

Building Three

New Development

Kitchener, ON
May 29, 2018



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New Development

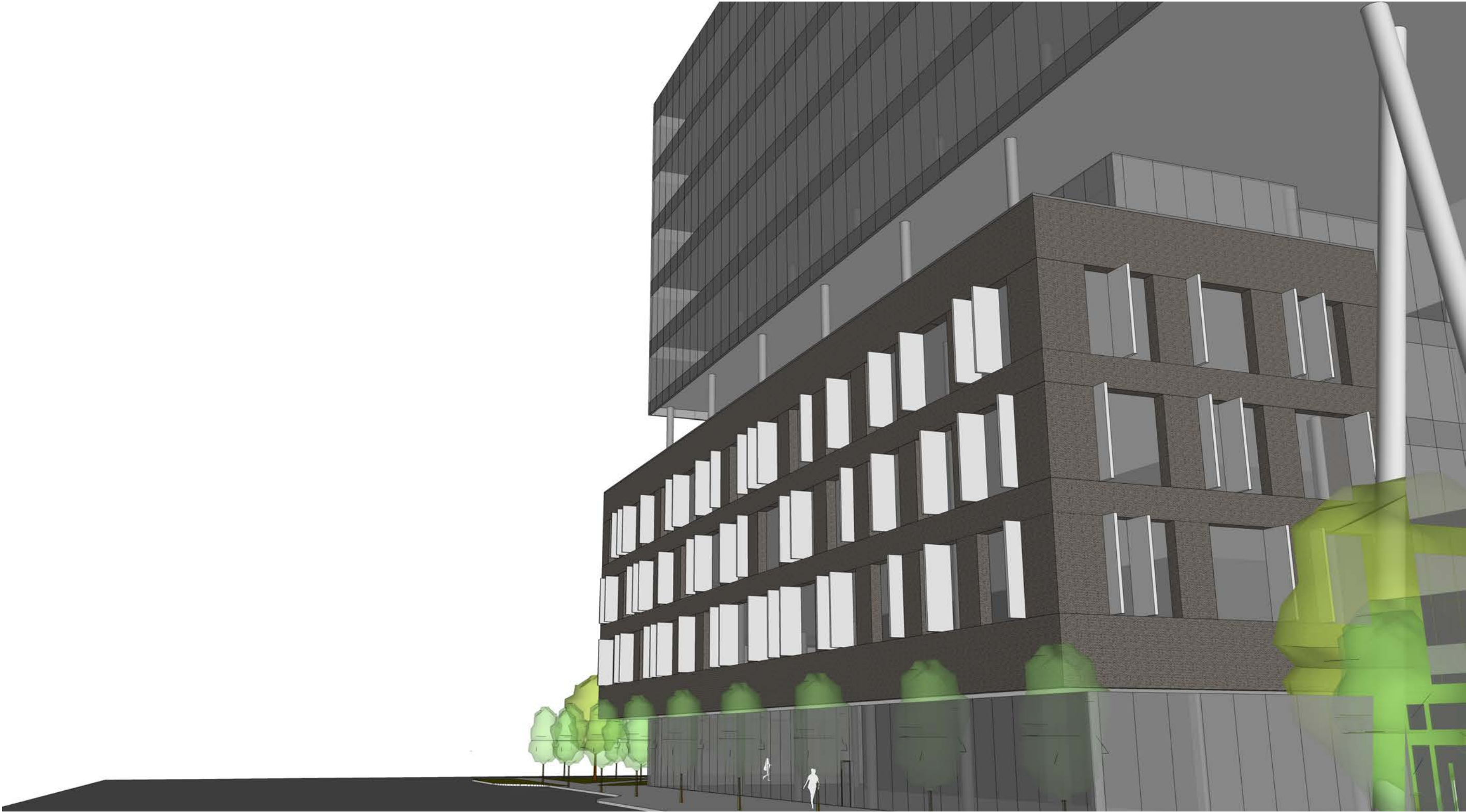
Kitchener, ON
May 29, 2018



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May 29, 2018



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Kitchener, ON
May 29, 2018



Proposed Project Areas

Office Structure

	Retail	Office	Total Area
L1	5,258 s.f.	22,135 s.f.	27,393 s.f.
L2		29,690 s.f.	29,690 s.f.
L3		29,690 s.f.	29,690 s.f.
L4		29,690 s.f.	29,690 s.f.
L5		15,499 s.f.	15,499 s.f.
L6		28,711 s.f.	28,711 s.f.
L7		28,711 s.f.	28,711 s.f.
L8		28,711 s.f.	28,711 s.f.
L9		28,711 s.f.	28,711 s.f.
L10		28,711 s.f.	28,711 s.f.
P.G.	4,126 s.f.		4,126 s.f.
Total	9,384 s.f. (872 s.m.)	270,259 s.f. (25,117 s.m.)	279,643 s.f. (25,989 s.m.)

Parking Structure

	Retail	Parking	Total Area
L0		32,881 s.f.	32,881 s.f.
L1	4,050 s.f.	32,985 s.f.	37,035 s.f.
L2		32,824 s.f.	32,824 s.f.
L3		32,824 s.f.	32,824 s.f.
L4		32,824 s.f.	32,824 s.f.
L5		5,720 s.f.	5,720 s.f.
Total	4,050 s.f. (377 s.m.)	170,058 s.f. (15,805 s.m.)	174,108 s.f. (16,181 s.m.)

