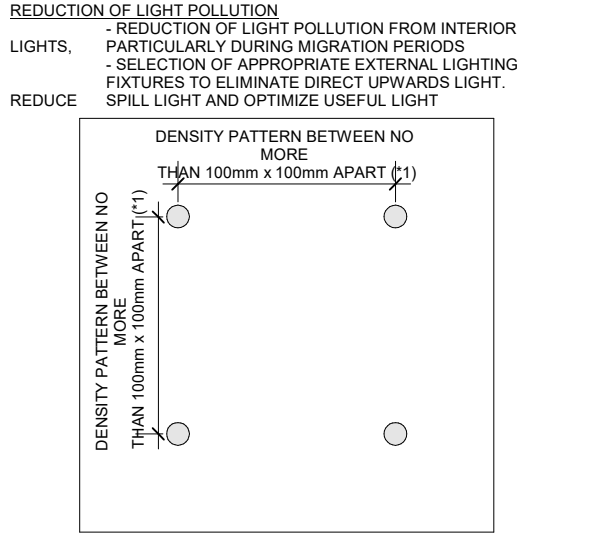


1A	BRICK - DARK RED (ROSE)
1B	CONCRETE
2A	METAL PANEL - PURPLE
2B	METAL PANEL - DARK GREY
2C	LOUVRE - MEDIUM GREY
3	ALUMINIUM CAP - LIGHT GREY
4	EIFS PANEL SANDBLASTED - DARK GREY
5	CLEAR GLAZING
5A	BIRD FRIENDLY GLASS
6A	SPANDREL GLASS - LIGHT GREY
6B	SPANDREL GLASS - DARK RED
6C	SPANDREL GLASS - DARK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

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY GLASS WINDOW CODE (PART 1) METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE:

PROVISION OF SIGNAL MARKERS:  
SIGNAL MARKERS TO BE PROVIDED AT THE FOLLOWING HEIGHTS:  
1. 1.5 METERS ABOVE GRADE  
2. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
3. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
4. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
5. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
6. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
7. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
8. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
9. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
10. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
11. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
12. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
13. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
14. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
15. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
16. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
17. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
18. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
19. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
20. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
21. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
22. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
23. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
24. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
25. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
26. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
27. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
28. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
29. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
30. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
31. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
32. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
33. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
34. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
35. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
36. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
37. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
38. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
39. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
40. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
41. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
42. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
43. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
44. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
45. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
46. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
47. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
48. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
49. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
50. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
51. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
52. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
53. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
54. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
55. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
56. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
57. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
58. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
59. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
60. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
61. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
62. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
63. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
64. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
65. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
66. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
67. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
68. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
69. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
70. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
71. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
72. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
73. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
74. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
75. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
76. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
77. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
78. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
79. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
80. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
81. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
82. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
83. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
84. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
85. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
86. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
87. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
88. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
89. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
90. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
91. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
92. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
93. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
94. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
95. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
96. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
97. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
98. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
99. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS  
100. 1.5 METERS ABOVE GRADE WITH A MAXIMUM SPACING OF 1.5 METERS



DETAIL NOTES:  
1. FROSTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VERTICAL MARKERS TO BE TYPICAL OF CLEAR GLASS WITH THE FIRST ONE ABOVE GRADE, (UP TO GREEN STANDARD EACH 11")

103.50m BUILDING HEIGHT 24 STOREYS

NO.	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	REC



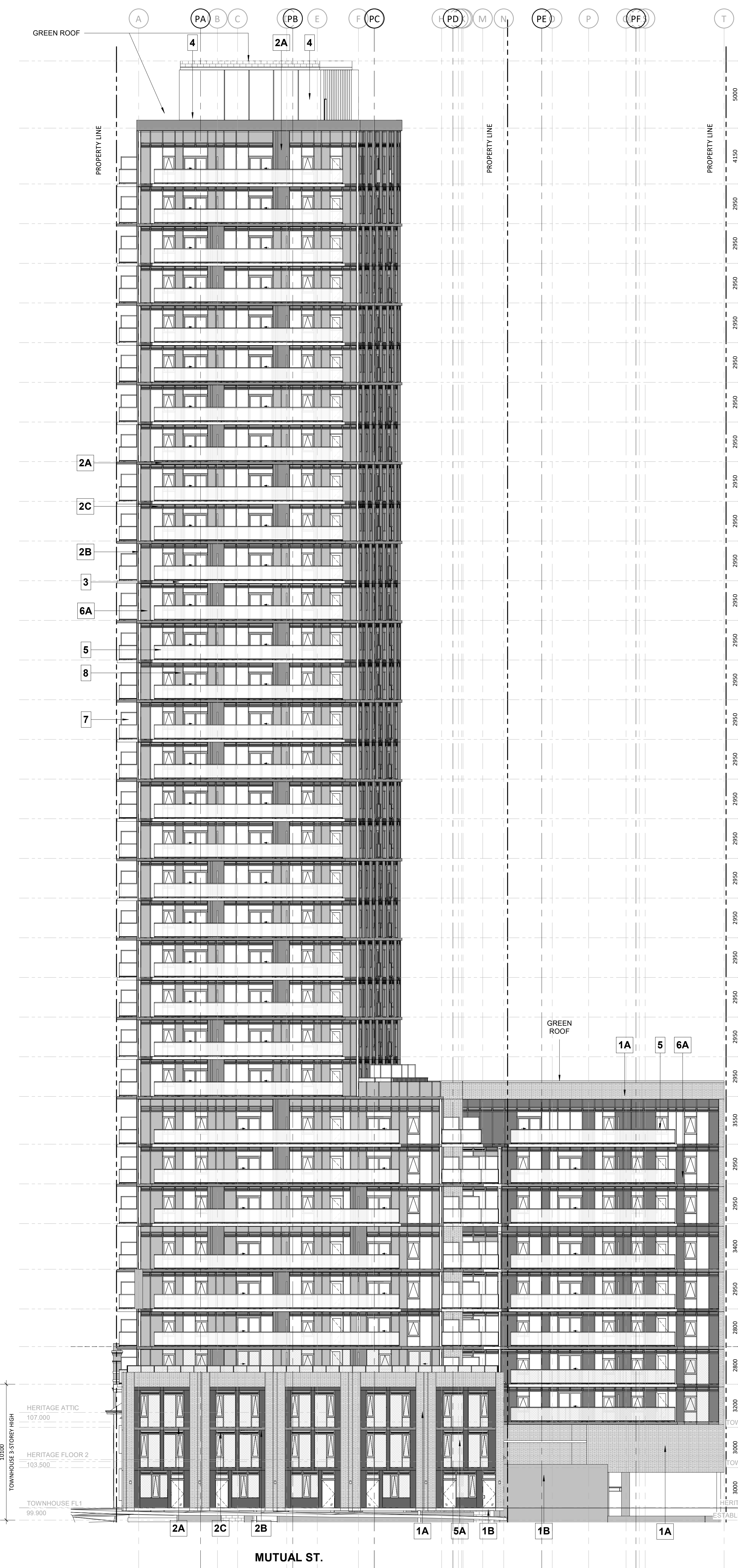
PROJECT: **JAC CONDOS**  
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING: **ELEVATIONS**

