

# 154 MAIN STREET EAST + 49 WALNUT STREET SOUTH

RENDER VS. FINAL BUILT FORM  
OPPORTUNITIES FOR DESIGN & MATERIAL EXCELLENCE  
DURING SITE PLAN CONTROL



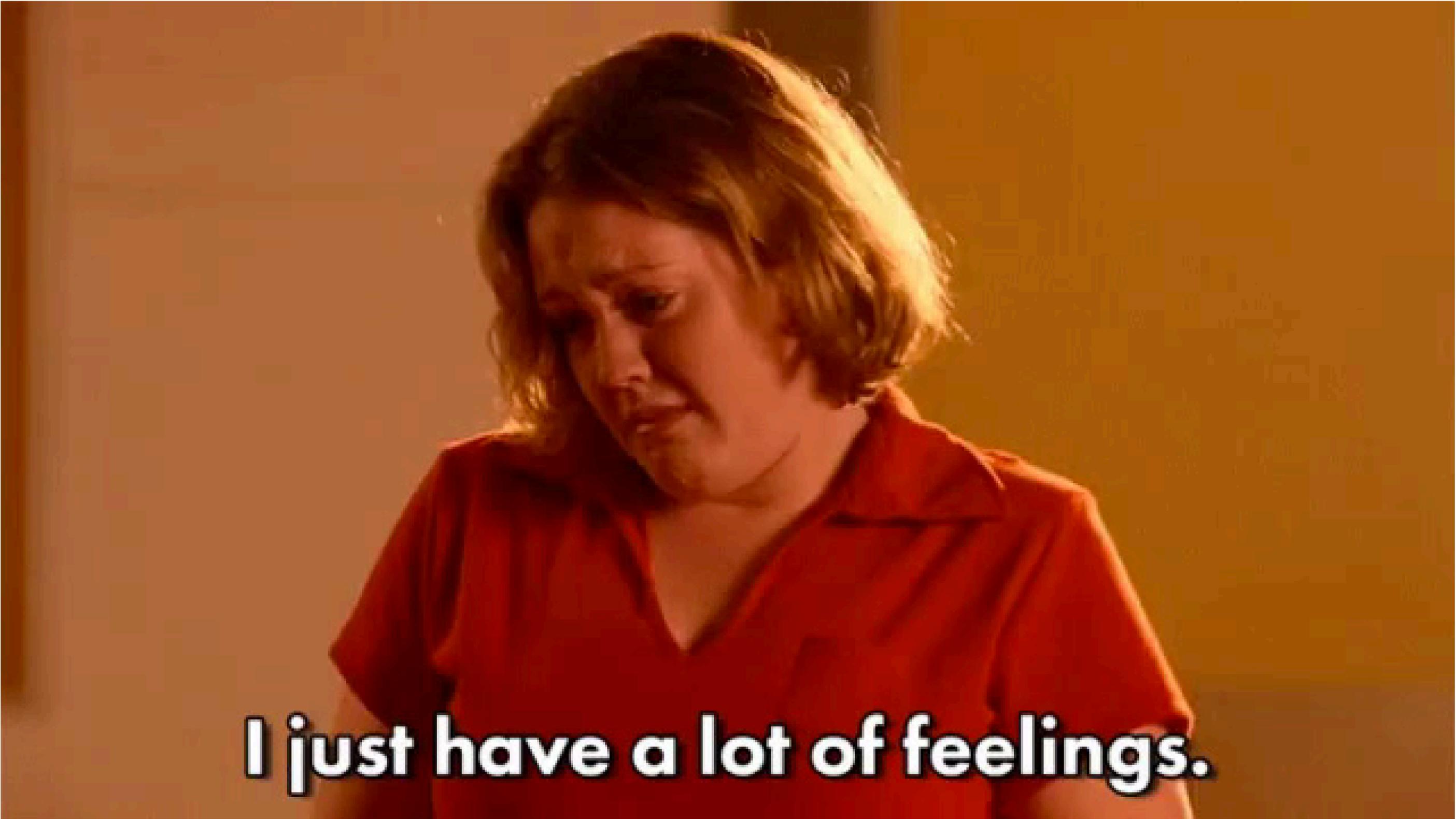
**DISCLOSURE:  
I AM NOT AN  
ARCHITECT**



You know I always wanted  
to pretend that I was an Architect.

