

16th August, 1961.

MEMO TO: N.F.C. N.C.E. D.G. P.O.M.

FROM: F.G.C.

ROCKE PROJECT

REVISED SUMMARY OF SPACE PROGRAM AS AGREED AUGUST 14th, 1961

A. Generally ABOVE PODIUM

- (1) Residential 1750 flats 4000 residents  
1,300,000 sq. ft. gross  
possibly:-  
20% site cover in a block  
33' x 2000' x 12 floors.
- (2) Office 1,000,000 sq. ft. net rentable space.  
Total gross approx. 1,300,000 sq. ft.,  
including walls, columns, lifts,  
lobbies, lavs., and mach. equipment.  
10,000 office workers.
- (3) Hotel 200 bedrooms 400 guests  
300 sq. ft. gross per guest. \* P.O.M.  
Total gross 140,000 sq. ft.

Total gross floor space above podium

1,300,000	residential
1,300,000	office
140,000	hotel
<u>2,940,000</u>	<u>square feet</u>

55  
17.5  
960.  
1750  
1,680,000  
with balconies.

46.5  
17.5  
810  
1750  
1,420,000.  
not incl lifts  
no balconies

6  
8500  
12  
102000 in tower  
381000 in podium

B. Generally BELOW PODIUM**(1) Parking**

(i) for residents	1750 cars at 350	612,000
(ii) for office building	1500 cars at 230	345,000
(iii) for hotel	200 cars at 230	46,000
(iv) for general public	800 cars at 230	<u>184,000</u>
		<u>1,187,000 sq.ft.</u>

**(2) Retail**

(i) for residents at 2 sq. ft. per person	8,000	
(ii) for office workers at $1\frac{1}{2}$ sq.ft. "	15,000	?? 5000.
(iii) for hotel at $\frac{1}{2}$ sq. ft. per guest	200	
(iv) for exhibition space	800	
(v) <del>with public parking garage at 50 sq.ft.</del> per car parked in public garage.	<u>40,000</u>	
	<u>64,000</u>	sq. ft.

**(3) Sports Centre**

(i) Swimming Pool and Ice Rink	10,000	
(ii) Squash Courts and Gym, Bowling or similar	<u>10,000</u>	
	20,000	sq.ft.

**(4) Exhibition Hall**

100,000 sq. ft.

**(5) Bond Stores**

300,000 sq. ft.

**(6) Internal Roads etc. in Podium *on one level.***  
(including Harrington Street)  
15% of items 2 to 4

73,000 sq. ft.

**(7) Mechanical Equipment in Podium**  
10% of items 1 to 5175,000 sq. ft. ??Total Space below Podium1,919,000 sq. ft.

62) 64,000

**TOTAL SPACE IN PROJECT**

<b>A.</b>	<b>Above Podium</b>	<b>...</b>	<b>2,940,000</b>	<b>or</b>	<b>67 acres</b>
	<b>Below Podium</b>	<b>...</b>	<b>1,919,000</b>	<b>or</b>	<b>44 acres</b>
	<b>TOTAL</b>		<b>4,859,000</b>	<b>or</b>	<b>111 acres</b>

<b>B.</b>	<b>Rentable</b>	<b>Non Rentable</b>
<b>Residential</b>	<b>1,000,000</b>	<b>300,000</b>
<b>Office</b>	<b>1,000,000</b>	<b>300,000</b>
<b>Hotel Concession</b>	<b>140,000</b>	
<b>Parking Concession</b>	<b>1,187,000</b>	
<b>Retail</b>	<b>60,000</b>	<b>4,000</b>
<b>Sports Concession</b>	<b>20,000</b>	
<b>Exhibition</b>	<b>50,000</b>	
<b>Rent Stores</b>	<b>300,000</b>	
<b>Internal Circulation</b>		<b>73,000</b>
<b>Mechanical</b>		<b>175,000</b>
<b>TOTALS</b>	<b>3,757,000</b>	<b>1,102,000</b>

<b>Rentable</b>	<b>3,757,000</b>
<b>Non Rentable</b>	<b>1,102,000</b>
<b>Total</b>	<b>4,859,000</b>

<b>C.</b>	<b>Total Floor Space Index</b>	<b>=</b>	<b><u>111 acres</u></b> <b>15 acres</b>
		<b>=</b>	<b>7.4</b>
	<b>Floor Space Index Above Podium</b>	<b>=</b>	<b><u>67 acres</u></b> <b>15 acres</b>
		<b>=</b>	<b>4.5</b>