TOPOGRAPHICAL PLAN OF

LOTS 12 AND 13
REGISTERED PLAN 4M-1282
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 250

10 7.5 5 2.5 0 5 10 Metres
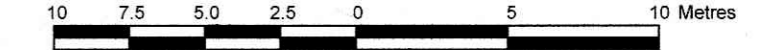
Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DEC. 21, 2020
Date   E.H. Herweyer, O.L.S.

Notes & Legend

Denotes

⊙ " Deciduous Tree
✳ " Coniferous Tree
○FH " Fire Hydrant
○MH-ST " Maintenance Hole (Storm Sewer)
○MH-S " Maintenance Hole (Sanitary)
□TB-B " Bell Terminal Box
□TB-C " Cable Terminal Box
+65.00 " Location of Elevations
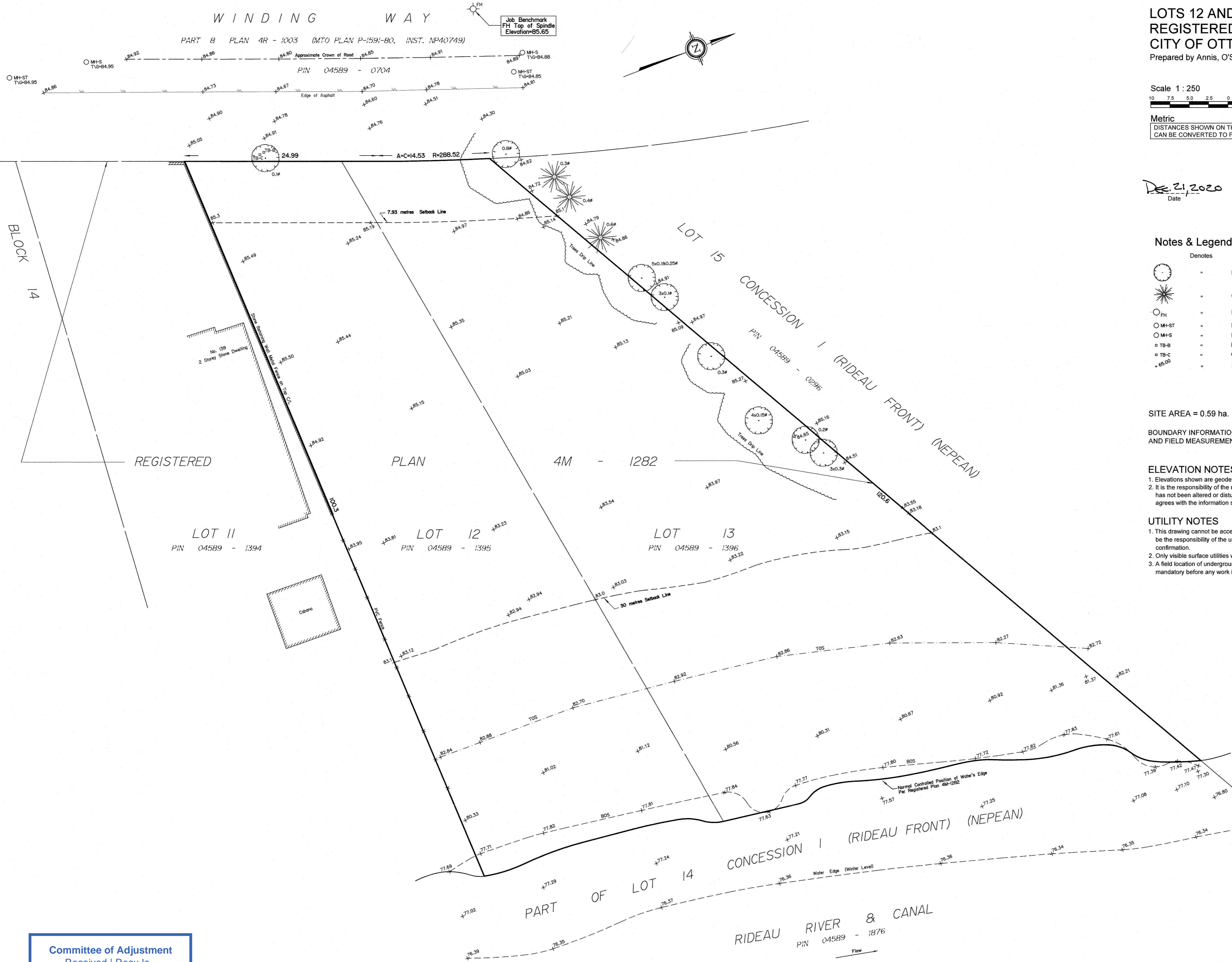
SITE AREA = 0.59 ha.

