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job title 39-41 Roehampton Ave.
client Metropia + Capital Developments sheet title
 North Elevation drawn by checked by RM, MJ, AK, RD PJ
issue date Wednesday, April 18, 2018 job number scale
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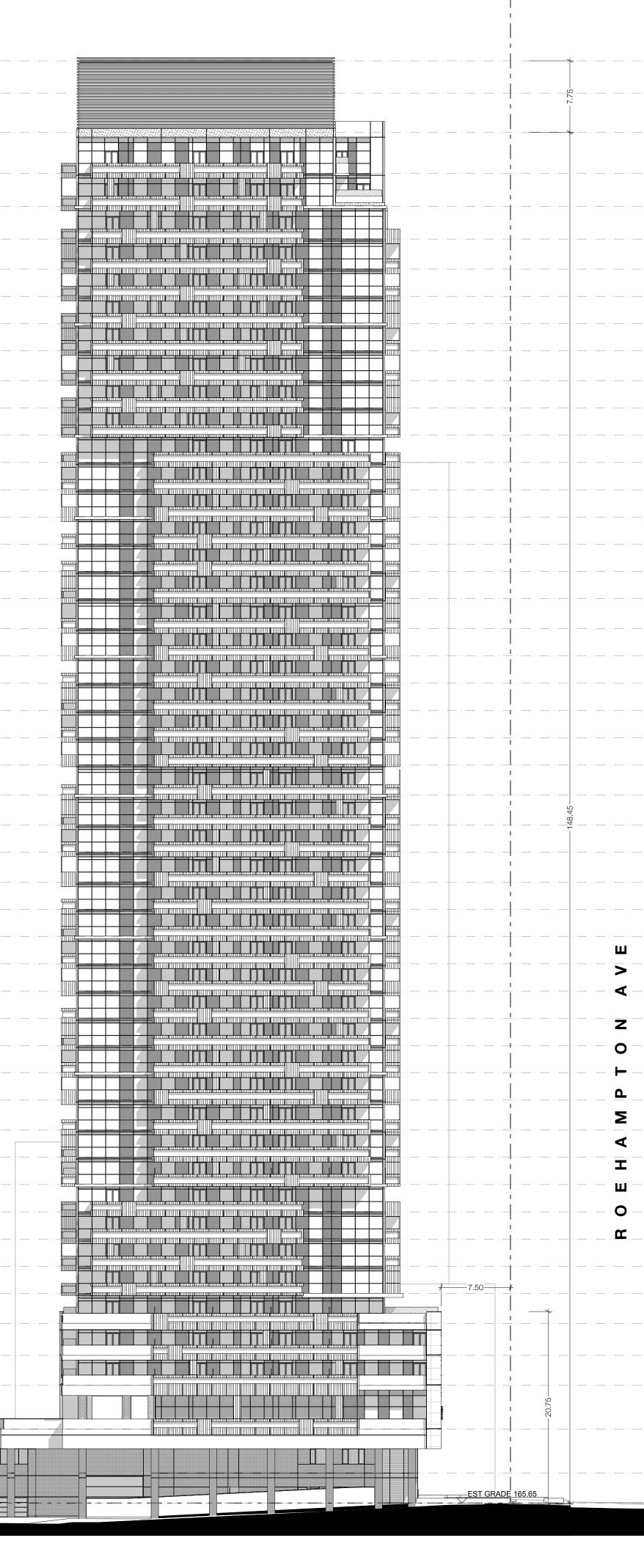
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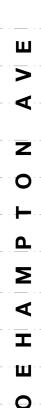
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client	
Metropia + Capital D	Developments
sheet title	
South Elevation	
drawn by	checked by
RM, MJ, AK, RD	PJ
issue date	
Wednesday, April 18	, 2018
job number	scale

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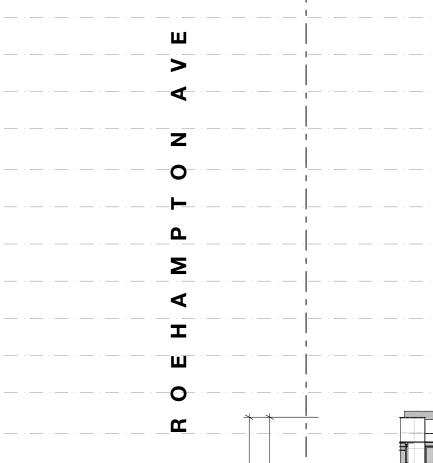
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job title 39-41 Roehampton Ave.
client Metropia + Capital Developments
sheet title East Elevation drawn by checked by
RM, MJ, AK, RD PJ
Wednesday, April 18, 2018 job number scale 1614 1:300

