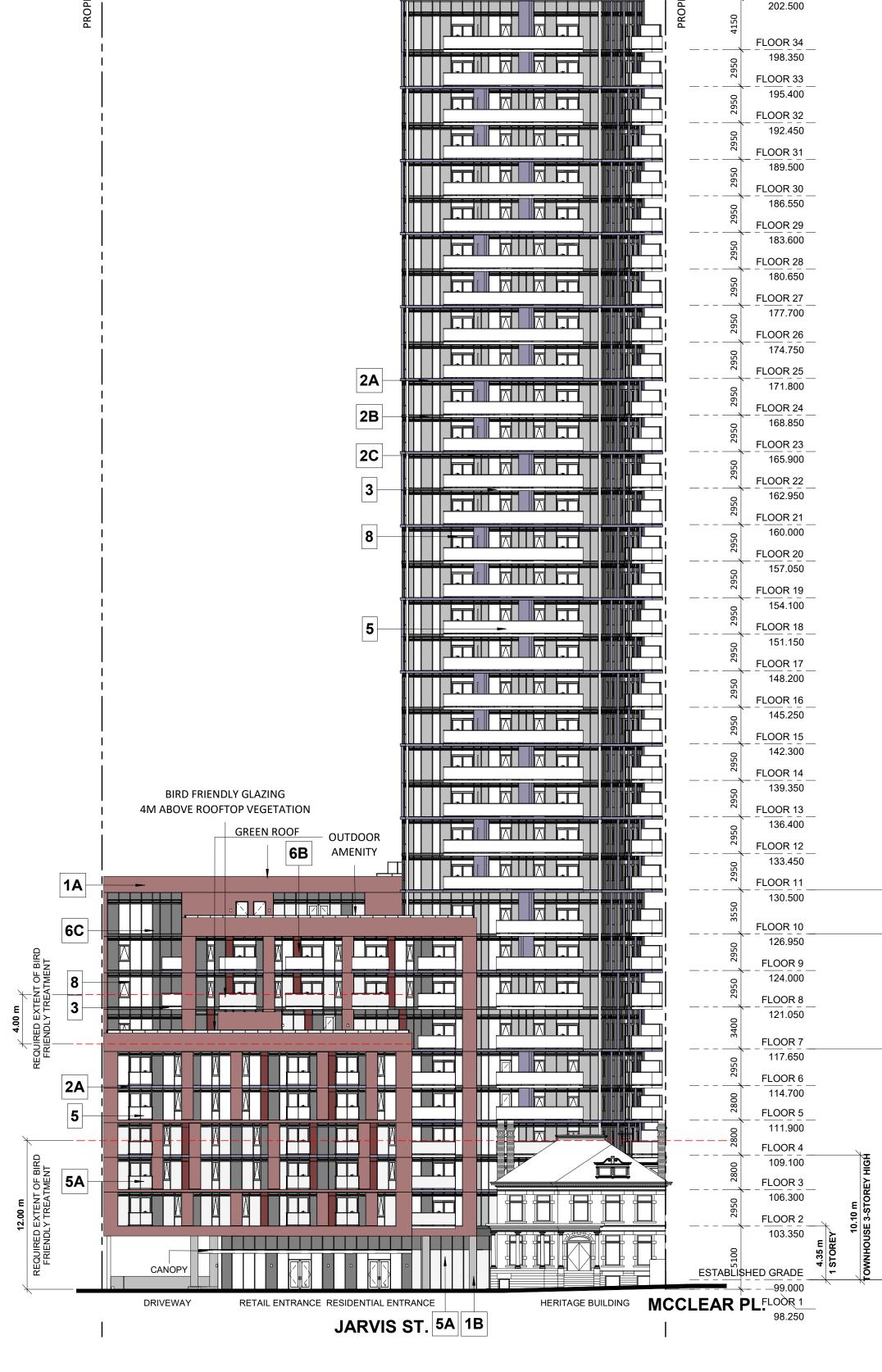
ROOF

207.500

M.P.H.