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

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. 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
1. 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.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

WINDING WAY
PART 8 PLAN 4R - 1003 (MTO PLAN P-1591-80, INST. Nº40749)

PIN 04589 - 0704

Job Benchmark
FH Top of Spindle
Elevation=85.65

Approximate Crown of Road
Edge of Asphalt

BLOCK 14

REGISTERED PLAN 4M - 1282

LOT 15 CONCESSION I (RIDEAU FRONT) (NEPEAN)

PIN 04589 - 0296

No. 139
2 Storey Stone Dwelling

Cabana

LOT 11
PIN 04589 - 1394

LOT 12
PIN 04589 - 1395

LOT 13
PIN 04589 - 1396

7.93 metres Setback Line

30 metres Setback Line

Trees Drip Line

Normal Controlled Position of Water's Edge Per Registered Plan 4M-1282

PART OF LOT 14 CONCESSION I (RIDEAU FRONT) (NEPEAN)

Water Edge (Water Level)

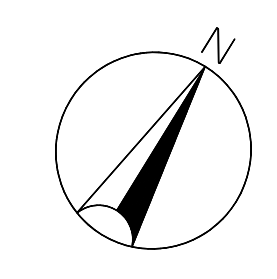RIDEAU RIVER & CANAL
PIN 04589 - 1876

Flow

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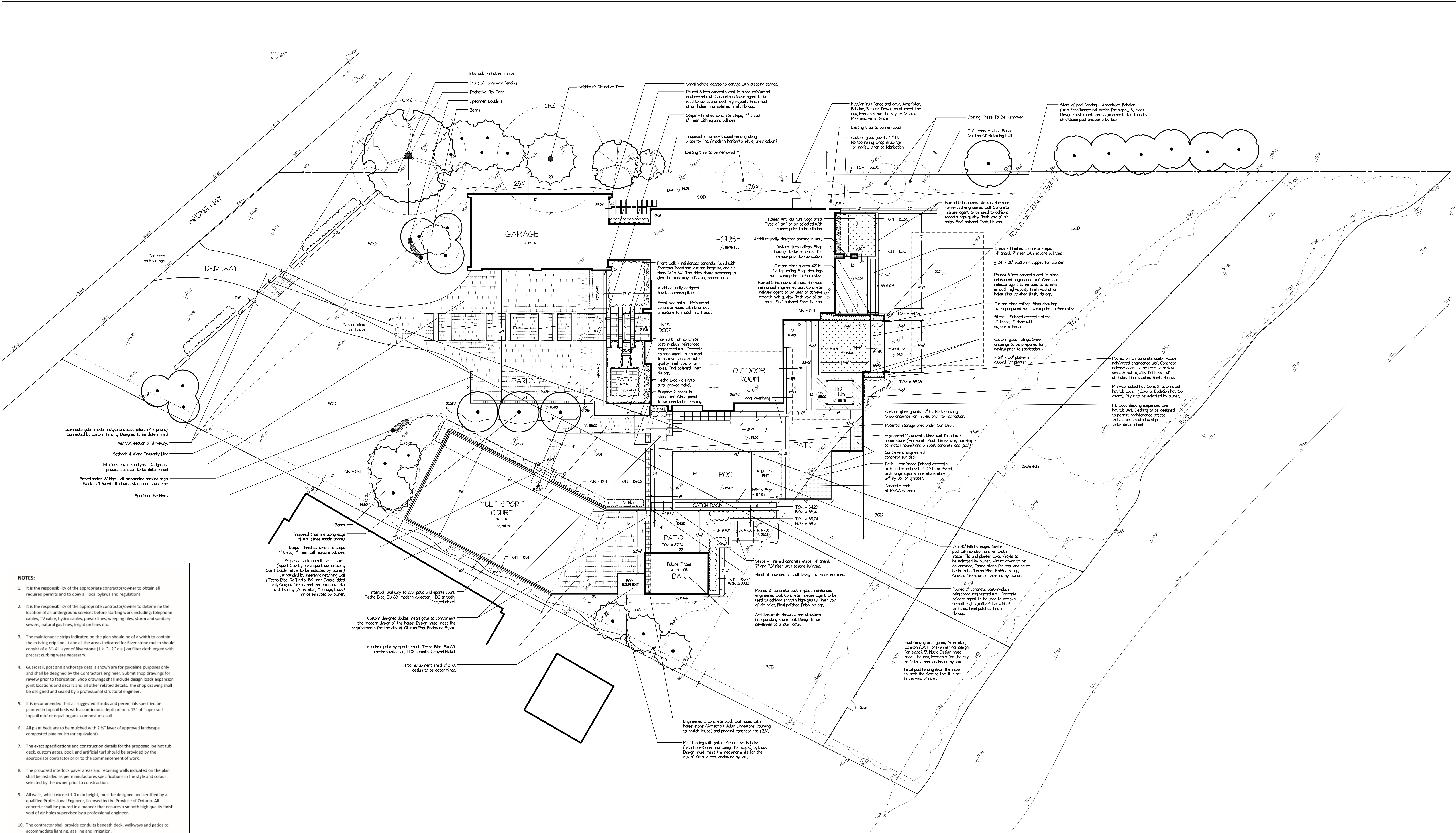
NOTES:

1. It is the responsibility of the appropriate contractor/owner to obtain all required permits and to obey all local bylaws and regulations.

2. 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, weeping tiles, storm and sanitary sewers, natural gas lines, irrigation lines etc.

3. The maintenance strips indicated on the plan should be of a width to contain the existing drip line. It and all the areas indicated for River stone mulch should consist of a 3"–4" layer of Riverstone (1 ½ "–2" dia.) on filter cloth edged with precast curbing were necessary.

4. 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.

5. 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.

6. All plant beds are to be mulched with 2 ½" layer of approved landscape composted pine mulch (or equivalent).

7. The exact specifications and construction details for the proposed ipe hot tub deck, custom gates, pool, and artificial turf should be provided by the appropriate contractor prior to the commencement of work.

8. 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.

9. 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.

10. The contractor shall provide conduits beneath deck, walkways and patios to accommodate lighting, gas line and irrigation.

11. 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.

12. Site irrigation to be coordinated by contractor.

13. These drawings are an instrument of service and are exclusive property of the landscape designer protected by copyright. Unauthorized use is not permitted.

14. The contractor is to reinstate all areas and items damaged as a result of construction activities.

15. The Landscape Designer is not responsible for subsurface conditions.

16. Do not scale drawings.

SYMBOL LEGEND

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

Title Block

MEWS RESIDENCE
131 WINDING WAY
FINAL LANDSCAPE PLAN

client:		
scale	date	revision
1/16" = 1'	2022.03.22	–
drawn by	checked by	drawing #
S.P. & J.L.		

