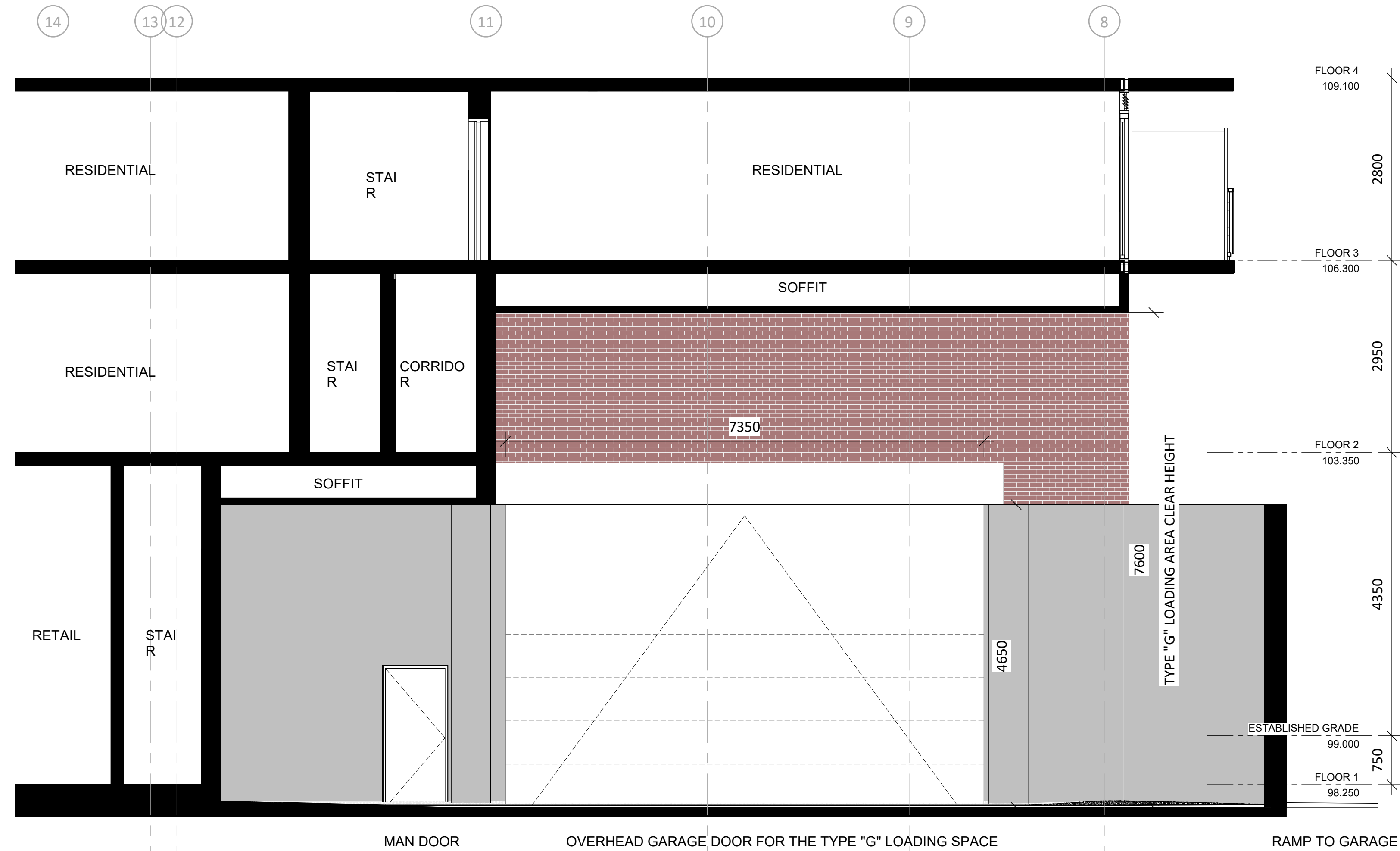
