

# **P25 / P26**

## Conceptual Architectural Renderings

# Conceptual Rendering



# Conceptual Rendering



# Conceptual Rendering



# Conceptual Rendering



# Conceptual Rendering



# Conceptual Rendering



# Conceptual Rendering

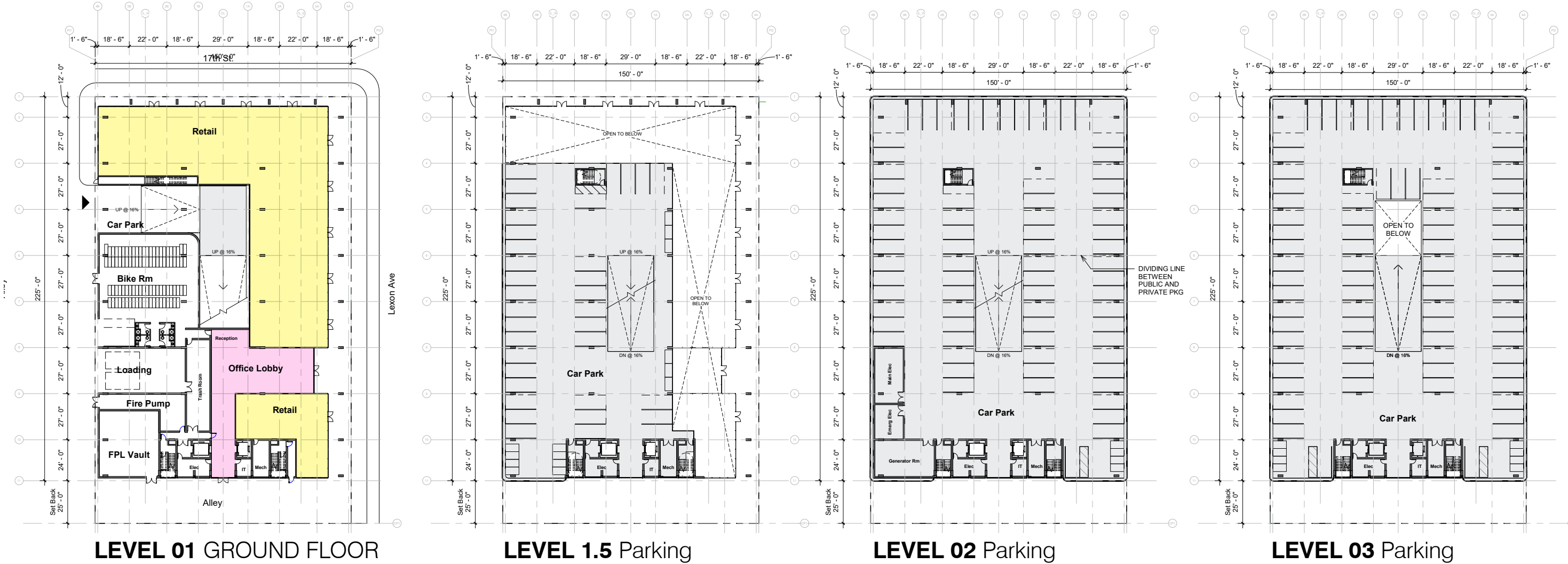




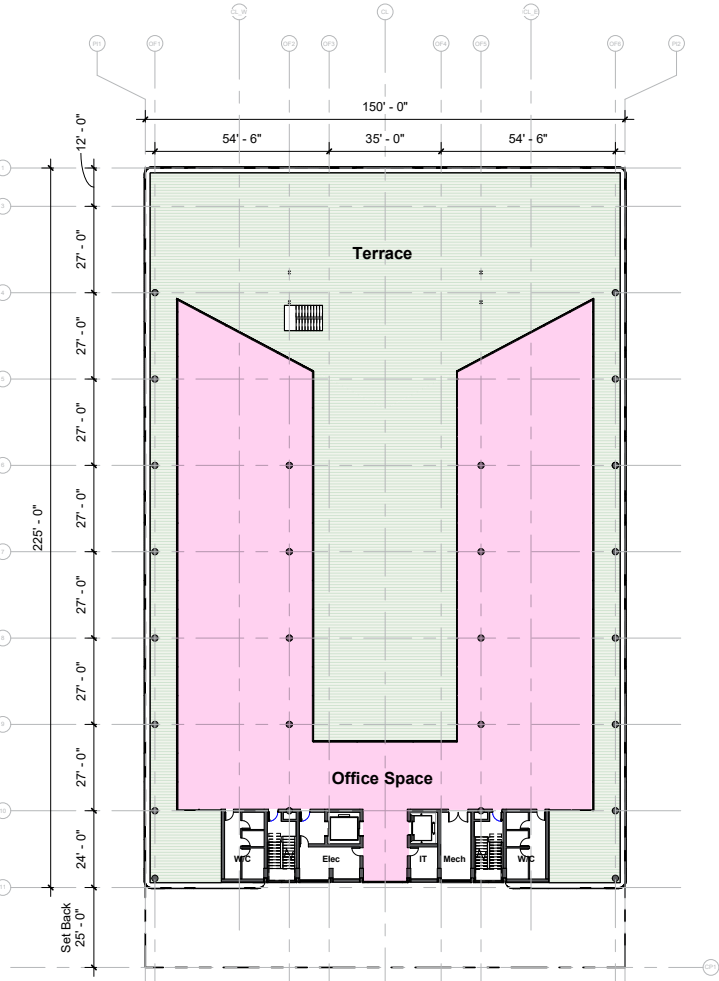
# **P25 / P26**

## Conceptual Architectural Plans

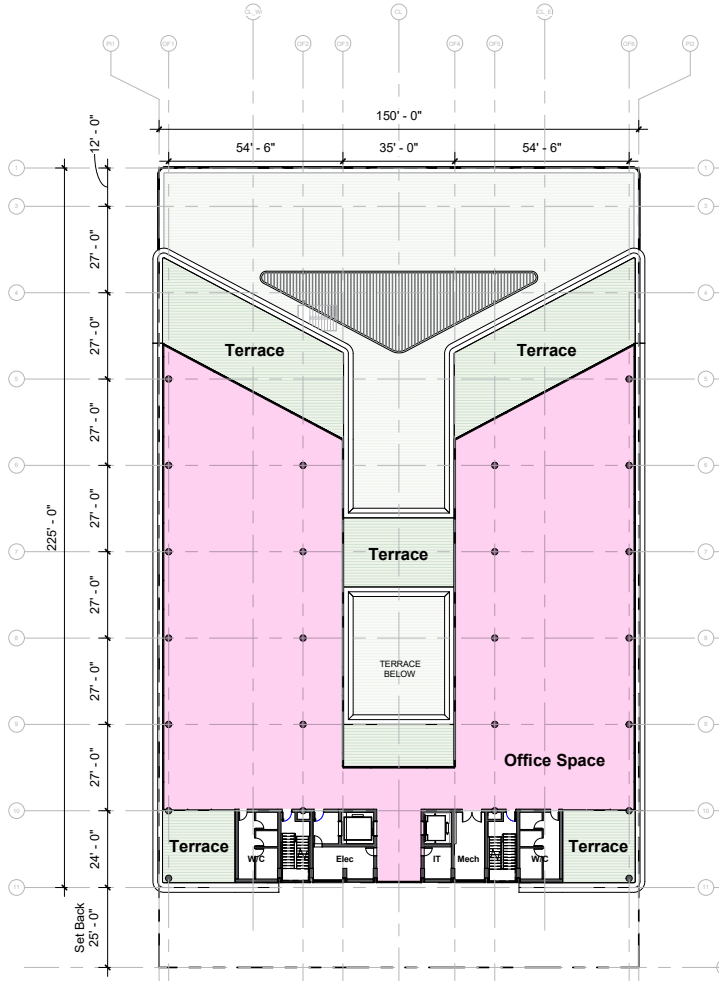
# P25 Conceptual Floor Plans: Levels 01-03



