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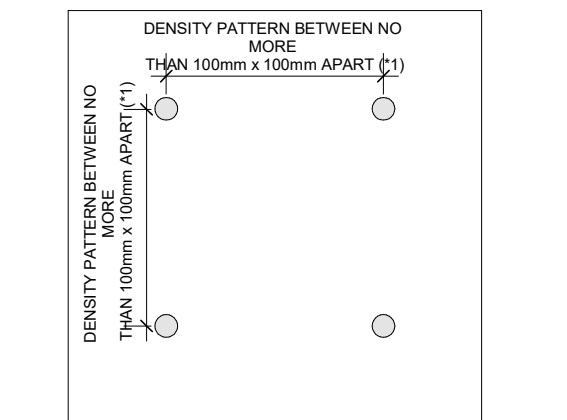
### EXTERIOR FINISHES LEGEND

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

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

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

REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS  
- PARTIALLY DURING MIGRATION PERIODS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO DIBINATE DIRECT UPWARD 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 BUILDING STANDARD ECK 1)

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



PROJECT: **JAC CONDOS**

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

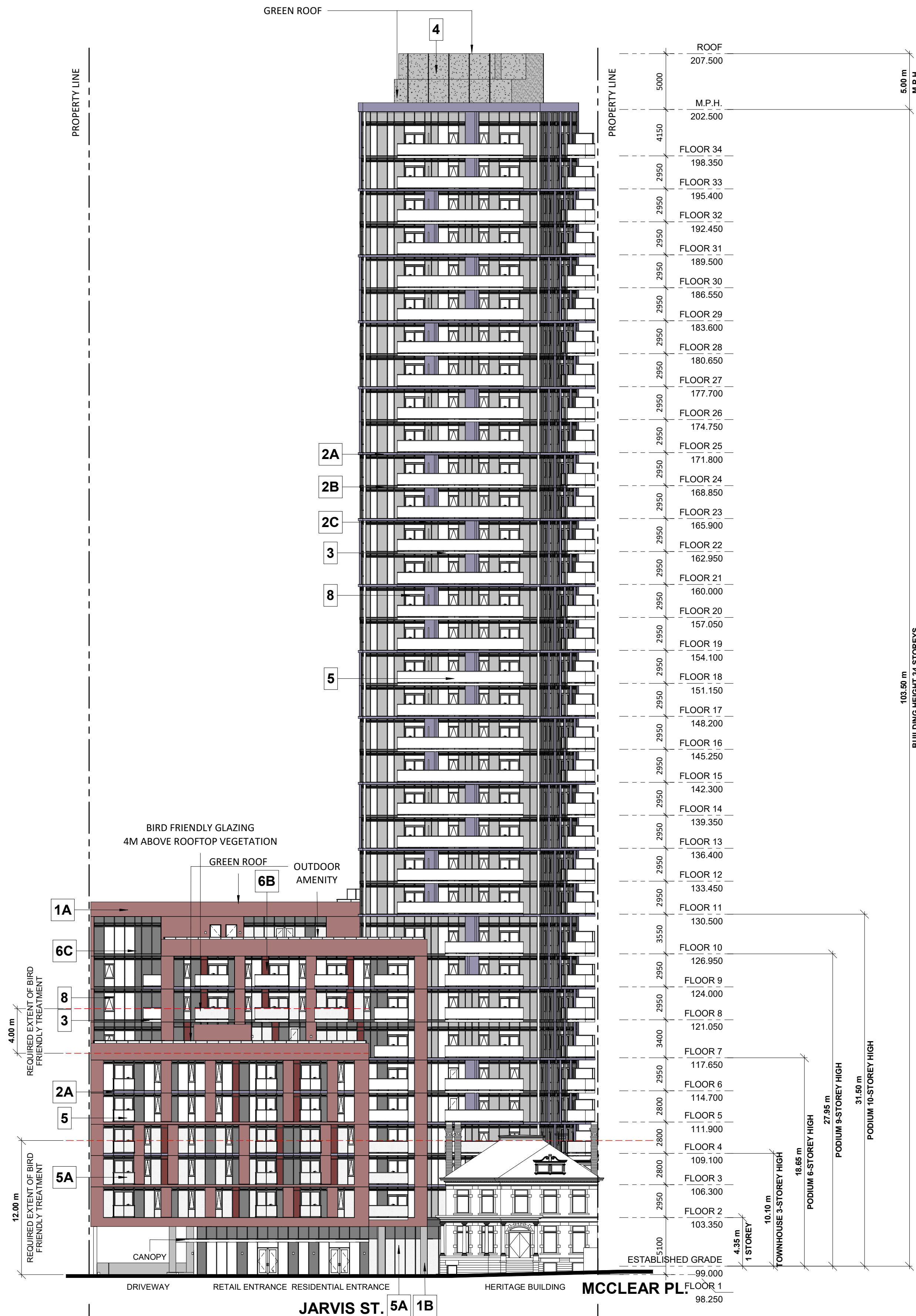
DRAWING: **EAST AND NORTH ELEVATIONS**

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



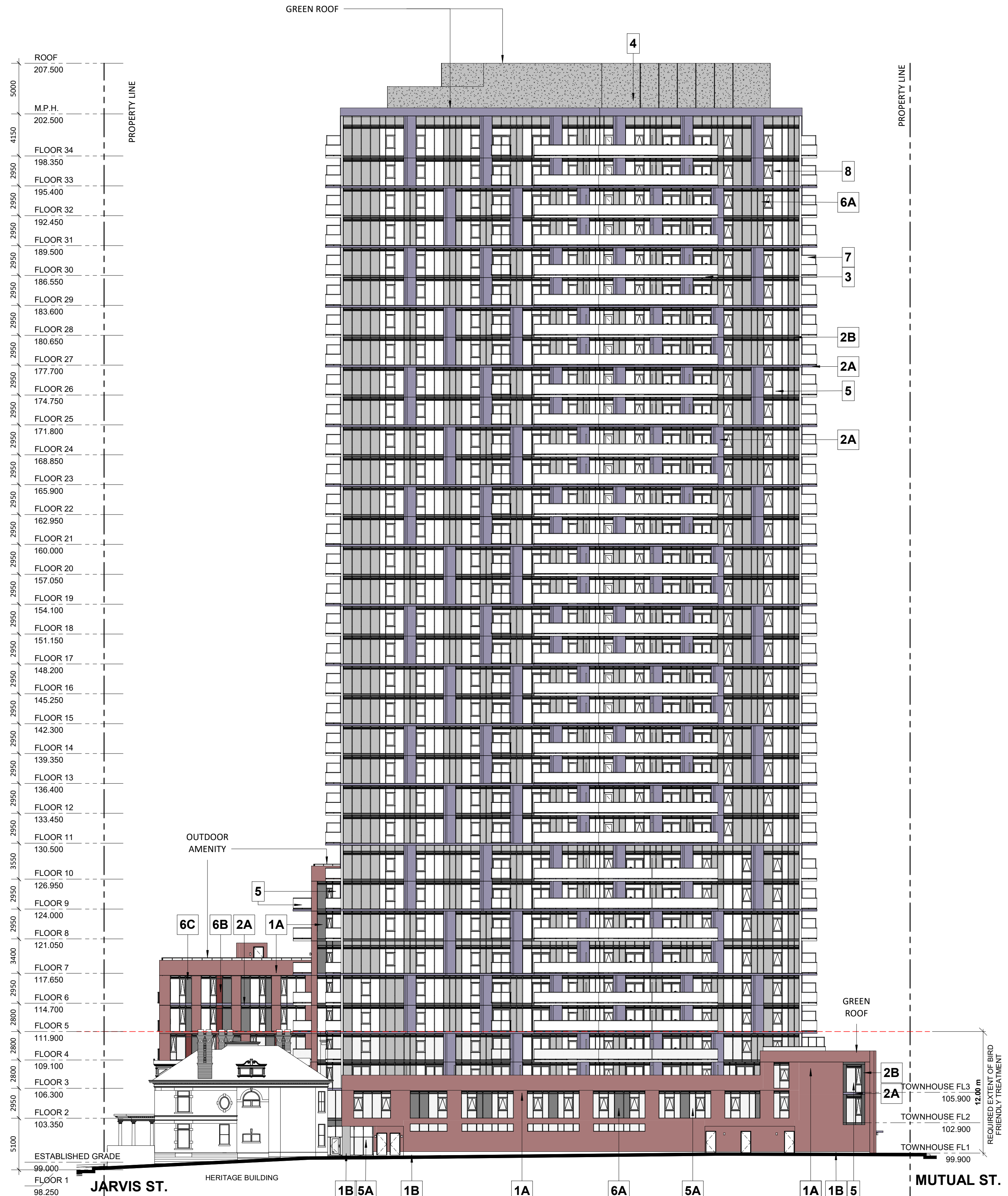
DRAWING NO. **SPA301**

## PROPOSED DEVELOPMENT 34 STOREY



1 EAST ELEVATION  
1: 250

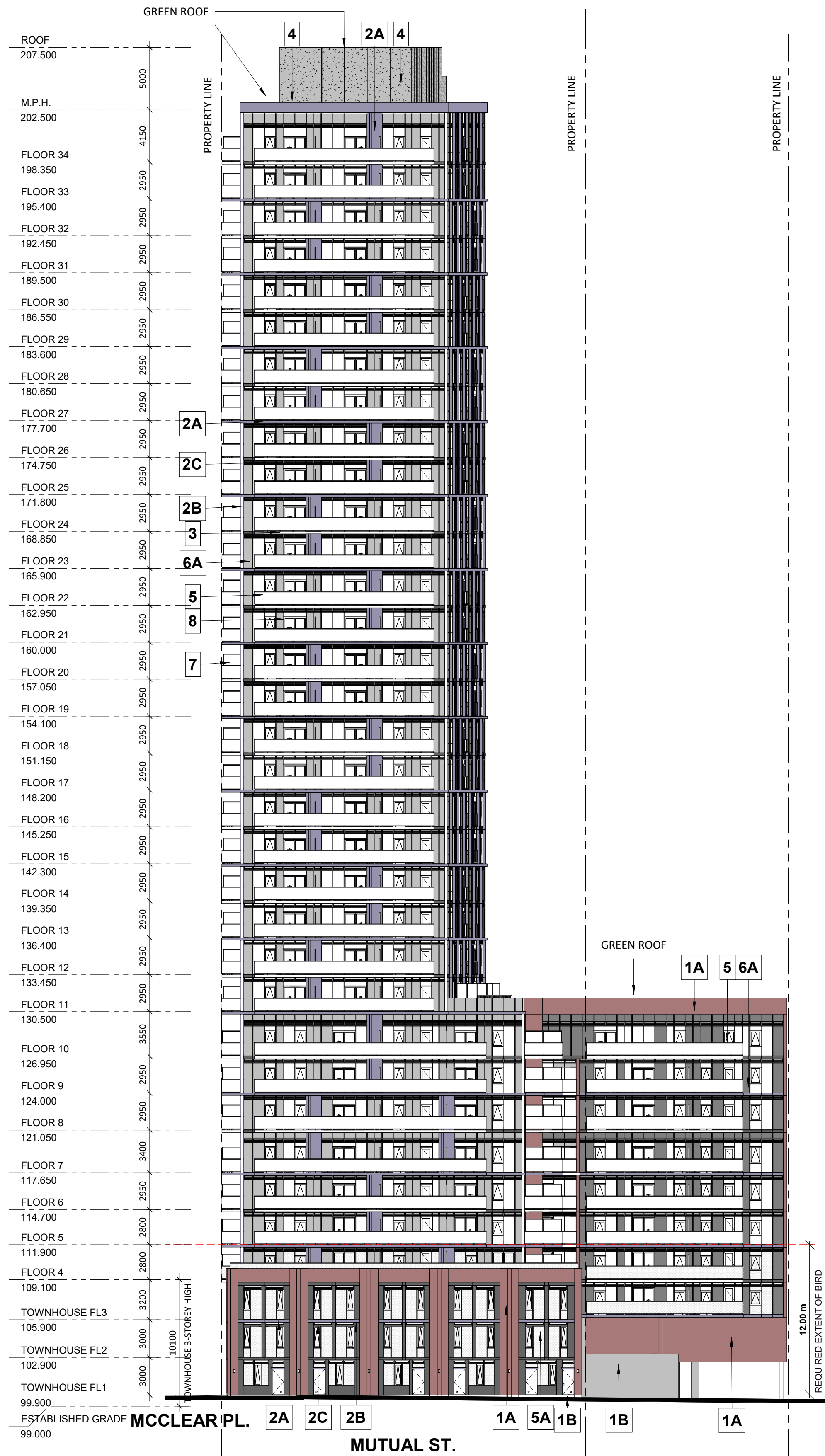
## PROPOSED DEVELOPMENT 34 STOREY



2 NORTH ELEVATION  
1: 250

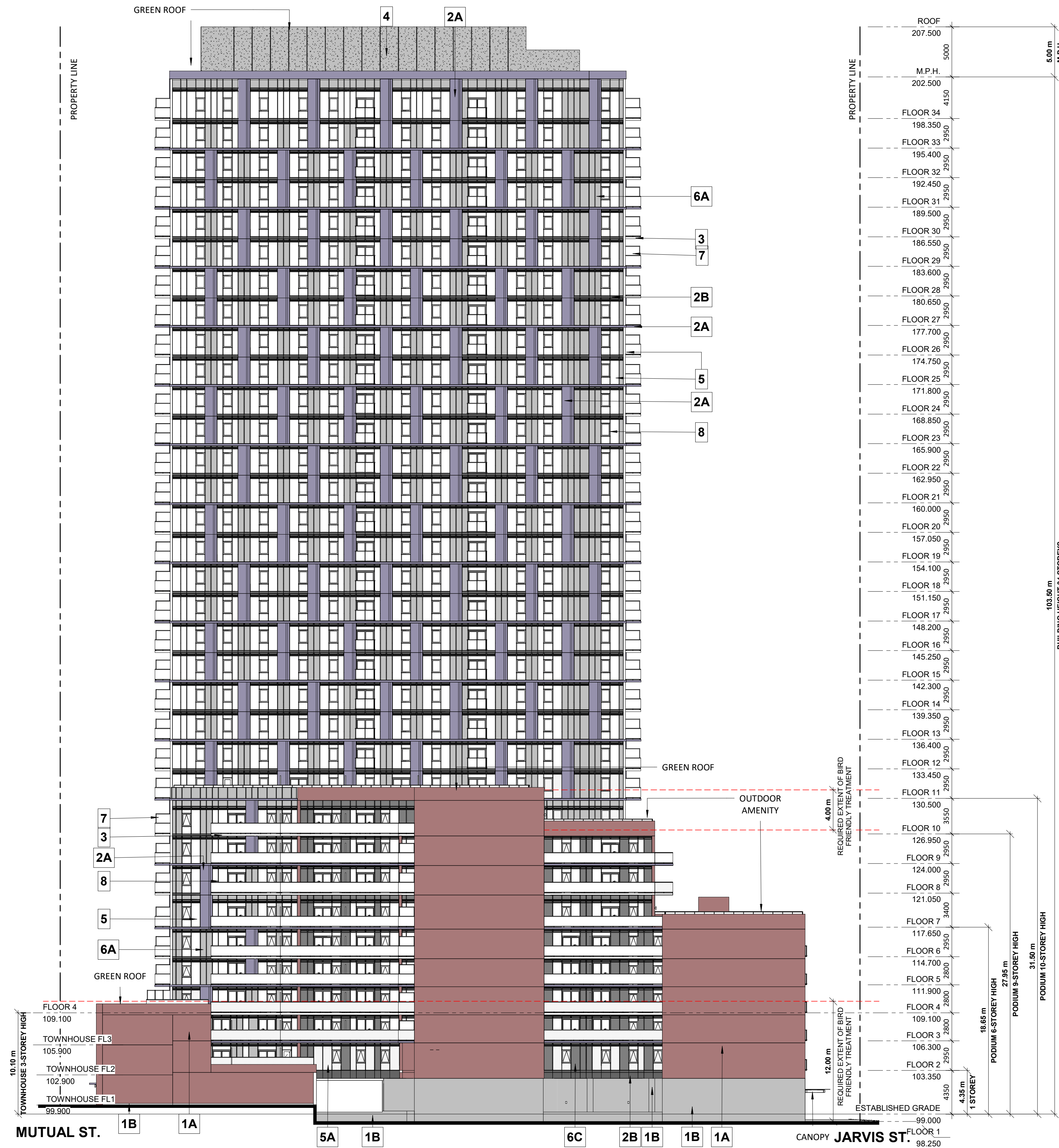
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## PROPOSED DEVELOPMENT 34 STOREY