# 34 STOREY GREEN ROOF 4 2A 2B





EAST ELEVATION 1:250

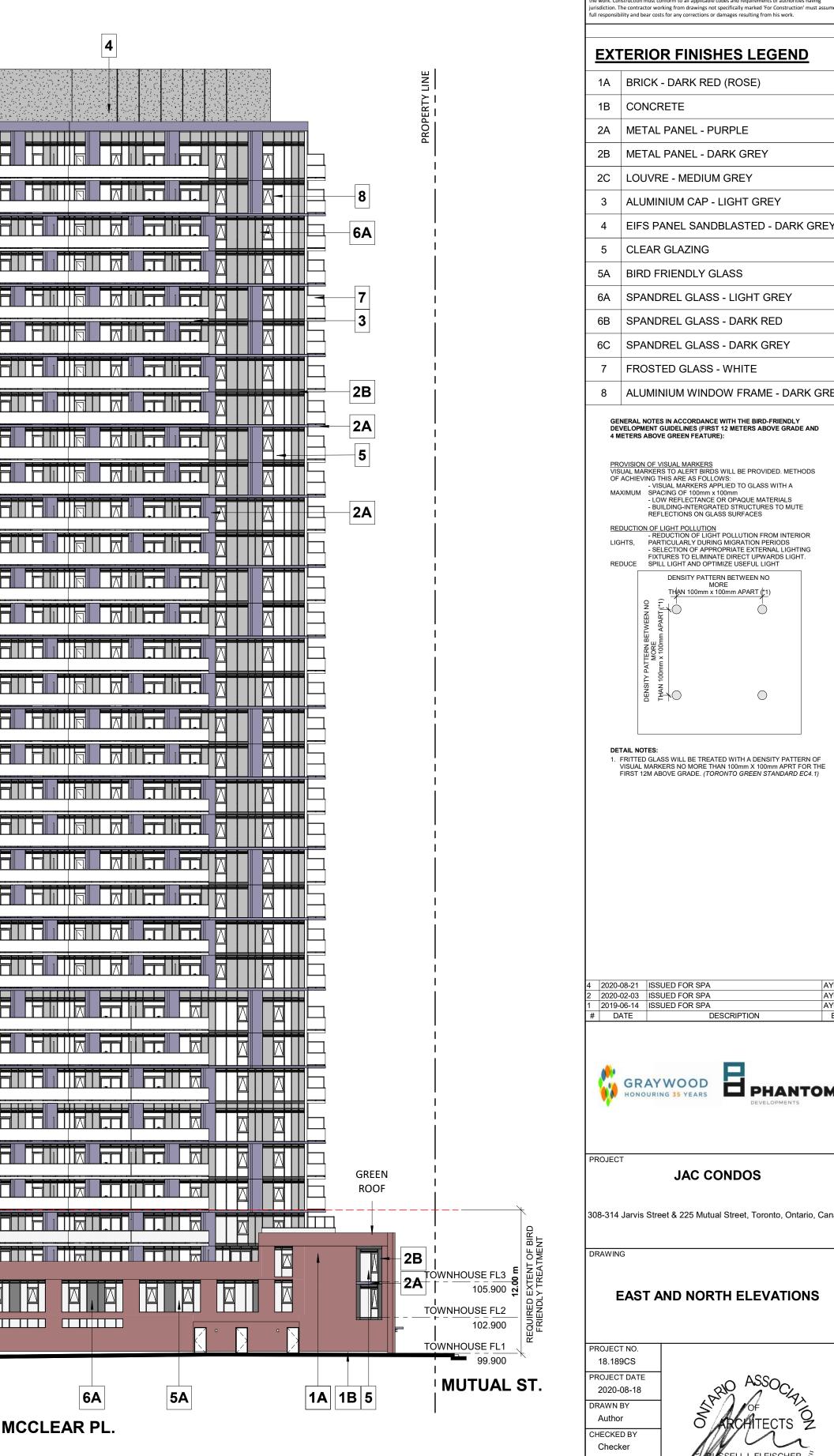
# **PUBLIC ATTACHMENT 1**

2 S S









## PROPOSED DEVELOPMENT **34 STOREY**

RAWING NO. SPA301

LICENCE

5004

As indicated

TURNER FLEISCHER

is drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects

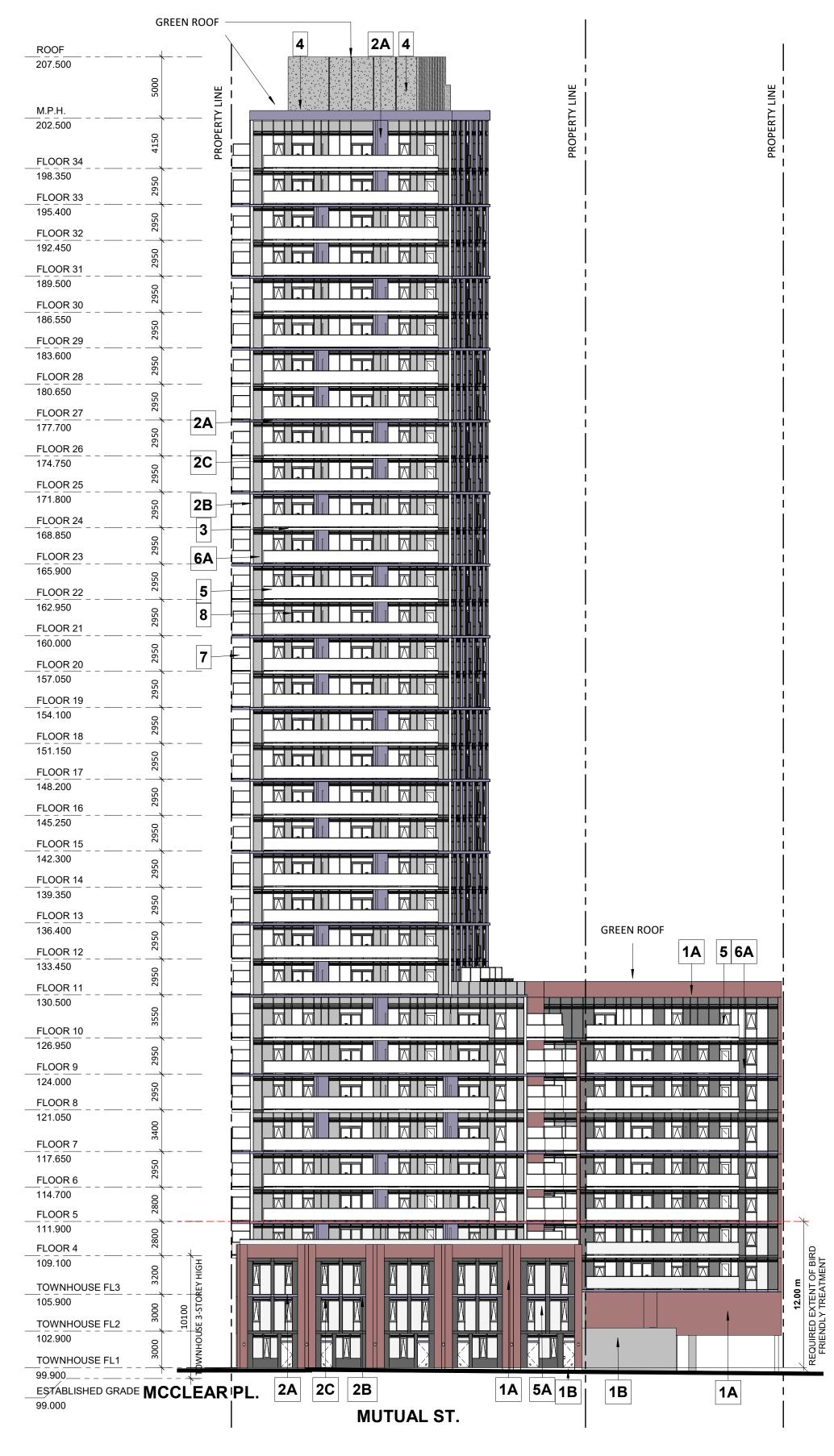
is browing, as an investigation of service, is provided by an a step poperty of numer resource and interest contractor must verify and accept responsibility for all dimensions and conditions on site and must no rner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be

