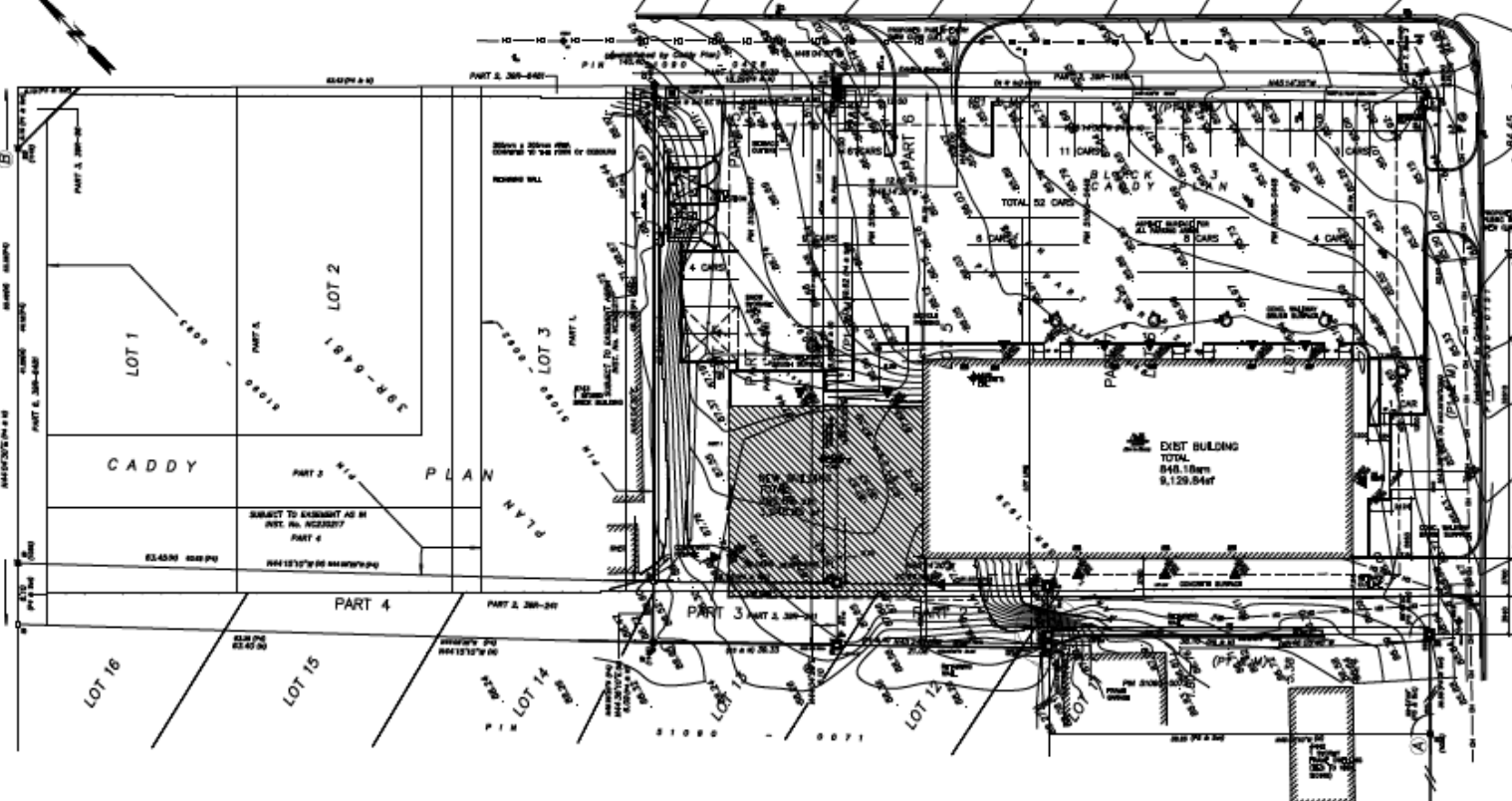


HEATH STREET
 P.I.N. 31025-0110
 DISTRICT 11-11
 31025-0110

WILLIAM STREET
 (EXTENDING BY CADDY PLAN)
 P.N. 3100-0420



ZONING	00-8 (DISTRICT COMMERCIAL)
LOT AREA	4,874.20sqm 49,337.07sf 0.99ac
LOT FRONTAGE (BOULDER STREET)	62.20m
LOT DEPTH	77.28m
LOT FRONT YARD	24.31m
REQUIREMENTS & PROVIDED:	
FRONT YARD ON BOULDER STREET	3m
FRONT YARD	7.2m
SEC YARD WEST	8m
SEC YARD EAST ON WILLIAM STREET	3m
AREAS OF BUILDING:	
EXISTING BUILDING AREA	845.17sqm 9,125.84sf
PROPOSED EXISTING AREA	288.86sqm 3,098.85sf
PROPOSED TOTAL AREA	1,134.03sqm 12,224.69sf

FLOOR SPACE RATIO Max 1.00	0.97
FLOOR SPACE RATIO PROVIDED	0.97
PARKING SPACES REQUIRED	31.00
PARKING SPACES PROVIDED	33.00
10' PARKING SPACES REQUIRED	4.50
10' PARKING SPACES PROVIDED	6.00
PARKING SPACE SIZE	3.7m x 5.5m
10' PARKING SPACE SIZE	3.1m x 4.9m
DRIVING ABLK WITH	8m
TRC RADIUS WITH	8m
TRC RADIUS COVER LINC	15m
LOT COVERAGE - ALLOWED (80%)	1,373.27sqm 14,771.13sf
LOT COVERAGE PROVIDED (38.64%)	1,215.04sqm 13,078.18sf
LANDSCAPE AREA REQUIRED (10%)	487.42sqm 5,220.82sf
LANDSCAPE AREA PROVIDED (28.82%)	1,313.75sqm 14,141.18sf

080 047
 343 PROJECT IS DESIGNED AS PER 080 2017, PART 3 & PART 11
 MAJOR OCCUPANCIES GROUP D & GROUP C
 BUILDING AREA 1,215.04 sqm
 1,215.04 sqm
 HEIGHT OF BUILDING 1
 NUMBER OF STOREYS 1
 NUMBER OF STOREYS 1
 BUILDING CLASSIFICATION GROUP 3, 3.2, 3.3
 S.F. DESIGN YES

THE PROPOSED PROJECT IS PROVIDED ON THE ADJACENTLY CONSOLIDATED 2 PARCELS WITH SAME OVERLAP.
 NEW TEN P BLOCKS - 0420
 NEW LINC PROPERTY DESCRIPTION OF THE LAND IS RECORDING AS FOLLOWS:
 PART 11 PT 12 8 BLK 3, PT 12 11 BLK 3, PT 12 13 BLK 3, PT 12 15 BLK 3, PL CADDY SPANNING CT 20 COR A HAMILTON ROAD PTS 2 & 6, 0420/2017
 SECONDLY PART LOT 1 BLK 3, PART LOT 2 BLK 3, PART LOT 3 BLK 3, PART LOT 4 BLK 3, PART LOT 5 BLK 3, PART LOT 6 BLK 3, PART LOT 7 BLK 3, PART LOT 8 BLK 3, PART LOT 9 BLK 3, PART LOT 10 BLK 3, PART LOT 11 BLK 3, PART LOT 12 BLK 3, PART LOT 13 BLK 3, PART LOT 14 BLK 3, PART LOT 15 BLK 3, PART LOT 16 BLK 3, PL CADDY (SPANNING LOT 20 COR A HAMILTON ROAD PPTS 1, 5 & 6, 2017/2018), TOWN OF COCHRAN.

(1066)