

23 September 2021

B1B USE

Design development should seek additional Net area through opportunities such as but not limited to:

- Efficiencies in the core
- Efficiencies in plant and riser spaces
- Efficiencies in WC planning
- Thinner structural members at higher levels
- Additional mezzanines

LEGEND

- SM Square Meters
- SF Square Feet
- GEA Gross External Area
- GIA Gross Internal Area
- NIA Net Internal Area

TOWER					PROGRAM	GEA		GIA		NIA		EFF
ZONE	LEVEL	FLR TO FLR	ELEV	AOD		MEASURED TO FRONT OF CLADDING		500mm Façade Zone		SM	SQFT	
	TOP OF BUILDING					SM	SQFT	SM	SQFT			
	19	5.480		91.660	PLANT	331	3561	290	3122			
	18	4.400		87.260	PLANT	238	2557	188	2021			
B1	17	4.020		83.240	OFFICE (B1)	480	5169	456	4910	286	3081	62.7%
	16	4.200		79.040	OFFICE (B1)	731	7863	656	7061	498	5357	75.9%
	15	4.020		75.020	OFFICE (B1)	1142	12287	1056	11367	895	9628	84.7%
	14	4.150		70.870	OFFICE (B1)	1070	11512	988	10635	835	8982	84.5%
	13	4.020		66.850	OFFICE (B1)	1236	13299	1148	12357	970	10444	84.5%
	12	4.020		62.830	OFFICE (B1)	1242	13363	1148	12357	963	10369	83.9%
	11	4.020		58.810	OFFICE (B1)	1371	14752	1266	13627	1066	11478	84.2%
	10	4.370		54.440	OFFICE (B1)	1385	14903	1280	13778	1026	11048	80.2%
B1(B)	9	4.560		49.880	B1B	1387	14924	1280	13778	1008	10845	78.7%
	8	5.400		44.480	B1B	1569	16883	1466	15780	1158	12467	79.0%
					PLANT	642	6910	597	6426			
					B1B	876	9429	820	8826	620	6674	75.6%
	7	4.430		40.050	B1B	1447	15573	1343	14456	1067	11487	79.5%
	6	4.430		35.620	B1B	1480	15931	1377	14822	1106	11907	80.3%
	5	4.430		31.190	B1B	1578	16985	1478	15909	1207	12987	81.6%
	4	4.430		26.760	B1B	1578	16985	1478	15909	1207	12987	81.6%
	3	5.400		21.360	PLANT	727	7825	679	7309			
	2	4.430		16.930	B1B	780	8396	732	7879	525	5651	71.7%
1	4.730		12.200	B1B	1432	15414	1334	14359	1058	11391	79.4%	
	M	3.680		8.520	AFFORDABLE WORKSPACE	1266	13628	918	9881	615	6620	
					AFFORDABLE WORKSPACE (CIRC.)	82	882	54	581	30	323	
					RETAIL	477	5139	438	4715	414	4456	
					OUT-PATIENT / RESEARCH & DEVELOPMENT LOBBY	349	3754	320	3444	142	1528	
					MECHANICAL/BOH	211	2276	194	2088			
					AFFORDABLE WORKSPACE LOBBY	69	739	63	678	40	431	
					OFFICE LOBBY	228	2452	209	2250	138	1485	
	LM	3.490		0.900	AFFORDABLE WORKSPACE	1,292	13,907	914	9838	687	7395	75.2%
					CYCLES / BOH	446	4801	311	3348			
	B1	2.950		-2.050	AFFORDABLE WORKSPACE	1,330	14,316	1,118	12,034	901	9,698	80.6%
	B2	5.500		-7.550	CYCLES / BOH	408	4392	324	3488			
	B3	5.350		-12.900	MECHANICAL/BOH	1,738	18,708	1,442	15,522			
					MECHANICAL/BOH	1,738	18,708	1,442	15,522			