aled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.,

Turner Fleischer Architects Inc

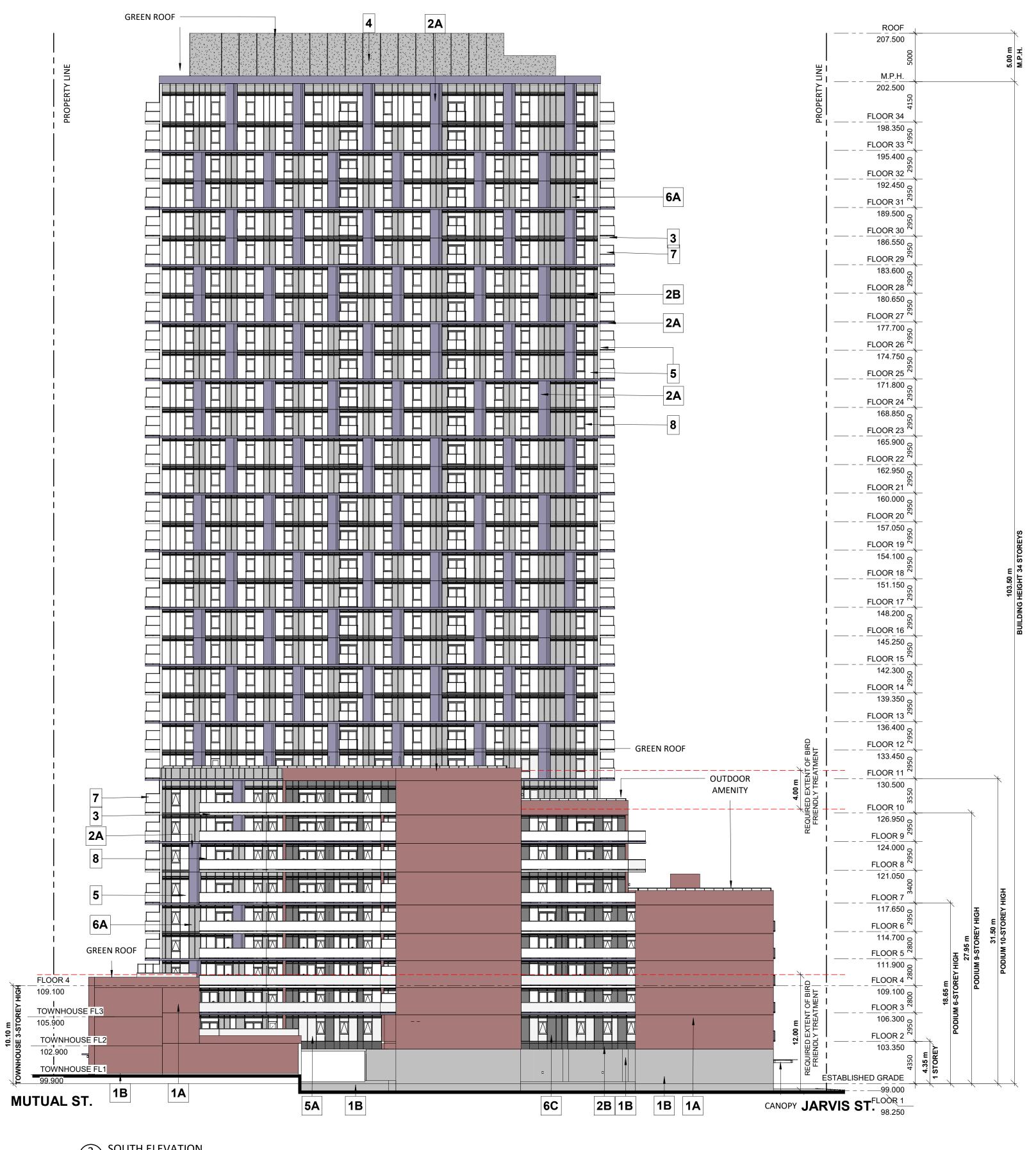
67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

