

GENERAL NOTES

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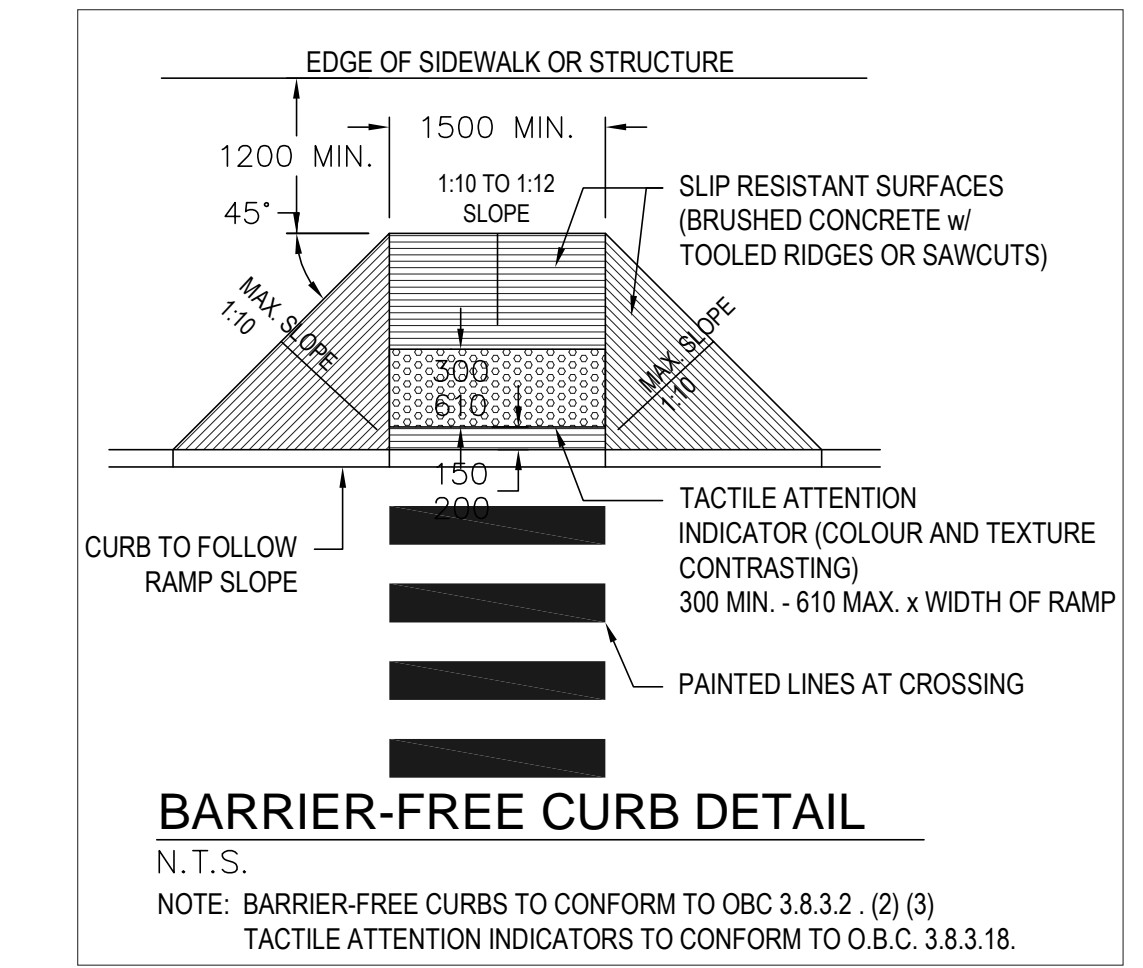
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DETAIL SYMBOL	ELEVATION SYMBOL
A - DETAIL NUMBER	A - ELEVATION NO.
B - LOCATION SHEET	B - LOCATION SHEET
C - DETAIL SHEET	C - DETAIL SHEET

NO.	DATE	ISSUED / REVISIONS
01	MAR 26/21	ISSUED FOR OWNER'S REVIEW
02	MAR 29/21	REVISED FOR OWNER'S REVIEW
03	MAR 16/23	REVISED FOR OWNER'S REVIEW
04	APR 05-23	REVISED FOR OWNER'S REVIEW
05	JUL 21-23	REVISED FOR OWNER'S REVIEW
06	NOV 22-23	REVISED FOR ALPHABETIZED BLOCKS
07	DEC 19-23	ISSUED FOR SITE PLAN APPROVAL



KEY PLAN



BARRIER-FREE CURB DETAIL

N.T.S.
NOTE: BARRIER-FREE CURBS TO CONFORM TO OBC 3.8.3.2. (2) (3)
TACTILE ATTENTION INDICATORS TO CONFORM TO O.B.C. 3.8.3.18.

NOTE: OBC 3.4.6. FOR STAIR REQUIREMENTS:

RISE= 180 MAX. (125 MIN.)
RUN= 280 MIN. (355 MAX.)
TREAD= 280 +25=305 MIN.
NOSING= 25
HEADROOM= 2050 MIN.
WIDTH= 1100 MIN.
UNIFORM RISE AND RUN IN ANY ONE FLIGHT OF STAIRS.
25mm SLIP RESISTANT COLOR CONTRASTING STRIP AT NOSING.

GUARDS & HANDRAILS HEIGHT:
-AT STAIRS = 920 MIN.
-AT LANDINGS = 1070 MIN.
-GUARDS TO BE NON CLIMBABLE
-RICKETS MAX. 100 SPACING
-HANDRAILS INSTALLED BETWEEN 885 AND 965 FROM TOP OF NOSING
-NO OPENING IN GUARDRAIL TO BE 100mm OR BIGGER
-EXTEND HANDRAIL 1 RUN WIDTH SLOPED + 300mm HORIZ. BEYOND STAIR RISER AND RETURN TO WALL (10mm GAP) TYP. @ BOTTOM
305x1150 CAST IN PLACE DETECTABLE WARNING INDICATOR PER OBC 3.8.3.18. FEDERAL YELLOW COLOR AT TOP OF STAIR

SITE DATA - R6-5 ZONING (Stacked Townhouse dwelling) 72 Units (Apartment buildings) 176 Units

REGULATION	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	850 sq.m.	30,075.00 sq.m. (3,075Ha)
LOT FRONTAGE (MINIMUM)	10.00 m	267.88 m
FRONT AND EXTERIOR YARD DEPTH (MINIMUM) REARDON BLVD. (FRONT) JACKSON RD. (EXT.) ASHER CRESC. (EXT.)	6.00 m	REARDON BLVD. 0.46 m JACKSON RD. 1.36 m ASHER CRESC. 1.81 m
REAR YARD (MINIMUM)	6.00 m	COMMISSIONERS 1.81 m
INTERIOR SIDE YARD (MINIMUM)	2.00 m	---
ROAD / DRIVE COVERAGE	---	21.57% (3,297.58 sq.m.)
LANDSCAPE OPEN SPACE (MINIMUM)	30% (9,023.85 sq.m.)	25.20% (7,578.00 sq.m.)
LOT (BLDG.) COVERAGE (MAXIMUM)	45% (13,535.98 sq.m.)	26.28% (7,908.26 sq.m.)
HEIGHT (MAXIMUM)	12.0 m	20.60 m
DENSITY (MAXIMUM)	35 units/ha = 105	82.6 units/ha = 248

BARRIER-FREE CIRCULATION

NOTE:
SIDE WALK MUST BE DESIGNED TO ACHIEVE THE FOLLOWING:

- PROVIDE BARRIER-FREE WALKWAYS BETWEEN ALL BARRIER-FREE ENTRANCES, PASSENGER LOADING AREAS, MUNICIPAL SIDEWALKS AND OUTDOOR AMENITIES I.E. TELEPHONE SEATING AREAS, PLAYGROUNDS, PARKS.
- BE A MINIMUM OF 1.1M IN WIDTH AND PROVIDE SUFFICIENT ADDITIONAL SPACE TO ACCOMMODATE EXPECTED SITE FURNISHINGS, EQUIPMENT AND SIGNAGE SO AS NOT TO RESTRICT THE REQUIRED CLEAR PATH OF WALK.
- WHERE TWO SIDEWALKS MEET, THEY SHALL MEET AT THE SAME GRADE (I.E. NO STEPS).
- SLOPES GREATER THAN 5% MUST BE DESIGNED AS A RAMP WITH HANDRAILS ON BOTH SIDES.
- PROVIDE NON-SLIP, NON-GLARE SURFACES FOR SIDEWALKS. DO NOT INCLUDE EXPOSED AGGREGATES OR RIDGES WHICH ALLOW WATER OR ICE ACCUMULATION. POURED IN PLACE CONCRETE WITH A BROOM FINISH PERPENDICULAR TO THE PATH OF TRAVEL (PREFERRED) OR ASPHALT.
- PROVIDE TEXTURED SURFACE AT KEY LOCATIONS (SIDEWALK EDGES, ROAD INTERSECTIONS) TO INDICATE CHANGES IN THE PATH OF TRAVEL.
- FLUSH CURBS ARE REQUIRED AT ALL INTERSECTING ROADWAYS.
- ASPHALT WITHIN PARKING AREAS MUST BE BENCHMARKED / RAMPED FLUSH WITH THE ADJACENT CURB OR SIDEWALK
- WHERE BARRIER FREE PARKING SPACES OR LOADING ZONES ARE PROVIDED NOT IMMEDIATELY ADJACENT TO A MAIN ENTRANCE, FLUSH CURBS MUST BE PROVIDED ALONG THE BARRIER FREE PATH OF TRAVEL.
- EXTERIOR WALKS PROVIDED TO BARRIER FREE ENTRANCES SHALL HAVE A LEVEL AREA ADJACENT TO THE ENTRANCE DOORWAY OF AT LEAST 1.67m x 1.87m, SO THAT THE LEVEL AREA EXTENDS AT LEAST 0.6m BEYOND THE LATCH SIDE OF THE DOOR OPENING, EXCEPT THAT WHERE THE DOOR OPENS AWAY FROM THE RAMP, THE AREA EXTENDING BEYOND THE LATCH SIDE OF THE DOOR MAY BE REDUCED TO 0.3m.

NOTE:
ALL BARRIER-FREE (DEPRESSED) CURBS AND SIDEWALKS TO BE CONSTRUCTED PER LOCAL MUNICIPAL AND OR REGIONAL GUIDELINES AND STANDARDS

NOTE:
GARBAGE TO BE STORED INSIDE EACH BUILDING (REFER TO FLOOR PLANS) AND WHEELED OUT TO THE PICK-UP AREAS THE COLLECTION DAYS

PARKING LAYOUT

PARKING REQUIREMENTS:

TOWNHOUSES:
TOTAL PARKING REQUIRED (PARKING STANDARDS) 1.0x72 = 72 SPACES
VISITOR PARKING REQUIRED= 1x10 UNITS= 8
TOTAL SPACES REQUIRED = 72 SPACES
TOTAL SPACES PROVIDED = 142 SPACES = 1.97 SPACES PER UNIT
BARRIER FREE PARKING SPACES PROVIDED = 4

APARTMENTS:
TOTAL PARKING REQUIRED (PARKING STANDARDS) 0.5x176 (0.5x176)
TOTAL SPACES REQUIRED = 88 SPACES
TOTAL SPACES PROVIDED = 222 SPACES
= 2.26 SPACES PER UNIT

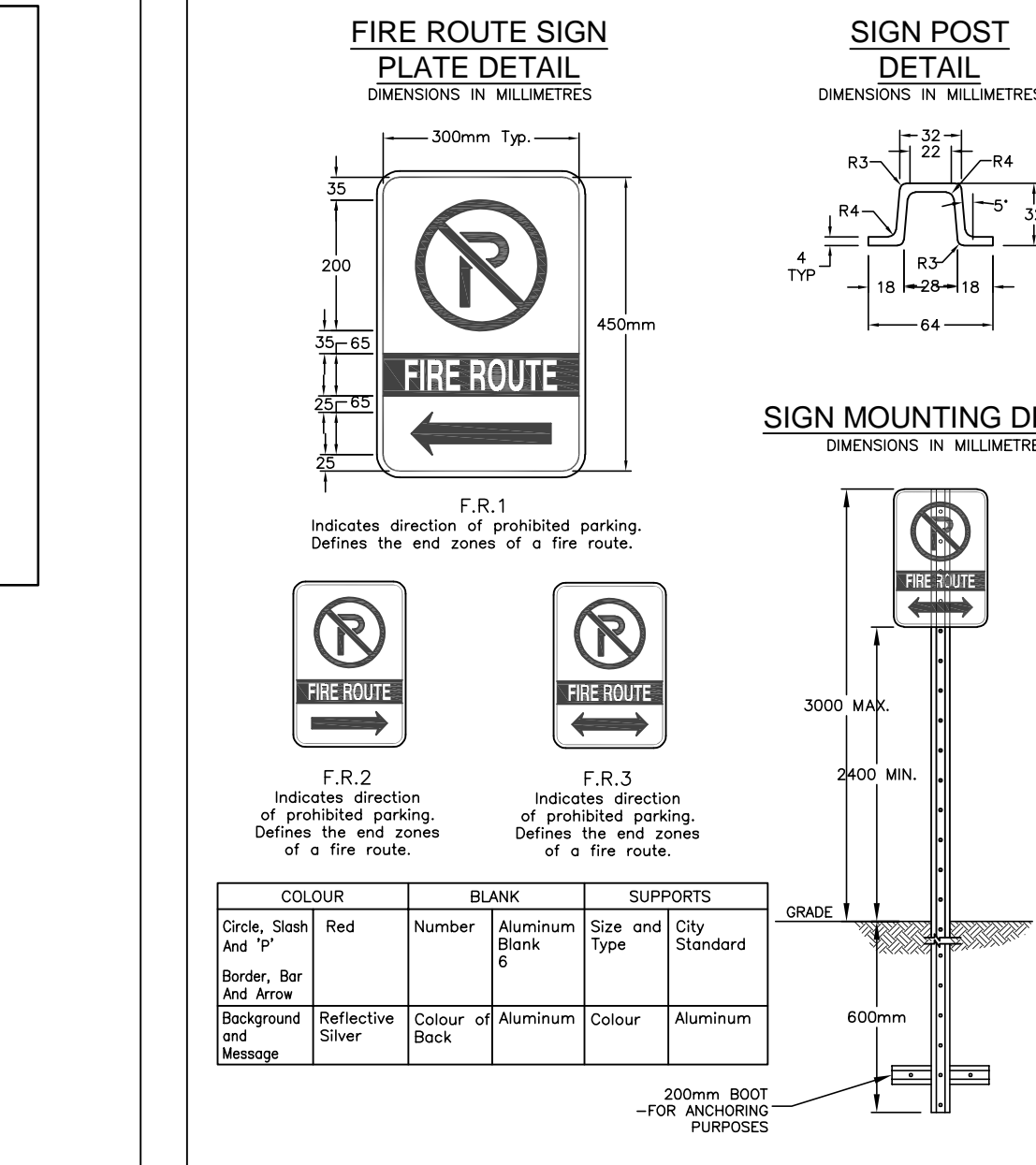
VISITOR PARKING REQUIRED= 1x10 UNITS= 18 (INCLUDED IN TOTAL PROVIDED)
TANDEM PARKING= 13 (NOT INCLUDED IN TOTAL)

