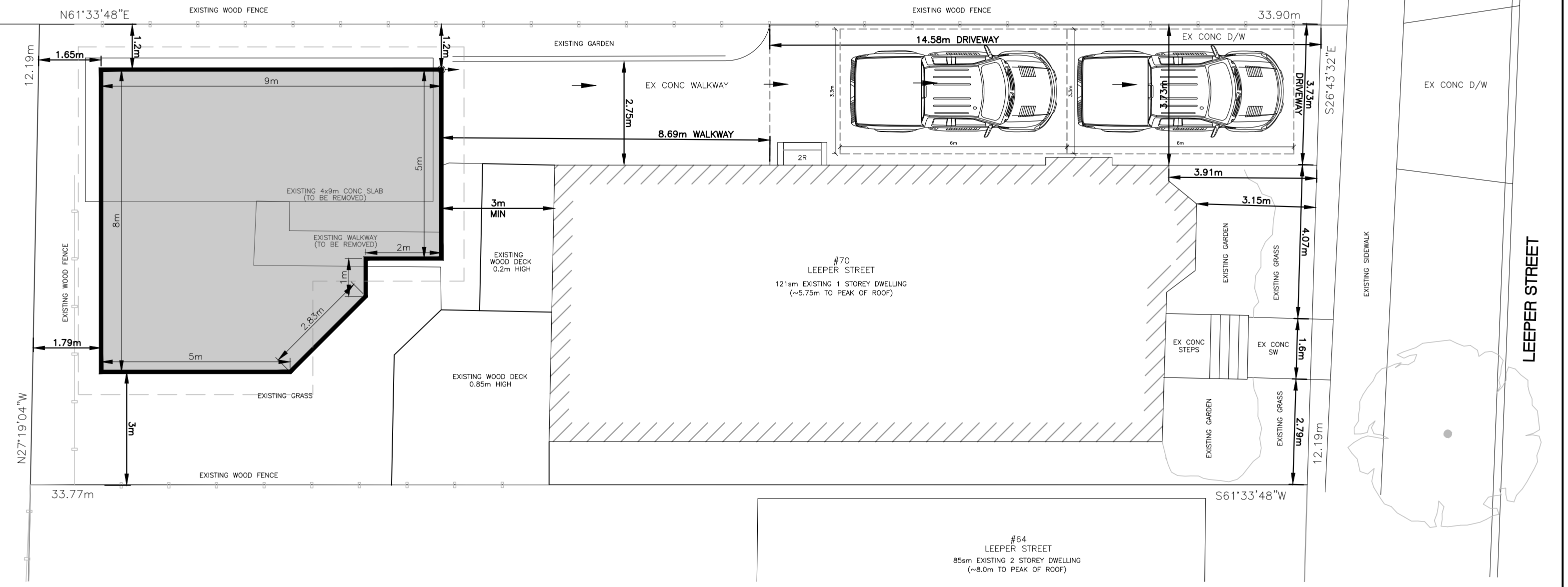
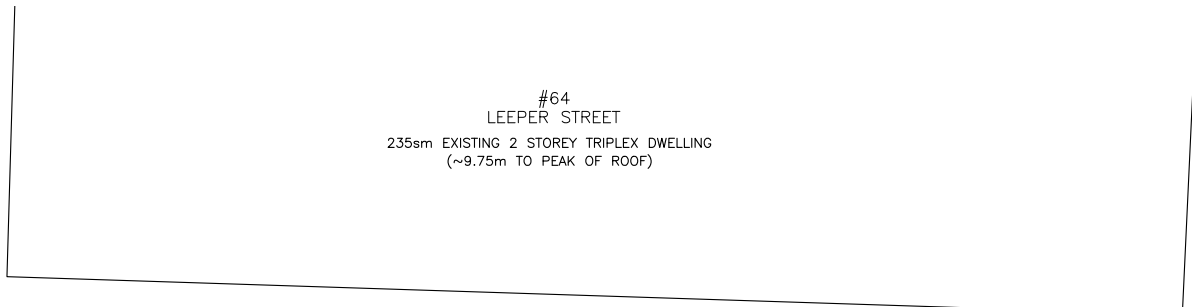