#### PROPOSED DEVELOPMENT 34 STOREY



(1) WEST ELEVATION 1:250



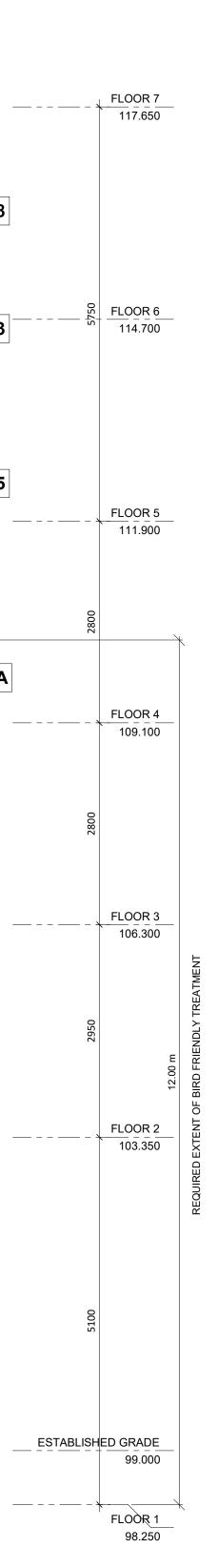


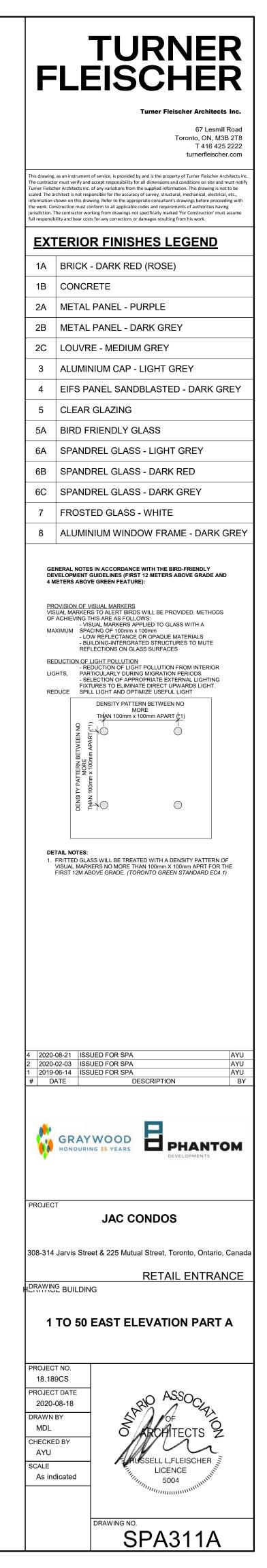
2 SPA302 1:250

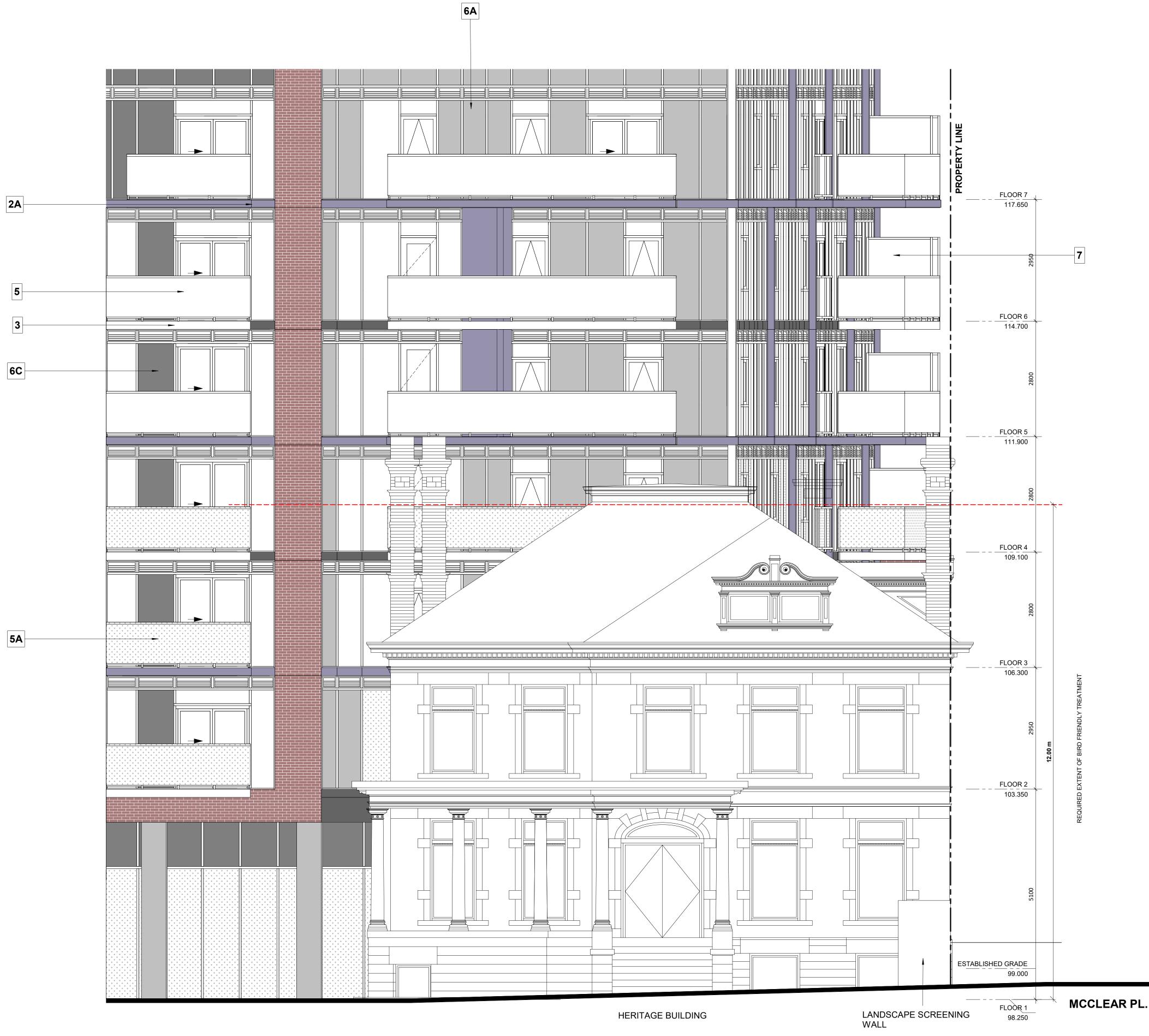
1	•	ΤU	IR	NF	R
F		EIS			
			Turner Fl	eischer Archit	
				Toronto, ON T 416	smill Road , M3B 2T8 425 2222 scher.com
The contracto Turner Fleisch	or must verify and ner Architects Inc.	of service, is provided accept responsibility of any variations fror ponsible for the accura	for all dimensions n the supplied info	and conditions on sit rmation. This drawing	e and must notif g is not to be
information s the work. Cor jurisdiction. T	hown on this draw nstruction must co he contractor wor	wing. Refer to the app onform to all applicab rking from drawings r ts for any corrections	ropriate consultar le codes and requi lot specifically ma	nt's drawings before p rements of authoritie rked 'For Constructior	roceeding with s having
<u>EX1</u>	ERIO	R FINIS	HES L	.EGENI	<u>2</u>
1A		- DARK RE	ED (ROSI	Ξ)	
1B 2A	CONCF METAL	PANEL - F	PURPLE		
2B		PANEL - [			
2C 3		E - MEDIU			
4		ANEL SAN	DBLAST	ED - DARK	GREY
5 5A		GLAZING RIENDLY (	GLASS		
6A		REL GLAS			
6B 6C		REL GLAS			
7		ED GLASS			
		NIUM WINI	CE WITH THE	BIRD-FRIENDLY	
DE' 4 M	VELOPMENT ( IETERS ABOV	GUIDELINES (FIR 'E GREEN FEATU	ST 12 METER: IRE):		AND
VIS OF	UAL MARKER ACHIEVING T - VIS XIMUM SPA	ISUAL MARKERS S TO ALERT BIR HIS ARE AS FOL SUAL MARKERS / CING OF 100mm	DS WILL BE PI LOWS: APPLIED TO G x 100mm	LASS WITH A	ODS
	- LO' - BU REF DUCTION OF I	W REFLECTANC ILDING-INTERGF LECTIONS ON G LIGHT POLLUTIC	E OR OPAQUE ATED STRUC LASS SURFAC	TURES TO MUTE ES	