131 Winding Way
CONCEPT RENDERINGS

LANDSCAPE PLAN
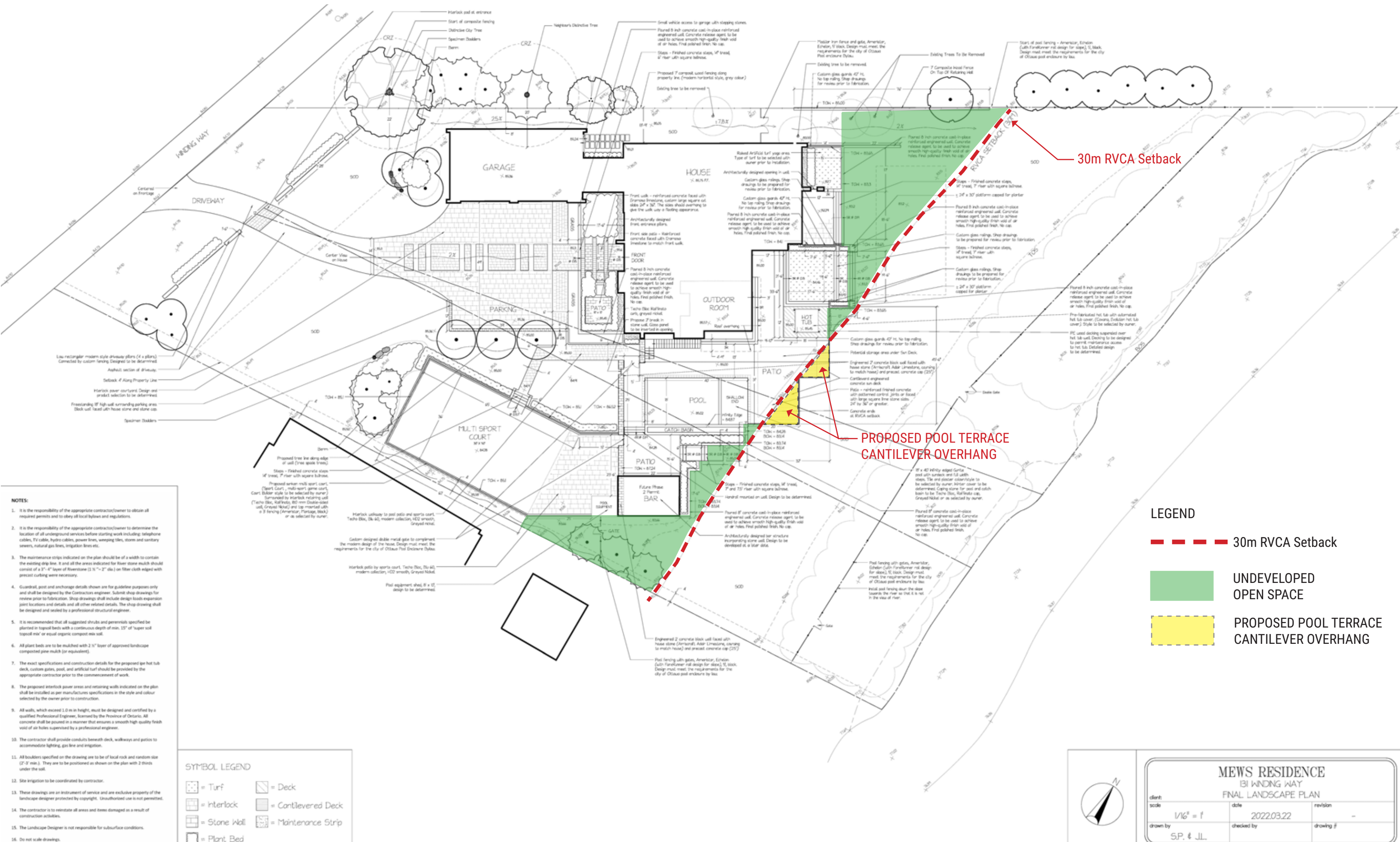
30m RVCA Setback

PROPOSED POOL TERRACE
CANTILEVER OVERHANG

LEGEND

– – – 30m RVCA Setback

UNDEVELOPED
OPEN SPACE

PROPOSED POOL TERRACE
CANTILEVER OVERHANG

GARAGE

HOUSE

DRIVEWAY

PARKING

FRONT
DOOR

PATIO

OUTDOOR
ROOM

HOT
TUB

POOL

MULTI SPORT
COURT

PATIO

BAR

GATE

Future Phase
2 Permit

PATIO

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⬚ = Interlock   ⬚ = Cantilevered Deck

