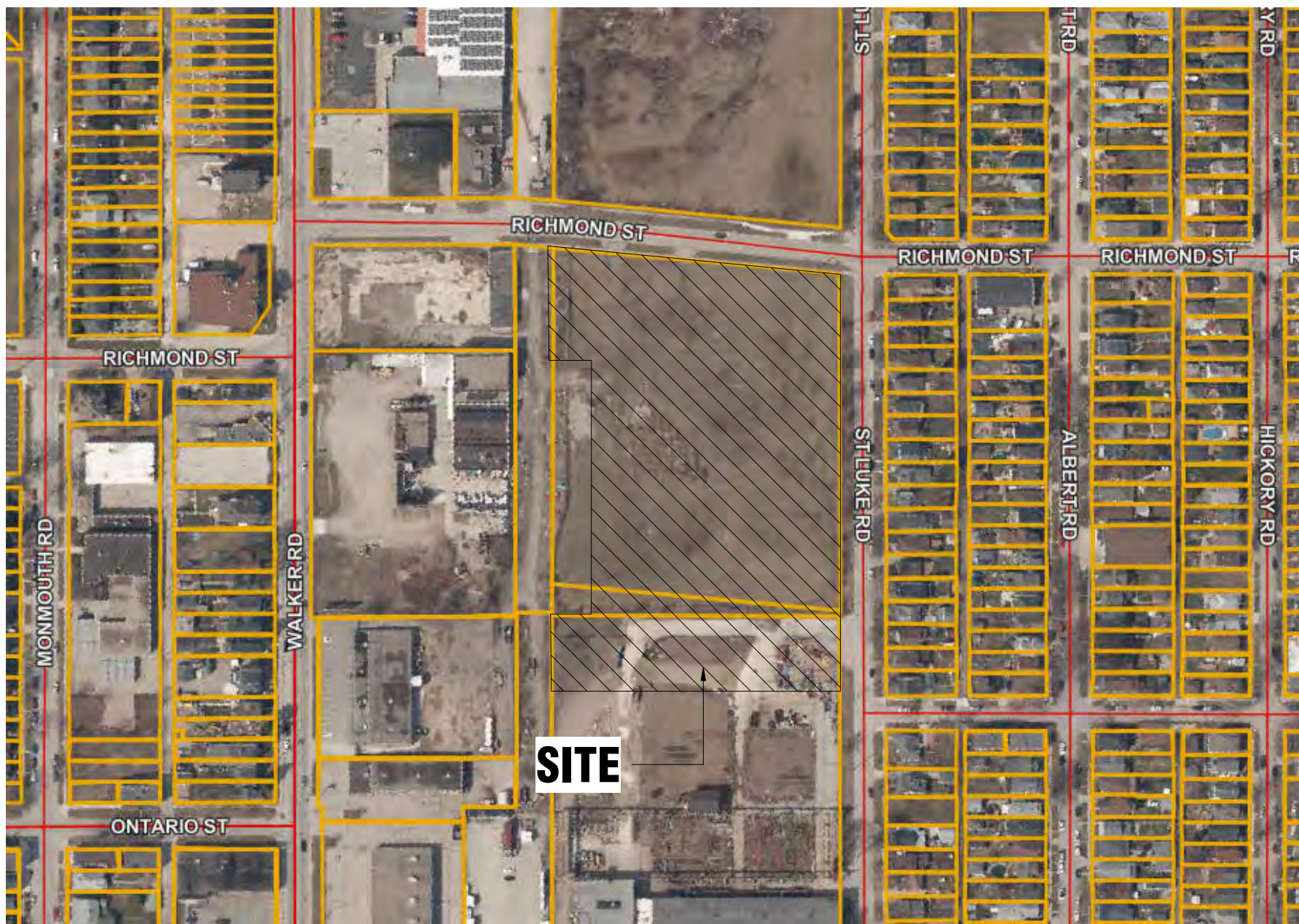
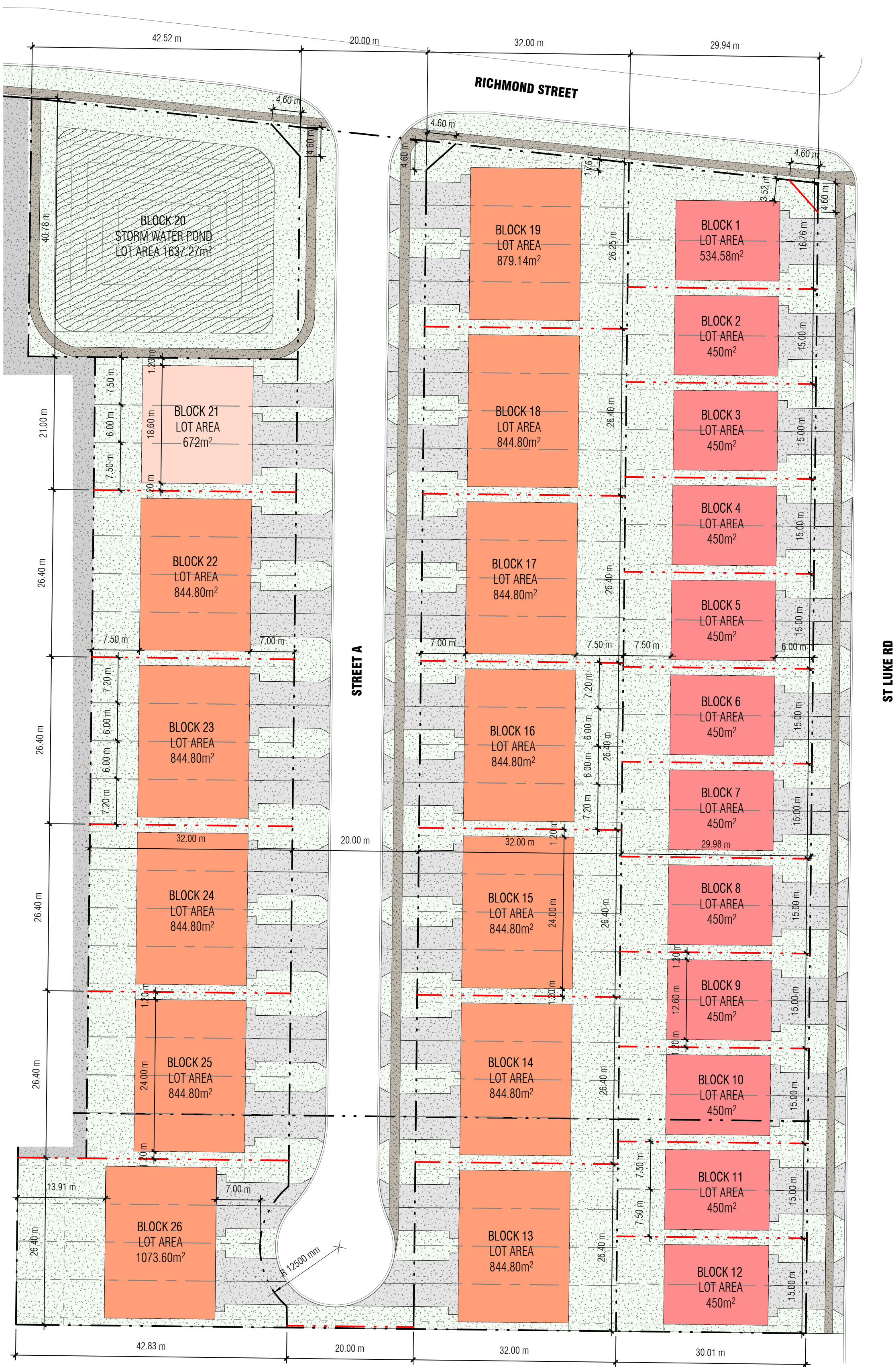




