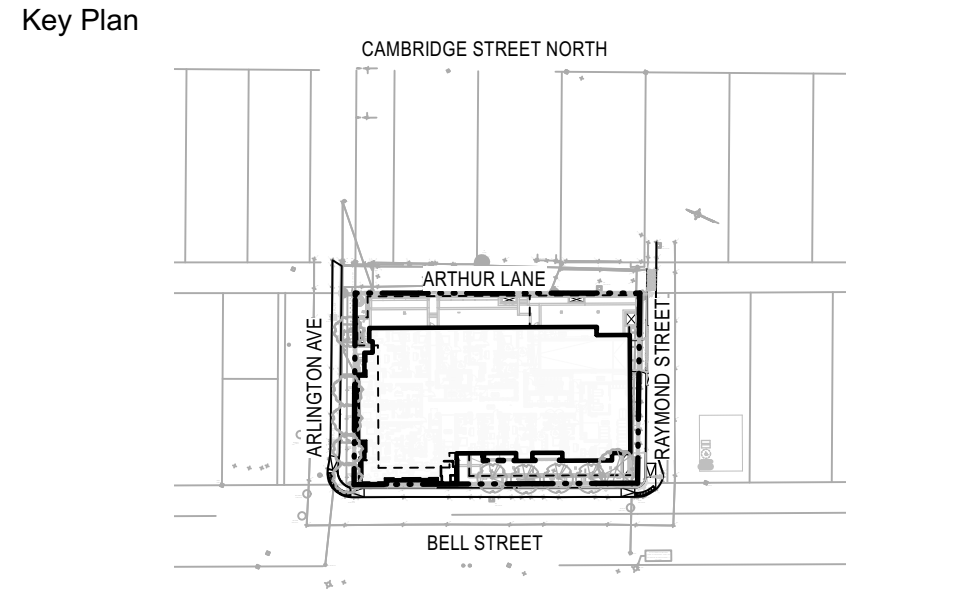


Andrew McCreight
ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 8:18 am, Mar 11, 2026

384 ARLINGTON AVE
 GROUND FLOOR [FFE 73.0m]
 4th FLOOR TERRACE
 7th FLOOR TERRACE



SOIL VOLUME LEGEND:

	1m (3') DEPTH
	600mm (2') DEPTH
	450mm (1.5') DEPTH
	200mm (8") DEPTH

10		
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5	SPC FORMAL SUBMISSION REV 2	2025-10-03
4	SPC FORMAL SUBMISSION REV 1	2024-12-04
3	ISSUED FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

Stamp

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 Toronto, ON, M4W 3X8
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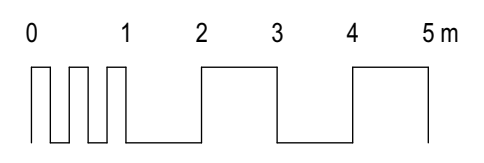
Legal Description: Lts 14 & 15, Pt 33, (S Of Stone Boundary) E Bell St N, Pt Lts 13 & 16, Pt 33, (S Of Stone Boundary) E Bell St N, as in C/O1653, C/O1496, C472519 & C/S13256, Ottawa/Nepean

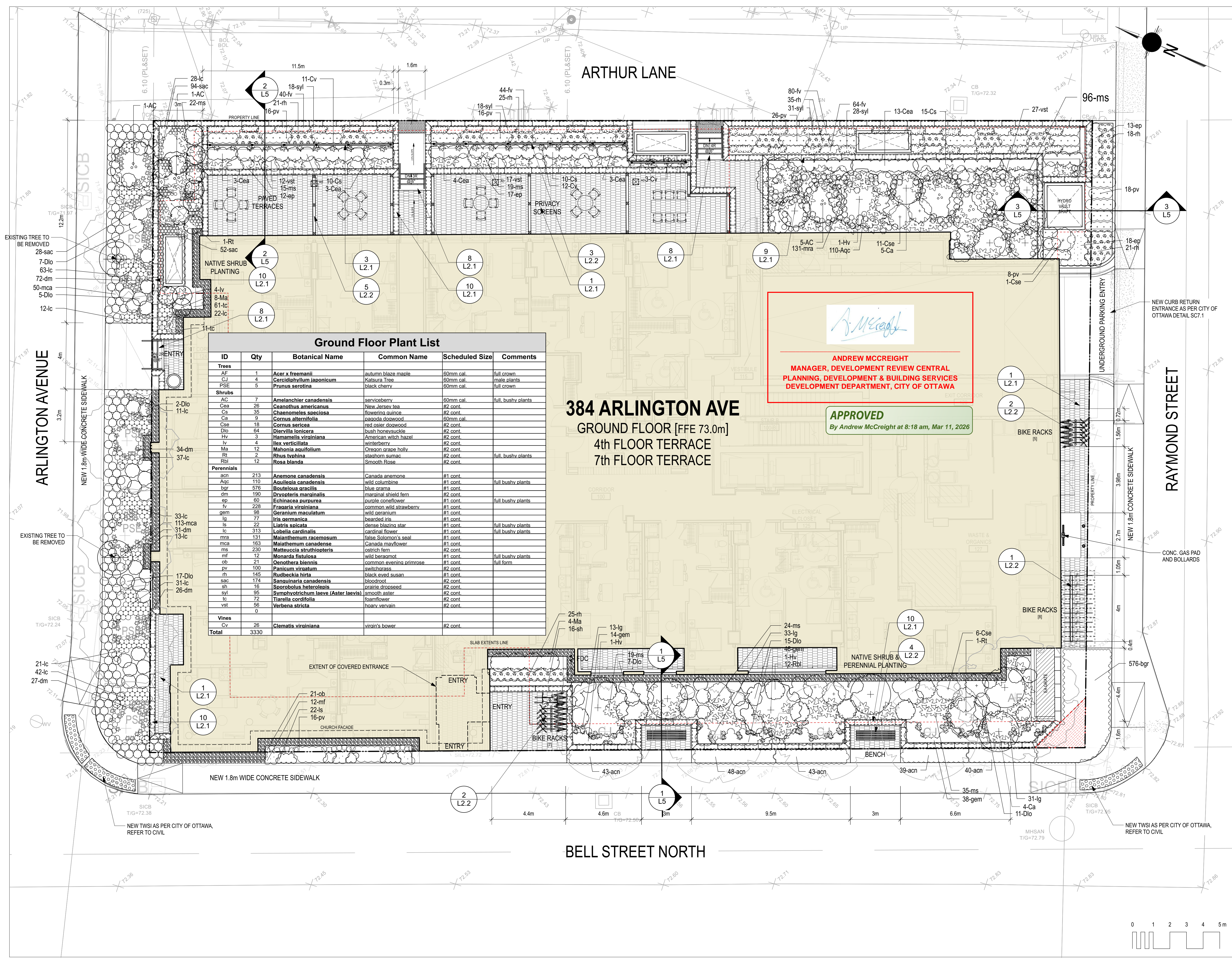
Client
Windmill Developments
 Toronto, ON