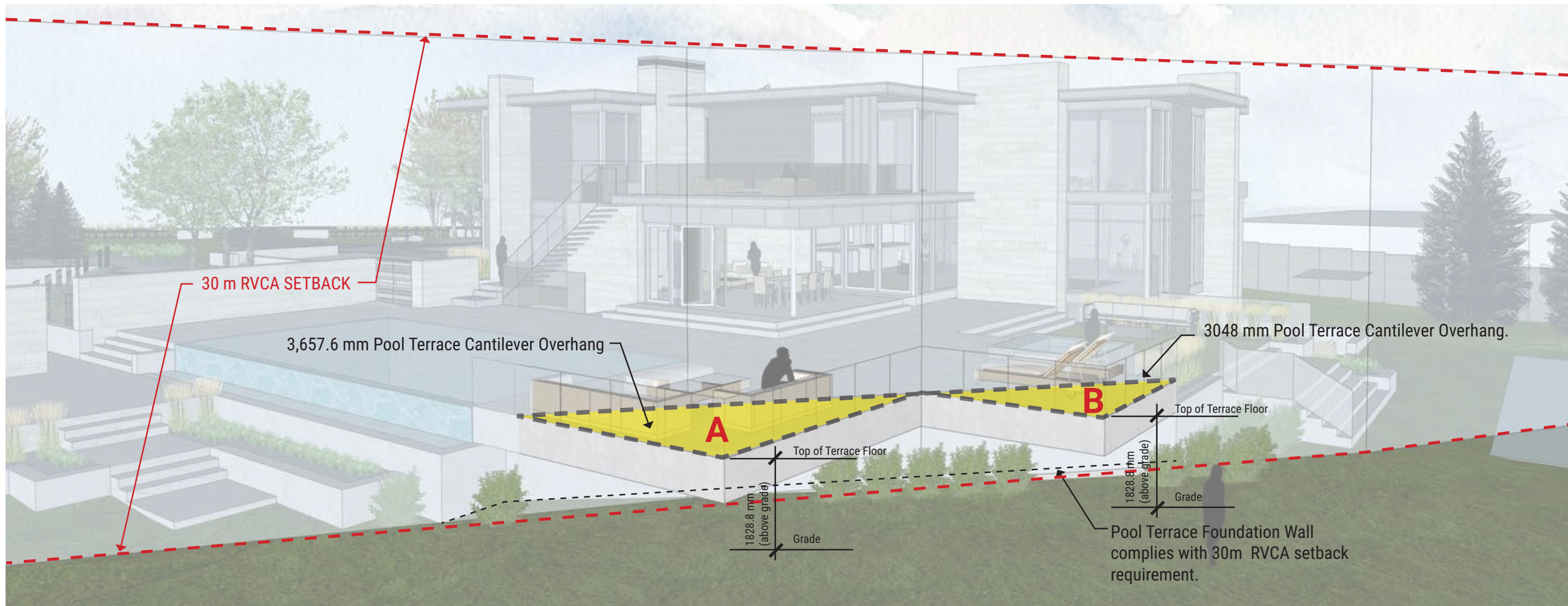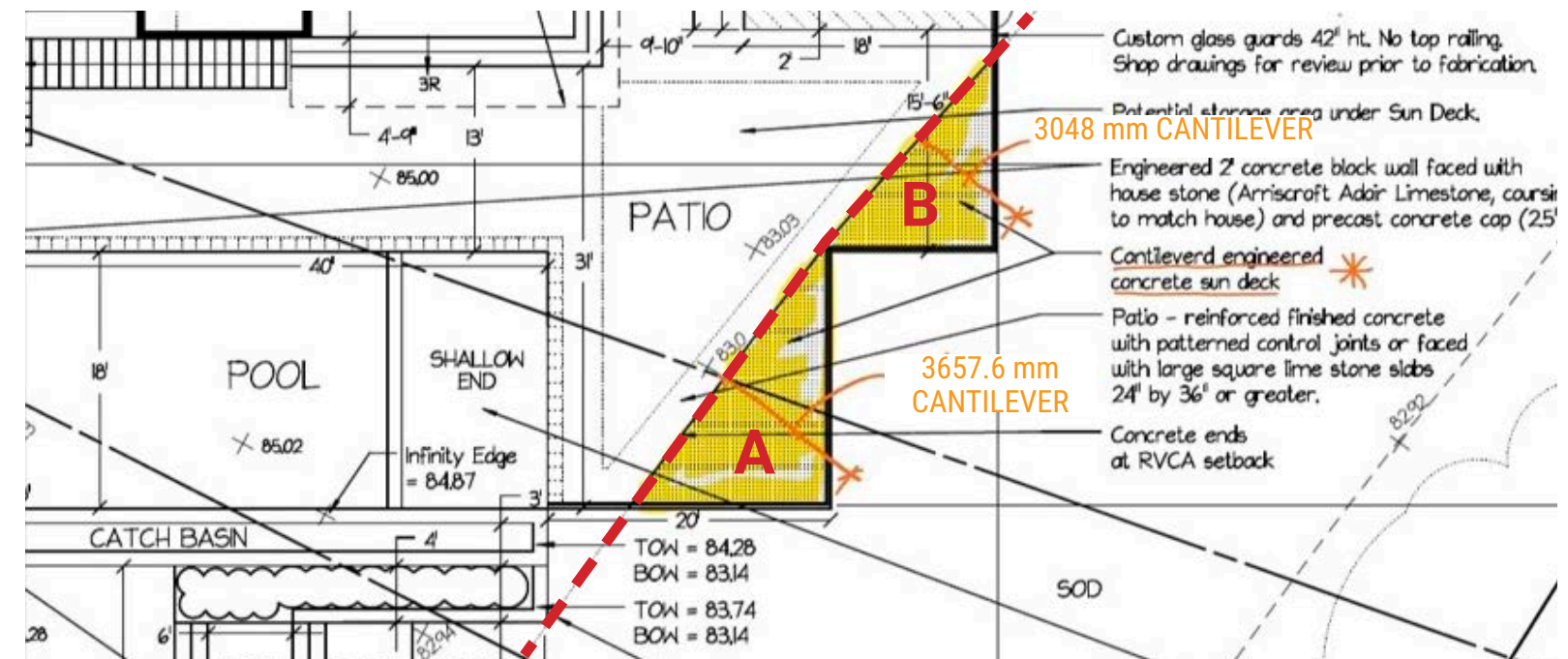⬚ = Stone Wall   ⬚ = Maintenance Strip

