

Note: Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

TACT Architecture Inc.
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416-516-1949
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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
North Elevation

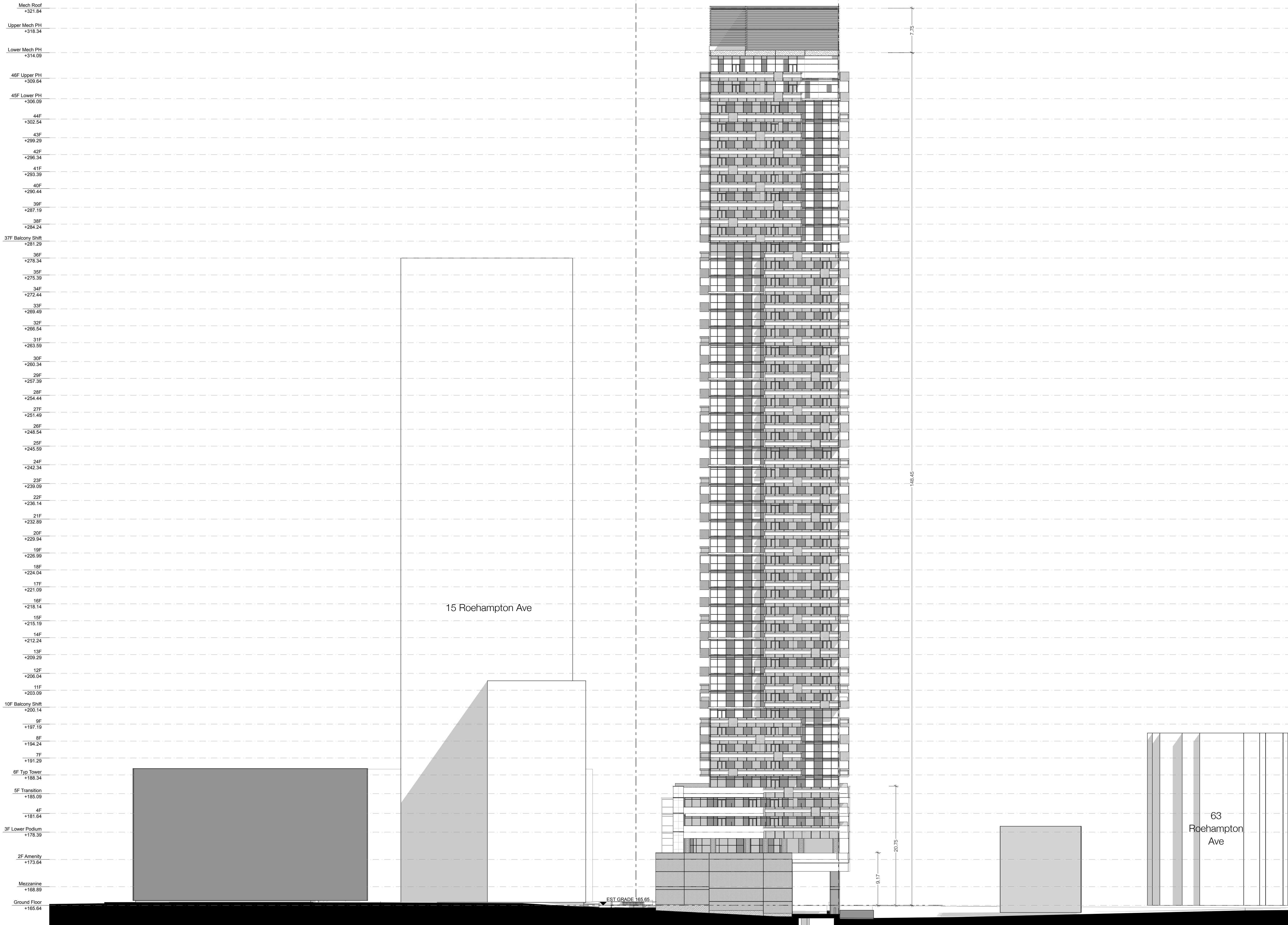
drawn by
RM, MJ, AK, RD

checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale
1:300



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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
South Elevation

