

APPENDIX III

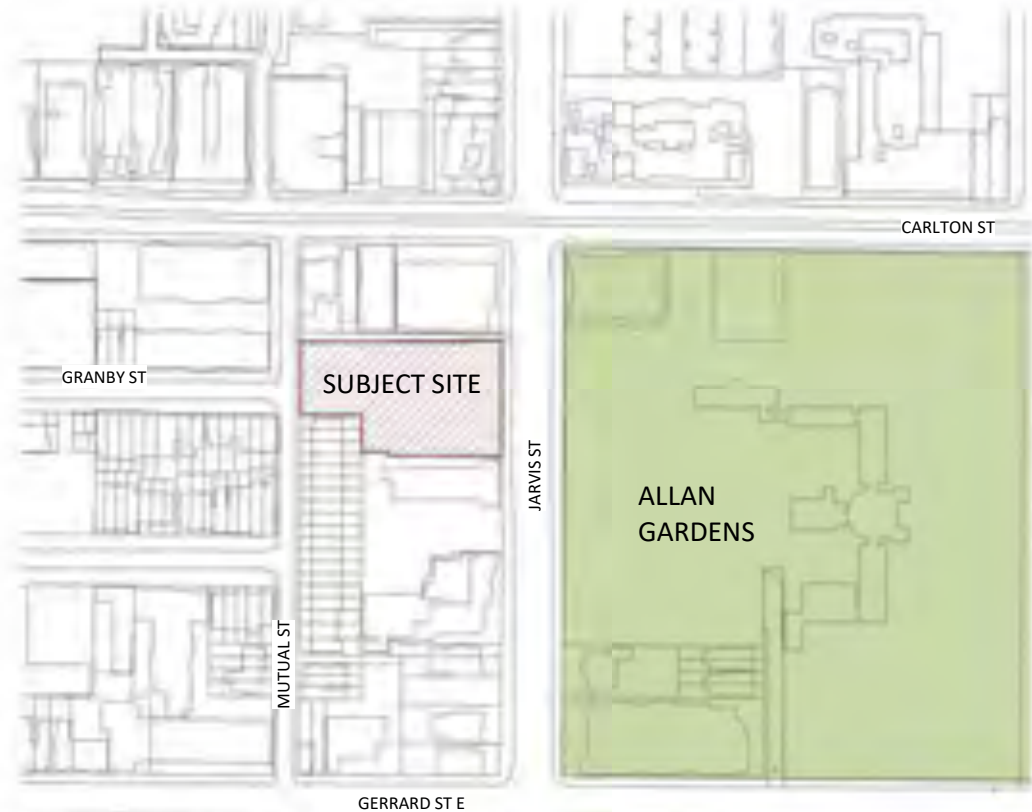
Select Plans and Drawings Turner Fleischer Architects



PROPOSED MIXED-USE DEVELOPMENT
308-314 JARVIS STREET + 225 MUTUAL STREET
TORONTO, ONTARIO

CONSULTANT LIST:

DEVELOPER	Phantom Developments 207 Weston Rd Toronto, Ontario, M6N 4Z3 Tel: 416 762 7177 Contact: Rik Dittmer E-mail: Rik@phantom.ca	LANDSCAPE	ALEXANDER BUDREVICS + ASSOCIATES LTD 895 Don Mills Road, Second Tower, Suite 212 Tel: 416 444 5201 Contact: Arnis Budrevics E-mail: arnis@budrevics.ca	TRANSPORTATION	BA CONSULTING GROUP LTD. 45 St. Clair Ave. W. Suite 300 Toronto, Ontario, M4V 1K9 Tel: 416 961 7110 Contact: Steve Krossey E-mail: Krossey@bagroup.com	STRUCTURE	Jablonsky Ast & Partners 1129 Leslie St. North York, Ontario M3C 2K5 Tel: 416 447 7405 Contact: Paul Ast & Jeff Watson E-mail: jap@astint.on.ca jwatson@astint.on.ca
DEVELOPER	Graywood Developments 200 King Street W, Suite 1602 Toronto, Ontario M5H 3T4 Tel: 416 599 2512 Contact: Neil Pattison E-mail: npattison@graywoodgroup.com	SITE SERVICES	The Odan/Detech Group Inc. 701 Rossland Road, Suite 201 Whitby, Ontario, L1N 8Y9 Tel: 905 632 3811 Contact: Daniel Bancroft E-mail: daniel@odantech.com	ENERGY MODEL	EQ Building Performance 20 Floral Pkwy, Concord, Ontario L4K 4R1 Tel: 416 645 1186 Contact: Craig McIntyre E-mail: cmcintyre@eqbuilding.com		
ARCHITECT	Turner Fleischer Architects Inc 67 Lesmill Road Toronto, Ontario, M3B 2T8 Tel: 416 425 2222 Fax: 416 425 6717 Contact: Anita Yu E-mail: anita@turnerfleischer.com	MECHANICAL / ELECTRICAL	M/E - M.V. Shore 402-1200 Eglinton Ave E North York, Ontario, M3C 1H9 Tel: 416 443 1995 Contact: Bill Chan E-mail: bc@mvshore.com	SURVEYOR	Krcmar Surveyors Ltd 1137 Centre St Thornhill, Ontario, L4J 3M6 Tel: 905 738 0053 Contact: Sasa Krcmar E-mail: sasa@krcmar.ca		



KEY PLAN
1:3000

SPA DRAWING LIST	
Sheet Number	Sheet Name
SPA000	COVER SHEET
SPA001A	STATISTICS
SPA001B	STATISTICS
SPA002	SURVEY
SPA003	CONTEXT PLAN
SPA004	TGS CHECKLIST
SPA005	SITE PLAN / ROOF PLAN
SPA006	RESIDENTIAL SOLID WASTE MANAGEMENT
SPA101	UNDERGROUND LEVEL 02
SPA102	UNDERGROUND LEVEL 01
SPA151	FLOOR 01
SPA152	FLOOR 02
SPA153	FLOOR 03
SPA154	FLOOR 04-06
SPA155	FLOOR 07
SPA156	FLOOR 08
SPA157	FLOOR 09
SPA158	FLOOR 10
SPA159	FLOOR 11
SPA160	FLOOR 12-34
SPA301	ELEVATIONS
SPA302	ELEVATIONS
SPA311	1 TO 50 ELEVATIONS
SPA312	1 TO 50 ELEVATIONS
SPA313	1 TO 50 ELEVATIONS
SPA314	1 TO 50 ELEVATIONS
SPA321	BIRD FRIENDLY ELEVATIONS
SPA401	NORTH-SOUTH SECTION
SPA402	WEST-EAST SECTION
SPA801	3D PERSPECTIVES
SPA802	3D PERSPECTIVES
SPA811	SHADOW STUDY - MARCH
SPA812	SHADOW STUDY - MARCH
SPA813	SHADOW STUDY - MARCH
SPA814	SHADOW STUDY - JUNE
SPA815	SHADOW STUDY - JUNE
SPA816	SHADOW STUDY - JUNE
SPA817	SHADOW STUDY - SEPTEMBER
SPA818	SHADOW STUDY - SEPTEMBER
SPA819	SHADOW STUDY - SEPTEMBER

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Lesmill 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 for any other purpose 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.

12019-06-14ISSUED FOR SPAAYU

#DATEDESCRIPTIONBY

GRAYWOODAN INTELLIGENT MOVE

PHANTOM DEVELOPMENTS

PROJECT

308-314 Jarvis Street & 225 Mutual Street

Toronto, Ontario, Canada

DRAWING

COVER SHEET

PROJECT NO.
18.189CS

PROJECT DATE
2019-04-09

DRAWN BY
MNZ

CHECKED BY
AYU

SCALE
1 : 3000

ONTARIO ASSOCIATION OF ARCHITECTS

RUSSELL L. FLEISCHER
LICENCE
5004

DRAWING NO.

SPA000

PROJECT SUMMARY

PROJECT INFORMATION

ESTABLISHED GRADE	99.0 M	99.0 M
-------------------	--------	--------

TOTAL GFA FROM SETTLEMENT	33,676.0	362,485	10.5
---------------------------	----------	---------	------

*HERITAGE BUILDING INCLUDED** MPW NOT INCLUDED

(ii) Notwithstanding paragraph (i) above, in the case of a detached house, semi-detached house, rowhouse, duplex, semi-detached duplex, triplex, semi-detached triplex, rowplex, converted house, converted dwelling and rooming house, or a rooming house, located in an R district, the aggregate of the following areas:

A. the area of each floor and the space occupied by walls and stairs above and below grade measured between the exterior faces of the exterior walls of the building;

B. the area of each floor or portion of a floor which has a vertical clearance of more than 4.5 metres between the top of the floor and the ceiling immediately above it; and

C. in the case of a building or addition erected after the 25th of July, 1994, the horizontal area above the uppermost storey of such building or addition having a vertical clearance of more than 1.4 metres between the ceiling joists and the roof rafters, provided at least 80% of such area has a vertical clearance of more than 2.1 metres and an area of at least 9.3 square metres.

exclusive of the following areas:

i) the area included by clause (ii)(B), up to an amount that does not exceed 10% of the maximum density of the lot;

ii) a part of the building or structure that is used for the parking of motor vehicles or bicycles, storage, or other accessory use, provided the floor level, excluding any access ramp, is at least 0.9 metres below grade;

iii) parking facilities required by this by-law which are provided in a private garage;

TURNER FLEISCHER

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 not return 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.

1	2019-06-14	ISSUED FOR SPA	AYL
#	DATE	DESCRIPTION	B



Toronto, Ontario, Canada

STATISTICS

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MNZ	
CHECKED BY AYU	
SCALE	

DRAWING NO.
SPA001A

AVERAGE UNIT SIZE PER UNIT TYPE

AVG. UNIT SIZE	STUDIO	1B	2B	3B	TOTAL
m2	36.4	50.2	70.0	105.0	61.4
ft2	391	540	753	1,130	661

UNIT MIX - REQUIRED

	UNIT TYPE					
	1B	1B+D	2B	2B+D	3B	3B+D
RATIO			Min 20%		Min 9.1%	
COUNT			Min 96		Min 42	

* UNIT MIX AS PER SETTLEMENT NOVEMBER 28, 2017.

UNIT MIX - PROVIDED

FLOOR	UNIT									TOTAL	
	STUDIO*	1B	1B+D	2B	2B+D	2B (G)	3B	3B (G)	TH (G)		
1	1	0	0	0	0	0	0	0	5	6	
2	4	2	1	4	1	3	0	5	0	20	
3	2	4	4	3	1	4	0	4	0	22	
4	2	4	4	3	2	3	1	3	0	22	
5	2	4	4	3	2	3	1	3	0	22	
6	2	3	4	2	2	3	1	4	0	21	
7	0	2	3	2	2	1	2	2	0	14	
8	0	4	5	1	3	1	2	2	0	18	
9	0	4	5	1	3	1	2	2	0	18	
10	0	1	2	1	2	0	1	1	0	8	
11	0	4	2	1	3	0	0	1	0	11	
12	0	5	3	1	3	0	0	0	0	12	
13	0	5	3	1	3	0	0	0	0	12	
14	0	5	3	1	3	0	0	0	0	12	
15	0	5	3	1	3	0	0	0	0	12	
16	0	5	3	1	3	0	0	0	0	12	
17	0	5	3	1	3	0	0	0	0	12	
18	0	5	3	1	3	0	0	0	0	12	
19	0	5	3	1	3	0	0	0	0	12	
20	0	5	3	1	3	0	0	0	0	12	
21	0	5	3	1	3	0	0	0	0	12	
22	0	5	3	1	3	0	0	0	0	12	
23	0	5	3	1	3	0	0	0	0	12	
24	0	5	3	1	3	0	0	0	0	12	
25	0	5	3	1	3	0	0	0	0	12	
26	0	5	3	1	3	0	0	0	0	12	
27	0	5	3	1	3	0	0	0	0	12	
28	0	5	3	1	3	0	0	0	0	12	
29	0	5	3	1	3	0	0	0	0	12	
30	0	5	3	1	3	0	0	0	0	12	
31	0	5	3	1	3	0	0	0	0	12	
32	0	5	3	1	3	0	0	0	0	12	
33	0	5	3	1	3	0	0	0	0	12	
34	0	5	3	1	3	0	0	0	0	12	
SUBTOTAL	13	147	103	44	90	19	10	27	5	458	
%	2.8%	32.1%	22.5%	9.6%	19.7%	4.1%	2.2%	5.9%	1.1%		
TOTAL UNITS	13	250	153			42					
UNIT MIX	2.8%	54.6%		33.4%			9.2%				97.2%

* INCLUDING 1 GUEST SUITE

AMENITY AREAS - REQUIRED & PROVIDED

TYPE	REQUIRED*			PROVIDED		
	RATIO	m2	ft2	RATIO	m2	ft2
INDOOR	2 sm/unit	916.0	9,859.82	2.1 sm/unit	966.6	10,404.48
OUTDOOR	1.5 sm/unit	687.0	7,394.87	1.5 sm/unit	689.1	7,417.41
TOTAL	3.5 sm/unit	1,603.0	17,254.69	3.6 sm/unit	1,655.7	17,821.89

* AMENITY RATIO AS PER SETTLEMENT NOVEMBER 28, 2017.

BICYCLE PARKING - REQUIRED & PROVIDED

RESIDENTIAL	REQUIRED		PROVIDED	
	RATIO	SPACES	RATIO	SPACES
LONG-TERM	0.9 per unit	413	0.90 per unit	413
SHORT-TERM	0.1 per unit	46	0.10 per unit	46
TOTAL	1.0 per unit	459	1.00 per unit	459
COMMERCIAL				
LONG-TERM	0.2 per 100 m2	1		1
SHORT-TERM	3+0.3 per 100 m2	5		5
TOTAL	per 100 m2	6		6
			TOTAL	465

VEHICULAR PARKING - PROPOSED & PROVIDED

RESIDENTIAL	PROPOSED		PROVIDED	
	RATIO	SPACES	RATIO	SPACES
RESIDENT	0.17 per unit	77	0.17 per unit	77
VISITOR	0.05 per unit	22	0.05 per unit	22
TOTAL	0.22 per unit	99	0.22 per unit	99

* INCLUDING ACCESSIBLE PARKING SPACES

ACCESSIBLE PARKING

REQUIRED	PROVIDED
SPACES	SPACES
4	4
1	1
5	5

GROWING UP TORONTO UNITS - PROVIDED

2B (G) + 3B (G) + TH (G)	51
UNIT MIX	11.1%

LOCKERS - PROVIDED

PROVIDED		
0.31 per unit	144	LOCKERS

UNITS WITH BALCONY OR TERRACE

TOTAL	327
PERCENTAGE	71.4%

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 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.