BARRIER FREE SPACES REQUIRED 2 PLUS 2% = 6 SPACES
BARRIER FREE PARKING SPACES PROVIDED = 6

SITE PLAN
SCALE: 1 : 600

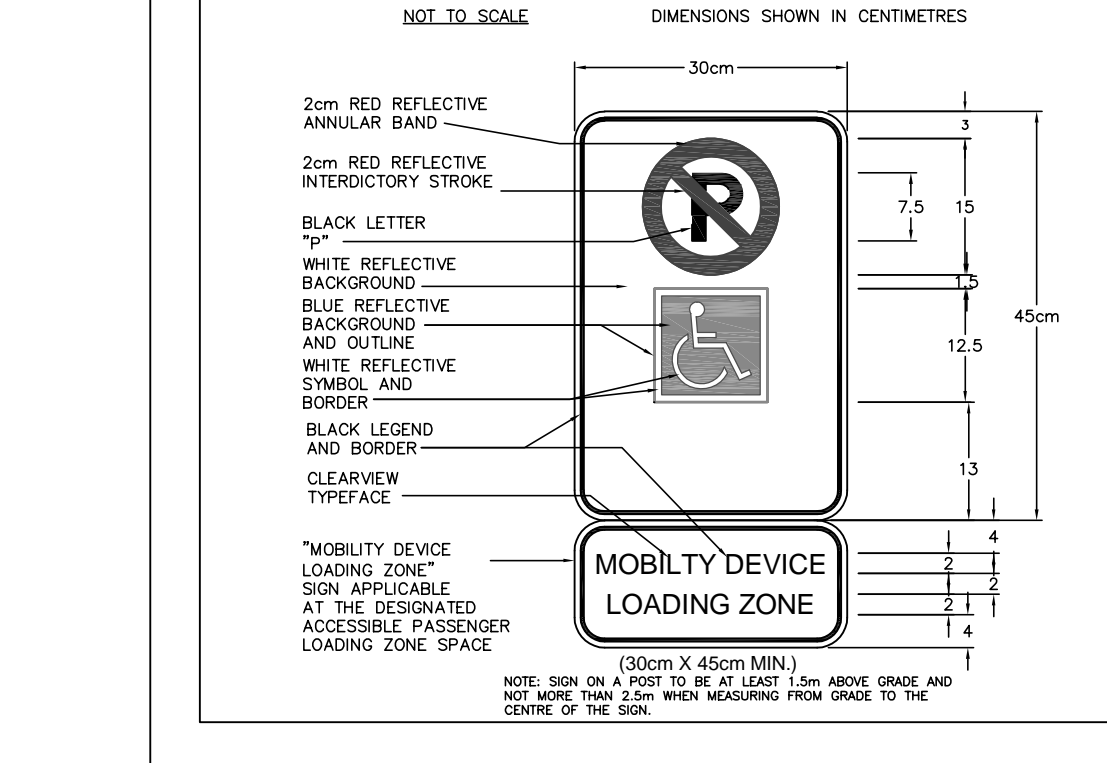


FIRE ROUTE SIGN DETAILS

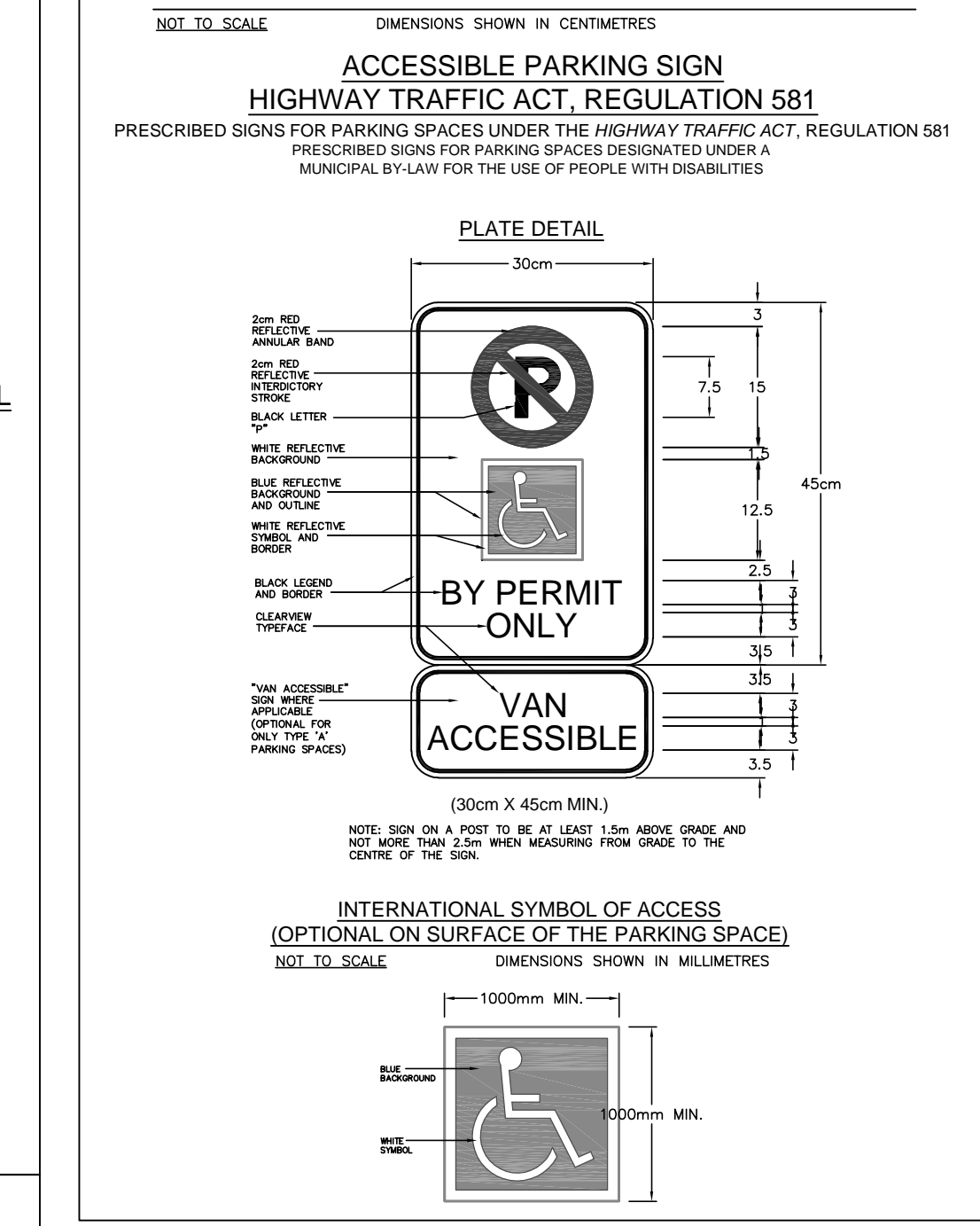


AS PER CITY OF LONDON TRAFFIC AND PARKING BY-LAW P.S.-111 AND CITY OF LONDON SITE PLAN CONTROL BY-LAW C.P.-1213-340.

