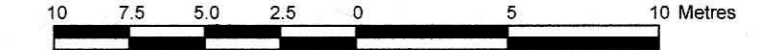


LOTS 12 AND 13
REGISTERED PLAN 4M-1282
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 250



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Date: Dec. 21, 2020
E.H. Henweyer, O.L.S.

Notes & Legend

- Denotes
- = Deciduous Tree
 - = Coniferous Tree
 - = Fire Hydrant
 - = Maintenance Hole (Storm Sewer)
 - = Maintenance Hole (Sanitary)
 - = Bell Terminal Box
 - = Cable Terminal Box
 - = Location of Elevations

SITE AREA = 0.59 ha.

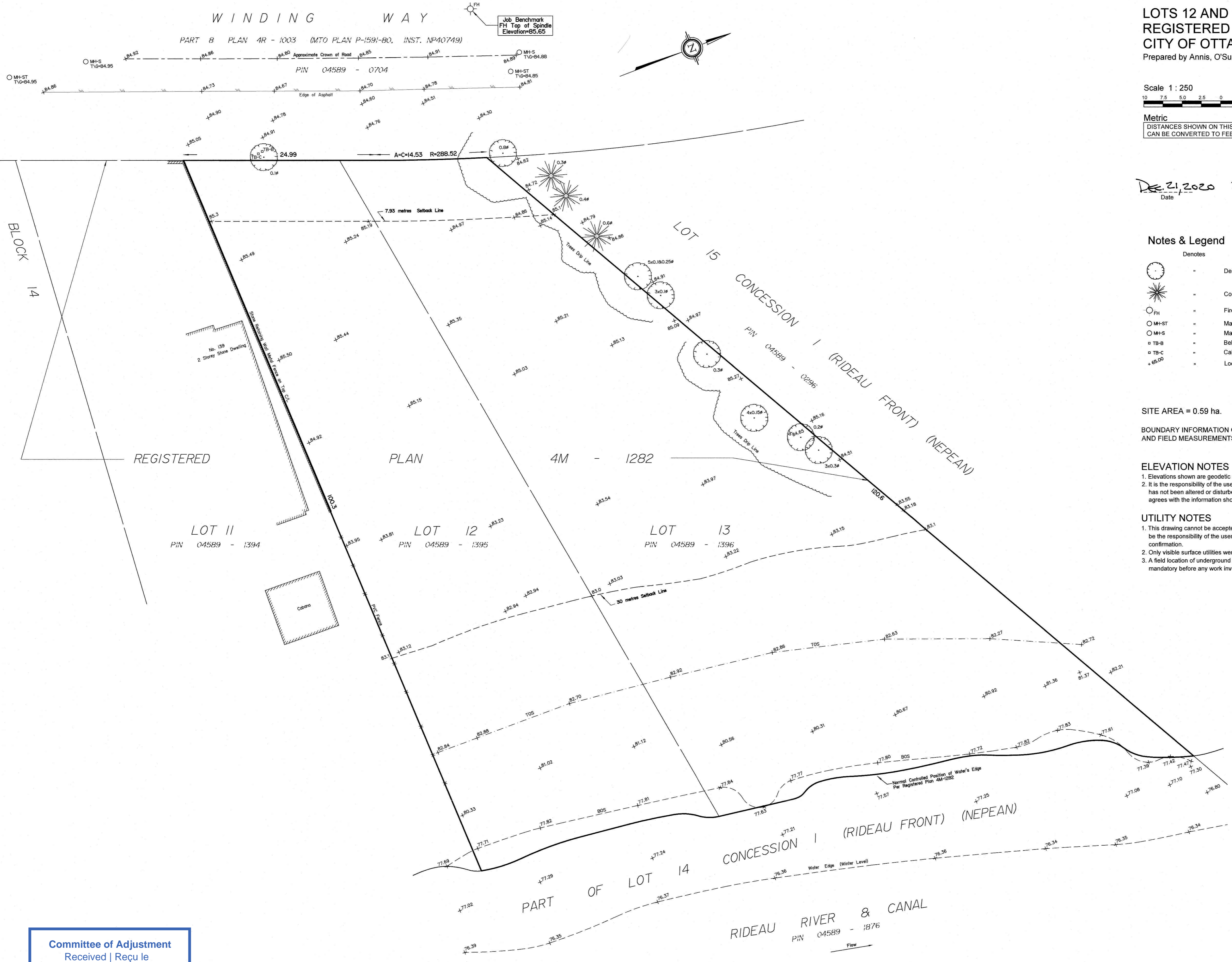
BOUNDARY INFORMATION COMPILED FROM REGISTERED PLAN 4M-1282 AND FIELD MEASUREMENTS