	HTS, PAR - SEI FIXT	DUCTION OF LIG TICULARLY DUR LECTION OF APF URES TO ELIMIN L LIGHT AND OF	ING MIGRATIO PROPRIATE EX IATE DIRECT	on Periods (Ternal Lightii JPWARDS Light	NG
		DENSITY PATT	ERN BETWEE	N NO	
	DENSITY PATTERN BETWEEN NO MORE MORE MORE MORE MORE MORE MORE MORE			0	
	ENSITY PATTERN BETWEEN NC MORE MORE MORE MORE MORE MORE MORE MORE	×			
	DENSITY F			$\bigcirc$	
1.	VISUAL MARK	SS WILL BE TRE ERS NO MORE 1 BOVE GRADE. (70	(HAN 100mm	(100mm APRT F	OR THE
4 2020- 2 2020-		UED FOR SPA UED FOR SPA			AYU
1 2019-		UED FOR SPA		DN	AYU AYU BY
			_		
		WOOD			
\$	HONOURIN	NG 35 YEARS		PHAN	том
ő	HONOURI	NG 35 YEARS		PHAN' DEVELOPMENTS	том
PROJEC					том
	т	JAC C	CONDO	S	
	т		CONDO	S	TOM
	T Jarvis Stre	JAC C	CONDO	S	TOM
308-314 DRAWIN	T Jarvis Stre G	JAC C	CONDO	<b>S</b> Toronto, Onta	
308-314 DRAWIN	T Jarvis Stre G VEST A	JAC C	CONDO	<b>S</b> Toronto, Onta	
308-314 DRAWIN V PROJEC 18.18 PROJEC	T Jarvis Stre G VEST A T NO. 9CS T DATE	JAC C	CONDO ual Street,	S Toronto, Onta	NS
308-314 DRAWIN V PROJEC 18.18	T Jarvis Stre G VEST A T NO. 9CS T DATE 08-18 BY	JAC C	CONDO ual Street,	S Toronto, Onta	NS
308-314 DRAWIN PROJEC 18.18 PROJEC 2020- DRAWN	T Jarvis Stre G VEST A 9CS T DATE 08-18 BY r D BY	JAC C eet & 225 Mut	JTH EL	S Toronto, Onta EVATIO	NS
308-314 DRAWIN PROJEC 18.18 PROJEC 2020- DRAWN Autho CHECKE Check SCALE	T Jarvis Stre G VEST A 9CS T DATE 08-18 BY r D BY	JAC C eet & 225 Mut	JTH EL	S Toronto, Onta EVATIO	NS
308-314 DRAWIN PROJEC 18.18 PROJEC 2020- DRAWN Autho CHECKE Check SCALE	T Jarvis Stre G VEST A PCS T DATE 08-18 BY r D BY (er	JAC C eet & 225 Mut	JTH EL	S Toronto, Onta	NS













EAST ELEVATION 1-50 PART B 1:50

TURNER FLEISCHER Turner Fleischer Architects Inc.