1 WEST ELEVATION  
1:250

## PROPOSED DEVELOPMENT 34 STOREY



2 SOUTH ELEVATION  
1:250

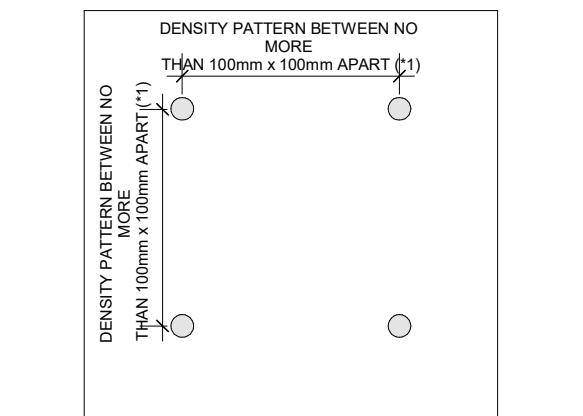
### EXTERIOR FINISHES LEGEND

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

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

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

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



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

| # | DATE       | ISSUED FOR SPA | DESCRIPTION | BY  |
|---|------------|----------------|-------------|-----|
| 4 | 2020-08-21 | ISSUED FOR SPA |             | AVU |
| 2 | 2020-02-23 | ISSUED FOR SPA |             | AVU |
| 1 | 2019-06-14 | ISSUED FOR SPA |             | AVU |



PROJECT  
**JAC CONDOS**

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

DRAWING  
**WEST AND SOUTH ELEVATIONS**

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



DRAWING NO.  
**SPA302**

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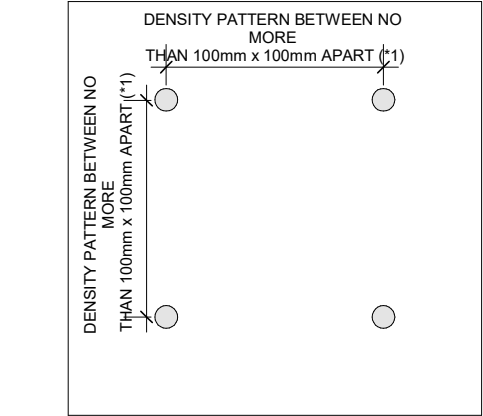
### EXTERIOR FINISHES LEGEND

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

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

PROVISION OF VISUAL MARKERS  
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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 ECK 1)

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



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

DRAWING BUILDING  
**RETAIL ENTRANCE**  
**1 TO 50 EAST ELEVATION PART A**

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



DRAWING NO.  
**SPA311A**



1 EAST ELEVATION 1-50 PART A  
1:50

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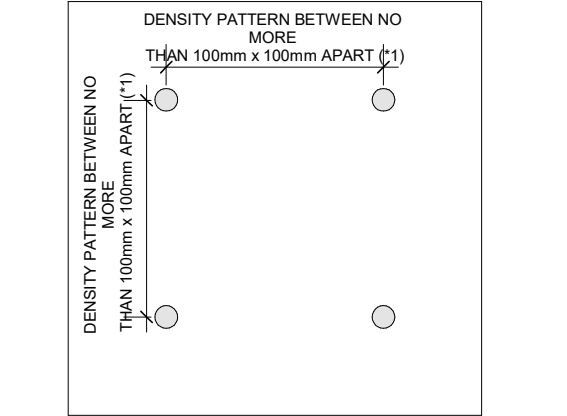
### EXTERIOR FINISHES LEGEND

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

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

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REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR 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 ECA 1)

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



PROJECT  
**JAC CONDOS**

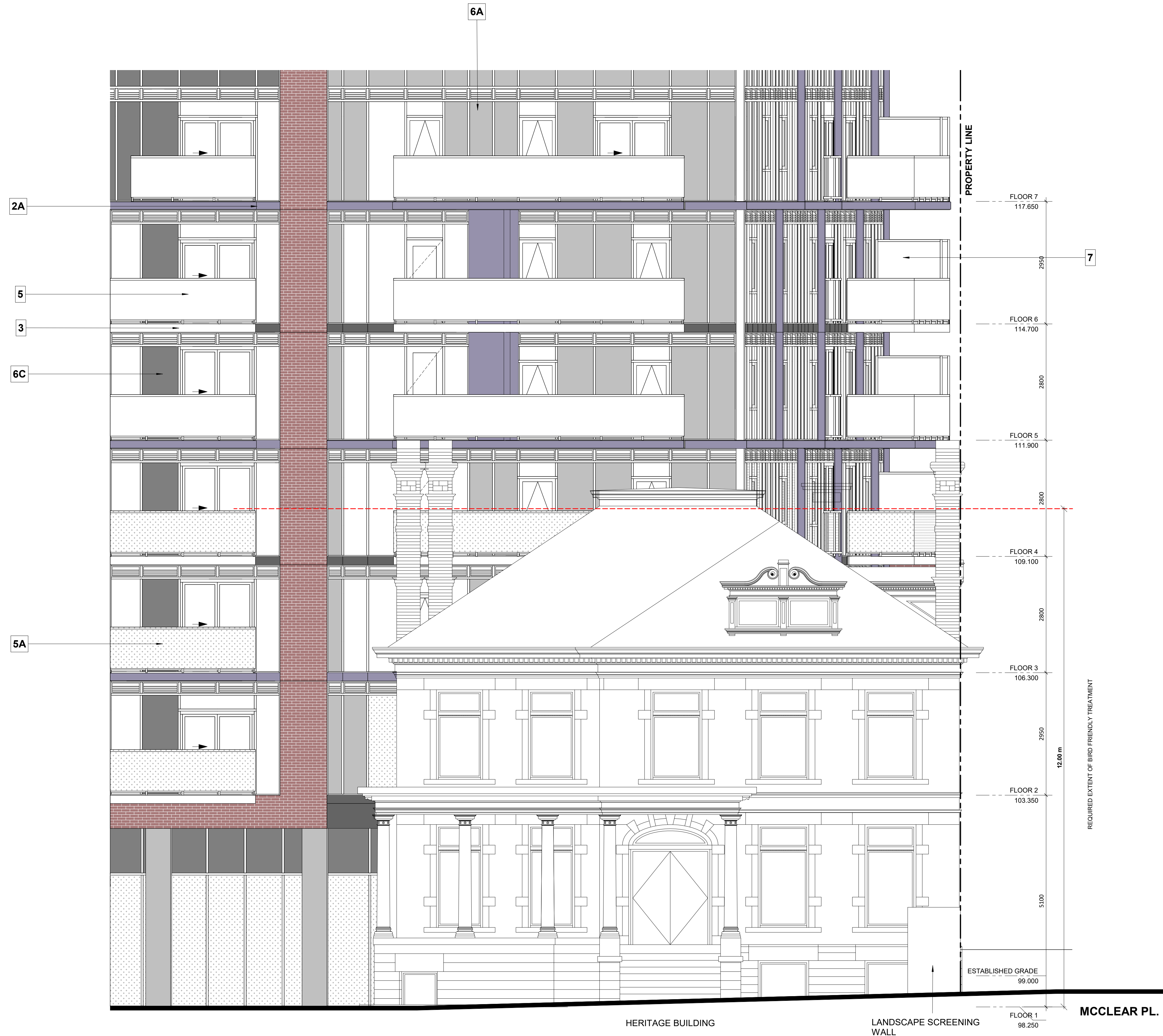
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