Project
384 ARLINGTON AVE
 OTTAWA, ON
 Property Identification Number: 04105-0128

Drawing Title
Soil Depth Plan

Scale: 1:100	Project # 0.001
Designed By: SB	Drawing # L0.1
Drawn By: KG/NS	
Approved By: SB	
Date: 10/13/21	





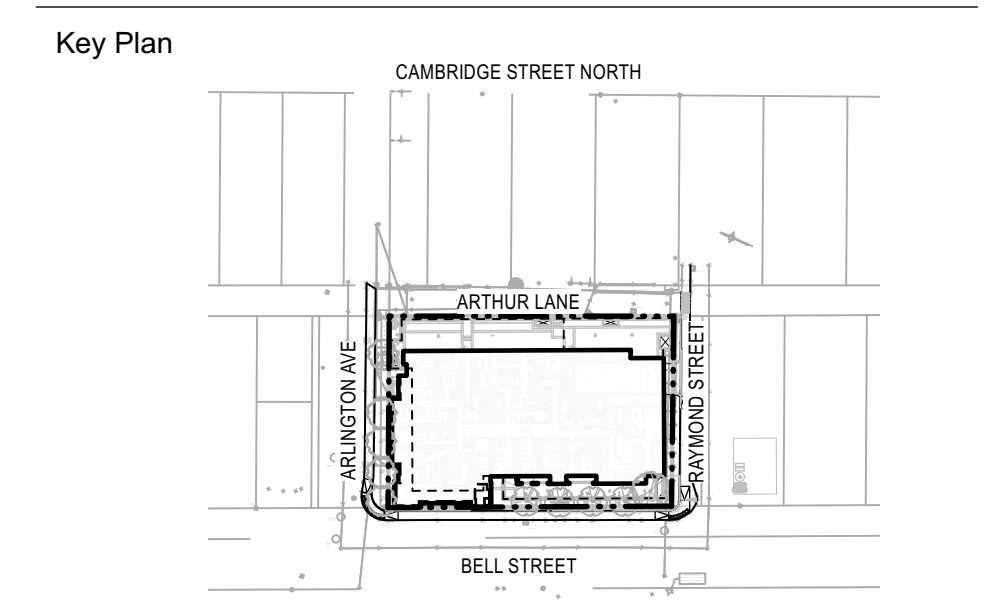
Ground Floor Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size	Comments
Trees					
AF	1	<i>Acer x freemanii</i>	autumn blaze maple	50mm cal.	full crown
CJ	4	<i>Cercidiphyllum japonicum</i>	Katsura Tree	50mm cal.	male plants
PSE	5	<i>Prunus serotina</i>	black cherry	50mm cal.	full crown
Shrubs					
AC	7	<i>Amelanchier canadensis</i>	serviceberry	50mm cal.	full bushy plants
Cea	26	<i>Ceanothus americanus</i>	New Jersey tea	#2 cont.	
Cs	35	<i>Chaenomeles speciosa</i>	flowering quince	#2 cont.	
Ca	9	<i>Cornus alternifolia</i>	panicle dogwood	50mm cal.	
Cse	18	<i>Cornus sericea</i>	red osier dogwood	#2 cont.	
Dio	64	<i>Diervilla lonicera</i>	bush honeysuckle	#2 cont.	
Hv	3	<i>Hamamelis virginiana</i>	American witch hazel	#2 cont.	
Iv	4	<i>Ilex verticillata</i>	winterberry	#2 cont.	
Ma	12	<i>Mathonla scutellum</i>	Oregon grape holly	#2 cont.	
Rt	2	<i>Rhus typhina</i>	staghorn sumac	#2 cont.	full bushy plants
Rbl	12	<i>Rosa blanda</i>	Smooth Rose	#2 cont.	
Perennials					
acn	213	<i>Anemone canadensis</i>	Canada anemone	#1 cont.	
Azc	110	<i>Aquilegia canadensis</i>	wild columbine	#1 cont.	full bushy plants
bar	576	<i>Bouteloua gracilis</i>	blue grama	#1 cont.	
dm	190	<i>Dryopteris marginalis</i>	marginal shield fern	#2 cont.	
ep	60	<i>Echinacea purpurea</i>	purple coneflower	#1 cont.	full bushy plants
fv	228	<i>Fragaria virginiana</i>	common wild strawberry	#1 cont.	
gem	99	<i>Geranium maculatum</i>	wild geranium	#1 cont.	
lg	77	<i>Iris germanica</i>	bearded iris	#1 cont.	
ls	22	<i>Liatrix spicata</i>	dense blazing star	#1 cont.	full bushy plants
lc	313	<i>Lobelia cardinalis</i>	cardinal flower	#1 cont.	full bushy plants
mra	131	<i>Maianthemum racemosum</i>	false Solomon's seal	#1 cont.	
mca	163	<i>Maianthemum canadense</i>	Canada mayflower	#1 cont.	
ms	230	<i>Matteuccia struthiopteris</i>	ostrich fern	#2 cont.	
mf	12	<i>Monarda fistulosa</i>	wild bergamot	#1 cont.	full bushy plants
ob	21	<i>Oenothera biennis</i>	common evening primrose	#1 cont.	full form
pv	100	<i>Panicum virgatum</i>	switchgrass	#2 cont.	
rh	145	<i>Rudbeckia hirta</i>	black eyed susan	#1 cont.	
sac	174	<i>Sanguinaria canadensis</i>	bloodroot	#2 cont.	
sh	16	<i>Sporobolus heterolepis</i>	prairie dropseed	#2 cont.	
svf	95	<i>Symphoricarpon laeve (Aster laevis)</i>	smooth aster	#2 cont.	
tc	72	<i>Tierella cordifolia</i>	foamflower	#2 cont.	
vst	56	<i>Verbena stricta</i>	hoary vervain	#2 cont.	
0	0				
Vines					
Cv	28	<i>Clematis virginiana</i>	virgin's bower	#2 cont.	
Total	3330				