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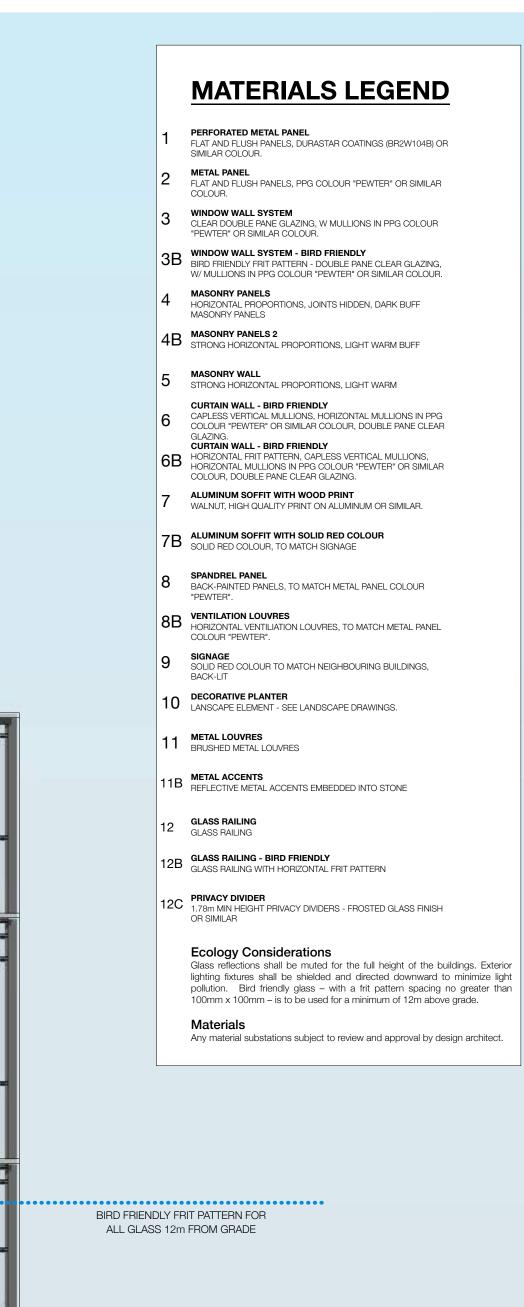


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2016.09.19	ZBA & SPA Submission
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50 Eglinton (Existing Bell		A Z O F Z I J J S U	Ioronto Ontario M6G 1B8 416-516-1949 info@tactdesign.ca Note: This drawing and all copyright therein are the sole and exclusive property of TACT Design Inc. Reproduction or use of this drawing in whole or in part by any means or in any way whatsoever without the prior written consent of TACT Design is strictly prohibited. Do not scale th is drawing. Published <i>Wednesday, April 18, 2018.</i> file: 1614 80.0 SPA.pln igb title 39-41 Roehampton Ave. client Metropia + Capital Developments sheet title West Elevation drawn by RM, MJ, AK, RD PJ issue date Wednesday, April 18, 2018 issue date Wednesday, April 18, 2018

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FLUSH-MOUNTED FIRE

DEPARTMENT CONNECTION



YYYY.MM.DDRevision2016.09.19ZBA & SPA Submission2017.10.23ZBA & SPA Resubmission2018.04.18Second SPA Resubmission

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

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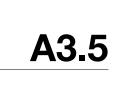
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job title **39-41 Roehampton Ave.** client **Metropia + Capital Developments** sheet title **1:50 North Elevation** drawn by checked by **RM, MJ, AK, RD** PJ issue date Wednesday, April 18, 2018