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

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



DRAWING NO.  
**SPA311B**



1 EAST ELEVATION 1-50 PART B  
1:50

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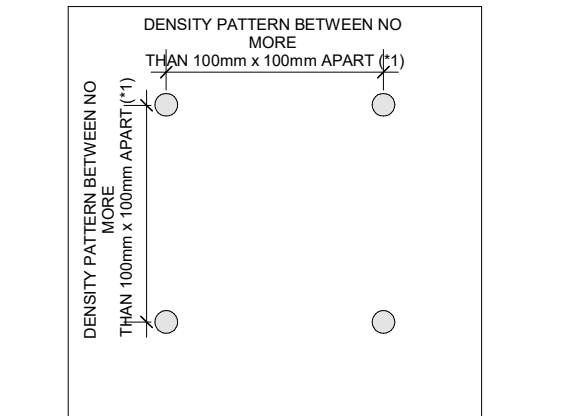
### EXTERIOR FINISHES LEGEND

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

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

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



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

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



PROJECT  
**JAC CONDOS**

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

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

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



DRAWING NO.  
**SPA312A**



REQUIRED EXTENT OF BIRD FRIENDLY TREATMENT

1 WEST ELEVATION 1-50 PART A  
1:50

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### EXTERIOR FINISHES LEGEND

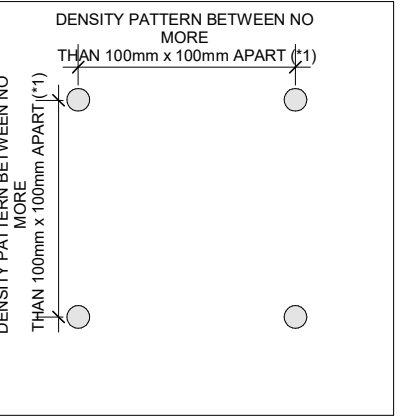
|    |                                    |
|----|------------------------------------|
| 1A | BRICK - DARK RED (ROSE)            |
| 1B | CONCRETE                           |
| 2A | METAL PANEL - PURPLE               |
| 2B | METAL PANEL - DARK GREY            |
| 2C | LOUVRE - MEDIUM GREY         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

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

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VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:  
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- LOW REFLECTANCE OR SPICULE MATERIALS  
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**REDUCTION OF LIGHT POLLUTION**  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT  
- SPILL LIGHT AND OPTIMIZE USEFUL LIGHT

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



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

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



PROJECT  
**JAC CONDOS**

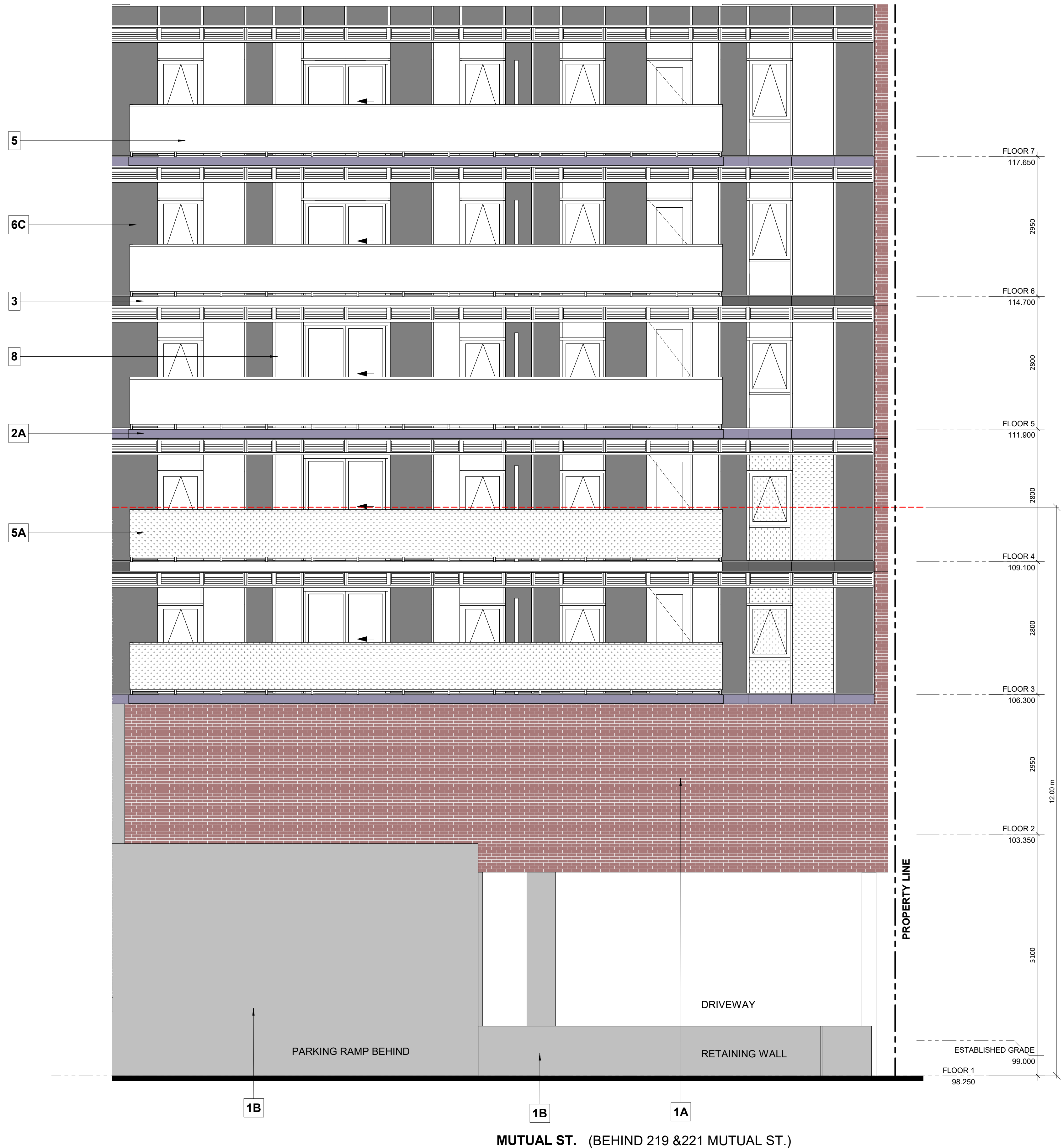
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

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

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



DRAWING NO.  
**SPA312B**



1 WEST ELEVATION 1-50 PART B  
1:50

MUTUAL ST. (BEHIND 219 & 221 MUTUAL ST.)

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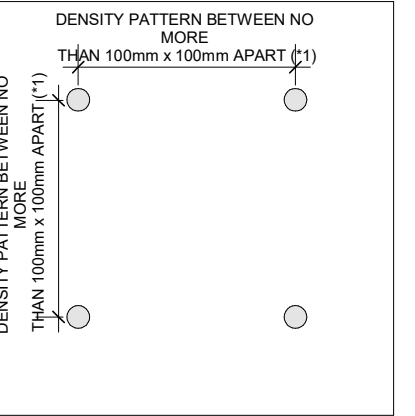
### EXTERIOR FINISHES LEGEND

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

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

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 - REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT



DETAIL NOTES:  
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| 2 | 2020-02-03 | ISSUED FOR SPA | AVU |
| 1 | 2019-06-14 | ISSUED FOR SPA | AVU |



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

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

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



DRAWING NO.  
**SPA313A**



REQUIRED EXTENT OF BIRD FRIENDLY TREATMENT

1 SOUTH ELEVATION 1-50 PART A  
 1:50

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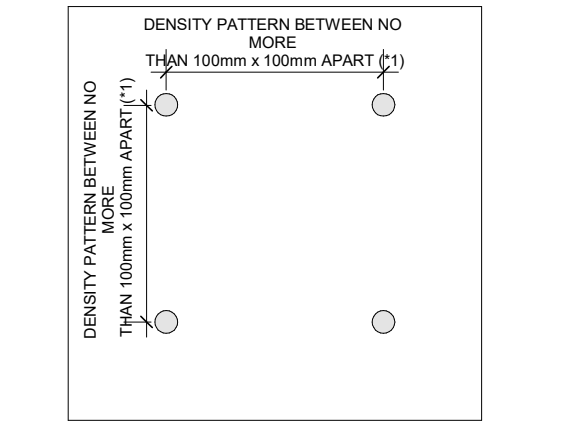
### EXTERIOR FINISHES LEGEND