PROJECT NO.	18-19023
PROJECT DATE	2020-09-01
DRAWN BY	REC
CHECKED BY	SN
SCALE	As Indicated

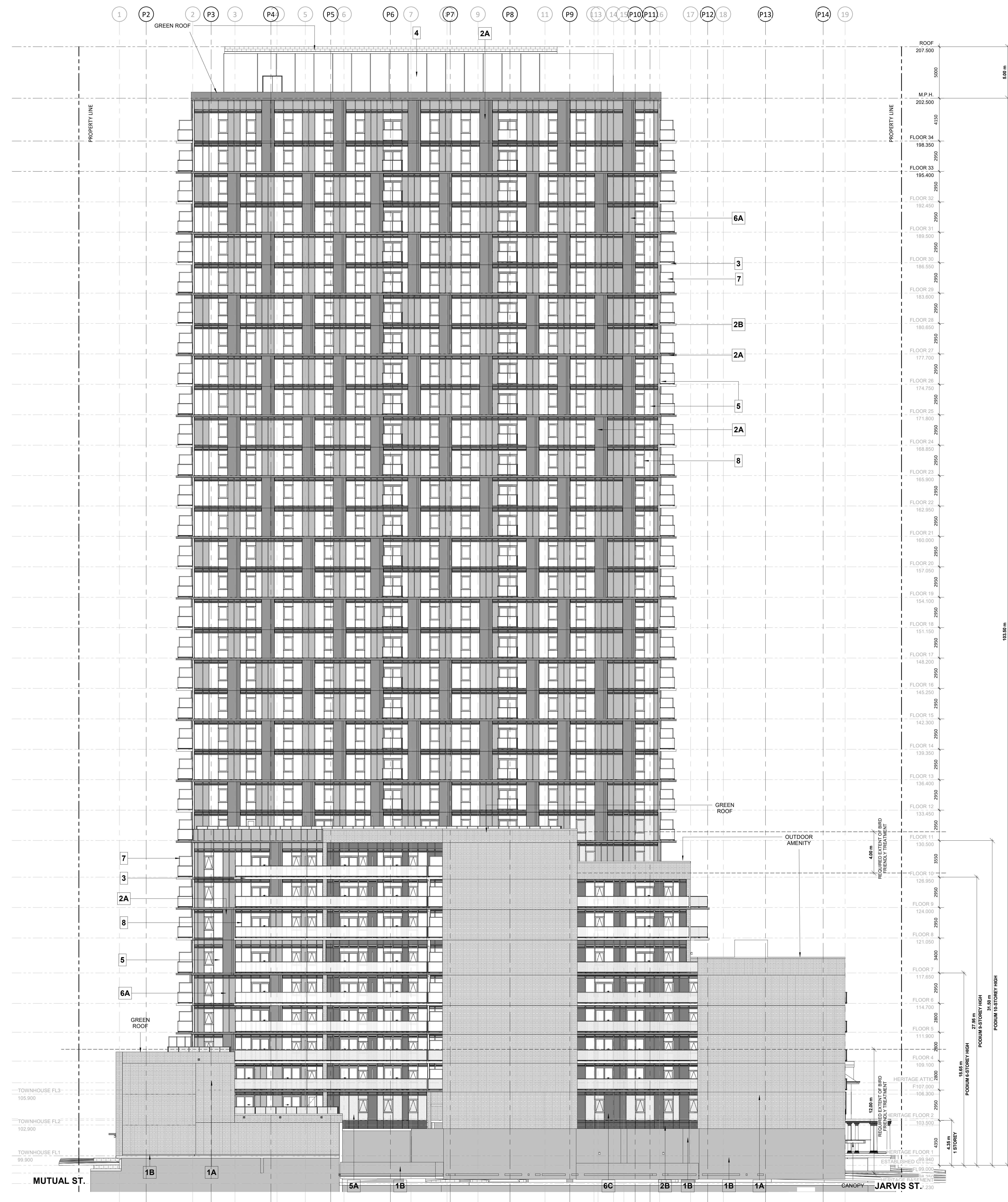
DRAWING NO. **A302**

**PROPOSED DEVELOPMENT  
34 STOREY**



1 WEST ELEVATION  
1:150

**PROPOSED DEVELOPMENT  
34 STOREY**



2 SOUTH ELEVATION  
1:150



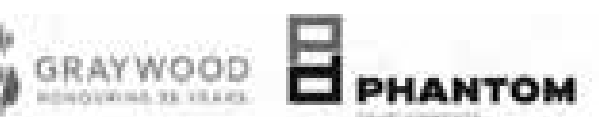


1 Heritage - East Elevation  
 1:50



2 Heritage - South Elevation  
 1:50

#	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	REG



PROJECT: **JAC CONDOS**

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

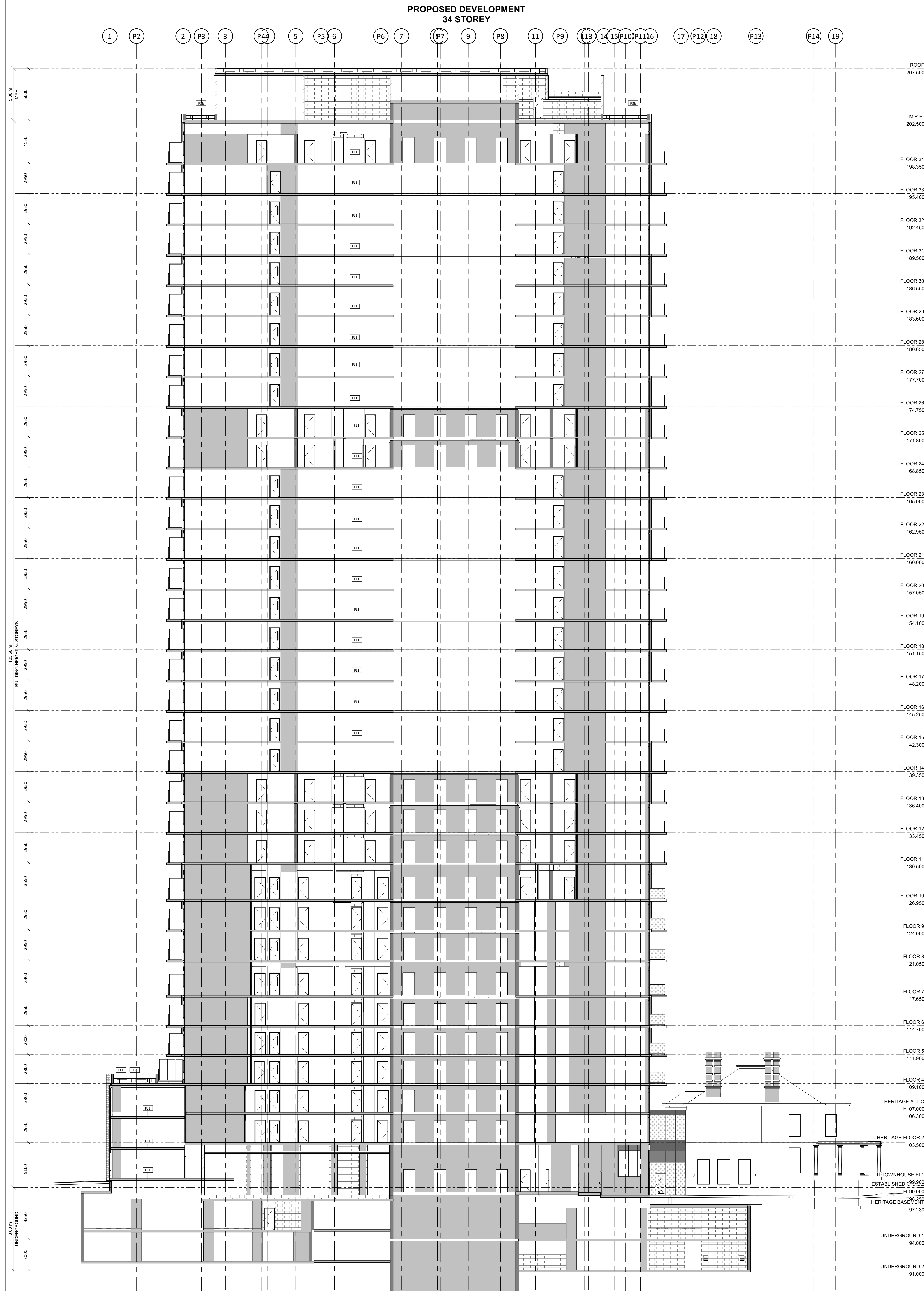
DRAWING: **HERITAGE BUILDING ELEVATIONS**