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 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

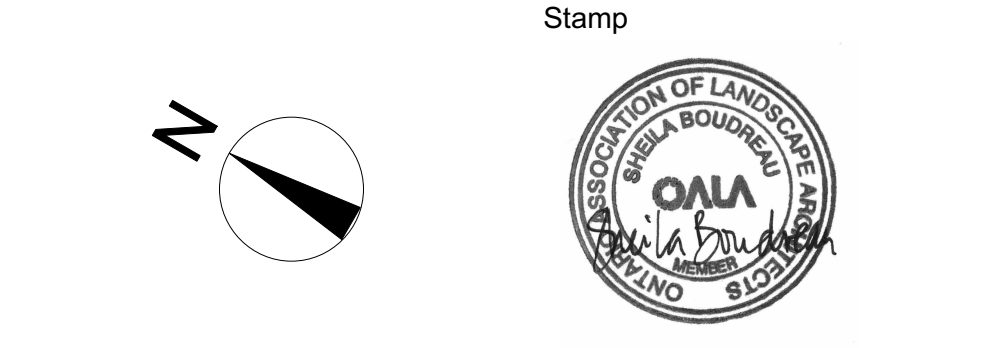
APPROVED
 By Andrew McCreight at 8:18 am, Mar 11, 2026

384 ARLINGTON AVE
 GROUND FLOOR [FFE 73.0m]
 4th FLOOR TERRACE
 7th FLOOR TERRACE



- LEGEND:**
- Property Line
 - Concrete Pavers (4th, 7th floors)
 - Conc. Unit Pavers (ground floor)
 - Bench
 - Planter Curb
 - 450mm Drip Strip
 - Natural Stone Steps
 - Hose Bib
 - Siamese Connection
- GRADING LEGEND:**
- Existing Survey Grade
 - Existing Grade
 - Proposed Grade
 - TW Top of Wall
 - BW Bottom of Wall
 - TC Top of Curb
 - BC Bottom of Curb
 - TS Top of Step
 - BS Bottom of Step
 - IG Interpolated Grade
 - T.O.S. Top of Slab
 - Slope

- 10
 - 9
 - 8
 - 7
 - 6
 - 5
 - 4
 - 3
 - 2
 - 1
- 5 SPC FORMAL SUBMISSION REV 2 2025-10-03
 4 SPC FORMAL SUBMISSION REV 1 2024-12-04
 3 ISSUED FOR SPC FORMAL SUBMISSION 2024-10-04
 2 ISSUED FOR SPA 2 2024-06-06
 1 ISSUED FOR SPA 2024-02-09



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 Toronto, ON, M4W 3X8
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 www.spruceclab.ca

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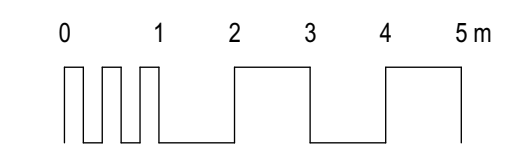
Client
Windmill Developments
 Toronto, ON

