

PUBLIC ATTACHMENT 1

TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leasmill Road  
Toronto, ON, M3B 2T8  
T 416 425 2222  
turnerfleischer.com

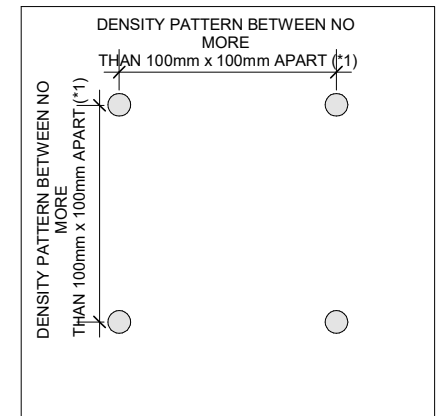
This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be copied, reproduced, or used in any way without the written consent of Turner Fleischer Architects Inc. Information shown on this drawing refers to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

EXTERIOR FINISHES LEGEND

|    |                                    |
|----|------------------------------------|
| 1A | BRICK - DARK RED (ROSE)            |
| 1B | CONCRETE                           |
| 2A | METAL PANEL - PURPLE               |
| 2B | METAL PANEL - DARK GREY            |
| 2C | LOUVRE - MEDIUM GREY               |
| 3  | ALUMINIUM CAP - LIGHT GREY         |
| 4  | EIFS PANEL SANDBLASTED - DARK GREY |
| 5  | CLEAR GLAZING                      |
| 5A | BIRD FRIENDLY GLASS                |
| 6A | SPANDREL GLASS - LIGHT GREY        |
| 6B | SPANDREL GLASS - DARK RED          |
| 6C | SPANDREL GLASS - DARK GREY         |
| 7  | FROSTED GLASS - WHITE              |
| 8  | ALUMINIUM WINDOW FRAME - DARK GREY |

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 12 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:
- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm
  - LOW REFLECTANCE OR OPAQUE MATERIALS
  - BUILDING-INTERGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES
- REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT  
- SPILL LIGHT AND OPTIMIZE USEFUL LIGHT



DETAIL NOTES:  
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 100mm x 100mm APART FOR THE FIRST 12M ABOVE GRADE. (TORONTO GREEN STANDARD ECA 1)

|   |            |                |     |
|---|------------|----------------|-----|
| 4 | 2020-08-21 | ISSUED FOR SPA | AYU |
| 2 | 2020-02-03 | ISSUED FOR SPA | AYU |
| 1 | 2019-06-14 | ISSUED FOR SPA | AYU |
| # | DATE       | DESCRIPTION    | BY  |



PROJECT  
**JAC CONDOS**

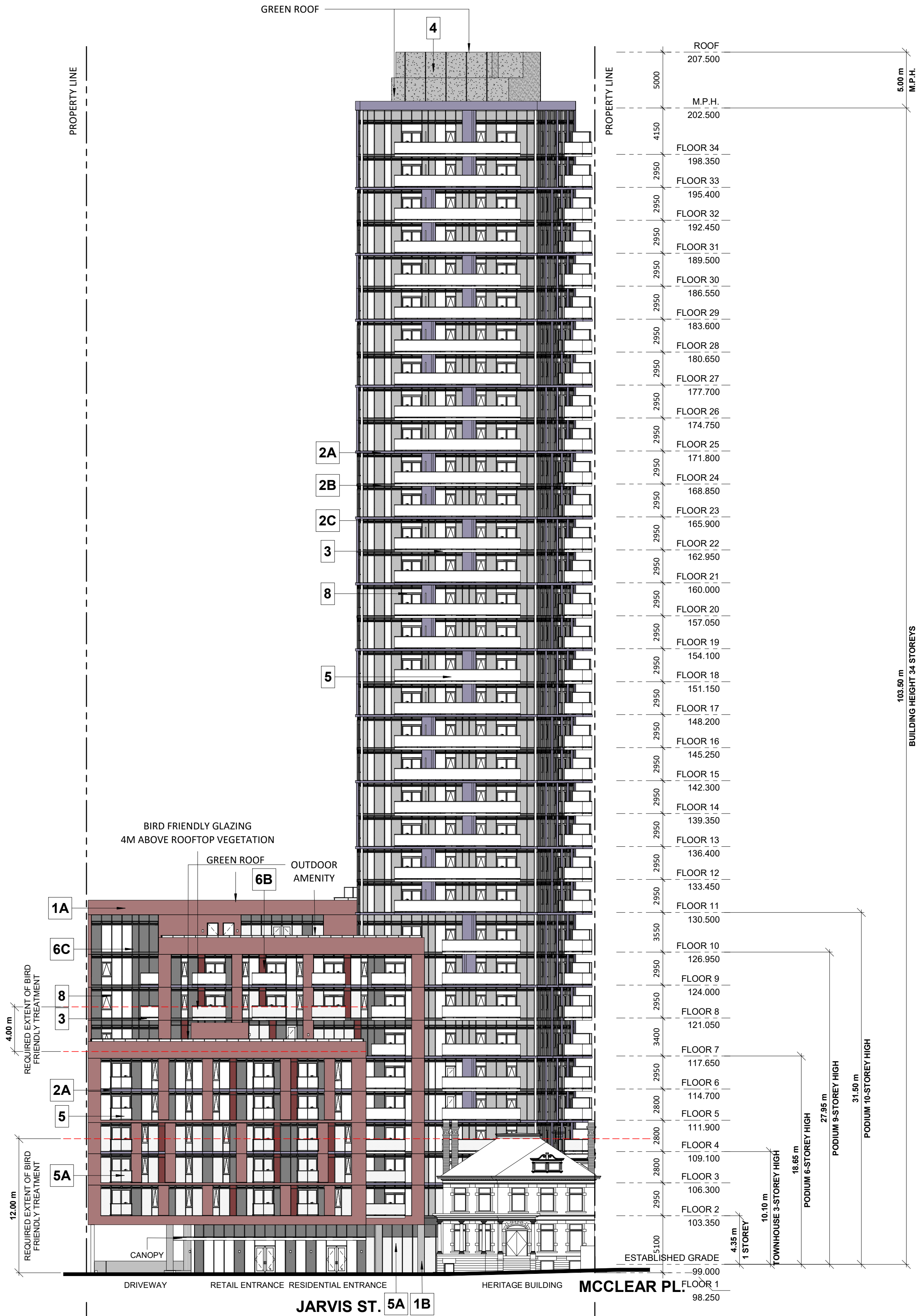
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING  
**EAST AND NORTH ELEVATIONS**

