# KPF VINEGAR YARD

## AREA ESTIMATE PLANNING ISSUE - P01 Revised Massing

23 September 2021

## D1 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

| ZONE | LEVEL | FLR TO FLR | ELEV AOD | PROGRAM | GEA SM | GEA SQFT | GIA SM | GIA SQFT | NIA SM | NIA SQFT | EFF NIA/GIA |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | MEASURED TO FRONT OF CLADDING | | 500mm Façade Zone | | | | |
| | TOP OF BUILDING | | 97.140 | | | | | | | | |
| | 19 | 5.480 | 91.660 | PLANT | 331 | 3561 | 290 | 3122 | | 0 | |
| B1 | 18 | 4.400 | 87.260 | PLANT | 238 | 2557 | 188 | 2021 | | 0 | |
| | | | | OFFICE (B1) | 480 | 5169 | 456 | 4910 | 286 | 3081 | 62.7% |
| | 17 | 4.020 | 83.240 | OFFICE (B1) | 731 | 7863 | 656 | 7061 | 498 | 5357 | 75.9% |
| | 16 | 4.200 | 79.040 | OFFICE (B1) | 1142 | 12287 | 1056 | 11367 | 895 | 9628 | 84.7% |
| | 15 | 4.020 | 75.020 | OFFICE (B1) | 1070 | 11512 | 988 | 10635 | 835 | 8982 | 84.5% |
| | 14 | 4.150 | 70.870 | OFFICE (B1) | 1236 | 13299 | 1148 | 12357 | 970 | 10444 | 84.5% |
| | 13 | 4.020 | 66.850 | OFFICE (B1) | 1242 | 13363 | 1148 | 12357 | 963 | 10369 | 83.9% |
| | 12 | 4.020 | 62.830 | OFFICE (B1) | 1371 | 14752 | 1266 | 13627 | 1066 | 11478 | 84.2% |
| | 11 | 4.020 | 58.810 | OFFICE (B1) | 1385 | 14903 | 1280 | 13778 | 1026 | 11048 | 80.2% |
| D1 | 10 | 4.370 | 54.440 | D1 | 1387 | 14924 | 1280 | 13778 | 1008 | 10845 | 78.7% |
| | 9 | 4.560 | 49.880 | D1 | 1569 | 16883 | 1466 | 15780 | 1158 | 12467 | 79.0% |
| | 8 | 5.400 | 44.480 | PLANT | 848 | 9128 | 793 | 8536 | 725 | 7804 | |
| | | | | D1 | 670 | 7212 | 625 | 6727 | 422 | 4539 | 67.5% |
| | 7 | 4.430 | 40.050 | D1 | 1447 | 15573 | 1343 | 14456 | 1067 | 11487 | 79.5% |
| | 6 | 4.430 | 35.620 | D1 | 1480 | 15931 | 1377 | 14822 | 1106 | 11907 | 80.3% |
| | 5 | 4.430 | 31.190 | D1 | 1578 | 16985 | 1478 | 15909 | 1207 | 12987 | 81.6% |
| | 4 | 4.430 | 26.760 | D1 | 1578 | 16985 | 1478 | 15909 | 1207 | 12987 | 81.6% |
| | 3 | 5.400 | 21.360 | PLANT | 869 | 9354 | 813 | 8751 | 747 | 8041 | |
| | | | | D1 | 639 | 6878 | 597 | 6426 | 395 | 4252 | 66.2% |
| | 2 | 4.430 | 16.930 | D1 | 1432 | 15414 | 1336 | 14381 | 1061 | 11415 | 79.4% |
| | 1 | 4.730 | 12.200 | D1 | 1432 | 15414 | 1334 | 14359 | 1058 | 11391 | 79.3% |
| | M | 3.680 | 8.520 | AFFORDABLE WORKSPACE | 1266 | 13628 | 918 | 9881 | 615 | 6620 | |
| | | | | AFFORDABLE WORKSPACE (CIRC.) | 82 | 882 | 54 | 581 | 30 | 323 | |
| | G | 4.130 | 4.390 | RETAIL | 445 | 4787 | 408 | 4392 | 386 | 4155 | |
| | | | | OUT-PATIENT / RESEARCH & DEVELOPMENT LOBBY | 349 | 3754 | 320 | 3444 | 144 | 1550 | |
| | | | | MECHANICAL/BOH | 244 | 2628 | 224 | 2411 | | 0 | |
| | | | | AFFORDABLE WORKSPACE LOBBY | 69 | 739 | 63 | 678 | 40 | 431 | |
| | | | | OFFICE LOBBY | 228 | 2452 | 209 | 2250 | 139 | 1496 | |
| | 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 | 12034 | 901 | 9698 | 80.6% |
| | | | | CYCLES / BOH | 408 | 4392 | 324 | 3488 | | | |
| | B2 | 5.500 | -7.550 | MECHANICAL/BOH | 1,738 | 18,708 | 1,442 | 15522 | | 0 | |
| | B3 | 5.350 | -12.900 | MECHANICAL/BOH | 1,738 | 18,708 | 1,442 | 15522 | | 0 | |