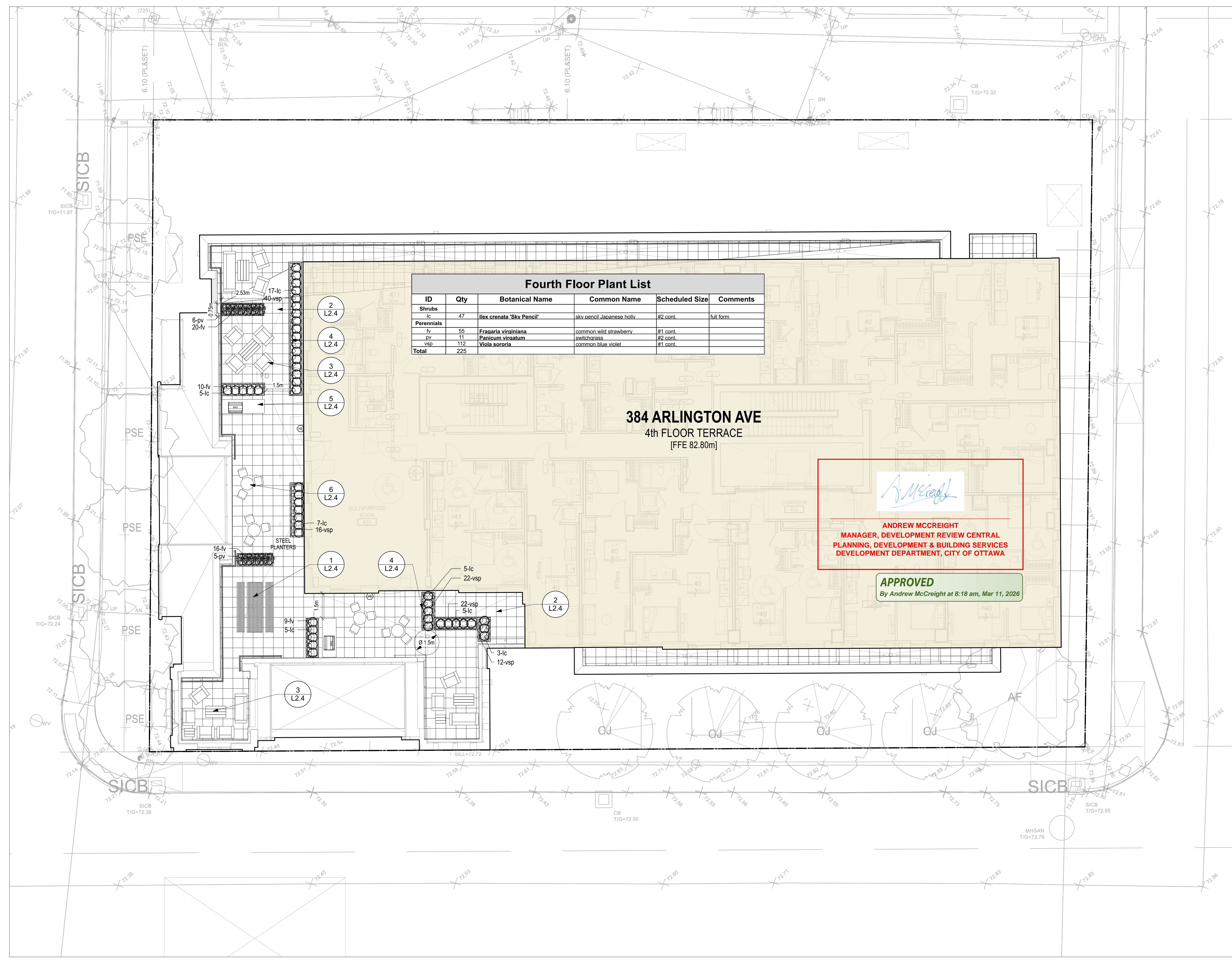
Project
384 ARLINGTON AVE
 OTTAWA, ON

Property Identification Number: 04105-0128
 Drawing Title
Materials Plan - Gound Floor