|                            |  |
|----------------------------|--|
| PROJECT NO.<br>18.189CS    |  |
| PROJECT DATE<br>2020-08-18 |  |
| DRAWN BY<br>Author         |  |
| CHECKED BY<br>Checker      |  |
| SCALE<br>As indicated      |  |

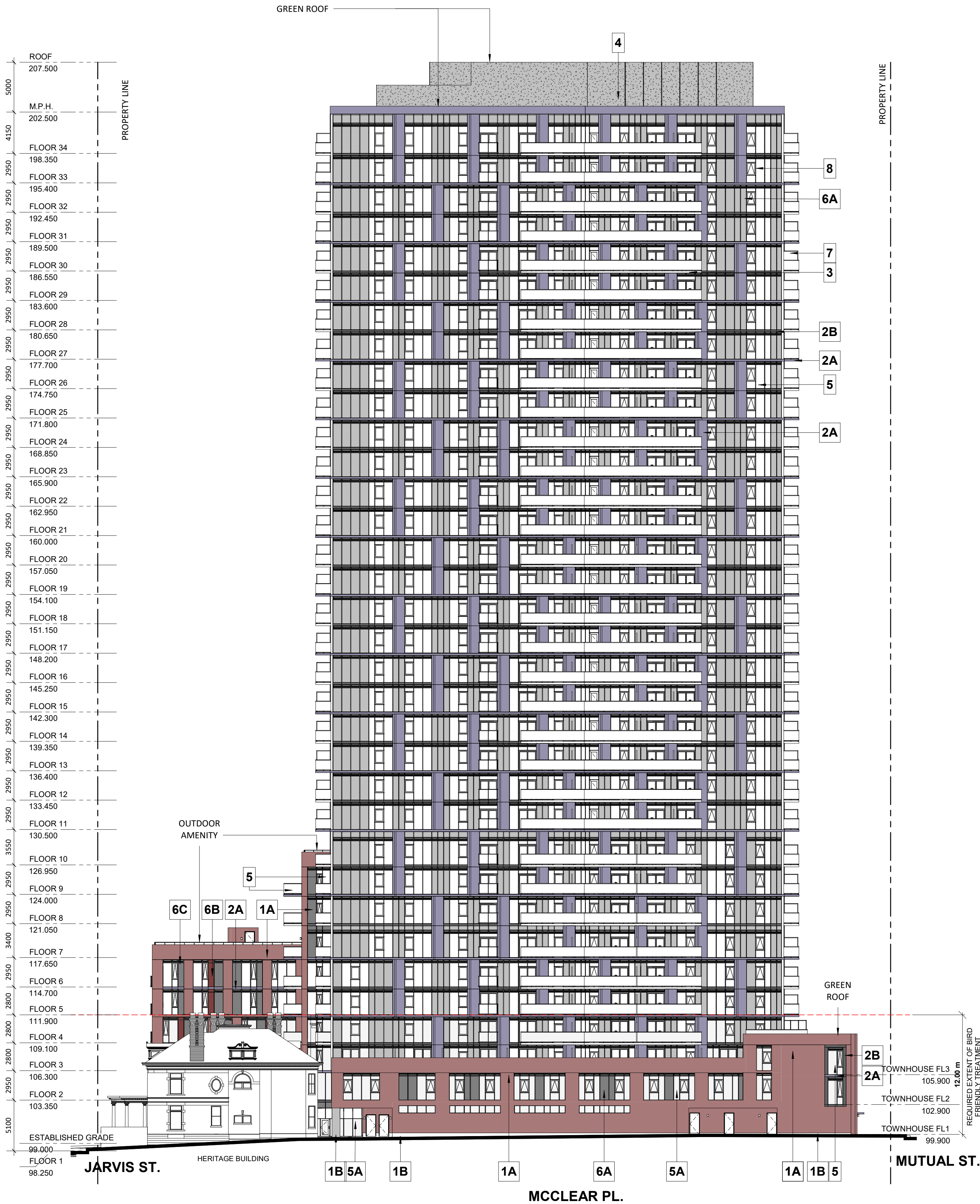
DRAWING NO.  
**SPA301**

PROPOSED DEVELOPMENT  
34 STOREY



1 EAST ELEVATION  
1: 250

PROPOSED DEVELOPMENT  
34 STOREY



2 NORTH ELEVATION  
1: 250

This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be copied, reproduced, or used in any way without the written consent of Turner Fleischer Architects Inc. Information shown on this drawing refers to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from the work.

