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

I AM JUST A DESIGNER WITH A LOT OF FEELINGS
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)
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
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.

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PRECAST WITH FORM LINER

Mold Liners & Finishes

- 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!

Accents / Specialty

STUBBE'S CONCRETE WEBSITE

Coatings & Stains
BASF Master Protect HB300SB
PRECAST WITH FORM LINER

WALL PANEL FINISHES

- Mold Liner

STUBBE'S CONCRETE WEBSITE
PRECAST WITH FORM LINER

STUBBE'S CONCRETE WEBSITE
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.
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Wall Panel Sections

MIN: 90

STRAND DESIGN AS REQ'D

1/2" X 1/2" CHAMFER (EXTERIOR ONLY)

MAX: 13'-0"
Mold Liners & Finishes

Modular Brick Textured
Modular Brick - Smooth
Modular Brick Smooth
IT’S NOT GOING TO LOOK LIKE THIS
CONCRETE IS PRETTY AMAZING
HOWEVER
HOWEVER

BRICK OR STONE?
SO
WHAT CAN WE DO ABOUT IT
PRECEDEENTS
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.
TO CONCLUDE
TO CONCLUDE
TO CONCLUDE

PRECAST CAN LOOK GREAT
TO CONCLUDE

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TO CONCLUDE

JUST NOT WHEN ITS PRETENDING TO BE BRICK OR STONE
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(screaming)
George Costanza

Architecture

THANK YOU