PROJECT NO.	18-18903
PROJECT DATE	2020-09-01
DRAWN BY	REG
CHECKED BY	SN
SCALE	1:50

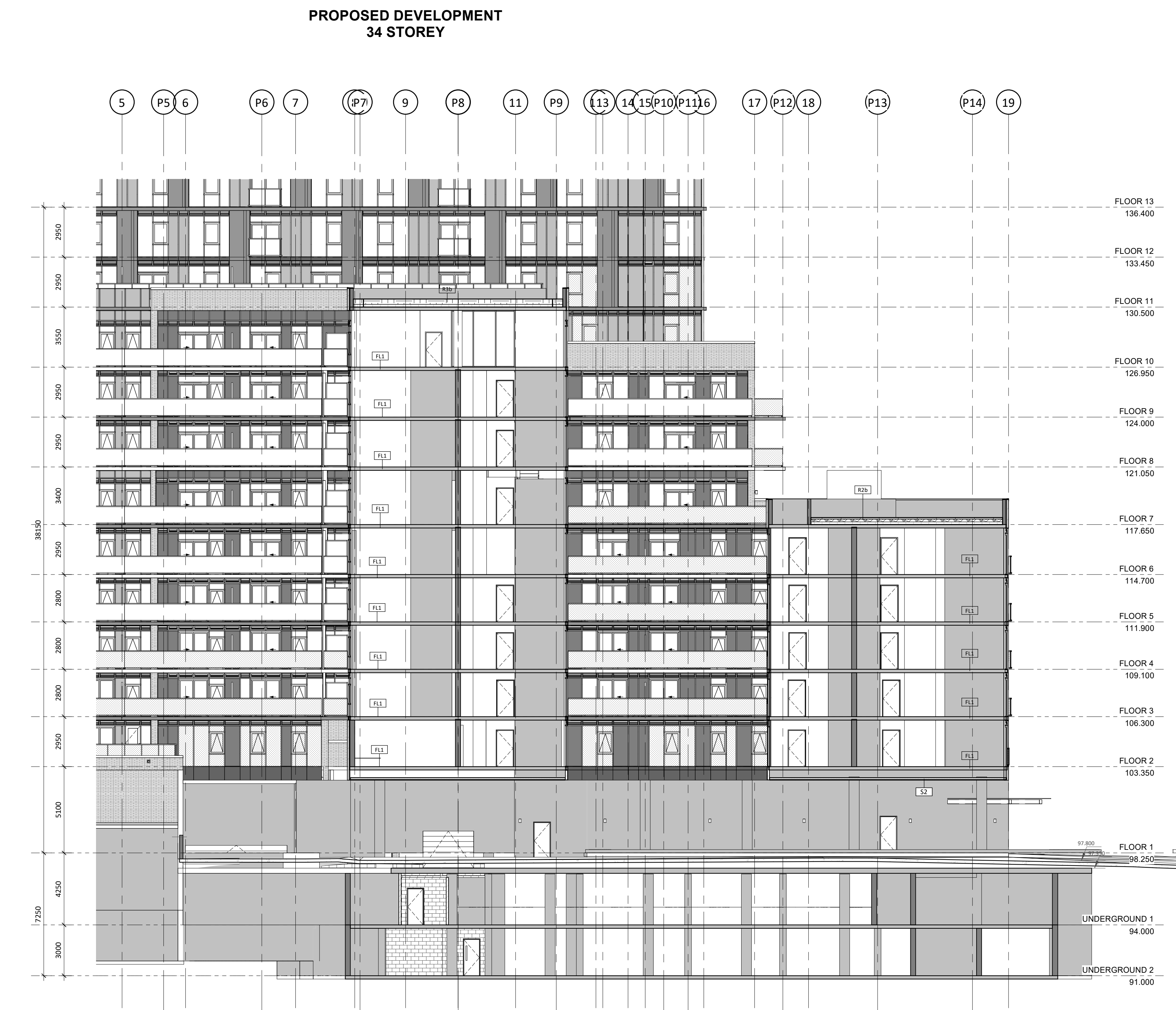


DRAWING NO. **A303**



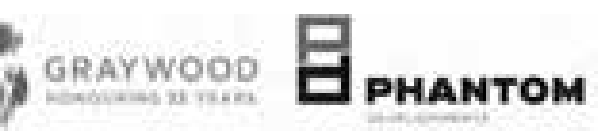


1 SECTION A-A  
 A401 1:150



2 SECTION B-B  
 1:150

NO.	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	REC



PROJECT: **JAC CONDOS**

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

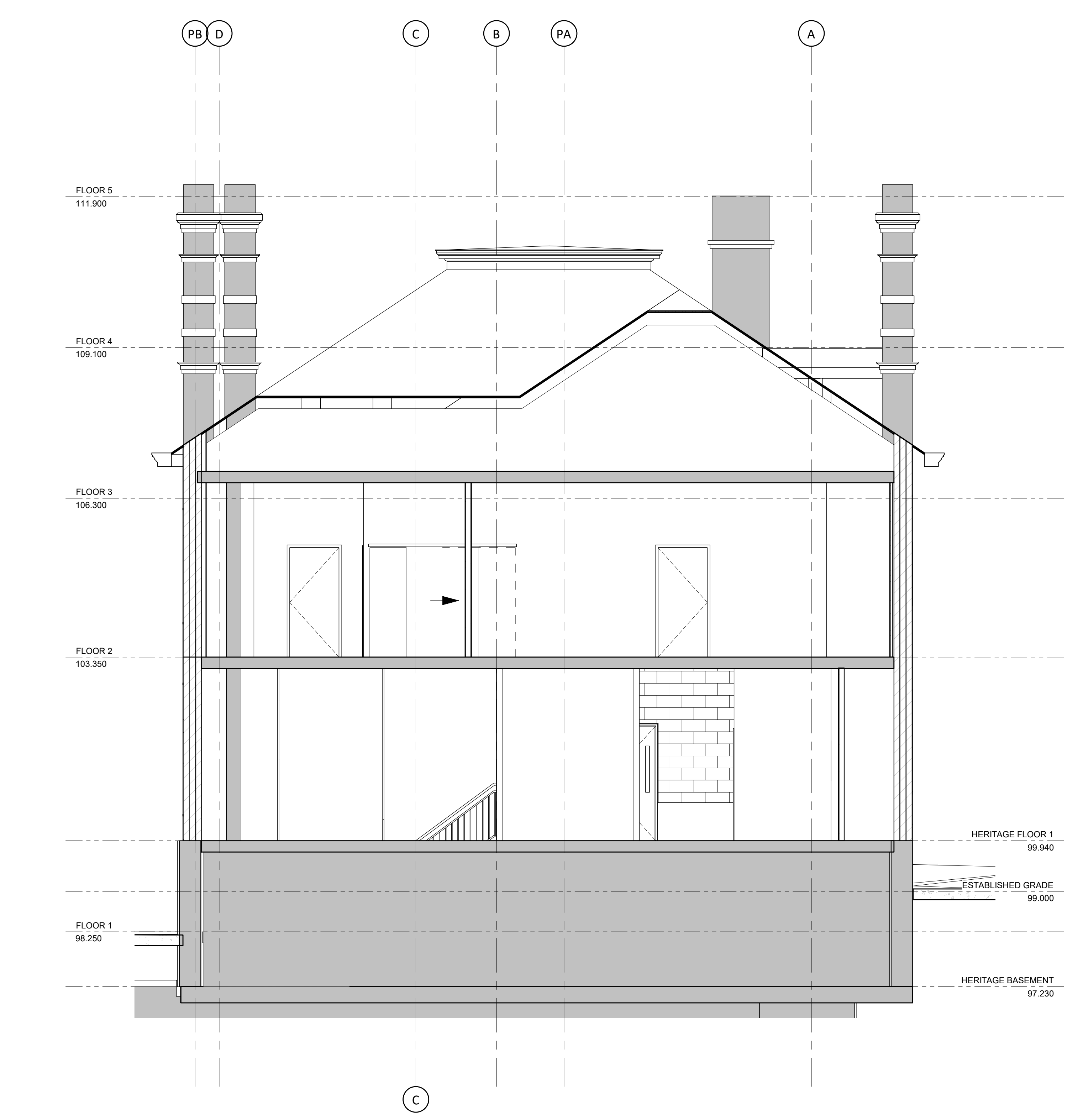
DRAWING: **BUILDING SECTIONS**

PROJECT NO:	18-1892S
PROJECT DATE:	2020-08-01
DRAWN BY:	REC
CHECKED BY:	SN
SCALE:	1:150

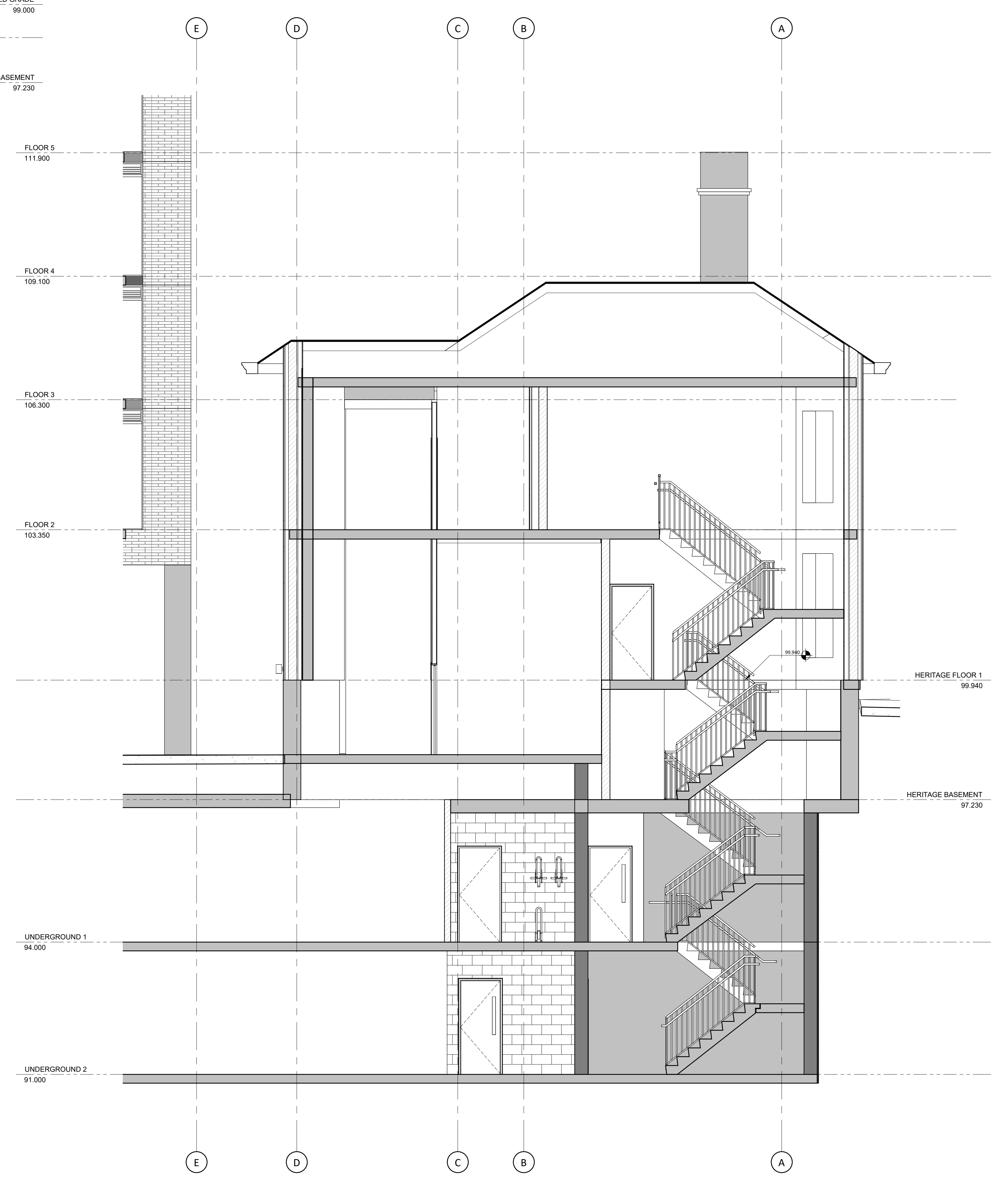
This drawing, and the information contained herein, is provided to you by the project of Turner Fleischer Architects Inc. The client, owner, user, and contractor are responsible for all dimensions and conditions on site and must verify that the drawings are correct and complete before construction. The drawings are not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc. The drawings are not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc. The drawings are not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc. The drawings are not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc.



