



**Site Criteria**

<b>1. Site Area</b>		
a. Site Area		17,902m <sup>2</sup>
<b>2. Landscaping</b>		
a. Required 10% of Site Area		1,790m <sup>2</sup>
b. Provided		2,297m <sup>2</sup>
Soft		1,090m <sup>2</sup>
Hard		3,387m <sup>2</sup> (18.92%)
<b>Total</b>		
<b>3. Floor Area (GFA)</b>		
a. Showroom		1,484m <sup>2</sup>
b. Gym		1,800m <sup>2</sup>
c. F&B Retail & Fast Food		1,013m <sup>2</sup>
d. Liquor Store		455m <sup>2</sup>
<b>Total</b>		4,752m <sup>2</sup>
<b>4. Carparking</b>		
i. Cars Required -		
Desirable per Ellenbrook Town Centre Parking Strategy		
a. Showroom	1,484m <sup>2</sup> @ 2.5/100	37 Cars
b. Gym	1,800m <sup>2</sup> @ 2.0/100	36 Cars
c. F&B Retail & Fast Food	1,013m <sup>2</sup> @ 4.3/100	44 Cars
d. Liquor Store	455m <sup>2</sup> @ 4.3/100	20 Cars
<b>Total Car Required</b>		137 Cars
ii. Cars Provided		44 Cars
a. Drive Thru		159 Cars
c. On grade		203 Cars
<b>Total Car Provided</b>		203 Cars
<b>5. Bicycle Parking</b>		
i. Bicycle bays Required		10 Bikes
ii. Bicycle bays Provided		10 Bikes

**Landscaping**  
 A. Hard Landscaping  
 Defined as paved walkways either open or covered.  
 B. Soft Landscaping  
 Defined as vegetative landscaping.

**Gross Floor Area - GFA**  
 A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.  
 Unless otherwise noted as Net Floor Area.  
 B. Definition of Gross Floor Area is defined as:  
 i. GROSS FLOOR AREA OF TENANCY  
 Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.  
 ii. GROSS FLOOR AREA OF A BUILDING  
 Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls.

**Net Floor Area - NFA**  
 A. Net Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.  
 B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.

**SITE PLAN**  
SCALE: 1: 500