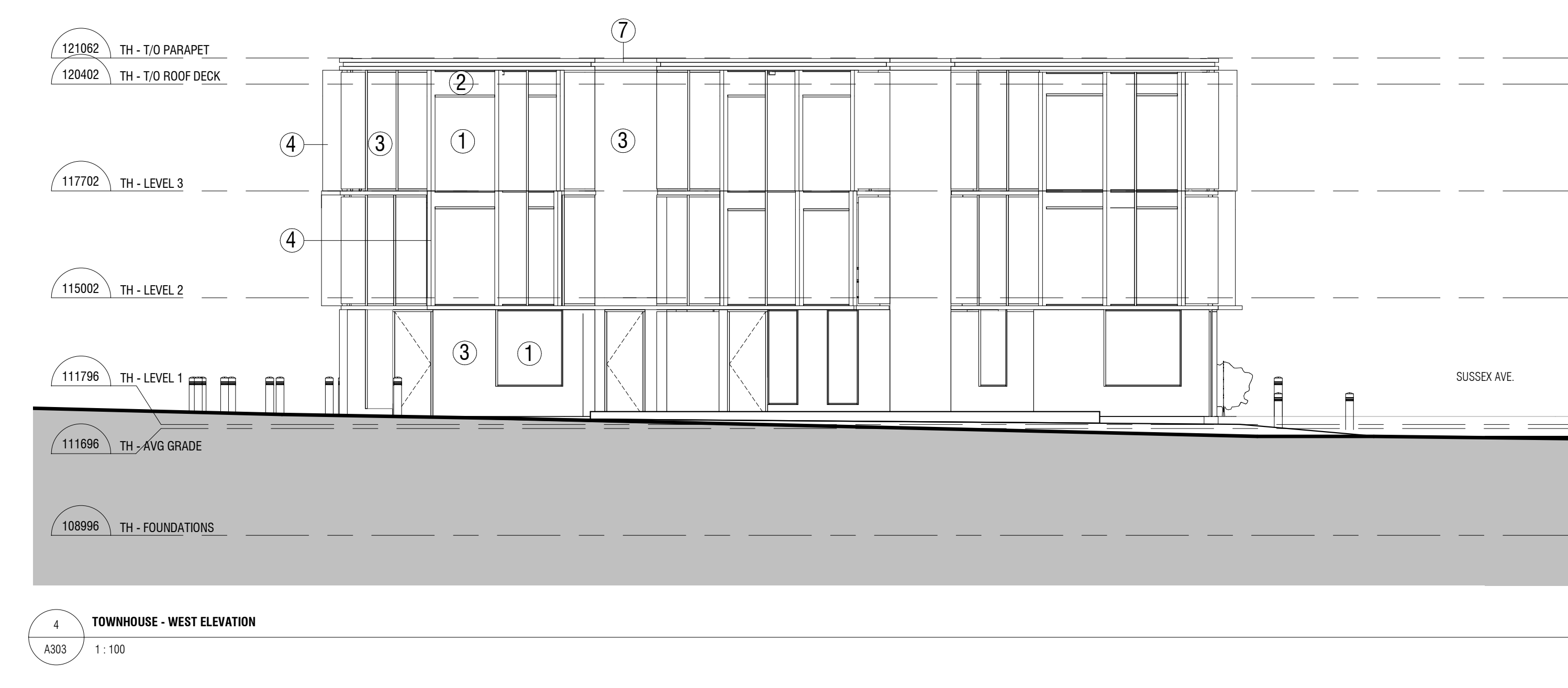
1 TOWNHOUSE - NORTH ELEVATION
 A303 1:100



2 TOWNHOUSE - EAST ELEVATION
 A303 1:100



3 TOWNHOUSE - SOUTH ELEVATION
 A303 1:100



4 TOWNHOUSE - WEST ELEVATION
 A303 1:100

C:\Users\archie\P\proj\1447\Building_demonstrat\12162018.13.32:01 PM

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 962 8800 Fax: 416 962 3008 [info@diamondschmitt.com](http://info.diamondschmitt.com)
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

TOWNHOUSE ELEVATIONS

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

A303

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 2D SHIP ONLY DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SHOWN BY THE ARCHITECT.