**DISCLOSURE:  
I AM NOT AN  
ARCHITECT**

**I AM JUST A  
DESIGNER  
WITH A LOT  
OF FEELINGS**

A woman with short, wavy brown hair is shown from the chest up, wearing a bright red short-sleeved shirt. She is looking down and to her left with a sad, pensive expression. The background is a plain, light-colored wall. The lighting is soft and warm, highlighting her hair and the texture of her shirt.

**I just have a lot of feelings.**





## THE PROPOSAL

- **25 STOREY RENTAL APARTMENT BUILDING**
- **7 STOREY ABOVE GRADE PARKING STRUCTURE**
- **267 UNITS (318 BEDROOMS)**
- **TOWER FLOOR PLATE OF 942 SQUARE METERS**
- **TOTAL OF 274 PARKING UNITS PROVIDED**
- **(71 RETAIL SPACES, 203 RESIDENTIAL SPACES)**



**WZMH ARCHITECTS**

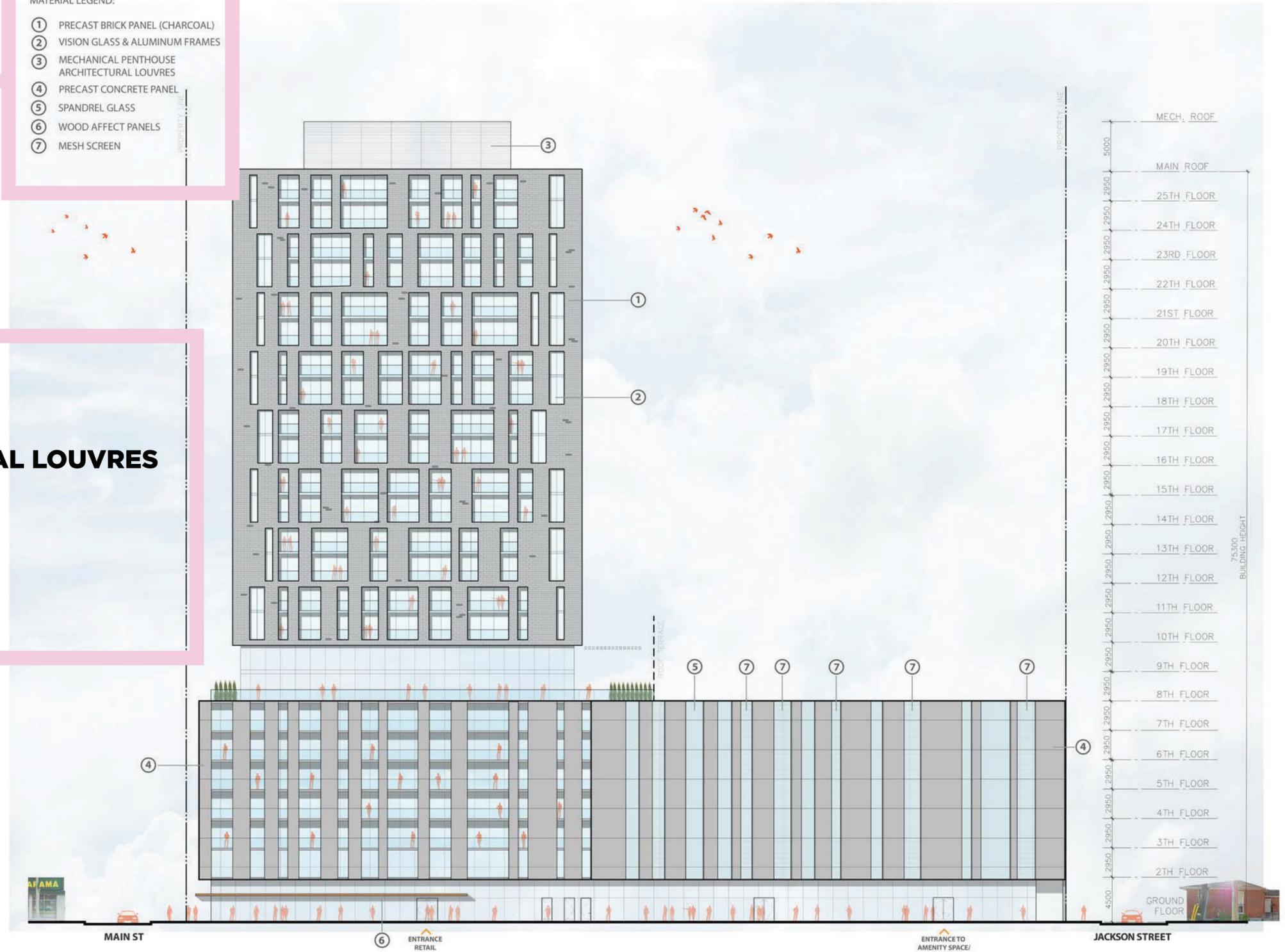




MATERIAL LEGEND:

- ① PRECAST BRICK PANEL (CHARCOAL)
- ② VISION GLASS & ALUMINUM FRAMES
- ③ MECHANICAL PENTHOUSE ARCHITECTURAL LOUVRES
- ④ PRECAST CONCRETE PANEL
- ⑤ SPANDREL GLASS
- ⑥ WOOD AFFECT PANELS
- ⑦ MESH SCREEN

- 1. PRECAST BRICK PANEL (CHARCOAL)**
- 2. VISION GLASS & ALUMINUM FRAMES**
- 3. MECHANICAL PENTHOUSE ARCHITECTURAL LOUVRES**