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY

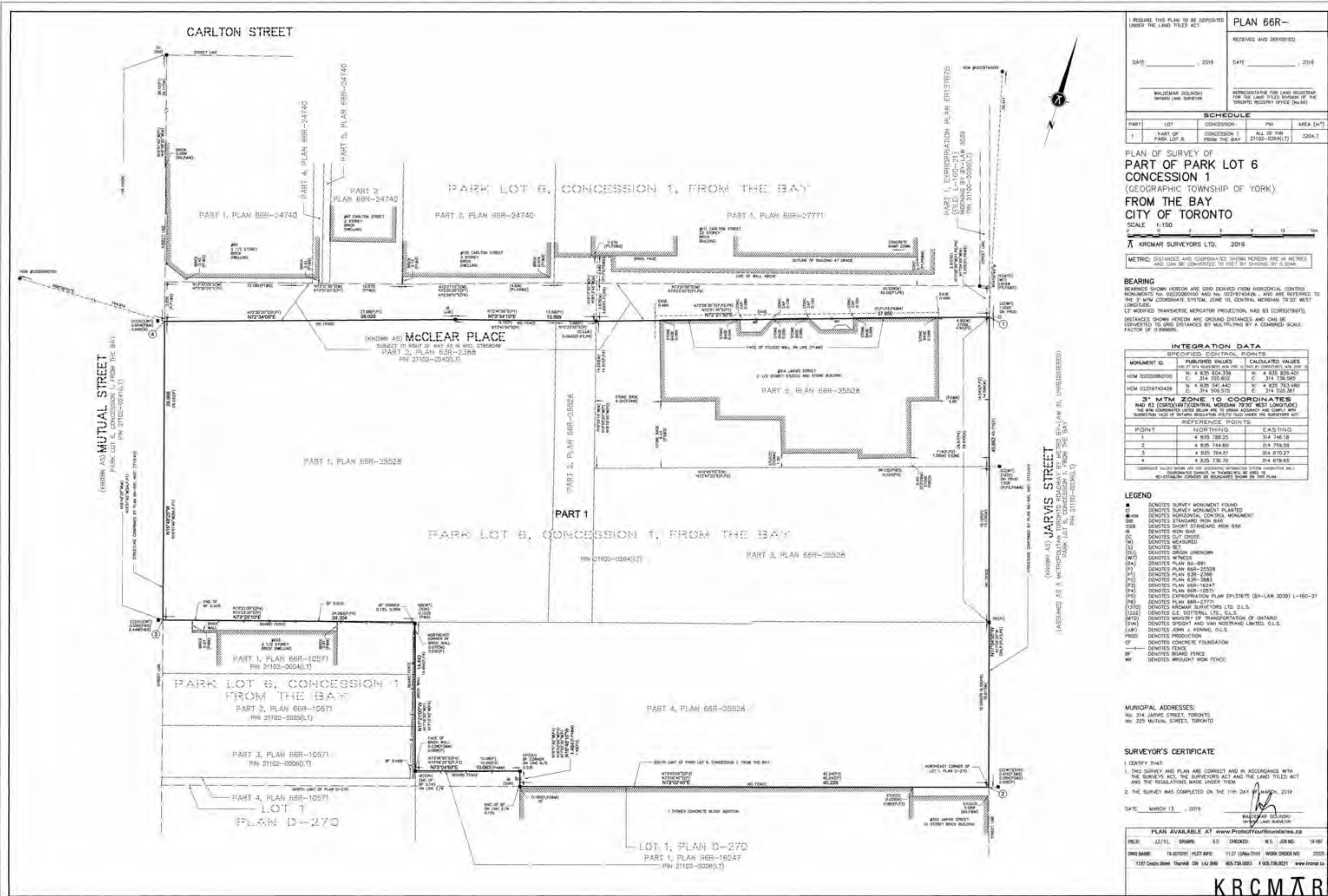


PROJECT
308-314 Jarvis Street & 225 Mutual Street
Toronto, Ontario, Canada

DRAWING
STATISTICS

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MNZ	
CHECKED BY AYU	
SCALE	

DRAWING NO.
SPA001B



1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



PROJECT

308-314 Jarvis Street & 225 Mutual Street

Toronto, Ontario, Canada

DRAWING

SURVEY

PROJECT NO.	18.189CS
PROJECT DATE	2019-04-09
DRAWN BY	As Indicated
CHECKED BY	As Indicated
SCALE	As Indicated





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.

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

DRAWING
CONTEXT PLAN

PROJECT NO.
18.189CS

PROJECT DATE
2019-04-09

DRAWN BY
MNZ

CHECKED BY
AYU

SCALE
1 : 1000

DRAWING NO.
SPA003



Checklist - Toronto Green Standards Version 3.0
Mid to High Rise Residential and all New Non-Residential Development

Complete in conjunction with the full Toronto Green Standard Version 3.0 (TGS V3.0) and Specifications.

Tier 1 Performance Measures are required by the City and must be included as part of your approved development application.

Tier 2, 3 and 4 Higher Performance Levels are voluntary and are associated with financial incentives. To determine eligibility for incentives go to: www.toronto.ca/greendevelopment

Performance Level: ☒ Tier 1 (Required) ☐ Tier 2 ☐ Tier 3 ☐ Tier 4

Application Information:

☒ Site Plan Control ☐ Zoning Bylaw Amendment ☐ Draft Plan of Subdivision

Application Number:	Date Received (yyyy-mm-dd):
Community Planner (Print, Last Name):	
Is this Checklist revised from an earlier submission? ☐ No ☒ Yes	
Gross Floor Area (m ²): 33,213.8	Number of Storeys: 34
Non-Residential Gross Floor Area (m ²): 407.0	Number of Units: 458
Proposed Description (Include a narrative of your project highlighting green attributes or performance measures):	
This mixed-use development consists of a 34-storey residential tower including a 10-storey podium. The existing 2-storey heritage building which was damaged by fire at the northeast corner of the site will be repaired for commercial use. The proposal will provide 458 units including 5 condos townhouses facing Jarvis Street. Some green attributes or performance measures include: Implementation of bird-friendly guidelines, provision of green roof, energy efficient mechanical systems, use of sustainable materials and finishes and water efficient appliances.	

Property and Applicant Information

Address of Subject Land (Street Number and Name): 308-314 Jarvis Street + 225 Mutual Street, Toronto, ON	
Project Name: Jarvis and Mutual Street	
Applicant/Agent:	
Name (Print, Last Name): Goldberg Group	Business Telephone Number: (416) 322-6364
Business Email: mcharkow@goldberggroup.ca	Business Owner (Print, Last Name): Phantom Developments Jarvis Limited



11-0062 2018-05

Page 1 of 8

Checklist - Toronto Green Standards Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
AQ 4.3	Green & Cool Roofs	One of the following is provided (select all that apply): ☒ Green roof required under the Green Roof By-Law ☐ Green roof for 50% of roof. Cool roof installed for 100% of roof. ☐ A combination of a green roof and cool roof and solar panels for at least 70% of roof.	☒ TGS V3.0 statistics template. ☒ Green Roof Statistics Template on roof plan. ☒ Notations include green roof locations identified on elevations and roof plans. ☐ Notations include 50% of cool roof on roof plan and location of solar panels.	Plan # SPA161 SPA301 SPA302

Tier 1: Energy Efficiency, GHGs & Resilience

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
GHG 1.1	Buildings Energy Performance	Design the building to achieve 15% improvement above QBC SBHQ, QBC 3 (2017), OR TEBU, TEDs and GHG targets by building type (required for Tier 2)	☐ Energy (Modeling) Report and Energy Worksheet (file to NOAC (if applicable))	Plan #

Tier 1: Water Balance, Quality & Efficiency

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
WG 1.1	Erosion & Sediment Control	Apply the Erosion and Sediment Control Guideline.	☒ Notations on Plans and Drawings.	Plan # Servicing Plan

11-0062 2018-05

Page 4 of 8

Checklist - Toronto Green Standards Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
EC 4.2	Rebloss Vegetation	Glazing 4 m above rooftop vegetation is treated to reduce bird collisions.	☒ Notations include required treated area, type of treatment, density and colour of visual markers.	Plan # SPA321
EC 4.3	Grate Porosity	Maximum porosity of ventilation grates is 20 mm X 20 mm.	☐ Notations indicate porosity of ground level grates.	Plan #
EC 5.1	Exterior Lighting	Dark Sky compliant features.	☐ Notations indicate Dark Sky compliant features.	Plan #

Tier 1: Solid Waste

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
SW 1.1	Waste Collection & Sorting	Waste sorting system for garbage, recycling and organics (Residential)	☒ Notations include type and location of waste sorting system.	Plan # SPA006 SPA151
SW 1.2	Waste Storage Space	Waste storage rooms.	☒ Notations indicate area and location of waste storage rooms.	Plan # SPA006 SPA151
SW 1.3	Bulky Waste	Provide 10m ² for bulky and special collection items (Residential)	☒ Notations indicate area and location for bulky item collection.	Plan # SPA006 SPA151
SW 1.4	Composting	Waste storage room with space for containers and the composting unit (Residential)	☒ Notations indicate area and location of waste storage rooms and composting unit.	Plan # SPA006 SPA151

11-0062 2018-05

Page 7 of 8

Checklist - Toronto Green Standards Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

TGS Documentation includes the submission of the completed Tier 1 TGS Checklist and the Statistics template updated with each planning submission. All sections must be complete for SPA. The TGS Statistics template is provided on the Project Statistics Plan with each submission in addition to the TGS Checklist.

For project pursuing Tier 2, 3 and 4, a separate TGS High Performance checklist must be submitted.

Tier 1: Air Quality

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
AQ 1.1	Single-Occupant Vehicle Trip	Reduce single occupancy vehicle trip by 15%.	☐ Transportation Impact Study (TIS) includes TDM analysis (if applicable)	Plan #
AQ 1.2	LEV and Sustainable Mobility	Dedicate parking spaces above the minimum required for low-emitting vehicles (LEV).	☐ TGS V3.0 statistics template. ☐ Summary table includes number and location of LEV spaces.	Plan #
AQ 1.3	Electric Vehicle Infrastructure	Install EVSE for 20% of the parking spaces. Roughed-in conduits for the remaining spaces.	☐ TGS V3.0 statistics template. ☐ Project parking statistics include number and location of EVSE spaces. ☐ Notations indicate location of EVSE spaces and roughed-in spaces on parking plan.	Plan #
AQ 2.1	Bicycle Parking Rules	Bicycle parking rules in accordance with Zoning Bylaw 569-2015.	☒ TGS V3.0 statistics template. ☒ Project statistics include rules, number and type (long-term/short-term) of bicycle parking spaces. ☒ Summary table includes number, type and % of net floor area occupied by bicycle parking for each bicycle parking floor and at-grade.	Plan # SPA151
AQ 2.2	Long-term Bicycle Parking Location	Long-term bicycle parking in accordance with Zoning Bylaw 569-2015.	☒ Notations indicate the number of long-term parking spaces in each bicycle parking area.	Plan # SPA151

11-0062 2018-05

Page 2 of 8

Checklist - Toronto Green Standards Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
WG 2.1	Stormwater Retention & Storage	Retain 5 mm depth of rainfall on-site (10 mm required for Tier 2)	☒ Stormwater Report. ☒ Plan (Landscaping, Grading, Roof and Green Roof details etc.) consistent with Stormwater Report.	Plan # FSR Section 5.0 V1
WG 3.1	Total Suspended Solids (TSS)	Remove 80% of total suspended solids from all runoff leaving the site.	☒ Stormwater Report.	Plan # FSR Section 5.0 V1
WG 3.2	E. Coli Reduction	Control E. Coli directly entering Lake Ontario and waterfront areas.	☐ Stormwater Report.	Plan # N/A
WG 4.1	Drought-Tolerant Landscapes	Drought-tolerant plants used for 50% of the landscaped area.	☒ Plant list identifies drought tolerant species (if applicable). ☐ Notations indicate possible drip non-potable irrigation system on Landscape Plan.	Plan # 3298-D1-Planting Detail_V1

Tier 1: Ecology

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
EC 1.1	Tree Planting Areas and Soil Volume	Total volume of soil for tree planting areas= 40% of the site area divided by 50 m ² x 30 m ² . Each tree planting area has 30m ² of soil.	☐ TGS V3.0 statistics template. ☐ Notations indicate soil volume (soil depth and area) species and quantity for each planting area.	Plan #
EC 1.2	Trees Along Street Frontages	Trees planted along street frontages with access to 30 m ² of soil/tree.	☐ Notations indicate soil volume (soil depth and area) species and quantity for each planting area. ☐ Planting detail.	Plan #

11-0062 2018-05

Page 3 of 8

Checklist - Toronto Green Standards Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
SW 3.1	Construction Waste Management	Manage construction and demolition waste in accordance with O. Reg. 153/04.	☐ Documentation in accordance with O. Reg. 153/04.	Plan #

11-0062 2018-05

Page 8 of 8

Checklist - Toronto Green Standards Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
AQ 2.3	Short-term Bicycle Parking Location	Short-term bicycle parking in accordance with Zoning Bylaw 569-2015.	☒ Notations indicate location and the number of short-term spaces in each bicycle parking area.	Plan # SPA151
AQ 2.4	Shower & Change Facilities	Shower and change facilities in accordance with Zoning Bylaw 569-2015.	☐ Notations indicate location and number of shower and change facilities.	Plan # N/A
AQ 3.1	Connectivity	Pedestrian walkways.	☒ Notations on Plans and Drawings.	Plan # SPA151
AQ 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearance.	☒ Notified on Plans and Drawings.	Plan # SPA151
AQ 3.3	Weather Protection	Covered outdoor waiting areas.	☐ Notations on Plans and Drawings.	Plan #
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting.	☐ Notations on Plans and Drawings.	Plan #
AQ 4.1	Use Non-roof Hardscape	Treat 50% of non-roof hardscape to reduce the urban heat island (75% required for Tier 2). OR 70% of the required parking spaces under cover (Non-residential only).	☐ TGS V3.0 statistics template. ☐ Materials list includes URI of high albedo paving. ☐ Notations indicate location of treated hardscape.	Plan #

11-0062 2018-05

Page 3 of 8

Checklist - Toronto Green Standards Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
EC 1.3	Parking Lots	1 shade tree planted parking lots area for every 5 parking spaces.	☐ Notations indicate soil volume (soil depth and area), species and quantity on the Planting Plan for parking areas.	Plan #
EC 1.4	Watering Program	Watering program for trees.	☐ Notations on the Planting Plan include watering program methods and watering schedule.	Plan # Irrigation system and hose bibs will be provided
EC 2.1	Bovine Animal and Natural Heritage System	Natural Heritage System until the Review Protected Area (planted with 100% native plants).	☐ Plant list identifies native or non-native species.	Plan #
EC 2.2	Review and Protected Area Buffers	Stewardship plan implemented for setbacks.	☐ Stewardship Plan (if applicable).	Plan #
EC 3.1	Native and Disturbance Supportive Species	Landscape includes 50% native plants.	☒ TGS V3.0 statistics template. ☐ Plant list includes common name, scientific name, size, quantity, stock type and native or non-native species.	Plan # 3298-D1-Planting Detail_V1
EC 3.2	Native Species	No invasive species admitted.	☒ Plant list includes common name and scientific name.	Plan # 3298-D1-Planting Detail_V1
EC 4.1	Bird Friendly Glazing	80% of all exterior glazing within the required area is treated to reduce bird collisions. Fly-through conditions treated at all heights of the building.	☒ TGS V3.0 statistics template. ☒ Notations include treated area, required, type of treatment, density and colour of visual markers. ☒ Summary table of bird friendly glazing treatments for each elevation.	Plan # SPA321

11-0062 2018-05

Page 6 of 8

TURNER
FLEISCHER

Turner Fleischer Architects Inc.

