

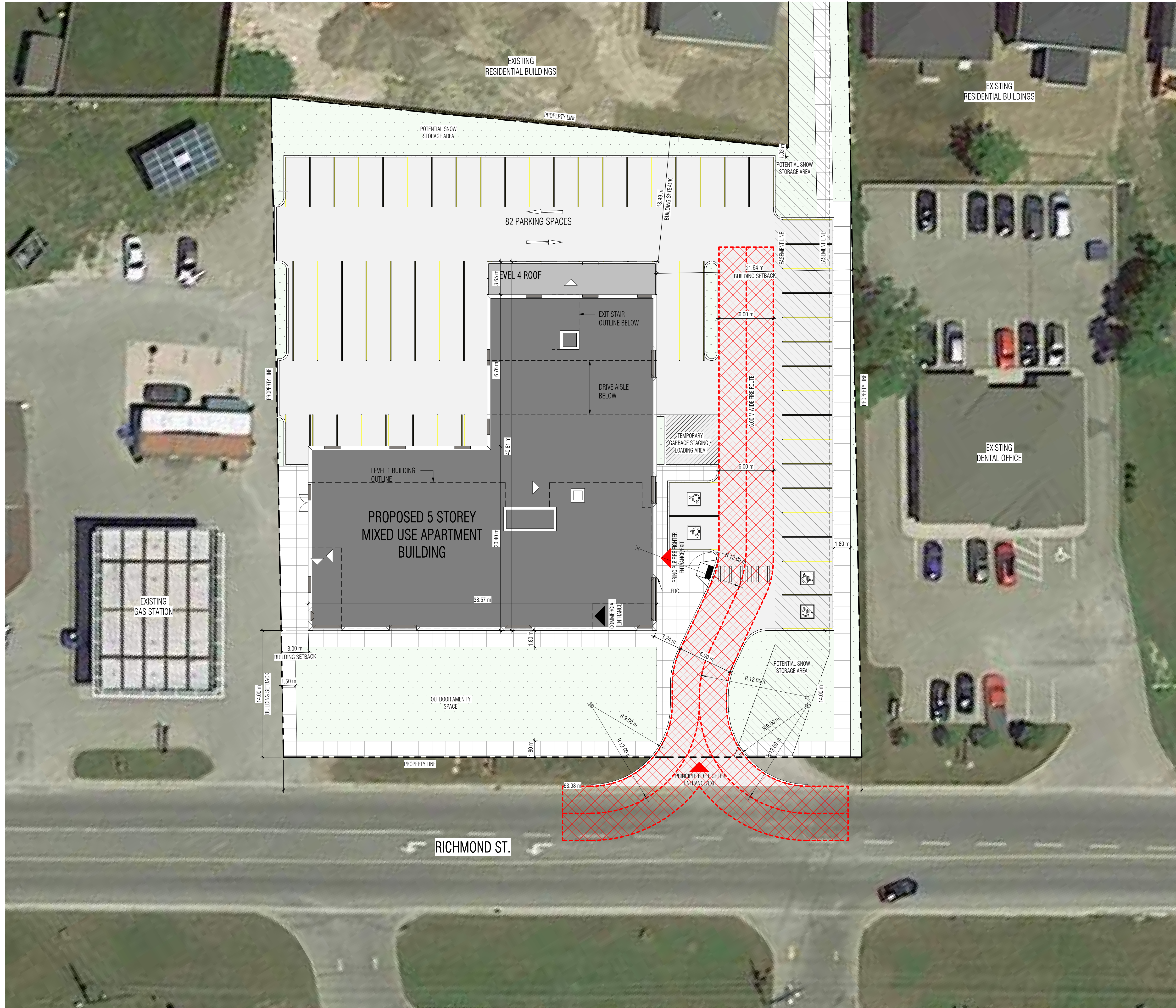


27 Princess Street, Unit 102 Leamington ON N8H 2X8  
 1350 Provincial Road, Unit 700 Windsor ON N8W 5W1  
 717 Richmond Street, Unit 204 London ON N6A 3H2  
 519-326-6161 www.bairdae.ca info@bairdae.ca

**22-076** **MIXED-USE DEVELOPMENT**  
**33400 RICHMOND ST. LUCAN, ONTARIO**



ARCHITECTURAL DRAWING LIST	
NO.	SHEET TITLE
SCM-1	SITE PLAN
SCM-2	LEVEL 1 FLOOR PLAN
SCM-3	LEVEL 2 - 4 FLOOR PLAN
SCM-4	LEVEL 5 FLOOR PLAN
SCM-5	SOUTH & WEST ELEVATION
SCM-6	NORTH & EAST ELEVATION
SCM-7	NORTHWEST 3D VIEW
SCM-8	NORTHEAST 3D VIEW
SCM-9	SOUTHWEST 3D VIEW
SCM-10	SOUTHEAST 3D VIEW
SCM-11	3D RENDERS
SCM-12	3D RENDERS
SCM-13	3D RENDERS