SECTION A-A  
 1:50



SECTION B-B  
 1:50



SECTION C-C  
 1:50

NO.	DATE	DESCRIPTION	BY
1	2020-11-16	ISSUED FOR PERMIT	REG



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

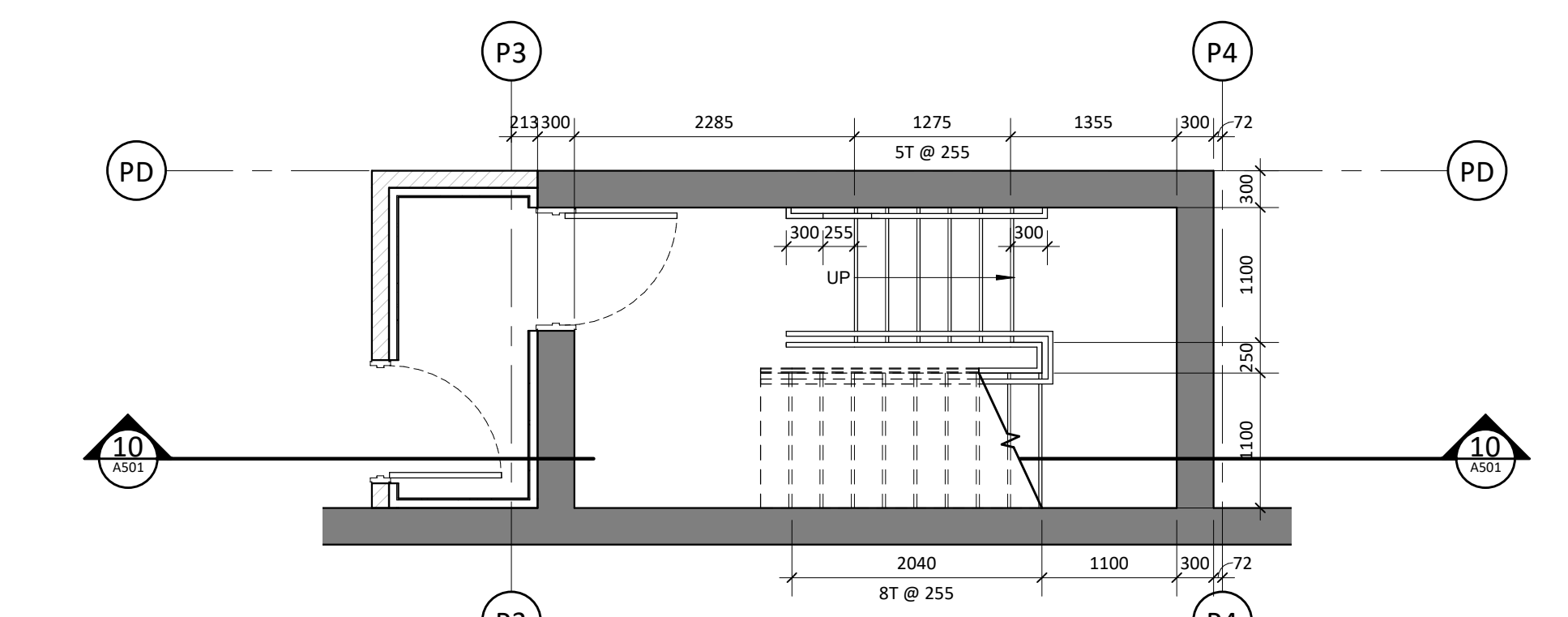
DRAWING: **HERITAGE BUILDING - SECTIONS**