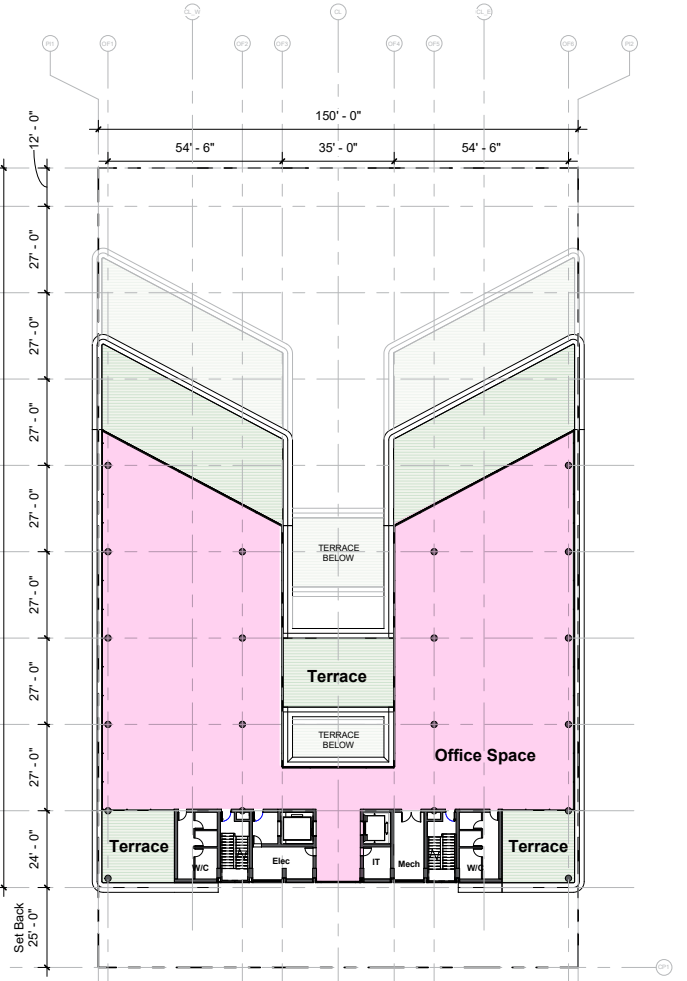
# P25 Conceptual Floor Plans: Levels 04-Roof