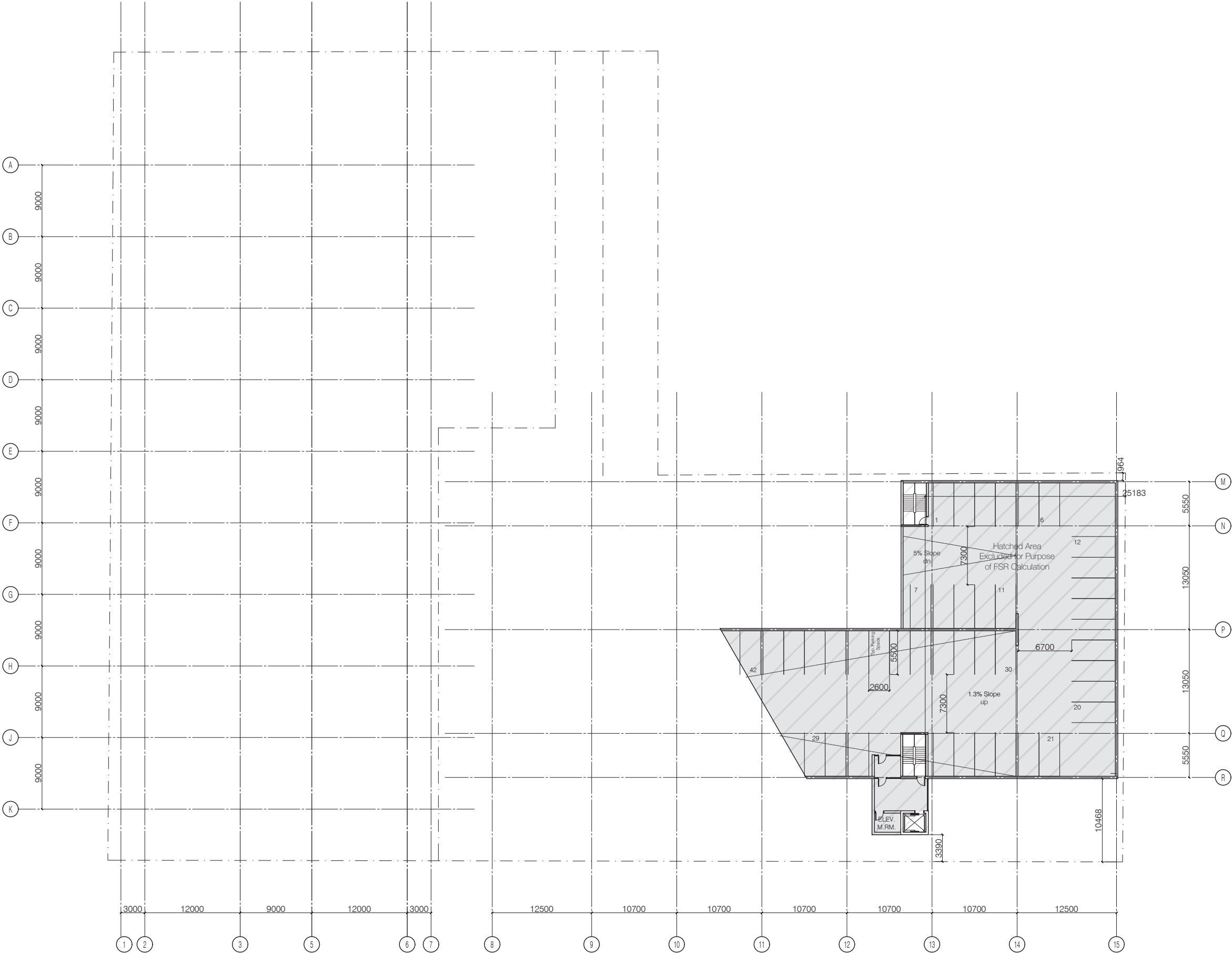
Total Project Area	453,751 s.f. (42,170 s.m.)
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Project Data

Lot Area	106,063 s.f. (9,857 s.m.)
Building Floor Area (-21,698 s.f. for parking below grade)	432,053 s.f. (40,154 s.m.)
Floor Space Ratio (FSR)	4.07 - 4.50
Landscaped Open Space	2,157 s.m./9,857 s.m. (22%)
Building Height	49.6 m

Parking Information

P1	42 Spaces
L0	171 Spaces
L1	100 Spaces (incl. surface pkg.)
L2	101 Spaces
L3	101 Spaces
L4	101 Spaces
L5	30 Spaces
Total	646 Spaces
Current Parking Load	266 Spaces
New Parking	380 Spaces (Ratio 1.36 Spaces / 1,000 s.f.) (1.36 Spaces / 93 s.m.)



Level P1
Scale 1:500

Proposed Project Areas

Office Structure

	Retail	Office	Total Area
L1	5,258 s.f.	22,135 s.f.	27,393 s.f.
L2		29,690 s.f.	29,690 s.f.
L3		29,690 s.f.	29,690 s.f.
L4		29,690 s.f.	29,690 s.f.
L5		15,499 s.f.	15,499 s.f.
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Total	9,384 s.f. (872 s.m.)	270,259 s.f. (25,117 s.m.)	279,643 s.f. (25,989 s.m.)

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Total	4,050 s.f. (377 s.m.)	170,058 s.f. (15,805 s.m.)	174,108 s.f. (16,181 s.m.)