SITE DATA			
DATA	REQUIRED	PROVIDED	
ZONING	C2-3 (CURRENT)	R3	
LOT AREA		4,708.6 m <sup>2</sup> (50,682.9 sf)	
LANDSCAPED OPEN SPACE	X,XXX m <sup>2</sup>	1,060.6 m <sup>2</sup> (22.5%)	
LOT COVERAGE 40% MAX.	-	24.9%	
LOT FRONTAGE	30.00 m (MIN.)	64.00 m	
SETBACKS	FRONT YARD - "RICHMOND ST"	14.00 m (MIN.)	14.00 m
	INTERIOR YARD - "GAS STATION"	3.00 m (MIN.)	3.00 m
	INTERIOR YARD - "DENTAL OFFICE"	3.00 m (MIN.)	21.64 m
	REAR YARD - "RESIDENTIAL"	10.00 m (MIN.)	13.99 m

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY		TOTAL UNITS = 58 STUDIO 3 1 BEDROOM UNIT: 29 1 BEDROOM + DEN UNIT: 5 2 BEDROOM: 21
DENSITY (UNITS PER HECTARE)		123.2 UPH
BUILDING AREA	X,XXX m <sup>2</sup>	1,170.6 m <sup>2</sup> (12,600.0 sf)
CONSTRUCTION GROSS FLOOR AREA	X,XXX m <sup>2</sup>	5,204.0 m <sup>2</sup> (56,014.9 sf)
GROSS FLOOR AREA	X,XXX m <sup>2</sup>	4,867.0 m <sup>2</sup> (52,388.4 sf)
GROSS FLOOR AREA (RENTABLE ONLY)	X,XXX m <sup>2</sup>	4,115.7 m <sup>2</sup> (44,301.2 sf)
BUILDING RENTABLE EFFICIENCY	%	79%
NUMBER OF STOREYS	XX.X	5
BUILDING HEIGHT	XXX.X m (MAX.)	17.60 m
INDOOR AMENITY AREA	X,XXX m <sup>2</sup>	191.8 m <sup>2</sup> (2,064.5 sf)
OUTDOOR AMENITY AREA	35%	10%
BALCONIES	X,XXX m <sup>2</sup>	336.9 m <sup>2</sup> (3,626.5 sf)
COMMERCIAL AREA	X,XXX m <sup>2</sup>	86.6 m <sup>2</sup> (932.3 sf)
TOTAL LOCKER UNITS	-	40

VEHICLE PARKING DATA		
DENSITY PER LEVEL		LEVEL 1 = 82
TOTAL		82
PARKING BREAKDOWN		
DATA	REQUIRED	PROVIDED
VISITOR	0	5
COMMERCIAL	3	3
RESIDENTIAL	1.5 PER UNIT = 87	74 (Ratio: 1.28)
TOTAL	87	82
BARRIER FREE (INCLUDED ABOVE)	2% OF 87 + 2 = 4	4

UNIT TYPE BREAKDOWN			
DATA	COUNT	%	AVERAGE AREA
STUDIO UNIT	3	5.2%	43.2 m <sup>2</sup> (465.4 sf)
1 BEDROOM UNIT	29	50.0%	56.2 m <sup>2</sup> (605.4 sf)
1 BEDROOM + DEN UNIT	5	8.6%	64.8 m <sup>2</sup> (697.2 sf)
2 BEDROOM	21	36.2%	76.6 m <sup>2</sup> (824.0 sf)
TOTAL	58	100.0%	

AREA BREAKDOWN		
DATA	AREA (m <sup>2</sup> )	AREA (sf)
INDOOR AMENITY	191.8 m <sup>2</sup>	2,064.5 sf
COMMERCIAL	86.6 m <sup>2</sup>	932.3 sf
COMMON AREA	460.8 m <sup>2</sup>	4,960.1 sf
RESIDENTIAL	3,692.2 m <sup>2</sup>	39,742.5 sf
SERVICES	131.0 m <sup>2</sup>	1,409.8 sf
TENANT STORAGE	80.5 m <sup>2</sup>	866.9 sf
VERTICAL CIRCULATION	224.1 m <sup>2</sup>	2,412.4 sf
TOTAL GROSS FLOOR AREA	4,867.0 m <sup>2</sup>	52,388.4 sf
BALCONIES	336.9 m <sup>2</sup>	3,626.5 sf
OUTDOOR AMENITY	474.3 m <sup>2</sup>	5,105.7 sf

- NOTES**
- ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.23 OF ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTIONS 3.8.1.3 AND 3.8.3.2 OF THE ONTARIO BUILDING CODE.
  - ALL CURB RAMPS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 80.26(1) OF THE ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTION 3.8.3.18 OF THE ONTARIO BUILDING CODE.
  - ALL BARRIER FREE/ ACCESSIBLE PARKING SPOTS TO HAVE SIGNAGE AS PER ONTARIO ACCESSIBLE PARKING WITH PERSONS WITH DISABILITIES.