- 4. PRECAST CONCRETE PANEL**
- 5. SPANDREL GLASS**
- 6. WOOD AFFECT PANELS**
- 7. MESH SCREEN**



**PRECAST BRICK PANEL?**

**PRECAST BRICK PANEL?**  
**LETS TAKE A CLOSER LOOK**



# PRECAST WITH BRICK VENEER INLAY

**PANEL WALL SECTION**



# PRECAST WITH BRICK VENEER INLAY

**DANIELS CITY FOR THE ARTS (TORONTO)**

**TOTAL PRECAST**

# TOTAL PRECAST

**STRIK BALDINELLI MONIZ WINS BID TO DESIGN THE TALLEST TOTAL PRECAST CONCRETE BUILDING IN ONTARIO. “OUR STRUCTURAL DESIGN TEAM IS EXCITED TO BE WORKING ON THIS GROUND BREAKING PROJECT.” NOTES MIKE BALDINELLI MESC, P.ENG, LARGE BUILDING DIVISION PRINCIPAL @ SBM. “WHEN COMPLETED THIS BUILDING WILL BE THE TALLEST FREE STANDING TOTAL PRECAST BUILDING IN ONTARIO, TOPPING 26 FLOORS.” STUBBE’S PRECAST CONCRETE WILL BE THE SUPPLIERS. CONSTRUCTION IS SLATED FOR SPRING OF 2018.**

**SOURCE: [HTTP://WWW.SBMLTD.CA/RECENT-PROJECTS](http://www.sbmltd.ca/recent-projects) (11/9/2017)**

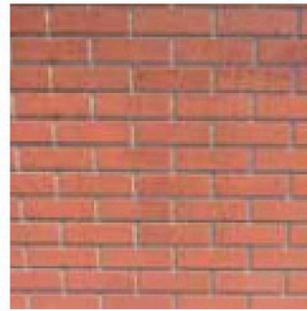
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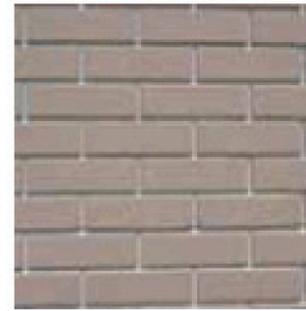
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# PRECAST WITH FORM LINER