> 67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

This drawing, as 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 scaled. 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

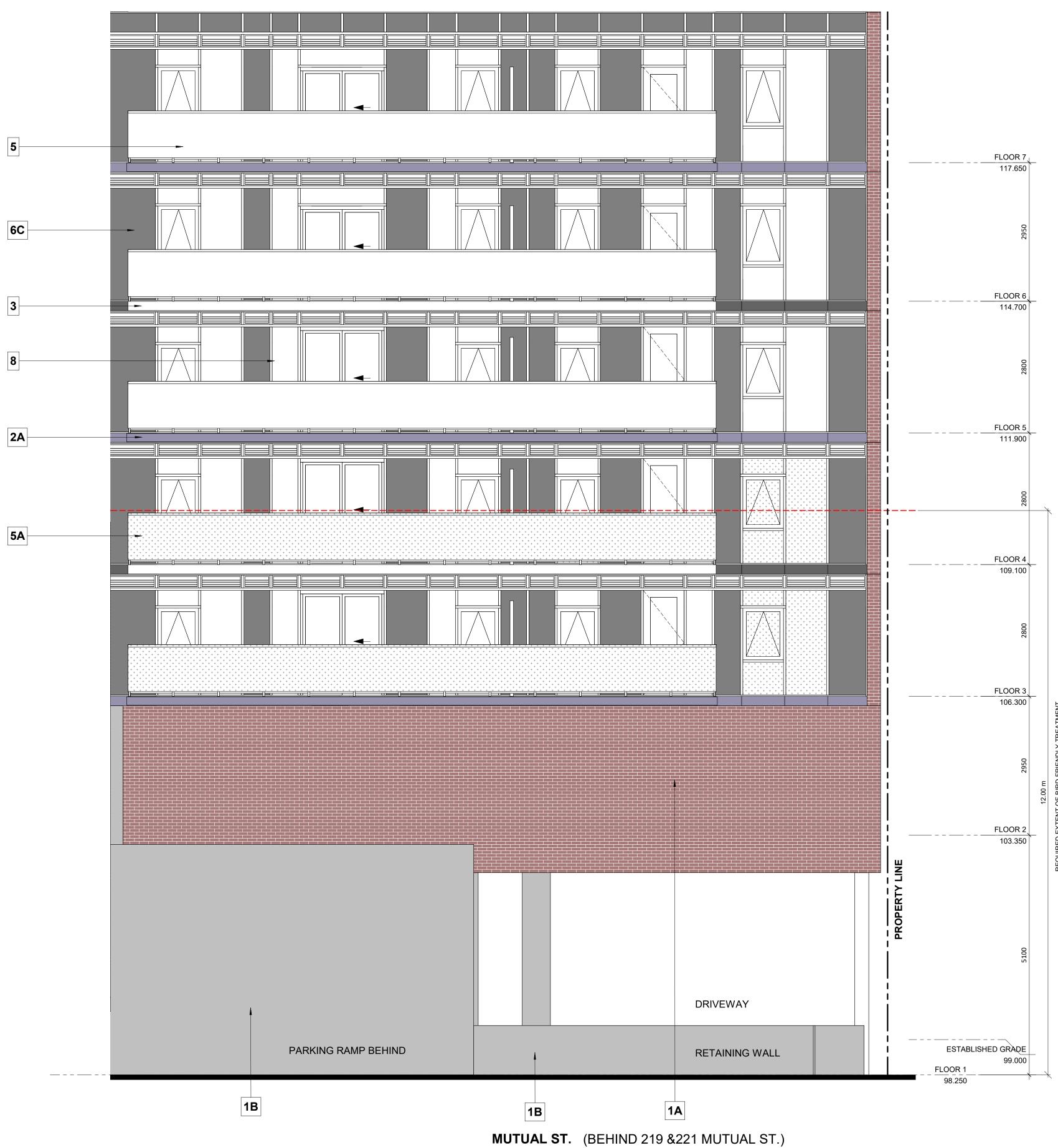
## GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 12 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

MAXIMUM	VING THIS ARE AS FC - VISUAL MARKERS SPACING OF 100m	S APPLIED TO GLASS WITH A	Ą
<u>REDUCTIO</u> LIGHTS, REDUCE	REFLECTIONS ON <u>ON OF LIGHT POLLUT</u> - REDUCTION OF L PARTICULARLY DU - SELECTION OF AI FIXTURES TO ELIM	SRATED STRUCTURES TO M GLASS SURFACES <u>ION</u> JGHT POLLUTION FROM INT RING MIGRATION PERIODS PPROPRIATE EXTERNAL LIG MINATE DIRECT UPWARDS DPTIMIZE USEFUL LIGHT	ERIOR
REDUCE	DENSITY PA	TTERN BETWEEN NO MORE n x 100mm APART (*1)	
VISUAL	ED GLASS WILL BE TR L MARKERS NO MORE	REATED WITH A DENSITY PA E THAN 100mm X 100mm APF (TORONTO GREEN STANDA)	RT FOR THE
4 2020-08-21 # DATE	ISSUED FOR SP	PA DESCRIPTION	AYU BY
# DATE	AYWOOD		BY
# DATE	AYWOOD OURING 35 YEARS		NTOM
#     DATE       Image: project     GF       308-314 Jarvi       DRAWING	JAC (	DESCRIPTION	Dntario, Canada

DRAWING NO. SPA311B







WEST ELEVATION 1-50 PART B

TURNER FLEISCHER Turner Fleischer Architects Inc.