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

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

PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. METHODS OF ACHIEVING THIS ARE AS FOLLOWS:  
- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm  
- LOW REFLECTANCE OR OPACULE 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 ECA 1)

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



PROJECT  
**JAC CONDOS**

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

DRAWING

**1 TO 50 SOUTH ELEVATION PART B**

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



DRAWING NO.  
**SPA313B**



**1** SOUTH ELEVATION 1-50 PART B  
1:50



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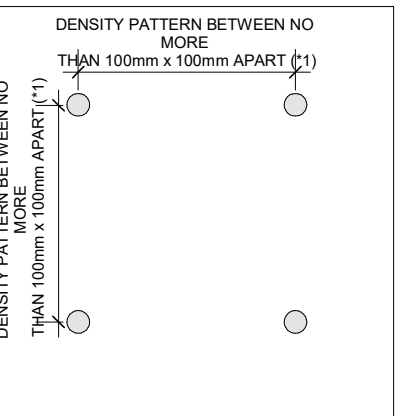
### EXTERIOR FINISHES LEGEND

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

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REDUCTION OF LIGHT POLLUTION  
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| 1 | 2019-06-14 | ISSUED FOR SPA | AYU |
| # | DATE       | DESCRIPTION    | BY  |



PROJECT  
**JAC CONDOS**

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

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

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



DRAWING NO.  
**SPA314A**



1 NORTH ELEVATION 1-50 PART A  
1:50

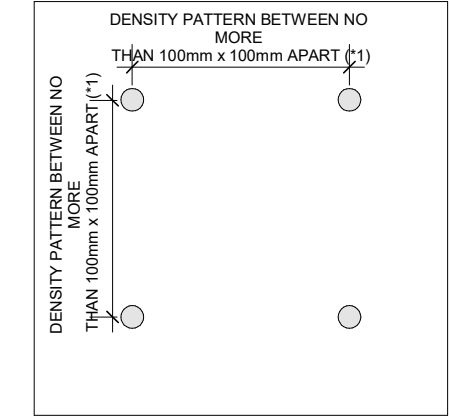
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### EXTERIOR FINISHES LEGEND

|    |                                    |
|----|------------------------------------|
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| 1B | CONCRETE                           |
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PROJECT  
**JAC CONDOS**