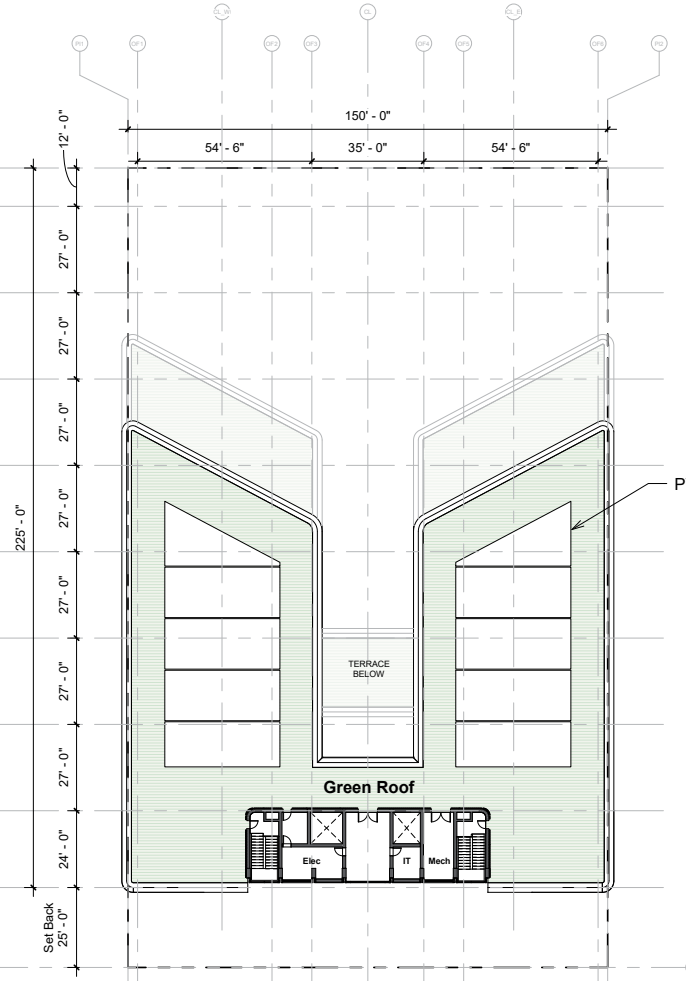
**LEVEL 04 Office**



**LEVEL 05 Office**

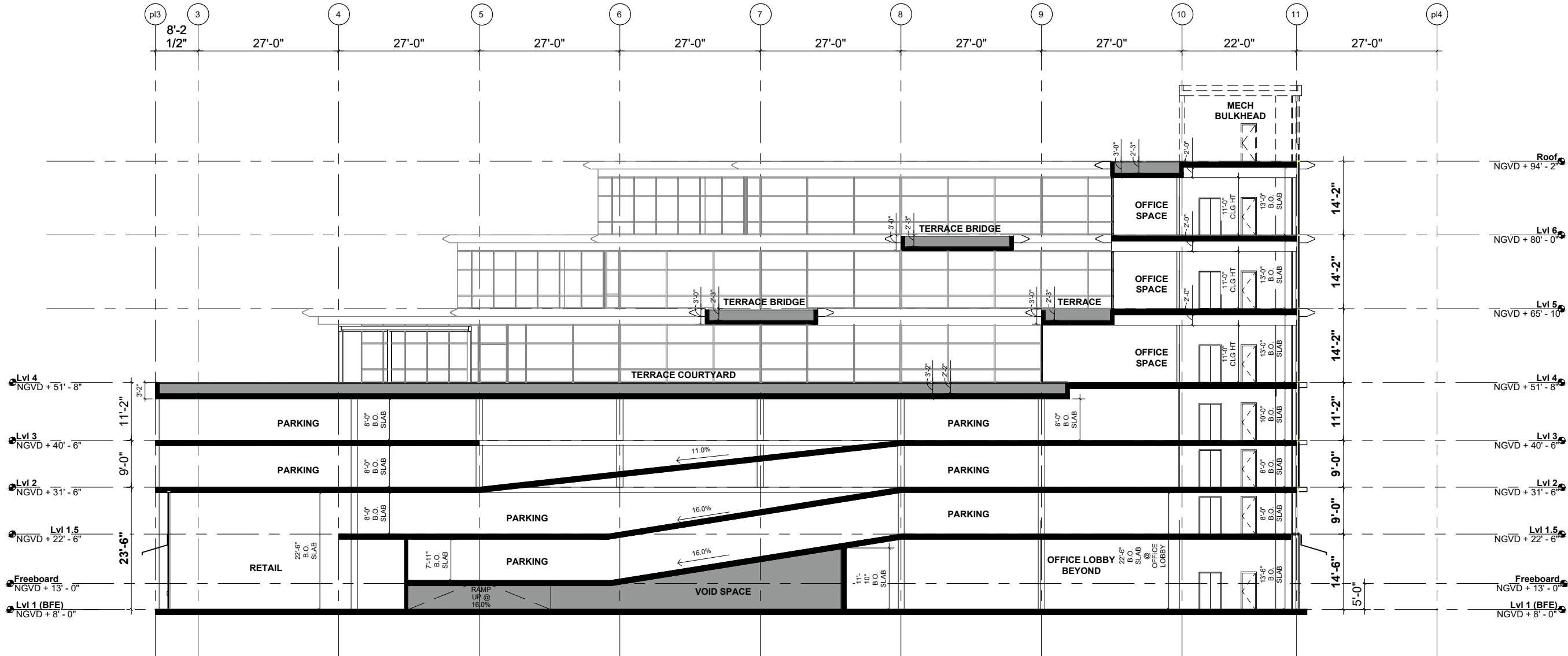
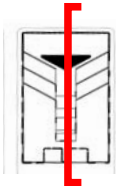


**LEVEL 06 Office**



**ROOF**

# P25 Conceptual Architectural Section



**Building Section: North/South**

# P25 Conceptual Project Areas and Parking

<b>Building Areas</b>	
Program/Use	Area
<b>FAR</b>	
MEP/BOH/Circulation	12,920 SF
Office	44,940 SF
Retail	12,265 SF
TOTAL 70,125 SF	
<b>Non-FAR</b>	
Car Park	75,075 SF
City Replacement Pkg (Public)	13,356 SF
MEP Deductible	5,848 SF
Terrace	27,603 SF
121,882 SF	
Gross Construction Area	192,007 SF

Percentage of Office Area to Building Floor Area = **64%**

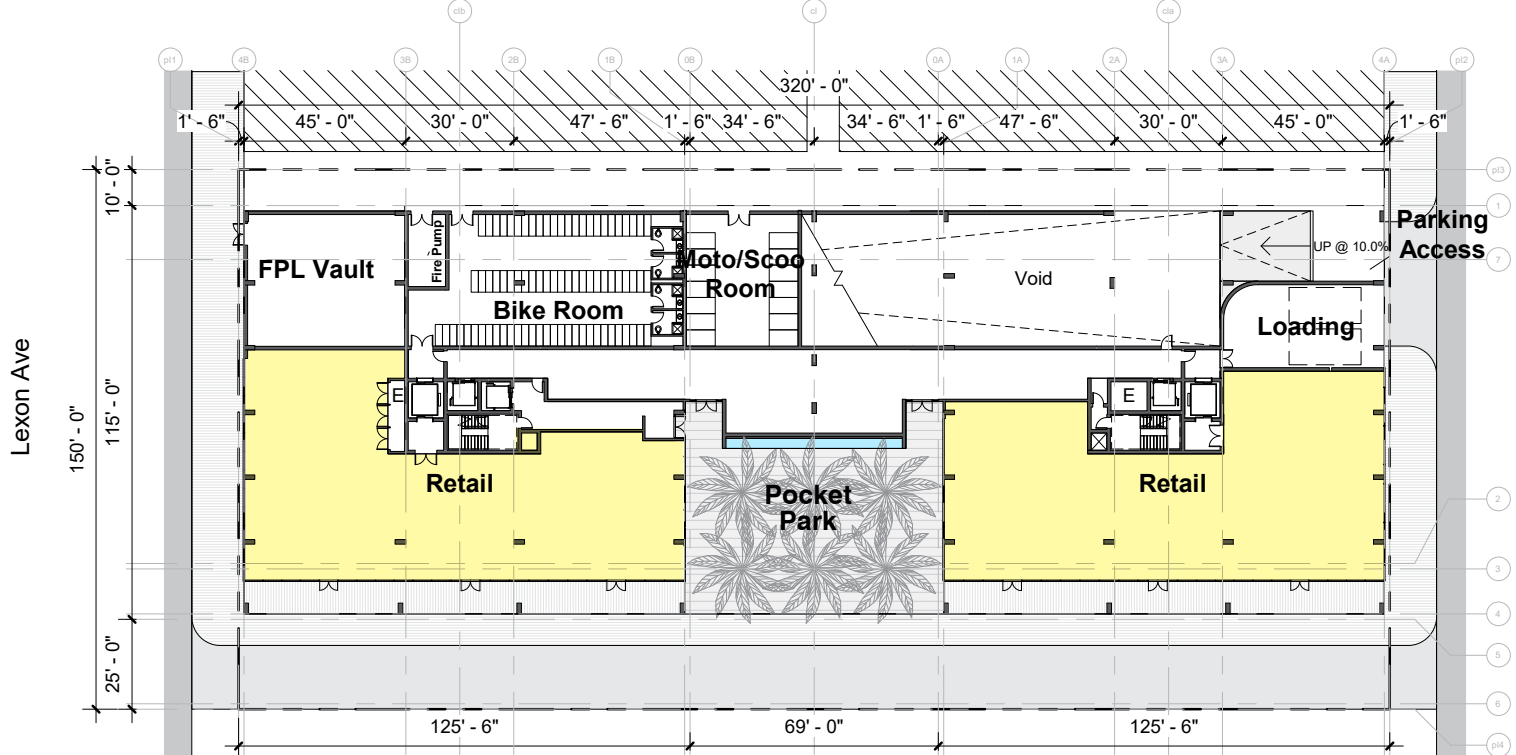
(44,940 SF Office Area / 70,125 SF Building Floor Area = 0.640)

<b>OFFICE USE PARKING CALCULATION</b>	
REQ'D PARKING BY CODE (OFFICE) ONE SPACE PER 400 SF	
TOTAL SF AREA "OFFICE USE" (FLRS 4-6)	42,336
PKG FACTOR	400
TOTAL REQ'D PKG	<b>107</b>
QTY. CAR PKG SPACES IN PROJECT	193
SUBTRACT CITY REPLACEMENT PKG SPACES	86
PKG SPACES AVAIL. FOR OFFICE USE:	107
QTY. PKG "OVER/UNDERPARKED"	0