Scale: 1:100
 Designed By: SB
 Drawn By: KG/NS
 Approved By: SB
 Date: 10/13/21

Project # 0.001
 Drawing # **L1.1**



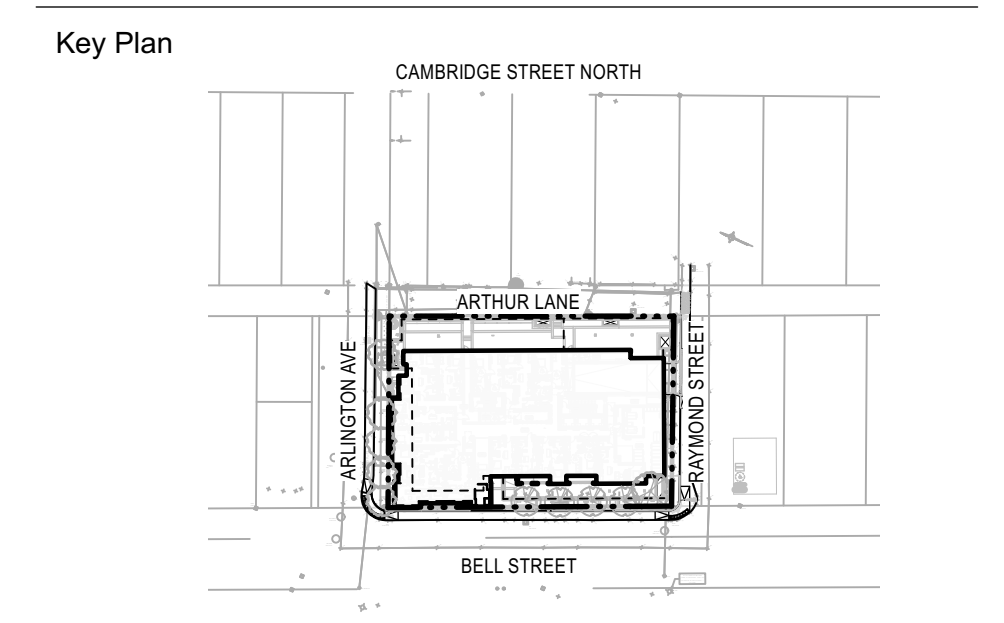


Fourth Floor Plant List					
ID	Qty	Botanical Name	Common Name	Scheduled Size	Comments
Shrubs					
lc	47	<i>Ilex crenata</i> 'Sky Pencil'	sky pencil Japanese holly	#2 cont.	full form
Perennials					
fv	55	<i>Fragaria virginiana</i>	common wild strawberry	#1 cont.	
pv	11	<i>Panicum virgatum</i>	switchgrass	#2 cont.	
vsp	112	<i>Viola sororia</i>	common blue violet	#1 cont.	
Total	225				

384 ARLINGTON AVE
4th FLOOR TERRACE
[FFE 82.80m]

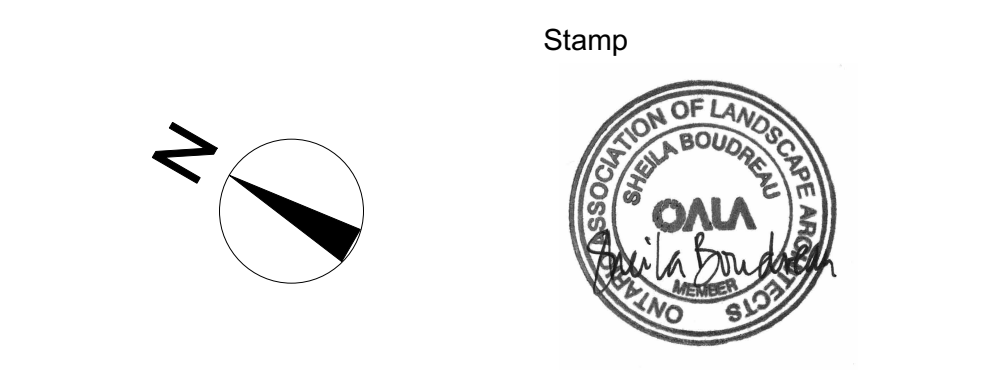
Andrew McCreight
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:18 am, Mar 11, 2026



- LEGEND:**
- Property Line
 - Planting
 - Concrete Pavers
 - Metal Planters
 - Hose Bib

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5	SPC FORMAL SUBMISSION REV 2	2025-10-03
4	SPC FORMAL SUBMISSION REV 1	2024-12-04
3	ISSUED FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09



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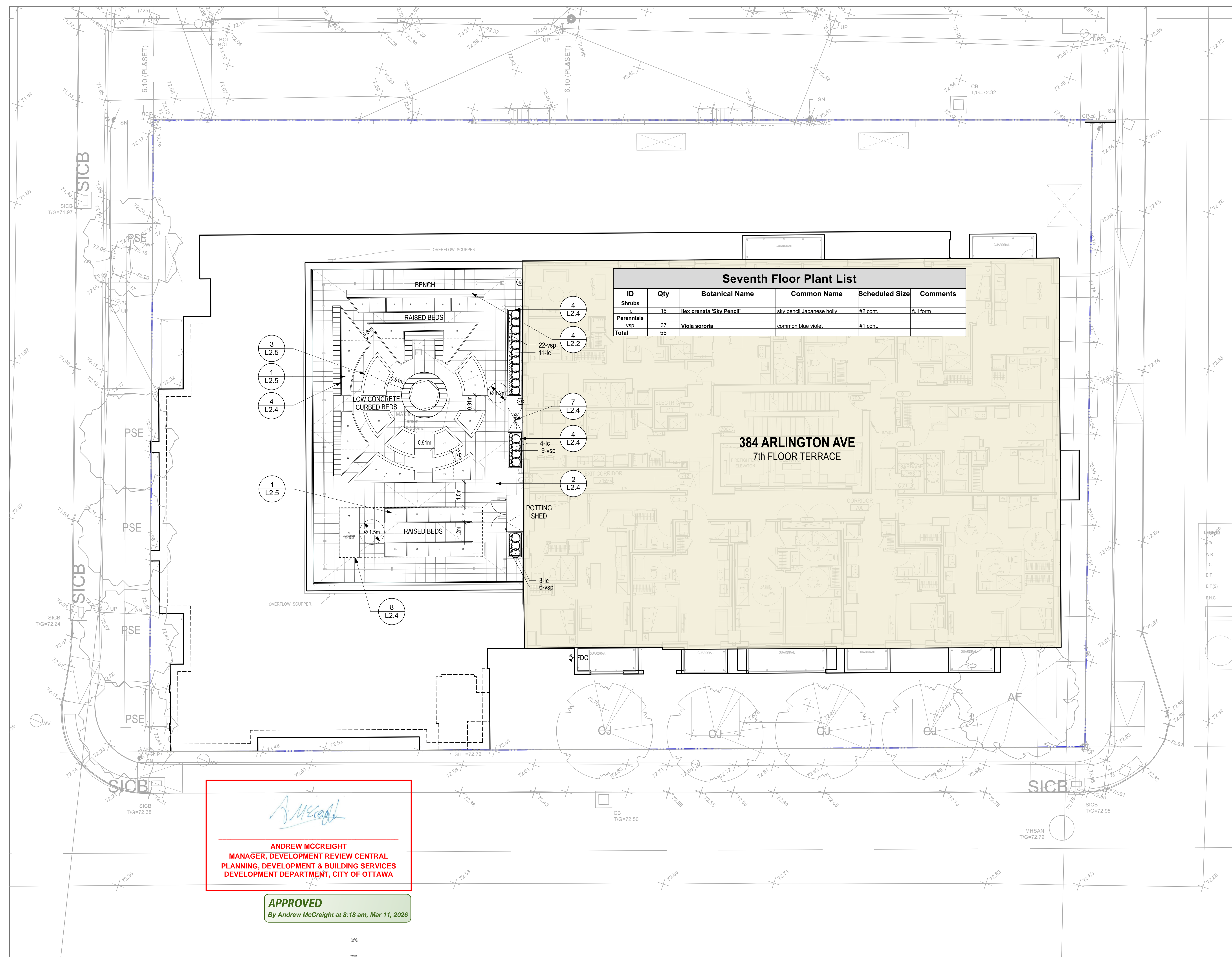
Legal Description: Lts 14 & 15, Pt 33, (S Of Stone Boundary) E Bell St N, Pt Lts 13 & 16, Pt 33, (S Of Stone Boundary) E Bell St N, as in Cr11653, Cr101496, C472519 & Cr513256, Ottawa/Nepean