SITE LEGEND	
SYMBOL	DESCRIPTION
(1)	NUMBERED PARKING SPACES
(P)	PARKING ROAD SIGNAGE
(♿)	ACCESSIBLE PARKING SYMBOLS REFER TO S/SP2 DETAIL
(⦿)	FIRE HYDRANT
(▲)	PRINCIPAL ENTRANCE/EXIT
(△)	SECONDARY ENTRANCE/EXIT
(▲)	FIRE ROUTE ENTRANCE/EXIT
(■)	PROPOSED BUILDING
(□)	LANDSCAPE OPEN SPACE
(▨)	NEW CONCRETE SIDEWALK
(- - -)	PROPOSED FIRE ROUTE
(- - -)	PROPERTY LINE

TRUE NORTH  
SCM-1  
1:200  
**SITE PLAN**

SUBMISSION RECORD	
NO.	DATE

REVISIONS	
NO.	DATE

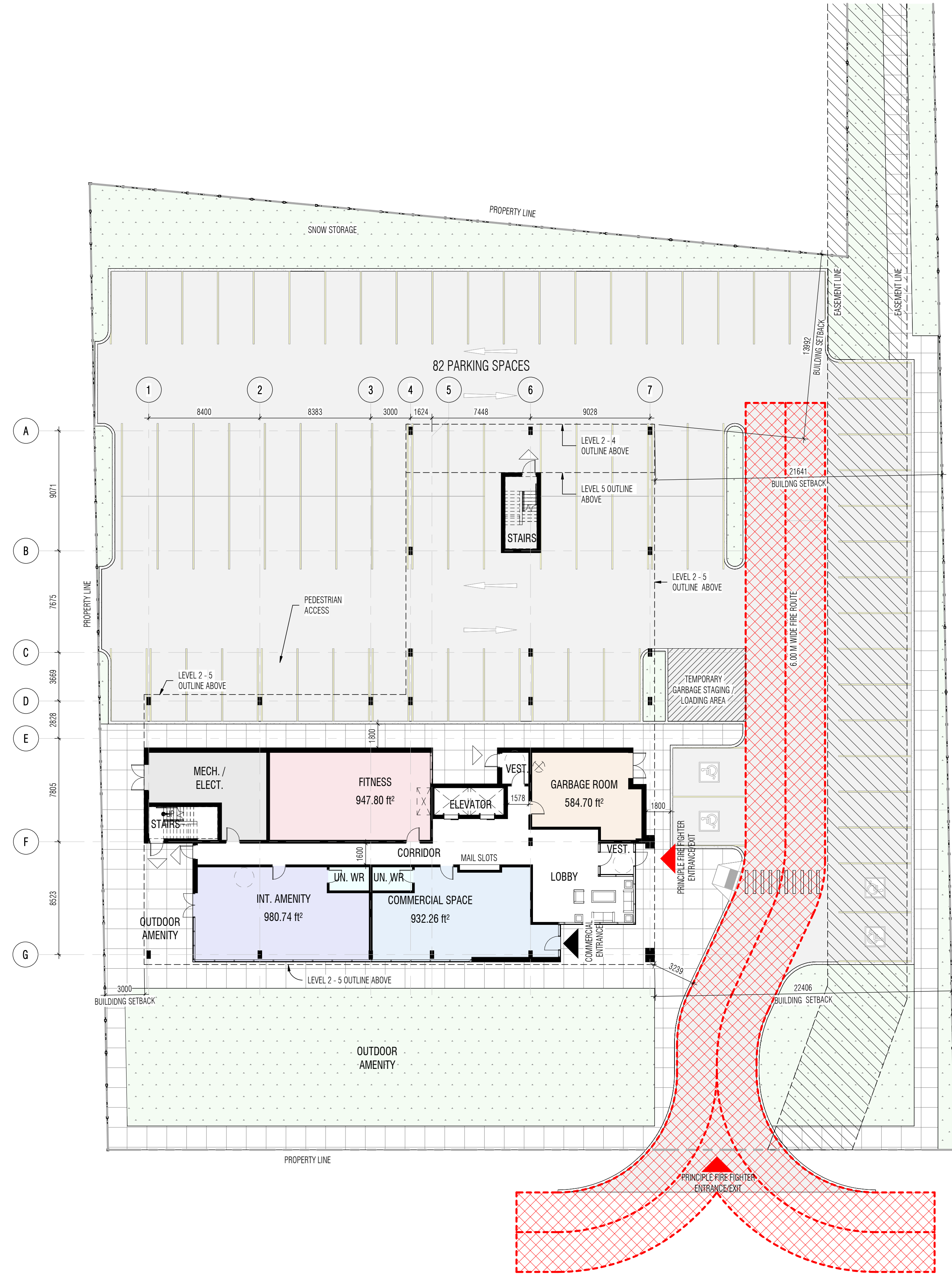
REVISIONS	
NO.	DATE

Drawn by: BC/LS  
Checked by: GG  
Approved by: PW

AREA BREAKDOWN		
DATA	AREA (m <sup>2</sup> )	AREA (sf)
INDOOR AMENITY	191.8 m <sup>2</sup>	2,064.5 sf
COMMERCIAL	86.6 m <sup>2</sup>	932.3 sf
COMMON AREA	460.8 m <sup>2</sup>	4,960.1 sf
RESIDENTIAL	3,692.2 m <sup>2</sup>	39,742.5 sf
SERVICES	131.0 m <sup>2</sup>	1,409.8 sf
TENANT STORAGE	80.5 m <sup>2</sup>	866.9 sf
VERTICAL CIRCULATION	224.1 m <sup>2</sup>	2,412.4 sf
TOTAL GROSS FLOOR AREA	4,867.0 m <sup>2</sup>	52,388.4 sf
BALCONIES	336.9 m <sup>2</sup>	3,626.5 sf
OUTDOOR AMENITY	474.3 m <sup>2</sup>	5,105.7 sf

**MIXED-USE DEVELOPMENT**  
FHC  
33400 RICHMOND ST. LUCAN, ONTARIO  