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222

turnerfleischer.com

This drawing, as 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 scaled. 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

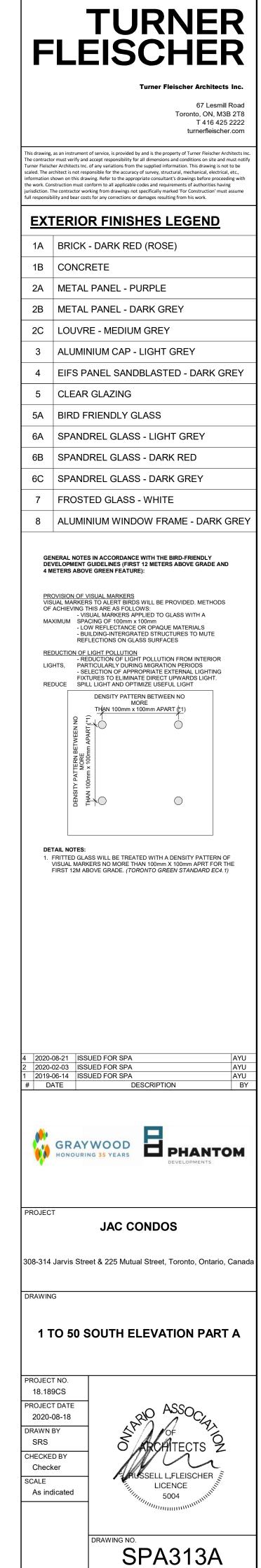
1A	BRICK - DARK RED (ROSE)
1B	CONCRETE
2A	METAL PANEL - PURPLE
2B	METAL PANEL - DARK GREY
2C	LOUVRE - MEDIUM GREY
3	ALUMINIUM CAP - LIGHT GREY
4	EIFS PANEL SANDBLASTED - DARK GREY
5	CLEAR GLAZING
5A	BIRD FRIENDLY GLASS
6A	SPANDREL GLASS - LIGHT GREY
6B	SPANDREL GLASS - DARK RED
6C	SPANDREL GLASS - DARK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

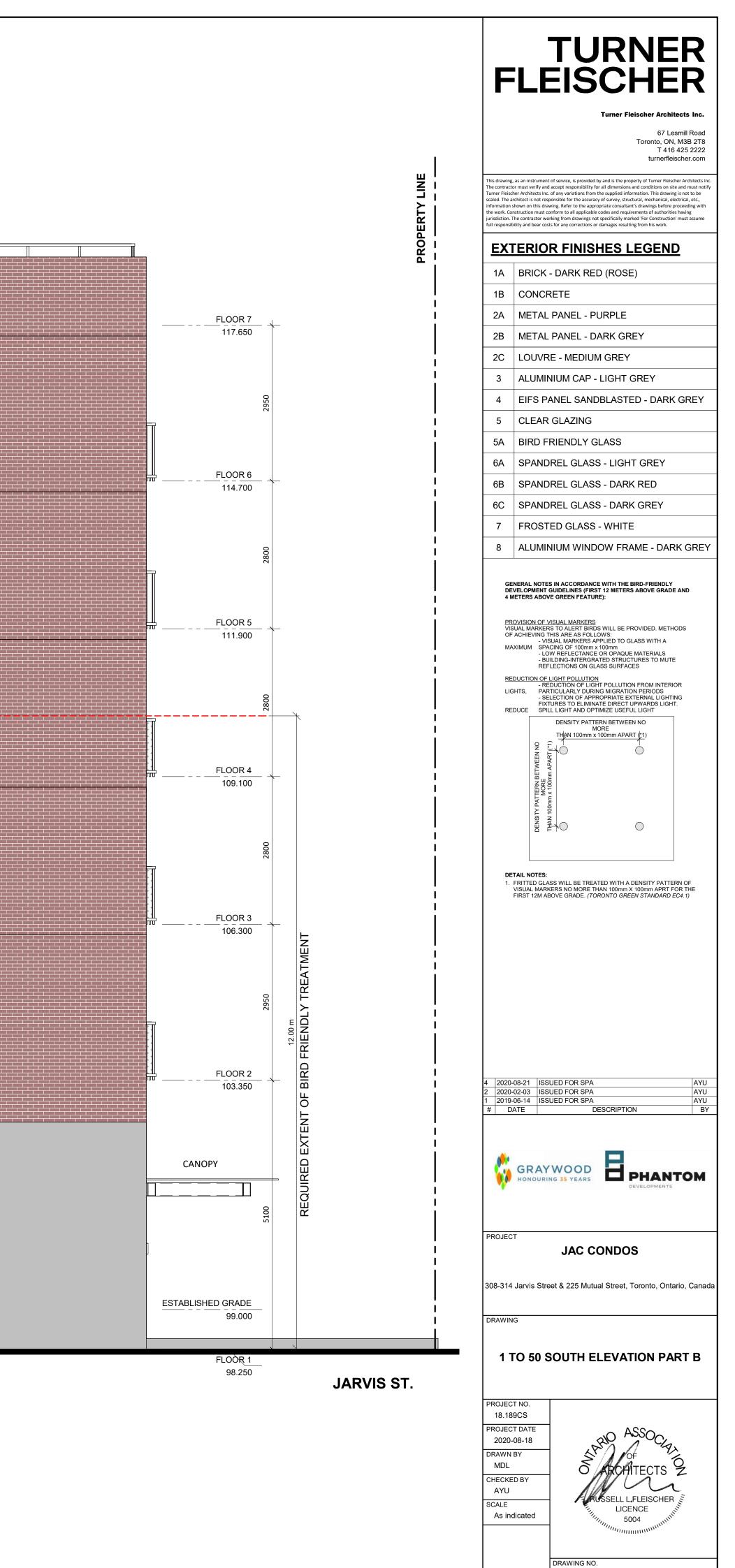
VISUAL MA	N OF VISUAL MARKERS RRERS TO ALERT BIRDS WILL BE PROVIDED. METHODS
	//ING THIS ARE AS FOLLOWS: - VISUAL MARKERS APPLIED TO GLASS WITH A SPACING OF 100mm x 100mm
	- LOW REFLECTANCE OR OPAQUE MATERIALS - BUILDING-INTERGRATED STRUCTURES TO MUTE
	REFLECTIONS ON GLASS SURFACES
LIGHTS,	IN OF LIGHT POLLUTION - REDUCTION OF LIGHT POLLUTION FROM INTERIOR 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)
	DENSITY PATTERN BETWEEN NO THAN 100mm x 100mm APART (*1
	TY PATTERN BE MORE MORE 100mm x 100mm x 100mm
VISUAL	D GLASS WILL BE TREATED WITH A DENSITY PATTERN OF MARKERS NO MORE THAN 100mm X 100mm APRT FOR THE
	12M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)
4 2020-08-21	ISSUED FOR SPA AYU
# DATE	DESCRIPTION BY
M CD	
HON	AYWOOD OURING 35 YEARS
<b>•</b>	DEVELOPMENTS
PROJECT	
INUJEUI	JAC CONDOS
	JAC COMDO2
308-314 Jarvis	s Street & 225 Mutual Street, Toronto, Ontario, Canada
DRAWING	
1 TO	50 WEST ELEVATION PART B
	50 WEST ELEVATION PART B
PROJECT NO.	
18.189CS	
PROJECT DATE	ASSOC
2020-08-18	ASSOCIATION
DDAMAN SY	Ž LOF C
DRAWN BY Author	
Author	S ARCHITECTS 2
	Man
Author CHECKED BY	Man
Author CHECKED BY Checker	Man
Author CHECKED BY Checker SCALE	Man
Author CHECKED BY Checker SCALE	
Author CHECKED BY Checker SCALE	d States and States an
Author CHECKED BY Checker SCALE	Man