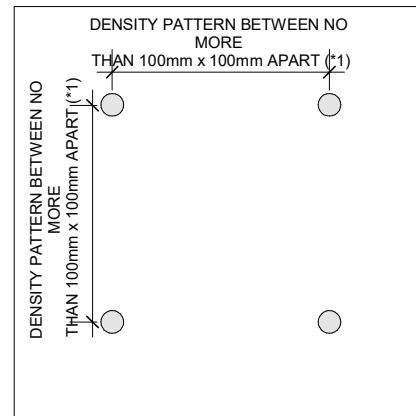
## EXTERIOR FINISHES LEGEND

|    |                                    |
|----|------------------------------------|
| 1A | BRICK - DARK RED (ROSE)            |
| 1B | CONCRETE                           |
| 2A | METAL PANEL - PURPLE               |
| 2B | METAL PANEL - DARK GREY            |
| 2C | LOUVRE - MEDIUM GREY               |
| 3  | ALUMINIUM CAP - LIGHT GREY         |
| 4  | EIFS PANEL SANDBLASTED - DARK GREY |
| 5  | CLEAR GLAZING                      |
| 5A | BIRD FRIENDLY GLASS                |
| 6A | SPANDREL GLASS - LIGHT GREY        |
| 6B | SPANDREL GLASS - DARK RED          |
| 6C | SPANDREL GLASS - DARK GREY         |
| 7  | FROSTED GLASS - WHITE              |
| 8  | ALUMINIUM WINDOW FRAME - DARK GREY |

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 12 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:  
- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm  
- LOW REFLECTANCE OR OPAQUE MATERIALS  
- BUILDING-INTERGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES

REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT  
- SPILL LIGHT AND OPTIMIZE USEFUL LIGHT



DETAIL NOTES:  
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 100mm x 100mm APART FOR THE FIRST 12M ABOVE GRADE. (TORONTO GREEN STANDARD ECA 1)

|   |            |                |     |
|---|------------|----------------|-----|
| 4 | 2020-08-21 | ISSUED FOR SPA | AYU |
| 2 | 2020-02-03 | ISSUED FOR SPA | AYU |
| 1 | 2019-06-14 | ISSUED FOR SPA | AYU |
| # | DATE       | DESCRIPTION    | BY  |



PROJECT  
**JAC CONDOS**

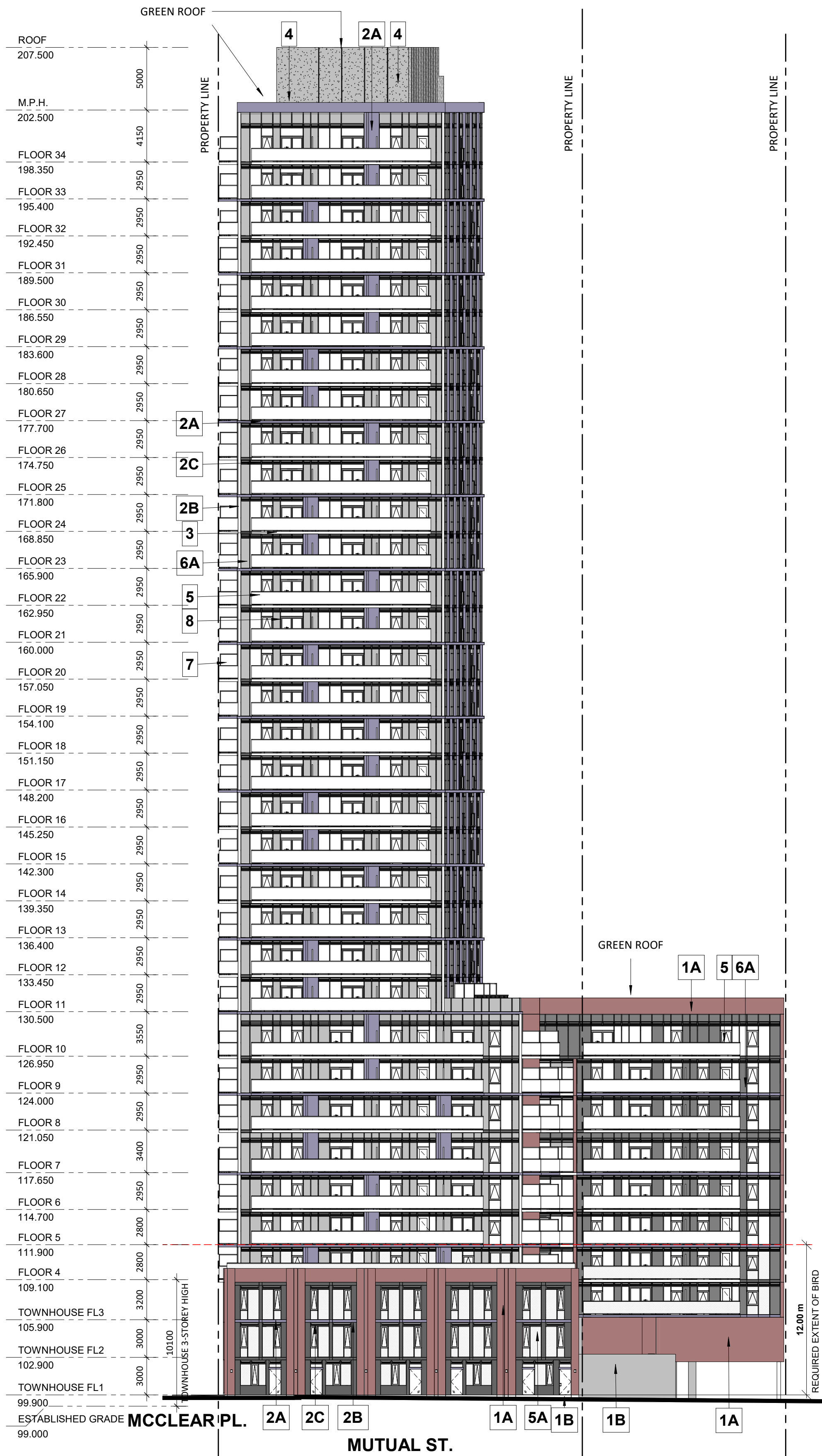
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING  
**WEST AND SOUTH ELEVATIONS**