**SITE PLAN**

PROJECT FILE: 22-076  
JOB NUMBER: 22-076  
SHEET NUMBER: **SCM-1**



- ROOM LEGEND**
- COMMERCIAL SPACE
  - FITNESS
  - GARBAGE ROOM
  - INT. AMENITY
  - MECH. / ELECT.
  - UN. WR

PARTNER / CONSULTANTS

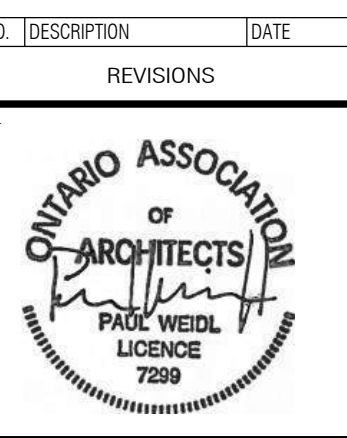
NO.	DESCRIPTION	DATE

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE



Drawn by: **BC / LS**  PRELIMINARY  
 Checked by: **GG**  CONSTRUCTION  
 Approved by: **PW**  RECORD

**MIXED-USE DEVELOPMENT**  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
**LEVEL 1 FLOOR PLAN**

PROJECT TITLE: **SCM-2**  
 SHEET NUMBER: 22-076

TRUE NORTH  
 LEVEL 1  
 1:200



LEVEL 2 - 4 UNIT COUNT (PER LEVEL)		ROOM LEGEND	
1 BED	8	1 BED	1 BED
1 BED + DEN	1	1 BED + DEN	1 BED + DEN
2 BED	5	2 BED	2 BED
STUDIO	1	BALCONY	BALCONY
	15	STORAGE	STORAGE
		STUDIO	STUDIO

**LEVEL 2 - 4 FLOOR PLAN**  
 1:100  
 TRUE NORTH

SUBMISSION RECORD	
NO.	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

**MIXED-USE DEVELOPMENT**  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
**LEVEL 2 - 4 FLOOR PLAN**

PROJECT TITLE  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
 SHEET NUMBER  
**SCM-3**