67 Leslie Road
Toronto, ON, M5B 2T8
1-416-425-2222
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 used for any other purpose 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.

TO BE UPDATED

#	DATE	DESCRIPTION	BY
---	------	-------------	----



PROJECT

308-314 Jarvis Street & 225 Mutual Street

Toronto, Ontario, Canada

DRAWING

TGS CHECKLIST

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MNZ	
CHECKED BY AYU	
SCALE	

DRAWING NO.

SPA004

TOWNHOUSES %
3 STOREY BRICK BUILDINGS %

TOWNHOUSES %
3 STOREY BRICK BUILDINGS %

BRICK HOUSES
2.5 STOREY

GREEN ROOF STATISTICS %

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	30,489	30,489
Total Roof Area (m ²)	2,202.2	2,202.2
Area of Residential Private Terraces (m ²)	513.6	513.6
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	513.2	513.2
Area of Renewable Energy Devices (m ²)		
Tower (s) Roof Area with floor plate less than 750 m ²	350.0	350.0
Total Available Roof Space (m ²)	186.6	186.6
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	228.6	230.0
Coverage of Available Roof Space (%)	6%	60%

1 SPA005
SITE PLAN %
1:200

BRICK & CONCRETE
BUILDING 4 STOREY

STUDENT RESIDENCE %
21 STOREY CONCRETE BUILDING

MCCLEER PLACE %

FIRE ROUTE %

JARVIS STREET

FIRE ROUTE



KEY PLAN
1:3000

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 Application and shall state where Zoning Bylaw Amendment applications, Complete the table and step 9 directly into 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/greenstandard

General Project Description	Proposed
Total Gross Floor Area:	33,213.8
Breakdown of project components (m ²)	
Residential	32,806.6
Other	
Commercial	407.0
Industrial	
Professional/Other	
Total number of residential units:	458

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces:		90	
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE:			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	413	413	100%
Number of long-term bicycle parking spaces (all other uses)	1	1	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		413	
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	46	46	100%
Number of short-term bicycle parking spaces (all other uses)	5	5	100%
Number of bike storage and storage facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of this site area + 66 m ³ x 30 m ²)	5834m ³		

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	51	51	100%

LIHT Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)	252.8	252.8	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50% (m ²) (if applicable))	252.8	126.4	50%
Area of non-roof hardscape treated with (surface m ²):			
a) High-albedo surface material		127.8	
b) Open-grid pavement			
c) White from low-pollution			
d) Shade from high-albedo structures			
e) Shade from energy generation structures			
Percentage of required for parking spaces under cover (minimum 75% (non-residential only))			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)		396.3	
Available Roof Space provided as Green Roof (m ²)	239.6	239.6	100%
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

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)		124m ²	
Landscaped site area planted with drought-tolerant plants (minimum 50% (m ²) and % (if applicable))	62	62m ²	50%

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)		3209	
Total Soil Volume (40% of the site area + 66 m ³ x 30 m ²)	5834m ³		
Total number of planting areas (minimum of 30m ² soil)			
Total number of trees planted	20	4 large and 11 small	95%
Number of surface parking spaces (if applicable)	N/A		
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	N/A		

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants	N/A	18	
Total number of native plants and % of total plants (min.50%)	9	9	50%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		1017.2	100%
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)	864.6	1017.2	100%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		7.6	1%
b) Visual markers		829.5	81%
c) Shading		180.1	18%

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 used for any other purpose 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.

LEGEND

PRIMARY ENTRANCE

SECONDARY ENTRANCE

FIRE HYDRANT

CONVEX MIRROR

SIAMESE CONNECTION

FIRE ROUTE

PROPERTY LINE

1 2019-06-14 ISSUED FOR SPA AYU
DATE DESCRIPTION BY



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

DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO.

18.189CS

PROJECT DATE

2019-04-09

DRAWN BY

MINZ

CHECKED BY

AYU

SCALE

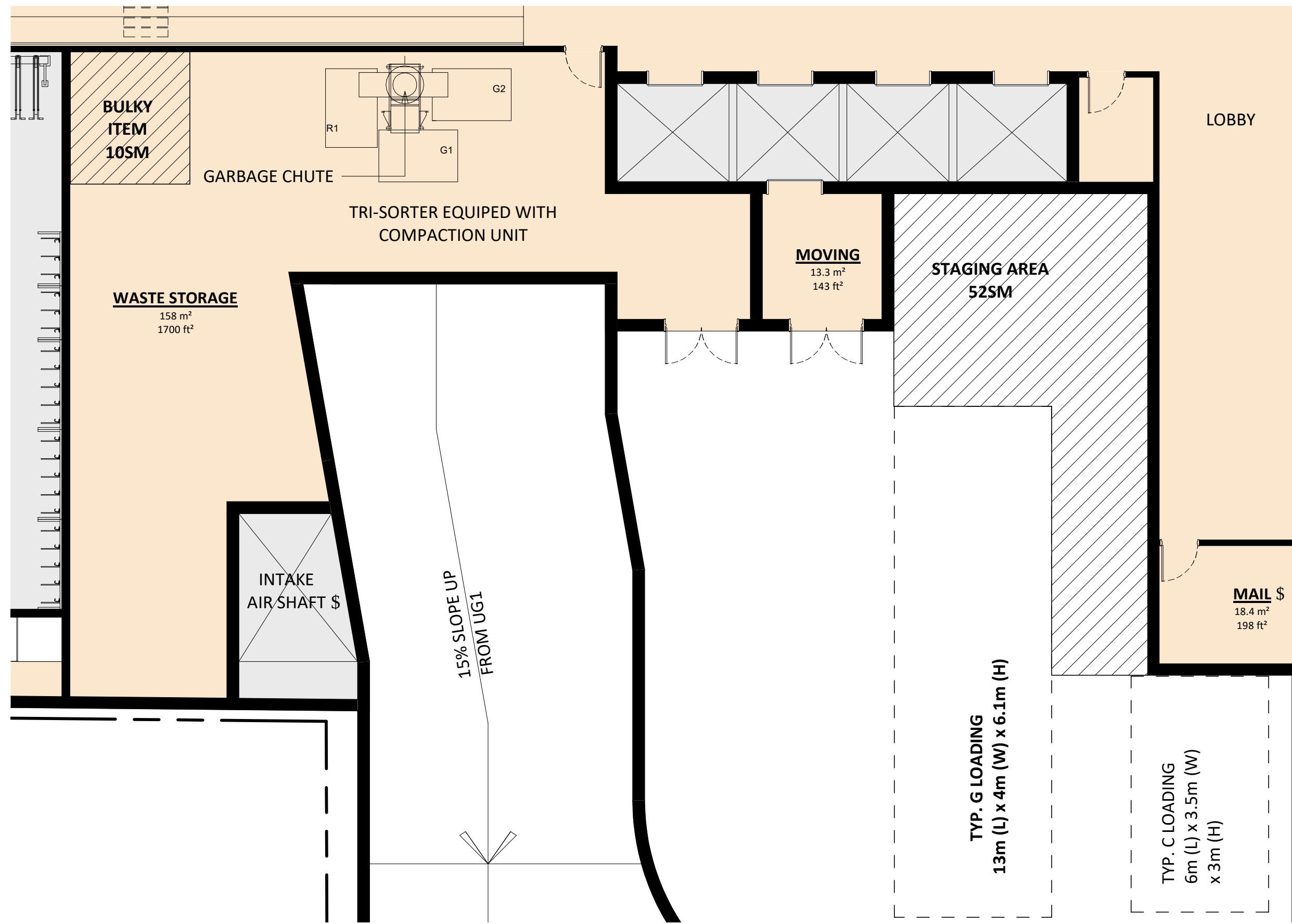
As indicated

DRAWING NO.

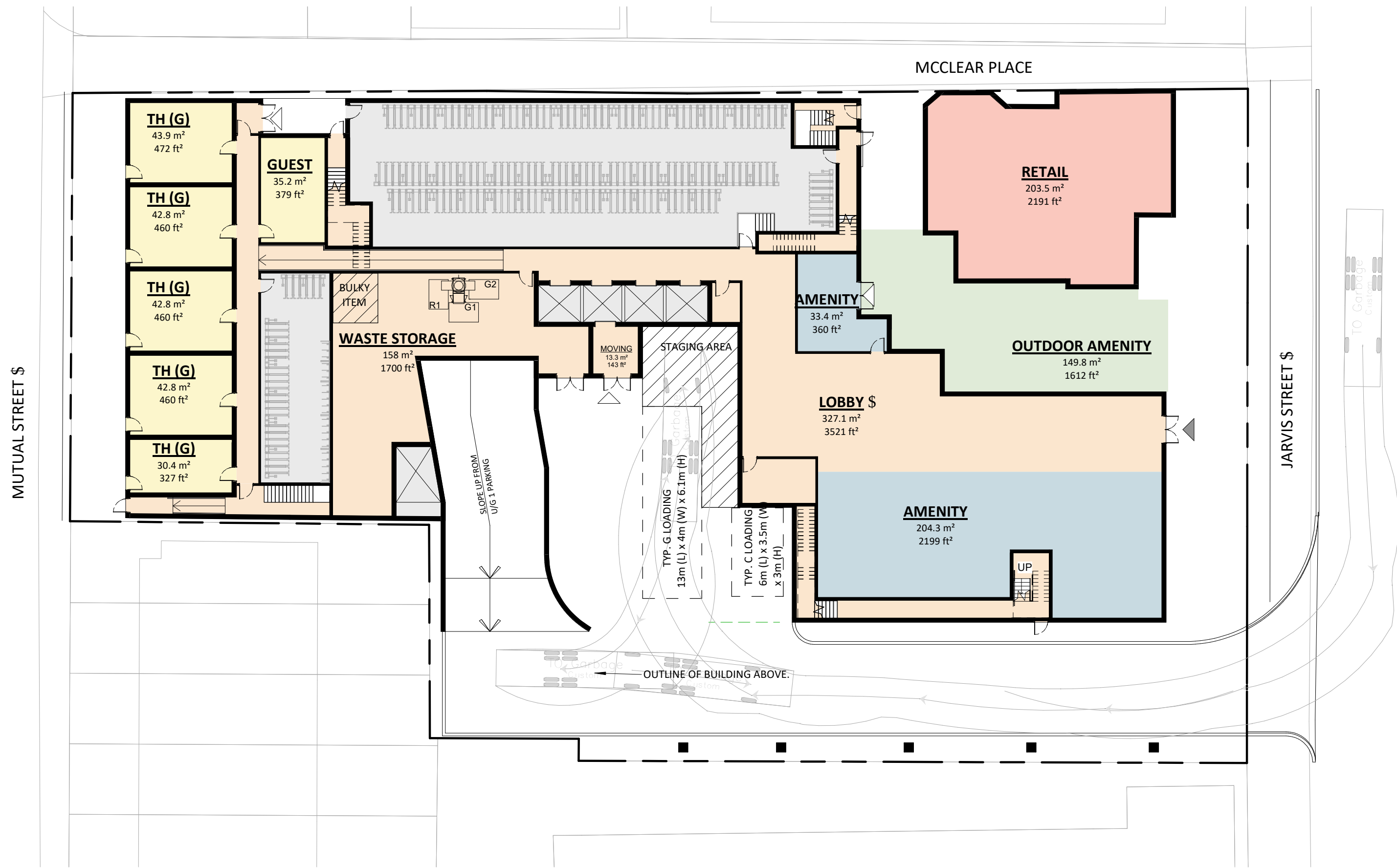
SPA005



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.