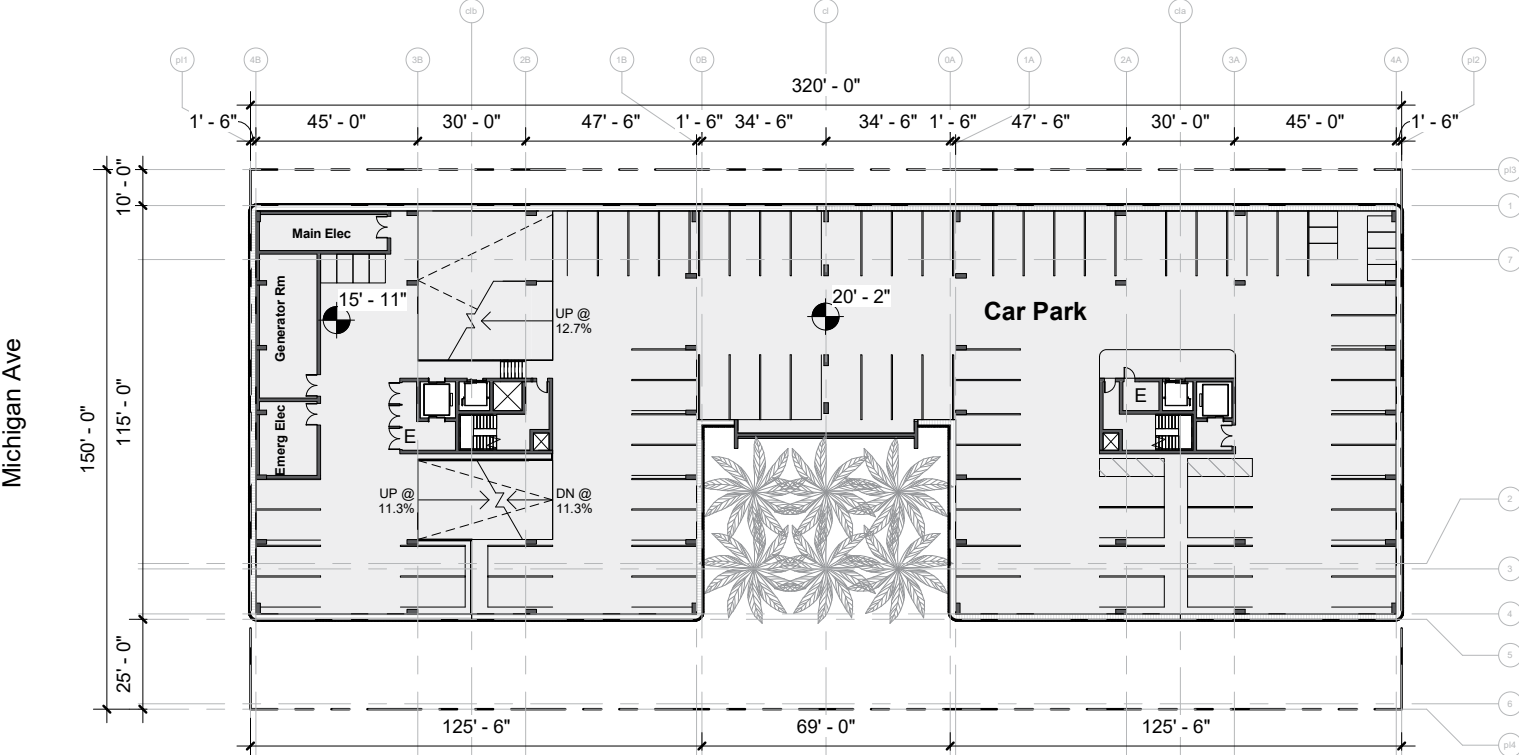
<b>SUMMARY PARKING PROVIDED IN PROJECT</b>	
QTY. STANDARD PKG SPACES (incl. 6 ADA)	107
QTY. CARPOOL PKG SPACES	0
QTY. CITY REPLACEMENT PKG	86
<b>QTY. TOTAL CAR PARKING</b>	<b>193</b>

<b>ALTERNATIVE PARKING PROVIDED IN PROJECT</b>	
QTY. SECURE BICYCLE PARKING	92
QTY. MOTORCYCLE / SCOOTER PARKING	26
QTY. BICYCLE ROOM SHOWERS	4

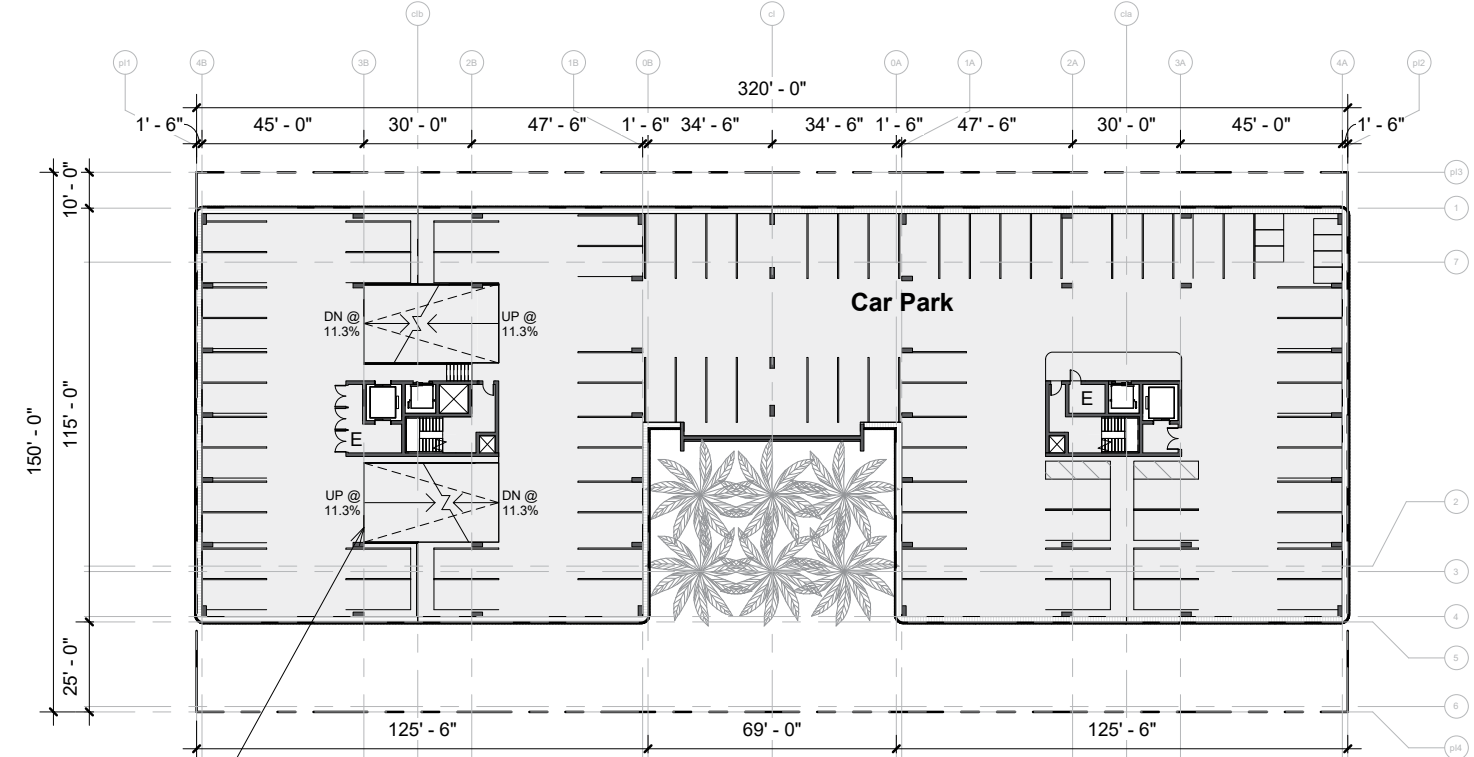
# P26 Conceptual Floor Plans: Levels 01-04