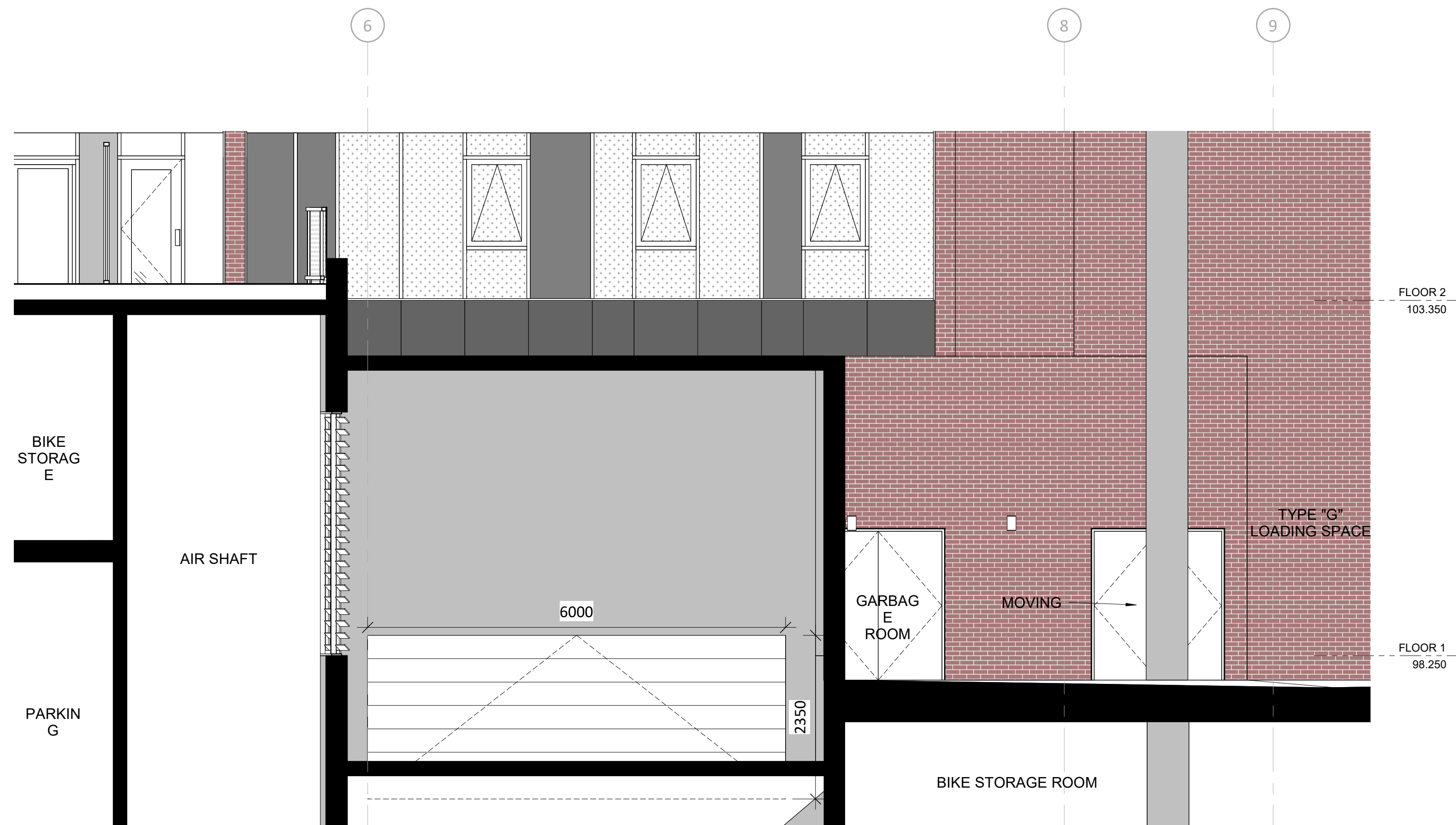