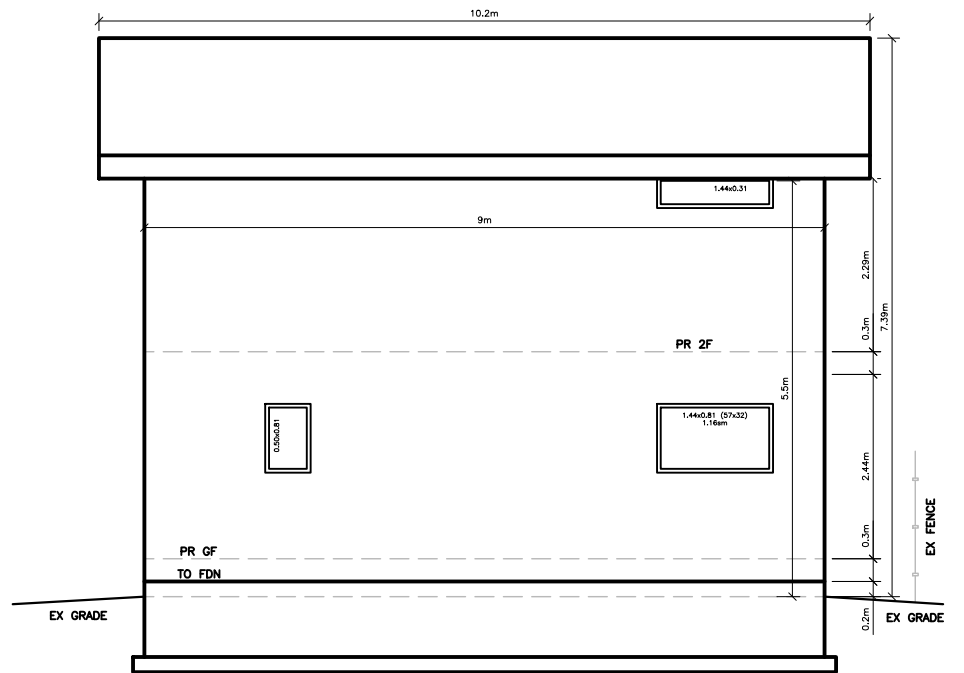
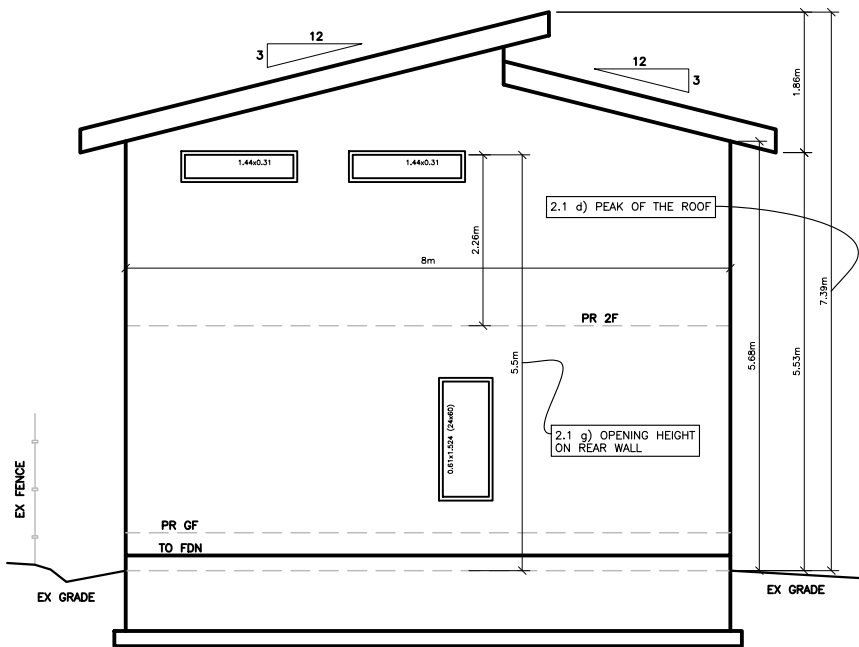