SITE KEY PLAN



SITE CONCEPT

1" = 40'-0"

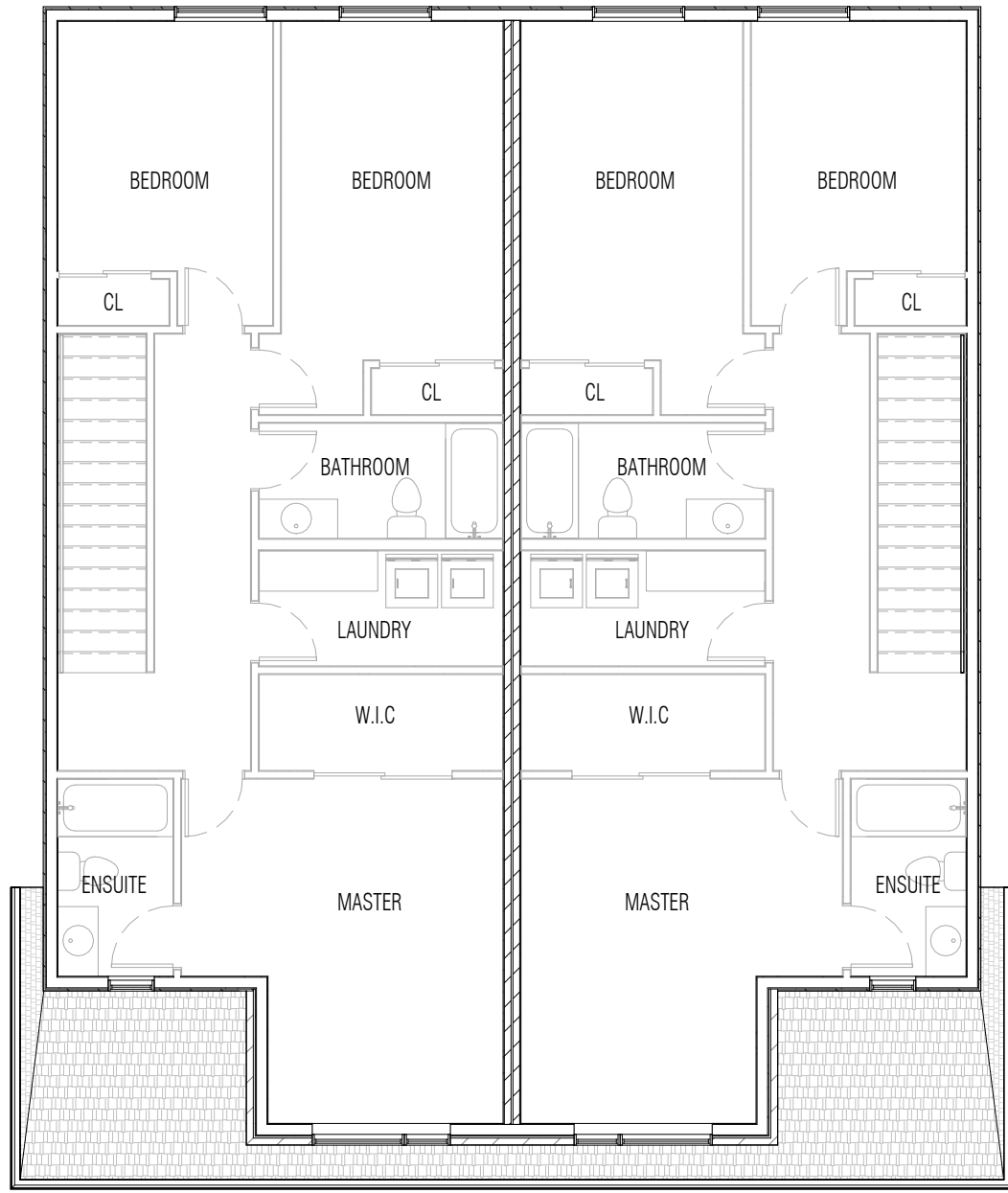
SCHEDULE OF LAND USE				
LAND USE	LOTS/BLOCKS	RESIDENTIAL UNITS	AREA	PERCENTAGE AREA
SEMI DETACHED DWELLING	12 BLOCKS	24	5,491.47m ²	24.90%
3 PLEX TOWNHOUSE DWELLING	1 BLOCKS	3	672m ²	3.05%
4 PLEX TOWNHOUSE DWELLING	12 BLOCKS	48	10,401.37m ²	47.17%
SWM POND	BLOCK 23	N/A	1637.27m ²	7.42%
STREET A	---	N/A	3845.73m ²	17.44%
0.3m ROAD RESERVE	---	N/A	6m ²	>1%
TOTAL	---	75	22,052.55m ²	100%