1 PLAN OF THE PARKING RAMP AND LOADING AREA
1:100



2 ELEVATION OF OVERHEAD GARAGE DOOR FOR TYPE G LOADING
1:50



3 ELEVATION OF OVERHEAD GARAGE DOOR
1:50

TURNER FLEISCHER

Turner Fleischer Architects Inc.

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T 416 425 2222
turnerfleischer.com

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PROJECT
JAC CONDOS

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

DRAWING
OVERHEAD GARAGE DOORS

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

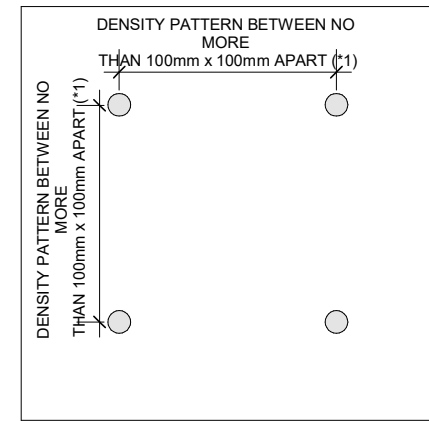
DRAWING NO.
SPA315

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- GLAZED SURFACES TREATED WITH FRIT PATTERN AS PER THE FRIT PATTERN DETAIL
- GLAZED SURFACES SHADED BY BALCONY AND CANOPY OVERHANGS
- GLAZED SURFACES - LOW REFLECTIVE SPANDREL PANEL WITH <15% REFLECTANCE
- GLAZED SURFACES - VISION GLASS (UNTREATED)

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,
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT.
REDUCE



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
BIRD FRIENDLY ELEVATIONS

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

DRAWING NO.
SPA321



BIRD FRIENDLY DIAGRAM

SURFACE	AREA (m2)	% FOR TREATMENTS OF GLAZED SURFACES
TOTAL GLAZED SURFACES WITH FRIT PATTERN	610.3	64%
TOTAL GLAZED SURFACES WITH SHADING	159.2	17%
TOTAL GLAZED SURFACES - SPANDREL GLASS	174.0	18%
TOTAL GLAZED SURFACES (UNTREATED)	13.0	1%
TOTAL	956.6	100%

A breakdown of these areas are shown below:

Frit with a pattern which meets the requirements of the City of Toronto 'Bird Friendly Guidelines' will be used.

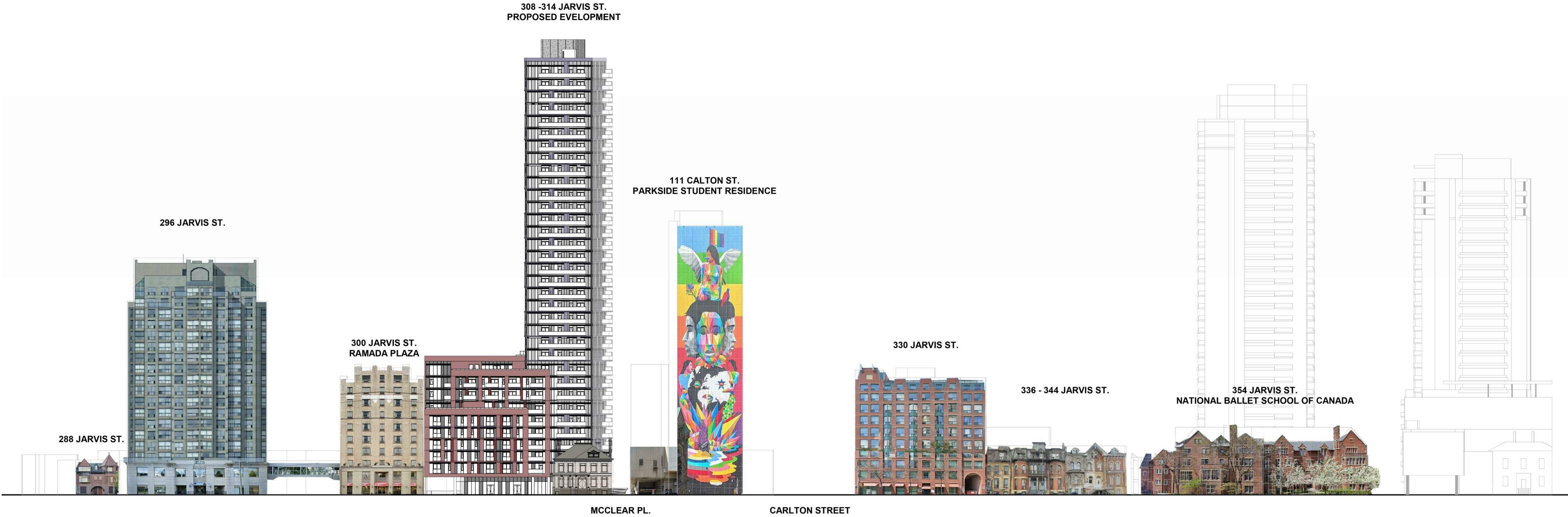
NORTH ELEVATION	SURFACE	AREA (m2)	% FOR TREATMENTS OF GLAZED
	GLAZED SURFACES WITH FRIT PATTERN	241.8	66%
	GLAZED SURFACES WITH SHADING	31.9	9%
	GLAZED SURFACES - SPANDREL GLASS	89.1	24%
	GLAZED SURFACES (UNTREATED)	3.1	1%
	TOTAL	365.8	100%