Total Project Area

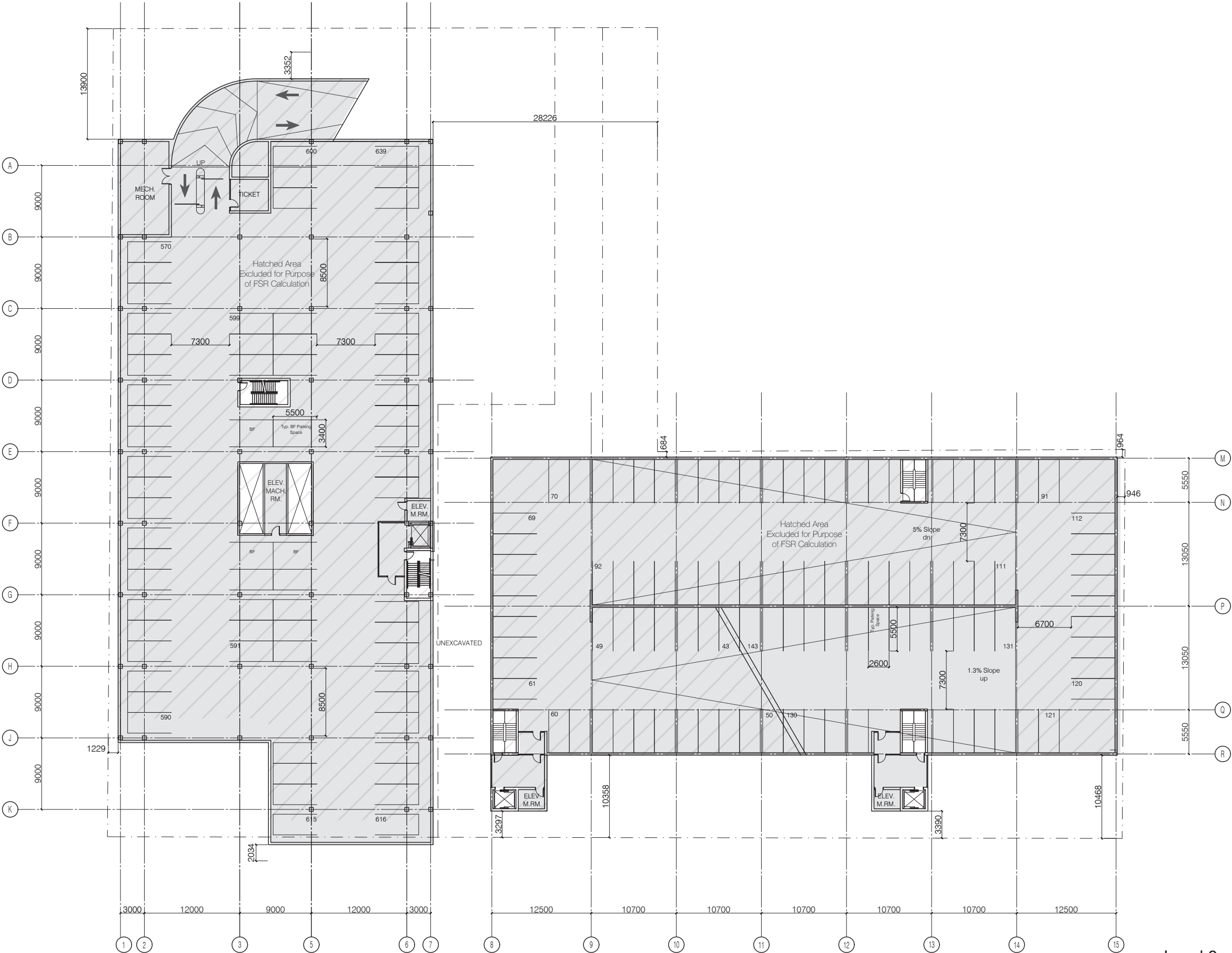
453,751 s.f.
(42,170 s.m.)

Project Data

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Level 0
Scale 1:500



Site Plan / Level 1
Scale 1:500

The Breithaupt Block
Building Three
New Development

Kitchener, ON
May 29, 2018

Proposed Project Areas

Office Structure

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L1	5,258 s.f.	22,135 s.f.	27,393 s.f.
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Total Project Area
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(42,170 s.m.)

Project Data

Lot Area	106,063 s.f. (9,857 s.m.)
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Building Height	49.6 m

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Proposed Project Areas

Office Structure

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L2		29,690 s.f.	29,690 s.f.
L3		29,690 s.f.	29,690 s.f.
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L8		28,711 s.f.	28,711 s.f.
L9		28,711 s.f.	28,711 s.f.
L10		28,711 s.f.	28,711 s.f.
P.G.	4,126 s.f.		4,126 s.f.
Total	9,384 s.f. (872 s.m.)	270,259 s.f. (25,117 s.m.)	279,643 s.f. (25,989 s.m.)

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L3		32,824 s.f.	32,824 s.f.
L4		32,824 s.f.	32,824 s.f.
L5		5,720 s.f.	5,720 s.f.
Total	4,050 s.f. (377 s.m.)	170,058 s.f. (15,805 s.m.)	174,108 s.f. (16,181 s.m.)

