

TOWER B  
(45 STOREY)

TOWER A  
(43 STOREY)

TB- MPH ROOF  
229.87  
TB- ROOF  
225.65  
TB- FLOOR 45  
222.2  
TB- FLOOR 44  
219.15  
TB- FLOOR 43  
215.45  
TB- FLOOR 42  
212.5  
TB- FLOOR 41  
209.55  
TB- FLOOR 40  
206.6  
TB- FLOOR 39  
203.65  
TB- FLOOR 38  
200.7  
TB- FLOOR 37  
197.45  
TB- FLOOR 36  
194.5  
TB- FLOOR 35  
191.55  
TB- FLOOR 34  
188.6  
TB- FLOOR 33  
185.65  
TB- FLOOR 32  
182.7  
TB- FLOOR 31  
179.75  
TB- FLOOR 30  
176.8  
TB- FLOOR 29  
173.85  
TB- FLOOR 28  
170.9  
TB- FLOOR 27  
167.65  
TB- FLOOR 26  
164.7  
TB- FLOOR 25  
161.75  
TB- FLOOR 24  
158.8  
TB- FLOOR 23  
155.85  
TB- FLOOR 22  
152.9  
TB- FLOOR 21  
148.55  
TB- FLOOR 20  
145  
TB- FLOOR 19  
142.05  
TB- FLOOR 18  
138.8  
TB- FLOOR 17  
135.85  
TB- FLOOR 16  
132.9  
TB- FLOOR 15  
129.95  
TB- FLOOR 14  
127  
TB- FLOOR 13  
124.05  
TB- FLOOR 12  
121.1  
TB- FLOOR 11  
118.15  
TB- FLOOR 10  
115.2  
FLOOR 09  
112.25  
FLOOR 08  
108  
FLOOR 07  
104.65  
FLOOR 06  
101.65  
FLOOR 05  
98.2  
FLOOR 04  
94.45  
FLOOR 03  
91.2  
FLOOR 02  
87.7  
FLOOR 01  
82.3  
EST. GRADE  
82

PROPERTY LINE

1

3

7

3

1

7

4

4

5

ONTARIO ST

PROPERTY LINE

1

3

1

7

1

2

3

7

7

7

7

7

PRINCESS ST

TA- MPH ROOF  
223.97

TA- ROOF  
219.75

TA- FLOOR 43  
216.3

TA- FLOOR 42  
213.25

TA- FLOOR 41  
209.55

TA- FLOOR 40  
206.6

TA- FLOOR 39  
203.65

TA- FLOOR 38  
200.7

TA- FLOOR 37  
197.45

TA- FLOOR 36  
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TA- FLOOR 35  
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TA- FLOOR 34  
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TA- FLOOR 14  
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TA- FLOOR 13  
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TA- FLOOR 12  
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TA- FLOOR 11  
118.15

TA- FLOOR 10  
115.2

FLOOR 09  
112.25

FLOOR 08  
108

FLOOR 07  
104.65

FLOOR 06  
101.65

FLOOR 05  
98.2

FLOOR 04  
94.45

FLOOR 03  
91.2

FLOOR 02  
87.7

FLOOR 01  
82.3

EST. GRADE  
82



Statistics Template - Toronto Green Standard Version 3.0  
Bird Friendly Design

For further information, please visit [www.toronto.ca/greendevlopment](http://www.toronto.ca/greendevlopment)  
Within 16m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m²)	Total Treated Area (%)
North	0.0	0.0	379.8	0.0	379.8	100.0%
East	0.0	3.8	825.0	0.0	828.8	100.0%
South	0.0	3.6	262.1	1.7	257.4	100.0%
West	0.0	0.9	837.2	1.6	839.7	100.0%
Totals (m²)	0.0	8.3	2294.1	3.3	2305.7	100.0%
Totals (%)	0.0%	0.4%	99.5%	0.1%	100.0%	

# TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Leslie Road  
Toronto, ON, M3B 2T8  
1 416 425 2222  
turnerfleischer.com

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## EXTERIOR FINISHES LEGEND

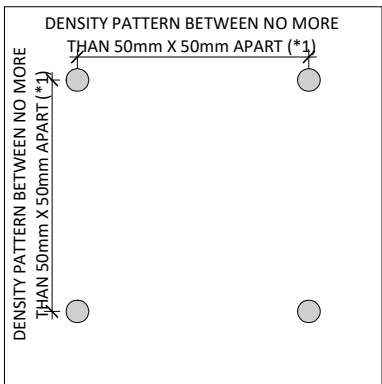
### ALUMINUM WINDOW WALL GLAZING SYSTEM

- 1 VISION GLAZING - CLEAR
- 2 VISION GLAZING - SPANDREL
- 3 METAL OR PRECAST OR BRICK - LIGHT
- 4 METAL OR PRECAST OR BRICK - DARK
- 5 BRICK/STUCCO - EXISTING
- 6 ARCHITECT OF RECORD SIGNAGE
- 7 VISION GLAZING - BIRD FRIENDLY FRITT

### GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 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 50mm x 50mm.  
- 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. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



### DETAIL NOTES:

FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

### NOTE:

100% OF GLAZING WITHIN THE FIRST 16M AND 4M ABOVE VEGETATION FEATURE WILL BE FITTED AS PER VISUAL GUIDELINES

#	DATE	DESCRIPTION	BY
6	2023-12-14	ISSUED FOR SPA #5	CCU
5	2023-01-11	ISSUED FOR SPA #4	CCU
4	2023-01-11	ISSUED FOR SPA #3	CCU
3	2021-12-15	ISSUED FOR SPA #2	CCU
2	2021-10-06	ISSUED FOR SPA #1	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU

### PROJECT

## PROPOSED MIXED USE DEVELOPMENT

260 King Street East, Toronto, ON

### DRAWING

## NORTH ELEVATION

### PROJECT NO.

21.162CS

### PROJECT DATE

2021-12-15

### DRAWN BY

JMO/FZH

### CHECKED BY

CCU/YPS

### SCALE

As indicated



### DRAWING NO.

SPA301

### REV.

6



For further information, please visit [www.toronto.ca/greendevlopment](http://www.toronto.ca/greendevlopment)

Within 16m of Grade						
Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m²)	Total Treated Area (%)
North	0.0	0.0	379.8	0.0	379.8	100.0%
East	0.0	3.6	825.0	0.0	828.8	100.0%
South	0.0	3.6	252.1	1.7	257.4	100.0%
West	0.0	0.9	837.2	1.6	839.7	100.0%
Totals (m²)	0.0	8.1	2294.1	3.3	2305.7	100.0%
	0.0%	0.4%	99.5%	0.1%		

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## ALUMINUM WINDOW WALL GLAZING SYSTEM

- 1 VISION GLAZING  
- CLEAR
- 2 VISION GLAZING  
- SPANDREL
- 3 METAL OR PRECAST OR BRICK  
- LIGHT
- 4 METAL OR PRECAST OR BRICK  
- DARK
- 5 BRICK/STUCCO  
-EXISTING
- 6 ARCHITECT OF RECORD SIGNAGE
- 7 VISION GLAZING  
- BIRD FRIENDLY FRITT

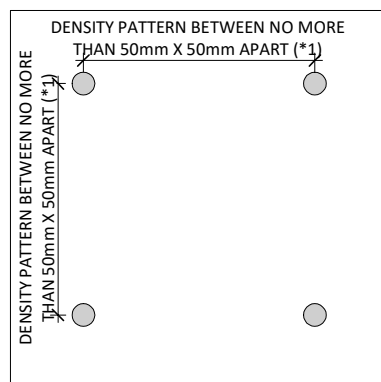
**GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):**

**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 50mm x 50mm.
- LOW REFLECTANCE OR OPAQUE MATERIALS
- BUILDING-INTTEGRATED 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. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



### DETAIL NOTES

FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

**NOTE:**

100% OF GLAZING WITHIN THE FIRST 16M AND 4M ABOVE  
VEGETATION FEATURE WILL BE FITTED AS PER VISUAL  
GUIDELINES.

#	DATE	DESCRIPTION	BY
6	2024-01-12	ISSUED FOR ZBA	CCU
5	2023-12-14	ISSUED FOR ZBA/SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU