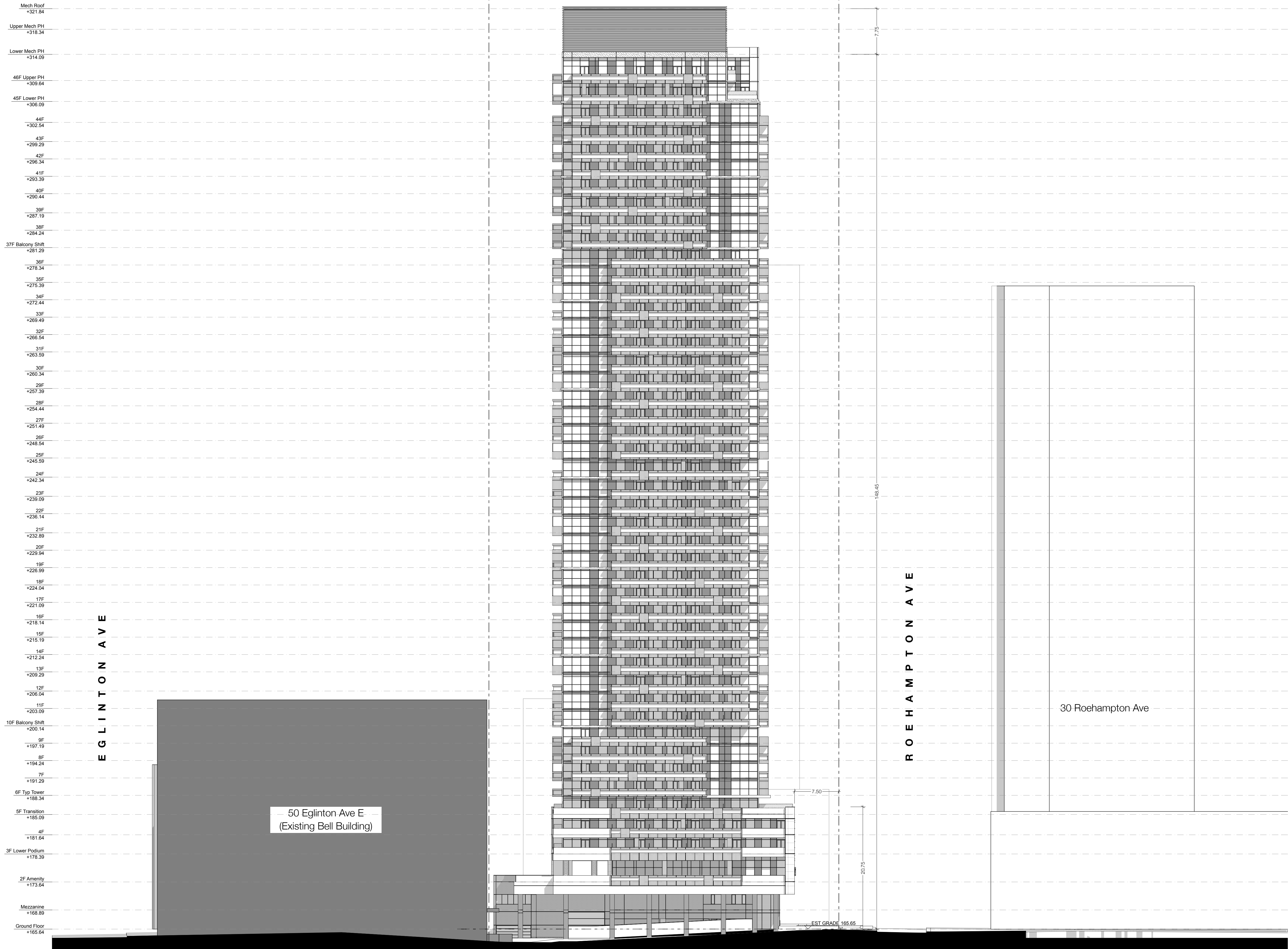
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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
East Elevation

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scale
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Mech Roof
+321.84
Upper Mech PH
+318.34
Lower Mech PH
+314.09
46F Upper PH
+309.64
45F Lower PH
+306.09
44F
+302.54
43F
+299.29
42F
+296.34
41F
+293.39
40F
+290.44
39F
+287.19
38F
+284.24
37F Balcony Shift
+281.29
36F
+278.34
35F
+275.39
34F
+272.44
33F
+269.49
32F
+266.54
31F
+263.59
30F
+260.34
29F
+257.39
28F
+254.44
27F
+251.49
26F
+248.54
25F
+245.59
24F
+242.34
23F
+239.09
22F
+236.14
21F
+232.89
20F
+229.94
19F
+226.99
18F
+224.04
17F
+221.09
16F
+218.14
15F
+215.19
14F
+212.24
13F
+209.29
12F
+206.04
11F
+203.09
10F Balcony Shift
+200.14
9F
+197.19
8F
+194.24
7F
+191.29
6F Typ Tower
+188.34
5F Transition
+185.09
4F
+181.64
3F Lower Podium
+178.39
2F Amenity
+173.64
Mezzanine
+168.89
Ground Floor
+165.64