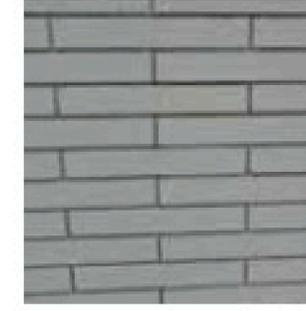
## Mold Liners & Finishes



Modular Brick Textured



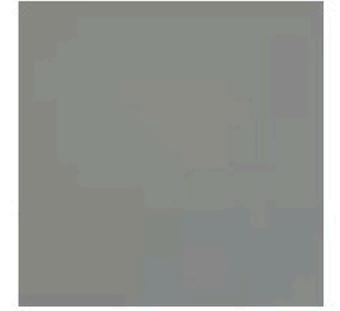
Modular Brick - Smooth



Modular Brick Smooth



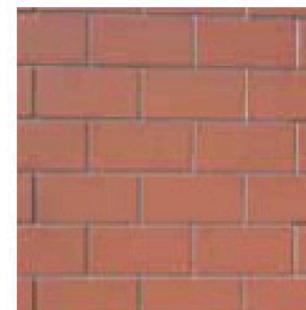
Textured Paint



Non-Textured Paint



16 x 8 Block Textured



16 x 8 Block - Smooth



Split Face Block



Revels



Fluted Rib



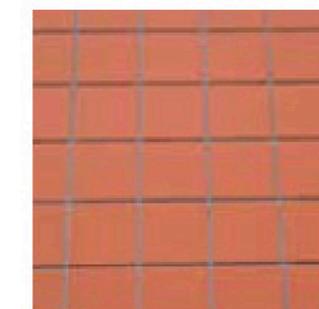
Drystack Fieldstone



Ashler Stone



Wood Grain



Tile - Smooth or Textured



Exposed Aggregate

- Available in any colour! Please contact us for your staining and paint options!

Further precast finishes are being worked on Today!

Contact us to learn more!

**STUBBE'S CONCRETE WEBSITE**

Accents / Specialty

Coatings & Stains

BASF Master Protect  
HB300SB

# PRECAST WITH FORM LINER

## WALL PANEL FINISHES

- Mold Liner



# PRECAST WITH FORM LINER



**STUBBE'S CONCRETE WEBSITE**

so

So

**WHY DOES THIS MATTER?**

## 4.2.9 Materials & Detailing

*The selection of building materials may have a great impact on the overall expression of both individual buildings and of a neighbourhood as a whole. Therefore, all materials shall be selected based on the following criteria: heritage character, aesthetics, durability, energy efficiency, low environmental impact, and its overall quality.*