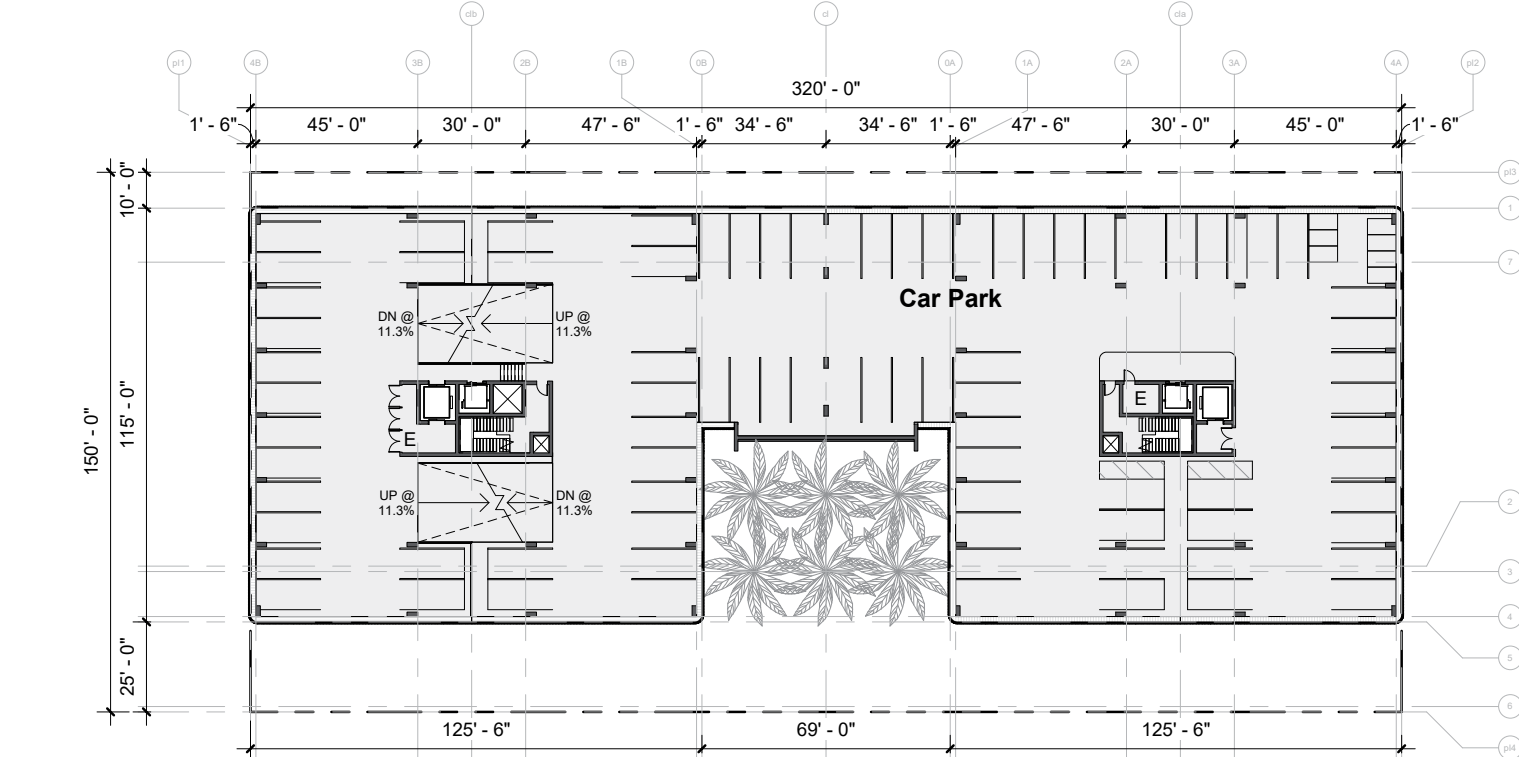
**LEVEL 01 GROUND FLOOR** Lincoln N



**LEVEL 02 PARKING**

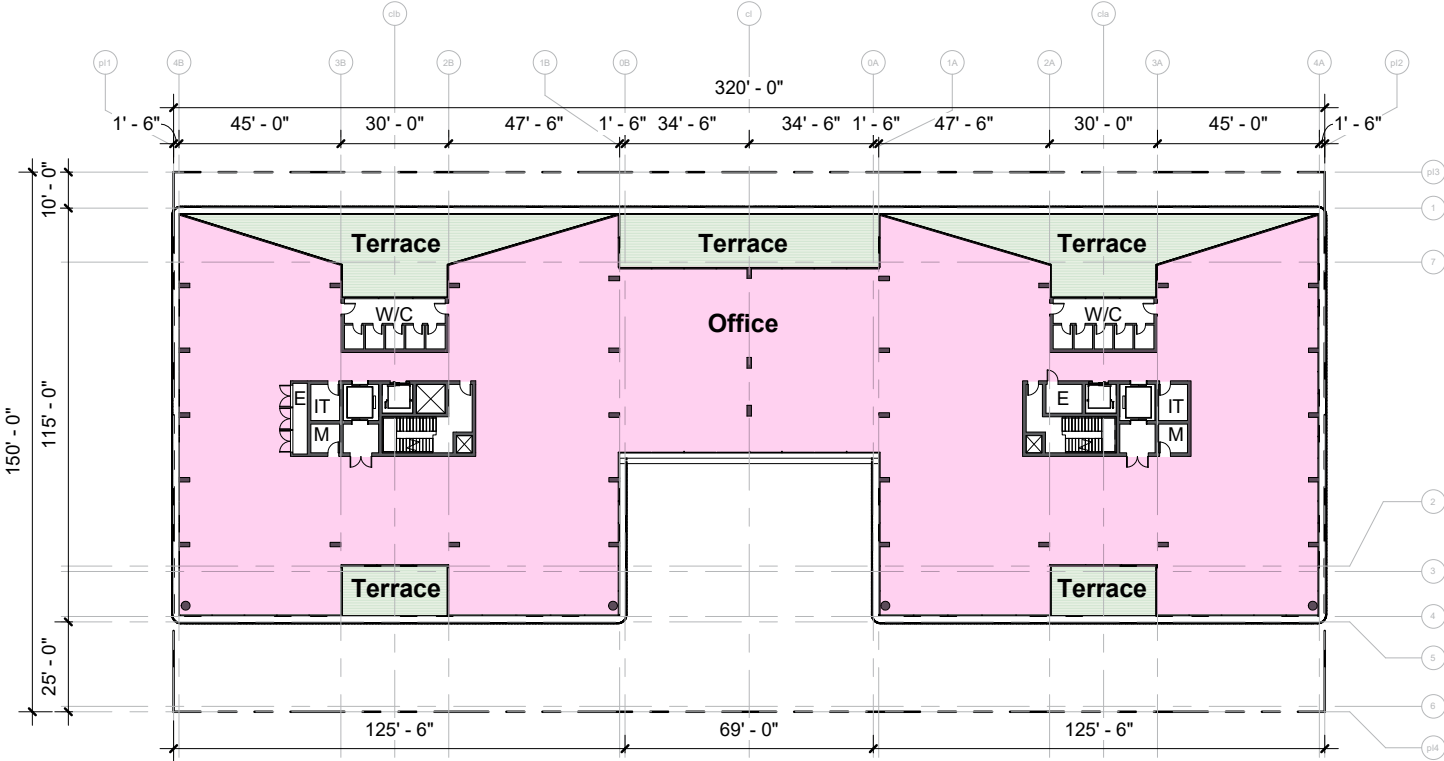