PROJECT

**PROPOSED MIXED USE  
DEVELOPMENT**

260 King Street East, Toronto, ON

DRAWING
---------

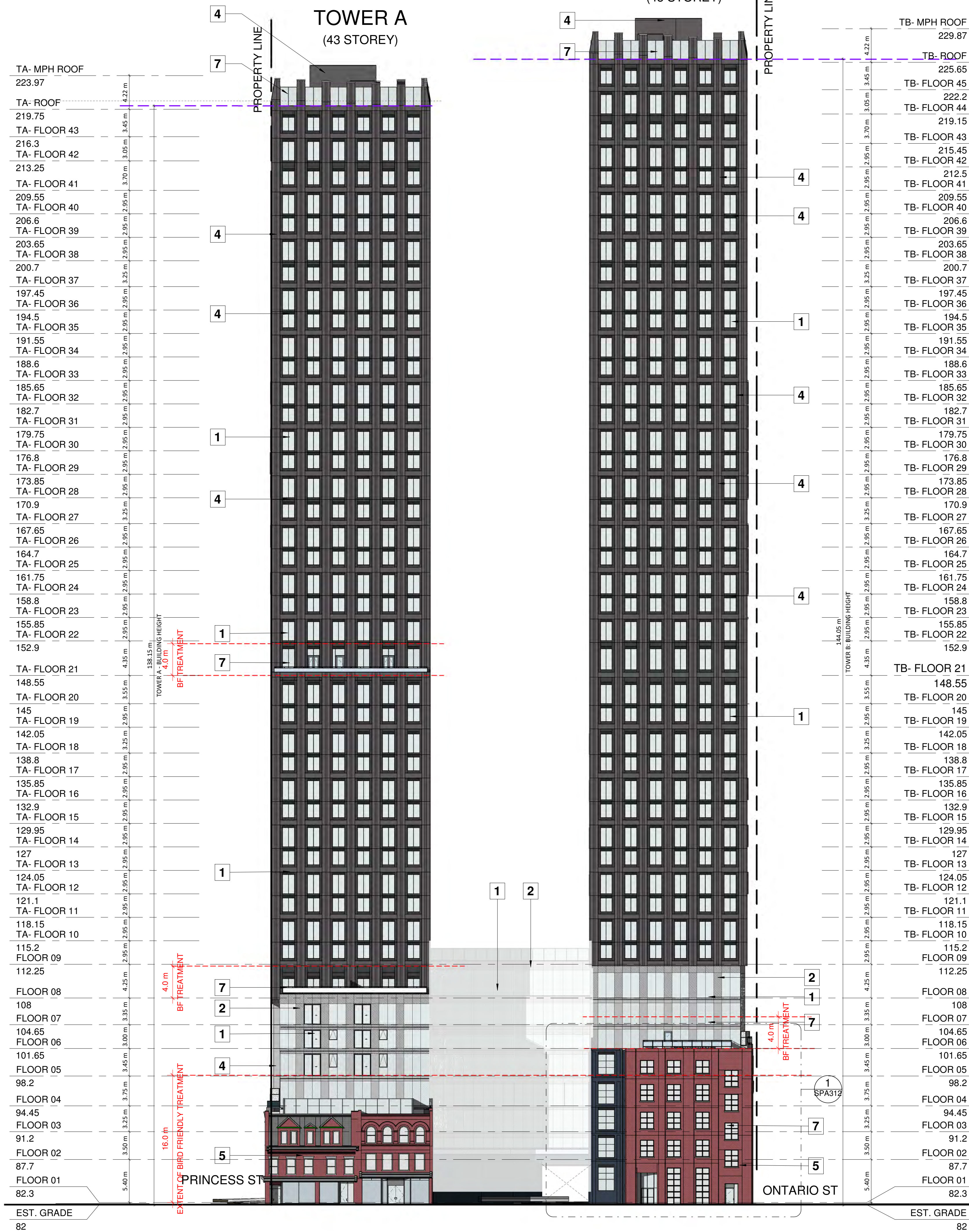
**SOUTH ELEVATION**

PROJECT NO. 21.162CS	
PROJECT DATE 2021-12-15	
DRAWN BY JMO//FZH	
CHECKED BY CCU/YPS	
SCALE As indicated	

DRAWING NO. <b>SPA302</b>	REV. <b>6</b>
------------------------------	------------------

TOWER B  
(45 STOREY)

TOWER A  
(43 STOREY)



2024-01-12 4:10:32 PM



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### EXTERIOR FINISHES LEGEND

## ALUMINUM WINDOW WALL GLAZING SYSTEM

- 1 VISION GLAZING  
- CLEAR
- 2 VISION GLAZING  
- SPANDREL
- 3 METAL OR PRECAST OR BRICK  
- LIGHT
- 4 METAL OR PRECAST OR BRICK  
- DARK
- 5 BRICK/STUCCO  
-EXISTING
- 6 ARCHITECT OF RECORD SIGNAGE
- 7 VISION GLAZING  
- BIRD FRIENDLY FRUIT

**GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):**

### PROVISION OF VISUAL MARKERS

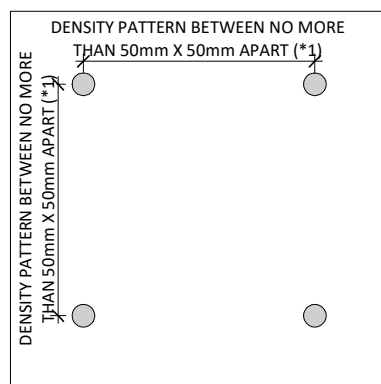
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED.

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### DETAIL NOTES

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**NOTE:**

100% OF GLAZING WITHIN THE FIRST 16M AND 4M ABOVE  
VEGETATION FEATURE WILL BE FITTED AS PER VISUAL

#	DATE	DESCRIPTION	BY
6	2024-01-12	ISSUED FOR ZBA	CCU
5	2023-12-14	ISSUED FOR ZBA/SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU

PROJECT

**PROPOSED MIXED USE  
DEVELOPMENT**

260 King Street East, Toronto, ON

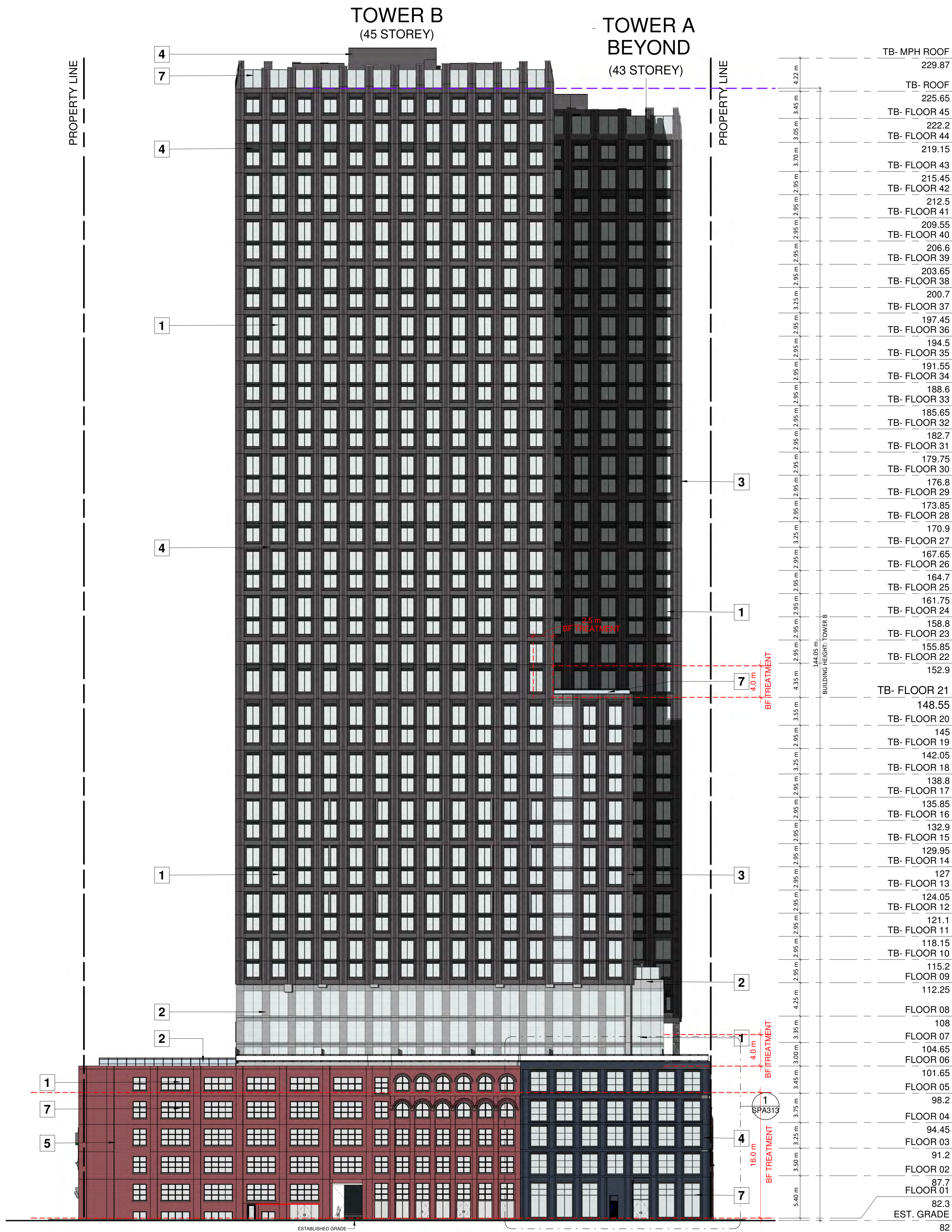
DRAWING

### EAST ELEVATION

PROJECT NO.	21.162CS
PROJECT DATE	2021-12-15
DRAWN BY	JMO//FZH
CHECKED BY	CCU/YPS
SCALE	As indicated

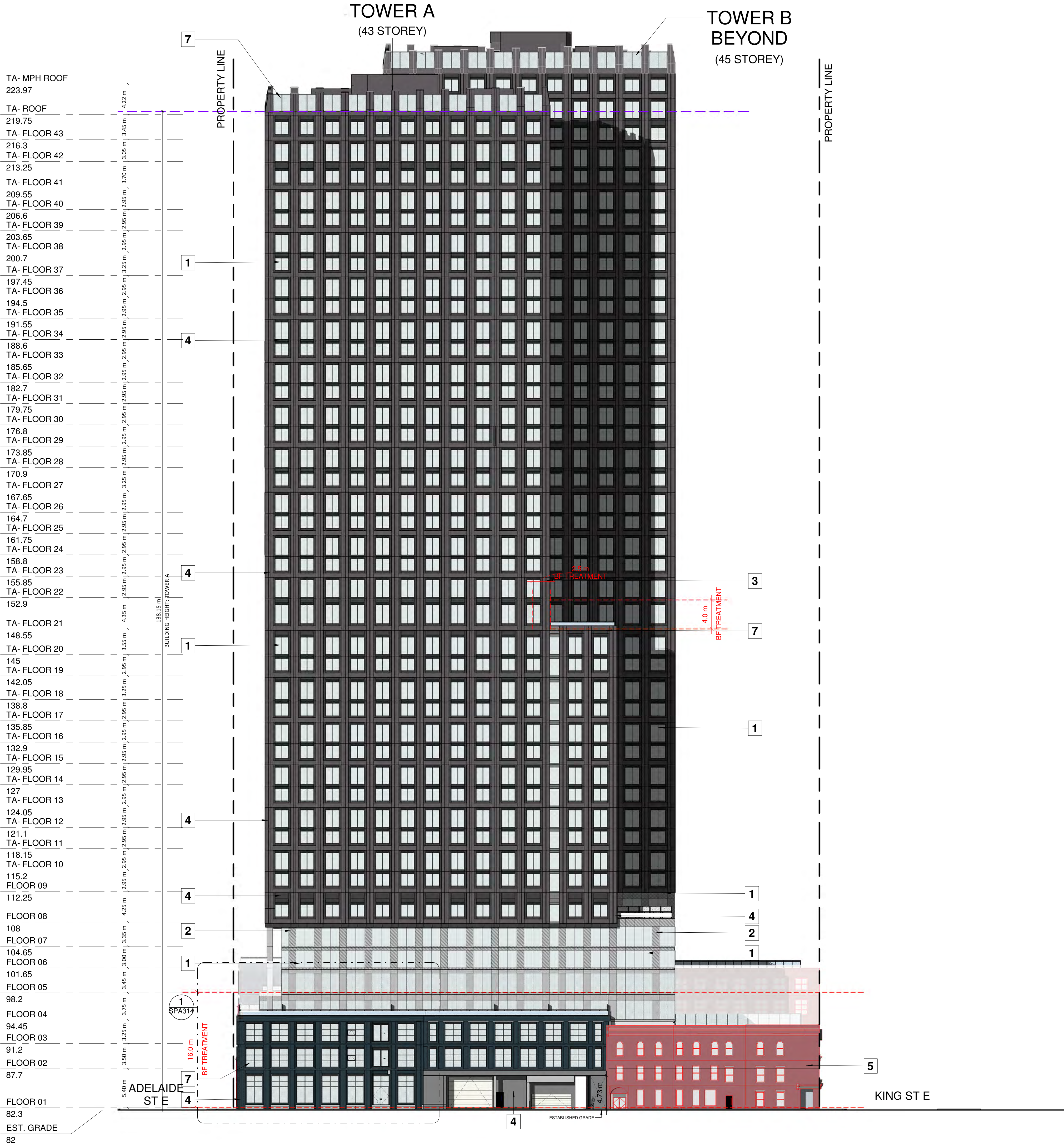


DRAWING NO.	REV.
SPA303	6





2024-01-12 4:15:47 PM



For further information, please visit [www.toronto.ca/greendevlopment/](http://www.toronto.ca/greendevlopment/)

Within 16m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m²)	Total Treated Area (%)
North	0.0	0.0	379.8	0.0	379.8	100.0%
East	0.0	3.8	825.0	0.0	825.8	100.0%
South	0.0	3.8	252.1	1.7	257.4	100.0%
West	0.0	0.9	837.2	1.6	839.7	100.0%
Totals (m²)	0.0	8.3	2294.1	3.3	2305.7	100.0%
Totals (%)	0.0%	0.4%	99.5%	0.1%	100.0%	

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416-425-2222  
turnerfleischer.com

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## EXTERIOR FINISHES LEGEND

ALUMINUM WINDOW WALL GLAZING SYSTEM

- VISION GLAZING - CLEAR
- VISION GLAZING - SPANDREL
- METAL OR PRECAST OR BRICK - LIGHT
- METAL OR PRECAST OR BRICK - DARK
- BRICK/STUCCO - EXISTING
- ARCHITECT OF RECORD SIGNAGE
- VISION GLAZING - BIRD FRIENDLY FRITT

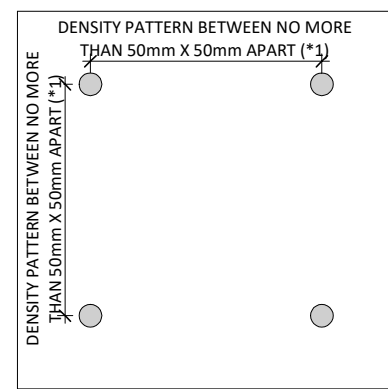
GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

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3	2023-09-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-08	ISSUED FOR SPA #1	CCU

PROJECT

## PROPOSED MIXED USE DEVELOPMENT

260 King Street East, Toronto, ON

DRAWING

## WEST ELEVATION

PROJECT NO.