### WAREHOUSE

| | LEVEL | FLR TO FLR | ELEV AOD | PROGRAM | GEA SM | GEA SQFT | GIA SM | GIA SQFT | NIA SM | NIA SQFT | EFF NIA/GIA |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | TOP OF BUILDING | | 14.700 | | | | | | | | |
| | 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 | 8654 | 93148 | 7998 | 86092 | 6539 | 70387 | OFFICE |
| OFFICE LOBBY | 228 | 2,452 | 209 | 2,250 | 139 | 1,496 | 81% |
| **TOTAL OFFICE** | **8,882** | **95,600** | **8,207** | **88,341** | **6,678** | **71,883** | |
| D1 | 13211 | 142200 | 12314 | 132547 | 9688 | 104276 | OUTPATIENT |
| D1 LOBBY | 349 | 3,754 | 320 | 3,444 | 144 | 1,550 | 78% |
| **TOTAL D1** | **13,560** | **145,954** | **12,634** | **135,991** | **9,832** | **105,826** | |
| 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 | 73% |
| **TOTAL AFF. WORKSPACE** | **4,039** | **42,590** | **3,067** | **32,432** | **2,243** | **24,143** | |
| RETAIL | 445 | 4787 | 408 | 4392 | 386 | 4155 | RETAIL |
| **TOTAL RETAIL** | **445** | **4,787** | **408** | **4,392** | **386** | **4,155** | 95% |
| MECHANICAL (Above Ground) | **2,530** | **27,228** | **2,308** | **24,841** | | | |
| MECHANICAL / BOH (Below Ground) | **4,330** | **46,608** | **3,519** | **37,878** | | | |
| **TOTAL MECHANICAL** | **6,860** | **73,836** | **5,827** | **62,719** | | | |

| 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%** |

| | GEA | | GIA | | NIA | | EFFICIENCY |
|---|---|---|---|---|---|---|---|
| **TOTAL (Above Ground)** | **27,238** | **292,306** | **24,952** | **268,000** | **17,911** | **192,790** | **71.78%** |
| **TOTAL (Below Ground)** | **6,952** | **74,831** | **5,551** | **59,750** | **1,588** | **17,093** | |

| PROJECT GRAND TOTAL | GEA | | GIA | | NIA | | EFFICIENCY |
|---|---|---|---|---|---|---|---|
| | **34,190** | **367,137** | **30,503** | **327,750** | **19,499** | **209,883** | **63.92%** |

### GENERAL NOTES

1 ALL AREAS TO BE VERIFIED BY QS
2 AREAS MAYBE ADJUSTED BY ONGOING MEP AND STRUCTURAL DESIGN
3 ATRIUM VOIDS DEDUCTED IN GIA
4 ASSUMED 500mm FAÇADE ZONE
5 L0 GEA ESTIMATED AS 1.05 of GIA (95% Efficiency)
6 PLANT GEA ON L3, 8 ESTIMATED AS 1.05 of GIA (95% Efficiency)
7 WC AND INTERNAL STAIR INCLUDED IN AFF. WORKSPACE NIA
8 AREA ESTIMATE EXCLUDES AUTOMATED CYCLE MACHINE
9 GSTT EXTRA RISER PROVISION PROVIDED AS SOFTSPOT, NOT DEDUCTED FROM NIA
10 GSTT SPARE PLANT PROVISION ON L3, L8 NOT DEDUCTED FROM NIA
11 GSST PLANT NIA NOT INCLUDED IN TOTALS
12 WAREHOUSE MEP, STRUCTURE TO BE INCOPORATED
13 CANOPY AREA NOT ACCOUNTED

### DRAWINGS

| | | | | |
|---|---|---|---|---|
| KPF-SK-001.1 | PA1 | SEPTEMBER 2021 | GEA 1 - D1 | |
| KPF-SK-001.2 | PA1 | SEPTEMBER 2021 | GEA 2 - D1 | |
| KPF-SK-002.1 | PA1 | SEPTEMBER 2021 | GIA 1 - D1 | |
| KPF-SK-002.2 | PA1 | SEPTEMBER 2021 | GIA 2 - D1 | |
| KPF-SK-003.1 | PA1 | SEPTEMBER 2021 | NIA 1 - D1 | |
| KPF-SK-003.2 | PA1 | SEPTEMBER 2021 | NIA 2 - D1 | |