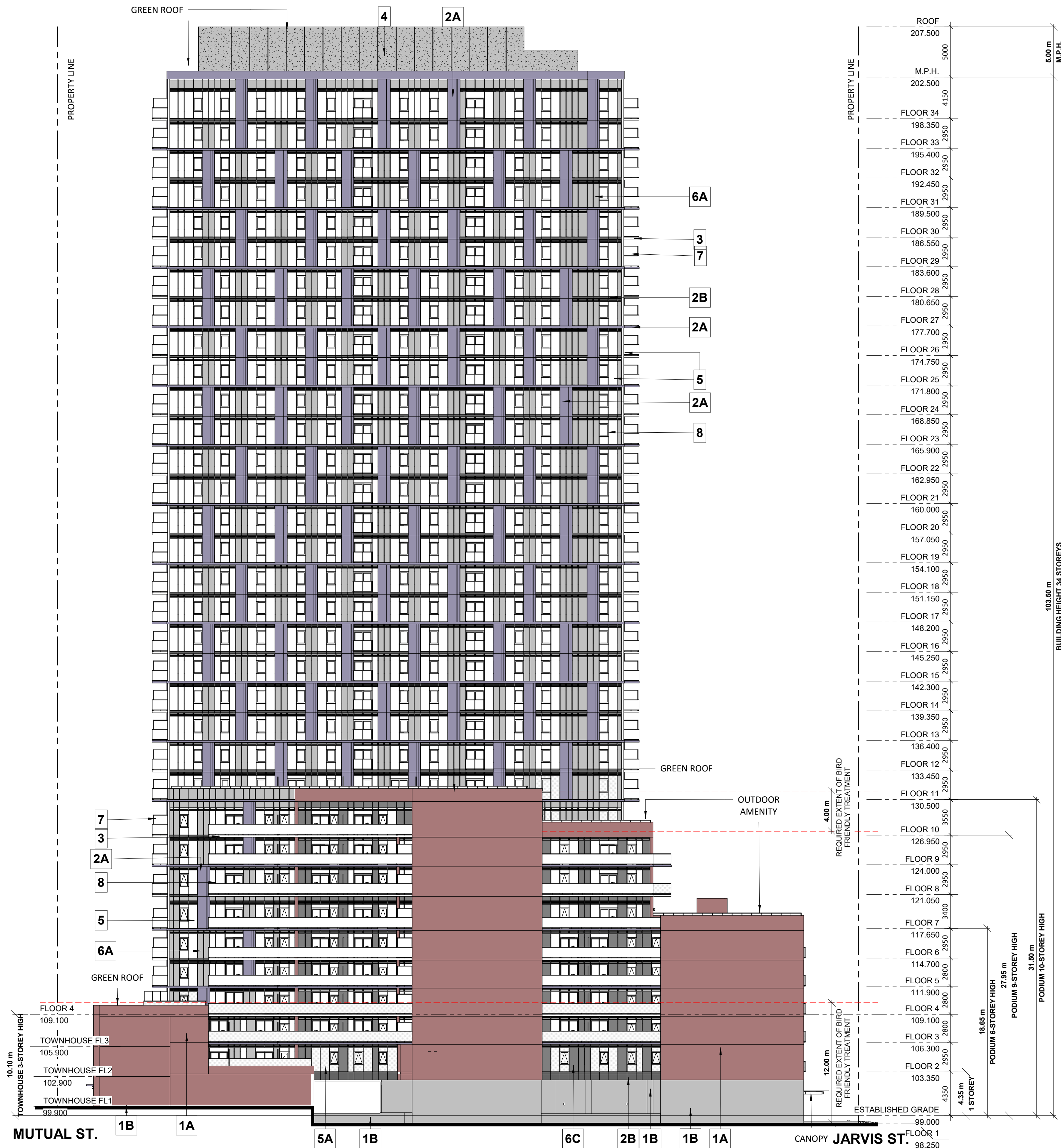
|                            |  |
|----------------------------|--|
| PROJECT NO.<br>18.189CS    |  |
| PROJECT DATE<br>2020-08-18 |  |
| DRAWN BY<br>Author         |  |
| CHECKED BY<br>Checker      |  |
| SCALE<br>As indicated      |  |

DRAWING NO.