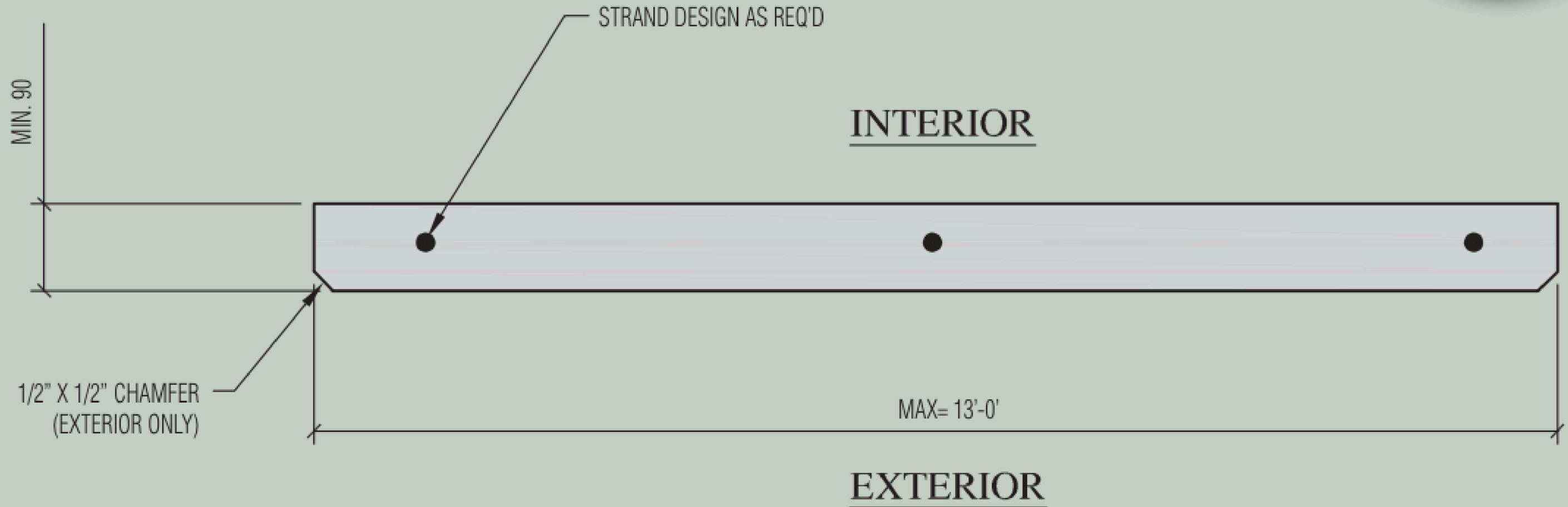
- a. Use beautiful, durable, high quality and sustainable materials;
- b. Materials shall be appropriate to their use and locational context, as well as be complementary with the expressions of the street as a whole, particularly at the *building base*;
- c. A variety of materials and colour palettes between blocks is encouraged to enhance visual interest along the street. Careful attention should be paid to the detailing, connection and juncture of the materials when it is being installed or implemented;
- d. Materials for floors above the base may differ from the first floor materials, and use the contrast as a means of articulating the different parts of the building. Nonetheless, compatibility and *transition* between materials shall be considered to respect the rhythm and proportions of the lower floors;
- e. Side and rear façades shall include materials of equal quality to the front façade;
- f. Materials that give the impression of low quality, inelegance or being outdated shall be avoided. This includes concrete blocks, residential-type metal siding, large quantities of highly reflective and mirror finishes for glazing, or finish effects that simulate another material;
- g. Avoid monotonous use of materials and flat detailing;
- h. Design the first 10-12 m to adhere to Bird Friendly best practices by incorporating sunshades or louvers, visual markers within large glazed areas, and non-reflective glazing to minimize the potential for bird strikes; and,
- i. Façade systems and materials are essential in the design of resource-efficient, high-performing, cost-effective buildings. Choose sustainable materials by:
  - i. prioritizing building materials and products that are extracted and manufactured within the region; and,
  - ii. developing a life cycle assessment of the building to determine the holistic environmental impacts of material selection for structure and assembly.

## 4.2.9 Materials & Detailing

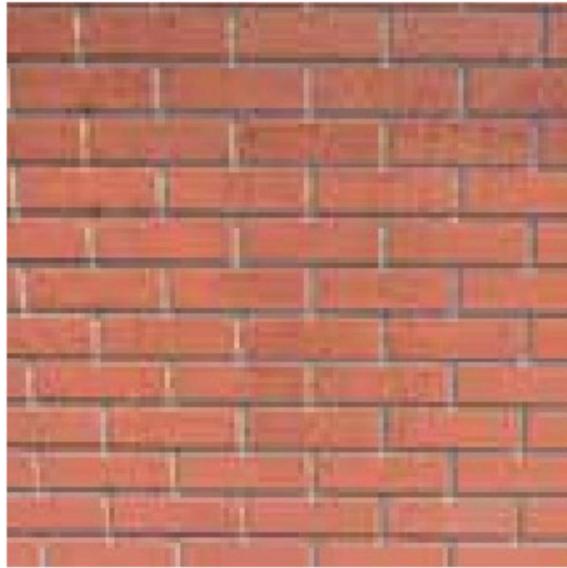
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# Wall Panel Sections



# Mold Liners & Finishes



Modular Brick Textured



Modular Brick - Smooth



Modular Brick Smooth





**IT'S  
NOT  
GOING  
TO  
LOOK  
LIKE  
THIS**

**CONCRETE IS PRETTY AMAZING**



FC

**HOWEVER**

**HOWEVER**

**BRICK OR STONE?**





so

So

**WHAT CAN WE DO ABOUT IT**



PRECEDENTS

1. 432 Park Avenue, New York City, Rafael Vinoly
2. The Bryant, New York City, David Chipperfield
3. 101 Warren Street New York City, SOM architects