SOUTH ELEVATION 1-50 PART B 1:50



SPA313B



	TURNER
	LEISCHER
	Turner Fleischer Architects Inc.
	67 Lesmill Road Toronto, ON, M3B 2T8
	T 416 425 2222 turnerfleischer.com
The contracto	as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. r must verify and accept responsibility for all dimensions and conditions on site and must notify
scaled. The ar information s	rer Architects Inc. of any variations from the supplied information. This drawing is not to be chitect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., hown on this drawing. Refer to the appropriate consultant's drawings before proceeding with struction must conform to all applicable codes and requirements of authorities having
jurisdiction. T	ility and bear costs for any corrections or damages resulting from his work.
EX1	<b>TERIOR FINISHES LEGEND</b>
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	
5A	BIRD FRIENDLY GLASS
6A	SPANDREL GLASS - LIGHT GREY
6B 6C	SPANDREL GLASS - DARK RED
7	FROSTED GLASS - WHITE
8	ALUMINIUM WINDOW FRAME - DARK GREY
DE	NERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY VELOPMENT GUIDELINES (FIRST 12 METERS ABOVE GRADE AND
4 M	IETERS ABOVE GREEN FEÀTURE):
VIS	<u>OVISION OF VISUAL MARKERS</u> UAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS ACHIEVING THIS ARE AS FOLLOWS:
МА	- VISUAL MARKERS APPLIED TO GLASS WITH A XIMUM SPACING OF 100mm × 100mm - LOW REFLECTANCE OR OPAQUE MATERIALS - BUILDING-INTERGRATED STRUCTURES TO MUTE
REI	REFLECTIONS ON GLASS SURFACES
LIG	- REDUCTION OF LIGHT POLLUTION FROM INTERIOR HTS, PARTICULARLY DURING MIGRATION PERIODS - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT.
REI	DUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT DENSITY PATTERN BETWEEN NO
	MORE <u>THAN 100mm x 100mm APART (*1)</u> 9 2 1
	DENSITY PATTERN BETWEEN NC THAN 100mm x 100mm APART
	ENSITY PATTERN BETWEEN MORE MAN 100mm APART
	TY PATT 100mm v
	TAIL NOTES: FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF
	VISUAL MARKERS NO MORE THAN 100mm X 100mm APRT FOR THE FIRST 12M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)
4 2020	
4 2020- 2 2020- 1 2019-	02-03 ISSUED FOR SPA AYU
# D/	ATE DESCRIPTION BY
	GRAYWOOD
<b>)</b>	HONOURING 35 YEARS
DROJEC	T
PROJEC	JAC CONDOS
308-314	Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada
DRAWIN	G
17	O 50 NORTH ELEVATION PART A
PROJEC 18.18	
PROJEC	
2020- DRAWN	A A A A
MDL	DBY OF ARCHITECTS 2
AYU	
SCALE As inc	dicated
	DRAWING NO.
	SPA314A