SPA302

PROPOSED DEVELOPMENT  
34 STOREY

1 WEST ELEVATION  
1 : 250

PROPOSED DEVELOPMENT  
34 STOREY

2 SOUTH ELEVATION  
1 : 250

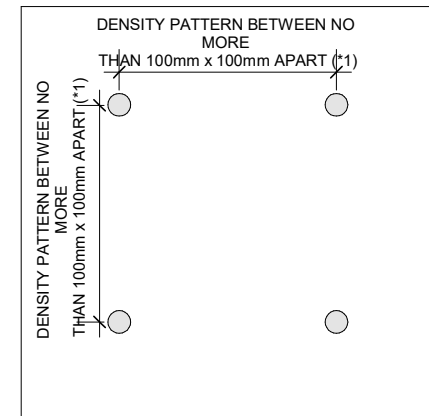
This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be copied, reproduced, or used in any way without the written consent of Turner Fleischer Architects Inc. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

## EXTERIOR FINISHES LEGEND

|    |                                    |
|----|------------------------------------|
| 1A | BRICK - DARK RED (ROSE)            |
| 1B | CONCRETE                           |
| 2A | METAL PANEL - PURPLE               |
| 2B | METAL PANEL - DARK GREY            |
| 2C | LOUVRE - MEDIUM GREY               |
| 3  | ALUMINIUM CAP - LIGHT GREY         |
| 4  | EIFS PANEL SANDBLASTED - DARK GREY |
| 5  | CLEAR GLAZING                      |
| 5A | BIRD FRIENDLY GLASS                |
| 6A | SPANDREL GLASS - LIGHT GREY        |
| 6B | SPANDREL GLASS - DARK RED          |
| 6C | SPANDREL GLASS - DARK GREY         |
| 7  | FROSTED GLASS - WHITE              |
| 8  | ALUMINIUM WINDOW FRAME - DARK GREY |

## GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 12 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:
- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm
  - LOW REFLECTANCE OR OPAQUE MATERIALS
  - BUILDING-INTERGRADED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES
- REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS
- REDUCE  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT, SPILL LIGHT AND OPTIMIZE USEFUL LIGHT



## DETAIL NOTES:

1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 100mm x 100mm APART FOR THE FIRST 12M ABOVE GRADE. (TORONTO GREEN STANDARD ECA 1)

|   |            |                |     |
|---|------------|----------------|-----|
| 4 | 2020-08-21 | ISSUED FOR SPA | AYU |
| 2 | 2020-02-03 | ISSUED FOR SPA | AYU |
| 1 | 2019-06-14 | ISSUED FOR SPA | AYU |
| # | DATE       | DESCRIPTION    | BY  |

PROJECT  
JAC CONDOS

308-314 Jarvis Street &amp; 225 Mutual Street, Toronto, Ontario, Canada

## RETAIL ENTRANCE

DRAWING BUILDING

## 1 TO 50 EAST ELEVATION PART A

|              |              |
|--------------|--------------|
| PROJECT NO.  | 18.189CS     |
| PROJECT DATE | 2020-08-18   |
| DRAWN BY     | MDL          |
| CHECKED BY   | AYU          |
| SCALE        | As indicated |



DRAWING NO.

SPA311A



| EXTERIOR FINISHES LEGEND |                                    |
|--------------------------|------------------------------------|
| 1A                       | BRICK - DARK RED (ROSE)            |
| 1B                       | CONCRETE                           |
| 2A                       | METAL PANEL - PURPLE               |
| 2B                       | METAL PANEL - DARK GREY            |
| 2C                       | LOUVRE - MEDIUM GREY               |
| 3                        | ALUMINIUM CAP - LIGHT GREY         |
| 4                        | EIFS PANEL SANDBLASTED - DARK GREY |
| 5                        | CLEAR GLAZING                      |
| 5A                       | BIRD FRIENDLY GLASS                |
| 6A                       | SPANDREL GLASS - LIGHT GREY        |
| 6B                       | SPANDREL GLASS - DARK RED          |
| 6C                       | SPANDREL GLASS - DARK GREY         |
| 7                        | FROSTED GLASS - WHITE              |
| 8                        | ALUMINIUM WINDOW FRAME - DARK GREY |

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 12 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:  
- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm  
- LOW REFLECTANCE OR OPAQUE MATERIALS  
- BUILDING-INTERGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES

REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT, SPILL LIGHT AND OPTIMIZE USEFUL LIGHT

DENSITY PATTERN BETWEEN NO MORE THAN 100mm x 100mm APART (1)


DETAIL NOTES:  
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 100mm x 100mm APART FOR THE FIRST 12M ABOVE GRADE. (TORONTO GREEN STANDARD ECA 1)