**KEEP IT  
SIMPLE,  
STUPID!**

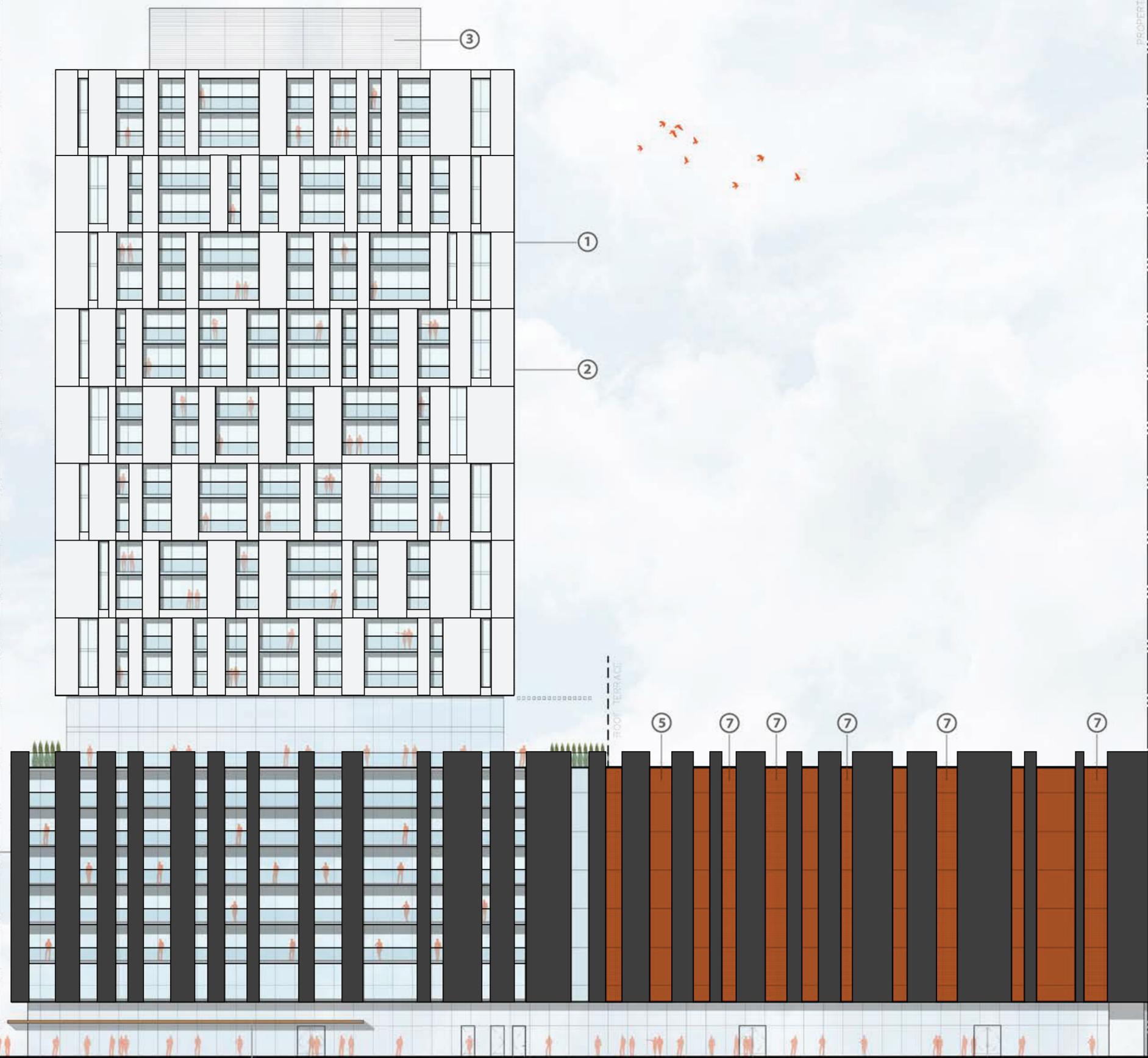


I'm an architect.