SITE DATA - PLAN OF SUBDIVISION - SEMI DETACHED BLOCK 1-12			
2 STOREY SEMI-DETACHED DWELLING (24 UNITS)			
PROPOSED ZONING - RD 2.2	REQUIRED (min/max)	PROVIDED	COMPLIANCE
LOT WIDTH	15.0 m	15.0 m	COMPLIES
LOT AREA	450 m ²	450 m ²	COMPLIES
MAX LOT COVERAGE	45% (max)	45%	COMPLIES
BUILDING HEIGHT	9.0 m	9.0 m	COMPLIES
MIN FRONT YARD	6 m	6 m	COMPLIES
MIN REAR YARD	7.5 m (min)	7.5 m	COMPLIES
MIN SIDE YARD	1.2 m (min)	1.2 m	COMPLIES

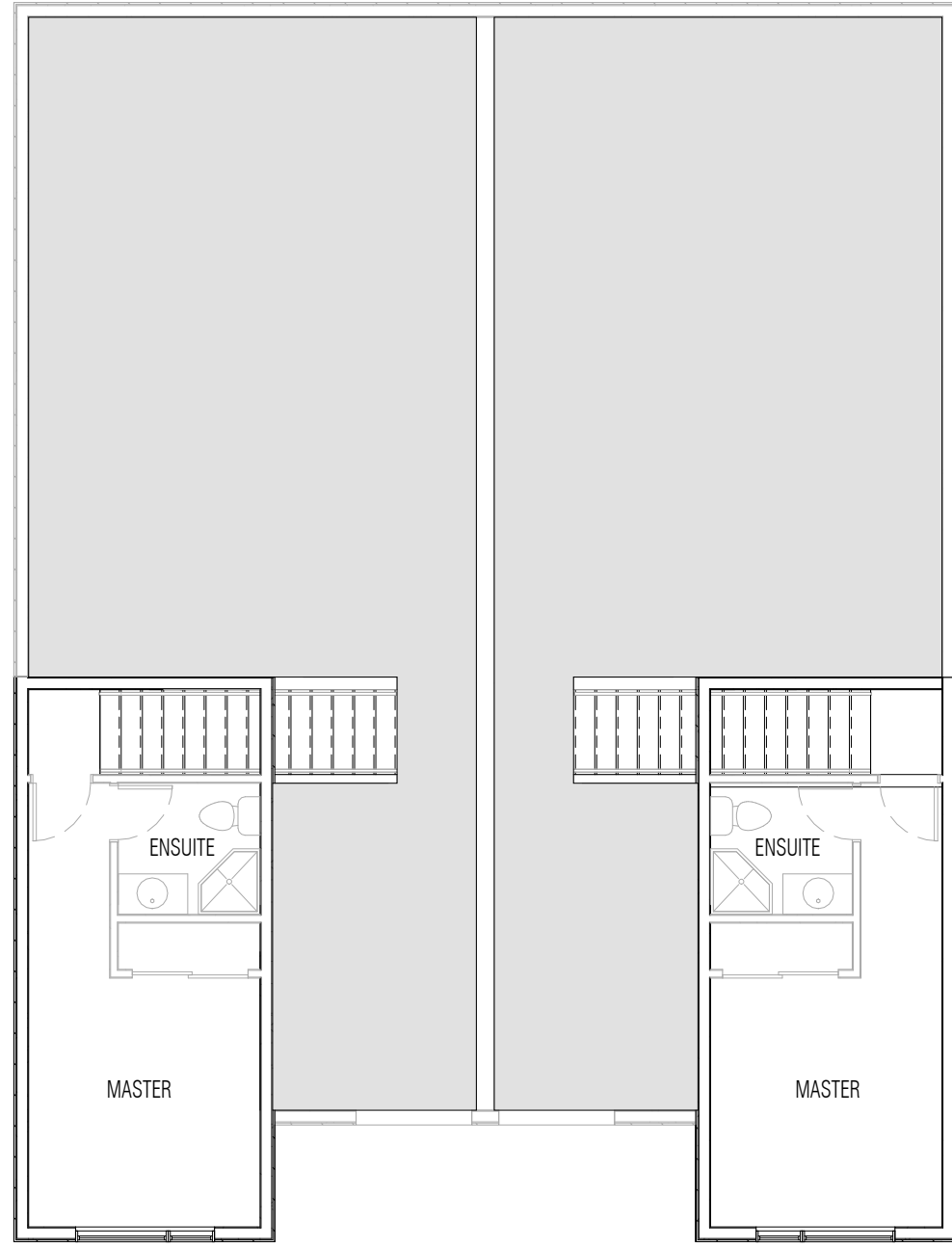
SITE DATA - PLAN OF SUBDIVISION - TOWNHOME BLOCK 21			
2 STOREY TOWNHOME DWELLING (3 UNITS)			
PROPOSED ZONING - RD 2.2	REQUIRED (min/max)	PROVIDED	COMPLIANCE
LOT WIDTH	20 m (min)	26.4 m	COMPLIES
LOT AREA (PER DWELLING UNIT)	200 m ² (min)	672.0 m ²	COMPLIES
MAX LOT COVERAGE	45% (max)	45%	COMPLIES
BUILDING HEIGHT	9.0 m (max)	9 m	COMPLIES
MIN FRONT YARD	6 m	7 m	COMPLIES
MIN REAR YARD	7.5 m (min)	7.5 m	COMPLIES
MIN SIDE YARD	1.2 m (min)	1.2 m	COMPLIES