WAREHOUSE					PROGRAM	GEA		GIA		NIA		EFF
LEVEL	TOP OF BUILDING	FLR TO FLR	ELEV	AOD		SM	SQFT	SM	SQFT	SM	SQFT	
M		6.000		8.700	COMMUNITY HALL	202	2174	180	1938	180	1938	
0		4.310		4.390	RETAIL	204	2196	180	1938	180	1938	

TOWER - Above Ground	GEA		GIA		NIA		EFFICIENCY
OFFICE (B1)	8654	93148	7998	86092	6539	70387	OFFICE
OFFICE LOBBY	228	2,452	209	2,250	138	1,485	
TOTAL OFFICE	8,882	95,600	8,207	88,341	6,677	71,873	81%
B1B	13558	145935	12644	136099	10016	107810	OUTPATIENT
B1B LOBBY	349	3,754	320	3,444	142	1,528	
TOTAL B1B	13,907	149,689	12,964	139,543	10,158	109,339	78%
AFFORDABLE WORKSPACE (Above Ground)	1266	13628	918	9881	615	6620	AFF. WORKSPACE
AFFORDABLE LOBBY (Above Ground)	151	739	117	678	40	431	
AFFORDABLE WORKSPACE (Below Ground)	2622	28223	2032	21872	1588	17093	
TOTAL AFF. WORKSPACE	4,039	42,590	3,067	32,432	2,243	24,143	73%
RETAIL	477	5139	438	4715	414	4456	RETAIL
TOTAL RETAIL	477	5,139	438	4,715	414	4,456	95%
MECHANICAL (Above Ground)	2,149	23,130	1,948	20,966			
MECHANICAL / BOH (Below Ground)	4,330	46,608	3,519	37,878			
TOTAL MECHANICAL	6,479	69,738	5,467	58,844			

WAREHOUSE	GEA		GIA		NIA		EFFICIENCY
COMMUNITY HALL	202	2174	180	1938	180	1938	100%
RETAIL	204	2196	180	1938	180	1938	100%
TOTAL WAREHOUSE	406	4,370	360	3,875	360	3,875	100%

TOTAL (Above Ground)	GEA		GIA		NIA		EFFICIENCY
	27,237	292,295	24,952	268,000	18,264	196,593	73.20%
TOTAL (Below Ground)	6,952	74,831	5,551	59,750	1,588	17,093	

PROJECT GRAND TOTAL	GEA		GIA		NIA		EFFICIENCY
	34,189	367,126	30,503	327,750	19,852	213,686	65.08%

GENERAL NOTES

- ALL AREAS TO BE VERIFIED BY QS
- AREAS MAYBE ADJUSTED BY ONGOING MEP AND STRUCTURAL DESIGN
- ATRIUM VOIDS DEDUCTED IN GIA
- ASSUMED 500mm FAÇADE ZONE
- LO GEA ESTIMATED AS 1.05 OF GIA (95% Efficiency)
- PLANT GEA ON L3, 8 ESTIMATED AS 1.05 OF GIA (95% Efficiency)
- WC AND INTERNAL STAIR INCLUDED IN AFF. WORKSPACE NIA
- AREA ESTIMATE EXCLUDES AUTOMATED CYCLE MACHINE
- GSTT EXTRA RISER PROVISION PROVIDED AS SOFTSPOT, NOT DEDUCTED FROM NIA
- GSTT SPARE PLANT PROVISION ON L3, L8 NOT DEDUCTED FROM NIA
- GSTT PLANT NIA NOT INCLUDED IN TOTALS
- WAREHOUSE MEP, STRUCTURE TO BE INCORPORATED
- CANOPY AREA NOT ACCOUNTED

DRAWINGS

FILE NAME	DATE	DESCRIPTION
KPF-SK-001.3	PA1	SEPTEMBER 2021
KPF-SK-001.4	PA1	SEPTEMBER 2021
KPF-SK-002.3	PA1	SEPTEMBER 2021
KPF-SK-002.4	PA1	SEPTEMBER 2021
KPF-SK-003.3	PA1	SEPTEMBER 2021
KPF-SK-003.4	PA1	SEPTEMBER 2021