PROJECT NO.: 18-18923  
 PROJECT DATE: 2020-08-01  
 DRAWN BY: REG  
 CHECKED BY: SN  
 SCALE: 1:50

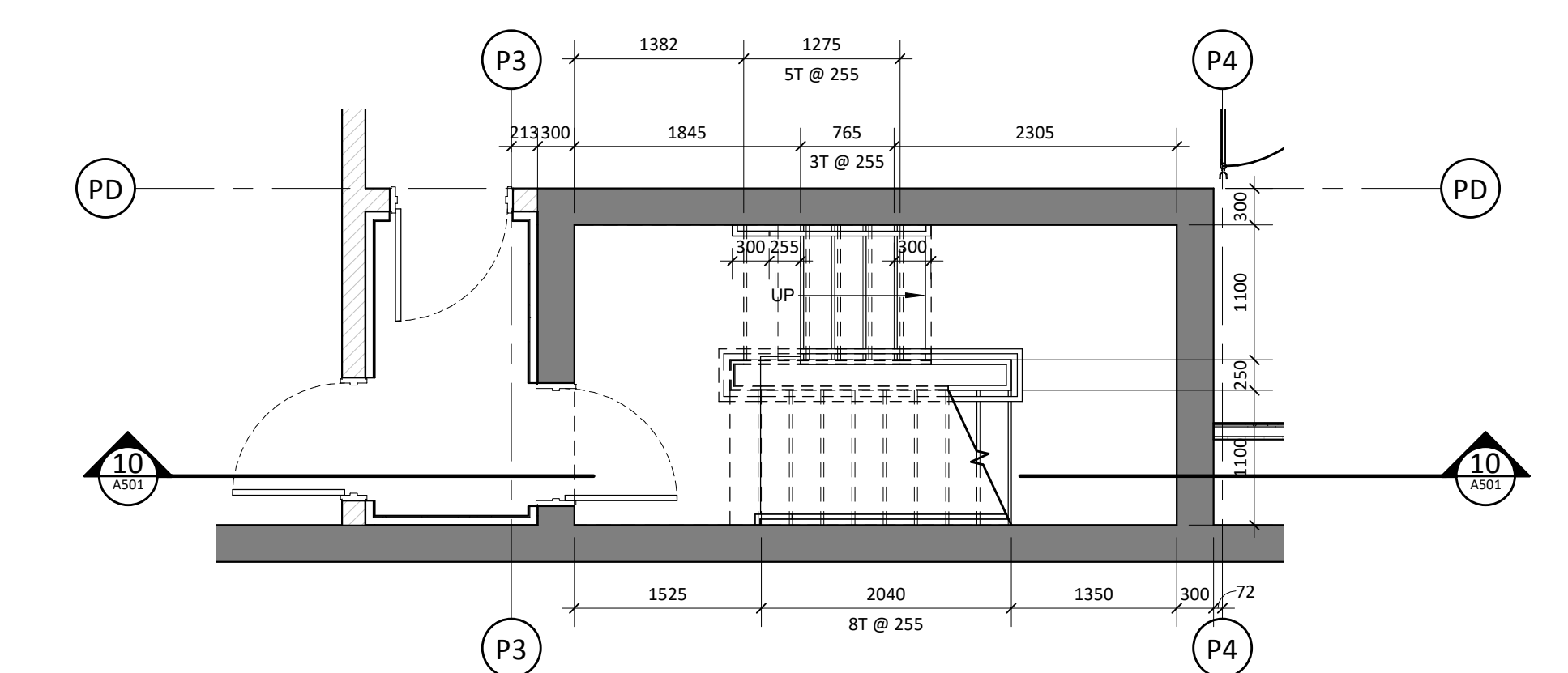


DRAWING NO.: **A403**

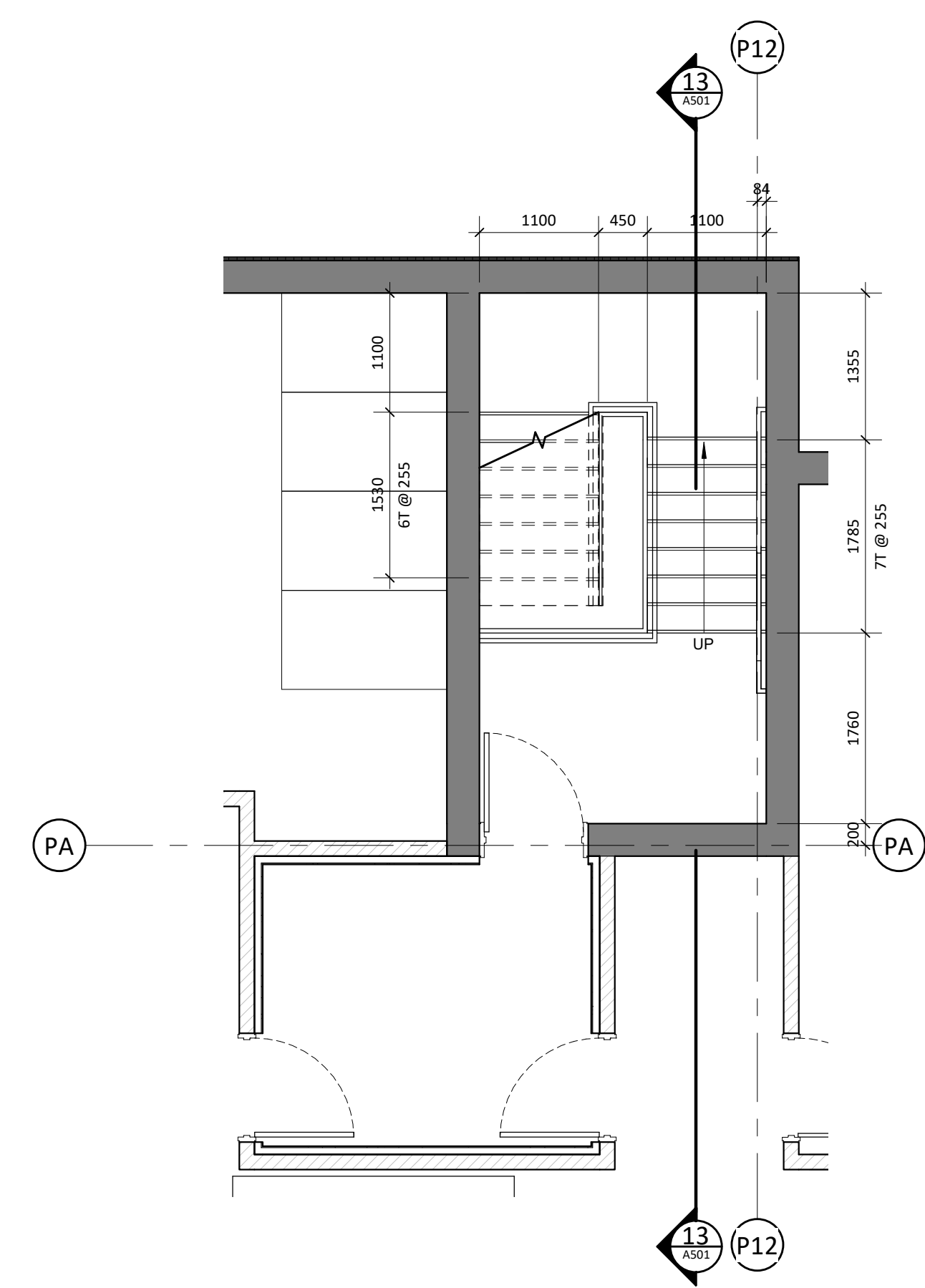