SITE DATA - PLAN OF SUBDIVISION - TOWNHOME BLOCK 13-19, 22-25			
2 STOREY TOWNHOME DWELLING (44 UNITS)			
PROPOSED ZONING - RD 2.2	REQUIRED (min/max)	PROVIDED	COMPLIANCE
LOT WIDTH	20m (min)	26.4 m	COMPLIES
LOT AREA	200 m ² (min)	844.80 m ²	COMPLIES
MAX LOT COVERAGE	45% (max)	45%	COMPLIES
BUILDING HEIGHT	9.0 m (max)	9 m	COMPLIES
MIN FRONT YARD	6 m	7 m	COMPLIES
MIN REAR YARD	7.5 m (min)	7.5 m	COMPLIES
MIN SIDE YARD	1.2 m (min)	1.2 m	COMPLIES

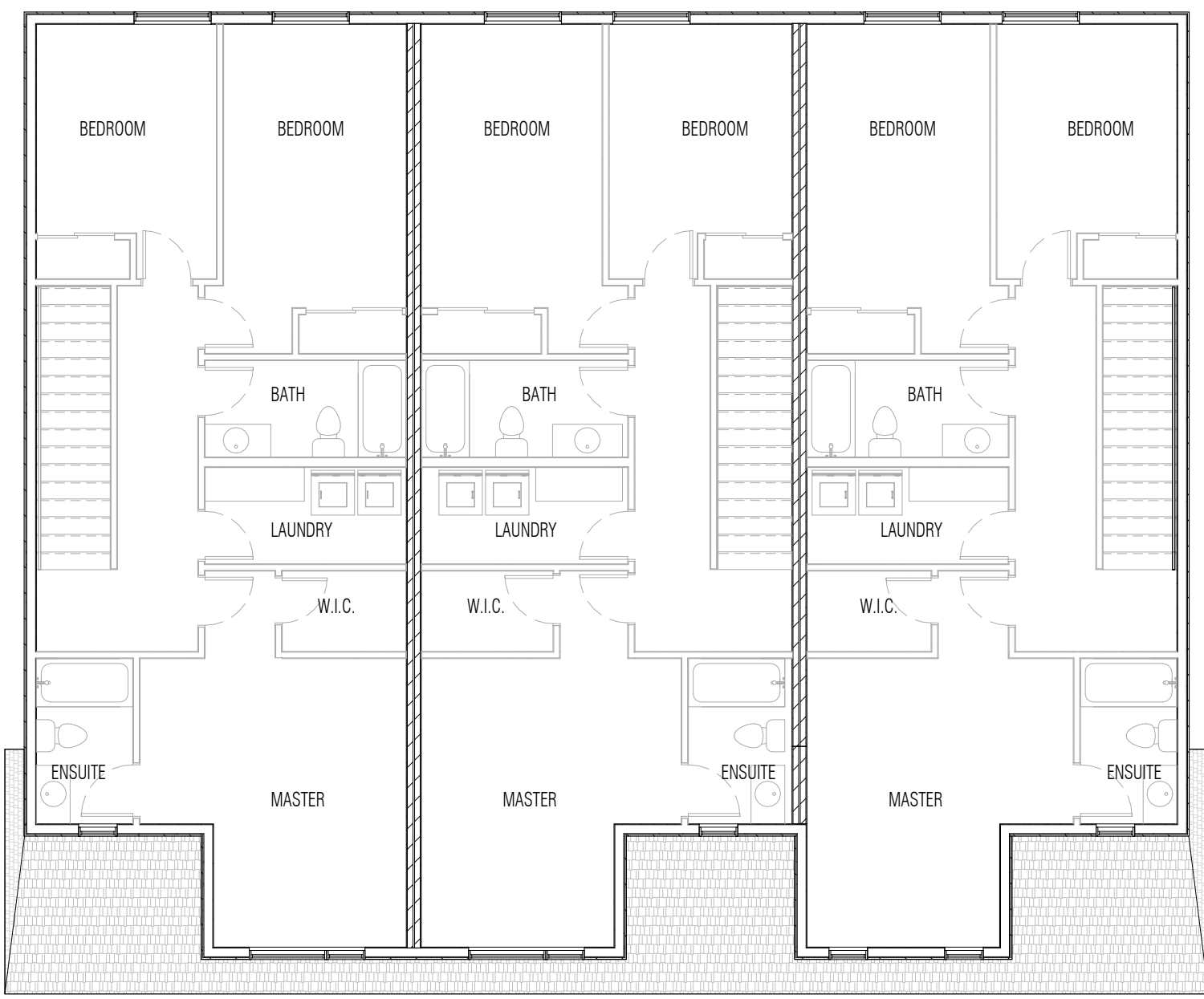
SITE DATA - PLAN OF SUBDIVISION - TOWNHOME BLOCK 26			
2 STOREY TOWNHOME DWELLING (4 UNITS)			
PROPOSED ZONING - RD 2.2	REQUIRED (min/max)	PROVIDED	COMPLIANCE
LOT WIDTH	20m (min)	26.4 m	COMPLIES
LOT AREA	200 m ² (min)	1073.89 m ²	COMPLIES
MAX LOT COVERAGE	45% (max)	39%	COMPLIES
BUILDING HEIGHT	9.0 m (max)	9 m	COMPLIES
MIN FRONT YARD	6 m	7 m	COMPLIES
MIN REAR YARD	7.5 m (min)	13.9 m	COMPLIES
MIN SIDE YARD	1.2 m (min)	1.2 m	COMPLIES