30 Roehampton Ave

R O E H A M P T O N A V E

PROPERTY LINE

20.75
14.85
5.90

EST. GRADE 165.65

PROPERTY LINE

7.75

148.45

50 Eglinton Ave E
(Existing Bell Building)

40 Eglinton
Ave E

E G L I N T O N A V E

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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
West Elevation

drawn by
RM, MJ, AK, RD

checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale
1:300



MATERIALS LEGEND

- 1

PERFORATED METAL PANEL
FLAT AND FLUSH PANELS, DURASTAR COATINGS (BR2W104B) OR SIMILAR COLOUR.
- 2

METAL PANEL
FLAT AND FLUSH PANELS, PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- 3

WINDOW WALL SYSTEM
CLEAR DOUBLE PANE GLAZING, W. MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- 3B

WINDOW WALL SYSTEM - BIRD FRIENDLY
BIRD FRIENDLY FRIT PATTERN - DOUBLE PANE CLEAR GLAZING, W. MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- 4

MASONRY PANELS
HORIZONTAL PROPORTIONS, JOINTS HIDDEN, DARK BUFF MASONRY PANELS
- 4B

MASONRY PANELS 2
STRONG HORIZONTAL PROPORTIONS, LIGHT WARM BUFF
- 5

MASONRY WALL
STRONG HORIZONTAL PROPORTIONS, LIGHT WARM
- 6

CURTAIN WALL - BIRD FRIENDLY
CAPLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING.
- 6B

CURTAIN WALL - BIRD FRIENDLY
HORIZONTAL FRIT PATTERN, CAPLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING.
- 7

ALUMINUM SOFFIT WITH WOOD PRINT
WALNUT, HIGH QUALITY PRINT ON ALUMINUM OR SIMILAR.
- 7B

ALUMINUM SOFFIT WITH SOLID RED COLOUR
SOLID RED COLOUR, TO MATCH SIGNAGE
- 8

SPANDREL PANEL
BACK-PAINTED PANELS, TO MATCH METAL PANEL COLOUR "PEWTER".
- 8B

VENTILATION LOUVRES
HORIZONTAL VENTILATION LOUVRES, TO MATCH METAL PANEL COLOUR "PEWTER".
- 9

SIGNAGE
SOLID RED COLOUR TO MATCH NEIGHBOURING BUILDINGS, BACK-LIT
- 10

DECORATIVE PLANTER
LANDSCAPE ELEMENT - SEE LANDSCAPE DRAWINGS.
- 11

METAL LOUVRES
BRUSHED METAL LOUVRES
- 11B

METAL ACCENTS
REFLECTIVE METAL ACCENTS EMBEDDED INTO STONE
- 12

GLASS RAILING
GLASS RAILING
- 12B

GLASS RAILING - BIRD FRIENDLY
GLASS RAILING WITH HORIZONTAL FRIT PATTERN
- 12C

PRIVACY DIVIDER
1.78m MIN HEIGHT PRIVACY DIVIDERS - FROSTED GLASS FINISH OR SIMILAR
- Ecology Considerations

Glass reflections shall be muted for the full height of the buildings. Exterior lighting fixtures shall be shielded and directed downward to minimize light pollution. Bird friendly glass – with a frit pattern spacing no greater than 100mm x 100mm – is to be used for a minimum of 12m above grade.
- Materials

Any material substitutions subject to review and approval by design architect.