22-076



**LEVEL 5**  
 1 SCM-4  
 1:100  
 TRUE NORTH

REVISIONS

NO.	DESCRIPTION	DATE

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

Drawn by: **BC/LS**  PRELIMINARY

Checked by: **GG**  CONSTRUCTION

Approved by: **PW**  RECORD

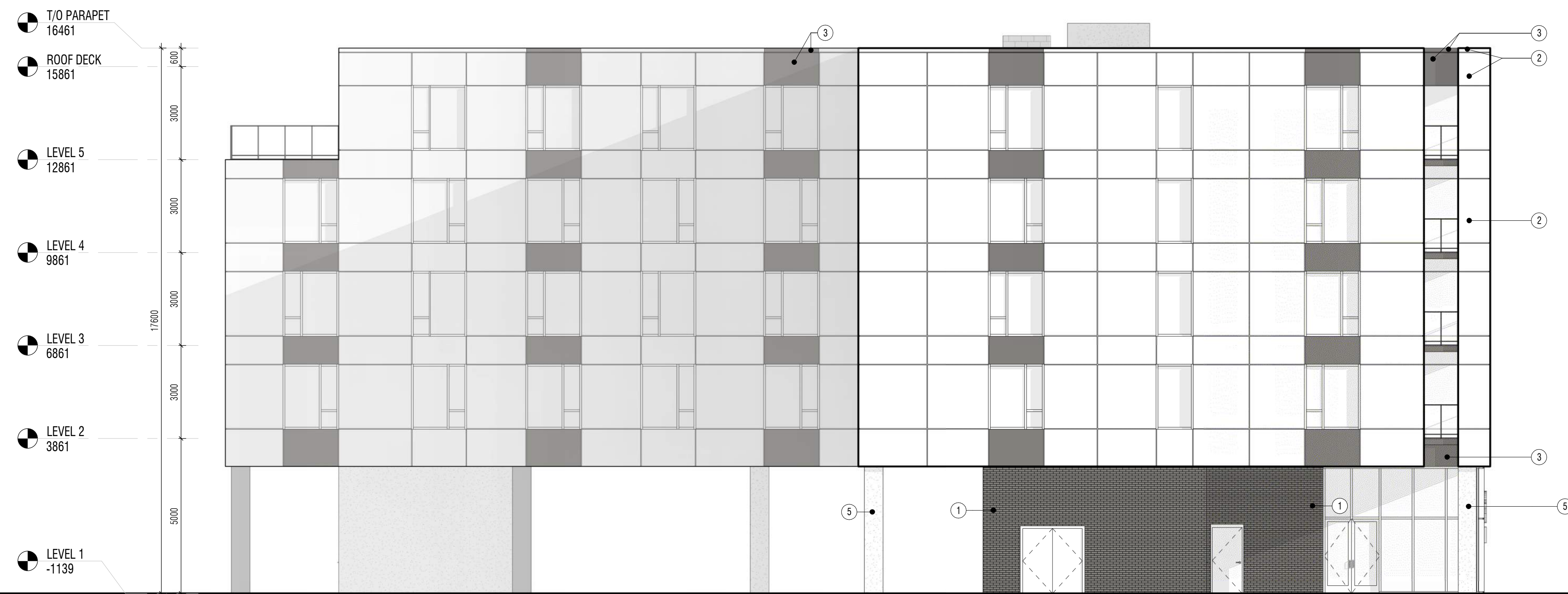
**MIXED-USE DEVELOPMENT**  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
**LEVEL 5 FLOOR PLAN**

PROJECT TITLE: **MIXED-USE DEVELOPMENT**  
 JOB NUMBER: **FHC**  
 SHEET NUMBER: **SCM-4**  
 22-076



**SOUTH ELEVATION**

1:100



**WEST ELEVATION**

1:100

EXTERIOR FINISH LEGEND	
NO.	FINISH DESCRIPTION
1	BRICK - CHARCOAL
2	ACM PANEL - WHITE
3	ACM PANEL - GREY
4	GLASS - TRANSPARENT
5	PRECAST CONCRETE