1 GROUND FLOOR - RESIDENTIAL SOLID WASTE MANAGEMENT
SPA006 1 : 100



2 GROUND FLOOR - TRUCK TURNING DIAGRAM
SPA006 1 : 250

RESIDENTIAL SOLID WASTE MANAGEMENT NOTES: \$

- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER HEAD DOORS.
- TYPE G LOADING SPACE WILL BE AT LEAST 4 METRES WIDE, 13 METRES LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL (+/-2%), AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BIN FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
- IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE. OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING:
 - DESIGN CODE- ONTARIO BUILDING CODE.
 - DESIGN LOAD- CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
 - IMPACT FACTOR- 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.
 - CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE). THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT. THE CITY MUST PROVIDE, PRIOR TO COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.
- PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE RETAIL COMPONENT.
- WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.
- NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION. IF LOADING SPACE IS TO BE SHARED, THE COMMERCIAL BINS MUST BE LABELLED "RETAIL WASTE ONLY"

RESIDENTIAL WASTE MANAGEMENT CALCULATIONS:

AS PER CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING, AND ORGANIC COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS (MAY 2012)

RESIDENTIAL WASTE STORAGE AREA REQUIRED:

MINIMUM 25 m2 FOR THE FIRST 50 UNITS
+ 13 m2 FOR EACH ADDITIONAL 50 UNITS
+ MINIMUM OF 10 m2 FOR BULKY ITEMS

NUMBER OF UNITS = 458

= 458 - 50
= 408 / 50 UNITS
= 8.16 (ROUND UP) = 9 X 13 m2
= 117 m2 + 25 m2
= 142 m2

BULKY ITEMS
= 142 m2 + 10 m2
= 152 m2

TOTAL AREA REQUIRED:
= 152 m2 WASTE STORAGE AREA REQUIRED \$

WASTE STORAGE AREA PROVIDED: \$

RESIDENTIAL \$ 158.0 m2

TOTAL RESIDENTIAL WASTE STORAGE AREA PROVIDED:
= 158.0 m2 WASTE STORAGE AREA

STAGING AREA REQUIRED:

IN ADDITION TO THE TYPE "G" LOADING SPACE THE AREA REQUIRED FOR STAGING VARIES WITH THE NUMBER OF UNITS. AS SUCH, 5 SQUARE METRES IS REQUIRED FOR EVERY 50 UNITS OVER 50. \$

RESIDENTIAL:

= 458 UNITS - 50 \$
= 408 / 50 \$
= 8.16 (ROUND UP) = 9 x 5 m2
= 45 m2

STAGING AREA REQUIRED: \$
45 m2 \$

STAGING AREA PROVIDED:
52 m2

LOADING SPACE(S) REQUIRED:

MINIMUM OF ONE TYPE "G" AND ONE TYPE "C" LOADING SPACE \$

DEFINITION IN BY-LAW 569-2013: \$

- TYPE "G" LOADING SPACE MUST HAVE A MINIMUM LENGTH OF 13.0 M; MINIMUM WIDTH OF 4.0 M; AND MINIMUM VERTICAL CLEARANCE OF 6.1 M. \$
- TYPE "C" LOADING SPACE MUST HAVE A MINIMUM LENGTH OF 6.0 M; MINIMUM WIDTH OF 3.5 AND MINIMUM VERTICAL CLEARANCE OF 3.0 M.

LOADING SPACE(S) PROVIDED: \$

RESIDENTIAL 2
TYPE "G" 1
TYPE "C" 1
TOTAL LOADING SPACE(S) 2

NON-RESIDENTIAL WASTE COLLECTION

THE NON-RESIDENTIAL COMPONENT OF THIS DEVELOPMENT WILL BE STORED AND TRANSPORTED SEPARATELY FROM THE RESIDENTIAL COMPONENT.

COLLECTION OF WASTES FROM THE COMMERCIAL SECTOR OF THIS SITE WILL BE IN ACCORDANCE WITH CHAPTER 841, SOLID WASTE OF THE MUNICIPAL CODE.

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



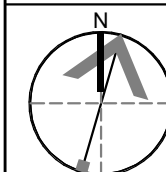
PROJECT
308-314 Jarvis Street & 225 Mutual Street

Toronto, Ontario, Canada

DRAWING

RESIDENTIAL SOLID WASTE MANAGEMENT

PROJECT NO.
18.189CS
PROJECT DATE
2019-04-09
DRAWN BY
MNZ
CHECKED BY
AYU
SCALE
As indicated

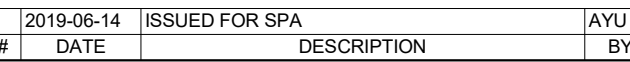


DRAWING NO.
SPA006 #

This drawing is an instrument of service, is provided by and is the property of Turner Fletcher Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must not rely on Turner Fletcher 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 this construction.

The diagram illustrates four types of parking spaces and their required markings:

- RESIDENT PARKING SPACE:** A standard rectangular space with a width of 5600 mm and a length of 2000 mm. It is marked with a white line on the left side.
- VISITOR PARKING SPACE:** A standard rectangular space with a width of 5600 mm and a length of 2000 mm. It is marked with a white line on the left side and a white arrow pointing to the right.
- ACCESSIBLE PARKING SPACE:** A rectangular space with a width of 5600 mm and a length of 3600 mm. It is marked with a white line on the left side, a white arrow pointing to the right, and a white icon of a person in a wheelchair. Below the space is a hatched rectangular area.
- CONVEX MIRROR:** A diagram of a convex mirror, which is a circular mirror with a bulging outward center.
- STOP SIGN:** A red octagonal sign with the word "STOP" in white capital letters.

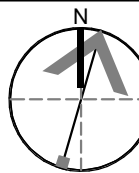


PROJECT
308-314 Jarvis Street & 225 Mutual Street
Toronto, Ontario, Canada

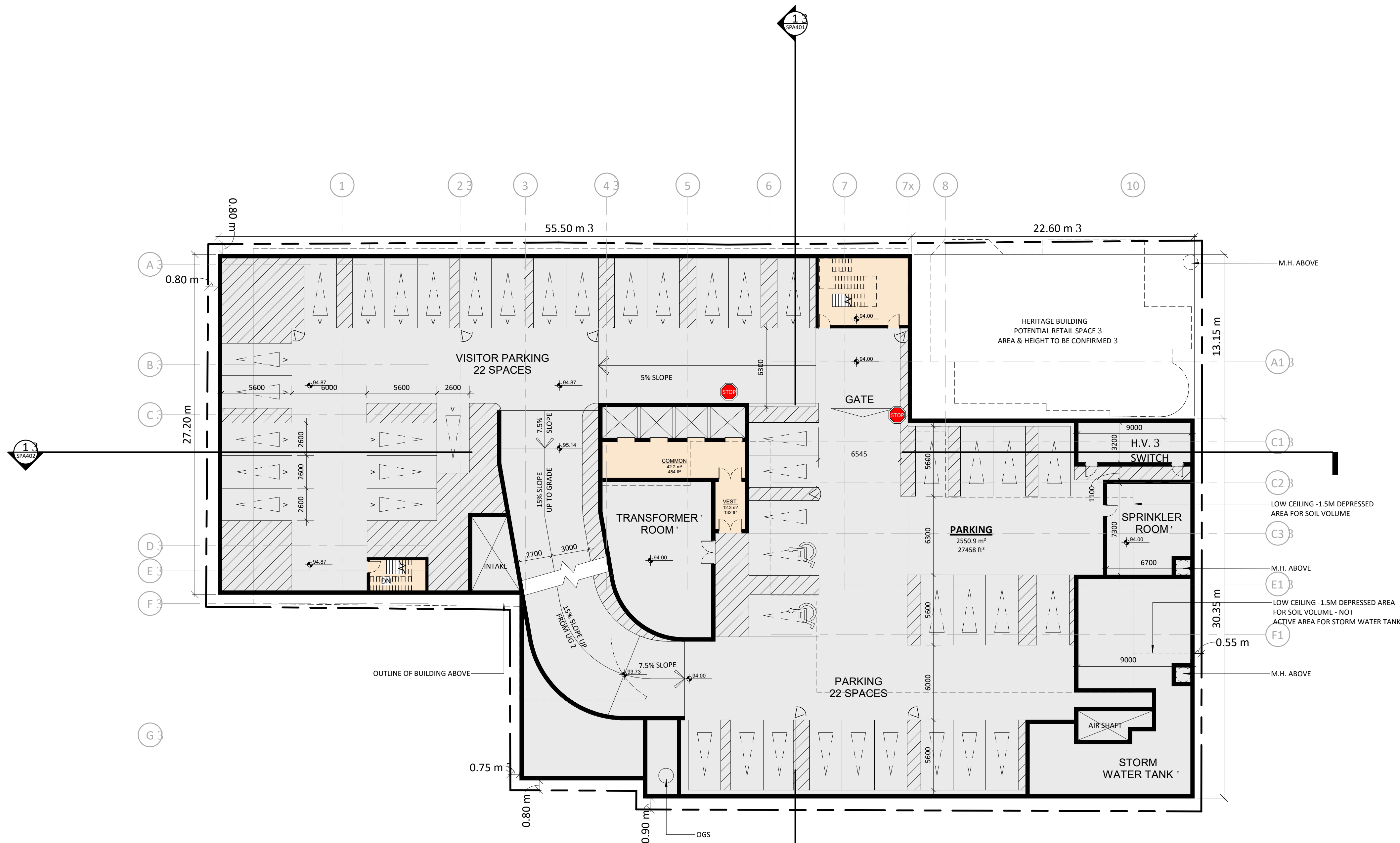
DRAWING

UNDERGROUND LEVEL 02

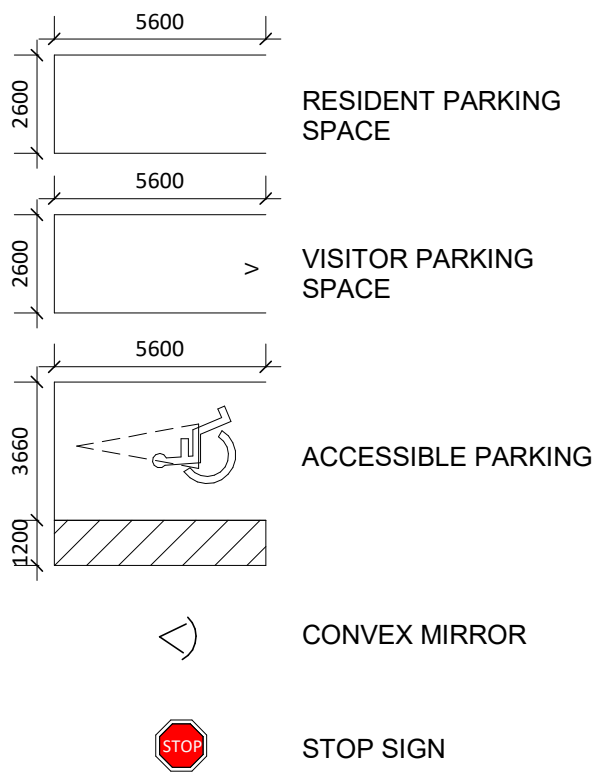
PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MNZ	
CHECKED BY AYU	
SCALE 1 : 200	



DRAWING NO.
SPA101



LEGEND



1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

DRAWING
UNDERGROUND LEVEL 01

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE 1 : 200	

DRAWING NO.
SPA102

LEGEND

PRIMARY ENTRANCE

SECONDARY ENTRANCE

FH FIRE HYDRANT

CONVEX MIRROR

SIAMESE CONNECTION

FIRE ROUTE

PROPERTY LINE

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



PROJECT
308-314 Jarvis Street & 225 Mutual Street

Toronto, Ontario, Canada

DRAWING

FLOOR 01

PROJECT NO.

18.189CS

PROJECT DATE

2019-04-09

DRAWN BY

LLE

CHECKED BY

AYU

SCALE

1 : 200 S

N

SP



DRAWING NO.

SPA151 \$

GRANBY STREET 2

MUTUAL STREET

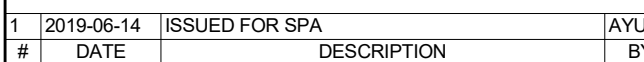
MCCLEAR PLACE 2

JARVIS STREET 2

FIRE ROUTE #

FIRE ROUTE

This drawing, as an instrument of service, is provided by and is the property of Turner Reischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must not return Turner Reischer 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.

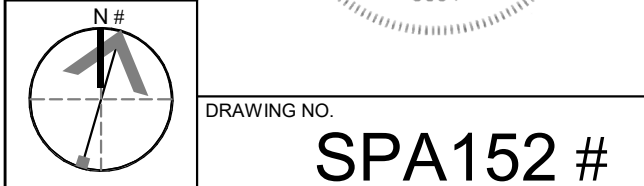


PROJECT
308-314 Jarvis Street & 225 Mutual Street
Toronto, Ontario, Canada

DRAWING

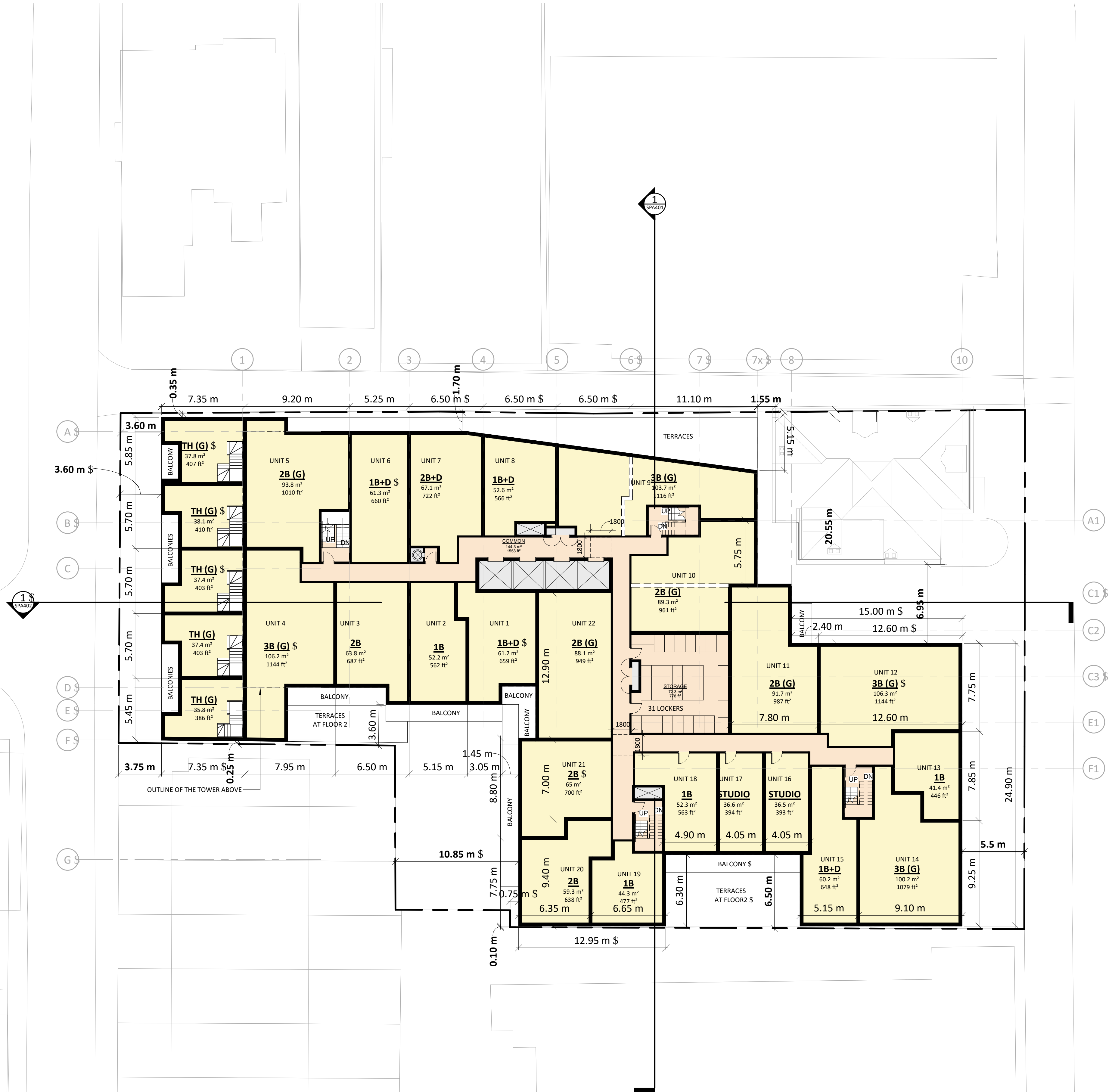
FLOOR 02

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE 1 : 200 #	



DRAWING NO. SPA152 #

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.