⬚ = Plant Bed

30 m RVCA SETBACK

3,657.6 mm Pool Terrace Cantilever Overhang

3048 mm Pool Terrace Cantilever Overhang.

Top of Terrace Floor

A

B

Top of Terrace Floor

1828.8 mm (above grade)

Top of Terrace Floor

Grade

1828.8 mm (above grade)

Grade

Pool Terrace Foundation Wall complies with 30m RVCA setback requirement.

Grade

LEGEND

- - - 30 m RVCA Setback

CANTILEVER PROJECTION
A = 3,657.6 mm

CANTILEVER PROJECTION
B = 3,048 mm

Custom glass guards 42" ht. No top railing. Shop drawings for review prior to fabrication.

Potential storage area under Sun Deck.

3048 mm CANTILEVER

Engineered 2' concrete block wall faced with house stone (Arriscraft Adair Limestone, coursing to match house) and precast concrete cap (2.5"

Cantilevered engineered concrete sun deck

Patio – reinforced finished concrete with patterned control joints or faced with large square lime stone slabs 24" by 36" or greater.

Concrete ends at RVCA setback

PATIO

POOL

SHALLOW END

Infinity Edge = 84.87

CATCH BASIN

3657.6 mm CANTILEVER

A

B

SOD

TOW = 84.28
BOW = 83.14

TOW = 83.74
BOW = 83.14

MEWS WINDING WAY

131 WINDING WAY

HOBIN

3D Concept Rendering
PROPOSED POOL TERRACE CANTILEVER OVERHANG

MAR 2023

GLASS GUARD

TOP OF TERRACE FLOOR

CANTILEVERED OVERHANG

CANTILEVERED OVERHANG

1828.8 mm (ABOVE GRADE)

560.4 mm

1,168.4 mm

GRADE

MEWS WINDING WAY

131 WINDING WAY

HOBIN

East Elevation

SCALE : 1:50

MAR 2023

GLASS GUARD

TOP OF TERRACE FLOOR

CANTILEVERED OVERHANG

CANTILEVERED OVERHANG

1828.8 mm (ABOVE GRADE)