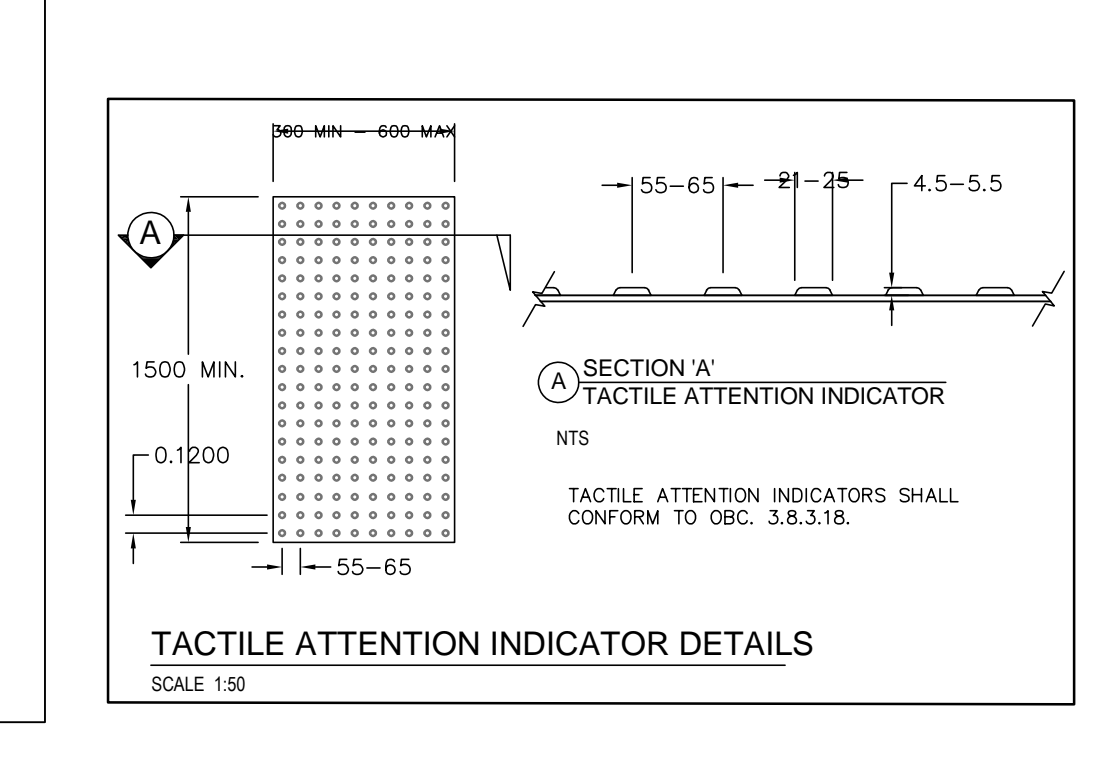
ACCESSIBLE PASSENGER LOADING ZONE SIGN



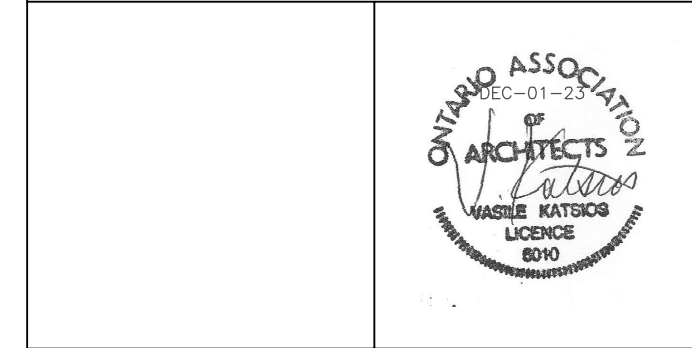
ACCESSIBLE PARKING SIGN



INTERNATIONAL SYMBOL OF ACCESS (OPTIONAL ON SURFACE OF THE PARKING SPACE)



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Talu Talu Properties Inc.
650 Waterloo St.
London, ON
N6A 0B5

DRAWING TITLE
● SITE PLAN

FILE	C:/DWG/TALU/SP1	PROJ. NO.	23-991
SCALE	AS NOTED	DRAWING NO.	SP-1
DATE	DEC 01-23		
DRAWN	J.C.G.		
CHECKED	B. K.	REV. #	
PRINTED			