- ④ PRECAST CONCRETE PANEL
- ⑤ SPANDREL GLASS
- ⑥ WOOD AFFECT PANELS
- ⑦ MESH SCREEN

PROPERTY LINE

PROPERTY LINE



- MECH. ROOF
- 5000
- MAIN ROOF
- 2950
- 25TH FLOOR
- 2950
- 24TH FLOOR
- 2950
- 23RD FLOOR
- 2950
- 22TH FLOOR
- 2950
- 21ST FLOOR
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- 20TH FLOOR
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- 19TH FLOOR
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- 18TH FLOOR
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- 5TH FLOOR
- 2950
- 4TH FLOOR
- 2950
- 3TH FLOOR
- 2950
- 2TH FLOOR
- 2950
- 4500
- GROUND FLOOR

75,300  
BUILDING HEIGHT



MAIN ST

⑥ ENTRANCE RETAIL

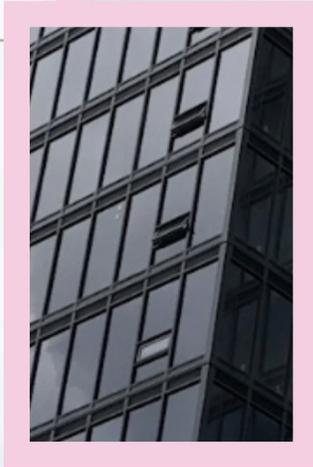
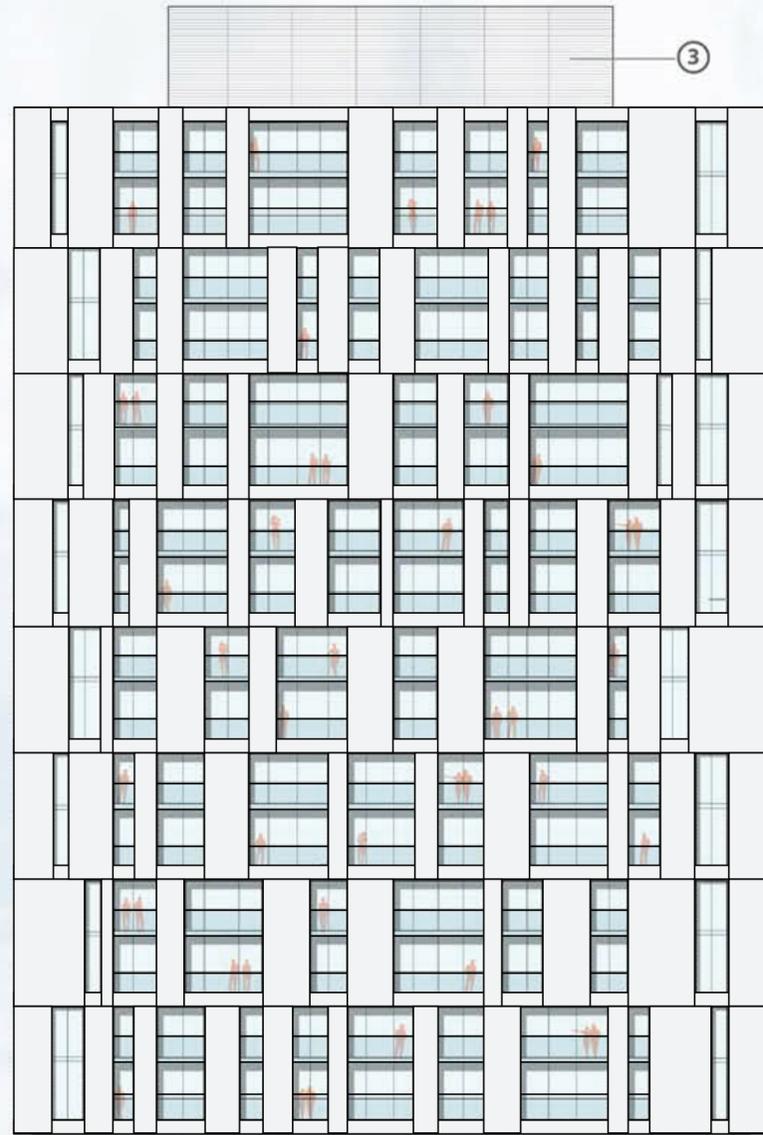
ENTRANCE TO AMENITY SPACE/ RETAIL