660.4 mm

1,168.4 mm

GRADE
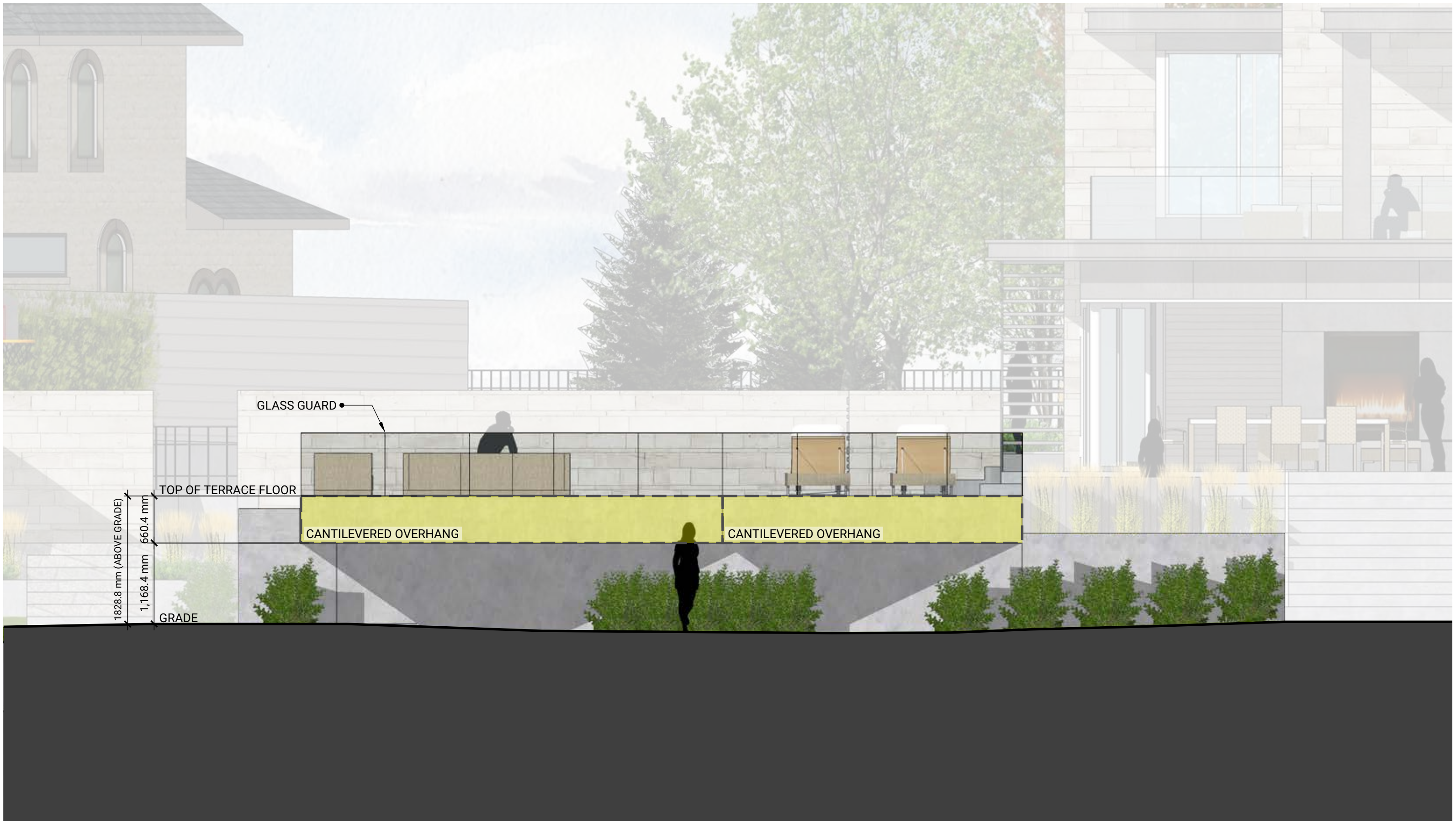
HOBIN

MEWS WINDING WAY

131 WINDING WAY

South Elevation

SCALE : 1:50

MAR 2023