21.162CS

PROJECT DATE

2021-12-15

DRAWN BY

JMO/FZH

CHECKED BY

CCU/YPS

SCALE

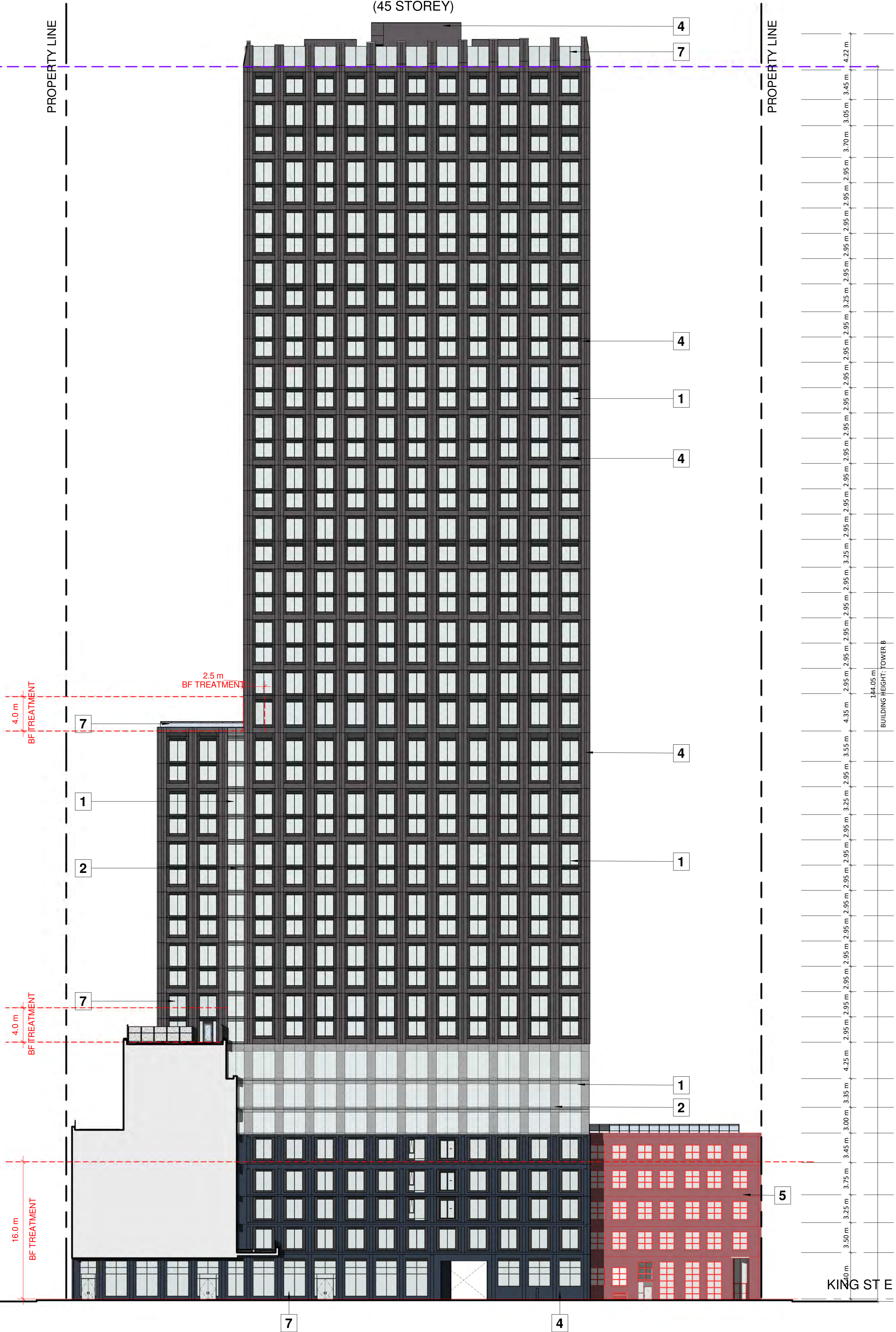
As indicated





2024-01-12 4:16:37 PM

ADELAIDE  
ST E



TOWER B

(45 STOREY)

KING ST E

TB- MPH ROOF	229.87
TB- ROOF	225.65
TB- FLOOR 45	222.2
TB- FLOOR 44	219.15
TB- FLOOR 43	215.45
TB- FLOOR 42	212.5
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FLOOR 01	82.3
EST. GRADE	82



Statistics Template - Toronto Green Standard Version 3.0  
Bird Friendly Design

For further information, please visit [www.toronto.ca/greendevlopment/](#)