JACKSON STREET



- ④ PRECAST CONCRETE PANEL
- ⑤ SPANDREL GLASS
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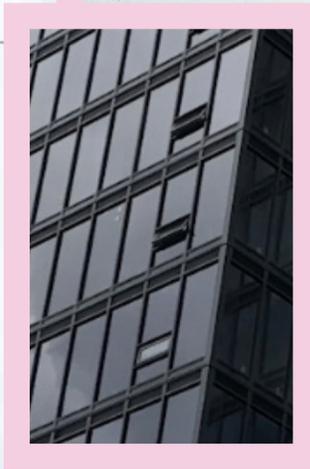
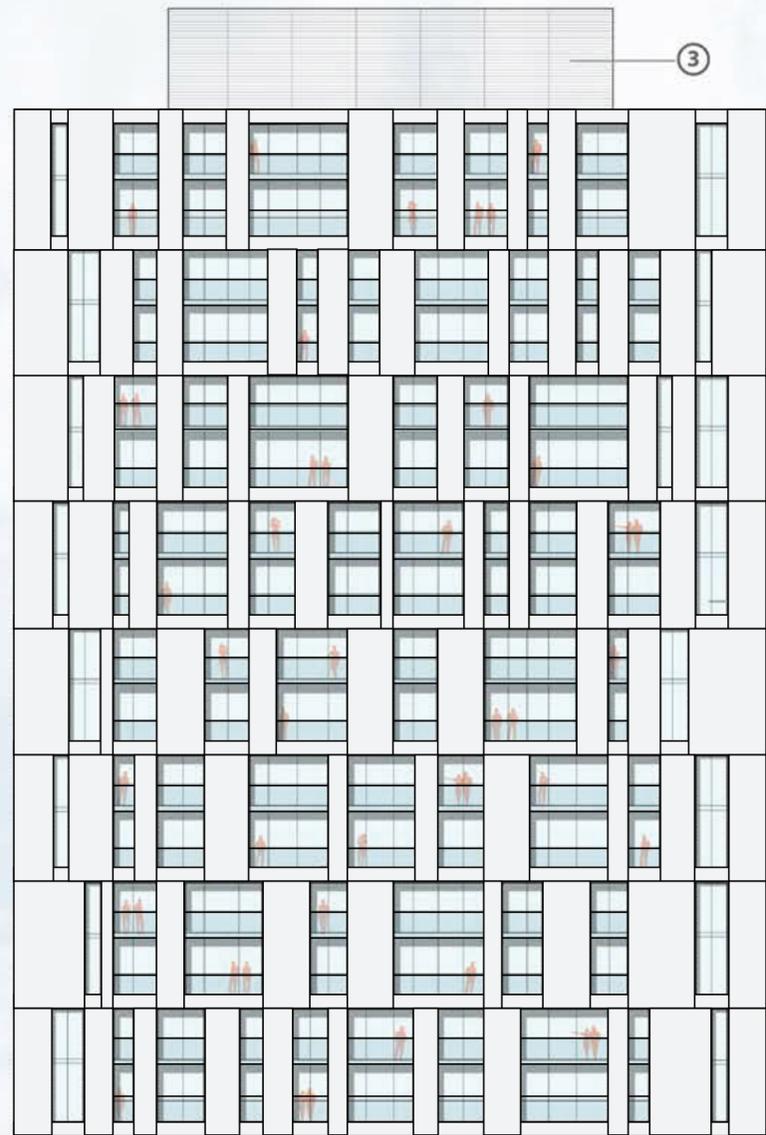
ENTRANCE  
RETAIL

ENTRANCE TO  
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JACKSON STREET



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75,300  
BUILDING HEIGHT



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ENTRANCE  
RETAIL

ENTRANCE TO  
AMENITY SPACE/  
RETAIL

JACKSON STREET





**TO CONCLUDE**

# TO CONCLUDE



# TO CONCLUDE



**PRECAST CAN  
LOOK GREAT**

# TO CONCLUDE



PRECAST CAN  
LOOK GREAT

\*mouthing\* YAS QUEEN!

# TO CONCLUDE



**JUST NOT WHEN ITS PRETENDING  
TO BE BRICK OR STONE**

05/27/2014

# TO CONCLUDE



**JUST NOT WHEN ITS PRETENDING  
TO BE BRICK OR STONE**

05/27/2014



**George Costanza**

Architecture

**THANK  
YOU**