1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY

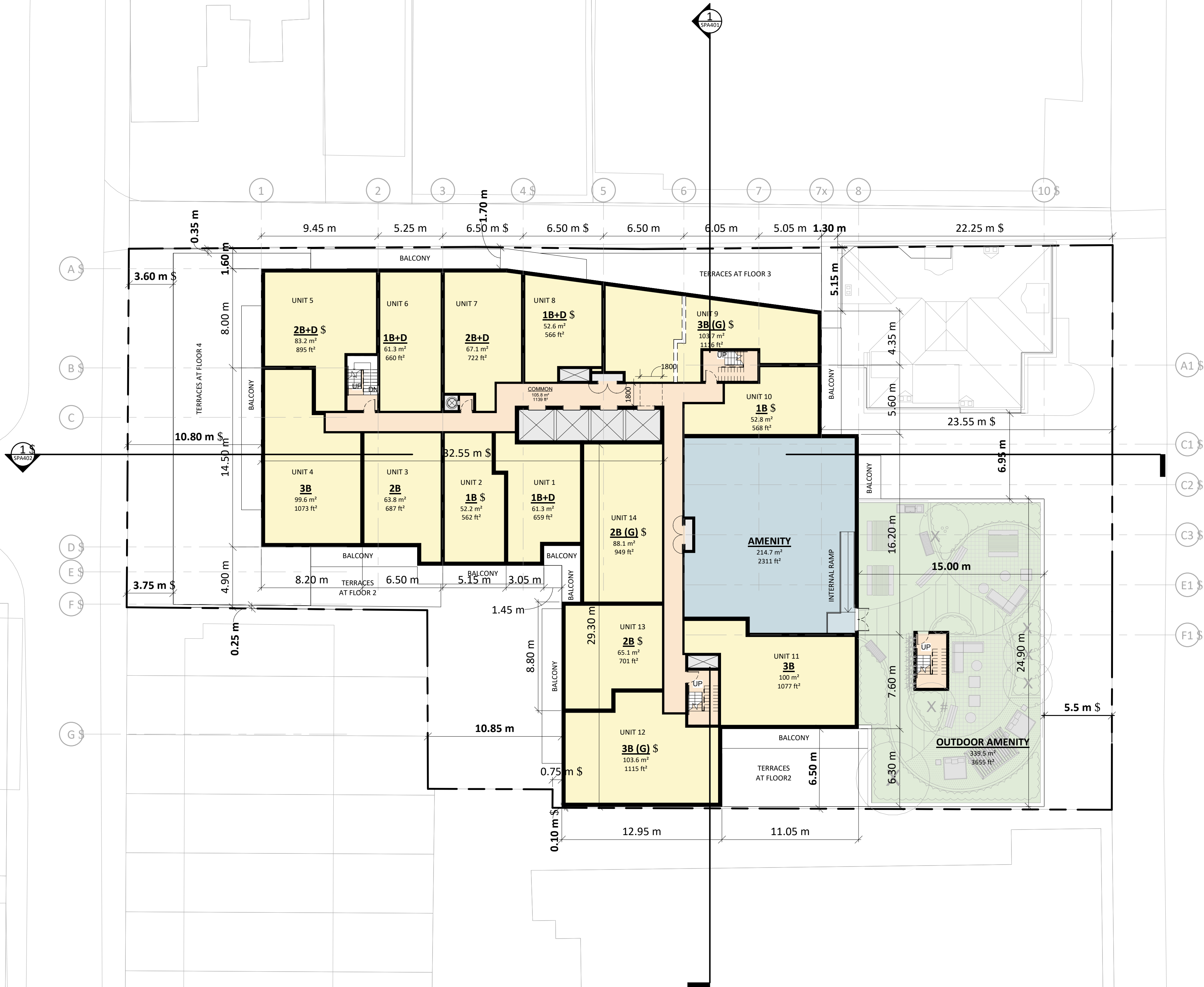


PROJECT
308-314 Jarvis Street & 225 Mutual Street
Toronto, Ontario, Canada

DRAWING
FLOOR 04-06

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE 1 : 200	

DRAWING NO.
SPA154



1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY

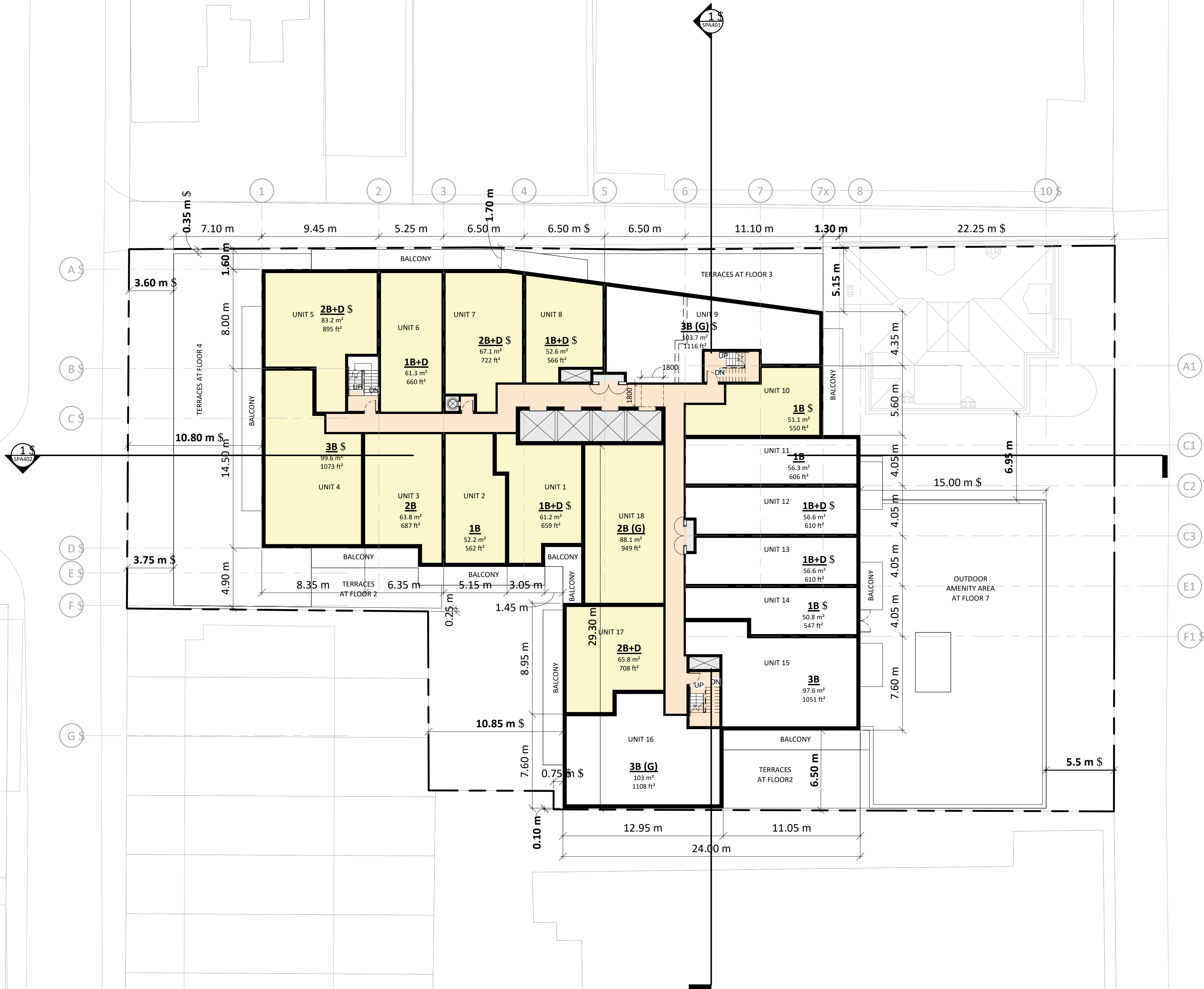


PROJECT
308-314 Jarvis Street & 225 Mutual Street
Toronto, Ontario, Canada

DRAWING
FLOOR 07

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE 1 : 200 #	

	DRAWING NO. SPA155 #
--	--------------------------------



1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



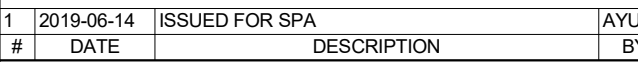
PROJECT
308-314 Jarvis Street & 225 Mutual Street
Toronto, Ontario, Canada

DRAWING
FLOOR 08

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE 1 : 200	

DRAWING NO.
SPA156

This drawing, as an instrument of service, is provided by and is the property of Turner Reischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must not alter or modify any of the drawings or specifications of Turner Reischer 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.



PROJECT

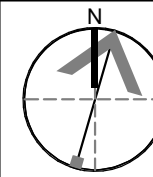
308-314 Jarvis Street & 225 Mutual Street

Toronto, Ontario, Canada

DRAWING

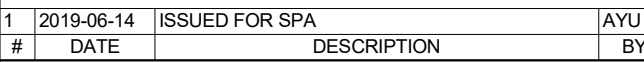
FLOOR 09

PROJECT NO. 18.189CS	 ONTARIO ASSOCIATION OF ARCHITECTS RUSSELL J. FLEISCHER LICENCE 5004
PROJECT DATE 2019-04-09	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE 1 : 200	



DRAWING NO.
SPA157

This drawing, as an instrument of service, is provided by and is the property of Turner Reischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Reischer 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.



PROJECT

308-314 Jarvis Street & 225 Mutual Street

Toronto, Ontario, Canada

DRAWING

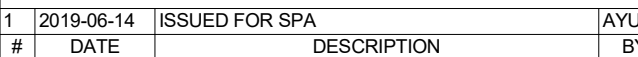
FLOOR 10

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE 1 : 200 #	



DRAWING NO.
SPA158 #

This drawing, as an instrument of service, is provided by and is the property of Turner Reischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must not alter or modify any of the drawings or specifications of Turner Reischer 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.



PROJECT

308-314 Jarvis Street & 225 Mutual Street

Toronto, Ontario, Canada

DRAWING

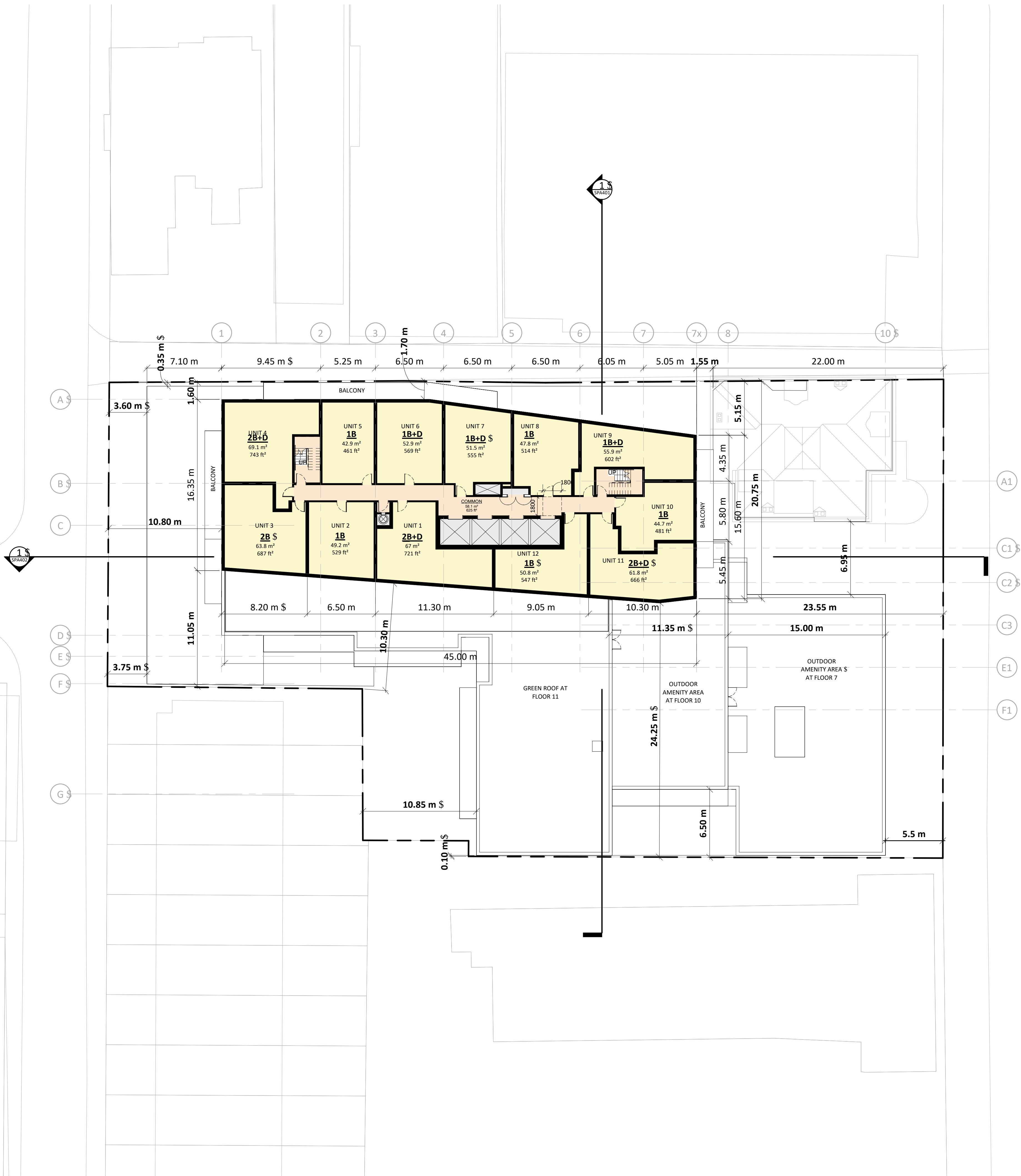
FLOOR 11 ' 1

PROJECT NO. 18.189CS	 ONTARIO ASSOCIATION OF ARCHITECTS RUSSELL J. FLEISCHER LICENCE 5004
PROJECT DATE 2019-04-09	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE 1 : 200	