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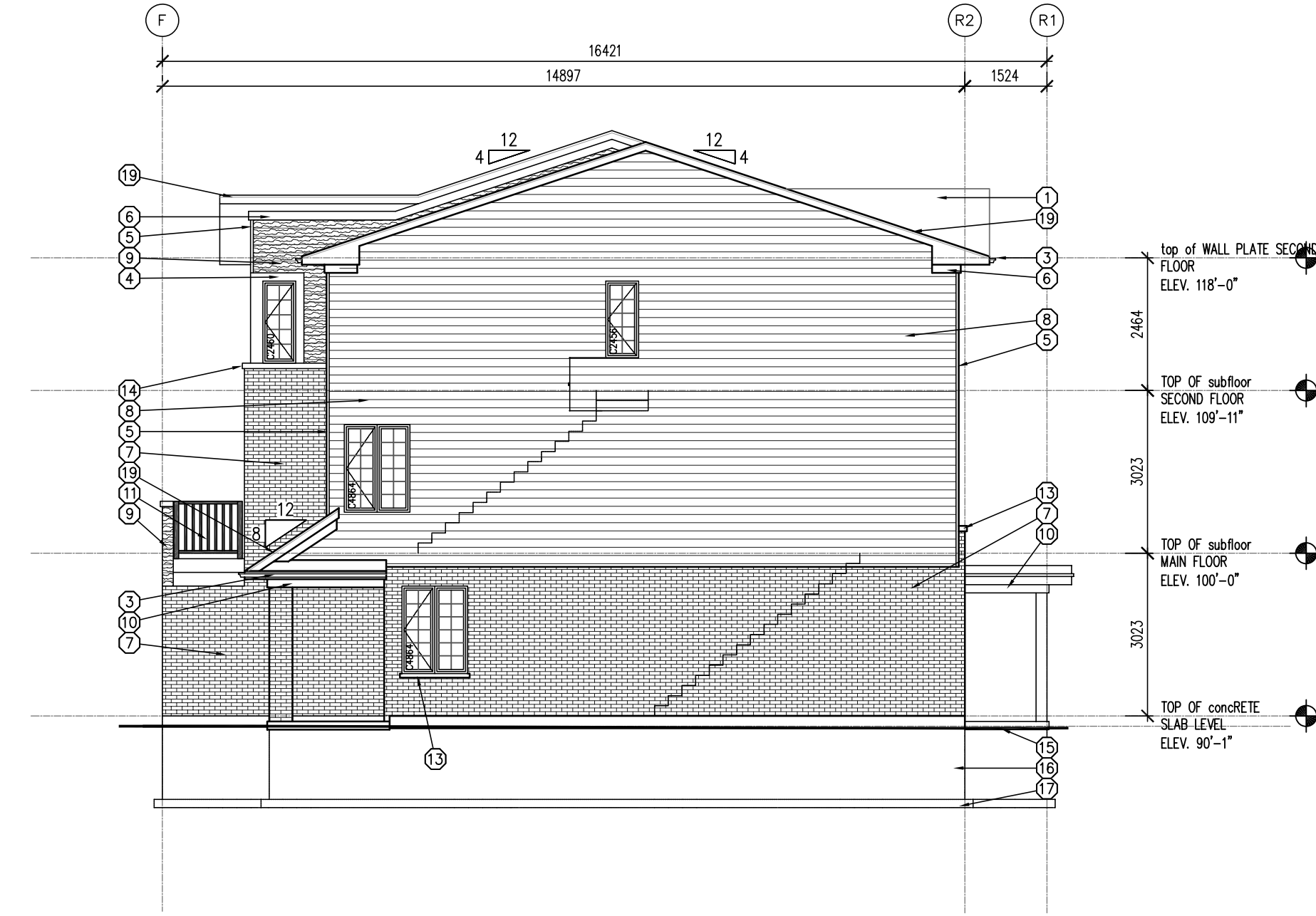
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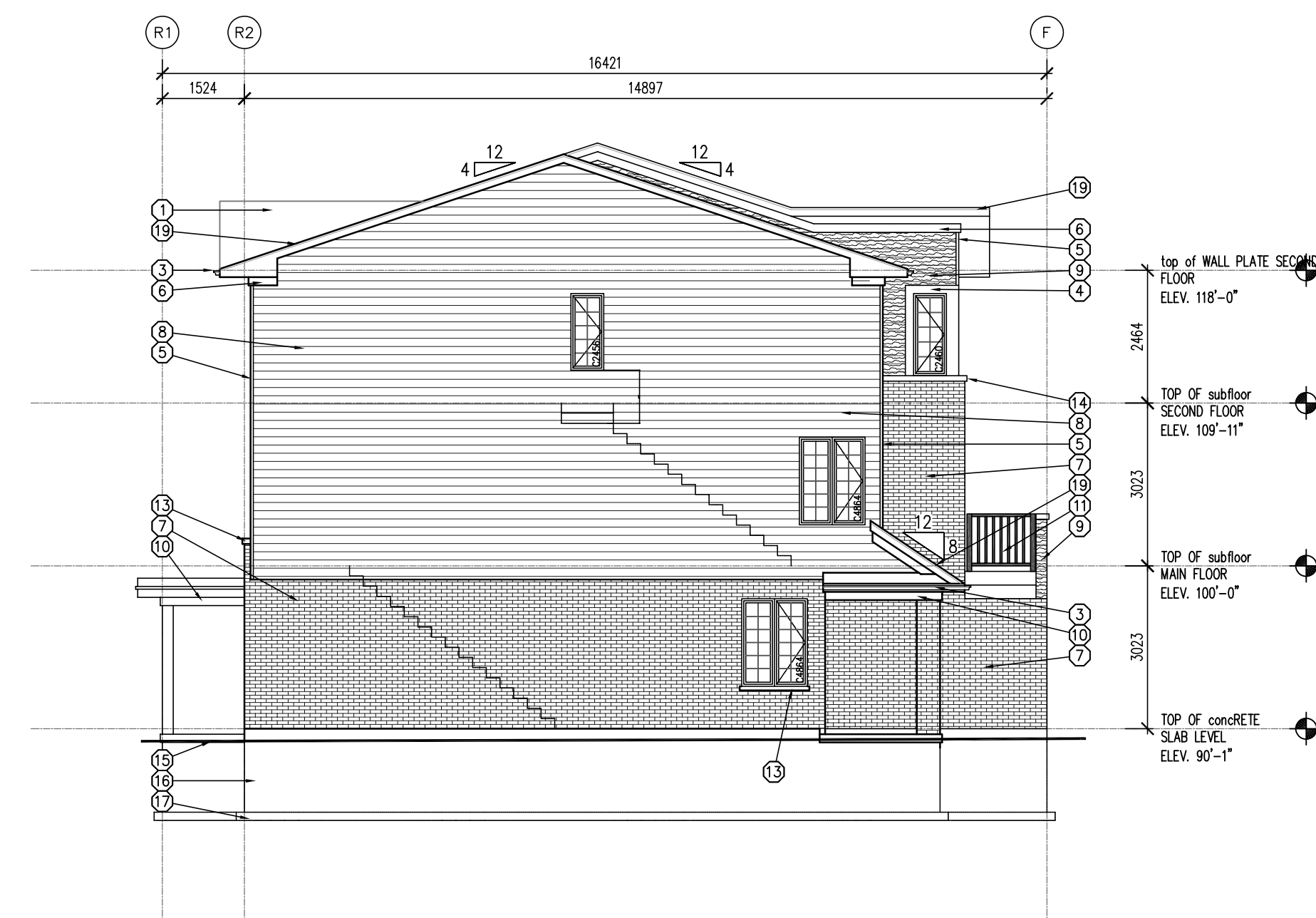
NORTH ELEVATION BLOCKS J AND C
SCALE: 1 : 100



WEST ELEVATION BLOCKS J AND C
SCALE: 1 : 100



SOUTH ELEVATION BLOCKS J AND C
SCALE: 1 : 100



EAST ELEVATION BLOCKS J AND C
SCALE: 1 : 100

MATERIAL LEGEND

- | | | | |
|-------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------|--------------------------------|
| 1 ASPHALT SHINGLES | 5 BRICK VENEER | 15 CONTINUOUS PRECAST CONCRETE SILL | 21 8X8 ALUMINUM CLAD WOOD POST |
| 2 PREFINISHED ROOF VENT | 6 PREFINISHED VERTICAL OR HORIZONTAL SIDING (AS SHOWN) | 16 FINISHED GRADE | 22 PRESSURE TREATED DECK |
| 3 PREFINISHED ALUMINUM EAVESTROUGH, FASCIA AND SOFFIT | 7 PREFINISHED HORIZONTAL WOOD GRAIN SIDING | 17 CONCRETE FOUNDATION | 23 PRIVACY FENCE |
| 4 6" PREFINISHED WNDOW BATTEN | 8 ALUMINUM CLAD PORCH BEAM | 18 CONCRETE FOOTING | |
| 5 2" PREFINISHED ENHANCED END BATTEN | 9 42" HIGH RAILING/GUARD 'REGAL' | 19 GALVANIZED METAL WINDOW WELL (AS REQUIRED) DRAIN TO WEERING TILE | |
| 6 PREFINISHED 6" ALUMINUM FRIEZE BOARD | 10 PRECAST CONCRETE STEPS | 20 1 1/2"x3/4" BREAK IN ALUMINUM FASCIA | |
| | 11 PRECAST CONCRETE SILL/HEADER | | |

ROOF OVERHAND AND EAVES

1'-6" TYPICAL UNLESS NOTED OTHERWISE

GENERAL NOTES

- PROVIDE GUARDS (CONFORMING TO DIVISION B, PART 9.8.8 OF THE 2012 ONTARIO BUILDING CODE AND SB-7 TYPE GUARDS FOR HOUSING AND SMALL BUILDINGS) AT PORCH WHERE DISTANCE FROM PORCH TO GRADE IS 2'-0" OR GREATER.
- FOR WALK-OUT & PART WALK-OUT LOTS STEP CONC. FOUNDATION AS REQ'D FOR PROPOSED GRADES ENSURING A MAX. OF 4'-0" OF Laterally UNSUPPORTED WALL.
- WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURERS SPECIFICATIONS.
- WHERE PATIO/TERRACE DOOR THRESHOLD IS GREATER THAN 2'-0" ABOVE FINISHED GRADE, PROVIDE SB-7 GUARD OR PROVIDE BLOCKING TO PREVENT DOOR FROM OPENING MORE THAN 4".