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

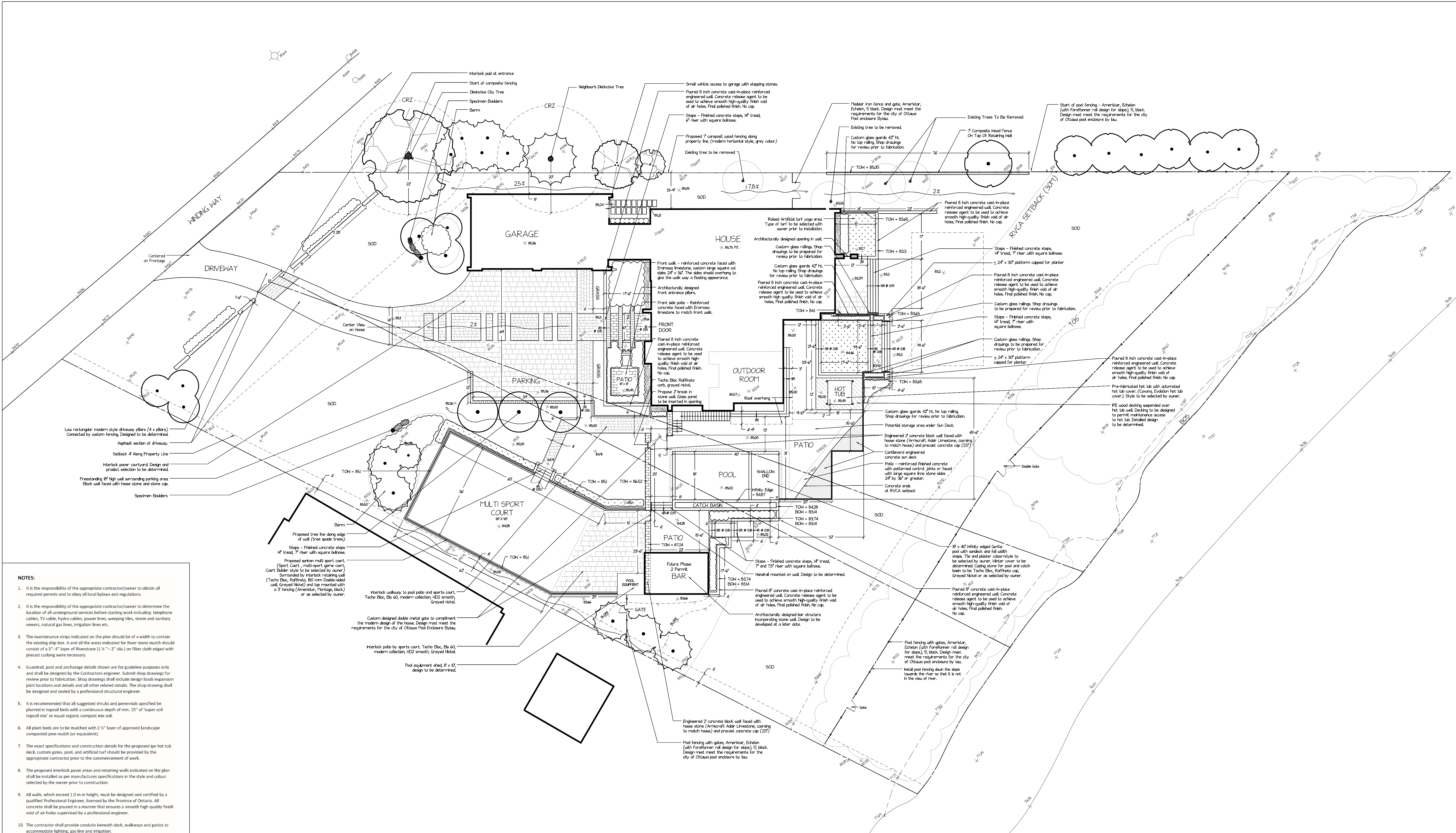
UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

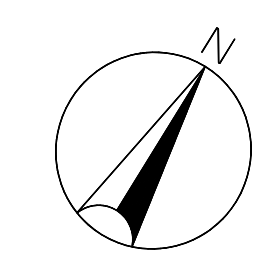


Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-03-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.