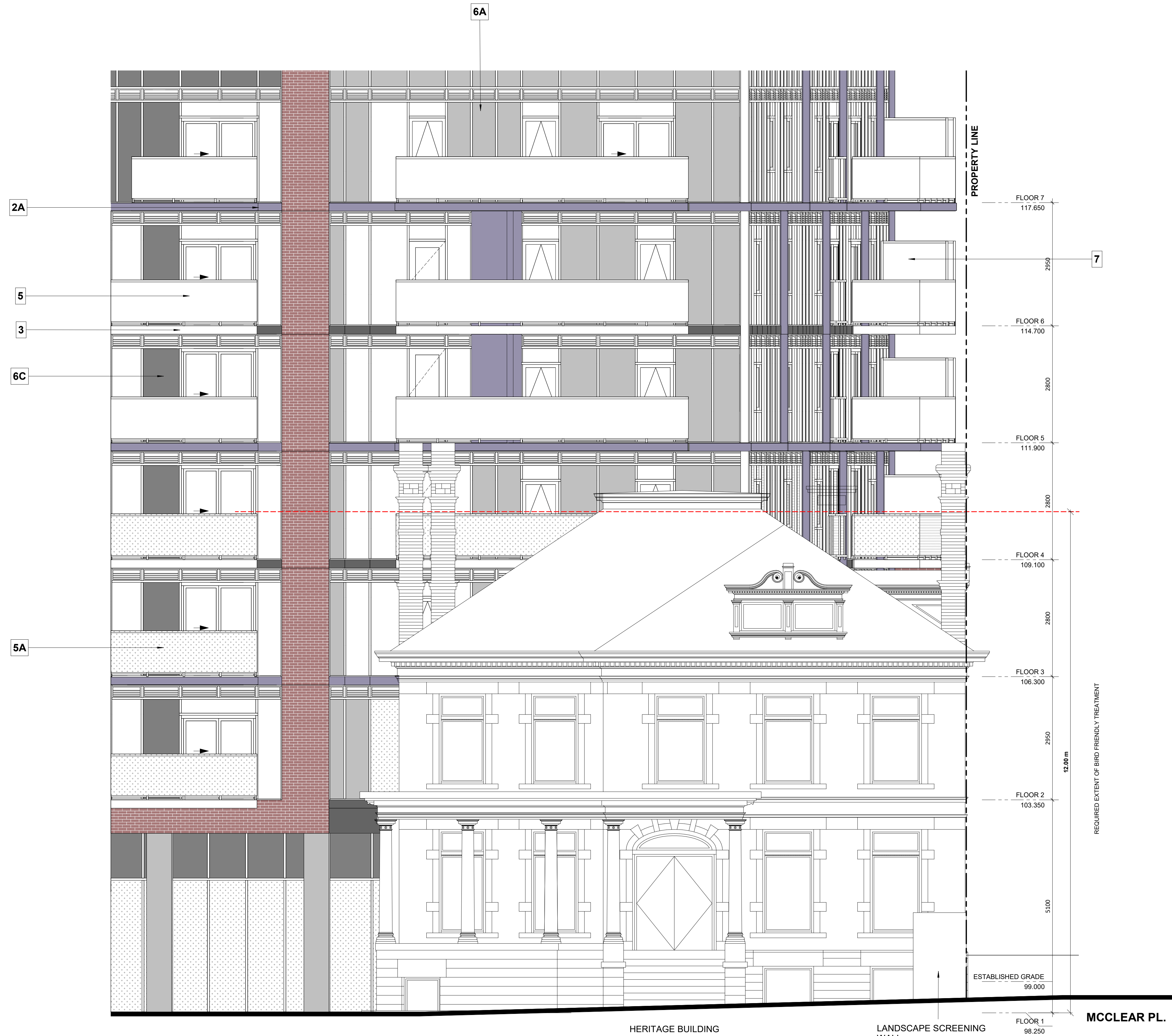
|   |            |                |     |
|---|------------|----------------|-----|
| 4 | 2020-08-21 | ISSUED FOR SPA | AYU |
| # | DATE       | DESCRIPTION    | BY  |



PROJECT  
**JAC CONDOS**  
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING  
**1 TO 50 EAST ELEVATION PART B**

|                               |   |
|-------------------------------|---|
| PROJECT NO.<br>18.189CS       |  |
| PROJECT DATE<br>2020-08-18    |   |
| DRAWN BY<br>Author            |   |
| CHECKED BY<br>Checker         |   |
| SCALE<br>As indicated         |   |
| DRAWING NO.<br><b>SPA311B</b> |   |



1 EAST ELEVATION 1-50 PART B  
1:50





# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leasmill Road  
Toronto, ON, M3B 2T8  
416-425-2222  
turnerfleischer.com

This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be signed. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