**LEVEL 03 PARKING**

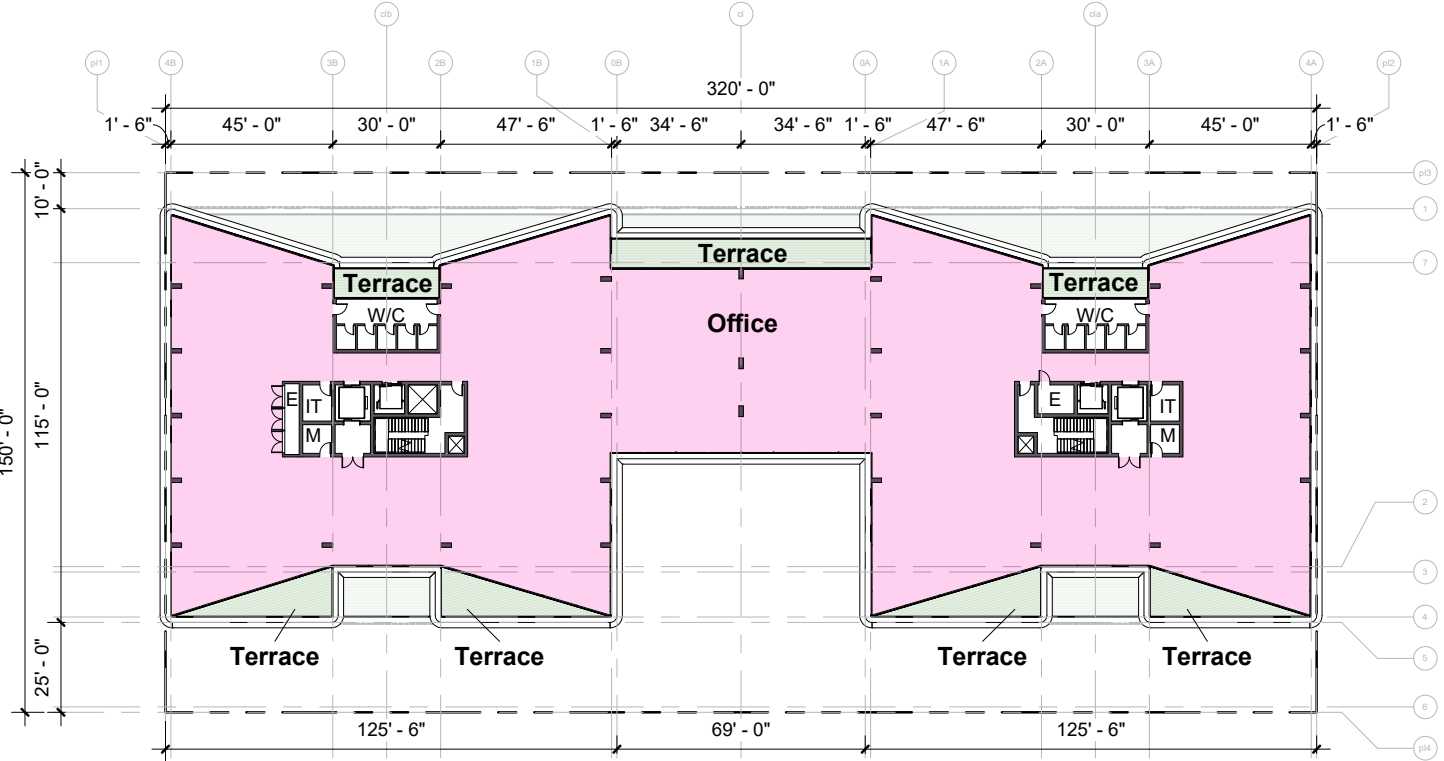


**LEVEL 04 PARKING**

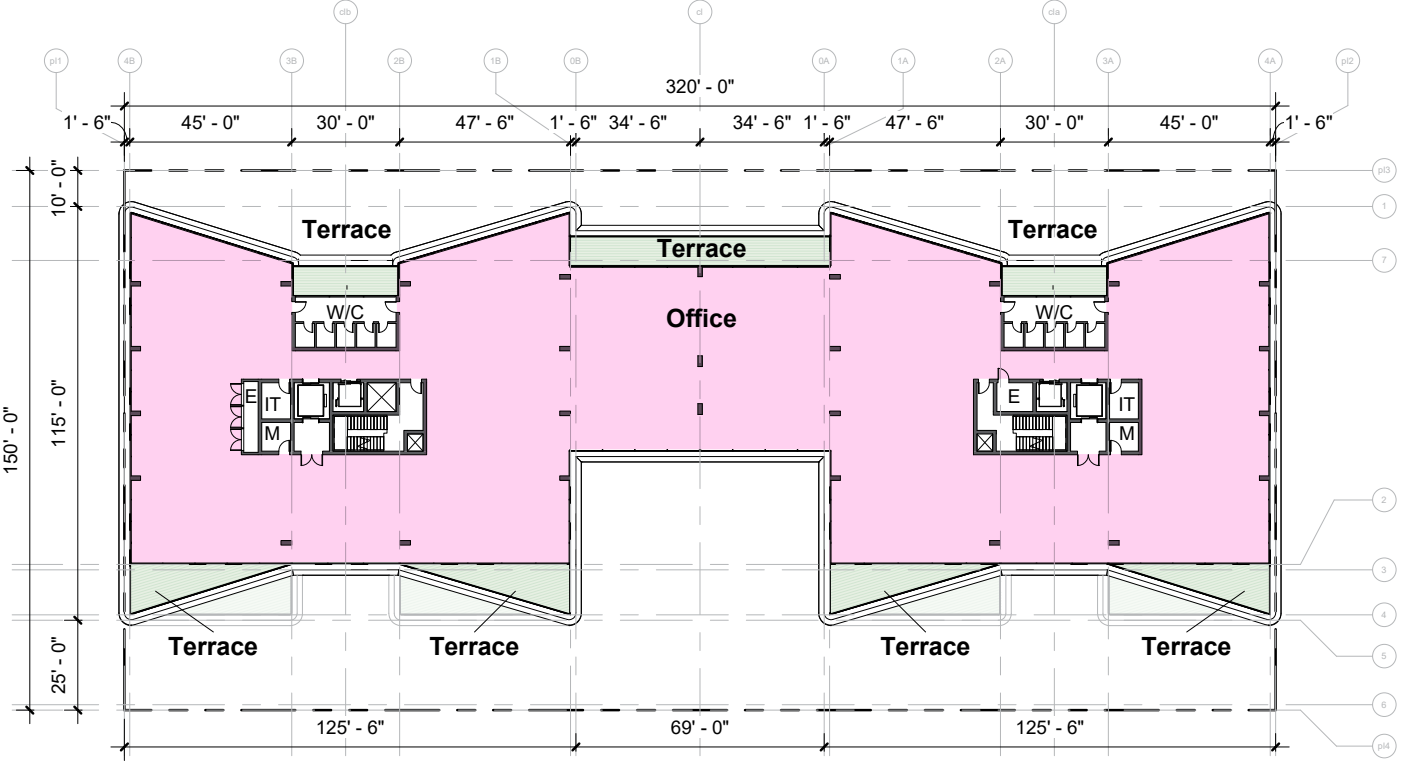
# P26 Conceptual Floor Plans: Levels 05-08