DRAWING NO.
SPA159

OUTLINE OF THE SETTLEMENT SCHEME
(NOVEMBER 28, 2017)



1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

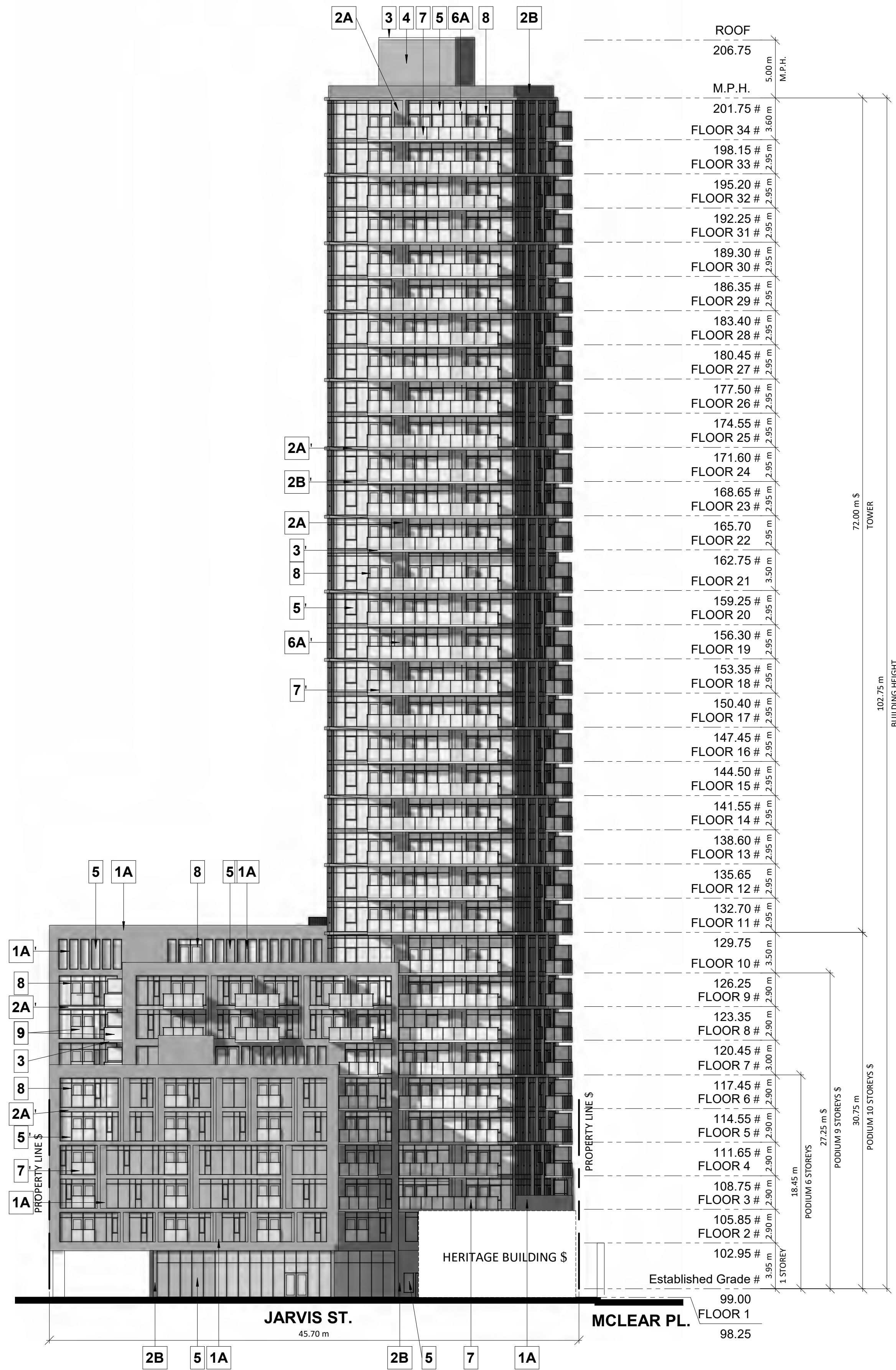
DRAWING
FLOOR 12-34 '

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE 1 : 200	

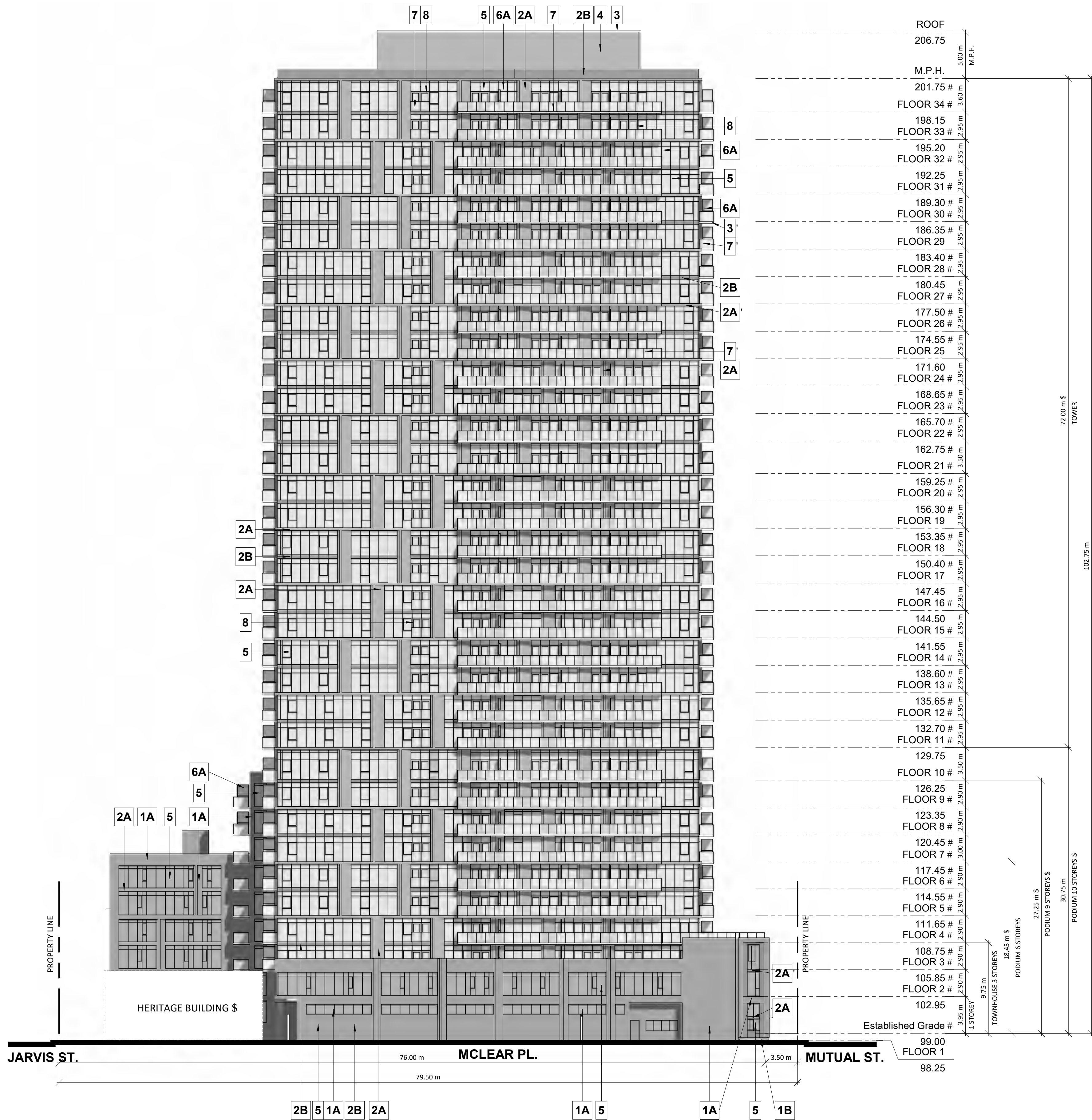
DRAWING NO.
SPA160

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	BRICK - GREY
2A	METAL PANEL - PURPLE
2B	METAL PANEL - DARK GREY
3	PRECAST CONCRETE - WHITE
4	EIFS PANEL SANDBLASTED - DARK GREY
5	CLEAR GLAZING
6A	SPANDREL GLASS - LIGHT GREY
6B	SPANDREL GLASS - DARK RED
7	FROSTED RAILING GLASS - WHITE
8	ALUMINIUM WINDOW FRAME - DARK GREY



1 EAST ELEVATION
1 : 250



2 NORTH ELEVATION
1 : 250

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

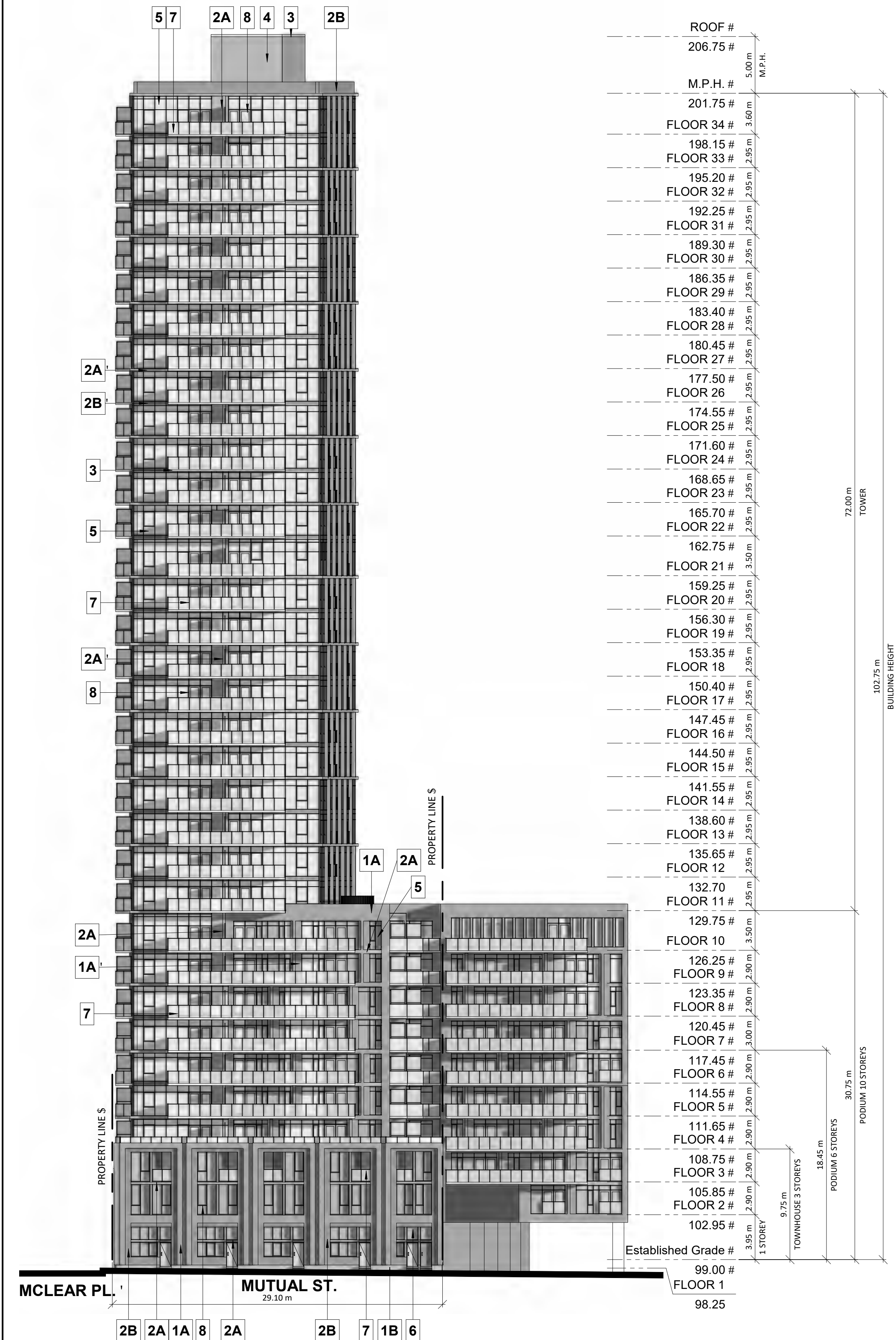
DRAWING
ELEVATIONS

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MDL	
CHECKED BY AYU	
SCALE 1 : 250	