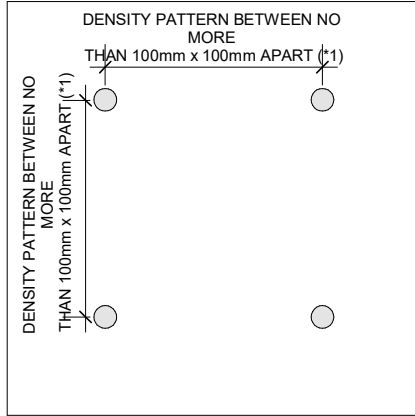
## EXTERIOR FINISHES LEGEND

|    |                                    |
|----|------------------------------------|
| 1A | BRICK - DARK RED (ROSE)            |
| 1B | CONCRETE                           |
| 2A | METAL PANEL - PURPLE               |
| 2B | METAL PANEL - DARK GREY            |
| 2C | LOUVRE - MEDIUM GREY               |
| 3  | ALUMINIUM CAP - LIGHT GREY         |
| 4  | EIFS PANEL SANDBLASTED - DARK GREY |
| 5  | CLEAR GLAZING                      |
| 5A | BIRD FRIENDLY GLASS                |
| 6A | SPANDREL GLASS - LIGHT GREY        |
| 6B | SPANDREL GLASS - DARK RED          |
| 6C | SPANDREL GLASS - DARK GREY         |
| 7  | FROSTED GLASS - WHITE              |
| 8  | ALUMINIUM WINDOW FRAME - DARK GREY |

### GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 12 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:  
- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm  
- LOW REFLECTANCE OR OPAQUE MATERIALS  
- BUILDING-INTERGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES

REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT  
- REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT



DETAIL NOTES:  
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 100mm x 100mm APART FOR THE FIRST 12M ABOVE GRADE. (TORONTO GREEN STANDARD ECA 1)

|   |            |                |     |
|---|------------|----------------|-----|
| 4 | 2020-08-21 | ISSUED FOR SPA | AYU |
| 2 | 2020-02-03 | ISSUED FOR SPA | AYU |
| 1 | 2019-06-14 | ISSUED FOR SPA | AYU |
| # | DATE       | DESCRIPTION    | BY  |



PROJECT  
**JAC CONDOS**

308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING  
**1 TO 50 SOUTH ELEVATION PART A**

|                            |  |
|----------------------------|--|
| PROJECT NO.<br>18.189CS    |  |
| PROJECT DATE<br>2020-08-18 |  |
| DRAWN BY<br>SRS            |  |
| CHECKED BY<br>Checker      |  |
| SCALE<br>As indicated      |  |

DRAWING NO.  
**SPA313A**



1 SOUTH ELEVATION 1-50 PART A  
SPA313A 1:50



1 SOUTH ELEVATION 1-50 PART B  
1 : 50

# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leasmill Road  
Toronto, ON, M3B 2T8  
T 416-425-2222  
turnerfleischer.com

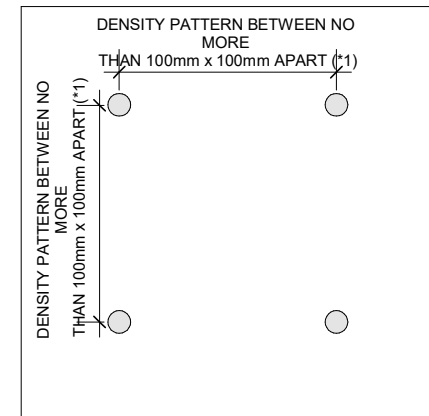
This drawing is an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be copied, reproduced, or used in any way without the written consent of Turner Fleischer Architects Inc. Information shown on this drawing refers to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

## EXTERIOR FINISHES LEGEND

|    |                                    |
|----|------------------------------------|
| 1A | BRICK - DARK RED (ROSE)            |
| 1B | CONCRETE                           |
| 2A | METAL PANEL - PURPLE               |
| 2B | METAL PANEL - DARK GREY            |
| 2C | LOUVRE - MEDIUM GREY               |
| 3  | ALUMINIUM CAP - LIGHT GREY         |
| 4  | EIFS PANEL SANDBLASTED - DARK GREY |
| 5  | CLEAR GLAZING                      |
| 5A | BIRD FRIENDLY GLASS                |
| 6A | SPANDREL GLASS - LIGHT GREY        |
| 6B | SPANDREL GLASS - DARK RED          |
| 6C | SPANDREL GLASS - DARK GREY         |
| 7  | FROSTED GLASS - WHITE              |
| 8  | ALUMINIUM WINDOW FRAME - DARK GREY |

## GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 12 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:  
- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm  
- LOW REFLECTANCE OR OPAQUE MATERIALS  
- BUILDING-INTERGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES
- REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT  
- REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT



DETAIL NOTES:  
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 100mm x 100mm APART FOR THE FIRST 12M ABOVE GRADE. (TORONTO GREEN STANDARD ECA 1)

|   |            |                |     |
|---|------------|----------------|-----|
| 4 | 2020-08-21 | ISSUED FOR SPA | AYU |
| 2 | 2020-02-03 | ISSUED FOR SPA | AYU |
| 1 | 2019-06-14 | ISSUED FOR SPA | AYU |
| # | DATE       | DESCRIPTION    | BY  |



## PROJECT JAC CONDOS

308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

## DRAWING 1 TO 50 SOUTH ELEVATION PART B

|                            |  |
|----------------------------|--|
| PROJECT NO.<br>18.189CS    |  |
| PROJECT DATE<br>2020-08-18 |  |
| DRAWN BY<br>MDL            |  |
| CHECKED BY<br>AYU          |  |
| SCALE<br>As indicated      |  |