Within 16m of Grade

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TURNER  
FLEISCHER

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EXTERIOR FINISHES LEGEND

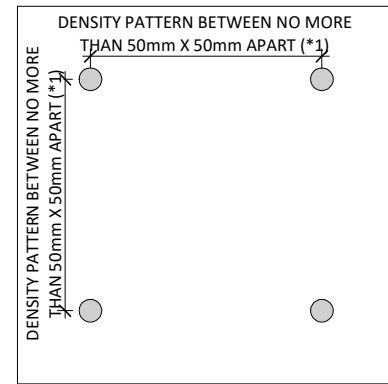
ALUMINUM WINDOW WALL GLAZING SYSTEM

- VISION GLAZING  
- CLEAR
- VISION GLAZING  
- SPANDREL
- METAL OR PRECAST OR BRICK  
- LIGHT
- METAL OR PRECAST OR BRICK  
- DARK
- BRICK/STUCCO  
- EXISTING
- ARCHITECT OF RECORD SIGNAGE
- VISION GLAZING  
- BIRD FRIENDLY FRITT

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

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- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 50mm x 50mm.  
- 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 UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES:

FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

NOTE:

100% OF GLAZING WITHIN THE FIRST 16M AND 4M ABOVE VEGETATION FEATURE WILL BE FITTED AS PER VISUAL GUIDELINES.

3	2024-01-12	ISSUED FOR 2BA	CCU
2	2023-12-14	ISSUED FOR 2BA/SPA #5	CCU
1	2023-01-11	ISSUED FOR SPA #4	CCU
#	DATE	DESCRIPTION	BY

PROJECT  
**PROPOSED MIXED USE DEVELOPMENT**

260 King Street East, Toronto, ON

DRAWING  
**WEST ELEVATION INTERIOR**

PROJECT NO. 21.162CS	
PROJECT DATE 2021 12 15	
DRAWN BY MLE	
CHECKED BY CCU	
SCALE As indicated	



For further information, please visit [www.toronto.ca/greendevlopment](http://www.toronto.ca/greendevlopment)

Within Term of Grade						
Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m <sup>2</sup> )	Total Treated Area (%)
North	0.0	0.0	379.8	0.0	379.8	100.0%
East	0.0	3.6	625.0	0.0	628.6	100.0%
South	0.0	3.8	252.1	1.7	257.4	100.0%
West	0.0	0.9	837.2	1.6	839.7	100.0%
Totals (m <sup>2</sup> )	0.0	8.3	2294.1	3.3	2305.7	100.0%
Totals (%)	0.0%	0.4%	99.5%	0.1%	100.0%	

## EXTERIOR FINISHES LEGEND

## ALUMINUM WINDOW WALL GLAZING SYSTEM

- |   |   |
|---|---|
| 1 | VISION GLAZING<br>- CLEAR               |
| 2 | VISION GLAZING<br>- SPANDREL            |
| 3 | METAL OR PRECAST OR BRICK<br>- LIGHT    |
| 4 | METAL OR PRECAST OR BRICK<br>- DARK     |
| 5 | BRICK/STUCCO<br>-EXISTING               |
| 6 | ARCHITECT OF RECORD SIGNAGE             |
| 7 | VISION GLAZING<br>- BIRD FRIENDLY FRITT |

**GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):**

### PROVISION OF VISUAL MARKERS

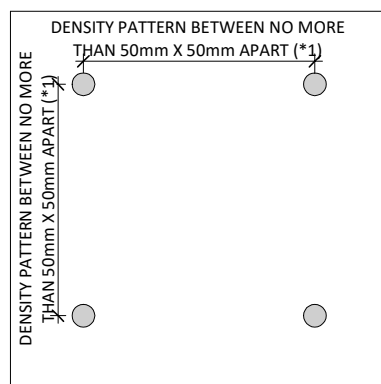
**VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED.**

METHODS OF ACHIEVING THIS ARE AS FOLLOWS:

- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 50mm x 50mm.
- 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 UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT



### DETAIL NOTES

FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

**NOTE:**

100% OF GLAZING WITHIN THE FIRST 16M AND 4M ABOVE  
VEGETATION FEATURE WILL BE FITTED AS PER VISUAL  
GUIDELINES.

3	2024-01-12	ISSUED FOR ZBA	CCU
2	2023-12-14	ISSUED FOR ZBA/SPA #5	CCU
1	2023-01-11	ISSUED FOR SPA #4	CCU
#	DATE	DESCRIPTION	BY