OWNER / CONSULTANTS

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

REVISIONS

SCALE

Drawn by: **BC / LS**  PRELIMINARY

Checked by: **GG**  CONSTRUCTION

Approved by: **PW**  RECORD

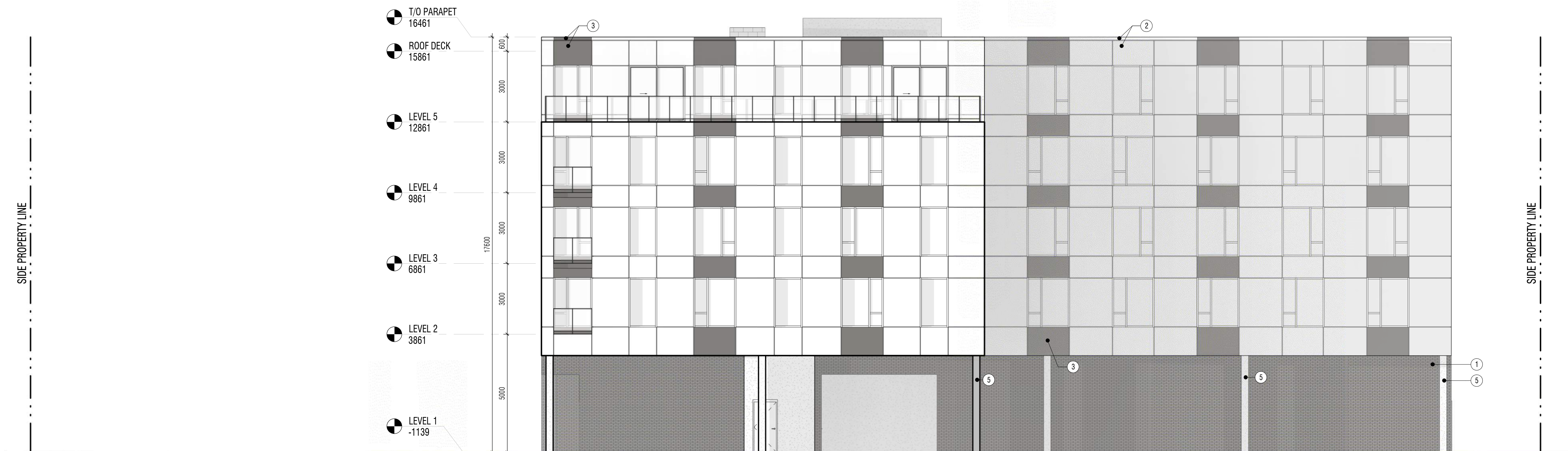
PROJECT TITLE  
**MIXED-USE DEVELOPMENT**  
FHC  
33400 RICHMOND ST. LUCAN, ONTARIO

PROJECT FILE

JOB NUMBER  
22-076

SHEET NUMBER

**SCM-5**



**NORTH ELEVATION**  
1:100



**EAST ELEVATION**  
1:100

EXTERIOR FINISH LEGEND	
NO.	FINISH DESCRIPTION
1	BRICK - CHARCOAL
2	ACM PANEL - WHITE
3	ACM PANEL - GREY
4	GLASS - TRANSPARENT
5	PRECAST CONCRETE