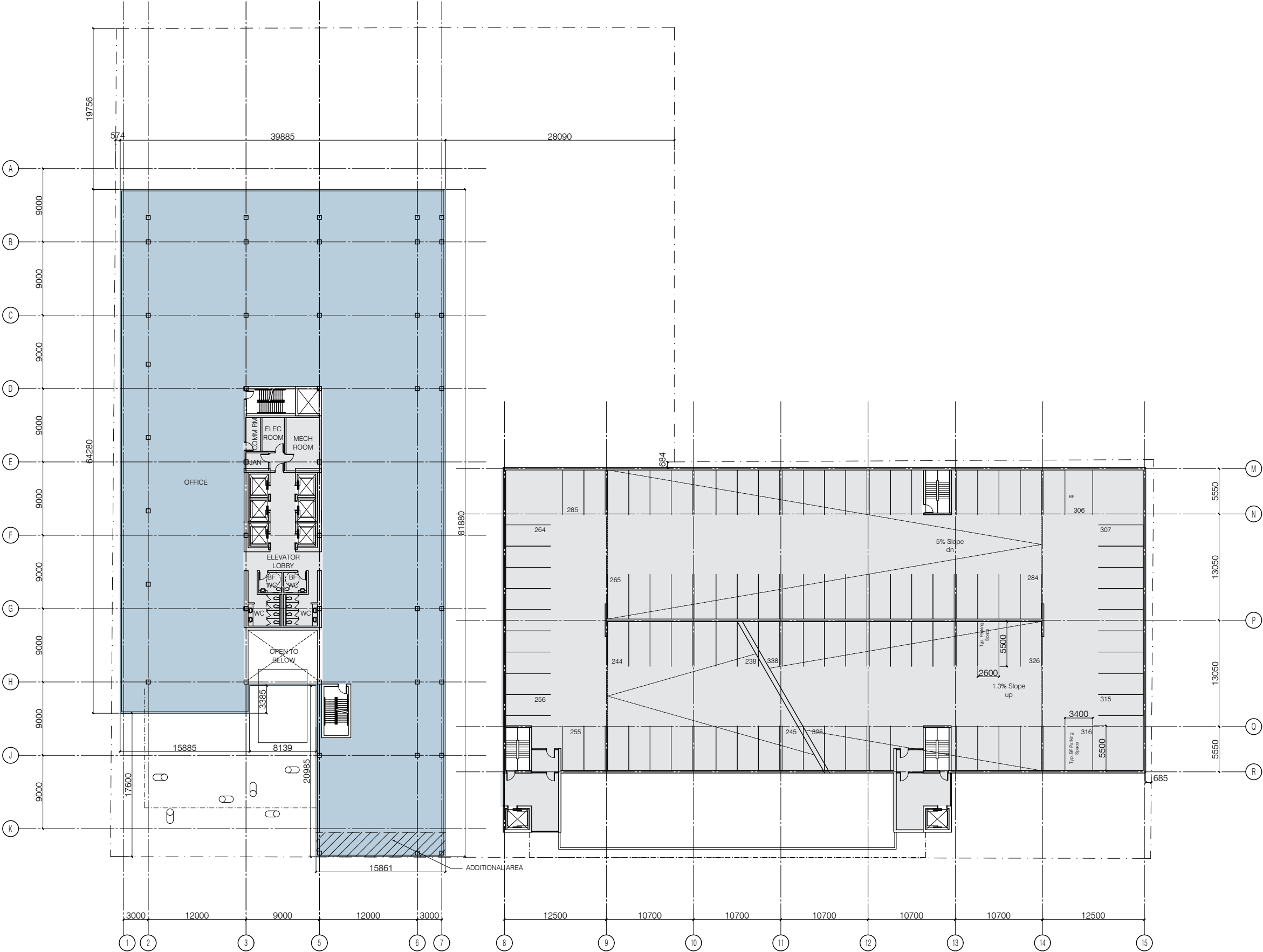
Total Project Area 453,751 s.f.
(42,170 s.m.)

Project Data

Lot Area	106,063 s.f. (9,857 s.m.)
Building Floor Area (-21,698 s.f. for parking below grade)	432,053 s.f. (40,154 s.m.)
Floor Space Ratio (FSR)	4.07 - 4.50
Landscaped Open Space	2,157 s.m./9,857 s.m. (22%)
Building Height	49.6 m

Parking Information

P1	42 Spaces
L0	171 Spaces
L1	100 Spaces (incl. surface pkg.)
L2	101 Spaces
L3	101 Spaces
L4	101 Spaces
L5	30 Spaces
Total	646 Spaces
Current Parking Load	266 Spaces
New Parking	380 Spaces (Ratio 1.36 Spaces / 1,000 s.f.) (1.36 Spaces / 93 s.m.)



Level 2
Scale 1:500

Proposed Project Areas

Office Structure

	Retail	Office	Total Area
L1	5,258 s.f.	22,135 s.f.	27,393 s.f.
L2		29,690 s.f.	29,690 s.f.
L3		29,690 s.f.	29,690 s.f.
L4		29,690 s.f.	29,690 s.f.
L5		15,499 s.f.	15,499 s.f.
L6		28,711 s.f.	28,711 s.f.
L7		28,711 s.f.	28,711 s.f.
L8		28,711 s.f.	28,711 s.f.
L9		28,711 s.f.	28,711 s.f.
L10		28,711 s.f.	28,711 s.f.
P.G.	4,126 s.f.		4,126 s.f.
Total	9,384 s.f. (872 s.m.)	270,259 s.f. (25,117 s.m.)	279,643 s.f. (25,989 s.m.)

Parking Structure

	Retail	Parking	Total Area
L0		32,881 s.f.	32,881 s.f.
L1	4,050 s.f.	32,985 s.f.	37,035 s.f.
L2		32,824 s.f.	32,824 s.f.
L3		32,824 s.f.	32,824 s.f.
L4		32,824 s.f.	32,824 s.f.
L5		5,720 s.f.	5,720 s.f.
Total	4,050 s.f. (377 s.m.)	170,058 s.f. (15,805 s.m.)	174,108 s.f. (16,181 s.m.)