Client
Windmill Developments
Toronto, ON

Project
384 ARLINGTON AVE
OTTAWA, ON
Property Identification Number: 04105-0128

Drawing Title
Materials Plan - 4th Floor

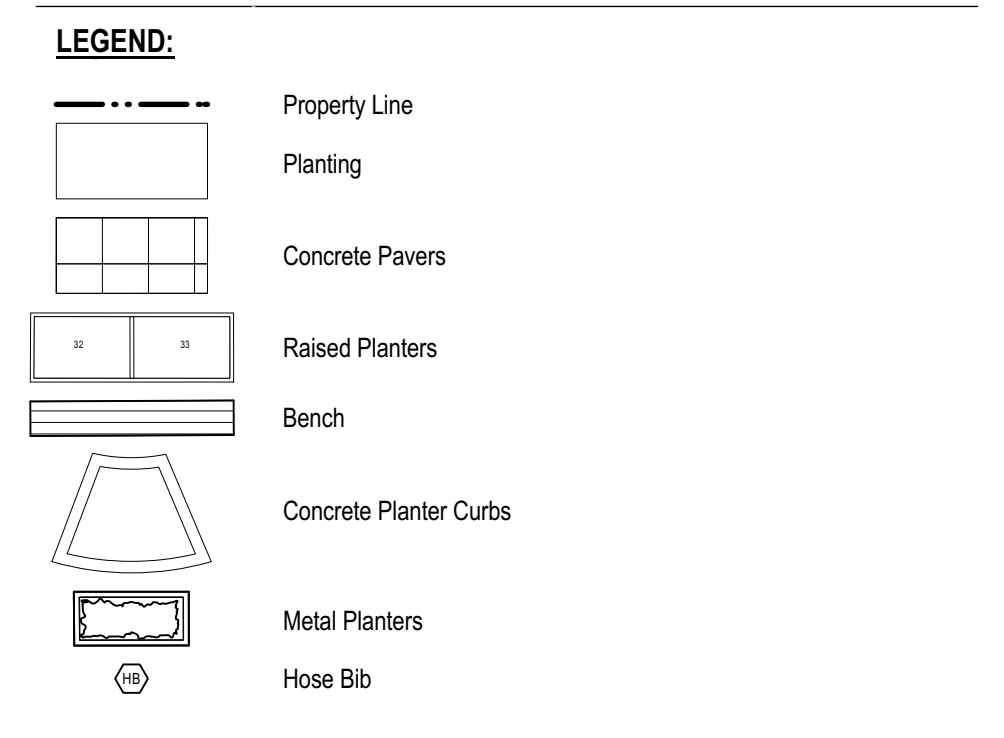
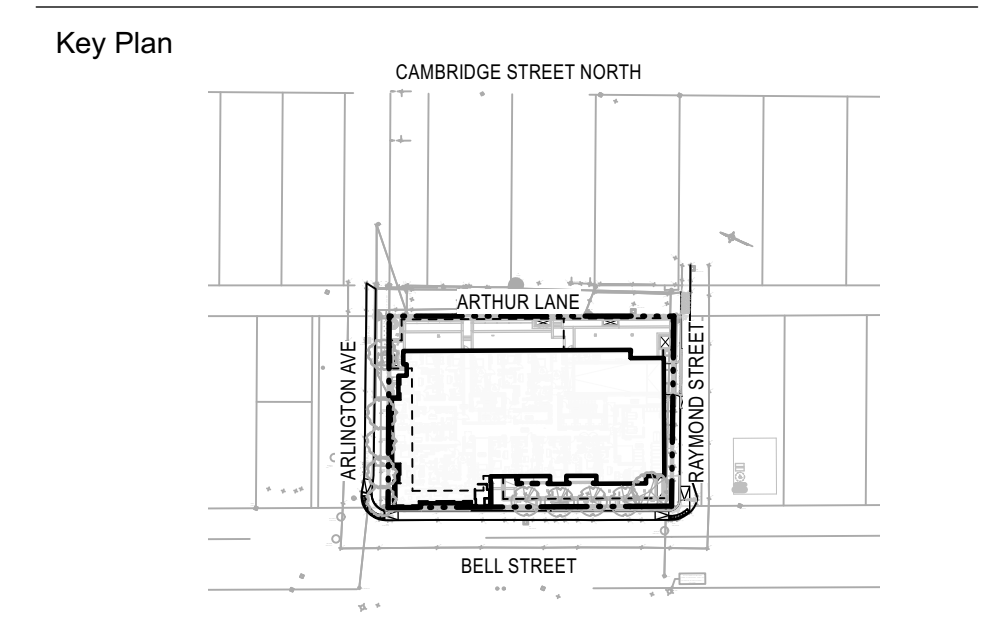
Scale: _____ Project # _____
Designed By: SB 0.001
Drawn By: KG/NS Drawing # _____
Approved By: SB **L1.2**
Date: 10/13/21