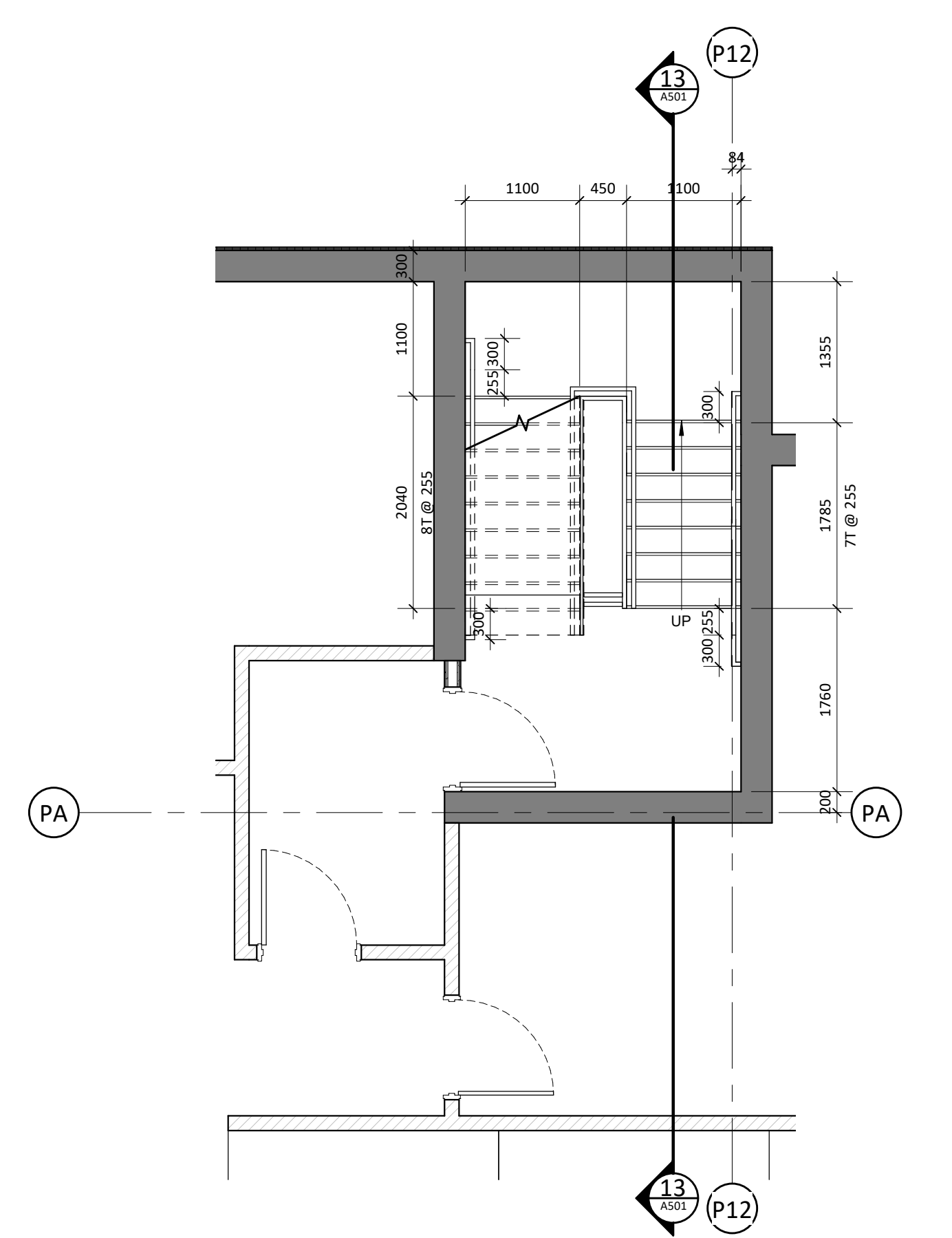
1 GARAGE STAIR A - UG2  
1:50



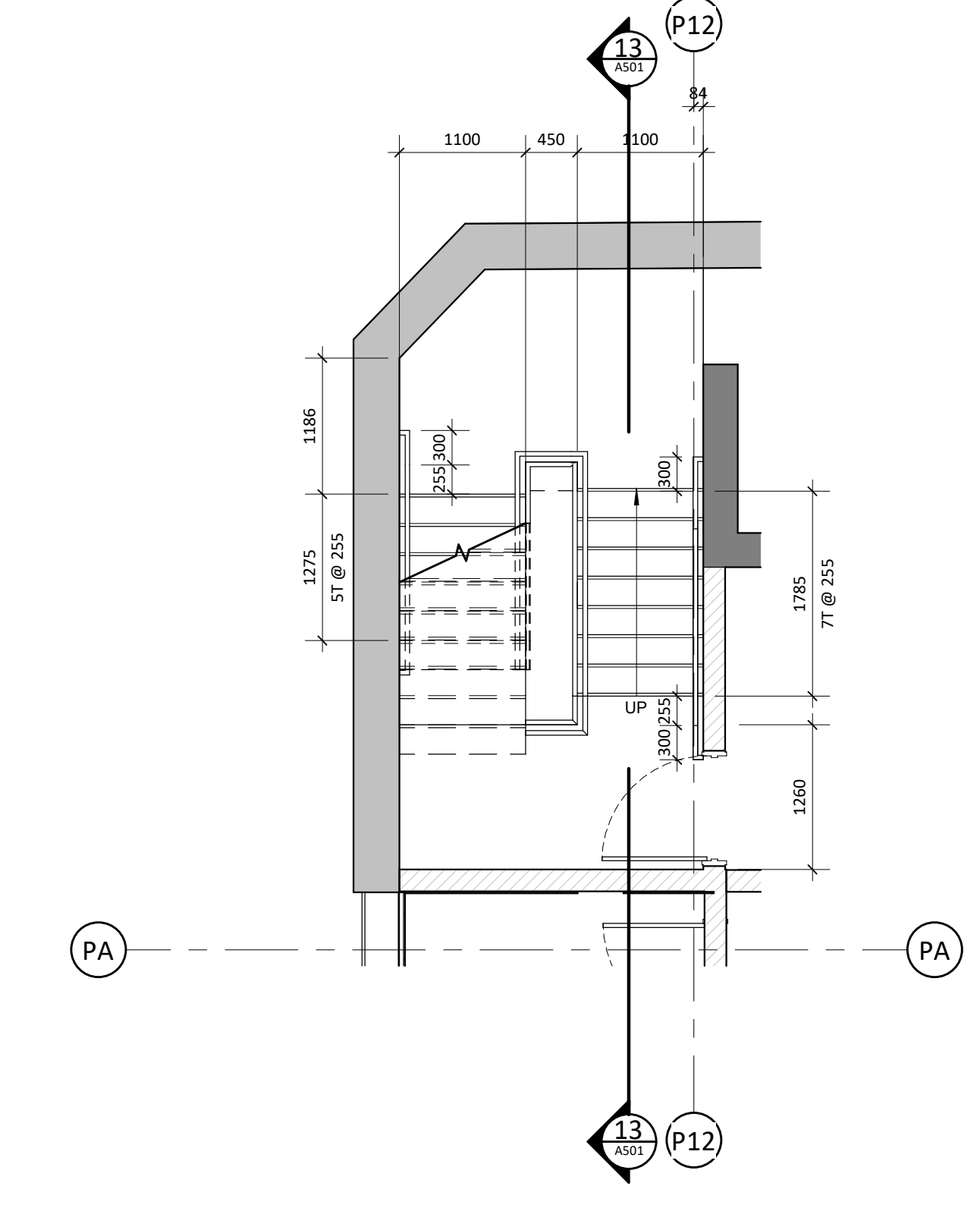
2 GARAGE STAIR A - UG1  
1:50



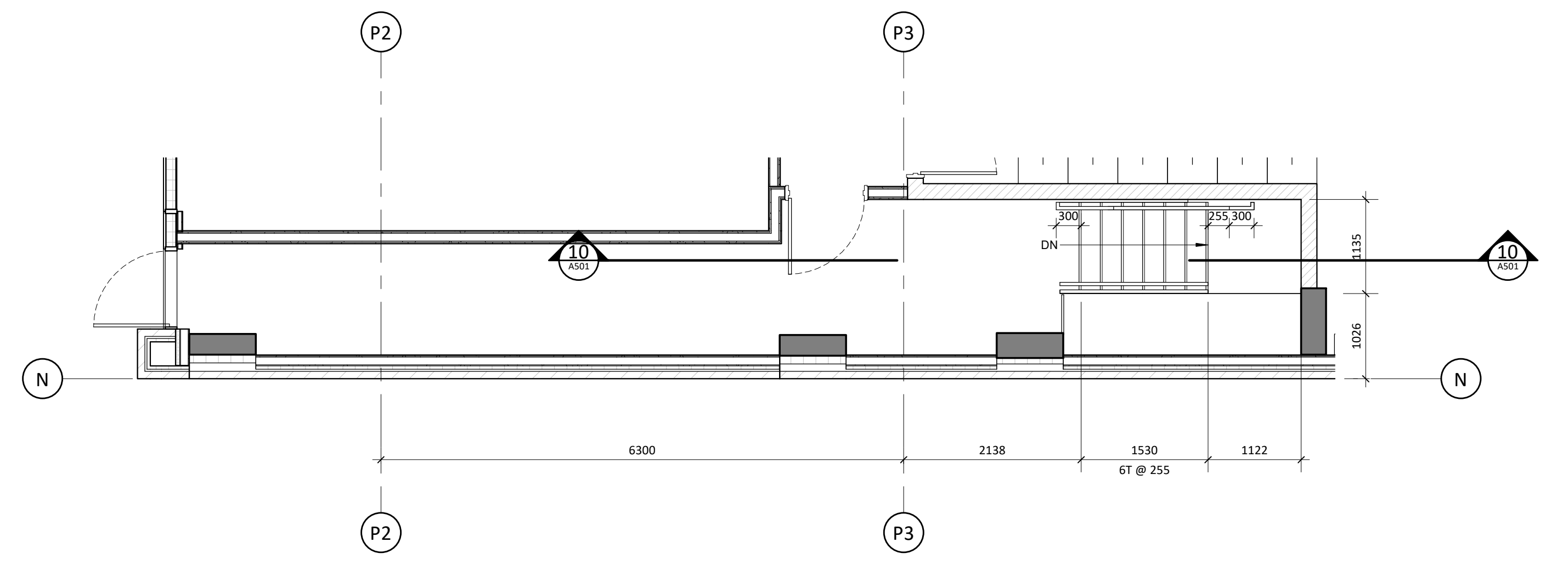
4 GARAGE STAIR B - UG2  
1:50



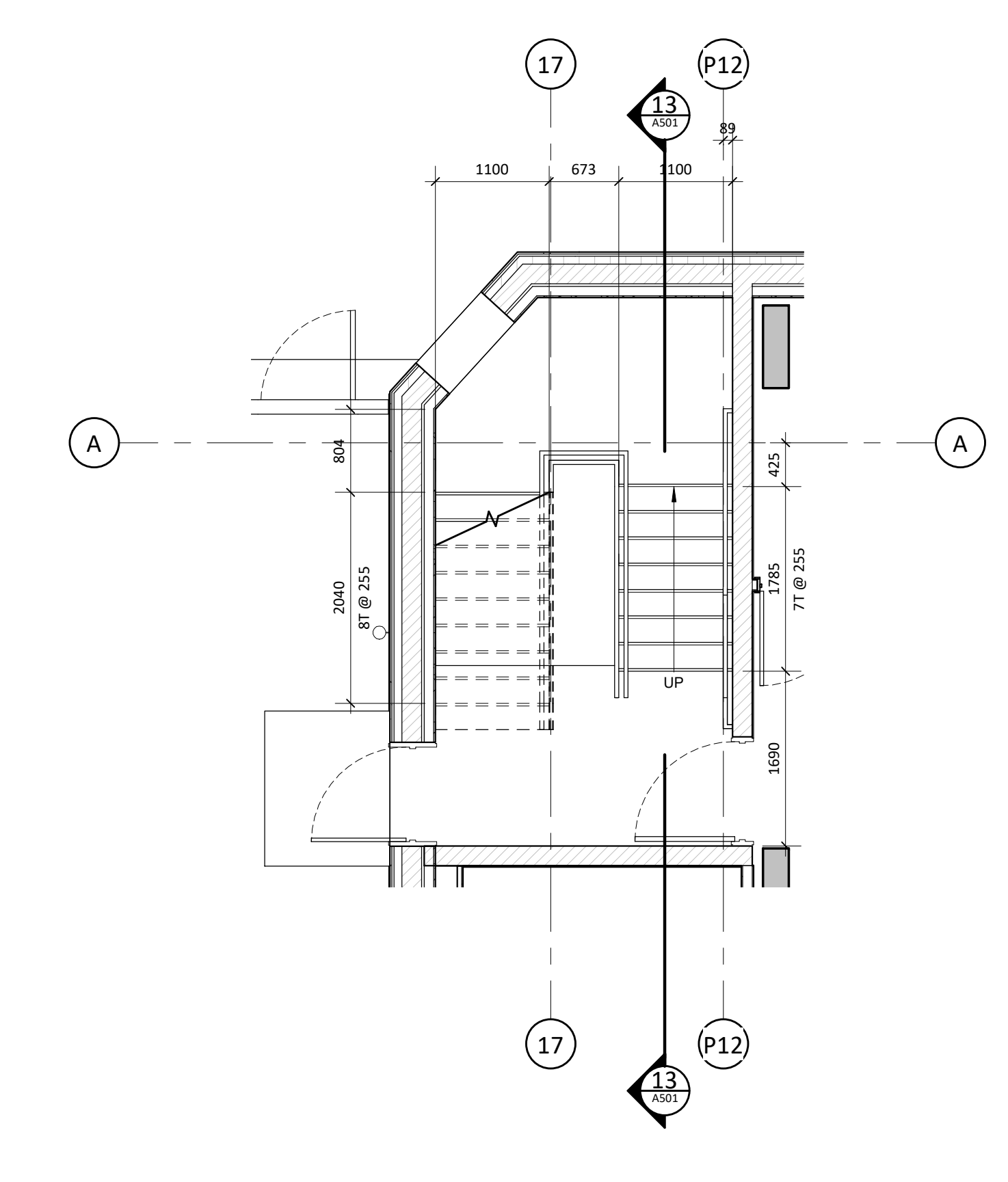