SOUTH ELEVATION	SURFACE	AREA (m2)	% FOR TREATMENTS OF GLAZED
	GLAZED SURFACES WITH FRIT PATTERN	92.1	51%
	GLAZED SURFACES WITH SHADING	80.1	44%
	GLAZED SURFACES - SPANDREL GLASS	9.0	5%
	GLAZED SURFACES (UNTREATED)	0.0	0%
	TOTAL	181.2	100%

EAST ELEVATION	SURFACE	AREA (m2)	% FOR TREATMENTS OF GLAZED
	GLAZED SURFACES WITH FRIT PATTERN	146.3	62%
	GLAZED SURFACES WITH SHADING	17.5	7%
	GLAZED SURFACES - SPANDREL GLASS	60.6	26%
	GLAZED SURFACES (UNTREATED)	9.9	4%
	TOTAL	234.4	100%

WEST ELEVATION	SURFACE	AREA (m2)	% FOR TREATMENTS OF GLAZED
	GLAZED SURFACES WITH FRIT PATTERN	130.2	74%
	GLAZED SURFACES WITH SHADING	29.7	17%
	GLAZED SURFACES - SPANDREL GLASS	15.4	9%
	GLAZED SURFACES (UNTREATED)	0.0	0%
	TOTAL	175.2	100%

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MASONRY - GREY
WINDOW WALL - GREY