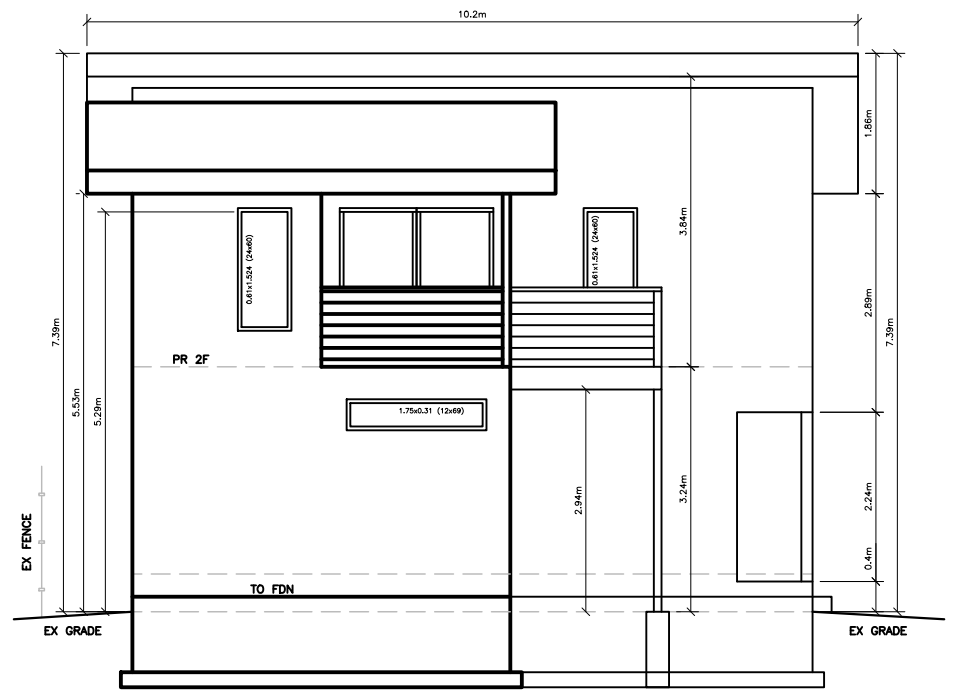
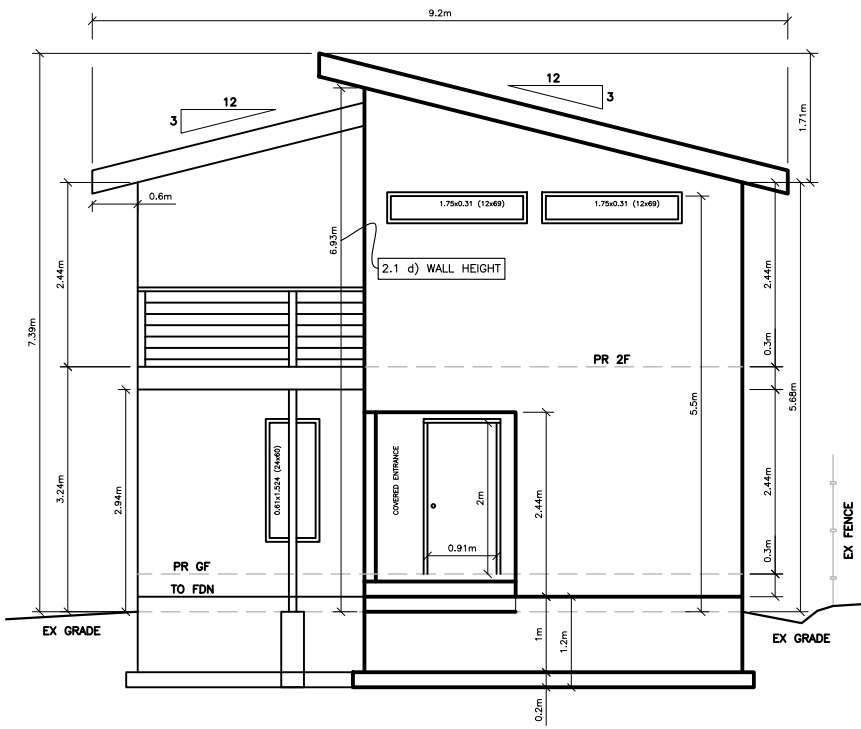