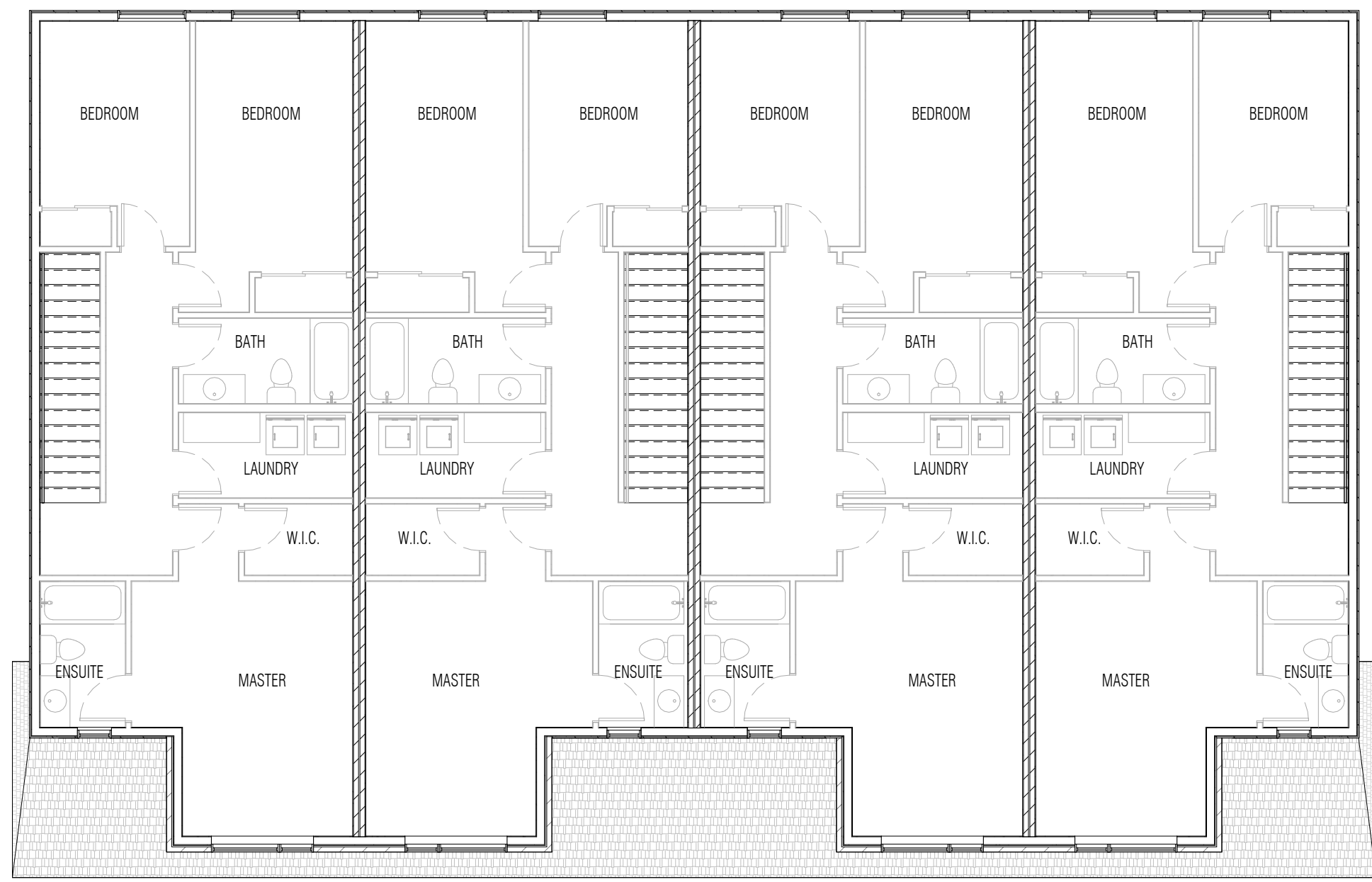
1.2 SEMI OPT 1- 2ND FLOOR
SCM-2 1/8" = 1'-0"