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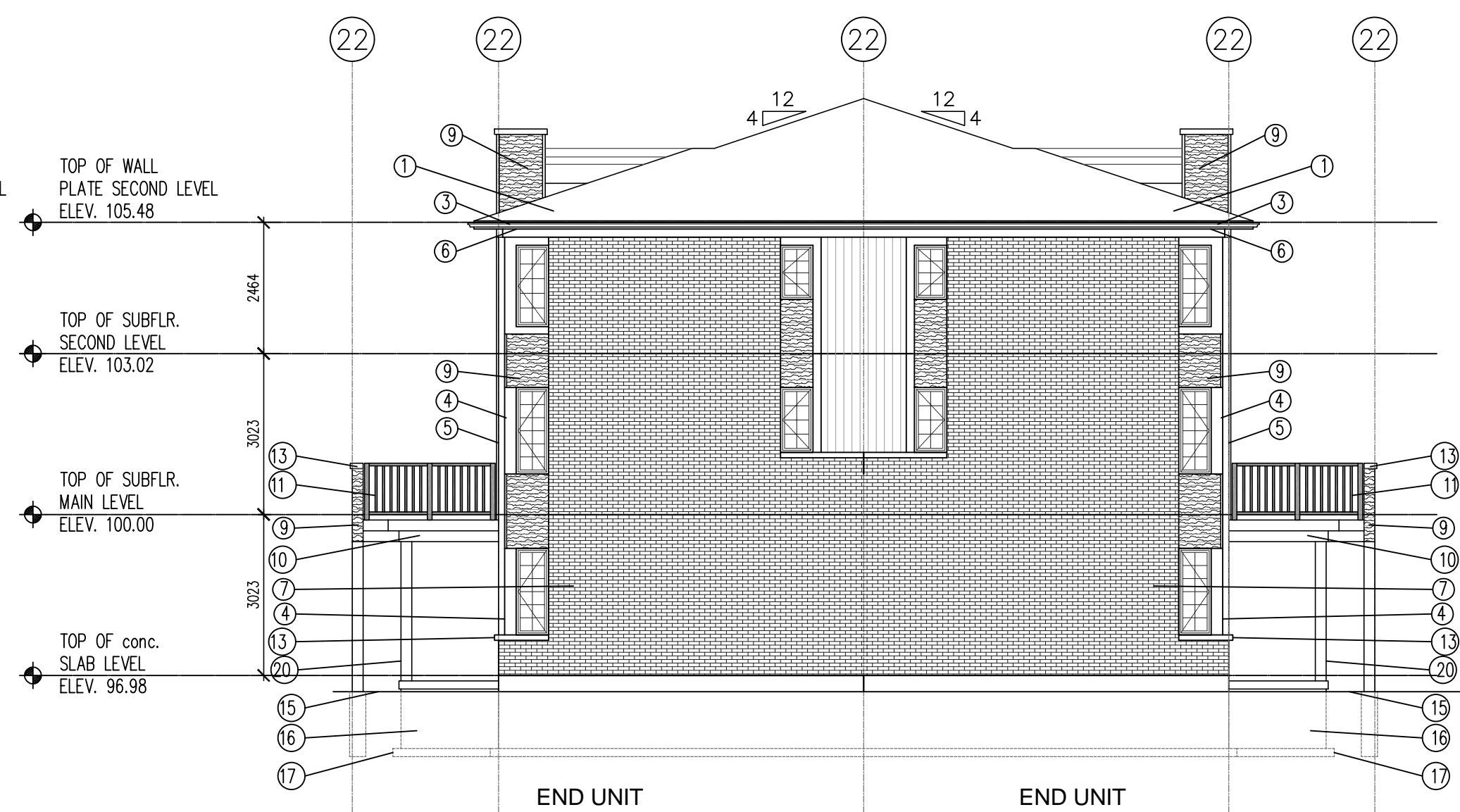
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CLUSTER HOMES ELEVATIONS

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SCALE	AS NOTED	DRAWING NO.	EC.1	
DATE	DEC 01-23	DRAWN		J.G.
CHECKED	B.K.	REV.		#
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TYP. ELEVATION NORTH AND SOUTH FOR BLOCK F AND EAST / WEST FOR BLOCKS A & B

LEVEL 96.98, INDICATES TO T.O. CONC. AT ENTRANCE LEVEL. FOR ELEVATION OF EACH BLOCK, REFER TO SITE PLAN AND SITE SERVICES DRAWINGS

