

April 29, 2015

Carlos Antunes and Christina Lee
Kirkor Architects & Planners
20 Martin Ross Avenue
Toronto, ON M3J 2K8

RE: Aquavista Contract Document Design Review

Carlos and Christina,

We have uploaded two PDF's to the Tridel FTP site for you.

1. Redlined Contract Document progress set
2. 11x17 Additional Sketches and clarifications

We thought best to also include this memo that highlights the larger issues.

1. The Fresh Air Plenum along Merchant's Wharf (west elevation) seems to be expanded at the ground floor and mezzanine. This differs slightly from the ARQ ground floor plan in that it reduces the gallery space allocated for Artscape along the storefront. We hope there is a way to increase this space with further discussions with MCW. In addition, the access to the space seems to have been eliminated from the Artscape lobby. We felt that was crucial to maintain. If access is not from the lobby, an additional exterior door will need to be created along an already door-heavy façade.
2. We find it very beneficial that the mezzanine spaces along Merchant's Wharf are being utilized now by administration space for Artscape, so that vision glass, rather than spandrel glass, can be provided.
3. There is significant deviation from the ARQ glazing modules at the NW corner (condo lobby). We've included some additional sketches to help try to rectify these conditions.
4. There are also some deviations at the condo mailroom area. Again, some sketches have been provided.
5. See also the NE corner. We have provided sketches that shift some of the brick and glazing modules to maintain better interior and exterior alignments with the adjusted egress corridor and the vestibule condition. Note that some of the lobby column/pier locations that were shown in the ARQ drawings were located specifically to pick up the structure for canopies above, based on previous conceptual discussions with your office. If there is a different method that Stephenson can propose, please keep us in the loop so we can assist with adjusting the façade appropriately at those locations.
6. A brick pier was completely removed between the gas alcove location and the secondary condo lobby. We've provided sketches that attempt to maintain that brick pier, but adjust other glazing around it.
7. We feel that locating sliding doors on the curved retail entrance is problematic. We would prefer either a curved Nanawall type folding door, which I think would also be impractical, or swinging doors only. If a sliding door is required, we would prefer that it is relocated to the western façade where originally intended.
8. There are several ground floor glazing designations that are off from the ARQ design drawings. We've marked them up accordingly on your set. Primarily these are focused around the NW and NE corner lobbies.
9. On the elevations, it appears the annotations have not yet been fully implemented, but please pay close attention to the rendered elevations provided by ARQ. One thing we note, in general, is that Gray Velvet slab edge covers are to be located within double height window locations (and interspersed occasionally in other areas) and those seem to be not called out either at all, or incorrectly, on the elevations in some areas (see east elevation A4-01).

10. On the mechanical PH roof, some railings are indicated as “6” and “R5”, but should all be “R6”. Note that the R6 detail will require more coordination between ARQ and Kirkor as the intention is that it is clear glass with depth to imply that it is a “shadow box” rather than a monolithic spandrel.
11. An additional stone has been added to the materials legend, prior to the last DRP. This stone, noted on page 8 of the DRP presentation should be #2 on your legend. The Absolute Black stone should have a new number and be used at ground level under all brick walls.
12. The canopies at residential entries should not be Gray Velvet, but should be revised to a glass, TBD detail. Please refer to the rendered elevations and perspectives as well as the email sent to Solvera, Carlos and Christina dated 4/7/2015, titled “Aquavista Residential Canopies”. This should be discussed so that the detailing and materiality can be finalized.
13. The service garage doors on the north façade should be noted as “4B” rather than “4”.
14. There are some misapplications of the “4B” and “4C” designations on the storefront. Additionally, “4C” should not contain any metal panel, but should be a “true” spandrel IGU with two panes of glass.
15. All terrace dividers should be lowered to no higher than the balcony or terrace railing height.
16. The increased FTF height of level 2, and thus the increased elevation of the 2nd floor terrace slab creates a problem at the terrace perimeter. Please provide a solution for this that does not alter the thickness of the slab cover, nor raise the top height of the terrace railing at different rates. The various slab covers and top of railings must be aligned continuously along the entire perimeter of the building. No bumps in elevation along one floor plan are allowed.
17. The terrace problem noted above also exists on Level 13. Please provide an acceptable solution.
18. The mechanical roof (both east and west tower) is incorrectly detailed and drawn. Please refer to the updated model and attached sketches. The “sawtooth” design has been eliminated and so therefore the paver paths along the perimeter are simplified as is the detail condition and the application of green roof and PV panels may also be simplified.
19. We have marked up several suggested revisions to a few staircase areas in penthouse units to clean up the railings and openings or provide for more usable adjacent space.

I hope you find this summary of the key points clear, concise and helpful. Please let me know if you need anything further or if we should schedule a WebEx once you've had a moment to review our review.

Cheers,

Alexander Briseño, AIA LEED AP
Senior Associate