PROPOSED SITE STATISTICS			ADU STATISTICS	
LOT AREA	412.3m ²	100.00%	FIRST FLOOR TOTAL FLOOR AREA	48.7m ²
EXISTING BUILDING AREA	121.0m ²	29.30%	SECOND FLOOR TOTAL FLOOR AREA	42.1m ²
PROPOSED ADU AREA	64.0m ²	15.52%	TOTAL FLOOR AREA	90.8m ²
PROPOSED SOFT LANDSCAPE AREA	122.0m ²	29.40%	TOTAL LOT COVERAGE	64.0m ²
PROPOSED HARD LANDSCAPE AREA	110.0m ²	26.70%		
LANDSCAPED OPEN SPACE	121.3m ²	29.40%		
NON-LANDSCAPED OPEN SPACE	291.0m ²	70.60%		



70 LEEPER STREET
ST. CATHARINES
SITE PLAN SKETCH

DATE	2025-01-06
SCALE	1:100 m
REF No.	.
DWG No.	####



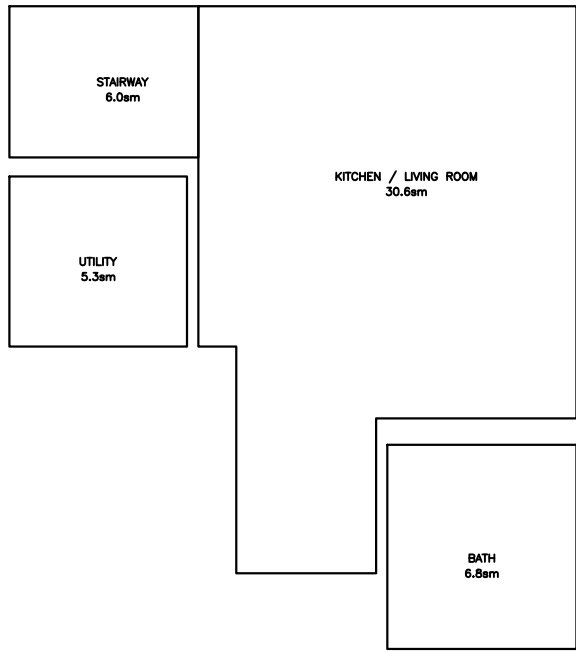
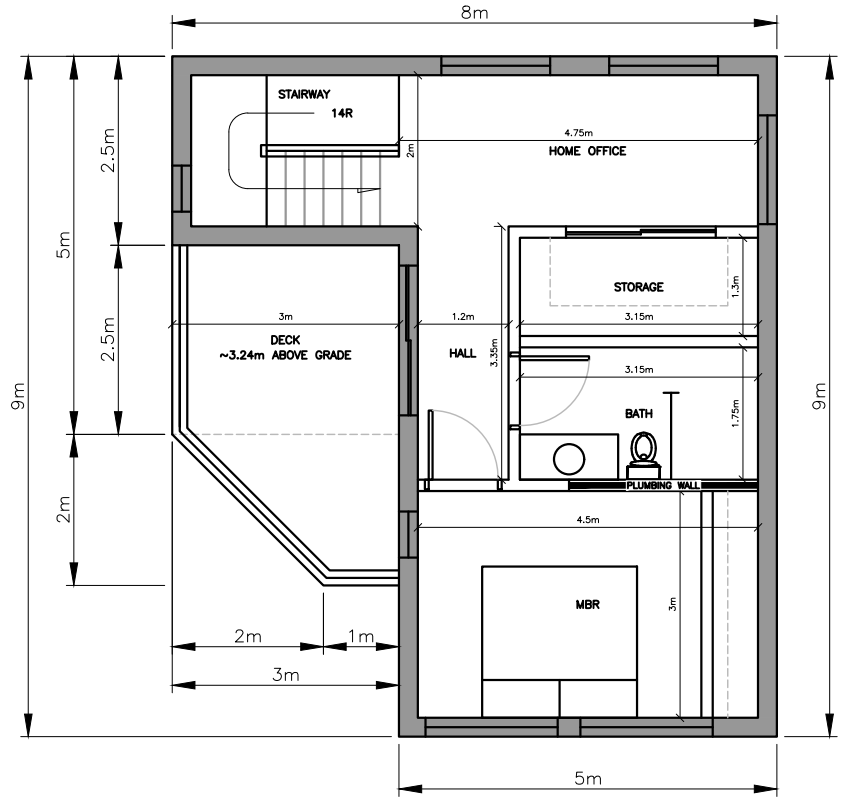
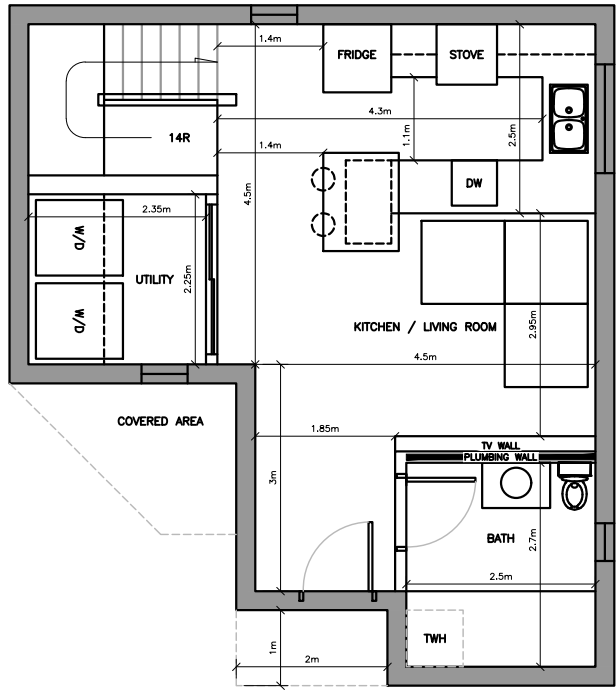
**70 LEEPER STREET
ST. CATHARINES
ELEVATIONS**