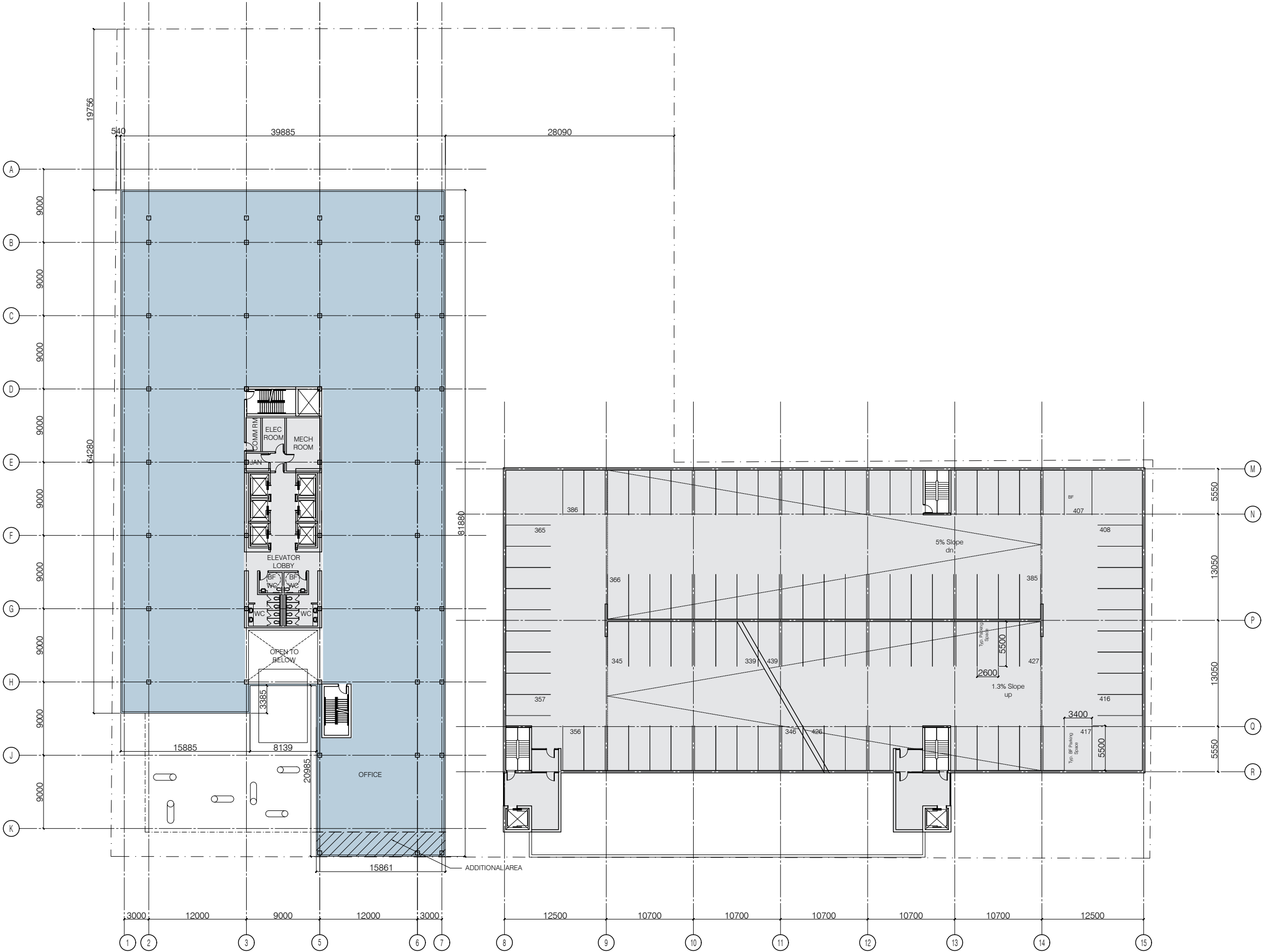
Total Project Area 453,751 s.f.
(42,170 s.m.)

Project Data

Lot Area	106,063 s.f. (9,857 s.m.)
Building Floor Area (-21,698 s.f. for parking below grade)	432,053 s.f. (40,154 s.m.)
Floor Space Ratio (FSR)	4.07 - 4.50
Landscaped Open Space	2,157 s.m./9,857 s.m. (22%)
Building Height	49.6 m

Parking Information

P1	42 Spaces
L0	171 Spaces
L1	100 Spaces (incl. surface pkg.)
L2	101 Spaces
L3	101 Spaces
L4	101 Spaces
L5	30 Spaces
Total	646 Spaces
Current Parking Load	266 Spaces
New Parking	380 Spaces (Ratio 1.36 Spaces / 1,000 s.f.) (1.36 Spaces / 93 s.m.)



Levels 3-4
Scale 1:500

Proposed Project Areas

Office Structure

	Retail	Office	Total Area
L1	5,258 s.f.	22,135 s.f.	27,393 s.f.
L2		29,690 s.f.	29,690 s.f.
L3		29,690 s.f.	29,690 s.f.
L4		29,690 s.f.	29,690 s.f.
L5		15,499 s.f.	15,499 s.f.
L6		28,711 s.f.	28,711 s.f.
L7		28,711 s.f.	28,711 s.f.
L8		28,711 s.f.	28,711 s.f.
L9		28,711 s.f.	28,711 s.f.
L10		28,711 s.f.	28,711 s.f.
P.G.	4,126 s.f.		4,126 s.f.
Total	9,384 s.f. (872 s.m.)	270,259 s.f. (25,117 s.m.)	279,643 s.f. (25,989 s.m.)

Parking Structure

	Retail	Parking	Total Area
L0		32,881 s.f.	32,881 s.f.
L1	4,050 s.f.	32,985 s.f.	37,035 s.f.
L2		32,824 s.f.	32,824 s.f.
L3		32,824 s.f.	32,824 s.f.
L4		32,824 s.f.	32,824 s.f.
L5		5,720 s.f.	5,720 s.f.
Total	4,050 s.f. (377 s.m.)	170,058 s.f. (15,805 s.m.)	174,108 s.f. (16,181 s.m.)