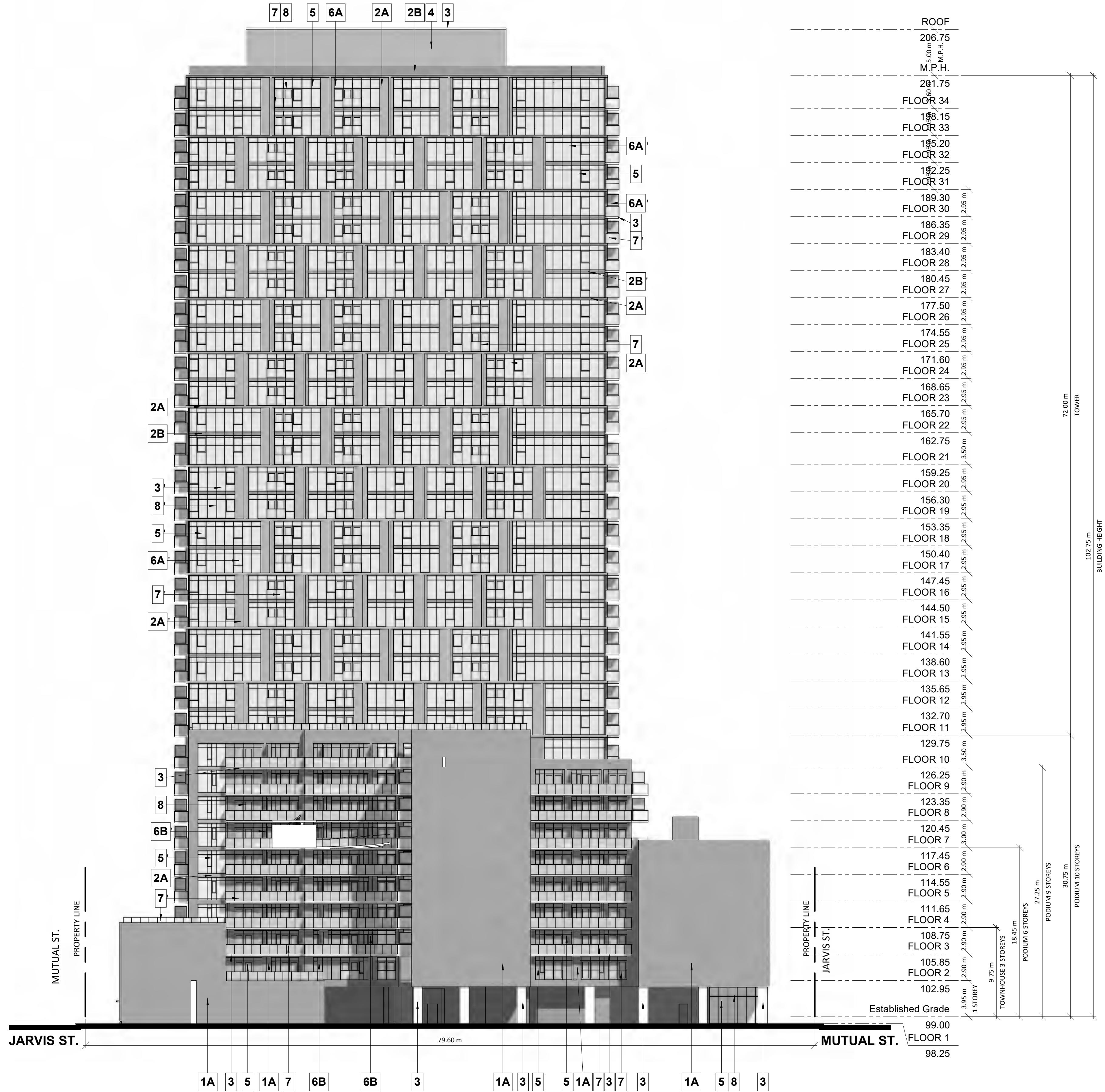
DRAWING NO.
SPA301 #

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	BRICK - GREY
2A	METAL PANEL - PURPLE
2B	METAL PANEL - DARK GREY
3	PRECAST CONCRETE - WHITE
4	EIFS PANEL SANDBLASTED - DARK GREY
5	CLEAR GLAZING
6A	SPANDREL GLASS - LIGHT GREY
6B	SPANDREL GLASS - DARK RED
7	FROSTED RAILING GLASS - WHITE
8	ALUMINIUM WINDOW FRAME - DARK GREY



1 WEST ELEVATION S
1 : 250



2 SOUTH ELEVATION
1 : 250

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

DRAWING
ELEVATIONS '

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MDL	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO.
SPA302 #

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 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.

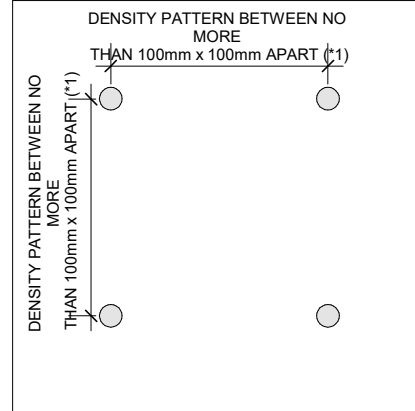
EXTERIOR FINISHES LEGEND

1A	BRICK - DARK RED (ROSE)
1B *	CONCRETE
2A	METAL PANEL - PURPLE
2B	METAL PANEL - DARK GREY
3	PRECAST CONCRETE - WHITE
4	EIFS PANEL SANDBLASTED - DARK GREY
5	CLEAR GLAZING
6A	SPANDREL GLASS - LIGHT GREY
6B	SPANDREL GLASS - DARK RED
7	FROSTED RAILING 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 FEATURES):

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-INTEGRATED 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



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 EC4.1)

EXTENT OF BIRD FRIENDLY TREATMENT



1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

DRAWING
1 TO 50 ELEVATIONS

PROJECT NO. 18.189CS
PROJECT DATE 2019-04-09
DRAWN BY MDL
CHECKED BY AYU
SCALE As indicated



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
3	PRECAST CONCRETE - WHITE
4 *	EIFS PANEL SANDBLASTED - DARK GREY
5	CLEAR GLAZING
6A	SPANDREL GLASS - LIGHT GREY
6B	SPANDREL GLASS - DARK RED
7	FROSTED RAILING 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 SPACING OF 100mm x 100mm.
- LOW REFLECTANCE OR OPAQUE MATERIALS
- BUILDING-INTEGRATED 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

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

DETAIL NOTES:
1. *FROSTED 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 EC4.1)

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

DRAWING
1 TO 50 ELEVATIONS

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MDL	
CHECKED BY AYU	
SCALE As indicated	

DRAWING NO.
SPA312 *



1 WEST ELEVATION 1-50
1 : 50

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. 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
3	PRECAST CONCRETE - WHITE
4	EIFS PANEL SANDBLASTED - DARK GREY
5 *	CLEAR GLAZING
6A	SPANDREL GLASS - LIGHT GREY
6B	SPANDREL GLASS - DARK RED
7	FROSTED RAILING 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 UPWARD LIGHT, SPILL LIGHT AND OPTIMIZE USEFUL LIGHT

REDUCE

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

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

DETAIL NOTES:
1. FINITED 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 EC4.1)

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

DRAWING
1 TO 50 ELEVATIONS

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MDL	
CHECKED BY AYU	
SCALE As indicated	
DRAWING NO. SPA313 *	



1 SOUTH ELEVATION 1-50
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, 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 therefrom.

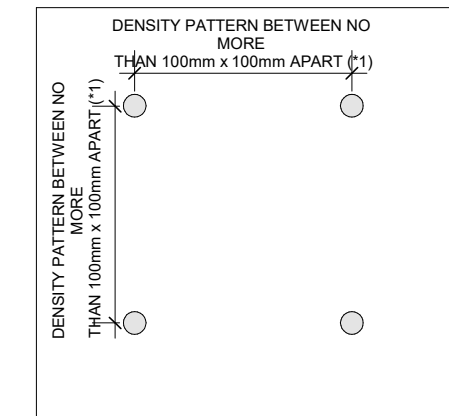
EXTERIOR FINISHES LEGEND

1A	BRICK - DARK RED (ROSE)
1B	CONCRETE
2A	METAL PANEL - PURPLE
2B	METAL PANEL - DARK GREY
3	PRECAST CONCRETE - WHITE
4	EIFS PANEL SANDBLASTED - DARK GREY
5	CLEAR GLAZING
6A	SPANDREL GLASS - LIGHT GREY
6B	SPANDREL GLASS - DARK RED
7	FROSTED RAILING 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 SPACING OF 100mm x 100mm
- LOW REFLECTANCE OR OPAQUE MATERIALS
- BUILDING INTEGRATED 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



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 EC4.1)

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

DRAWING

1 TO 50 ELEVATIONS

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MDL	
CHECKED BY AYU	
SCALE As indicated	

DRAWING NO.
SPA314 *



1 NORTH ELEVATION 1-50
1:50

308-314 JARVIS STREET & 255 MUTUAL STREET
BIRD FRIENDLY DIAGRAM

1. Solid / Opaque Surfaces (
On the NORTH ELEVATION, 832.8m2 is located within the bird-friendly zone. Of this total surface area, 481.0m2 or 58% are opaque surfaces such as precast, brick, metal panel, and aluminum. (

On the SOUTH ELEVATION, 886.2m2 is located within the bird-friendly zone. Of this total surface area, 682.4m2 or 77% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the EAST ELEVATION, 484.1m2 is located within the bird-friendly zone. Of this total surface area, 208.5m2 or 43% are opaque surfaces such as precast, brick, metal panel, and aluminum. (

On the WEST ELEVATION, 506.6 is located within the bird-friendly zone. Of this total surface area, 318.2 or 63% are opaque surfaces such as precast, brick, metal panel, and aluminum.

2. Glass
On the NORTH ELEVATION, 351.8m2 of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 9% is shaded from balcony and canopy overhangs, 0% is spandrel glass, 90% is vision glass with a frit pattern and 0% is vision glass with no treatment. As such, 0% of all glazed surfaces are left untreated.

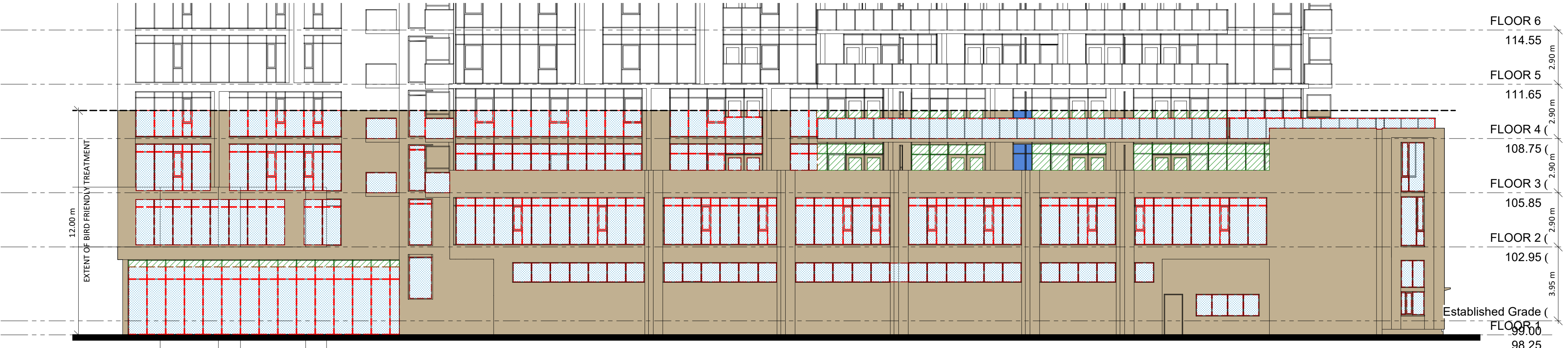
On the SOUTH ELEVATION, 203.9m2 of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 40% is shaded from balcony and canopy overhangs, 1% is spandrel glass, 58% is vision glass with a frit pattern and 0% is vision glass with no treatment. As such, 0% of all glazed surfaces are left untreated.

On the EAST ELEVATION, 275.6m2 of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 11% is shaded from balcony and canopy overhangs, 1% is spandrel glass, 87% is vision glass with a frit pattern and 0% is vision glass with no treatment. As such, 0% of all glazed surfaces are left untreated. (

On the WEST ELEVATION, 188.4m2 of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 19% is shaded from balcony and canopy overhangs, 0% is spandrel glass, 81% is vision glass with a frit pattern and 0% is vision glass with no treatment. As such, 0% of all glazed surfaces are left untreated.

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.