- NOTES:**
- It is the responsibility of the appropriate contractor/owner to obtain all required permits and to obey all local bylaws and regulations.
 - It is the responsibility of the appropriate contractor/owner to determine the location of all underground services before starting work including: telephone cables, TV cables, hydro cables, power lines, sweeping ties, storm and sanitary sewers, natural gas lines, irrigation lines etc.
 - The maintenance strips indicated on the plan should be of a width to contain the existing strip line. It and all the areas indicated for river stone mulch should consist of a 3"-4" layer of Riverstone (1 1/2" - 2" dia) on filter cloth edged with precast curbing where necessary.
 - Guardrail, post and anchorage details shown are for guideline purposes only and shall be designed by the Contractors engineer. Submit shop drawings for review prior to fabrication. Shop drawings shall include design loads expansion joint locations and details and all other related details. The shop drawing shall be designed and sealed by a professional structural engineer.
 - It is recommended that all suggested shrubs and perennials specified be planted in topsoil beds with a continuous depth of min. 15" of "super soil topsoil mix" or equal organic compost mix soil.
 - All plant beds are to be mulched with 2 1/2" layer of approved landscape composted pine mulch (or equivalent).
 - The exact specifications and construction details for the proposed hot tub deck, custom gates, pool, and artificial turf should be provided by the appropriate contractor prior to the commencement of work.
 - The proposed interlock paver areas and retaining walls indicated on the plan shall be installed as per manufactures specifications in the style and colour selected by the owner prior to construction.
 - All walls, which exceed 1.0 m in height, must be designed and certified by a qualified Professional Engineer, licensed by the Province of Ontario. All concrete shall be poured in a manner that ensures a smooth high quality finish void of air holes supervised by a professional engineer.
 - The contractor shall provide conduits beneath deck, walkways and patios to accommodate lighting, gas line and irrigation.
 - All boulders specified on the drawing are to be of local rock and random size (2'-3' min.). They are to be positioned as shown on the plan with 2 thirds under the soil.
 - Site irrigation to be coordinated by contractor.
 - These drawings are an instrument of service and are exclusive property of the landscape designer protected by copyright. Unauthorized use is not permitted.
 - The contractor is to reinstate all areas and items damaged as a result of construction activities.
 - The Landscape Designer is not responsible for subsurface conditions.
 - Do not scale drawings.