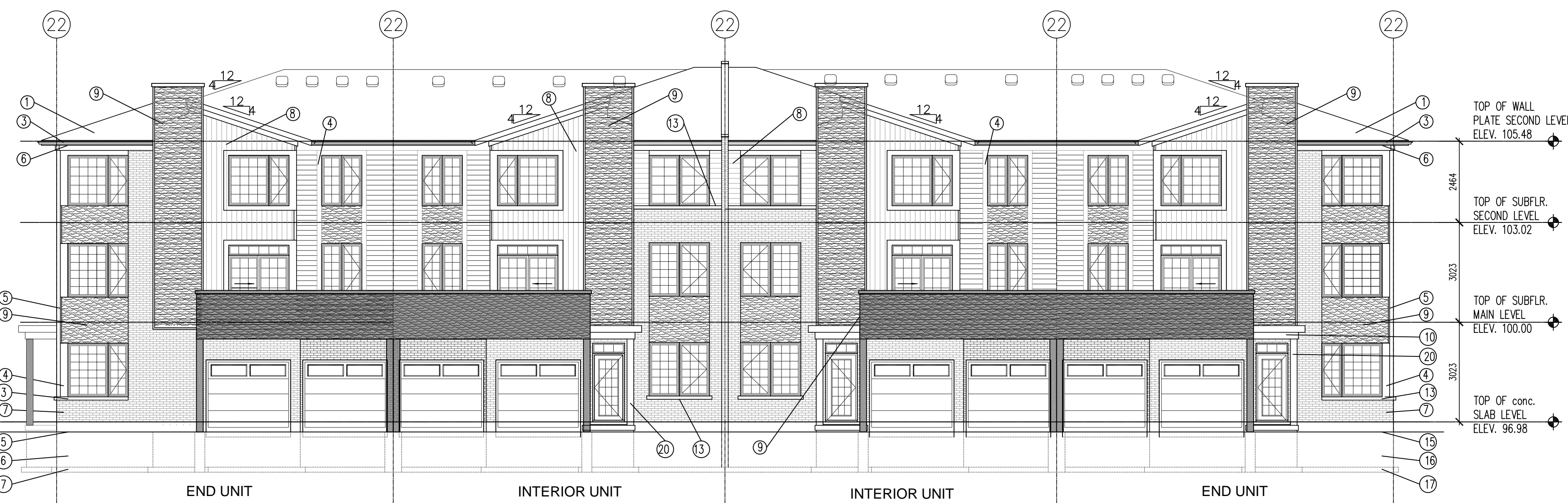


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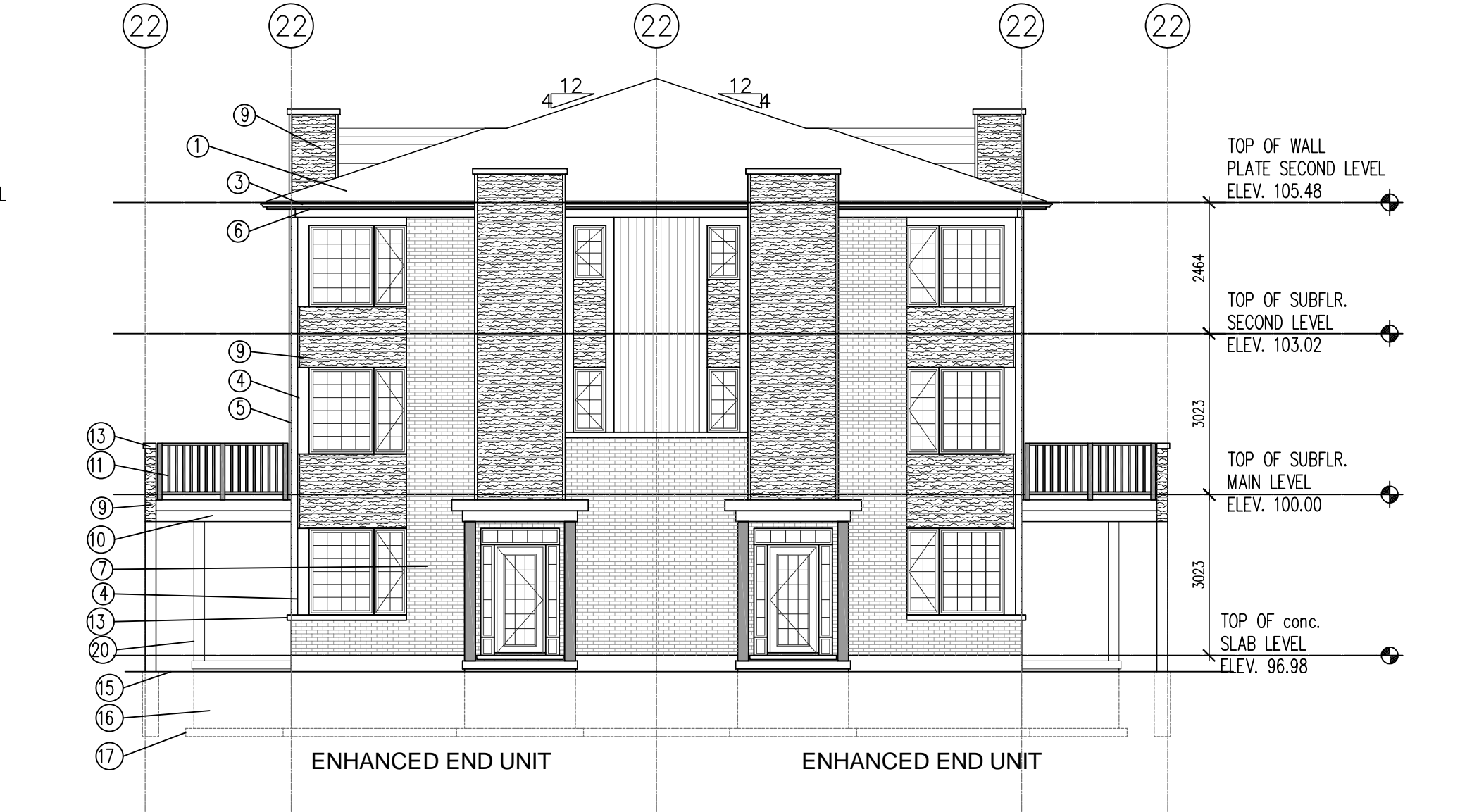
TYP. EAST AND WEST ELEVATION FOR BLOCK F

TYP. EAST ELEVATION FOR BLOCKS G, H AND I



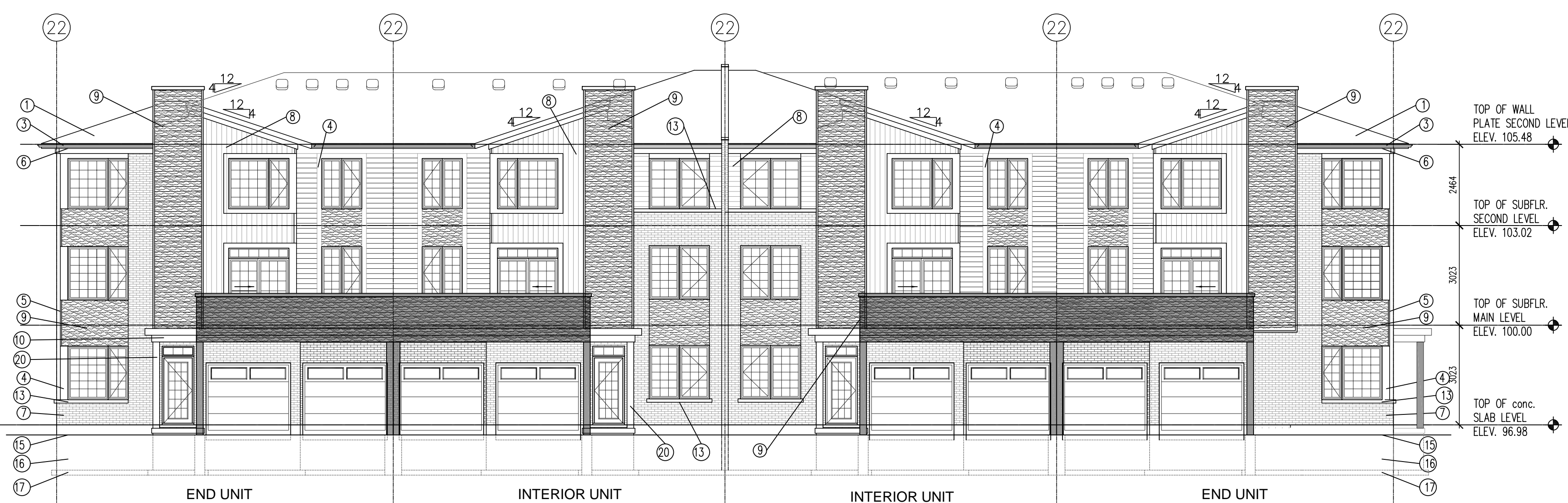
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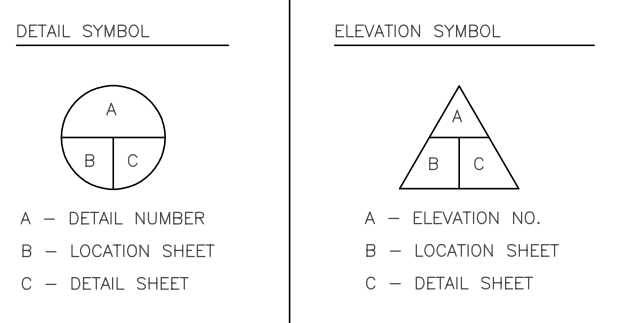
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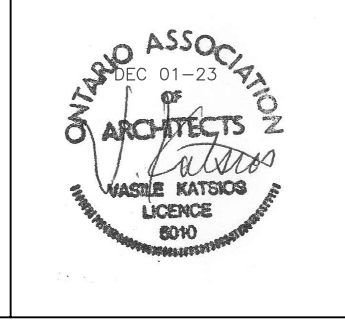
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TaLu Properties Inc.
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SOUTH ELEVATION - BUILDING A
SCALE: 1:100