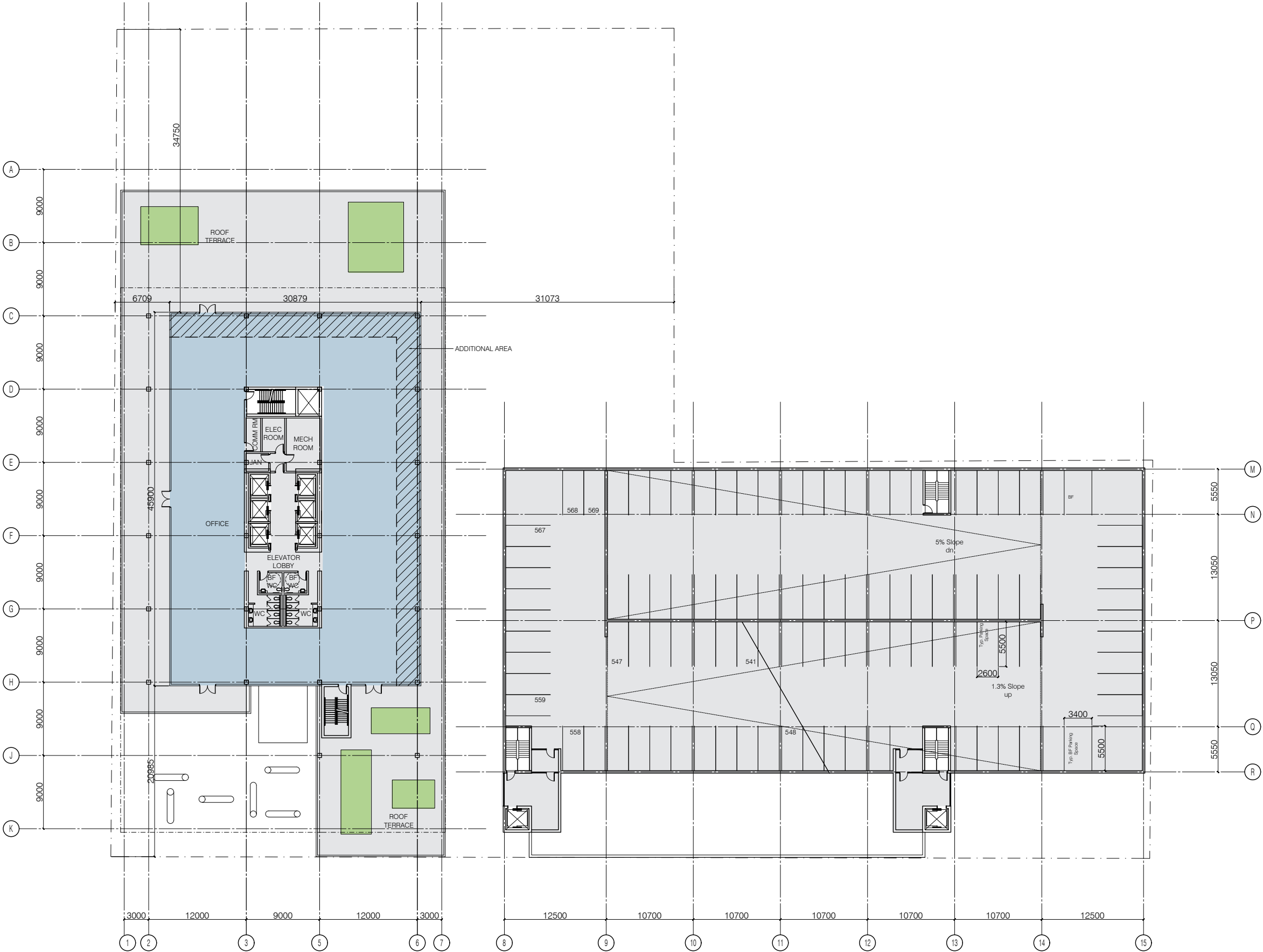
Total Project Area 453,751 s.f.
(42,170 s.m.)

Project Data

Lot Area	106,063 s.f. (9,857 s.m.)
Building Floor Area (~21,698 s.f. for parking below grade)	432,053 s.f. (40,154 s.m.)
Floor Space Ratio (FSR)	4.07 - 4.50
Landscaped Open Space	2,157 s.m./9,857 s.m. (22%)
Building Height	49.6 m

Parking Information

P1	42 Spaces
L0	171 Spaces
L1	100 Spaces (incl. surface pkg.)
L2	101 Spaces
L3	101 Spaces
L4	101 Spaces
L5	30 Spaces
Total	646 Spaces
Current Parking Load	266 Spaces
New Parking	380 Spaces (Ratio 1.36 Spaces / 1,000 s.f.) (1.36 Spaces / 93 s.m.)



Level 5
Scale 1:500

Proposed Project Areas

Office Structure

	Retail	Office	Total Area
L1	5,258 s.f.	22,135 s.f.	27,393 s.f.
L2		29,690 s.f.	29,690 s.f.
L3		29,690 s.f.	29,690 s.f.
L4		29,690 s.f.	29,690 s.f.
L5		15,499 s.f.	15,499 s.f.
L6		28,711 s.f.	28,711 s.f.
L7		28,711 s.f.	28,711 s.f.
L8		28,711 s.f.	28,711 s.f.
L9		28,711 s.f.	28,711 s.f.
L10		28,711 s.f.	28,711 s.f.
P.G.	4,126 s.f.		4,126 s.f.
Total	9,384 s.f. (872 s.m.)	270,259 s.f. (25,117 s.m.)	279,643 s.f. (25,989 s.m.)

Parking Structure

	Retail	Parking	Total Area
L0		32,881 s.f.	32,881 s.f.
L1	4,050 s.f.	32,985 s.f.	37,035 s.f.
L2		32,824 s.f.	32,824 s.f.
L3		32,824 s.f.	32,824 s.f.
L4		32,824 s.f.	32,824 s.f.
L5		5,720 s.f.	5,720 s.f.
Total	4,050 s.f. (377 s.m.)	170,058 s.f. (15,805 s.m.)	174,108 s.f. (16,181 s.m.)