5 GARAGE STAIR B - UG1  
1:50



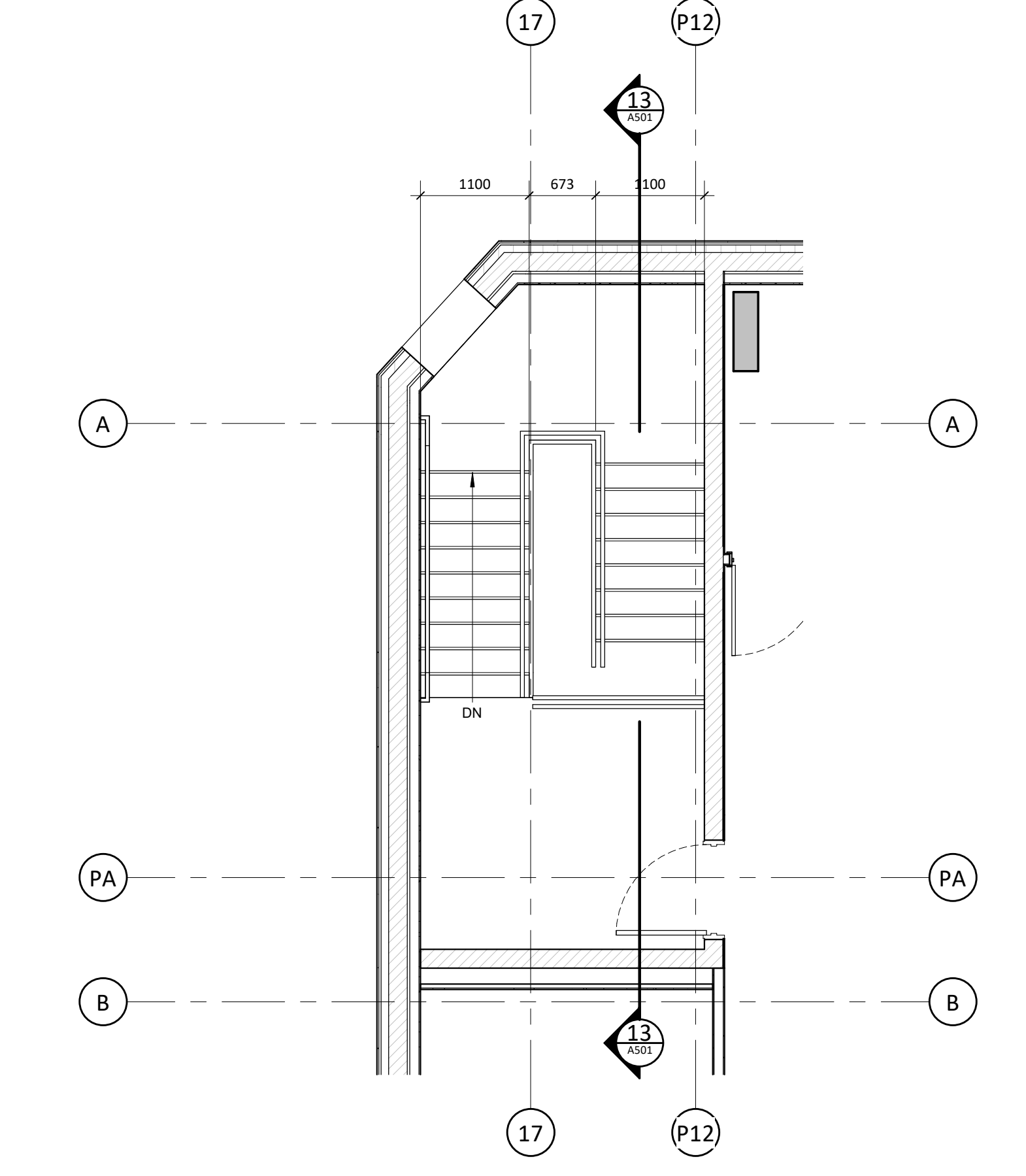
6 STAIR B - GROUND  
1:50



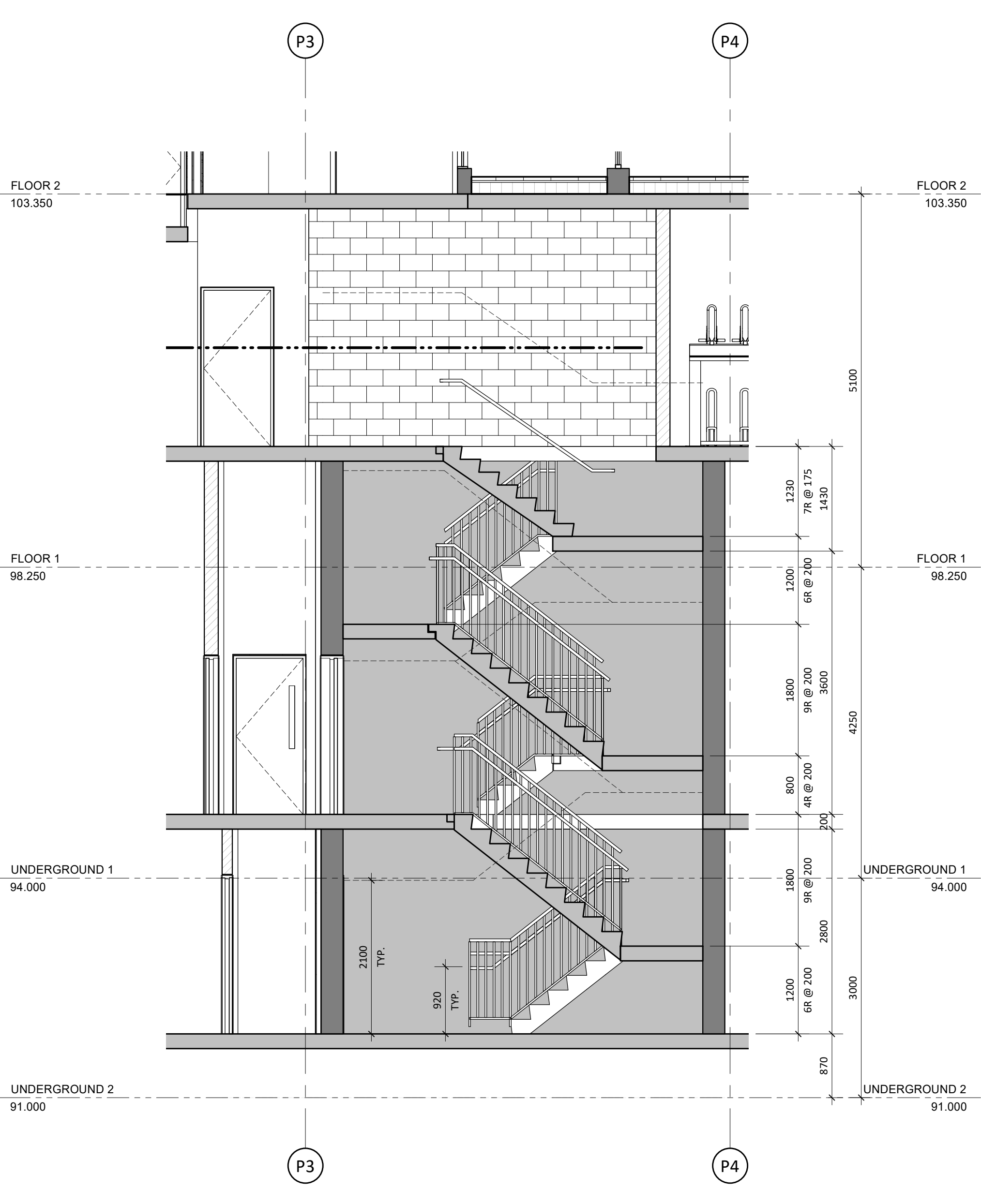
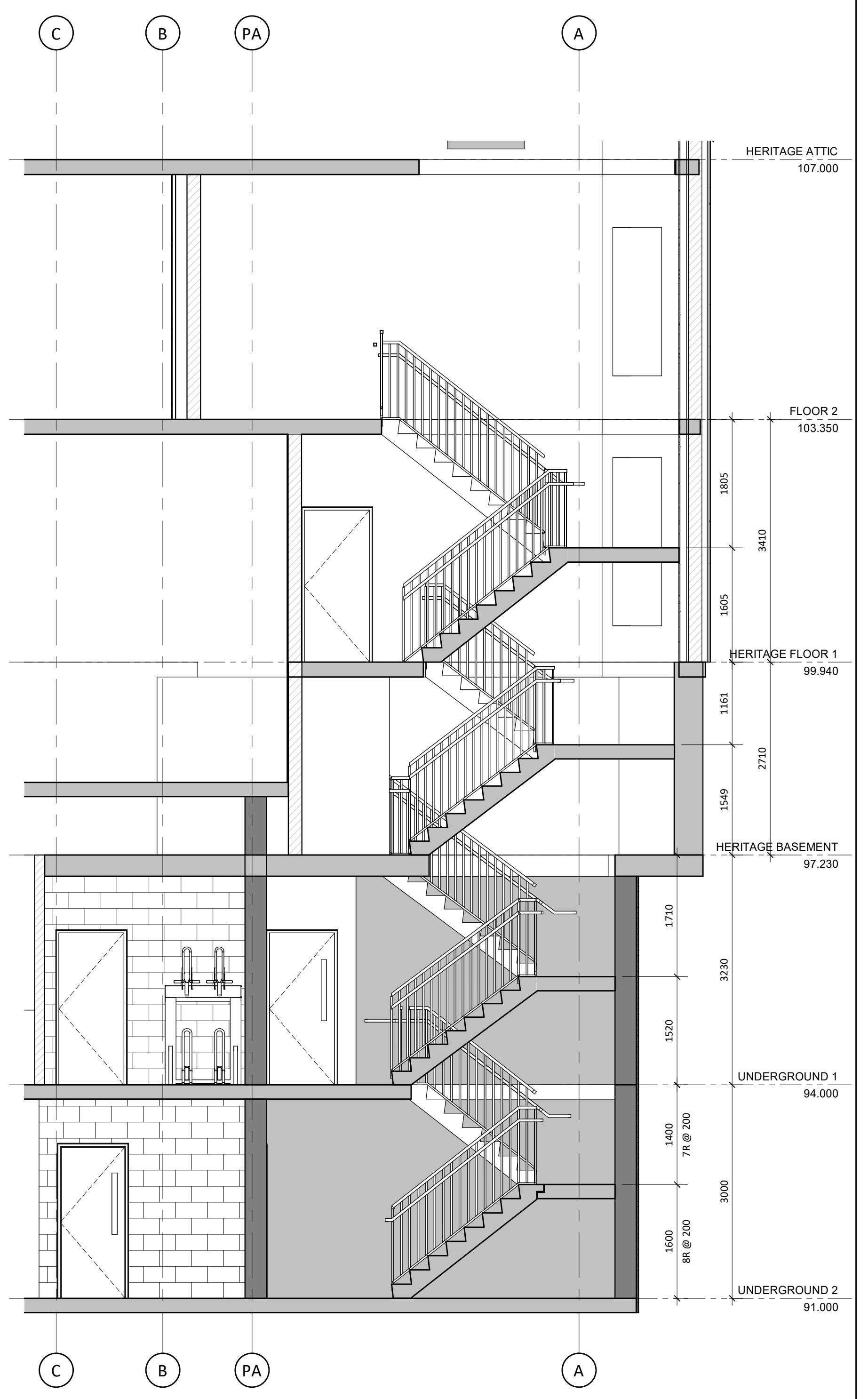
3 GARAGE STAIR A - GROUND  
1:50