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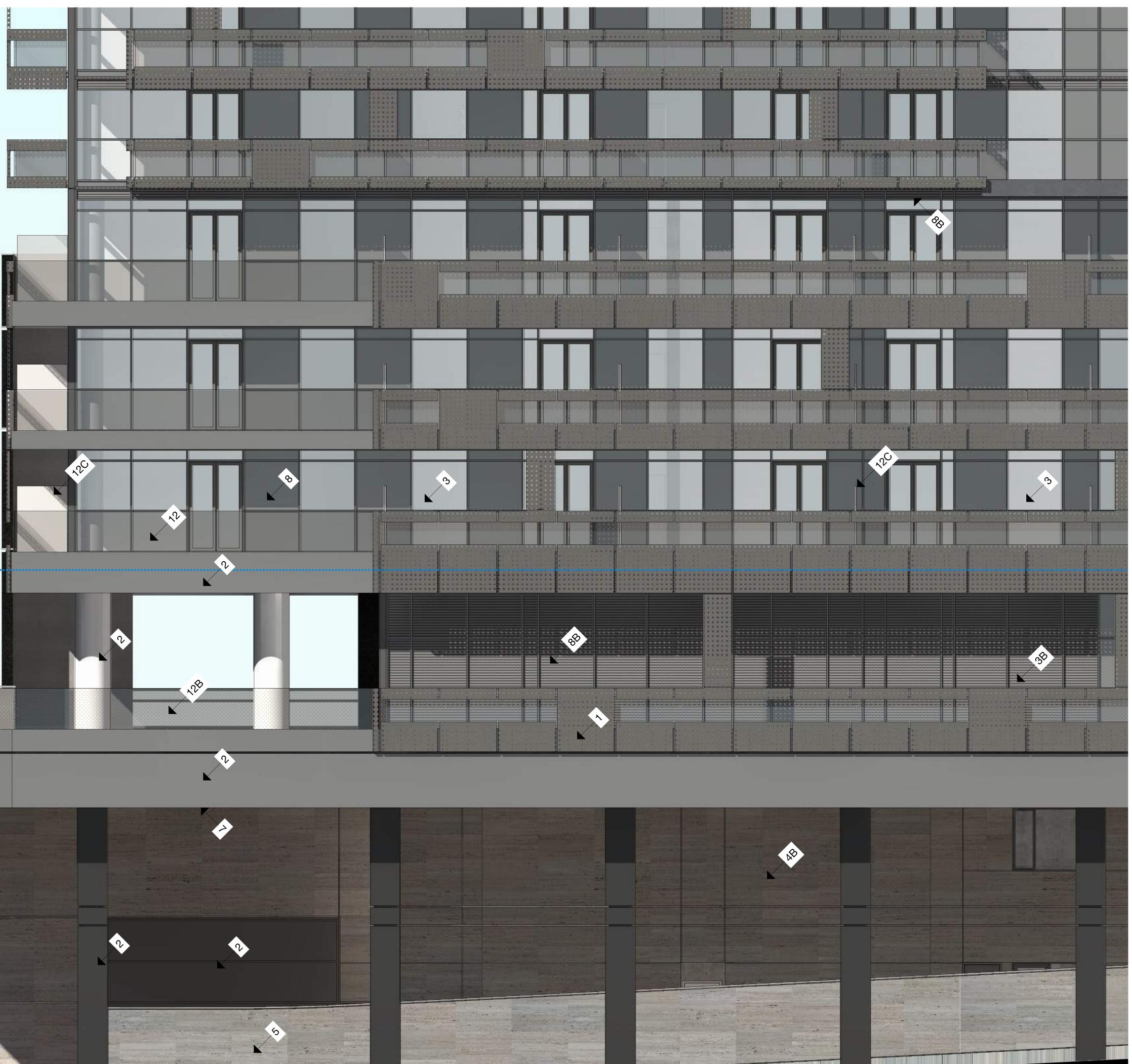


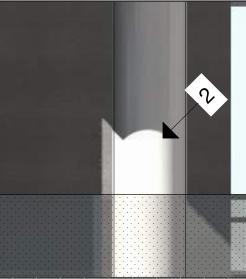
- PERFORATED METAL PANEL FLAT AND FLUSH PANELS, DURASTAR COATINGS (BR2W104B) OR SIMILAR COLOUR.
- METAL PANEL FLAT AND FLUSH PANELS, PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- WINDOW WALL SYSTEM CLEAR DOUBLE PANE GLAZING, W MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR.
- MASONRY PANELS
- 4B MASONRY PANELS 2 STRONG HORIZONTAL PROPORTIONS, LIGHT WARM BUFF
- MASONRY WALL **O** STRONG HORIZONTAL PROPORTIONS, LIGHT WARM
- CURTAIN WALL BIRD FRIENDLY 6 CAPLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING. Curtain Wall - Bird Friendly
- 6B HORIZONTAL FRIT PATTERN, CAPLESS 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.
- SPANDREL PANEL 8 BACK-PAINTED PANELS, TO MATCH METAL PANEL COLOUR "PEWTER".
- 8B VENTILATION LOUVRES HORIZONTAL VENTILIATION LOUVRES, TO MATCH METAL PANEL COLOUR "PEWTER".
- SIGNAGE SOLID RED COLOUR TO MATCH NEIGHBOURING BUILDINGS, BACK-LIT
- 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 substations subject to review and approval by design architect.