SUBMISSION RECORD		
NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

REVISIONS	

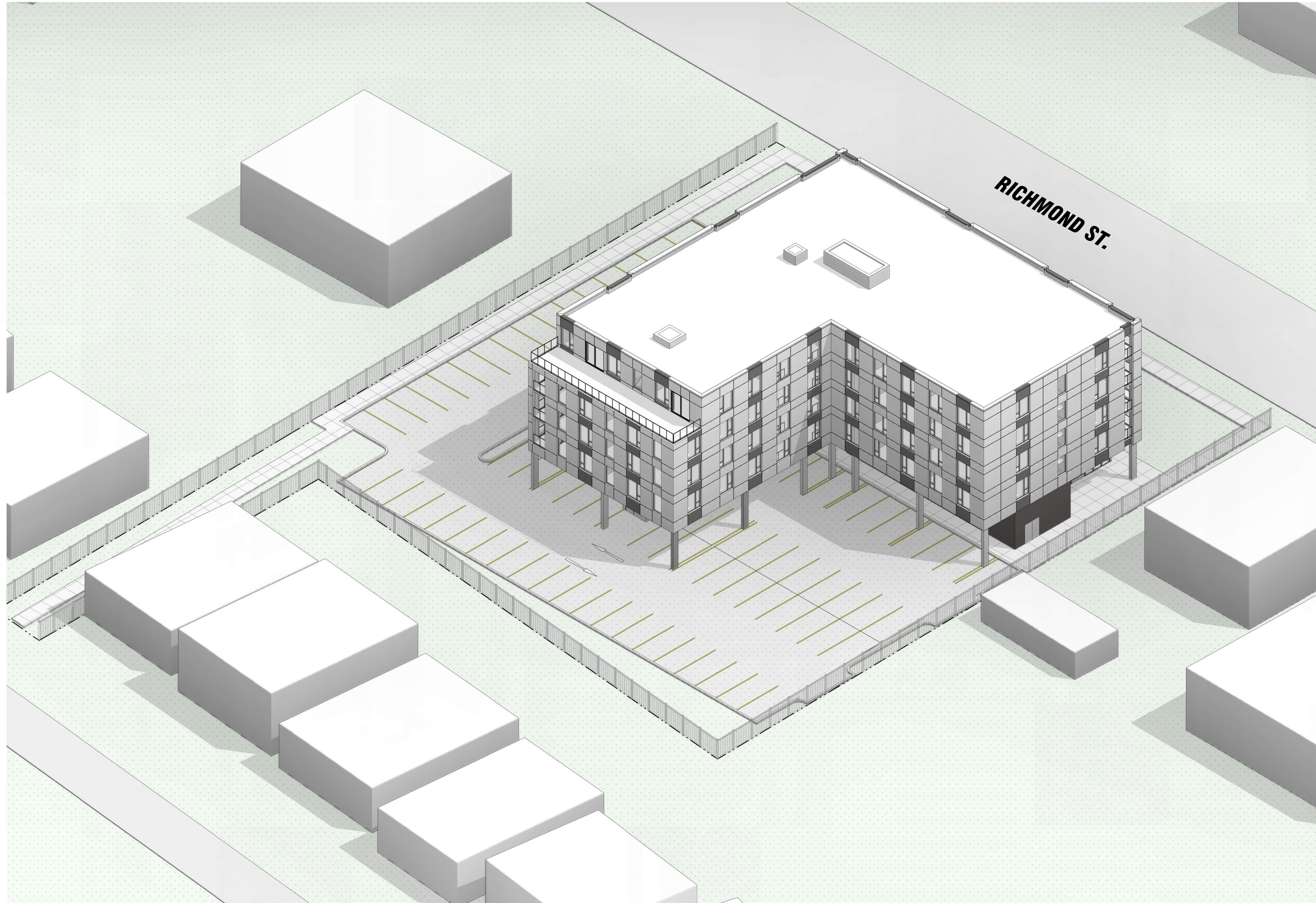
--	--

Drawn by: <b>BC/LS</b>	<input checked="" type="checkbox"/> PRELIMINARY
Checked by: <b>GG</b>	<input type="checkbox"/> CONSTRUCTION
Approved by: <b>PW</b>	<input type="checkbox"/> RECORD

PROJECT TITLE: **MIXED-USE DEVELOPMENT**  
FHC  
33400 RICHMOND ST. LUCAN, ONTARIO  
SHEET TITLE: **NORTH & EAST ELEVATION**

JOB NUMBER: 22-076  
SHEET NUMBER: **SCM-6**

Client: 33400 Richmond St. Lucan, Ontario



NORTHWEST 3D VIEW

PARTNER / CONSULTANTS

NO.	DESCRIPTION	DATE

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

Drawn by: **BC / LS**     PRELIMINARY  
 Checked by: **GG**         CONSTRUCTION  
 Approved by: **PW**        RECORD

PROJECT TITLE  
**MIXED-USE DEVELOPMENT**  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
 SHEET TITLE  
**NORTHWEST 3D VIEW**