DRAWING NO.  
SPA313B

This drawing is an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be signed. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Contractors must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

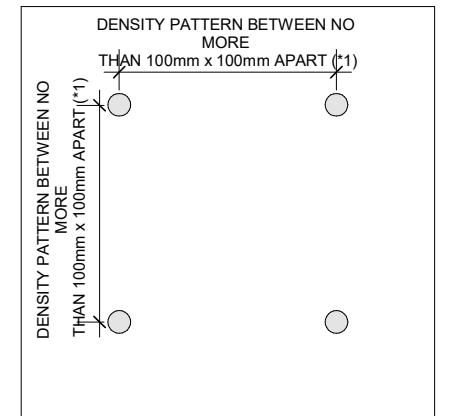
EXTERIOR FINISHES LEGEND

|    |                                    |
|----|------------------------------------|
| 1A | BRICK - DARK RED (ROSE)            |
| 1B | CONCRETE                           |
| 2A | METAL PANEL - PURPLE               |
| 2B | METAL PANEL - DARK GREY            |
| 2C | LOUVRE - MEDIUM GREY               |
| 3  | ALUMINIUM CAP - LIGHT GREY         |
| 4  | EIFS PANEL SANDBLASTED - DARK GREY |
| 5  | CLEAR GLAZING                      |
| 5A | BIRD FRIENDLY GLASS                |
| 6A | SPANDREL GLASS - LIGHT GREY        |
| 6B | SPANDREL GLASS - DARK RED          |
| 6C | SPANDREL GLASS - DARK GREY         |
| 7  | FROSTED GLASS - WHITE              |
| 8  | ALUMINIUM WINDOW FRAME - DARK GREY |

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 12 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:  
- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm  
- LOW REFLECTANCE OR OPAQUE MATERIALS  
- BUILDING-INTERGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES

REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT  
- REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT



DETAIL NOTES:  
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 100mm X 100mm APART FOR THE FIRST 12M ABOVE GRADE. (TORONTO GREEN STANDARD ECK 1)

|   |            |                |     |
|---|------------|----------------|-----|
| 4 | 2020-08-21 | ISSUED FOR SPA | AYU |
| 2 | 2020-02-03 | ISSUED FOR SPA | AYU |
| 1 | 2019-06-14 | ISSUED FOR SPA | AYU |
| # | DATE       | DESCRIPTION    | BY  |



PROJECT  
**JAC CONDOS**

308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING  
**1 TO 50 NORTH ELEVATION PART A**

|                            |  |
|----------------------------|--|
| PROJECT NO.<br>18.189CS    |  |
| PROJECT DATE<br>2020-08-18 |  |
| DRAWN BY<br>MDL            |  |
| CHECKED BY<br>AYU          |  |
| SCALE<br>As indicated      |  |

DRAWING NO.  
**SPA314A**





# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leslie Road  
Toronto, ON, M3B 2T8  
T 416 425 2222  
turnerfleischer.com

This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be copied, reproduced, or used in any way without the written consent of Turner Fleischer Architects Inc. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

## EXTERIOR FINISHES LEGEND

|    |                                    |
|----|------------------------------------|
| 1A | BRICK - DARK RED (ROSE)            |
| 1B | CONCRETE                           |
| 2A | METAL PANEL - PURPLE               |
| 2B | METAL PANEL - DARK GREY            |
| 2C | LOUVRE - MEDIUM GREY               |
| 3  | ALUMINIUM CAP - LIGHT GREY         |
| 4  | EIFS PANEL SANDBLASTED - DARK GREY |
| 5  | CLEAR GLAZING                      |
| 5A | BIRD FRIENDLY GLASS                |
| 6A | SPANDREL GLASS - LIGHT GREY        |
| 6B | SPANDREL GLASS - DARK RED          |
| 6C | SPANDREL GLASS - DARK GREY         |
| 7  | FROSTED GLASS - WHITE              |
| 8  | ALUMINIUM WINDOW FRAME - DARK GREY |

**GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 12 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):**



PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:  
- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm  
- LOW REFLECTANCE OR OPAQUE MATERIALS  
- BUILDING-INTERGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES

REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT  
- REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT

DENSITY PATTERN BETWEEN NO MORE THAN 100mm x 100mm APART (1")


**DETAIL NOTES:**  
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 100mm x 100mm APART FOR THE FIRST 12M ABOVE GRADE. (TORONTO GREEN STANDARD ECA 1)

|   |            |                |     |
|---|------------|----------------|-----|
| 4 | 2020-08-21 | ISSUED FOR SPA | AYU |
| # | DATE       | DESCRIPTION    | BY  |



PROJECT  
**JAC CONDOS**  
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING  
**1 TO 50 NORTH ELEVATION PART B**

|                            |  |
|----------------------------|--|
| PROJECT NO.<br>18.189CS    | <br>RUSSELL L. FLEISCHER<br>LICENCE<br>5004 |
| PROJECT DATE<br>2020-08-18 |  |
| DRAWN BY<br>SRS            |  |
| CHECKED BY<br>Checker      |  |
| SCALE<br>As indicated      |  |

DRAWING NO.  
**SPA314B**