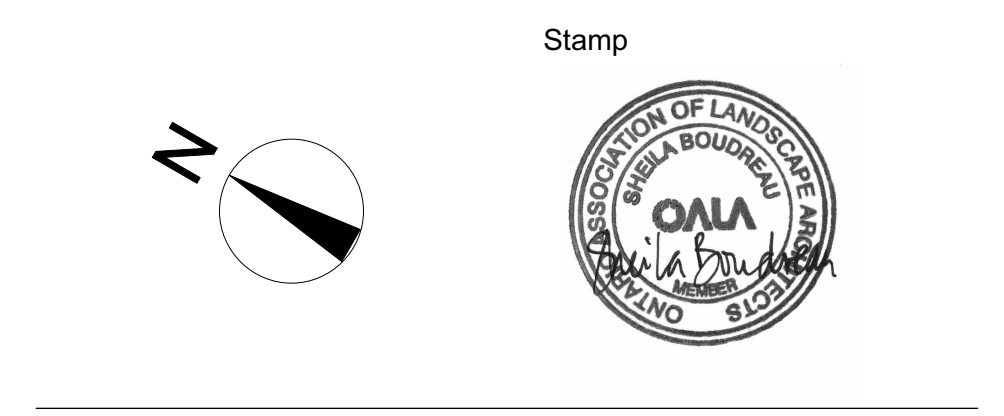
ID	Qty	Botanical Name	Common Name	Scheduled Size	Comments
Shrubs					
lc	18	<i>Ilex crenata</i> 'Sky Pencil'	sky pencil Japanese holly	#2 cont.	full form
Perennials					
vsp	37	<i>Viola sororia</i>	common blue violet	#1 cont.	
Total	55				


ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 8:18 am, Mar 11, 2026



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5	SPC FORMAL SUBMISSION REV 2	2025-10-03
4	SPC FORMAL SUBMISSION REV 1	2024-12-04
3	ISSUED FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09