ISSUED

No.	Date	Description
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 PODIUM - EAST ELEVATION
 A311 1:50

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 962 8800 Fax: 416 962 3008 info@diamondschmitt.com www.dsa.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO
 EAST ELEVATION - 1 TO 50

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

12/18/2018 11:36:00 PM C:\Users\schmitt\OneDrive\Projects\1447\Building_DiamondSchmitt

12/18/2018 3:36:11 PM C:\Users\schmitt\OneDrive\Documents\1447\1447 Building - architectural.rvt



EAST FACADE ON SPADINA



EAST FACADE ON SPADINA



SOUTH EAST ON SPADINA

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
DO NOT SCALE DRAWINGS.
ALL DIMENSIONAL SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED BY THE ARCHITECT.

ISSUED		
No.	Date	Description
4	2018/12/17	ISSUED FOR SPA

Diamond Schmitt Architects
384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
Tel: 416 862 8800 Fax: 416 862 5008 info@dsai.ca www.dsai.ca
1447 Spadina Sussex
Submission to City for Permit
December 18, 2018



SPADINA SUSSEX RESIDENCES
UNIVERSITY OF TORONTO

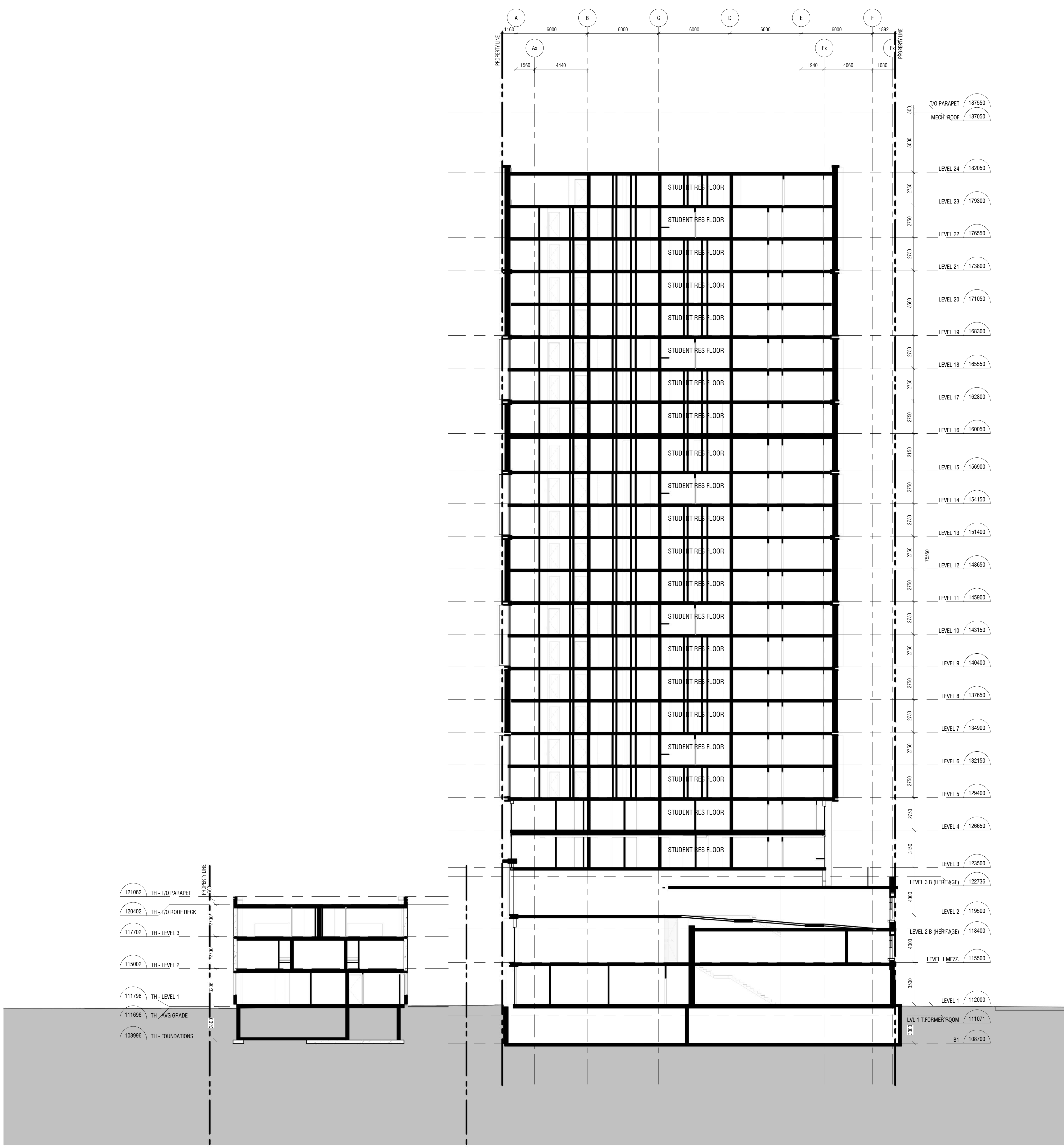
SPADINA AVE, TORONTO

BUILDING PERSPECTIVES

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

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 1/8" WALL FINISHES.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITER'S PERMISSION.
 PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED BY THE ARCHITECT.

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



Section A
 1/150

12/18/2018 3:36:14 PM C:\Users\ashley\OneDrive\Documents\Projects\1447\Building_Architectural\1447_Bldg_Architectural.dwg

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 862 8800 Fax: 416 862 3008 info@diamondschmitt.com www.dschmitt.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE. TORONTO

BUILDING SECTIONS

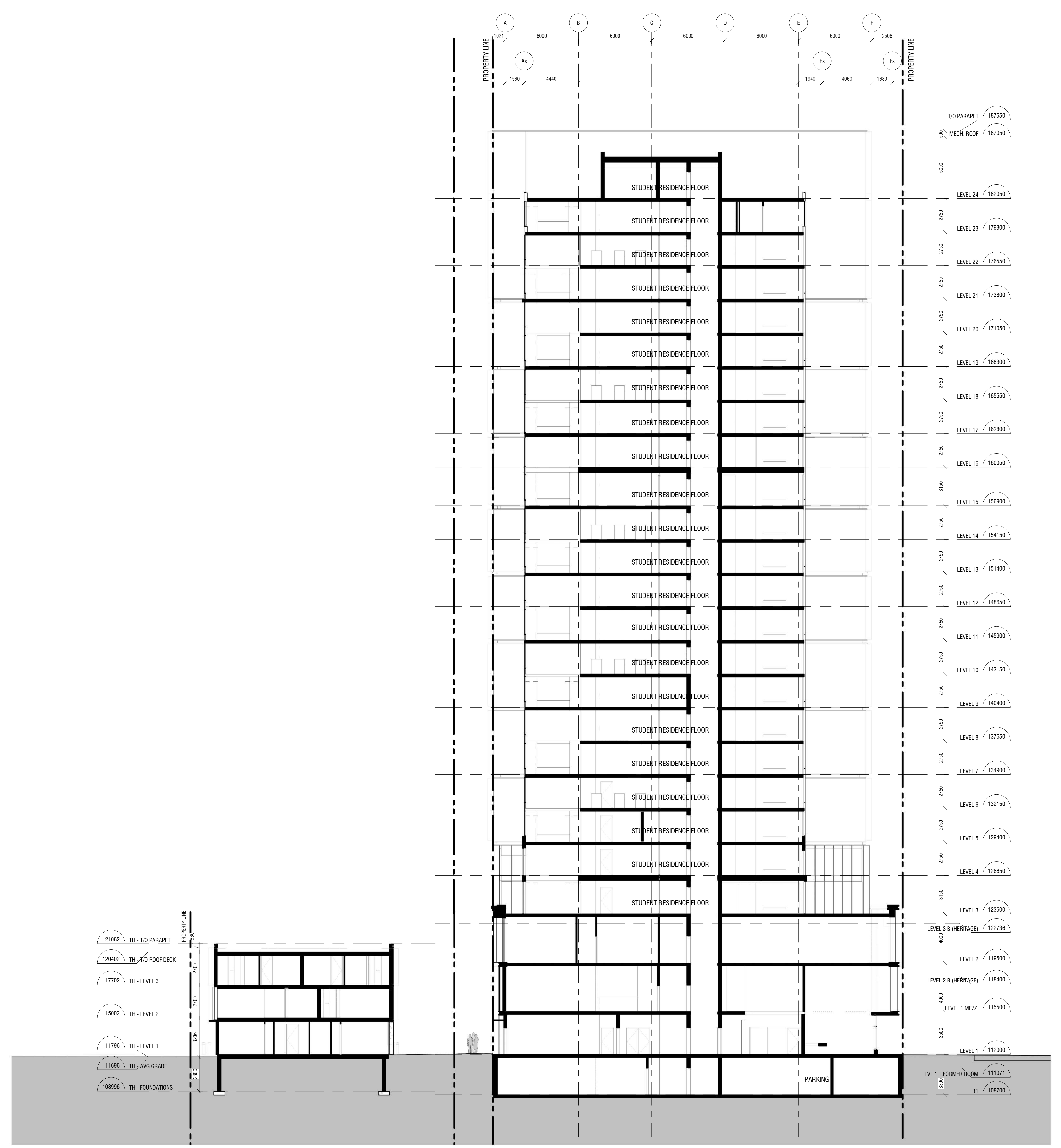
Scale: 1:150
 Project No: 1447
 Date: December 18th, 2018

