

Four Points Hotel and Commercial Tower

161 Sussex street Redevelopment



Cox Richardson

Summary of areas - (Gross Floor Area)

17th Jan 2013 Issue: B

LEVEL	CIRCULATION TOWER	Circulation meetings	Through Site Link	Hotel Existing Lobby	Northern Lobby	KTICHEN	SERVERY KITCHEN	STAFF CAFETERIA	ALL DAY DINING	All Day Dinign Kitchen	CICRULATION OTHER	TOWER LOBBY	HTL TOWER LOBBY	PANTRIES	HOTEL RMS	PRE-FUNC	MEETING RMS	CONVENTION RM	BOH / STORE / HOUSE KEEPING	Tenancy	Commercial	AMENITIES	GFA TOTAL
LOWER GROUND																							
GROUND LEVEL	110		180	770	215	145		130	570	175	415	135	85	90	~	425	1020	~	310	70	~	120	4965
MEZZANINE LEVEL	45	255				180	185								~	650		2045	180		~	195	3735
LEVEL 01	150														330			~	35		~	~	515
LEVEL 02	150														330			~	125		~	~	605
LEVEL 03	150														330			~	35		~	~	515
LEVEL 04	150														555			~	35		~	~	740
LEVEL 05	150														555			~	35		~	~	740
LEVEL 06	150														555			~	35		~	~	740
LEVEL 07	150														555			~	35		~	~	740
LEVEL 08	150														555			~	35		~	~	740
LEVEL 09	150														555			~	35		~	~	740
LEVEL 10	150														555			~	35		~	~	740
LEVEL 11	150														555			~	35		~	~	740
LEVEL 12	150														555			~	35		~	~	740
LEVEL 13	150														555			~	35		~	~	740
LEVEL 14	150														555			~	35		~	~	740
LEVEL 15- PLANT LV																							
LEVEL 16																		~	~		740	55	795
LEVEL 17																		~	~		740	55	795
LEVEL 18																		~	~		755	55	810
LEVEL 19																		~	~		755	55	810
LEVEL 20																		~	~		755	55	810
LEVEL 21																		~	~		755	55	810
LEVEL 22																		~	~		755	55	810
LEVEL 23- PLANT LV																							

AREA EXCLUDED PLANT RMS
222
364
95
~
85
~
~
~
~
~
~
~
~
~
~
~
~
750
~
~
~
~
~
~
330

Existing Zone	Heritage Areas
834	643
1426	1560
3953	745
2194	
2194	
2315	
2315	
2315	
2315	
2190	
2190	
2064	
2064	
11801	
11801	
11801	
11801	

TOTAL	24115
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TOTAL	75573	2948
GRAND TOTAL	102636	

GROSS FLOOR AREA (GFA)  
means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above

NOTE:  
Please note that in calculating the Gross Floor Area COX have used the definitions for calculation provided in the Department fo Planning website, and the limits of accuracy of these measurements are governed by our Autocad software.

Areas are measured to current drawings to date shown as attached, and are subject to change.

All areas should be confirmed by Surveyor and approximate only.



# Four Points Hotel and Commercial Tower

161 Sussex street Redevelopment

## New Tower GFA Commercial Floor Space (GFA)

GROUND LEVEL	135	Commercial Lobby
LEVEL 16	795	Commercial Level
LEVEL 17	795	Commercial Level
LEVEL 18	810	Commercial Level
LEVEL 19	810	Commercial Level
LEVEL 20	810	Commercial Level
LEVEL 21	810	Commercial Level
LEVEL 22	810	Commercial Level
GRAND TOTAL	5775	

NLA		
LEVEL 16	676	Commercial Level
LEVEL 17	676	Commercial Level
LEVEL 18	689	Commercial Level
LEVEL 19	689	Commercial Level
LEVEL 20	689	Commercial Level
LEVEL 21	689	Commercial Level
LEVEL 22	689	Commercial Level
GRAND TOTAL	4794	

## Ground Floor to be Refurbished GFA

GROUND LEVEL	770	Hoel Main Entry
GROUND LEVEL	570	All Day Dining
GROUND LEVEL	175	All day Kitchen
GROUND LEVEL	215	Northern Entry
GROUND LEVEL	180	Through Site Link
GROUND LEVEL	310	BOH/STORE/WC
GROUND LEVEL	120	Amenities
GROUND LEVEL	90	Pantries
GROUND LEVEL	70	Tenancy
GRAND TOTAL	2500	

## New HOTEL GFA Hotel Floor Space (GFA)

GROUND LEVEL	130	Staff Cafeteria
GROUND LEVEL	85	Hotel Tower Foyer
GROUND LEVEL	145	Production kitchen
GROUND LEVEL	110	Corridors
MEZZANINE LEVEL	185	Servery Kitchen
MEZZANINE LEVEL	45	Corridors
MEZZANINE LEVEL	180	Store
LEVEL 01	515	Hotel Floor
LEVEL 02	605	Hotel Floor
LEVEL 03	515	Hotel Floor
LEVEL 04	740	Hotel Floor
LEVEL 05	740	Hotel Floor
LEVEL 06	740	Hotel Floor
LEVEL 07	740	Hotel Floor
LEVEL 08	740	Hotel Floor
LEVEL 09	740	Hotel Floor
LEVEL 10	740	Hotel Floor
LEVEL 11	740	Hotel Floor
LEVEL 12	740	Hotel Floor
LEVEL 13	740	Hotel Floor
LEVEL 14	740	Hotel Floor
GRAND TOTAL	10655	

## Mezzanine Floor to be Refurbished GFA

MEZZANINE LEVEL	180	Kitchen
MEZZANINE LEVEL	195	Amenities
GRAND TOTAL	375	
TOTAL REFURBISHED GFA	2875	

## New Convention Meeting Space GFA

GRND	1020	Meeting Rooms
GRND	425	Prefunction
GRND	415	circulation
MEZZ.	2045	Function Rooms
MEZZ.	650	Prefunction
MEZZ.	255	Circulation
GRAND TOTAL	4810	

TOTAL NEW GFA	21240
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## Existing Zone

L-G LEVEL	834
GROUND LEVEL	1426
MEZZANINE LEVEL	3953
LEVEL 01	2194
LEVEL 02	2194
LEVEL 03	2315
LEVEL 04	2315
LEVEL 05	2315
LEVEL 06	2315
LEVEL 07	2190
LEVEL 08	2190
LEVEL 09	2064
LEVEL 10	2064
LEVEL 11	11801
LEVEL 12	11801
LEVEL 13	11801
LEVEL 14	11801
GRAND TOTAL	75573

## Heritage Buildings

Corn Exchange	1598
Dundee Arms	233
Warehouse 1	861
Tony Romano	257
GRAND TOTAL	2948

TOTAL	102636
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