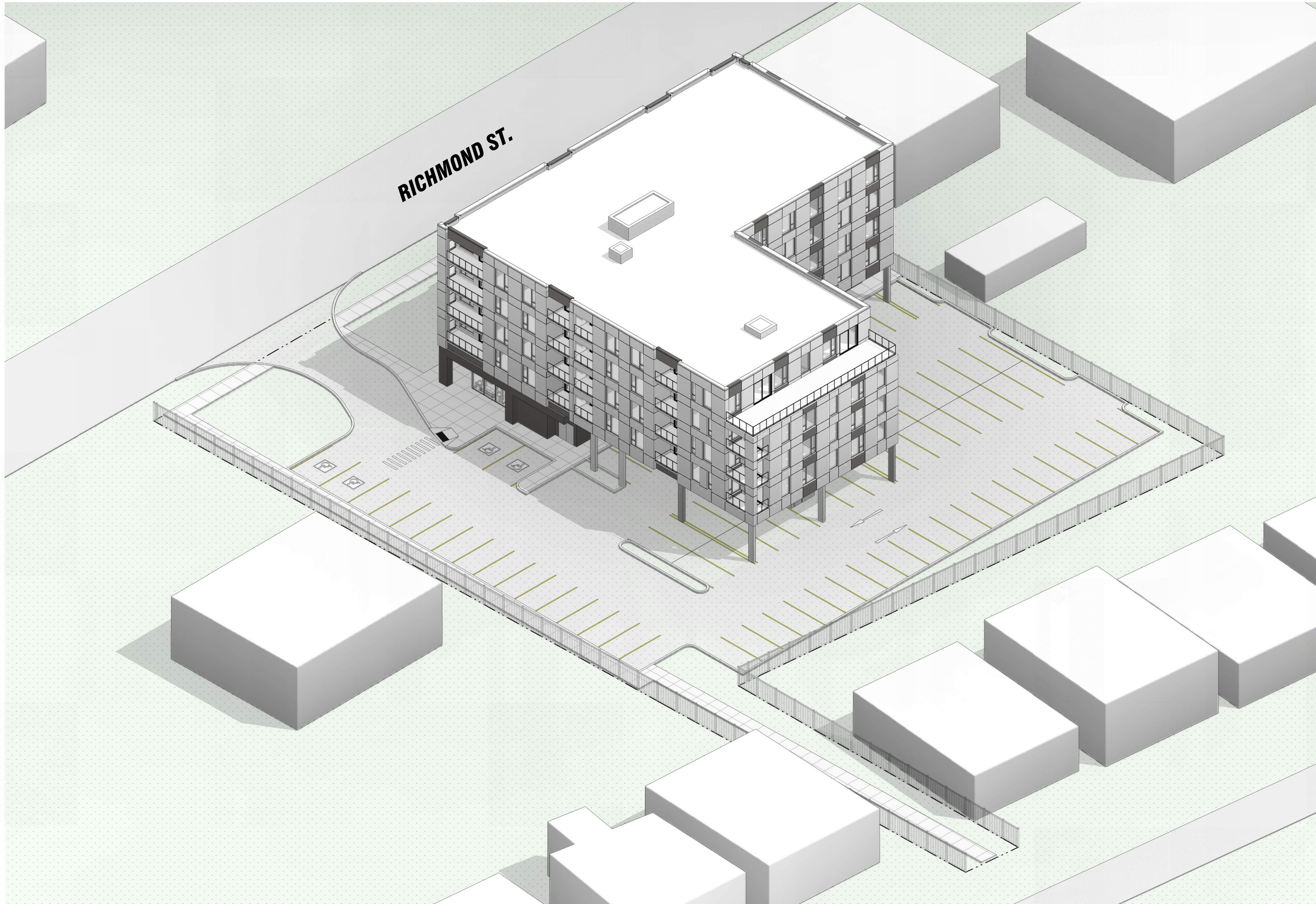
JOB NUMBER: 22-076

SHEET NUMBER

**SCM-7**

© 2022 Bairdiae + Engineering Inc. All rights reserved. 33400 Richmond St. Lucan, Ontario, Canada





**RICHMOND ST.**

**NORTHEAST 3D VIEW**

REVISIONS

NO.	DESCRIPTION	DATE

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

Drawn by: **BC / LS**  PRELIMINARY  
 Checked by: **GG**  CONSTRUCTION  
 Approved by: **PW**  RECORD

**MIXED-USE DEVELOPMENT**  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
**NORTHEAST 3D VIEW**

JOB NUMBER: 22-076

SHEET NUMBER: **SCM-8**



SOUTHWEST 3D VIEW

PARTNER / CONSULTANTS

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

NO. DESCRIPTION DATE

REVISIONS

Drawn by: BC / LS

Checked by: GG

Approved by: PW

PRELIMINARY  
 CONSTRUCTION  
 RECORD

PROJECT TITLE: **MIXED-USE DEVELOPMENT**  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
 SHEET TITLE: **SOUTHWEST 3D VIEW**

JOB NUMBER: 22-076

SHEET NUMBER

**SCM-9**



SOUTHEAST 3D VIEW

OWNER / CONSULTANTS

--	--

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

Drawn by: **BC / LS**  PRELIMINARY  
 Checked by: **GG**  CONSTRUCTION  
 Approved by: **PW**  RECORD

**MIXED-USE DEVELOPMENT**  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
**SOUTHEAST 3D VIEW**

JOB NUMBER: 22-076

SHEET NUMBER: **SCM-10**

© 2022 Baird|AE Architecture + Engineering Inc. All rights reserved.



PARTNER / CONSULTANTS

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

NO. DESCRIPTION DATE

REVISIONS

NO. DESCRIPTION DATE

Drawn by: **BC / LS**  PRELIMINARY

Checked by: **Checker**  CONSTRUCTION

Approved by: **Approver**  RECORD

**MIXED-USE DEVELOPMENT**  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
**3D RENDERERS**

22-076

SHEET NUMBER

**SCM-11**



PARTNER / CONSULTANTS

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

NO. DESCRIPTION DATE

REVISIONS

NO. DESCRIPTION DATE

Drawn by: **BC / LS**  PRELIMINARY

Checked by: **Checker**  CONSTRUCTION

Approved by: **Approver**  RECORD

**MIXED-USE DEVELOPMENT**  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
**3D RENDERERS**

PROJECT TITLE

JOB NUMBER

22-076

SHEET NUMBER

**SCM-12**



PARTNER / CONSULTANTS

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

NO. DESCRIPTION DATE

REVISIONS

NO. DESCRIPTION DATE

Drawn by: **BC / LS**  PRELIMINARY

Checked by: **Checker**  CONSTRUCTION

Approved by: **Approver**  RECORD

**MIXED-USE DEVELOPMENT**  
 FHC  
 33400 RICHMOND ST. LUCAN, ONTARIO  
**3D RENDERERS**

PROJECT TITLE

JOB NUMBER

SHEET NUMBER

22-076

**SCM-13**