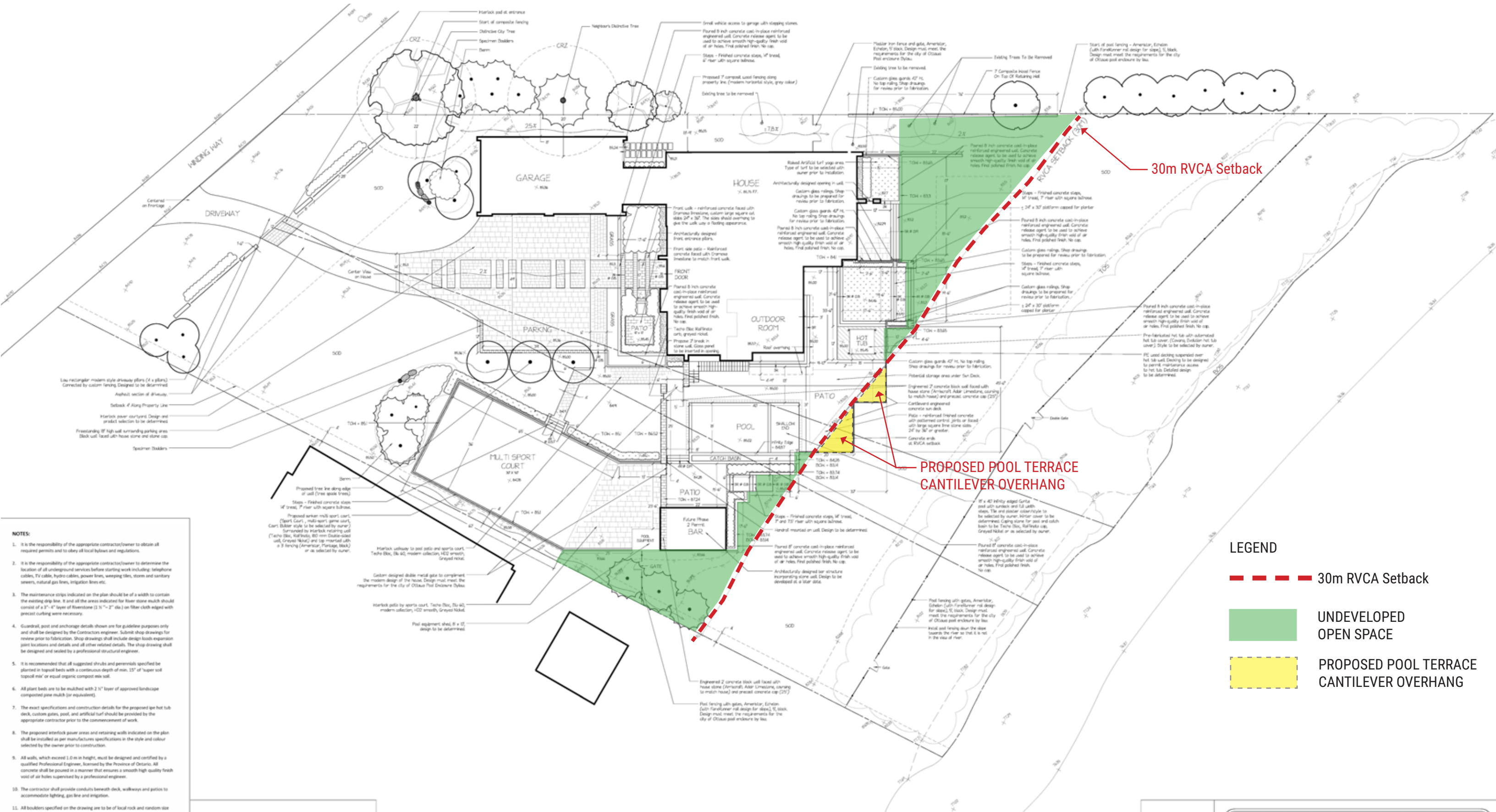
MEWS RESIDENCE		
131 WINDING WAY		
FINAL LANDSCAPE PLAN		
client:	date:	revision:
scale:	2022.03.22	-
1/16" = 1'	checked by:	drawing #:
drawn by:	S.P. & J.L.	

131 Winding Way

CONCEPT RENDERINGS



LANDSCAPE PLAN



30m RVCA Setback

PROPOSED POOL TERRACE CANTILEVER OVERHANG

LEGEND

- 30m RVCA Setback
- UNDEVELOPED OPEN SPACE
- PROPOSED POOL TERRACE CANTILEVER OVERHANG

- NOTES:**
- It is the responsibility of the appropriate contractor/owner to obtain all required permits and to obey all local bylaws and regulations.
 - It is the responsibility of the appropriate contractor/owner to determine the location of all underground services before starting work including: telephone cables, TV cable, hydro cables, power lines, sewer pipes, storm and sanitary sewers, natural gas lines, irrigation lines etc.
 - The maintenance strips indicated on the plan should be of a width to contain the existing strip line. It and all the areas indicated for flower stone match should consist of a 3" - 4" layer of Riverstone (3/4" - 2" dia.) on filter cloth edged with precast curbing where necessary.
 - Guardrail, post and anchorage details shown are for guideline purposes only and shall be designed by the Contractor engineer. Submit shop drawings for review prior to fabrication. Shop drawings shall include design loads expansion joint locations and details and all other related details. The shop drawing shall be designed and sealed by a professional structural engineer.
 - It is recommended that all suggested shrubs and perennials specified be planted in topsoil beds with a continuous depth of min. 15" of "super soil topsoil mix" or equal organic compost soil.
 - All plant beds are to be mulched with 2" layer of approved landscape composted pine mulch (or equivalent).
 - The exact specifications and construction details for the proposed spa hot tub deck, custom gates, pool, and artificial turf should be provided by the appropriate contractor prior to the commencement of work.
 - The proposed interlock paver areas and retaining walls indicated on the plan shall be installed as per manufacturers specifications in the style and colour selected by the owner prior to construction.
 - All walls, which exceed 1.0 m in height, must be designed and certified by a qualified Professional Engineer, licensed by the Province of Ontario. All concrete shall be poured in a manner that ensures a smooth high quality finish void of air holes supervised by a professional engineer.
 - The contractor shall provide conduits beneath deck, walkways and patios to accommodate lighting, gas line and irrigation.
 - All boulders specified on the drawing are to be of local rock and random size (2'-3' min.). They are to be positioned as shown on the plan with 2 inches under the soil.
 - Site irrigation to be coordinated by contractor.
 - These drawings are an instrument of service and are exclusive property of the landscape designer protected by copyright. Unauthorized use is not permitted.
 - The contractor is to reinstate all areas and trees damaged as a result of construction activities.
 - The Landscape Designer is not responsible for subsurface conditions.
 - Do not scale drawings.