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client
Metropia + Capital Developments

sheet title
1:50 North Elevation

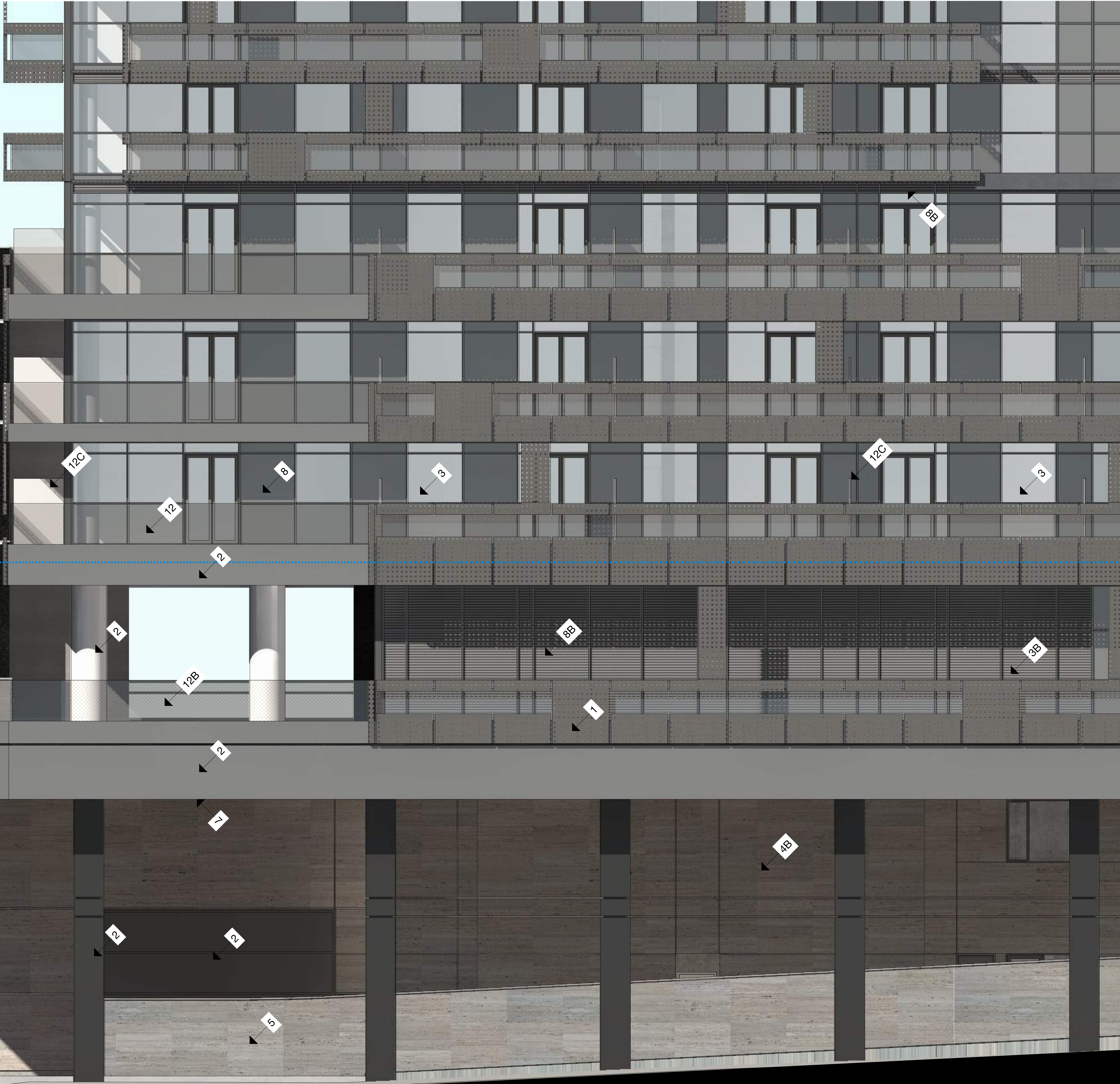
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issue date
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job number
1614