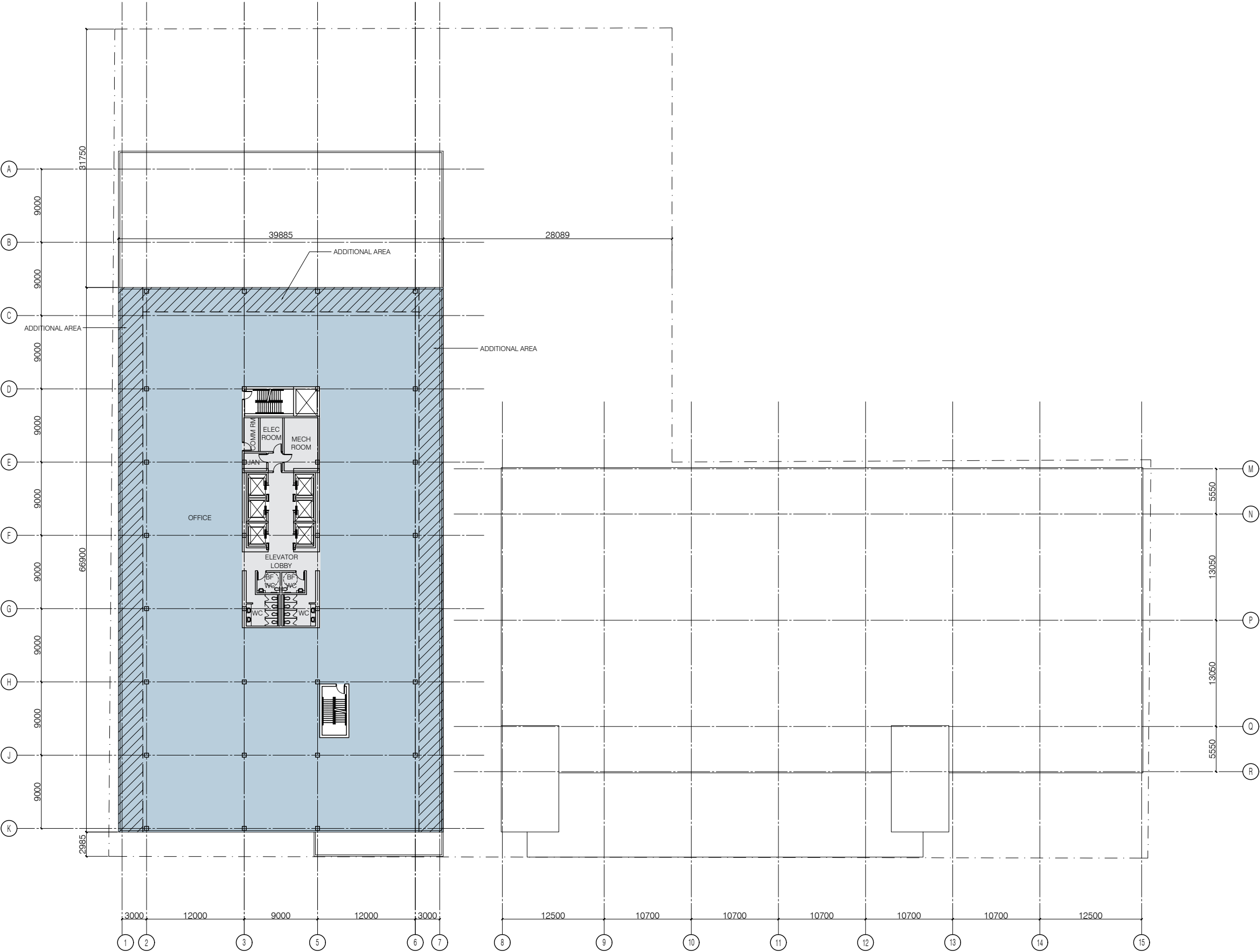
Total Project Area	453,751 s.f. (42,170 s.m.)
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Project Data

Lot Area	106,063 s.f. (9,857 s.m.)
Building Floor Area (-21,698 s.f. for parking below grade)	432,053 s.f. (40,154 s.m.)
Floor Space Ratio (FSR)	4.07 - 4.50
Landscaped Open Space	2,157 s.m./9,857 s.m. (22%)
Building Height	49.6 m

Parking Information

P1	42 Spaces
L0	171 Spaces
L1	100 Spaces (incl. surface pkg.)
L2	101 Spaces
L3	101 Spaces
L4	101 Spaces
L5	30 Spaces
Total	646 Spaces
Current Parking Load	266 Spaces
New Parking	380 Spaces (Ratio 1.36 Spaces / 1,000 s.f.) (1.36 Spaces / 93 s.m.)



Level 6-10
Scale 1:500

Proposed Project Areas

Office Structure

	Retail	Office	Total Area
L1	5,258 s.f.	22,135 s.f.	27,393 s.f.
L2		29,690 s.f.	29,690 s.f.
L3		29,690 s.f.	29,690 s.f.
L4		29,690 s.f.	29,690 s.f.
L5		15,499 s.f.	15,499 s.f.
L6		28,711 s.f.	28,711 s.f.
L7		28,711 s.f.	28,711 s.f.
L8		28,711 s.f.	28,711 s.f.
L9		28,711 s.f.	28,711 s.f.
L10		28,711 s.f.	28,711 s.f.
P.G.	4,126 s.f.		4,126 s.f.
Total	9,384 s.f. (872 s.m.)	270,259 s.f. (25,117 s.m.)	279,643 s.f. (25,989 s.m.)

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L2		32,824 s.f.	32,824 s.f.
L3		32,824 s.f.	32,824 s.f.
L4		32,824 s.f.	32,824 s.f.
L5		5,720 s.f.	5,720 s.f.
Total	4,050 s.f. (377 s.m.)	170,058 s.f. (15,805 s.m.)	174,108 s.f. (16,181 s.m.)