A401

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 20 SHIP SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED BY THE ARCHITECT.

ISSUED

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



1 Section B
 A402 1:150

12/18/2018 12:38:18 PM C:\Users\schmitt\OneDrive\Documents\1447\Building\amendment

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 962 8800 Fax: 416 962 3008 info@dsai.ca www.dsai.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018

ONTARIO ASSOCIATION
 OF ARCHITECTS
 DONALD & A. SCHEMATT
 U.KENICE
 3070

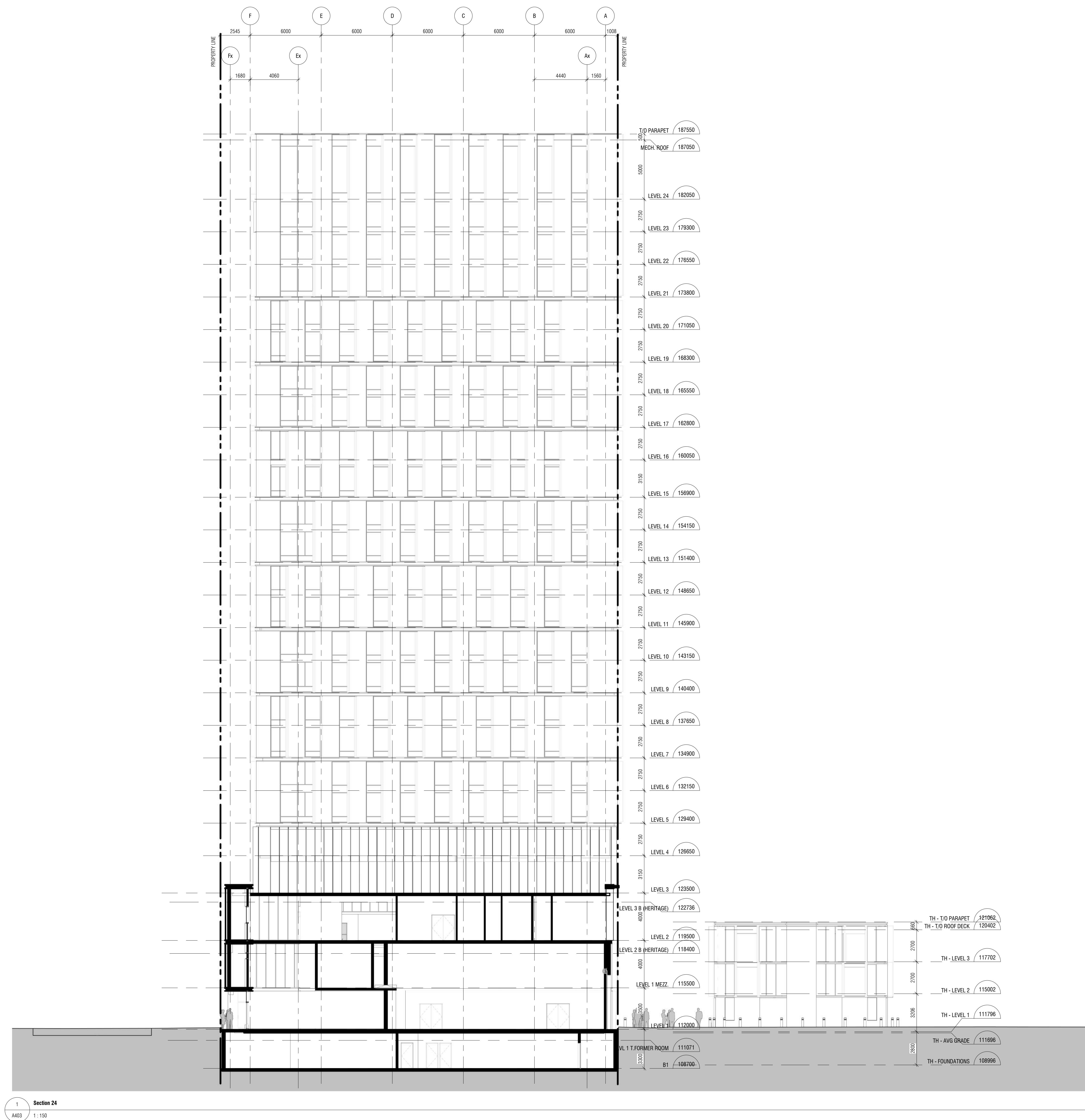
SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