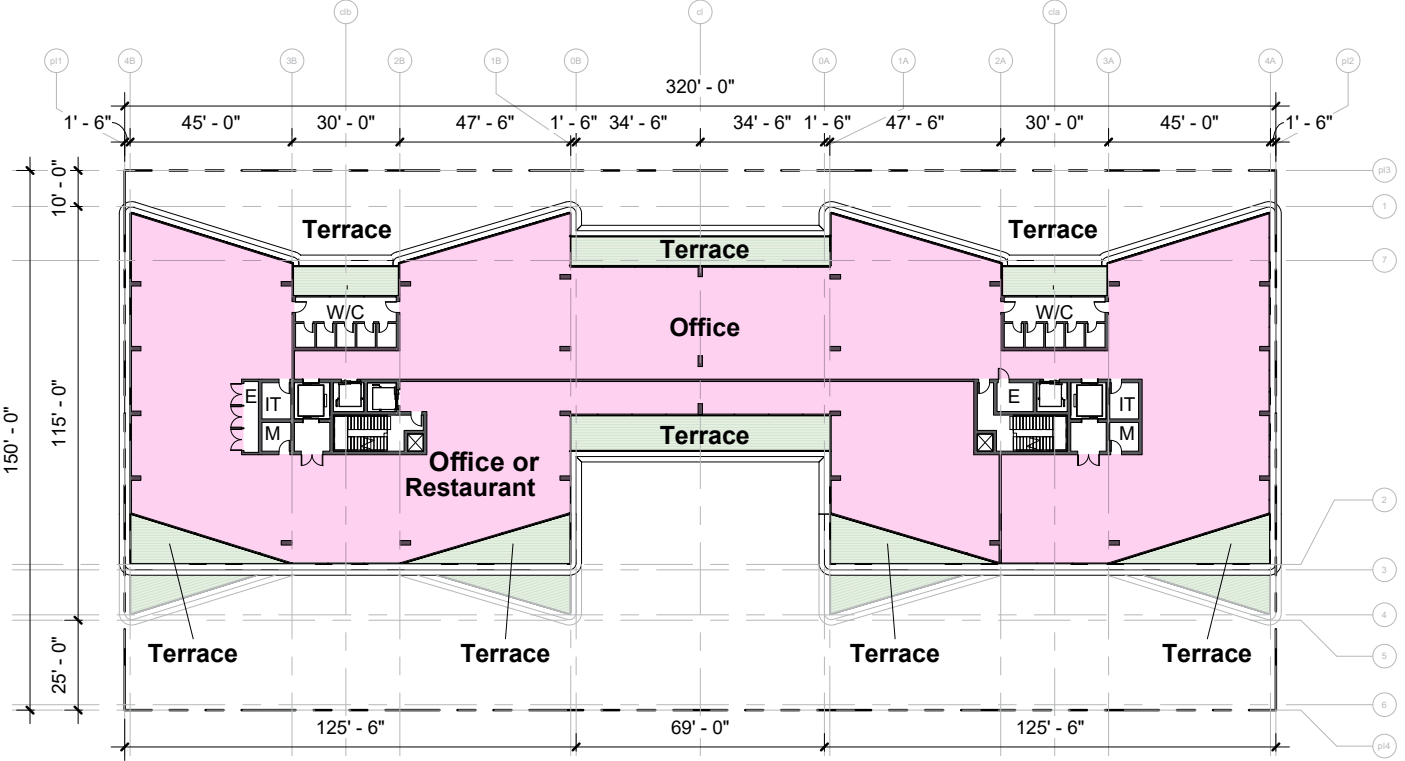
**LEVEL 05 OFFICE**



**LEVEL 06 OFFICE**

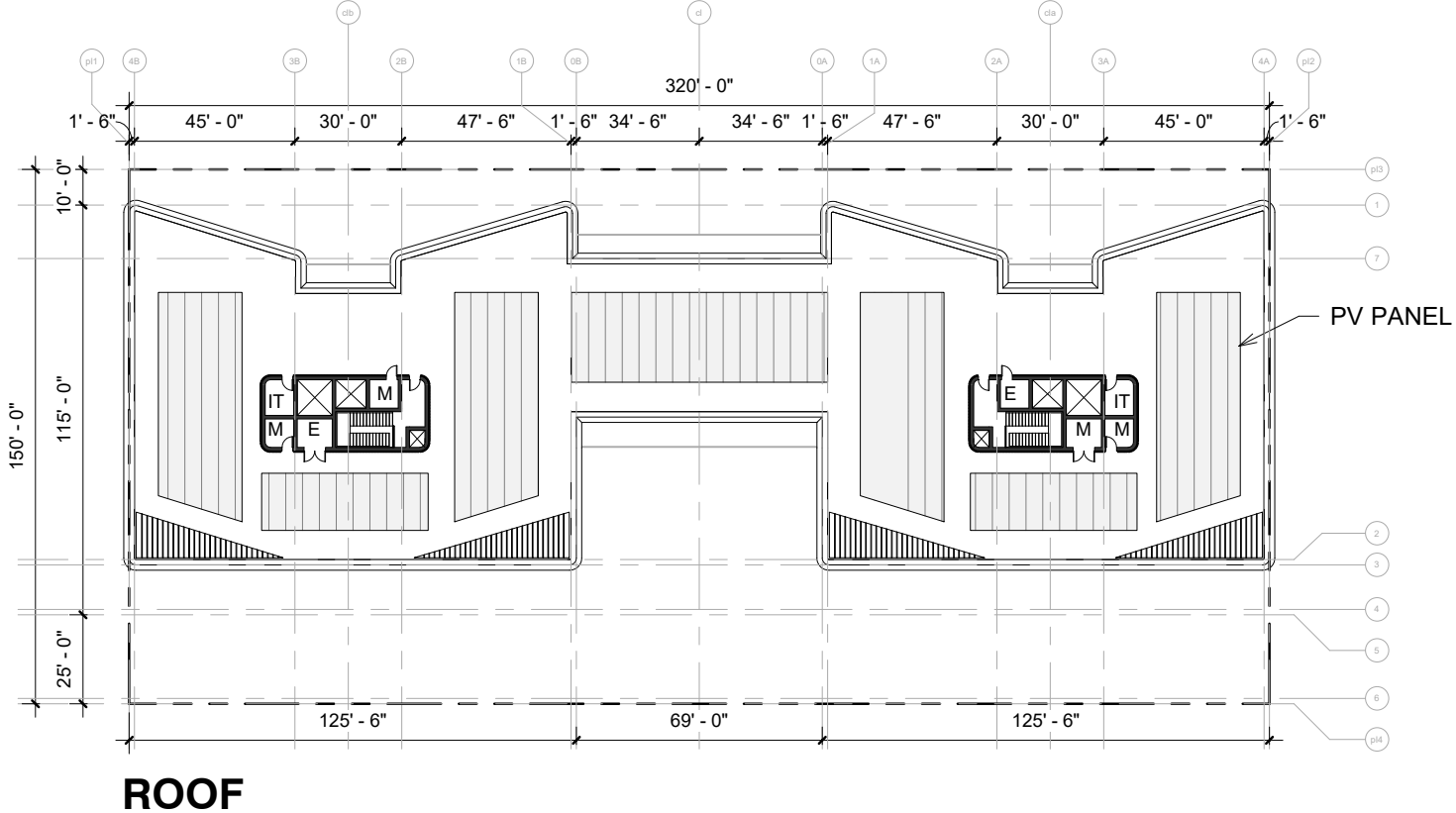


**LEVEL 07 OFFICE**



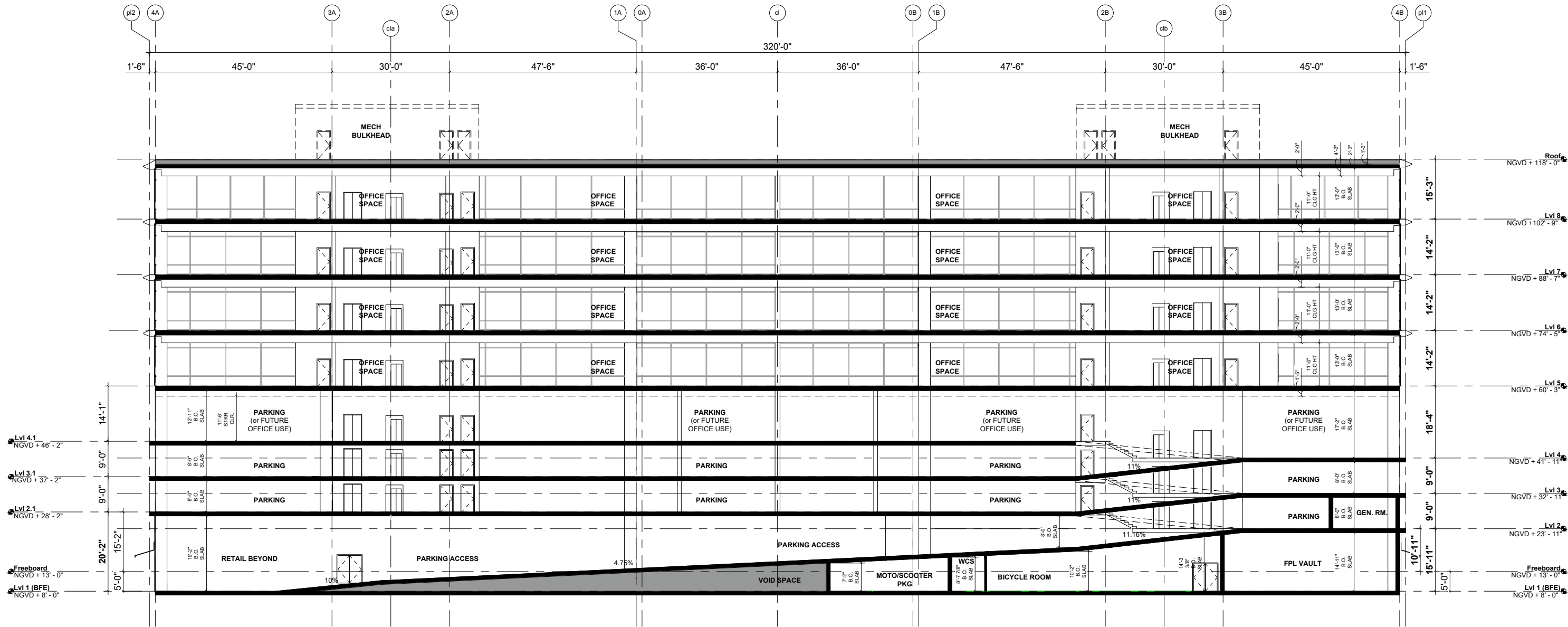
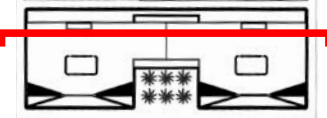
**LEVEL 08 OFFICE**

# P26 Conceptual Floor Plans: Roof





# P26 Conceptual Architectural Section



Building Section: East/West

# P26 Conceptual Project Areas and Parking

<b>Building Areas</b>	
Program/Use	Area
<b>FAR</b>	
MEP/BOH/Circulation	21,226 SF
Office	<b>91,993 SF</b>
Retail	11,929 SF
	124,548 SF
<b>Non-FAR</b>	
Car Park	90,134 SF
City Replacement Pkg (Public)	16,303 SF
MEP Deductible	5,004 SF
Terrace	12,393 SF
	123,834 SF
Gross Construction Area	248,382 SF

Percentage of Office Area to Building Floor Area = **73%**