scale
1:50



A3.6



MATERIALS LEGEND

- 1 **PERFORATED METAL PANEL**
FLAT AND FLUSH PANELS, DURASTAR COATINGS (BROW104B) OR SIMILAR COLOUR.
- 2 **METAL PANEL**
FLAT AND FLUSH PANELS, PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- 3 **WINDOW WALL SYSTEM**
CLEAR DOUBLE PANE GLAZING, W MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- 3B **WINDOW WALL SYSTEM - BIRD FRIENDLY**
BIRD FRIENDLY FRIT PATTERN - DOUBLE PANE CLEAR GLAZING, W MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- 4 **MASONRY PANELS**
HORIZONTAL PROPORTIONS, JOINTS HIDDEN, DARK BUFF MASONRY PANELS.
- 4B **MASONRY PANELS 2**
STRONG HORIZONTAL PROPORTIONS, LIGHT WARM BUFF.
- 5 **MASONRY WALL**
STRONG HORIZONTAL PROPORTIONS, LIGHT WARM.
- 6 **CURTAIN WALL - BIRD FRIENDLY**
CAPLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING.
- 6B **CURTAIN WALL - BIRD FRIENDLY**
HORIZONTAL FRIT PATTERN, CAPLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING.
- 7 **ALUMINUM SOFFIT WITH WOOD PRINT**
WALNUT, HIGH QUALITY PRINT ON ALUMINUM OR SIMILAR.
- 7B **ALUMINUM SOFFIT WITH SOLID RED COLOUR**
SOLID RED COLOUR, TO MATCH SIGNAGE.
- 8 **SPANDREL PANEL**
BACK-PAINTED PANELS, TO MATCH METAL PANEL COLOUR "PEWTER".
- 8B **VENTILATION LOUVRES**
HORIZONTAL VENTILATION LOUVRES, TO MATCH METAL PANEL COLOUR "PEWTER".
- 9 **SIGNAGE**
SOLID RED COLOUR TO MATCH NEIGHBOURING BUILDINGS, BACK-LIT.
- 10 **DECORATIVE PLANTER**
LANDSCAPE ELEMENT - SEE LANDSCAPE DRAWINGS.
- 11 **METAL LOUVRES**
BRUSHED METAL LOUVRES.
- 11B **METAL ACCENTS**
REFLECTIVE METAL ACCENTS EMBEDDED INTO STONE.
- 12 **GLASS RAILING**
GLASS RAILING.
- 12B **GLASS RAILING - BIRD FRIENDLY**
GLASS RAILING WITH HORIZONTAL FRIT PATTERN.
- 12C **PRIVACY DIVIDER**
1.78m MIN HEIGHT PRIVACY DIVIDERS - FROSTED GLASS FINISH OR SIMILAR.

Ecology Considerations
Glass reflections shall be muted for the full height of the buildings. Exterior lighting fixtures shall be shielded and directed downward to minimize light pollution. Bird friendly glass - with a frit pattern spacing no greater than 100mm x 100mm - is to be used for a minimum of 12m above grade.

Materials
Any material substitutions subject to review and approval by design architect.

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job title
39-41 Roehampton Ave.

client
Metropia + Capital Developments

sheet title
1:50 East Elevation 2

drawn by
RM, MJ, AK, RD

checked by
PJ

issue date
Wednesday, April 18, 2018

job number
1614

scale
1:50



MATERIALS LEGEND

- 1 **PERFORATED METAL PANEL**
FLAT AND FLUSH PANELS, DURASTAR COATINGS (BR2W104B) OR SIMILAR COLOUR.
- 2 **METAL PANEL**
FLAT AND FLUSH PANELS, PPG COLOUR 'PEWTER' OR SIMILAR COLOUR.
- 3 **WINDOW WALL SYSTEM**
CLEAR DOUBLE PANE GLAZING, W/ MULLIONS IN PPG COLOUR 'PEWTER' OR SIMILAR COLOUR.
- 3B **WINDOW WALL SYSTEM - BIRD FRIENDLY**
BIRD FRIENDLY FRIT PATTERN - DOUBLE PANE CLEAR GLAZING, W/ MULLIONS IN PPG COLOUR 'PEWTER' OR SIMILAR COLOUR.
- 4 **MASONRY PANELS**
HORIZONTAL PROPORTIONS, JOINTS HIDDEN, DARK BUFF MASONRY PANELS
- 4B **MASONRY PANELS 2**
STRONG HORIZONTAL PROPORTIONS, LIGHT WARM BUFF
- 5 **MASONRY WALL**
STRONG HORIZONTAL PROPORTIONS, LIGHT WARM
- 6 **CURTAIN WALL - BIRD FRIENDLY**
CAPLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR 'PEWTER' OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING.
- 6B **CURTAIN WALL - BIRD FRIENDLY**
HORIZONTAL FRIT PATTERN, CAPLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR 'PEWTER' OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING.
- 7 **ALUMINUM SOFFIT WITH WOOD PRINT**
VALUITY, HIGH QUALITY PRINT ON ALUMINUM OR SIMILAR.
- 7B **ALUMINUM SOFFIT WITH SOLID RED COLOUR**
SOLID RED COLOUR, TO MATCH SIGNAGE
- 8 **SPANDREL PANEL**
BACK-PAINTED PANELS, TO MATCH METAL PANEL COLOUR 'PEWTER'.
- 8B **VENTILATION LOUVRES**
HORIZONTAL VENTILATION LOUVRES, TO MATCH METAL PANEL COLOUR 'PEWTER'.
- 9 **SIGNAGE**
SOLID RED COLOUR TO MATCH NEIGHBOURING BUILDINGS, BACK-LIT
- 10 **DECORATIVE PLANTER**
LANDSCAPE ELEMENT - SEE LANDSCAPE DRAWINGS.
- 11 **METAL LOUVRES**
BRUSHED METAL LOUVRES
- 11B **METAL ACCENTS**
REFLECTIVE METAL ACCENTS EMBEDDED INTO STONE
- 12 **GLASS RAILING**
GLASS RAILING
- 12B **GLASS RAILING - BIRD FRIENDLY**
GLASS RAILING WITH HORIZONTAL FRIT PATTERN
- 12C **PRIVACY DIVIDER**
1.75m MIN HEIGHT PRIVACY DIVIDERS - FROSTED GLASS FINISH OR SIMILAR

