

| Site Statistics - Commercial Mixed-Use Block | | |
|--|-------|------------------------|
| | Units | Area (M ²) |
| Commercial Mixed-Use Block Total | | 10956.51 |
| Gross Floor Area | | 9192.00 |
| Permitted Commercial Uses (1st storey, excluding 40% for residential access/amenities) | | 1378.80 |
| Residential (3 storeys, including residential access/amenities on Floor 1) | 90 | 7813.20 |

| | | |
|--|------------|--|
| Residential in Mixed-Use Building Parking Requirement (1/unit) | 90 | |
| Retail Store Parking Requirement (1/20m ² - Rate used for analysis purposes only) | 69 | |
| Barrier Free Spaces (3.6 by 6.0 meters) | 8 | |
| Total Parking Requirement | 159 | |
| Total Parking Provided | 178 | |

LEGEND

- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE

EXISTING AGRICULTURE

FLAHERTY STREET



Conceptual Site Plan

ADDRESS:
787 & 825 FALLIS LINE

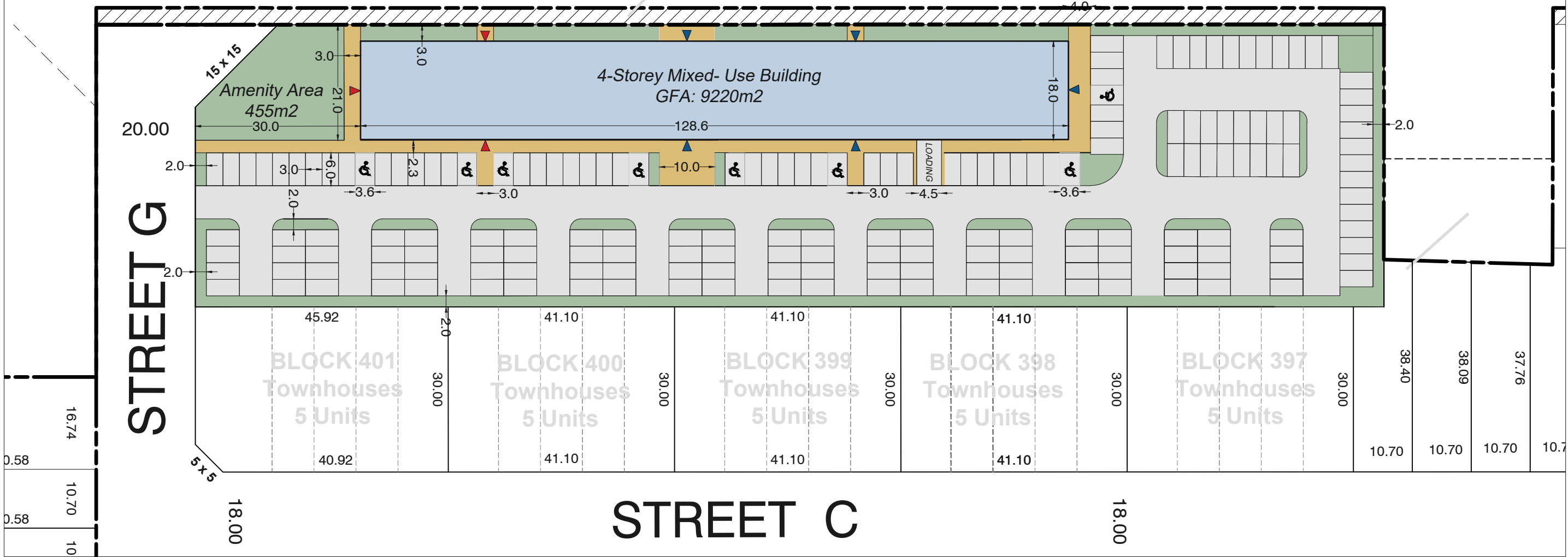
IN THE TOWNSHIP
OF CAVAN
MONAGHAN

BLOCK 413
Road Widening
0.07 ha

FALLIS LINE 23m WIDE

DRAFT APPROVED
RESIDENTIAL LOTS

DRAFT APPROVED
ROAD WIDENING



Project No:
20697

Drawing No:
CSP-1

November 25, 2022

Designed By:
LLP