PROJECT

**PROPOSED MIXED USE  
DEVELOPMENT**

260 King Street East, Toronto, ON

DRAWING

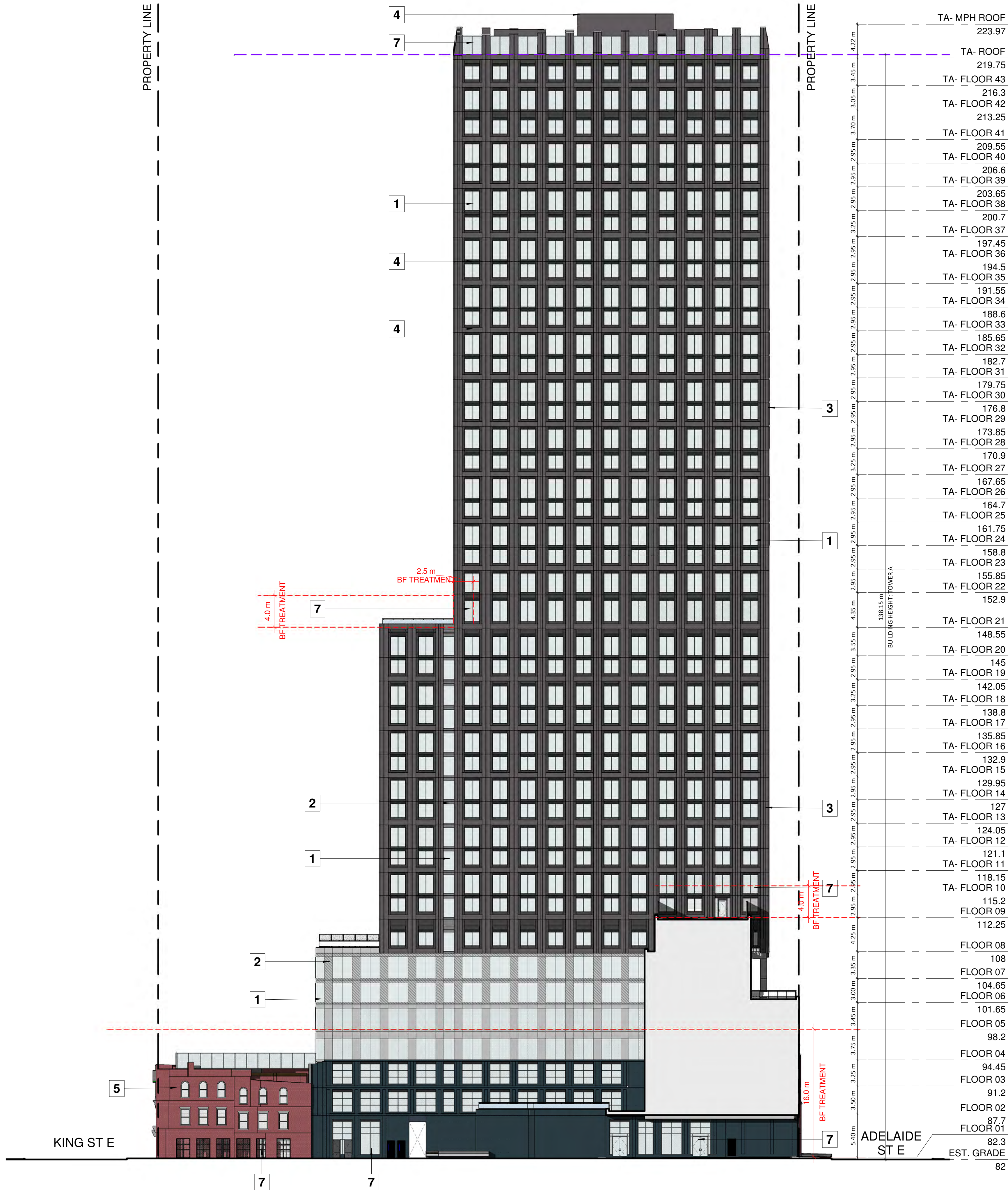
## EAST ELEVATION INTERIOR

PROJECT NO.	21.162CS
PROJECT DATE	2021-12-15
DRAWN BY	EFN
CHECKED BY	CCU
SCALE	As indicated



DRAWING NO. <b>SPA306</b>	REV. <b>3</b>
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(43 STOREY)





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EXTERIOR FINISHES LEGEND

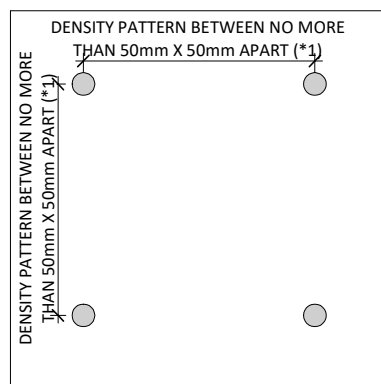
ALUMINUM WINDOW WALL GLAZING SYSTEM

- VISION GLAZING - CLEAR
- VISION GLAZING - SPANDREL
- METAL OR PRECAST OR BRICK - LIGHT
- METAL OR PRECAST OR BRICK - DARK
- BRICK/STUCCO - EXISTING
- ARCHITECT OF RECORD SIGNAGE
- VISION GLAZING - BIRD FRIENDLY FRITT

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 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 50mm x 50mm.  
- 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, REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES:

FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

NOTE:

100% OF GLAZING WITHIN THE FIRST 16M AND 4M ABOVE VEGETATION FEATURE WILL BE FITTED AS PER VISUAL

6	2023-12-14	ISSUED FOR SPA #5	CCU
5	2023-01-11	ISSUED FOR SPA #4	CCU
4	2023-01-11	ISSUED FOR SPA #3	CCU
3	2022-05-10	ISSUED FOR SPA #2	CCU
2	2021-12-15	ISSUED FOR SPA #1	CCU
1	2021-10-08	ISSUED FOR SPA #1	CCU

#	DATE	DESCRIPTION	BY
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PROJECT

PROPOSED MIXED USE  
DEVELOPMENT

260 King Street East, Toronto, ON

DRAWING

1 TO 50 ELEVATION - NORTH

PROJECT NO. 21.162CS	
PROJECT DATE 2021-12-15	
DRAWN BY JMO/FZH	
CHECKED BY CCU/YPS	
SCALE As indicated	

DRAWING NO. SPA311 REV. 6



FLOOR 01  
82.3  
EST. GRADE  
82

FLOOR 02  
87.7

FLOOR 03  
91.2

FLOOR 04  
94.45

FLOOR 05  
98.2

FLOOR 06  
101.65

FLOOR 01  
82.3  
EST. GRADE  
82

FLOOR 02  
87.7

FLOOR 03  
91.2

FLOOR 04  
94.45

FLOOR 05  
98.2

FLOOR 06  
101.65

5

1

2

4

7

7

4

7

7

7

7

7

7

6



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EXTERIOR FINISHES LEGEND

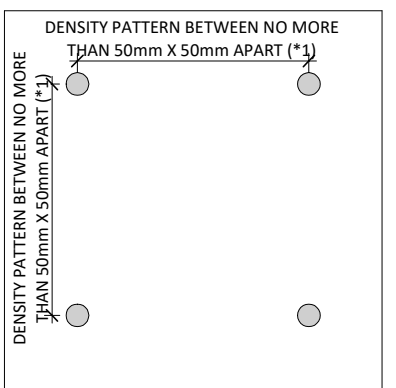
ALUMINUM WINDOW WALL GLAZING SYSTEM

- 1 VISION GLAZING - CLEAR  
2 VISION GLAZING - SPANDREL  
3 METAL OR PRECAST OR BRICK - LIGHT  
4 METAL OR PRECAST OR BRICK - DARK  
5 BRICK/STUCCO - EXISTING  
6 ARCHITECT OF RECORD SIGNAGE  
7 VISION GLAZING - BIRD FRIENDLY FRITT

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 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 50mm x 50mm.  
- LOW REFLECTANCE OR OPAQUE MATERIALS  
- BUILDING-INTERGRAATED 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. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES:  
FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

NOTE:  
100% OF GLAZING WITHIN THE FIRST 16M AND 4M ABOVE VEGETATION FEATURE WILL BE FITTED AS PER VISUAL GUIDELINES.