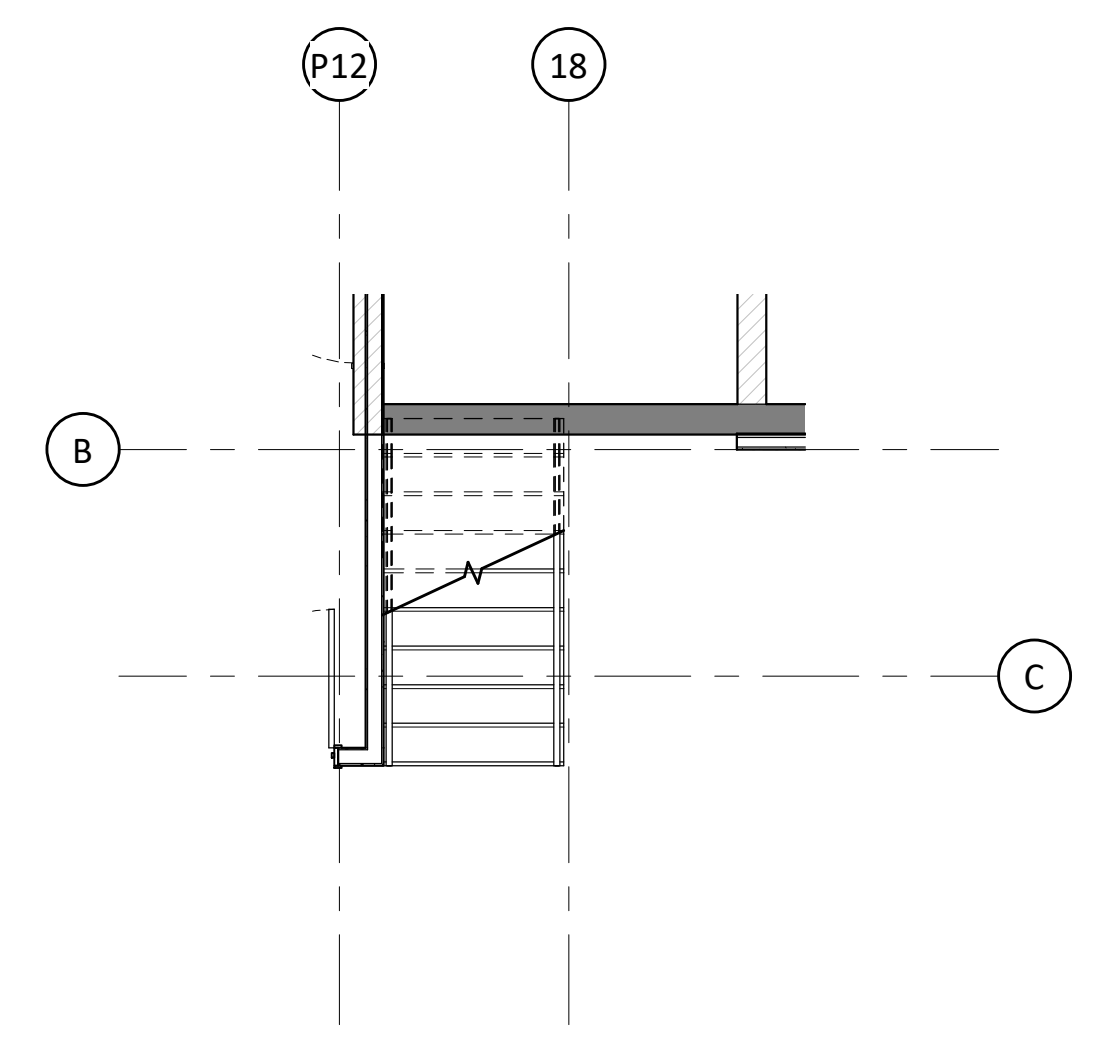
7 STAIR B - HERITAGE FLOOR 1  
1:50



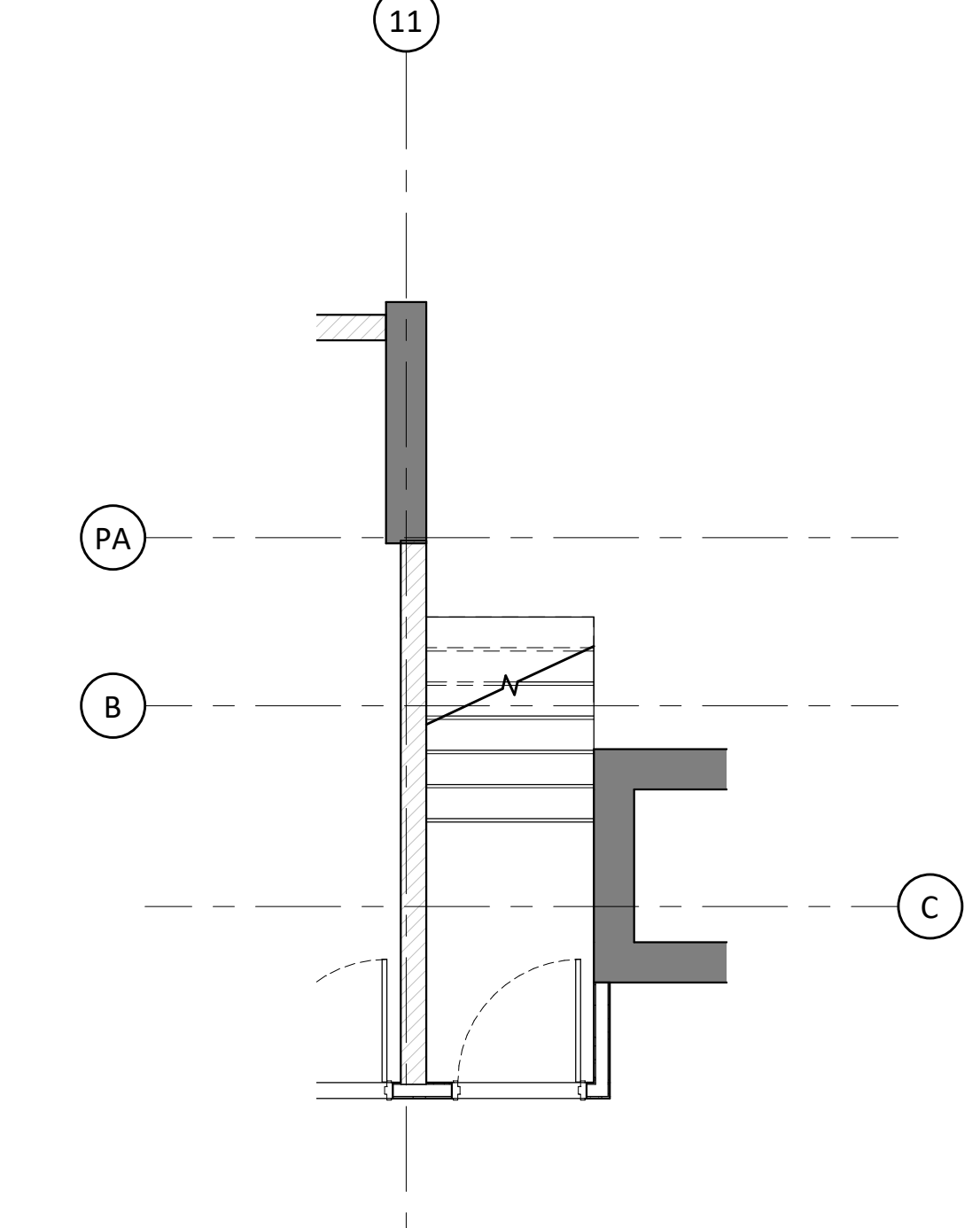
8 STAIR B - HERITAGE FLOOR 2  
1:50



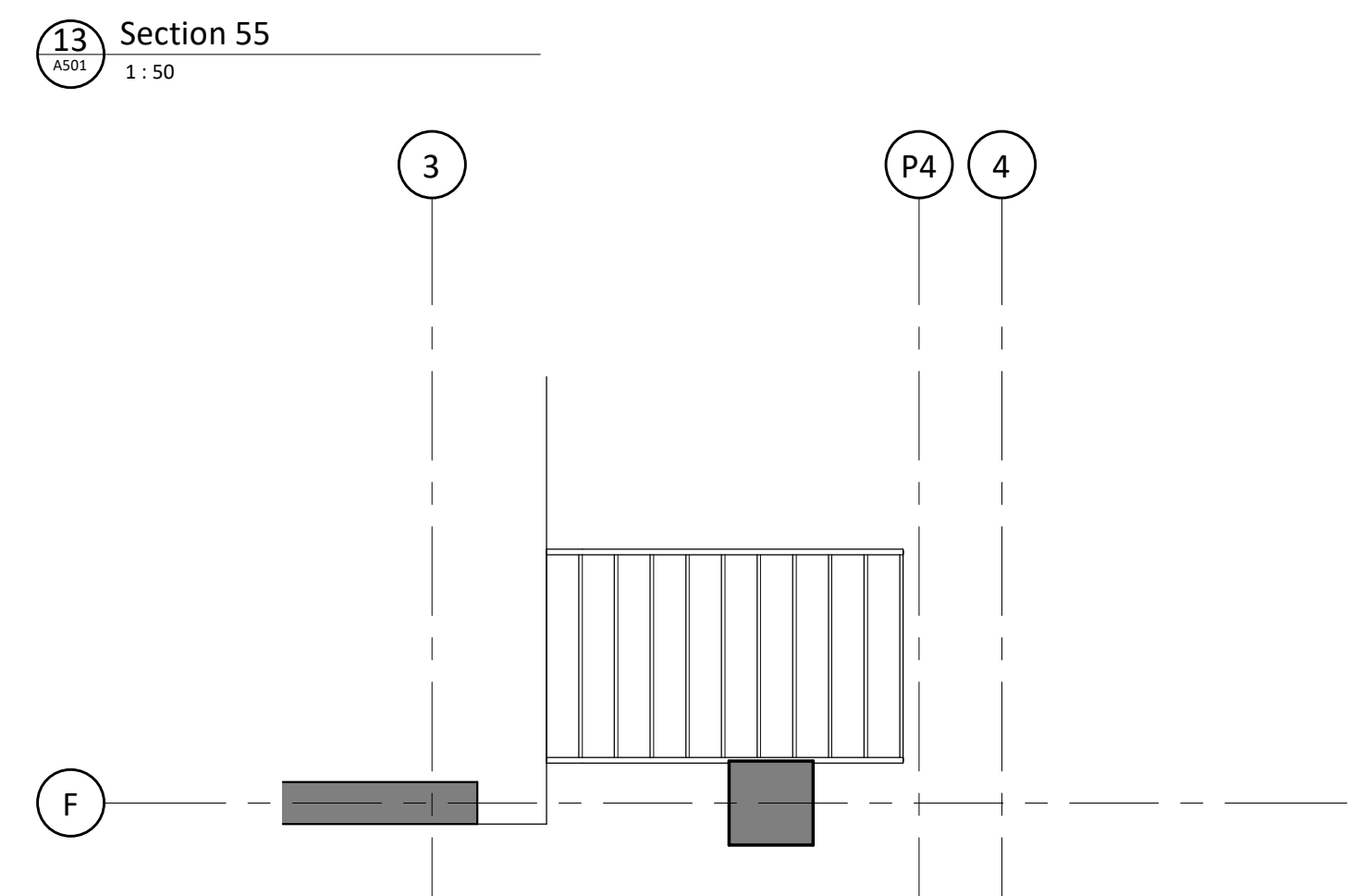
10 GARAGE STAIR A - SECTION  
1:50



9 HERITAGE STAIR C  
1:50



11 BIKE ROOM STAIR  
1:50



12 GARBAGE ROOM STAIR  
1:50

NO.	DATE	DESCRIPTION	REV.	BY
1	2020-11-16	ISSUED FOR PERMIT		



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

DRAWING: **STAIR DETAILS**

PROJECT NO:	18-18923
PROJECT DATE:	2020-08-01
DRAWN BY:	REO
CHECKED BY:	SN
SCALE:	1:50