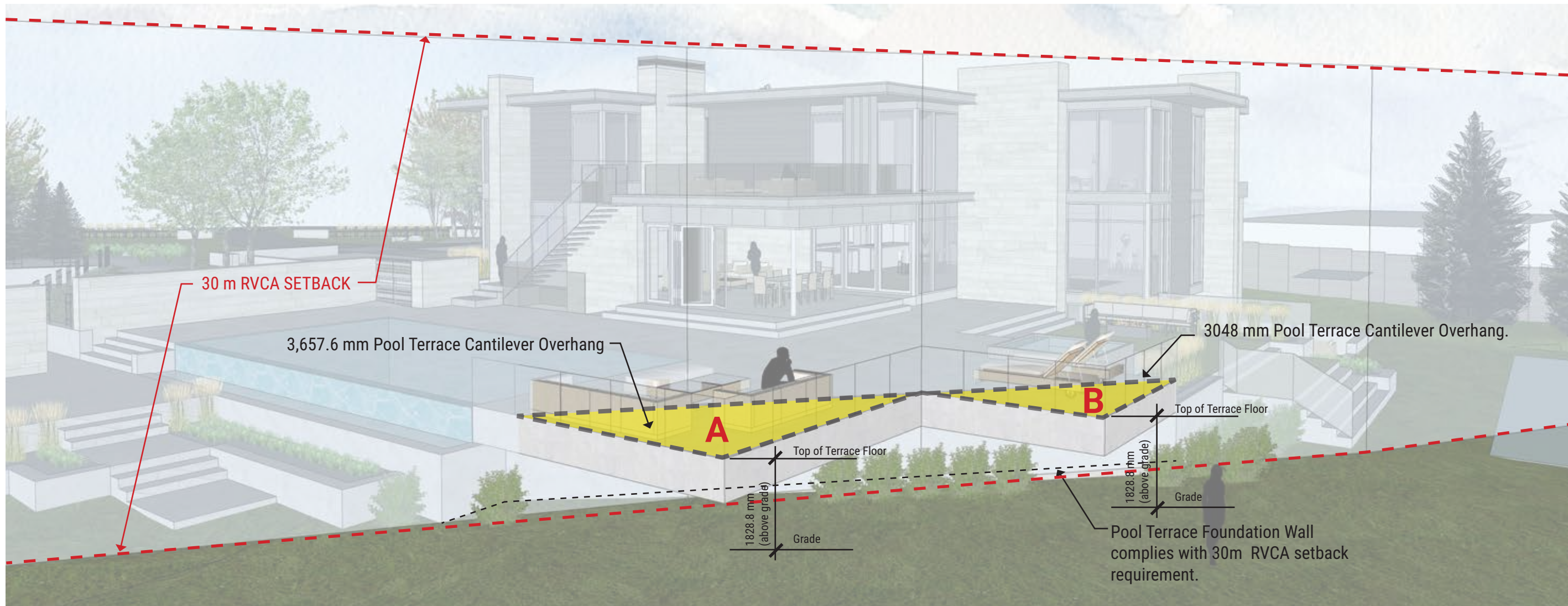
SYMBOL LEGEND

- = Turf
- = Deck
- = Interlock
- = Cantilevered Deck
- = Stone Wall
- = Maintenance Strip
- = Plant Bed