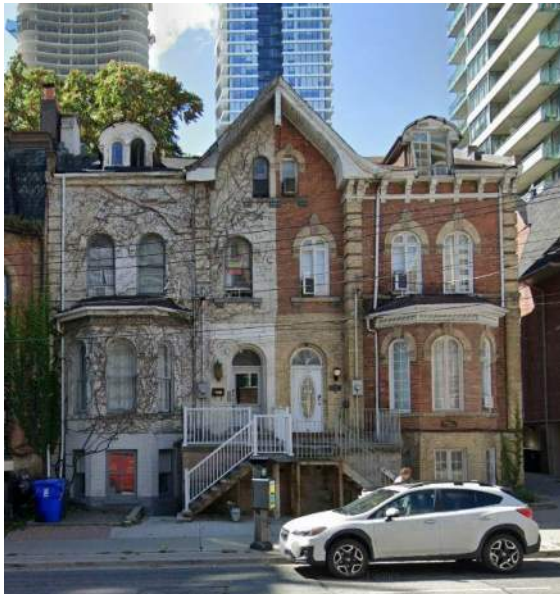
BRICK - YELLOW
RENDER-YELLOW



CONCRETE - GREY
MURAL



BRICK - RED
METAL ROOF - GREEN



BRICK - RED AND YELLOW



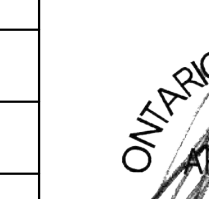
BRICK - RED
SLATE ROOF - GREY

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
JARVIS STREET ELEVATION

PROJECT NO. 18.189CS	
PROJECT DATE 2020-08-18	
DRAWN BY Author	
CHECKED BY Checker	
SCALE	
DRAWING NO. SPA331	

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BRICK - YELLOW



BRICK - YELLOW
METAL PANEL - BEIGE
CONCRETE PRECAST



BRICK - RED
WOOD SHINGLE - BLACK



BRICK - RED
SIDING - BROWN
ROOF - ASPHALT SHINGLE GREY



BRICK - RED
SLATE ROOF - GREY

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
MUTUAL STREET ELEVATION

PROJECT NO. 18.189CS	
PROJECT DATE 2020-08-18	
DRAWN BY MDL	
CHECKED BY AYU	
SCALE	
DRAWING NO. SPA332	

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#	DATE	DESCRIPTION	BY



PROJECT

JAC CONDOS

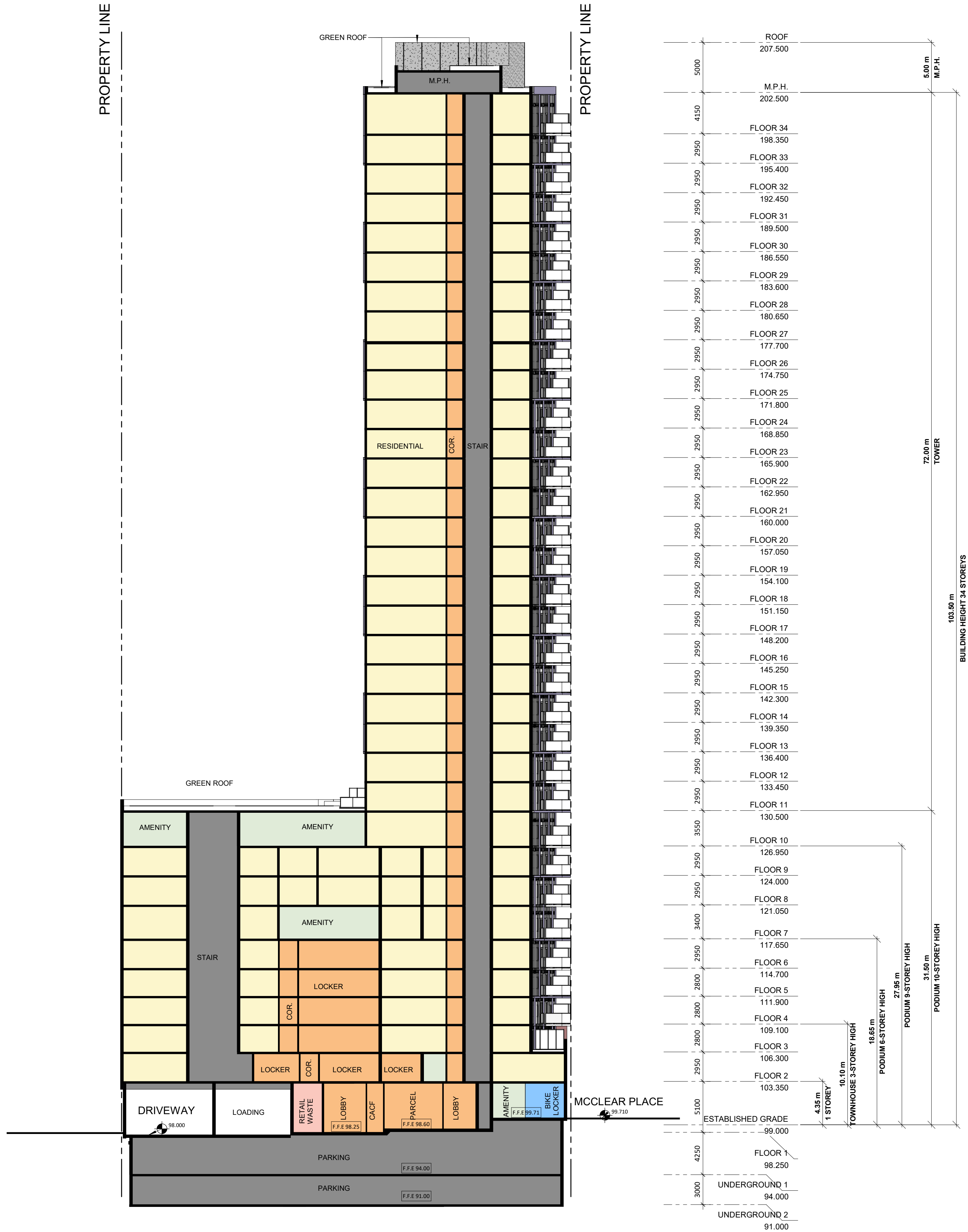
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING

NORTH-SOUTH SECTION

PROJECT NO. 18.189CS	
PROJECT DATE 2020-08-18	
DRAWN BY MNZ	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO.
SPA401