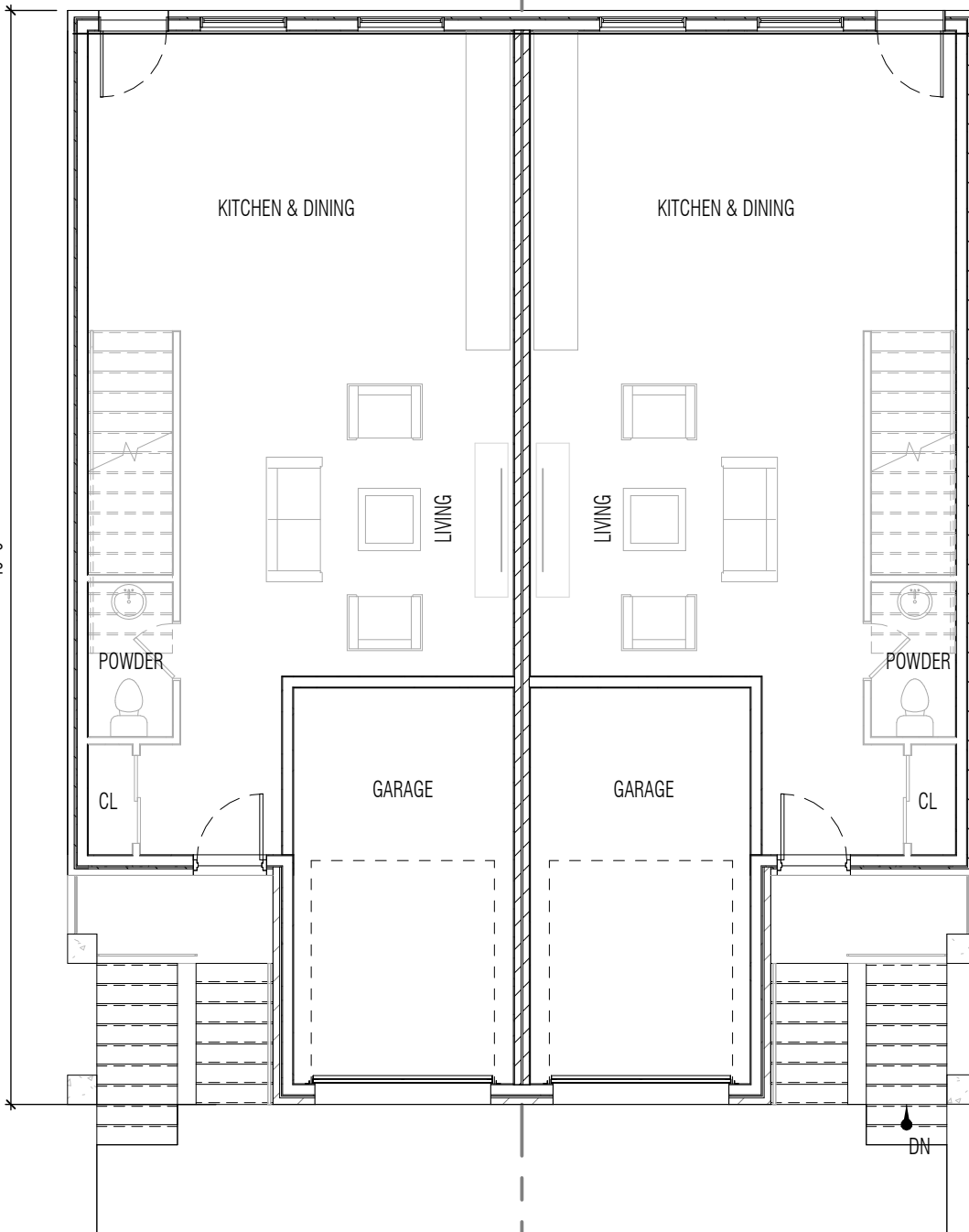
2.2 SEMI OPT 2- 2ND FLOOR
SCM-2 1/8" = 1'-0"