EAST ELEVATION - BUILDING A
SCALE: 1:100

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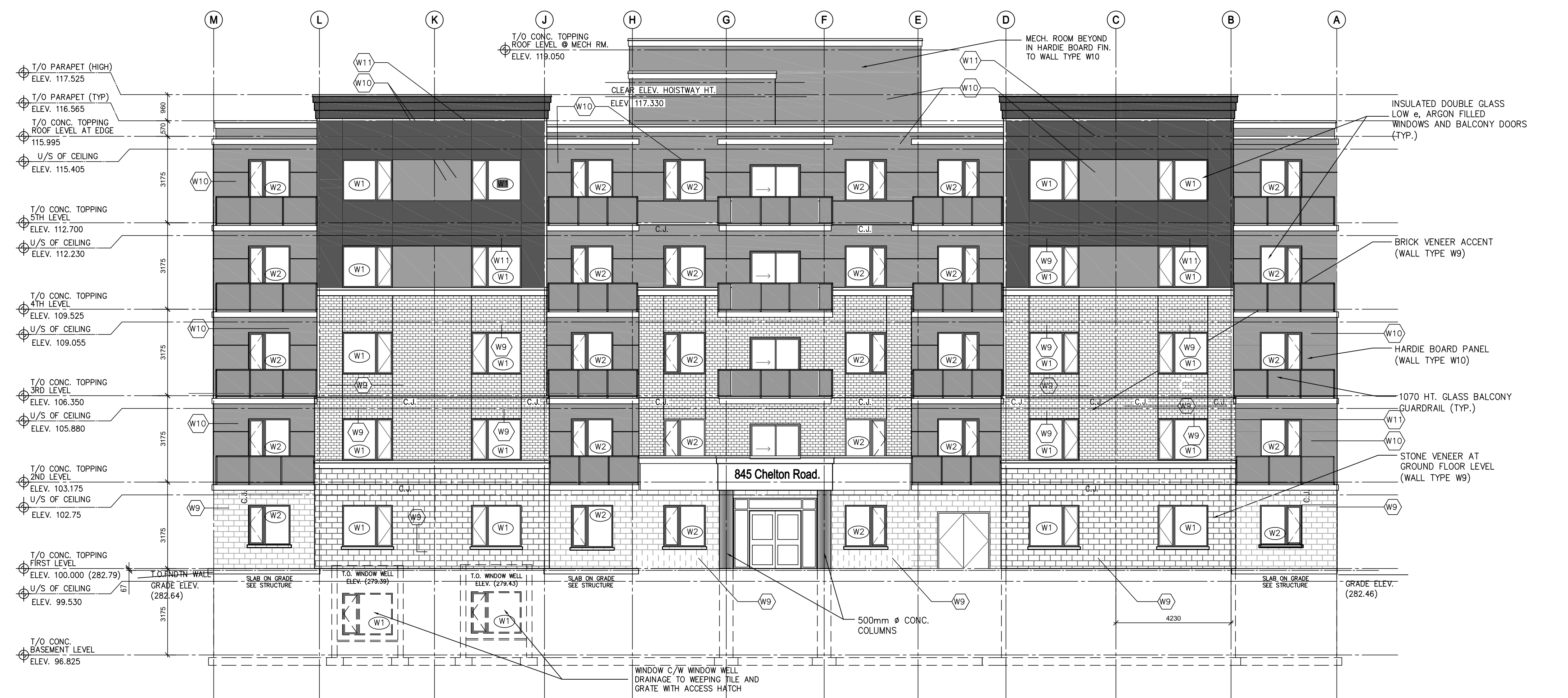
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W9 REFER TO WALL TYPE SCHEDULE
 W1 REFER TO WINDOW SCHEDULE

EAST ELEVATION - BUILDING C
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SOUTH ELEVATION - BUILDING C
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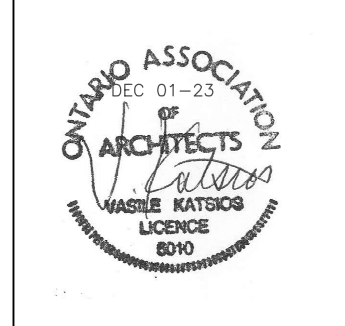
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BUILDING C ELEVATIONS

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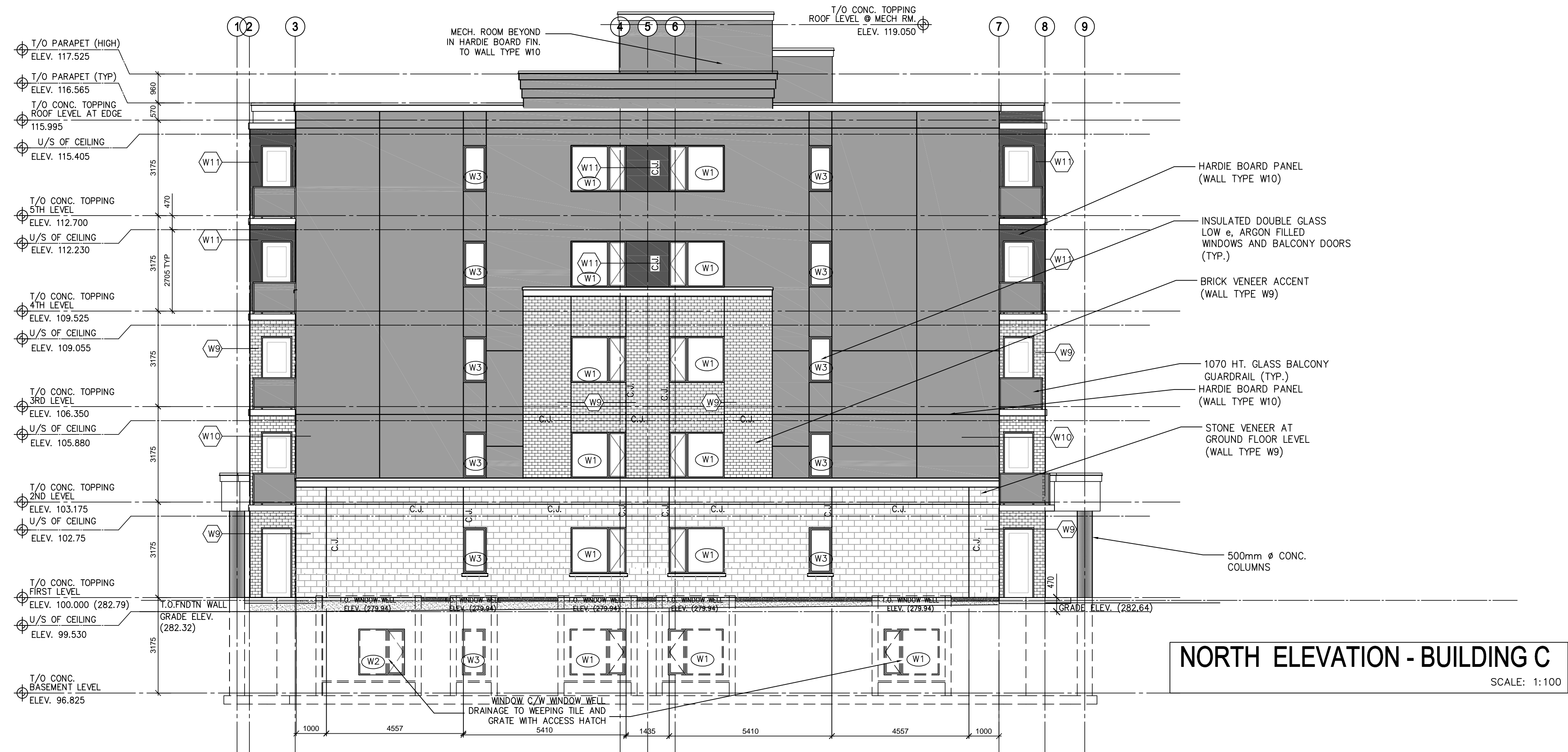
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DETAIL SYMBOL			ELEVATION SYMBOL		
A - DETAIL NUMBER	B - LOCATION SHEET	C - DETAIL SHEET	A - ELEVATION NO.	B - LOCATION SHEET	C - DETAIL SHEET

NO.	DATE	ISSUED / REVISIONS
01	DEC 19-23	ISSUED FOR SITE PLAN APPROVAL



WEST ELEVATION - BUILDING C
SCALE: 1:100



NORTH ELEVATION - BUILDING C
SCALE: 1:100

MARSH KATSIOS Architect Inc.

103-200 QUEENS AVE. LONDON, ONTARIO N6A 1J3
TEL: 519 433-2020 FAX: 519 432-2863

PROJECT	
RESIDENTIAL DEVELOPMENT	
420 ASHER CRESCENT LONDON - ONTARIO	
CLIENT	
 TaLu Properties Inc. 460 Wellington St. London, ON N6A 0B9	
DRAWING TITLE	
● BUILDING C ELEVATIONS	
FILE: C:/DWG/taLu/EC.9	PROJ. NO. 23-991
SCALE AS NOTED	DRAWING NO.
DATE DEC 01-23	EC.9
DRAWN J.G.	
CHECKED B.K.	
PRINTED	REV. #