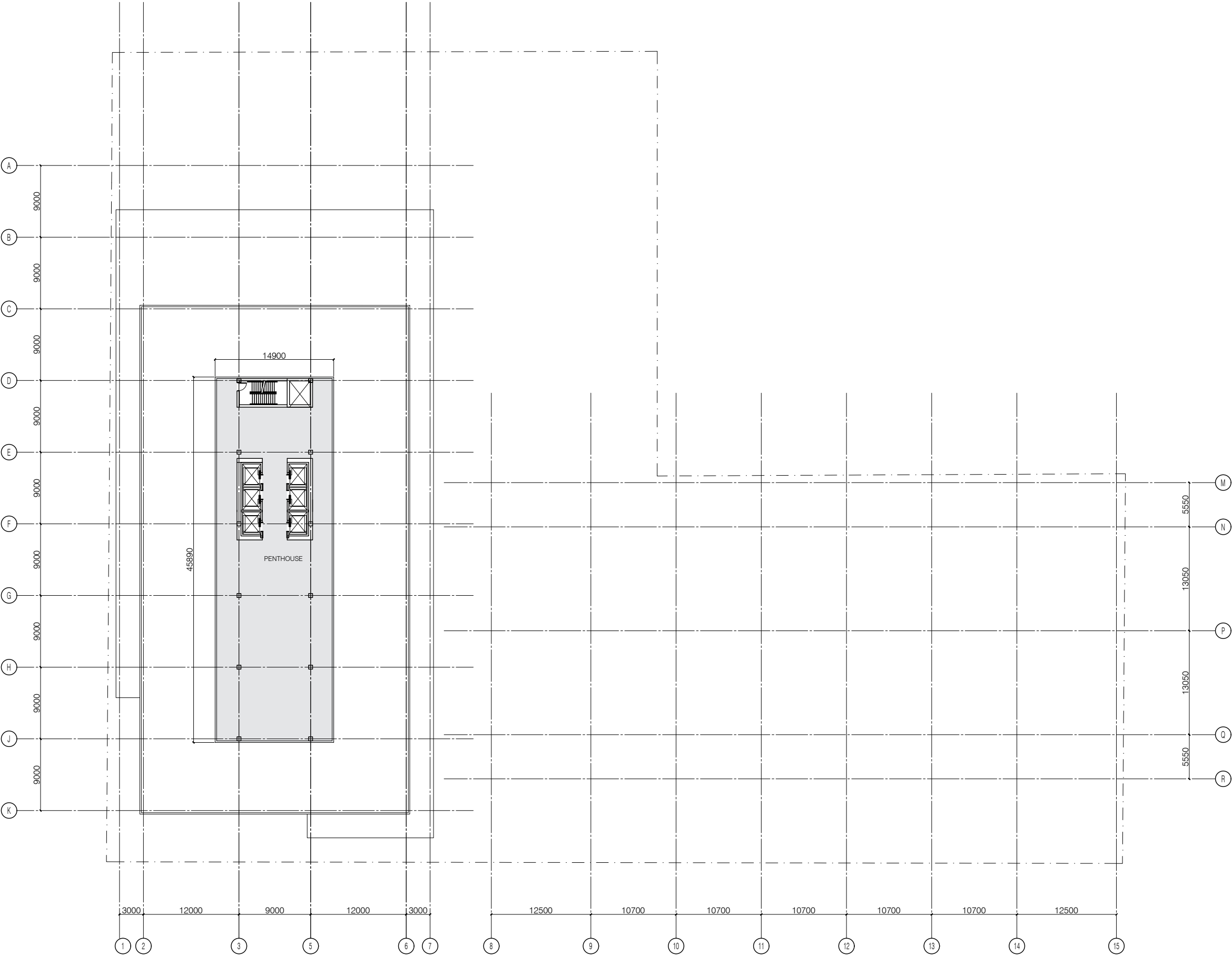
Total Project Area	453,751 s.f. (42,170 s.m.)
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Project Data

Lot Area	106,063 s.f. (9,857 s.m.)
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Building Height	49.6 m

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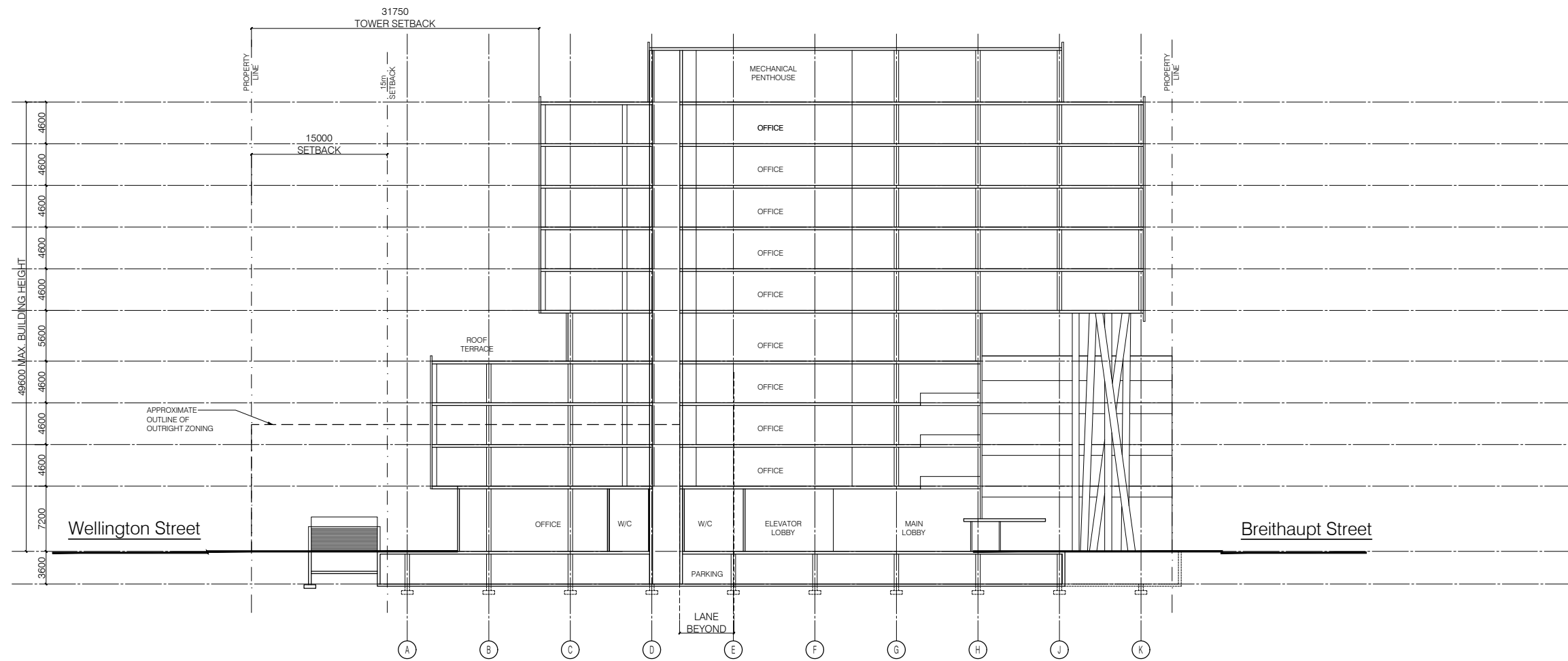
South Elevation
Scale 1:500

Building Three

New Development

Kitchener, ON

May 29, 2018



SECTION

Building Section
Scale 1:500

MARTIN **SIMMONS** 
ARCHITECTS