Ecology Considerations
Glass reflections shall be muted for the full height of the buildings. Exterior lighting fixtures shall be shielded and directed downward to minimize light pollution. Bird friendly glass - with a frit pattern spacing no greater than 100mm x 100mm - is to be used for a minimum of 12m above grade.

Materials
Any material substitutions subject to review and approval by design architect.

BIRD FRIENDLY FRIT PATTERN FOR ALL GLASS 12m FROM GRADE



TACT

Revision
YYYY.MM.DD
2016.05.19
2017.10.03
2018.04.18

Revision
ZBA & SPA Submission
ZBA & SPA Resubmission
Second SPA Resubmission

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1:50 West Elevation

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A3.8



MATERIALS LEGEND

- PERFORATED METAL PANEL**
FLAT AND FLUSH PANELS, DURASTAR COATINGS (BRW104B) OR SIMILAR COLOUR.
- METAL PANEL**
FLAT AND FLUSH PANELS, PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- WINDOW WALL SYSTEM**
CLEAR DOUBLE PANE GLAZING, W MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- WINDOW WALL SYSTEM - BIRD FRIENDLY**
BIRD FRIENDLY FRIT PATTERN - DOUBLE PANE CLEAR GLAZING, W MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- MASONRY PANELS**
HORIZONTAL PROPORTIONS, JOINTS HIDDEN, DARK BUFF MASONRY PANELS.
- MASONRY PANELS 2**
STRONG HORIZONTAL PROPORTIONS, LIGHT WARM BUFF
- MASONRY WALL**
STRONG HORIZONTAL PROPORTIONS, LIGHT WARM
- CURTAIN WALL - BIRD FRIENDLY**
CARLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING.
- CURTAIN WALL - BIRD FRIENDLY**
HORIZONTAL FRIT PATTERN, CARLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING.
- ALUMINUM SOFFIT WITH WOOD PRINT**
WALNUT, HIGH QUALITY PRINT ON ALUMINUM OR SIMILAR.
- ALUMINUM SOFFIT WITH SOLID RED COLOUR**
SOLID RED COLOUR, TO MATCH SIGNAGE
- SPANDREL PANEL**
BACK PAINTED PANELS, TO MATCH METAL PANEL COLOUR "PEWTER"
- VENTILATION LOUVRES**
HORIZONTAL VENTILATION LOUVRES, TO MATCH METAL PANEL COLOUR "PEWTER".
- SIGNAGE**
SOLID RED COLOUR TO MATCH NEIGHBOURING BUILDINGS, BACK-LIT
- DECORATIVE PLANTER**
LANDSCAPE ELEMENT - SEE LANDSCAPE DRAWINGS.
- METAL LOUVRES**
BRUSHED METAL LOUVRES
- METAL ACCENTS**
REFLECTIVE METAL ACCENTS EMBEDDED INTO STONE
- GLASS RAILING**
GLASS RAILING
- GLASS RAILING - BIRD FRIENDLY**
GLASS RAILING WITH HORIZONTAL FRIT PATTERN
- PRIVACY DIVIDER**
1.78m MIN HEIGHT PRIVACY DIVIDERS - FROSTED GLASS FINISH OR SIMILAR

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1:50 West Elevation 2

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