DATE 2025-01-06

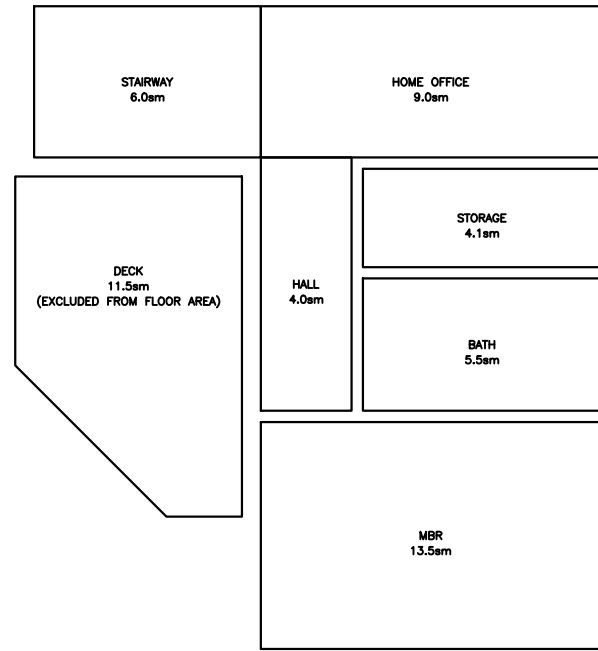
SCALE 1:100 m

REF No.

DWG No. #####



TOTAL = 48.7sm



TOTAL = 42.1sm

**70 LEEPER STREET
ST. CATHARINES
CONCEPTUAL FLOOR PLAN**

DATE	2025-01-06
SCALE	1:100 m
REF No.	.
DWG No.	####-