5	2024-01-12	ISSUED FOR ZBA	CCU
4	2023-12-14	ISSUED FOR ZBA/SPA #5	CCU
3	2023-01-11	ISSUED FOR SPA #4	CCU
2	2022-05-10	ISSUED FOR SPA #3	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU
#	DATE	DESCRIPTION	BY

PROJECT  
**PROPOSED MIXED USE DEVELOPMENT**  
260 King Street East, Toronto, ON

DRAWING  
**1 TO 50 ELEVATION - SOUTH**

PROJECT NO. 21.162CS	
PROJECT DATE 2021-12-15	
DRAWN BY JMO/FZH	
CHECKED BY CCU/YPS	
SCALE As indicated	

DRAWING NO. **SPA312** REV. **5**





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EXTERIOR FINISHES LEGEND

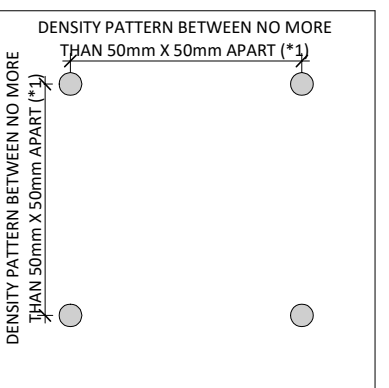
ALUMINUM WINDOW WALL GLAZING SYSTEM

- 1 VISION GLAZING - CLEAR  
2 VISION GLAZING - SPANDREL  
3 METAL OR PRECAST OR BRICK - LIGHT  
4 METAL OR PRECAST OR BRICK - DARK  
5 BRICK/STUCCO - EXISTING  
6 ARCHITECT OF RECORD SIGNAGE  
7 VISION GLAZING - BIRD FRIENDLY FRITT

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 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 50mm x 50mm.  
- 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. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES:

FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm x 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

NOTE:

100% OF GLAZING WITHIN THE FIRST 16M AND 4M ABOVE VEGETATION FEATURE WILL BE FITTED AS PER VISUAL GUIDELINES.

5	2024-01-12	ISSUED FOR ZBA	CCU
4	2023-12-14	ISSUED FOR ZBA SPA #5	CCU
3	2023-01-11	ISSUED FOR SPA #4	CCU
2	2022-05-10	ISSUED FOR SPA #3	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU
#	DATE	DESCRIPTION	BY

PROJECT

PROPOSED MIXED USE  
DEVELOPMENT

260 King Street East, Toronto, ON

DRAWING

1 TO 50 ELEVATION - EAST

PROJECT NO.

21.162CS

PROJECT DATE

2021-12-15

DRAWN BY

JMO/FZH

CHECKED BY

CCU/YPS

SCALE

As indicated



DRAWING NO.

SPA313

REV.

5



FLOOR 07

104.65

FLOOR 06

101.65

FLOOR 05

98.2

FLOOR 04

94.45

FLOOR 03

91.2

FLOOR 02

87.7

FLOOR 01

82.3

EST. GRADE

82

FLOOR 07

104.65

FLOOR 06

101.65

FLOOR 05

98.2

FLOOR 04

94.45

FLOOR 03

91.2

FLOOR 02

87.7

FLOOR 01

82.3

EST. GRADE

82



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EXTERIOR FINISHES LEGEND

ALUMINUM WINDOW WALL GLAZING SYSTEM

- 1VISION GLAZING  
- CLEAR
- 2VISION GLAZING  
- SPANDREL
- 3METAL OR PRECAST OR BRICK  
- LIGHT
- 4METAL OR PRECAST OR BRICK  
- DARK
- 5BRICK/STUCCO  
- EXISTING
- 6ARCHITECT OF RECORD SIGNAGE
- 7VISION GLAZING  
- BIRD FRIENDLY FRITT

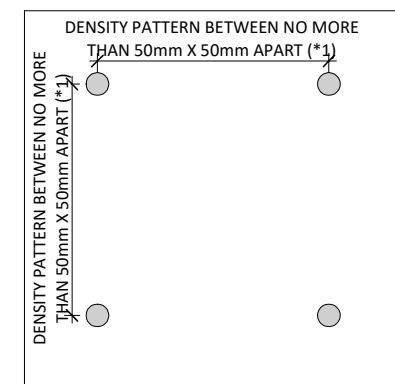
GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

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 50mm x 50mm.
- 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. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES:

FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm x 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

NOTE:

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5	2024-01-12	ISSUED FOR ZBA	CCU
4	2023-12-14	ISSUED FOR ZBA/SPA #5	CCU
3	2023-01-11	ISSUED FOR SPA #4	CCU
2	2022-05-10	ISSUED FOR SPA #3	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU
#	DATE	DESCRIPTION	BY

PROJECT

**PROPOSED MIXED USE DEVELOPMENT**

260 King Street East, Toronto, ON

DRAWING

**1 TO 50 ELEVATION - WEST**

PROJECT NO. 21.162CS	
PROJECT DATE 2021-12-15	
DRAWN BY JMO/FZH	
CHECKED BY CCU/YPS	
SCALE As indicated	

DRAWING NO. **SPA314** REV. **5**