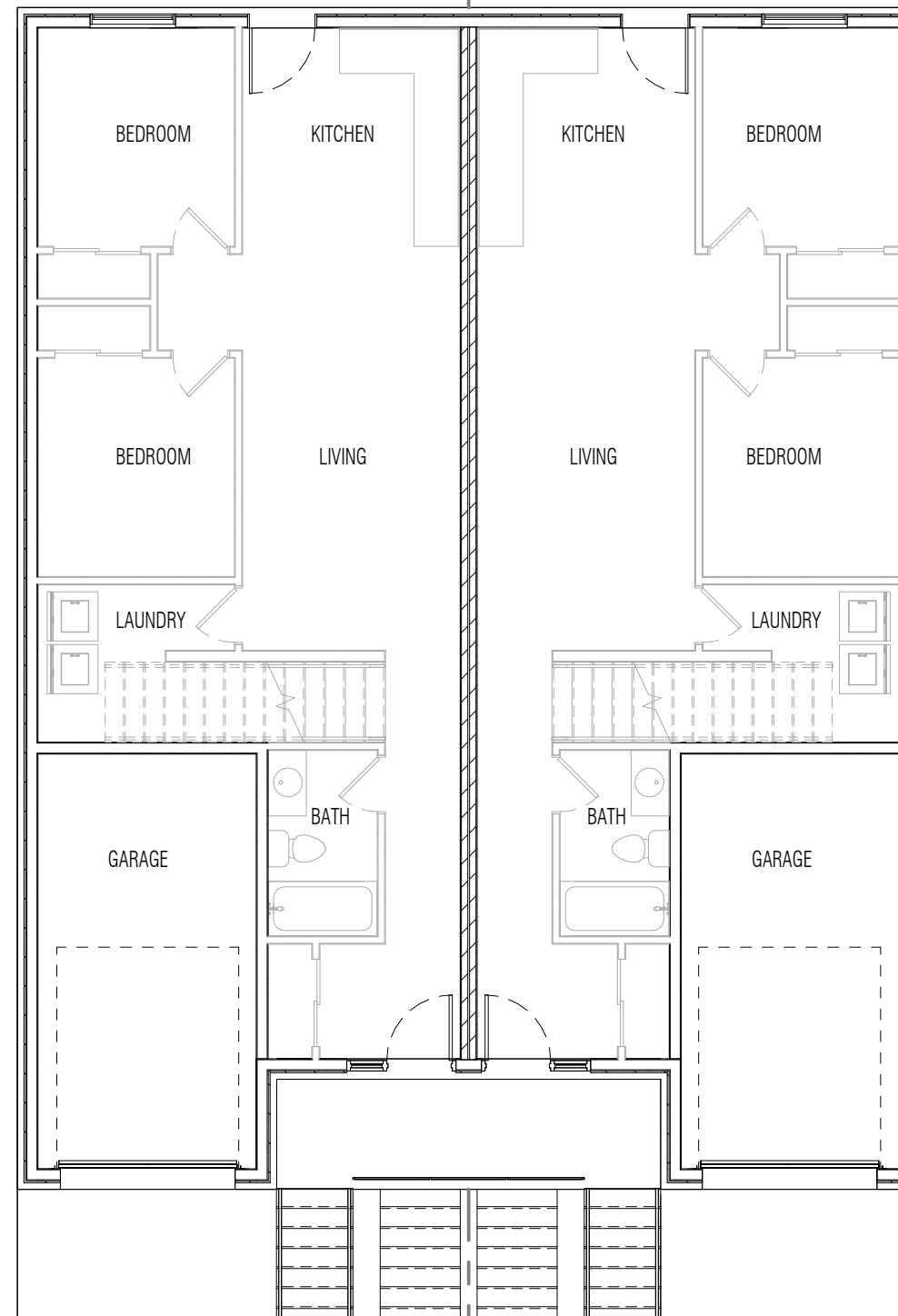
3.2 3BLK - 2ND FLOOR
SCM-2 1/8" = 1'-0"



4.2 4BLK - 2ND FLOOR
SCM-2 1/8" = 1'-0"



