



**SITE CRITERIA**

<b>1. Site Area</b>	<b>22,004m²</b>
<b>2. Landscaping</b>	<b>2,200m²</b>
a. Required 10% of Site Area	2,200m²
b. Provided	2,379m²
Soft	1,742m²
Hard	637m²
<b>Total</b>	<b>4,121m²</b>
<b>3. Floor Area (GFA)</b>	<b>7,296m²</b>
a. Showrooms	7,296m²
b. Fast Food - 1	247m²
i. Restaurant	95m²
ii. Outdoor Seating Area	10m²
iii. Plant & Dumpster	352m²
<b>Total</b>	<b>352m²</b>
c. Fast Food - 2	262m²
i. Restaurant	36m²
ii. Outdoor Seating Area	44m²
iii. Plant & Dumpster	342m²
<b>Total</b>	<b>342m²</b>
d. Medical	1,001m²
<b>Total GFA</b>	<b>8,991m²</b>
<b>4. Carparking</b>	<b>Carbays</b>
a. Cars Required	
i. Showrooms	7,195m² NLA @ 2.5/100m²
ii. Fast Food 1	342m² @ 5/100m²
iii. Fast Food 2	238m² @ 5/100m²
iv. Medical Centre	1,001m² @ 2/100m²
<b>Total</b>	<b>179.9</b>
b. Cars Provided	
i. On Grade	214
ii. Drive Thru	20
<b>Total</b>	<b>234</b>

**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 toilet if the toilet are exclusive to the Tenancy.

**SITE PLAN**  
SCALE: 1 : 500