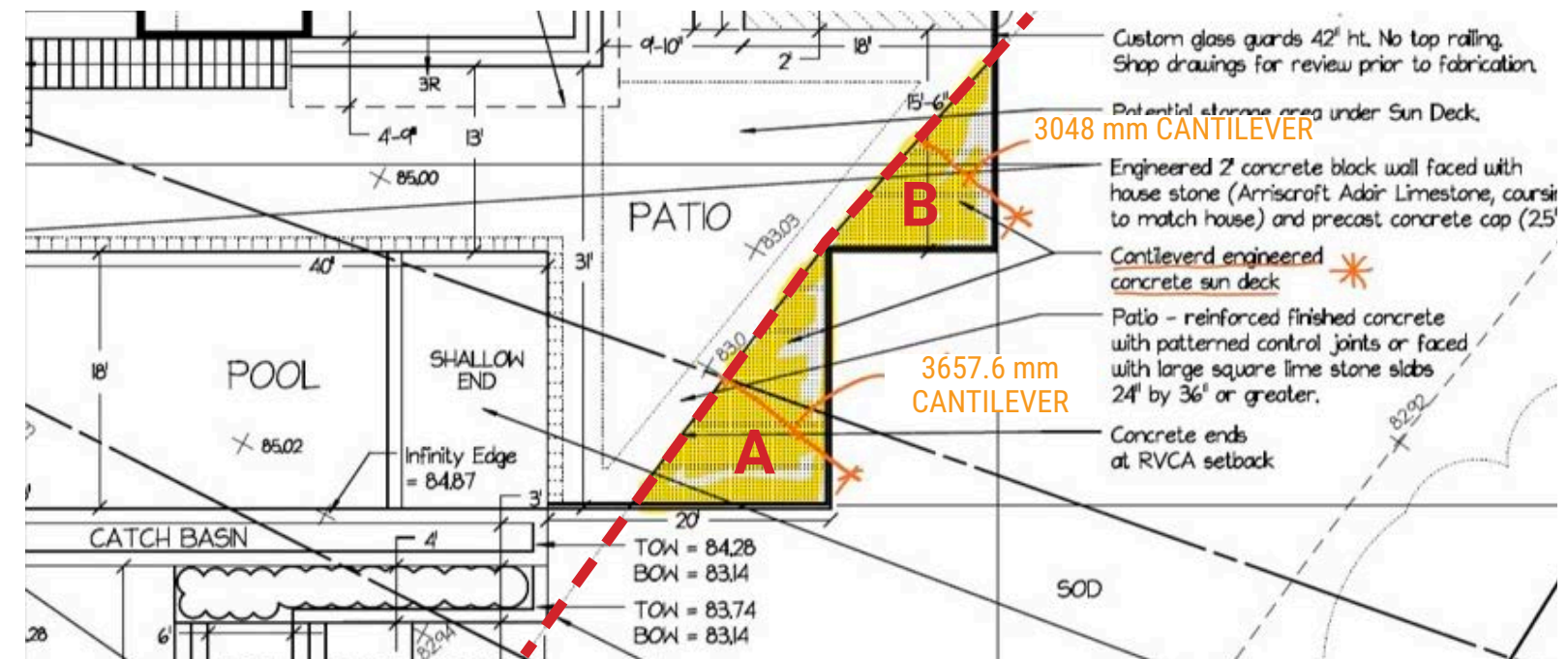
MEWS RESIDENCE
81 WINDING WAY
FINAL LANDSCAPE PLAN

client:	date:	revision:
scale:	2022.03.22	-
drawn by:	checked by:	drawing #:
S.P. & J.L.		