2016.09.19 ZBA & SPA Submission 2017.10.23 ZBA & SPA Resubmission 2018.04.18 Second SPA Resubmission

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

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job title	
39-41 Roehampton A	ve.
client	
Metropia + Capital D	evelopments
sheet title	
1:50 East Elevation	
drawn by	checked by
RM, MJ, AK, RD	PJ
issue date	
Wednesday, April 18,	2018
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job number	Scale







Revision:

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 Revision

 2016.09.19
 ZBA & SPA Submission

 2017.10.23
 ZBA & SPA Resubmission

 2018.04.18
 Second SPA Resubmission

	WIAI ERIALS 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. CURTAIN WALL - BIRD FRIENDLY
6B	HORIZONTAL FRITPATTERN, CAPLESS VERTICAL MULLIONS, HORIZONTAL FRITPATTERN, 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 VENTILIATION LOUVRES, TO MATCH METAL PANEL COLOUR "PEWTER".
9	SIGNAGE SOLID RED COLOUR TO MATCH NEIGHBOURING BUILDINGS, BACK-LIT
10	DECORATIVE PLANTER LANSCAPE ELEMENT - SEE LANDSCAPE DRAWINGS.
11	METAL LOUVRES BRUSHED METAL LOUVRES
11B	METAL ACCENTS REFLECTIVE METAL ACCENTS EMBEDDED INTO STONE
12	GLASS RAILING GLASS RAILING

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Metropia + Capital Develop	oments
sheet title	
1:50 East Elevation 2	
drawn by	checked by
RM, MJ, AK, RD	PJ
ssue date	
Wednesday, April 18, 2018	
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1614	1:50

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MATERIALS LEGEND

- 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. MASONRY PANELS
- 4 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 CURTAIN WALL - BIRD FRIENDLY
- 6 CAPLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING. CURTAIN WALL - BIRD FRIENDLY
- 6B HORIZONTAL FRIT PATTERN, CAPLESS VERTICAL MULLIONS, HORIZONTAL MULLIONS IN PPG COLOUR "PEWTER" OR SIMILAR COLOUR, DOUBLE PANE CLEAR GLAZING.
- 7 WALNUT, HIGH QUALITY PRINT ON ALUMINUM OR SIMILAR.
 7B ALUMINUM SOFFIT WITH SOLID RED COLOUR SOLID RED COLOUR, TO MATCH SIGNAGE
- SOLID RED COLOUR, TO MATCH SIGNAGE
- 8 SPANDREL PANEL BACK-PAINTED PANELS, TO MATCH METAL PANEL COLOUR "PEWTER".
- 8B
 VENTILATION LOUVRES HORIZONTAL VENTILIATION LOUVRES, TO MATCH METAL PANEL COLOUR "PEWTER".

 9
 SIGNAGE SOLID RED COLOUR TO MATCH NEIGHBOURING BUILDINGS,
- 10 DECORATIVE PLANTER LANSCAPE 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

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

BIRD FRIENDLY FRIT PATTERN FOR ALL GLASS 12m FROM GRADE 77

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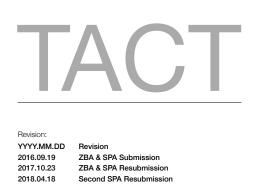
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job title **39-41 Roehampton Ave.** client **Metropia + Capital Developments** sheet title **1:50 West Elevation** drawn by **checked by RM, MJ, AK, RD p i**ssue date **Wednesday, April 18, 2018**

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MATERIALS LEGEND

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- 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
- 6B 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.
- 7B ALUMINUM SOFFIT WITH SOLID RED COLOUR SOLID RED COLOUR, TO MATCH SIGNAGE
- SPANDREL PANEL BACK-PAINTED PANELS, TO MATCH METAL PANEL COLOUR "PEWTER".
- 8B VENTILATION LOUVRES HORIZONTAL VENTILIATION LOUVRES, TO MATCH METAL PANEL COLOUR "PEWTER".
- SIGNAGE SOLID RED COLOUR TO MATCH NEIGHBOURING BUILDINGS, BACK-LIT
- 10 DECORATIVE PLANTER LANSCAPE ELEMENT SEE LANDSCAPE DRAWINGS.
- 11 METAL LOUVRES BRUSHED METAL LOUVRES
- 11B METAL ACCENTS REFLECTIVE METAL ACCENTS EMBEDDED INTO STONE
- 12 GLASS RAILING GLASS RAILING
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job title 39-41 Roehampton Ave.

client Metropia + Capital Developments

sheet title 1:50 West Elevation 2

drawn by	checked by
RM, MJ, AK, RD	PJ
issue date	

job number

1614