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PROJECT

JAC CONDOS

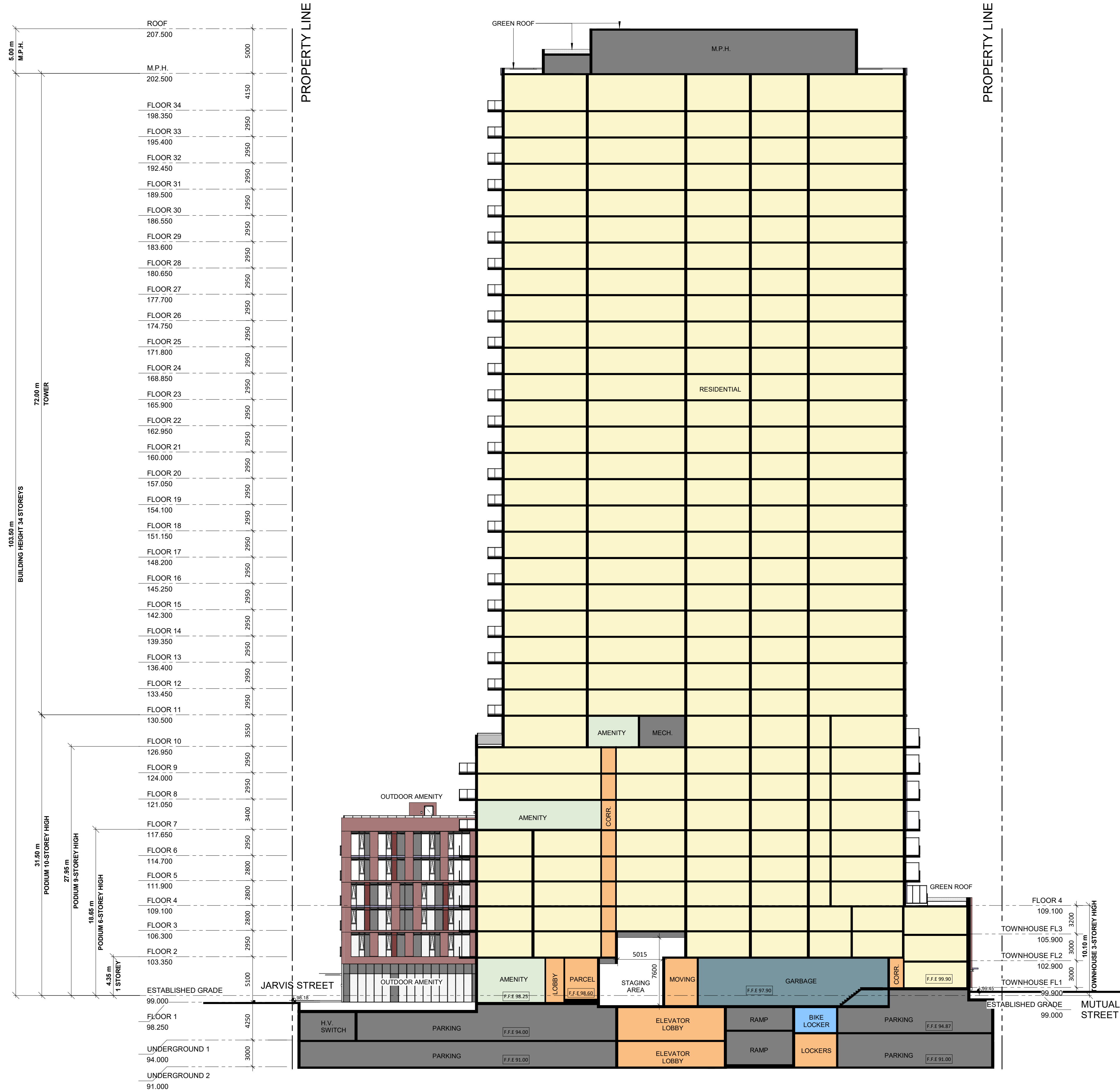
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING

WEST-EAST SECTION

PROJECT NO. 18.189CS	
PROJECT DATE 2020-08-18	
DRAWN BY MNZ	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO.
SPA402





AERIAL VIEW LOOKING SOUTHWEST FROM CARLTON ST. AND ALLAN GARDENS



PEDESTRIAN VIEW LOOKING WEST FROM JARVIS ST.


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

DRAWING
3D PERSPECTIVES

PROJECT NO. 18.189CS	
PROJECT DATE 2020-08-18	
DRAWN BY MDL	
CHECKED BY AYU	
SCALE	
DRAWING NO. SPA801	



PEDESTRIAN VIEW LOOKING NORTHWEST FROM ALLAN GARDENS

TURNER FLEISCHER

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PROJECT
JAC CONDOS

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

DRAWING
3D PERSPECTIVES

PROJECT NO. 18.189CS	
PROJECT DATE 2020-08-18	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE	

DRAWING NO.
SPA802