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

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

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

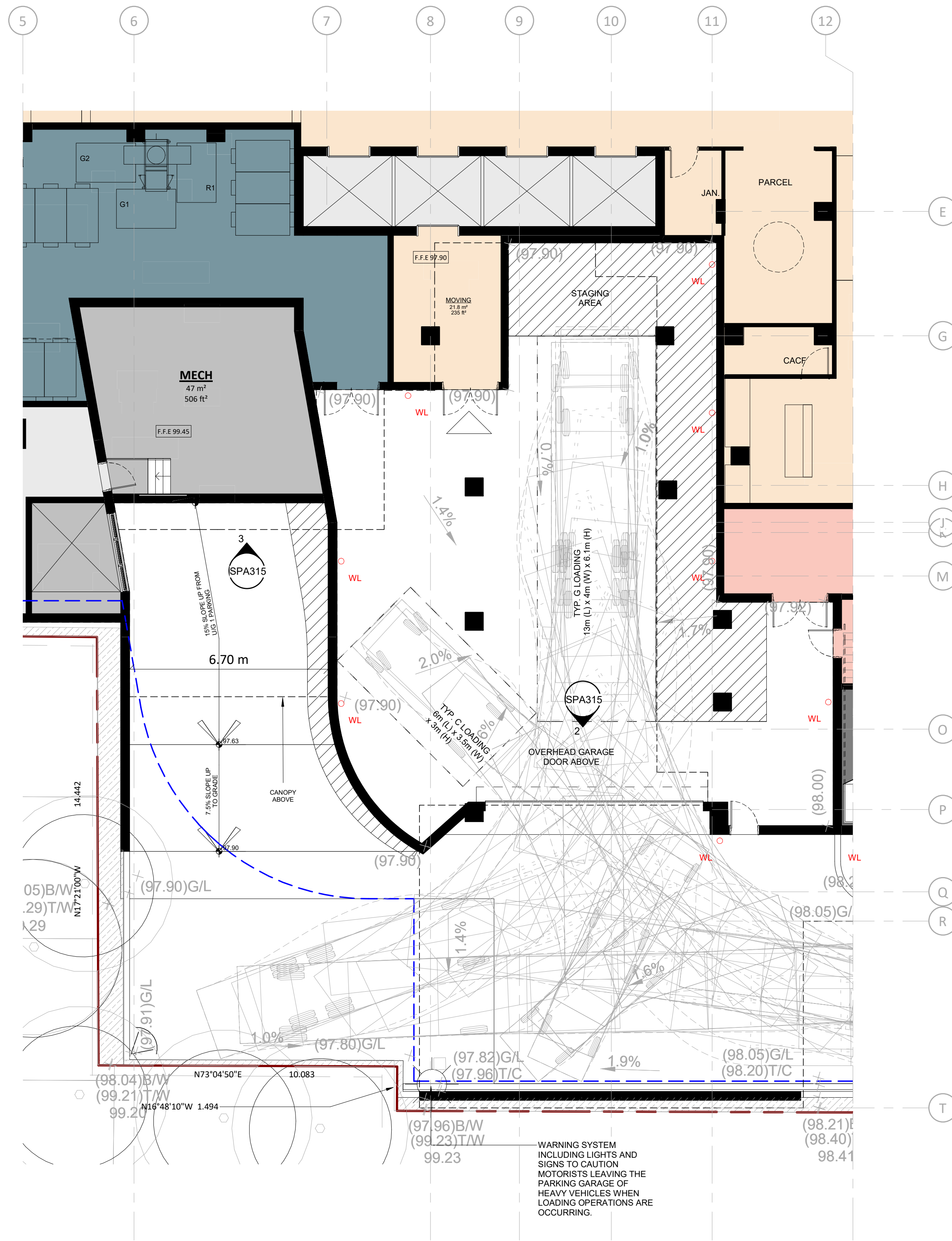


DRAWING NO.  
**SPA314B**

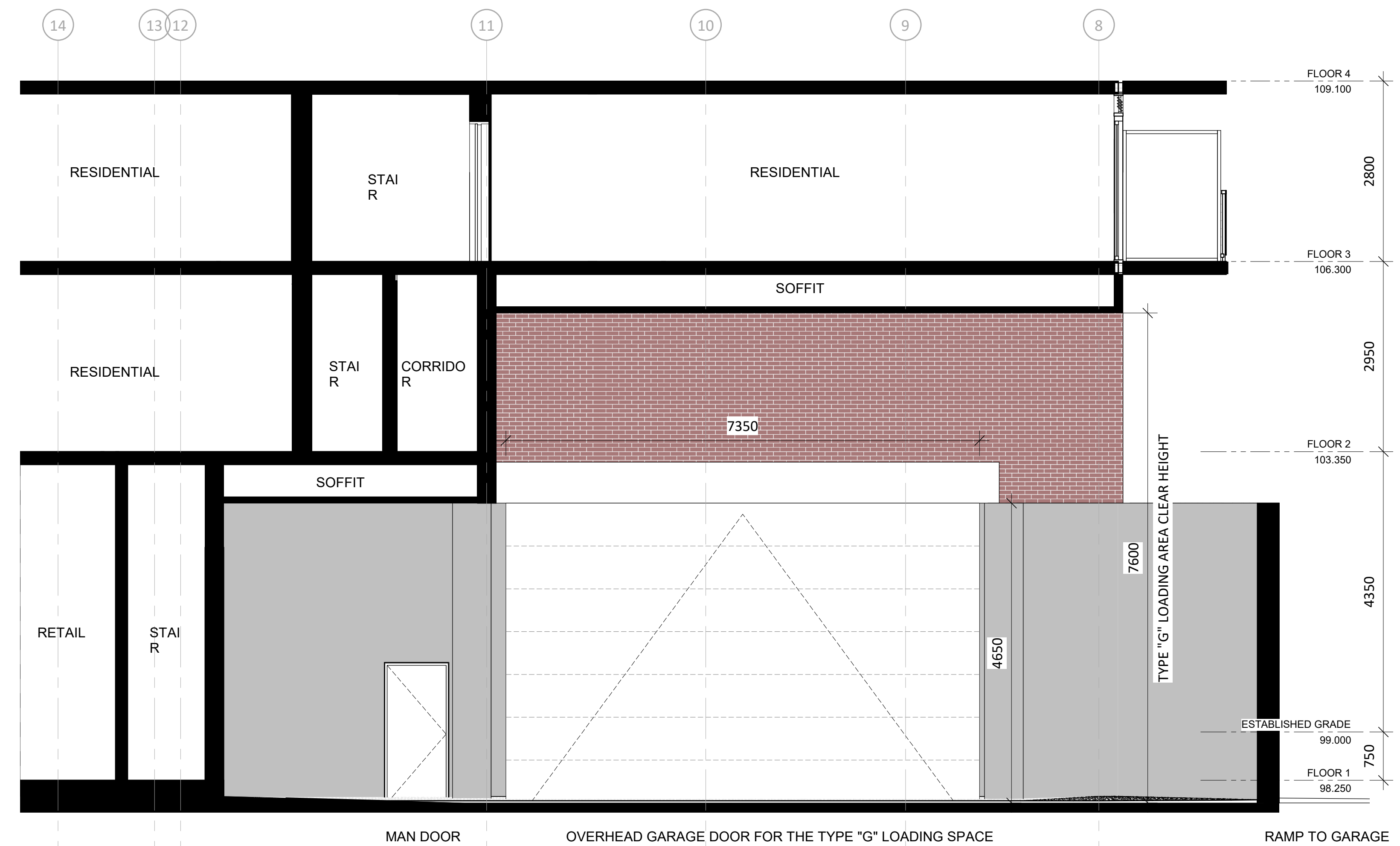


1 NORTH ELEVATION 1-50 PART B  
1:50

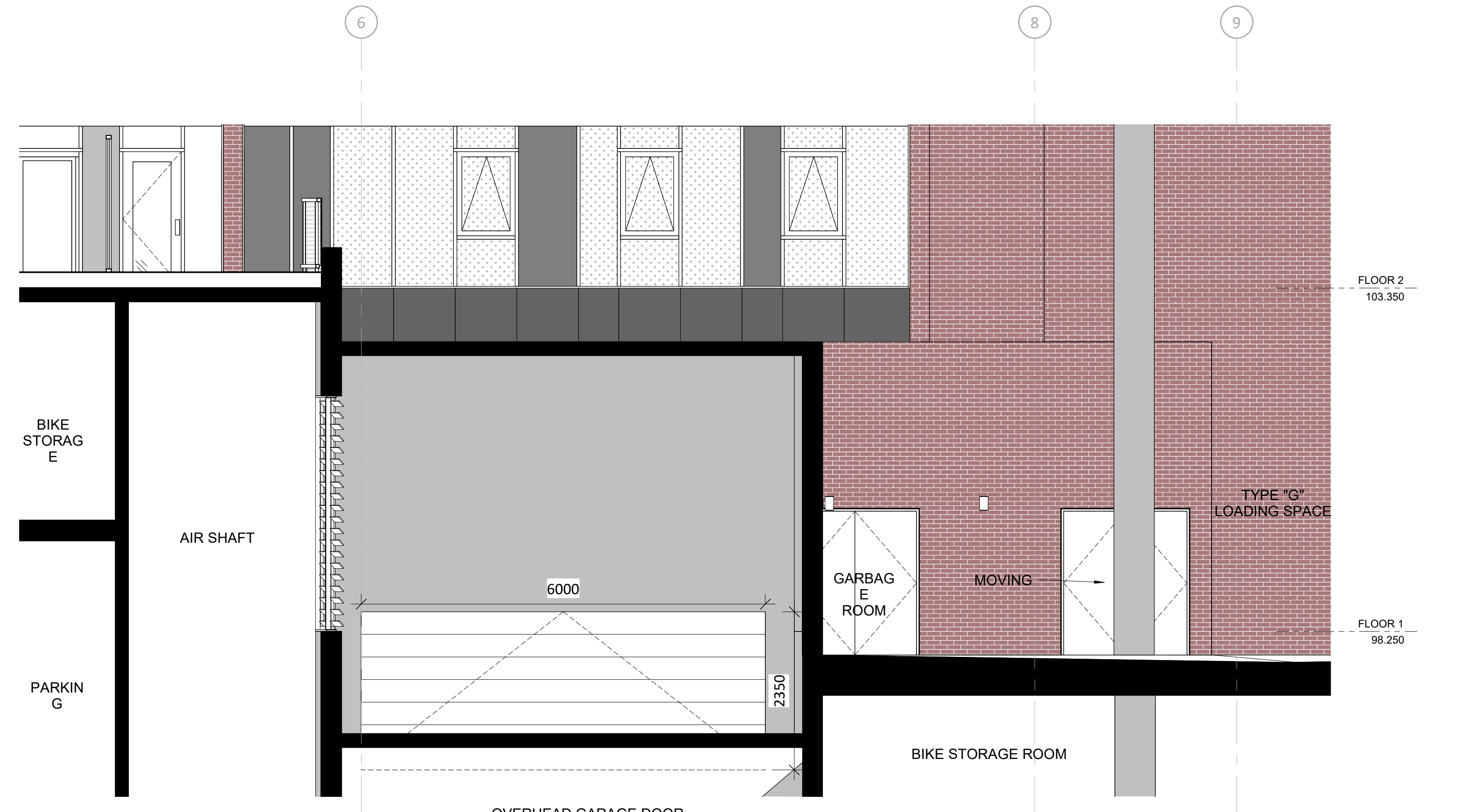
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1 PLAN OF THE PARKING RAMP AND LOADING AREA  
1:100



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



3 ELEVATION OF OVERHEAD GARAGE DOOR  
1:50

WARNING SYSTEM INCLUDING LIGHTS AND SIGNS TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING.

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



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

DRAWING  
**OVERHEAD GARAGE DOORS**

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

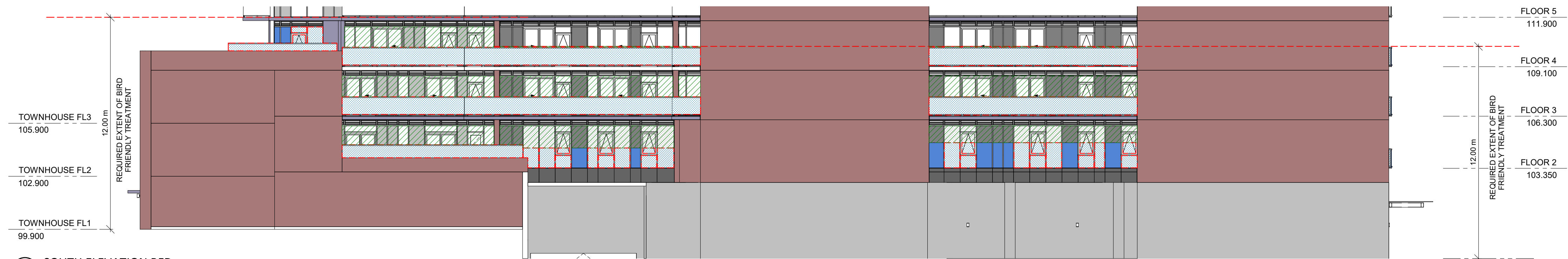


DRAWING NO.  
**SPA315**

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1 NORTH ELEVATION BFD  
1:150



2 SOUTH ELEVATION BFD  
1:150

## BIRD FRIENDLY DIAGRAM

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

A breakdown of these areas are shown below:

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

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

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

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

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



3 EAST ELEVATION BFD  
1:150

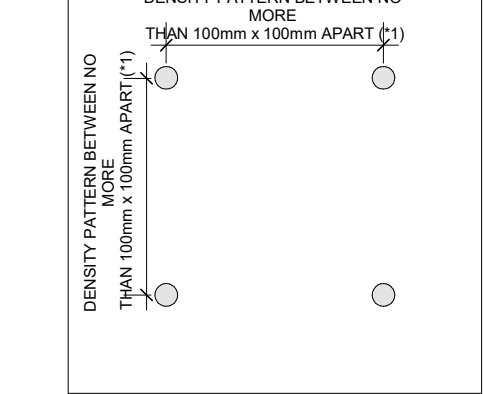


4 WEST ELEVATION BFD  
1:150

- 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 <math>\leq 15\%</math> REFLECTANCE
- GLAZED SURFACES - VISION GLASS (UNTREATED)

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

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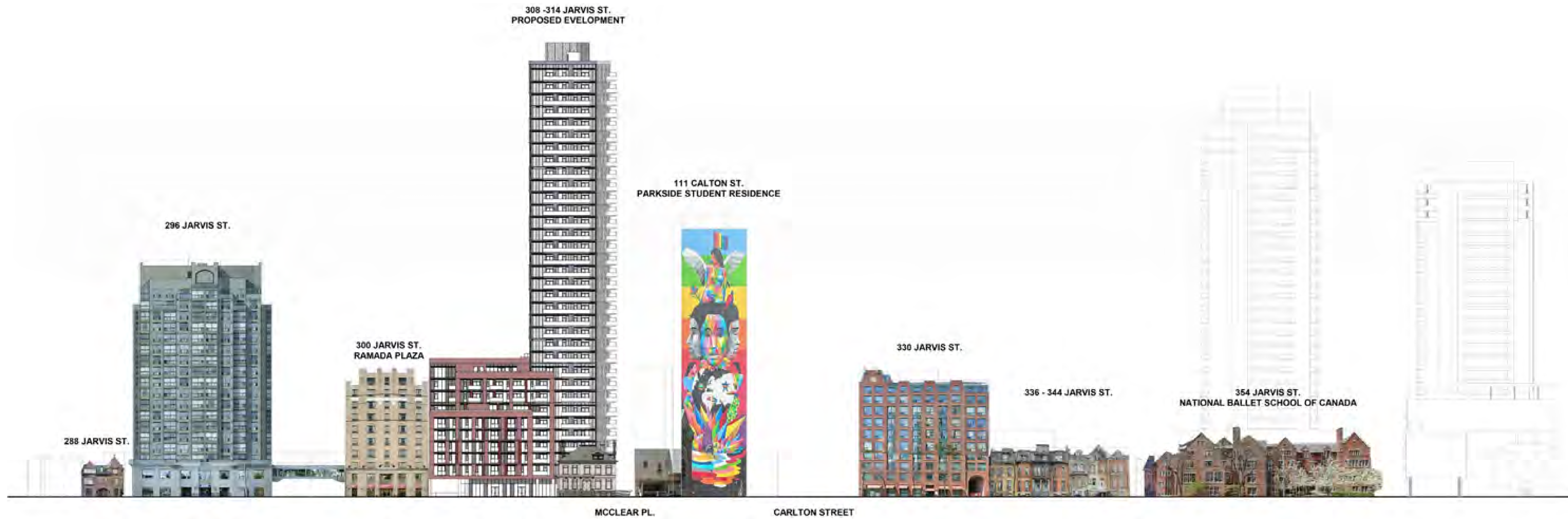
PROJECT  
**JAC CONDOS**  
308-314 Jarvis Street & 225 Mutual Street, Toronto, Ontario, Canada

DRAWING  
**BIRD FRIENDLY ELEVATIONS**

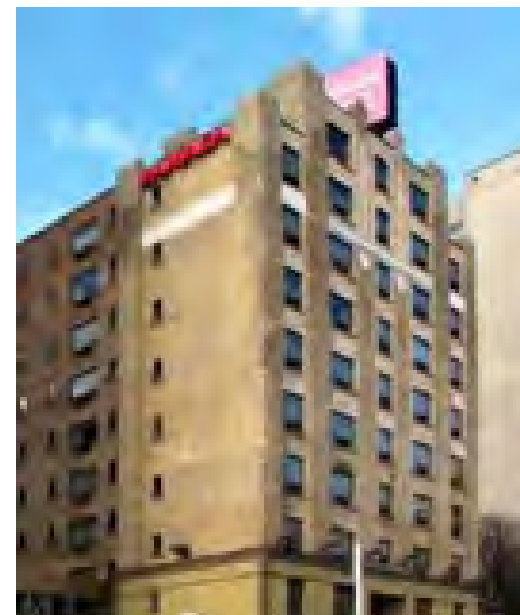
|                            |  |
|----------------------------|--|
| PROJECT NO.<br>18.189CS    |  |
| PROJECT DATE<br>2020-08-18 |  |
| DRAWN BY<br>MDL            |  |
| CHECKED BY<br>AYU          |  |
| SCALE<br>As Indicated      |  |

DRAWING NO.  
**SPA321**

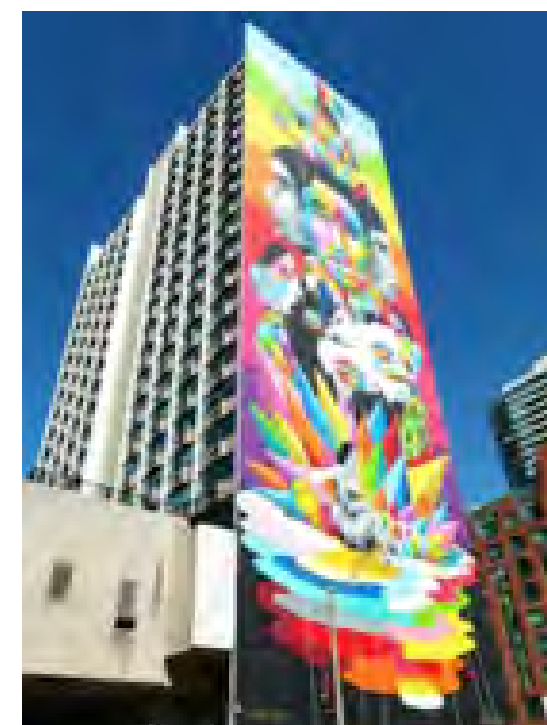
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MASONRY - GREY  
WINDOW WALL - GREY



BRICK - YELLOW  
RENDER-YELLOW



CONCRETE - GREY  
MURAL



BRICK - RED  
METAL ROOF - GREEN



BRICK - RED AND YELLOW



BRICK - RED  
SLATE ROOF - GREY

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



PROJECT  
**JAC CONDOS**

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

DRAWING  
**JARVIS STREET ELEVATION**

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

DRAWING NO.  
**SPA331**

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CARLTON STREET

MCCLEAR PL.