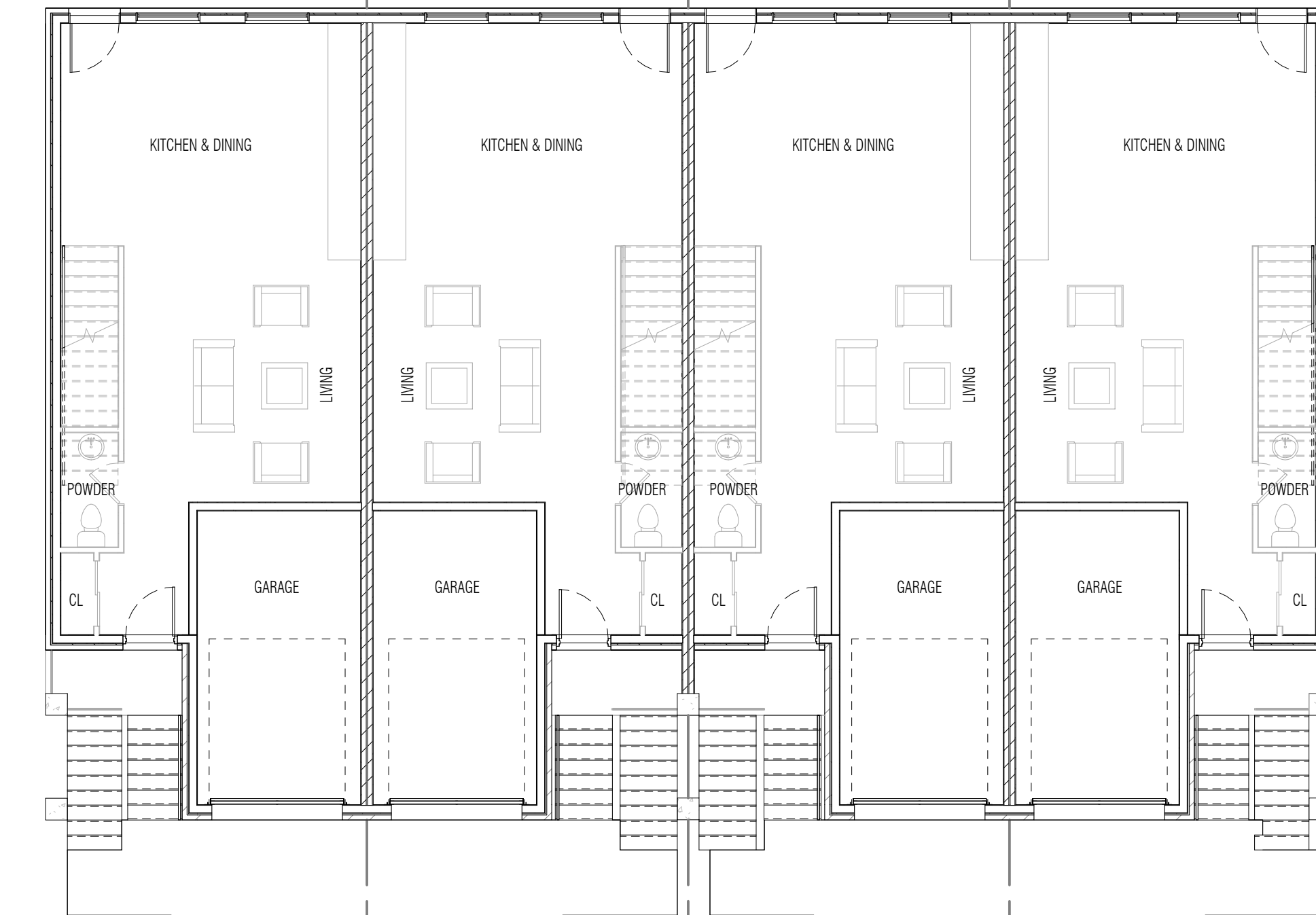
1.1 SEMI OPT 1- GROUND FLOOR
SCM-2 1/8" = 1'-0"



2.1 SEMI OPT 2- GROUND FLOOR
SCM-2 1/8" = 1'-0"



3.1 3BLK - GROUND FLOOR
SCM-2 1/8" = 1'-0"



4.1 4BLK - GROUND FLOOR
SCM-2 1/8" = 1'-0"

OWNER / CONSULTANT

SUBMISSION RECORD		
NO.	DESCRIPTION	DATE
1	OPAL/TA	25-07-23
2	OPAL/TA STAGE 3	26-05-24

NO.	DESCRIPTION	DATE
REVISIONS		

REVISIONS

Drawn by: **RW/KK** ☒ PRELIMINARY
Checked by: **---** ☐ CONSTRUCTION
Approved by: **PW** ☐ RECORD

RICHMOND & ST LUKE SUBDIVISION
OWNER NAME
RICHMOND & ST LUKE
CONCEPTUAL FLOOR PLANS

PROJECT TITLE
JOB NUMBER
22-070

SHEET NUMBER
SCM-2



1 SEMI - FRONT ELEVATION OPT 1
SCM-3 3/16" = 1'-0"



2 SEM- FRONT ELEVATION OPT 2
SCM-3 3/16" = 1'-0"



3 SEMI- FRONT ELEVATION OPT 3
SCM-3 3/16" = 1'-0"



4 3 BLOCK T.H. - FRONT ELEVATION
SCM-3 3/16" = 1'-0"



1
SCM-4
4 BLOCK T.H. - FRONT ELEVATION OPT 1
3/16" = 1'-0"



2
SCM-4
4 BLOCK T.H. - FRONT ELEVATION OPT 2
3/16" = 1'-0"

OWNER / CONSULTANT

SUBMISSION RECORD		
NO.	DESCRIPTION	DATE
1	CPALTRA	25-07-23
2	CPALTRA STAGE 3	26-05-24

NO.	DESCRIPTION	DATE
REVISIONS		

REVISIONS

Drawn by: **RW/K** ☒ PRELIMINARY
Checked by: **PW** ☐ CONSTRUCTION
Approved by: **PW** ☐ RECORD

PROJECT TITLE
RICHMOND & ST LUKE SUBDIVISION
OWNER NAME
RICHMOND & ST LUKE
SHEET TITLE
CONCEPTUAL ELEVATIONS

JOB NUMBER
22-070

SHEET NUMBER
SCM-4



1
SCM-5 4 BLOCK T.H. - FRONT ELEVATION OPT 3
3/16" = 1'-0"

OWNER / CONSULTANT

SUBMISSION RECORD		
NO.	DESCRIPTION	DATE
1	CPALTRA	25-07-23
2	CPALTRA STAGE 3	26-05-24

NO.	DESCRIPTION	DATE
REVISIONS		

REAL

Drawn by: **RW/K** ☒ PRELIMINARY
Checked by: **---** ☐ CONSTRUCTION
Approved by: **PW** ☐ RECORD

PROJECT TITLE RICHMOND & ST LUKE SUBDIVISION	SHEET TITLE CONCEPTUAL ELEVATION
OWNER NAME RICHMOND & ST LUKE	

JOB NUMBER 22-070

SHEET NUMBER
SCM-5