BUILDING SECTIONS

Scale: 1:150
 Project No: 1447
 Date: December 18th, 2018

A402



1 Section 24
A400 1:150

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

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 862 8800 Fax: 416 962 5000 info@diamondschmitt.com
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE, TORONTO

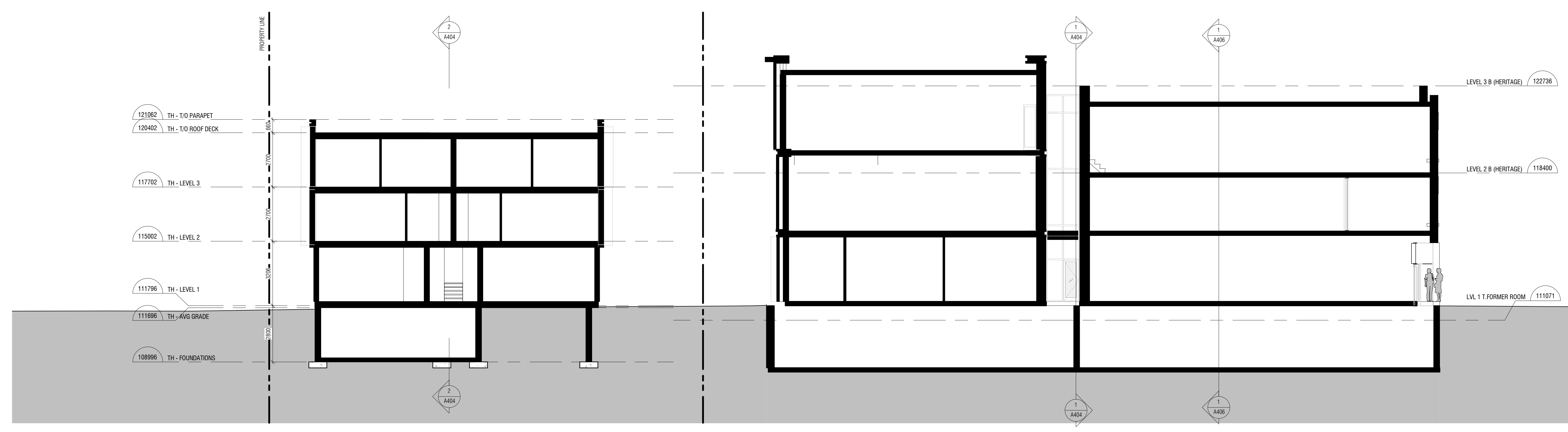
BUILDING SECTIONS

Scale: 1:150
 Project No: 1447
 Date: December 18th, 2018

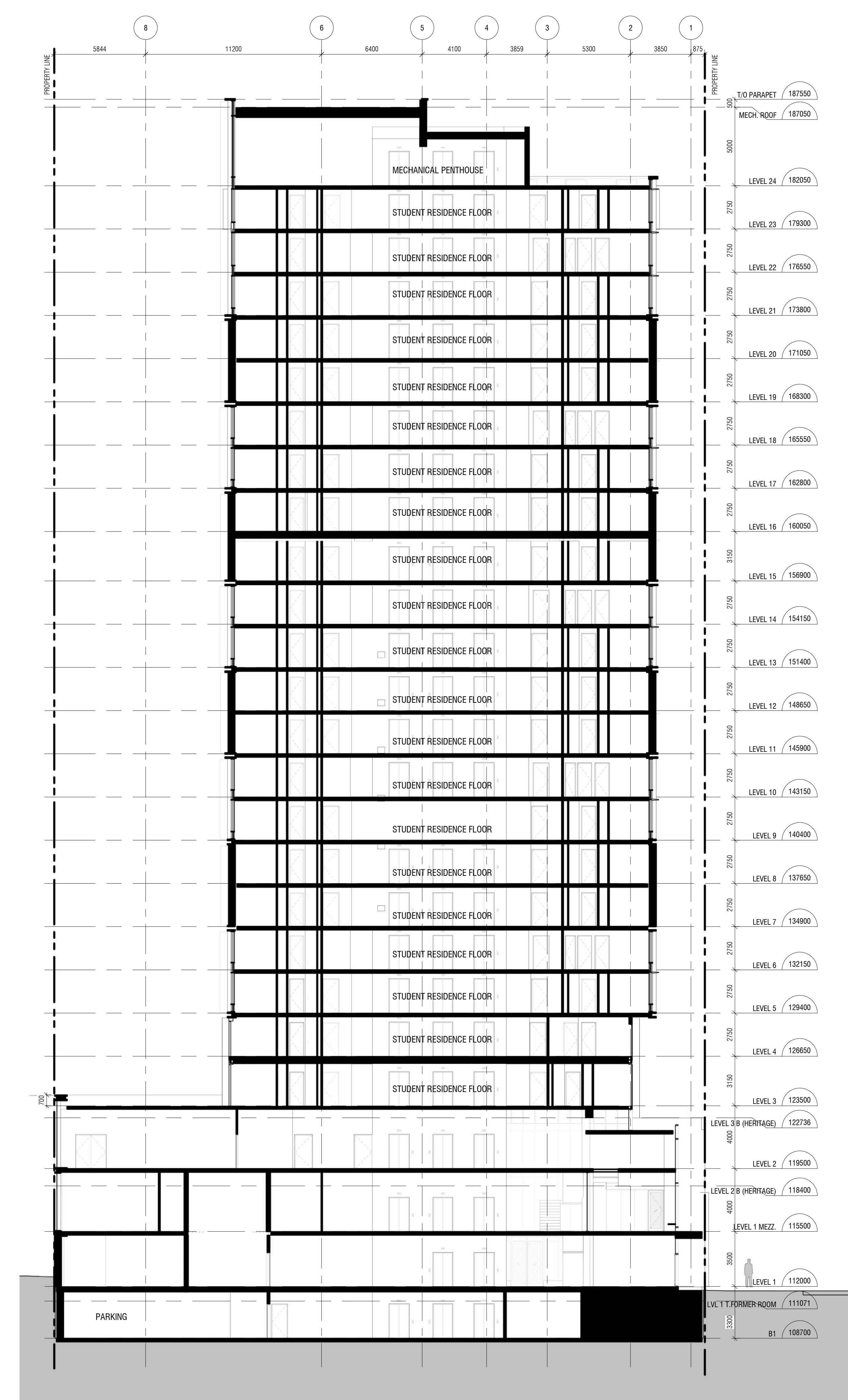
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
 24 HOUR SCALE DRAWING.
 ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OF DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED BY THE ARCHITECT.

