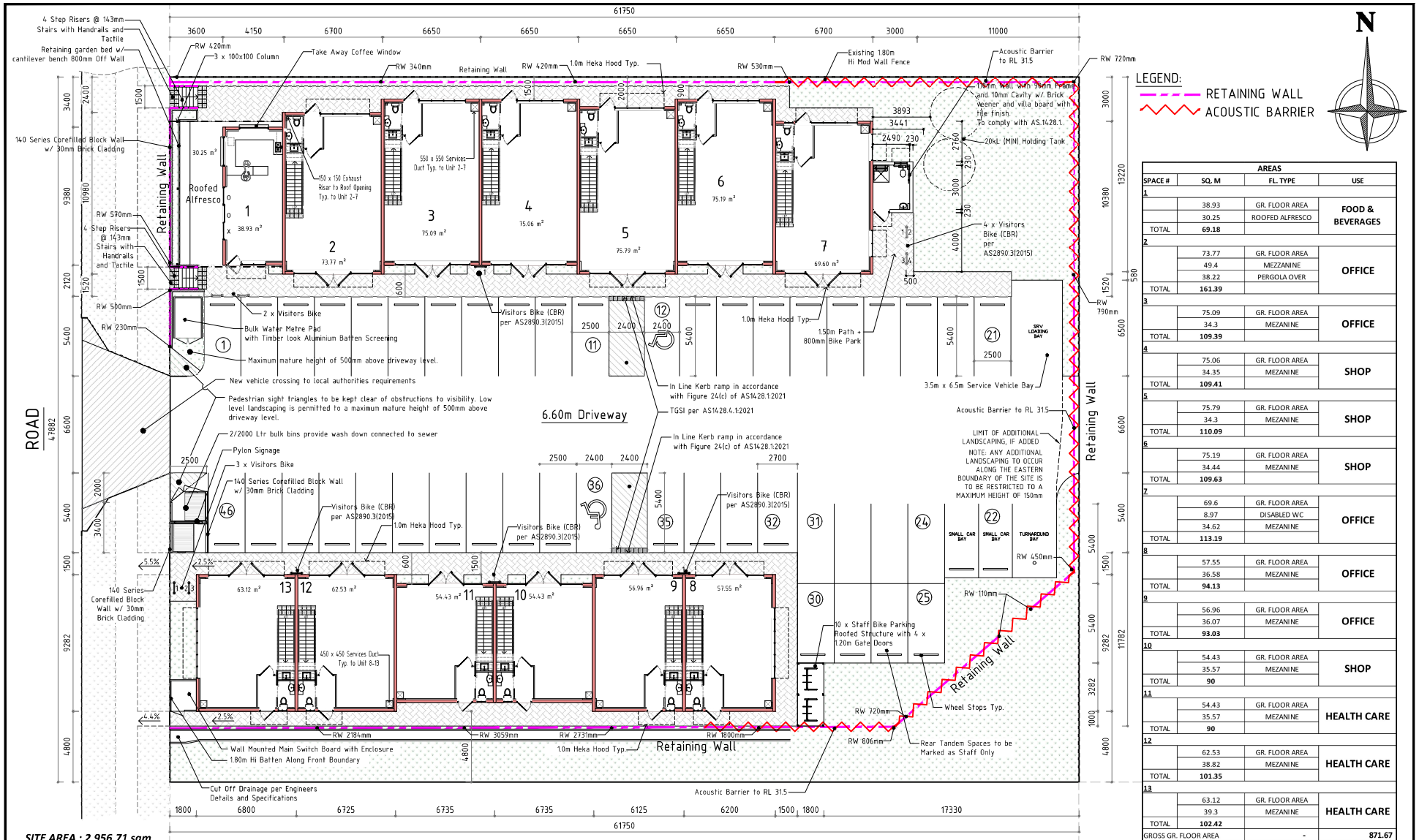

LEGEND:

- RETAINING WALL
- ACOUSTIC BARRIER

AREAS			
SPACE #	SQ. M	FL. TYPE	USE
1			
	38.93	GR. FLOOR AREA	FOOD & BEVERAGES
	30.25	ROOFED ALFRESCO	
TOTAL	69.18		
2			
	73.77	GR. FLOOR AREA	OFFICE
	49.4	MEZZANINE	
	38.22	PERGOLA OVER	
TOTAL	161.39		
3			
	75.09	GR. FLOOR AREA	OFFICE
	34.3	MEZANINE	
TOTAL	109.39		
4			
	75.06	GR. FLOOR AREA	SHOP
	34.35	MEZANINE	
TOTAL	109.41		
5			
	75.79	GR. FLOOR AREA	SHOP
	34.3	MEZANINE	
TOTAL	110.09		
6			
	75.19	GR. FLOOR AREA	SHOP
	34.44	MEZANINE	
TOTAL	109.63		
7			
	69.6	GR. FLOOR AREA	OFFICE
	8.97	DISABLED WC	
	34.62	MEZANINE	
TOTAL	113.19		
8			
	57.55	GR. FLOOR AREA	OFFICE
	36.58	MEZANINE	
TOTAL	94.13		
9			
	56.96	GR. FLOOR AREA	OFFICE
	36.07	MEZANINE	
TOTAL	93.03		
10			
	54.43	GR. FLOOR AREA	SHOP
	35.57	MEZANINE	
TOTAL	90		
11			
	54.43	GR. FLOOR AREA	HEALTH CARE
	35.57	MEZANINE	
TOTAL	90		
12			
	62.53	GR. FLOOR AREA	HEALTH CARE
	38.82	MEZANINE	
TOTAL	101.35		
13			
	63.12	GR. FLOOR AREA	HEALTH CARE
	39.3	MEZANINE	
TOTAL	102.42		
GROSS GR. FLOOR AREA		-	871.67
GROSS 1ST FLOOR AREA		-	481.54
NET LEASABLE AREA (NLA)		-	1,353.21

SITE AREA : 2,956.71 sqm
GROSS GROUND FLOOR AREA : 871.67 sqm = 29.48% Site Cover
PROVIDED LANDSCAPING = 564 sqm
CAR PARKING REQUIREMENT = 46
CAR PARKING PROVIDED = 46
BIKE PARKING REQUIREMENT - STAFF = 10 | Visitor = 10
BIKE PARKING PROVIDED - STAFF = 10 | Visitor = 13

NOTE:
ALL ENTRY / EXIT TO BE COMPLIANT
ENTRY THRESHOLD PER NCC PART D4
(See Figure 1)

SITE LAYOUT - GROUND

SCALE 1:250

1:250 — 5m 0 5m 10m 15m 20m 25m

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Verify all dimensions on site and from the dimension on the plans. Do not scale from drawings

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Design, Building, Civil Works.

Drawn by
John C.

Checked by
JPD, Brian Johnston plan design P/L

Rev.	Issue Date	Description
11	12-06-24	GENERAL CHANGES PER ENGINEERS DRAWING
12	26-06-24	CHANGES PER ENGINEERS ROADWORKS PLAN
13	19-09-24	CHANGES PER GCCC
14	25-01-25	CHANGES FOR BA
15	02-07-25	CHANGES FOR BA

Client
PROPOSED DEVELOPMENT

4 GUARA GROVE PIMPAMA
LOT 189 ON SP153061

Drawing Scale
AS SHOWN

Layout ID
JPD-P113-GGP-01

Paper Size
@A3