1 NORTH ELEVATION - BFD
SPA321 1:150



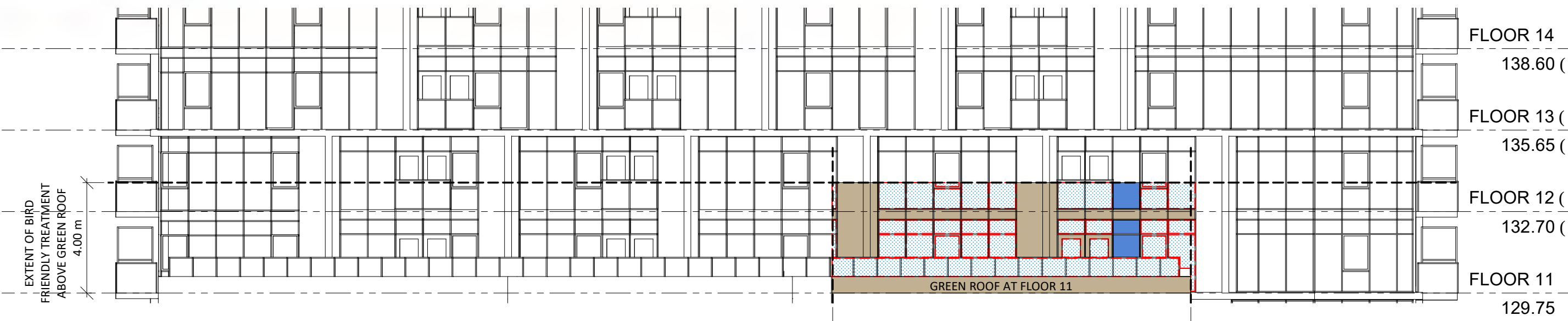
2 SOUTH ELEVATION - BFD
SPA321 1:150

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
OPAQUE SURFACES - PRECAST/METAL PANEL/ALUMINUM	477.2	57%	N/A
GLAZED SURFACES WITH FRIT PATTERN	321.8	39%	91%
GLAZED SURFACES WITH SHADING	30.7	4%	9%
GLAZED SURFACES - SPANDREL GLASS	1.7	0%	0%
GLAZED SURFACES (UNTREATED)	0.0	0%	0%
TOTAL	831.4	100%	100%
TOTAL GLAZED SURFACES	354.1		

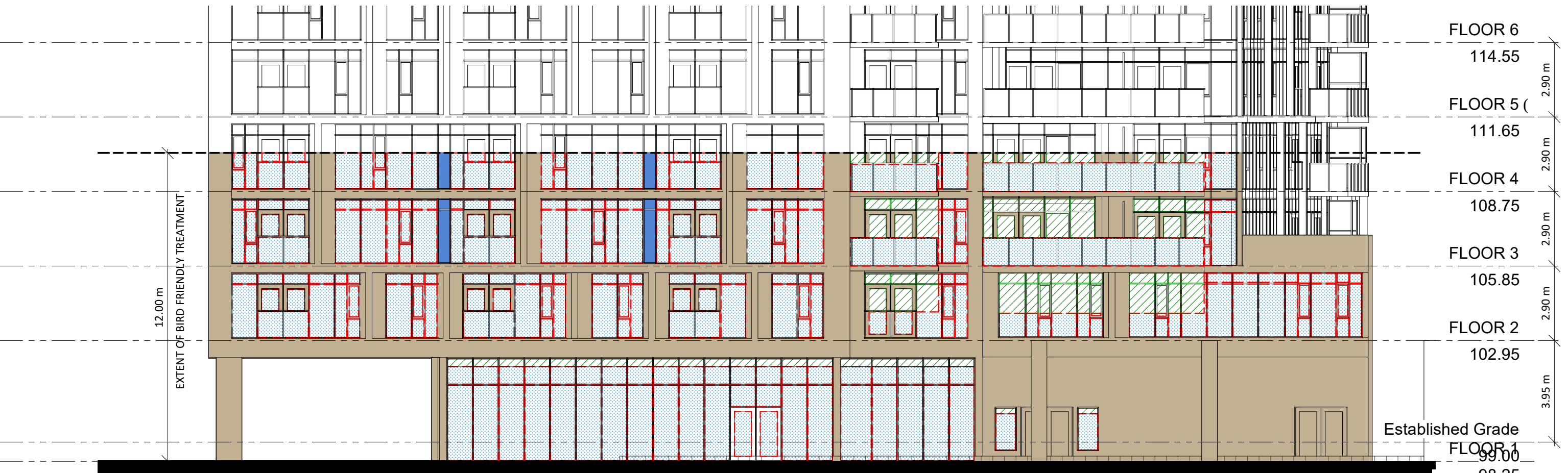
SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
OPAQUE SURFACES - PRECAST/METAL PANEL/ALUMINUM	681.1	77%	N/A
GLAZED SURFACES WITH FRIT PATTERN	122.8	14%	60%
GLAZED SURFACES WITH SHADING	80.2	9%	39%
GLAZED SURFACES - SPANDREL GLASS	2.5	0%	1%
GLAZED SURFACES (UNTREATED)	0.0	0%	0%
TOTAL	886.5	100%	100%
TOTAL GLAZED SURFACES	205.5		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
OPAQUE SURFACES - PRECAST/METAL PANEL/ALUMINUM	217.8	45%	N/A
GLAZED SURFACES WITH FRIT PATTERN	233.6	48%	86%
GLAZED SURFACES WITH SHADING	33.2	7%	12%
GLAZED SURFACES - SPANDREL GLASS	3.4	1%	1%
GLAZED SURFACES (UNTREATED)	0.0	0%	0%
TOTAL	485.8	100%	100%
TOTAL GLAZED SURFACES	268.2		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
OPAQUE SURFACES - PRECAST/METAL PANEL/ALUMINUM	330.7	64%	N/A
GLAZED SURFACES WITH FRIT PATTERN	153.4	29%	81%
GLAZED SURFACES WITH SHADING	36.0	7%	19%
GLAZED SURFACES - SPANDREL GLASS	0.0	0%	0%
GLAZED SURFACES (UNTREATED)	0.0	0%	0%
TOTAL	520.1	100%	100%
TOTAL GLAZED SURFACES	189.5		



5 SOUTH ELEVATION - BFD (ABOVE GREEN ROOF)
SPA321 1:150



3 EAST ELEVATION - BFD
SPA321 1:150



4 WEST ELEVATION - BFD
SPA321 1:150

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie 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 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.

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)

OPAQUE SURFACES SUCH AS PRECAST, BRICK, METAL PANEL AND ALUMINUM

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 ON 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
- 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)

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY

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

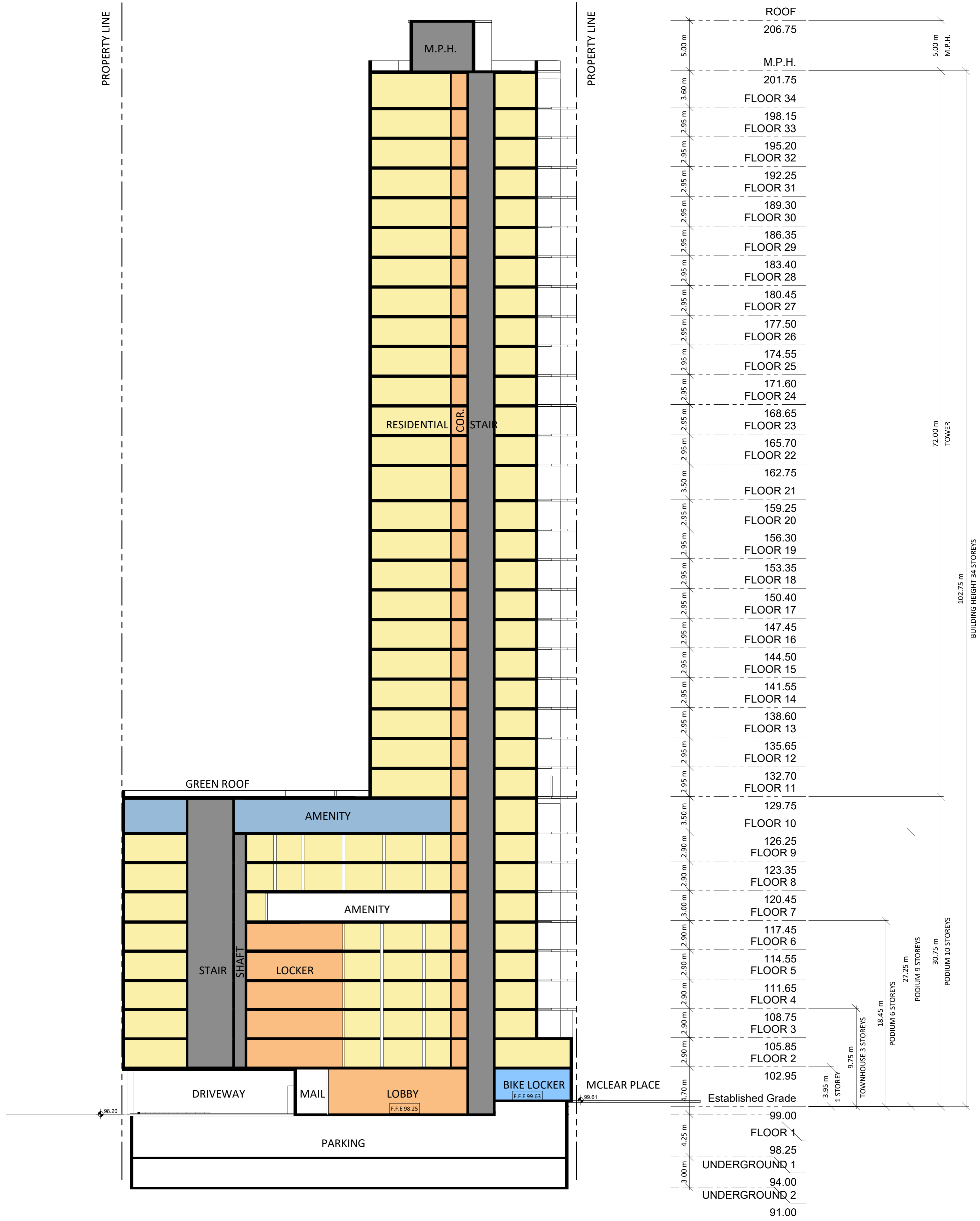
DRAWING
BIRD FRIENDLY ELEVATIONS

PROJECT NO. 18.189CS
PROJECT DATE 2019-04-09
DRAWN BY MDL
CHECKED BY AYU
SCALE As indicated

RUSSELL FLEISCHER
LICENCE
5004

DRAWING NO.
SPA321

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.



1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



PROJECT

308-314 Jarvis Street & 225 Mutual Street

Toronto, Ontario, Canada

DRAWING

NORTH-SOUTH SECTION

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MNZ	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO.

SPA401

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.

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY

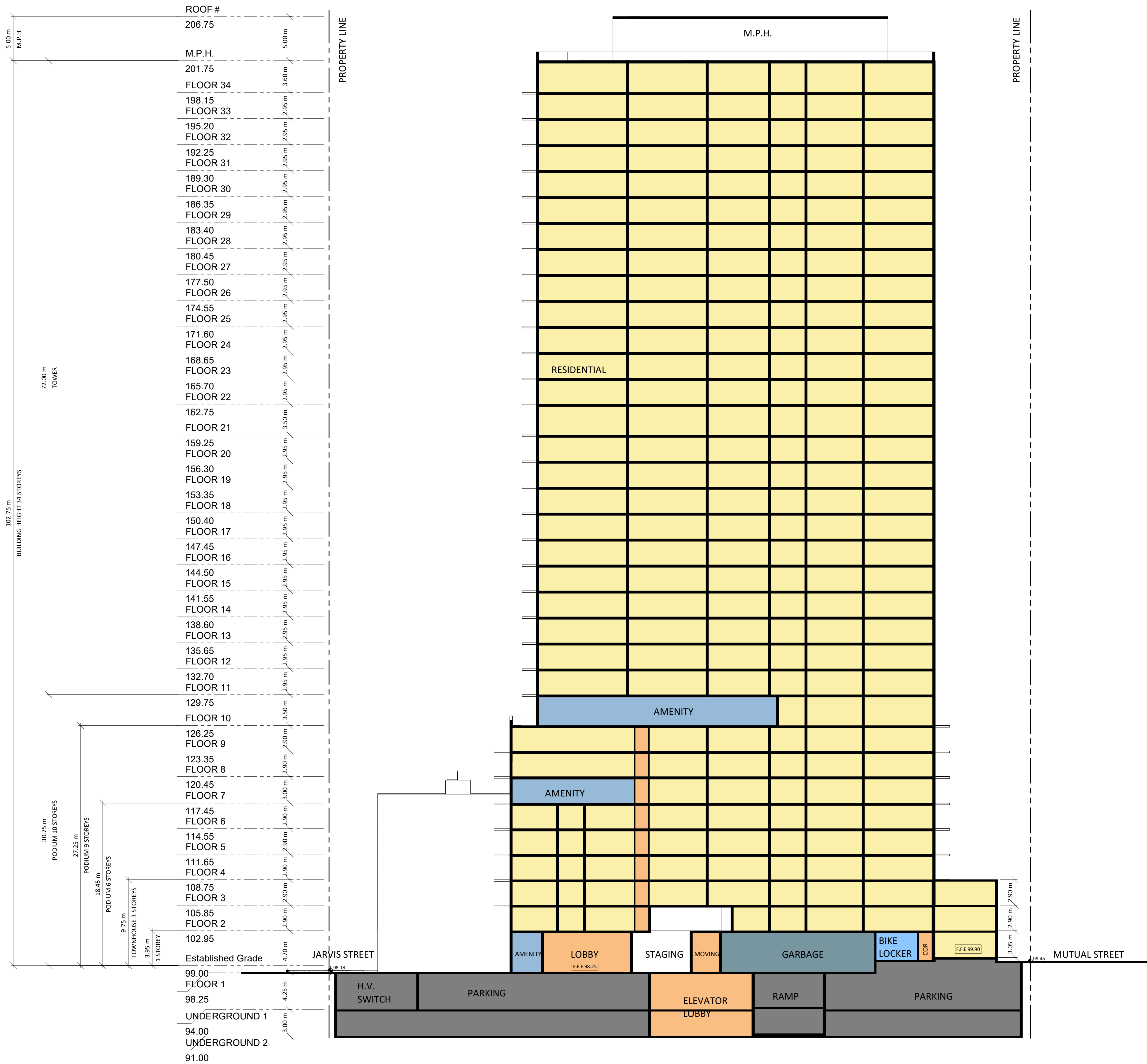


PROJECT
308-314 Jarvis Street & 225 Mutual Street
Toronto, Ontario, Canada

DRAWING
WEST-EAST SECTION

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MNZ	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO.
SPA402





PEDESTRIAN VIEW LOOKING NORTHWEST FROM ALLAN GARDENS

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

DRAWING
3D PERSPECTIVES

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY LLE	
CHECKED BY AYU	
SCALE	

DRAWING NO.
SPA801



PEDESTRIAN VIEW LOOKING WEST FROM JARVIS ST.



PEDESTRIAN VIEW LOOKING SOUTHWEST FROM CARLTON ST. AND ALLAN GARDENS

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 for any other purpose 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.

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



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

DRAWING
3D PERSPECTIVES

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY MDL	
CHECKED BY AYU	
SCALE	

DRAWING NO.
SPA802



PEDESTRIAN VIEW LOOKING NORTHEAST FROM MUTUAL ST.



PEDESTRIAN VIEW LOOKING SOUTHEAST FROM MUTUAL ST. AND MCLEAR PL.

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 for any other purpose 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.

#	DATE	DESCRIPTION	BY
 GRAYWOOD AN INTELLIGENT MOVE  PHANTOM DEVELOPMENTS			
PROJECT			
308-314 Jarvis Street & 225 Mutual Street			
Toronto, Ontario, Canada			
DRAWING			
3D PERSPECTIVES			
PROJECT NO. 18.189CS	 ONTARIO ASSOCIATION OF ARCHITECTS RUSSELL L. FLEISCHER LICENCE 5004		
PROJECT DATE 2019-04-09			
DRAWN BY MDL			
CHECKED BY AYU			
SCALE			
DRAWING NO.			SPA803