ISSUED

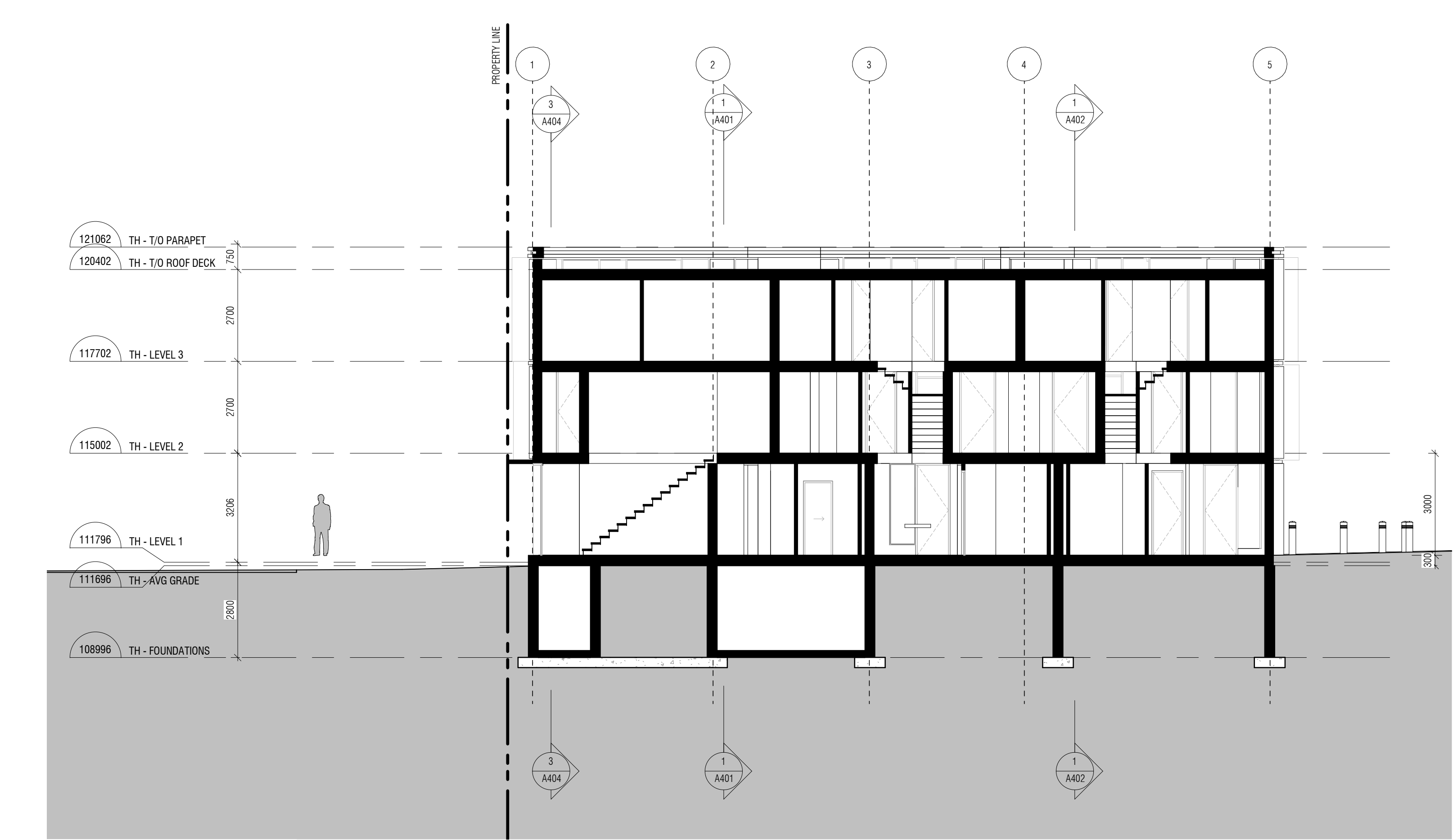
No.	Date	Description
1	2016/05/24	ISSUED FOR ZONING BYLAW AMENDMENT
2	2016/09/24	ISSUED FOR HIR & RENT HS DEMONSTRATION APP
3	2016/09/27	ISSUED FOR HIR & RENT HS DEMONSTRATION APP 2
4	2018/12/17	ISSUED FOR SPA



3 SECTION - TOWNHOUSE TRANSVERSE
 A404 1:100



1 Section 22
 A404 1:150



2 SECTION - TOWNHOUSE LONGITUDINAL
 A404 1:100

Diamond Schmitt Architects
 384 Adelaide Street West, Suite 300, Toronto, Canada M5V1B7
 Tel: 416 862 8800 Fax: 416 862 3308 info@dsai.ca www.dsai.ca
 1447 Spadina Sussex
 Submission to City for Permit
 December 18, 2018



SPADINA SUSSEX RESIDENCES
 UNIVERSITY OF TORONTO

SPADINA AVE. TORONTO

BUILDING SECTIONS

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

A404

12/18/2018 13:36:30 PM C:\Users\schmitt\OneDrive\Projects\1447\Building_Section\A404.dwg