LEGEND

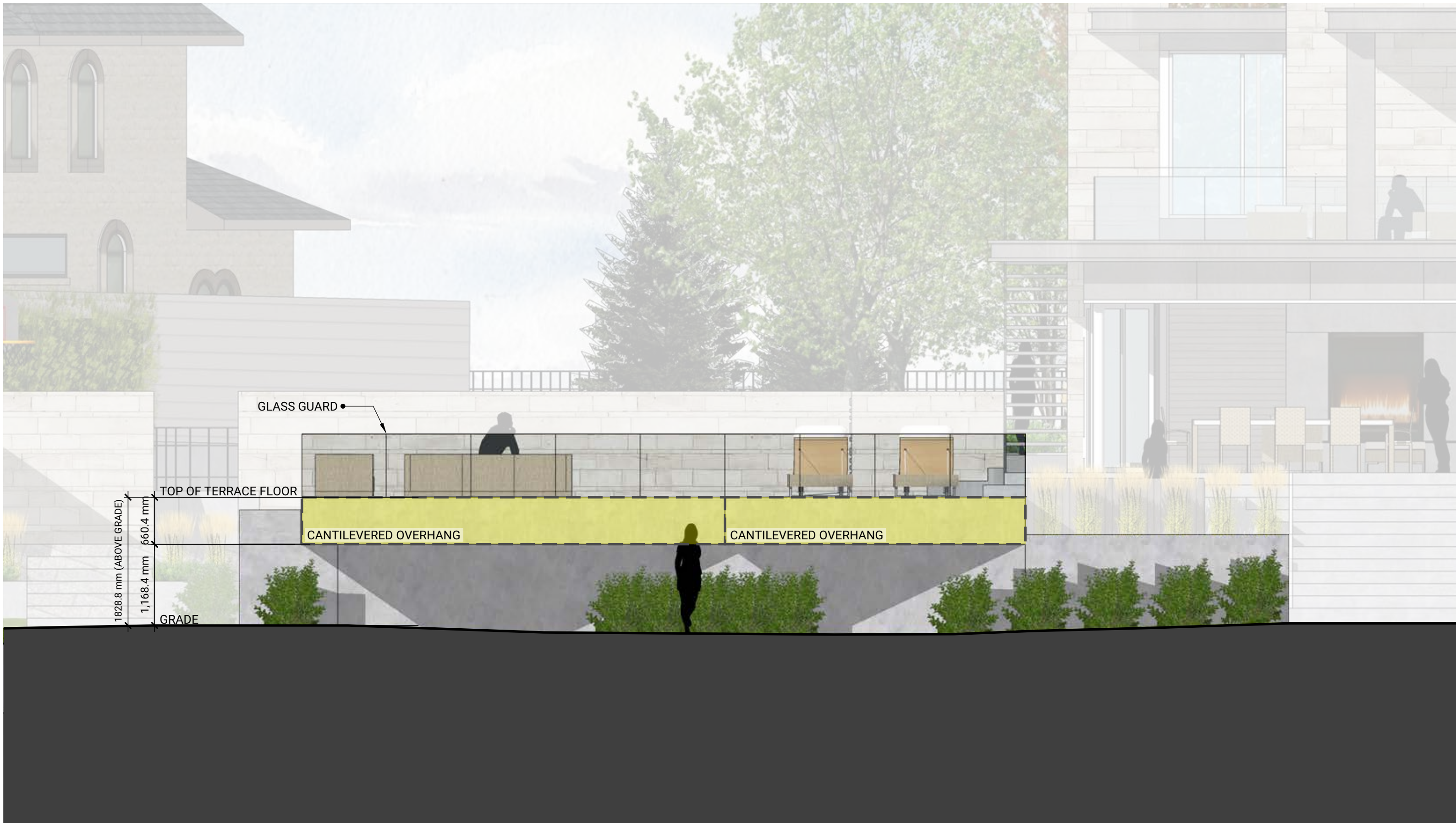
- - - - - 30 m RVCA Setback
- CANTILEVER PROJECTION
A = 3,657.6 mm
- CANTILEVER PROJECTION
B = 3,048 mm



MEWS WINDING WAY

131 WINDING WAY

3D Concept Rendering
PROPOSED POOL TERRACE CANTILEVER OVERHANG
MAR 2023



MEWS WINDING WAY

131 WINDING WAY

East Elevation

SCALE : 1:50
MAR 2023



GLASS GUARD

TOP OF TERRACE FLOOR

1828.8 mm (ABOVE GRADE)
660.4 mm
1,168.4 mm

GRADE

CANTILEVERED OVERHANG

CANTILEVERED OVERHANG



HOBIN

MEWS WINDING WAY

131 WINDING WAY

South Elevation

SCALE : 1:50
MAR 2023