(91,393 SF Office Area / 124,548 SF Building Floor Area = 0.734)

<b>OFFICE USE PARKING CALCULATION</b>		
REQ'D PARKING BY CODE (OFFICE) ONE SPACE PER 400 SF		
TOTAL SF AREA "OFFICE USE" (FLRS 5-8)	87,630	
PKG FACTOR	400	
TOTAL REQ'D PKG		<b>219</b>
QTY. CAR PKG SPACES IN PROJECT	325	
SUBTRACT CITY REPLACEMENT PKG SPACES	106	
PKG SPACES AVAIL. FOR OFFICE USE:		219
QTY. PKG "OVER/UNDERPARKED"		0

<b>SUMMARY PARKING PROVIDED IN PROJECT</b>	
QTY. STANDARD PKG SPACES (incl. 8 ADA)	77
QTY. STACKER PKG SPACES (71 X 2)	142
QTY. CARPOOL PKG SPACES	0
QTY. CITY REPLACEMENT PKG	106
<b>QTY. TOTAL CAR PARKING</b>	<b>325</b>

<b>ALTERNATIVE PARKING PROVIDED IN PROJECT</b>	
QTY. SECURE BICYCLE PARKING	79
QTY. MOTORCYCLE / SCOOTER PARKING	39
QTY. BICYCLE ROOM SHOWERS	4