BRICK - YELLOW



BRICK - YELLOW  
 METAL PANEL - BEIGE  
 CONCRETE PRECAST



BRICK - RED  
 WOOD SHINGLE - BLACK



BRICK - RED  
 SIDING - BROWN  
 ROOF - ASPHALT SHINGLE GREY



BRICK - RED  
 SLATE ROOF - GREY

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



PROJECT  
**JAC CONDOS**

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

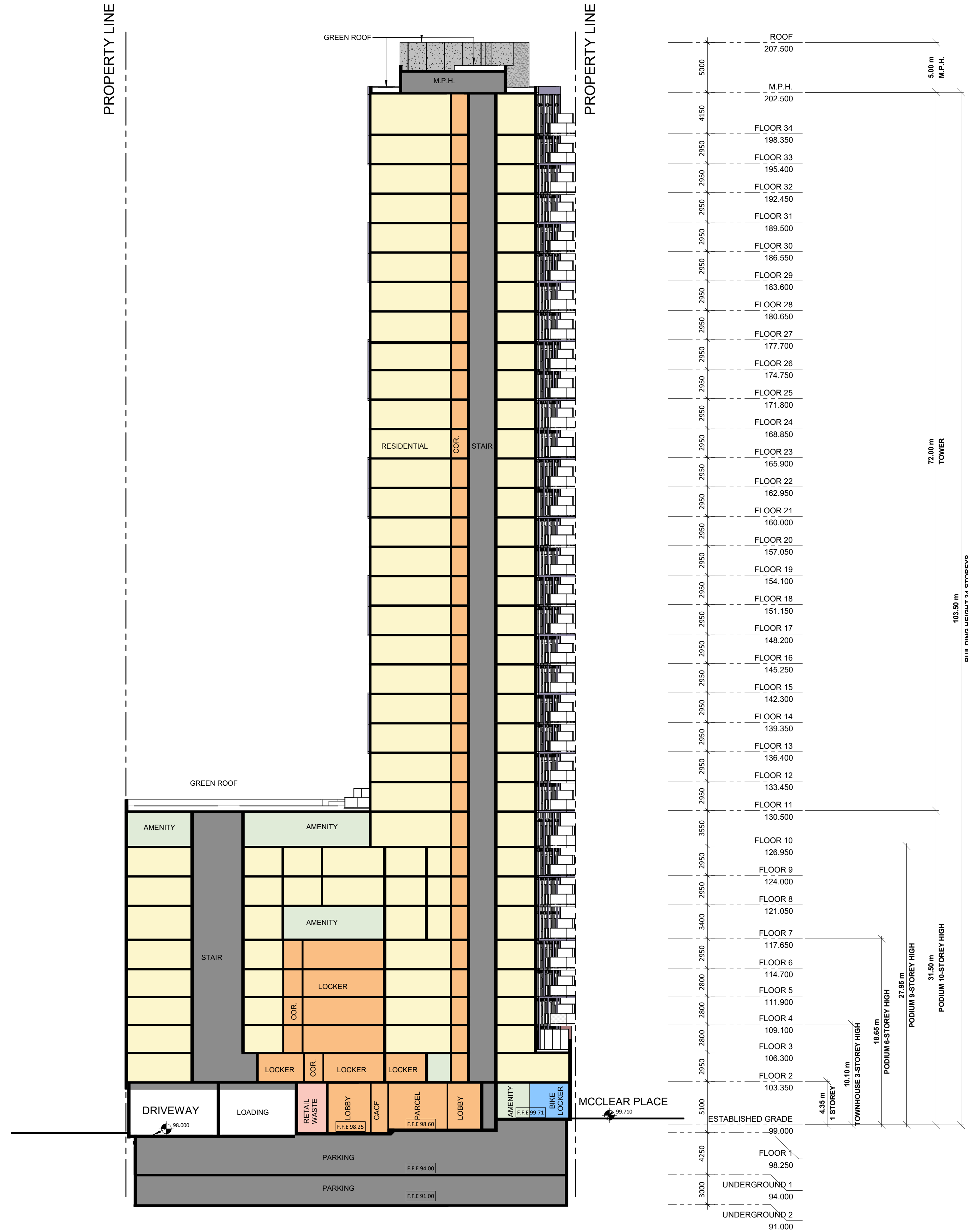
DRAWING  
**MUTUAL STREET ELEVATION**

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



DRAWING NO.  
**SPA332**

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| 1 | 2019-06-14 | ISSUED FOR SPA | AYU |



**PROJECT**

**JAC CONDOS**

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

**DRAWING**

**NORTH-SOUTH SECTION**

PROJECT NO.  
18.189CS

PROJECT DATE  
2020-08-18

DRAWN BY  
MNZ

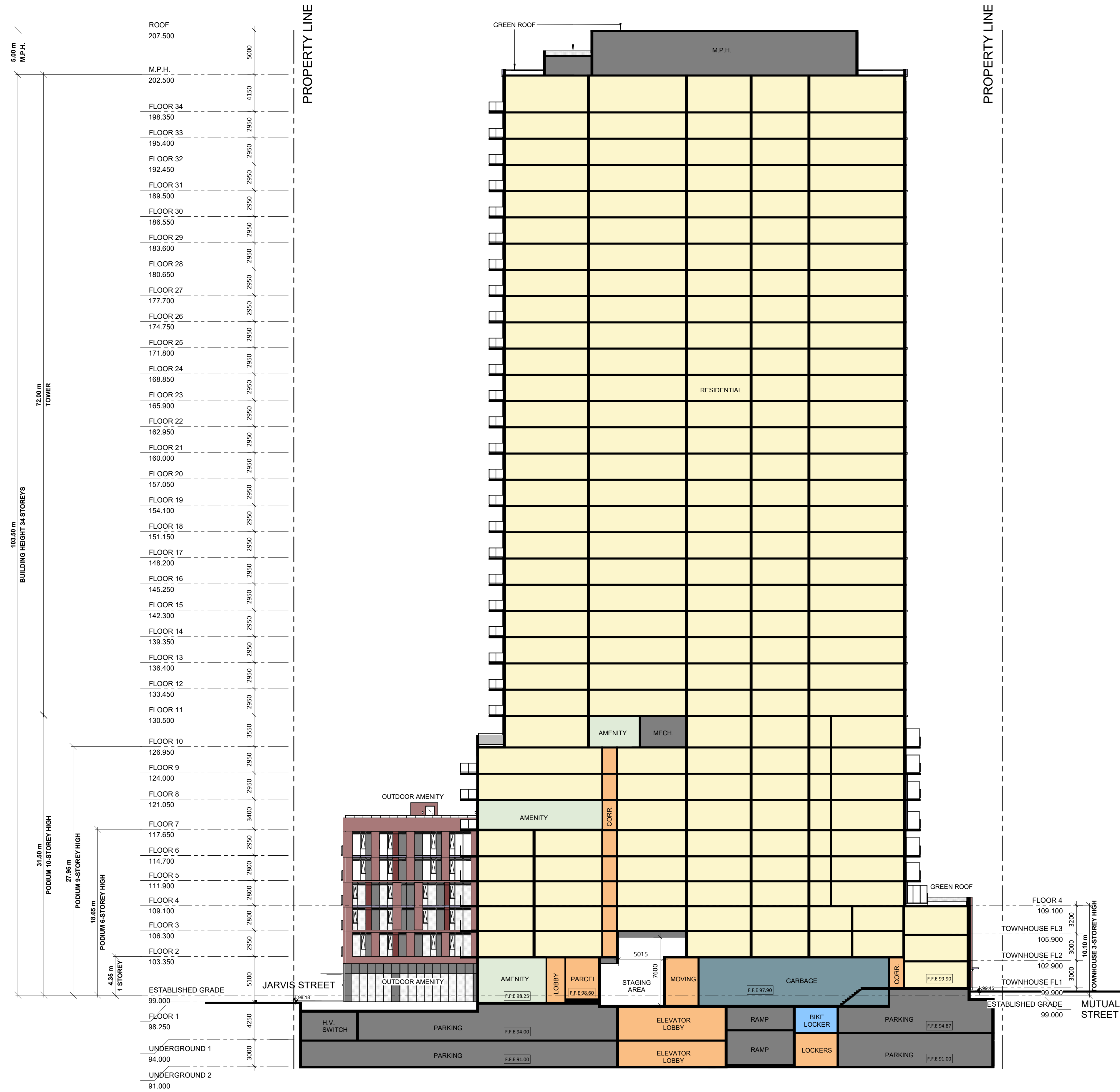
CHECKED BY  
AYU

SCALE  
1 : 250



DRAWING NO.  
**SPA401**

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| 1 | 2019-06-14 | ISSUED FOR SPA | AYU |



**PROJECT**

**JAC CONDOS**

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

**DRAWING**

**WEST-EAST SECTION**

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



DRAWING NO.  
**SPA402**





AERIAL VIEW LOOKING SOUTHWEST FROM CARLTON ST. AND ALLAN GARDENS



PEDESTRIAN VIEW LOOKING WEST FROM JARVIS ST.

| 4 | 2020-08-21 | ISSUED FOR SPA | AYU |
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| 2 | 2020-02-03 | ISSUED FOR SPA | AYU |
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PROJECT  
**JAC CONDOS**

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

DRAWING  
**3D PERSPECTIVES**

PROJECT NO.  
18.189CS  
 PROJECT DATE  
2020-08-18  
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PEDESTRIAN VIEW LOOKING NORTHWEST FROM ALLAN GARDENS

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