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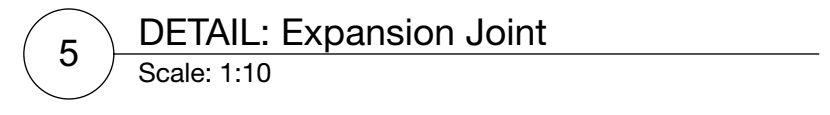
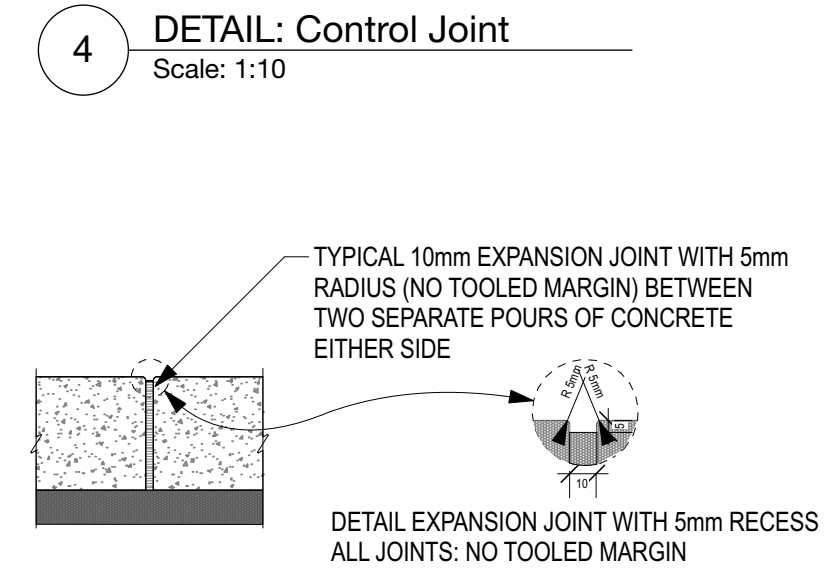
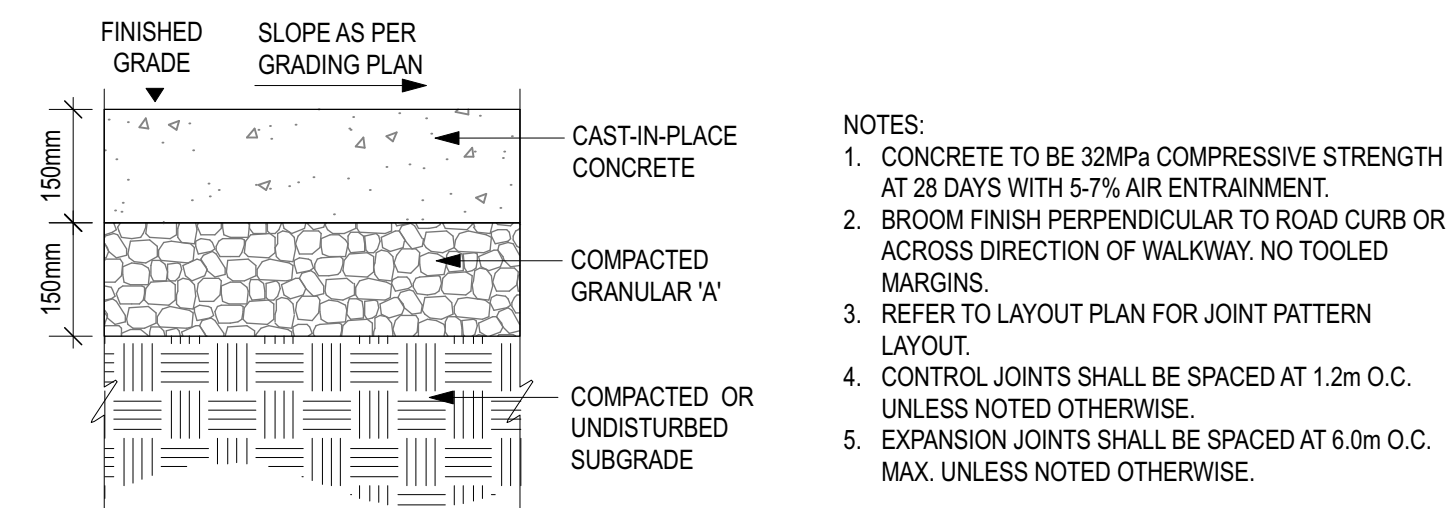
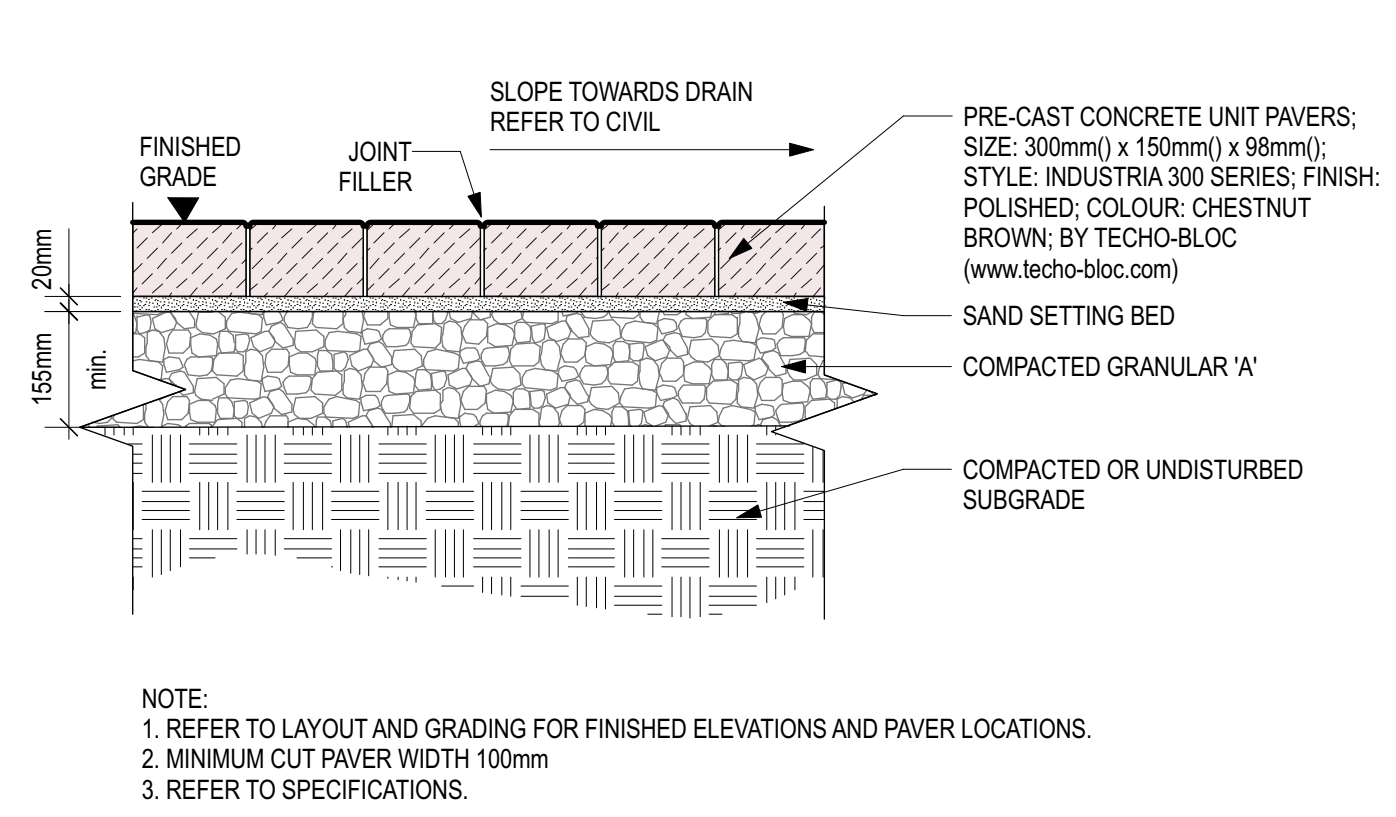
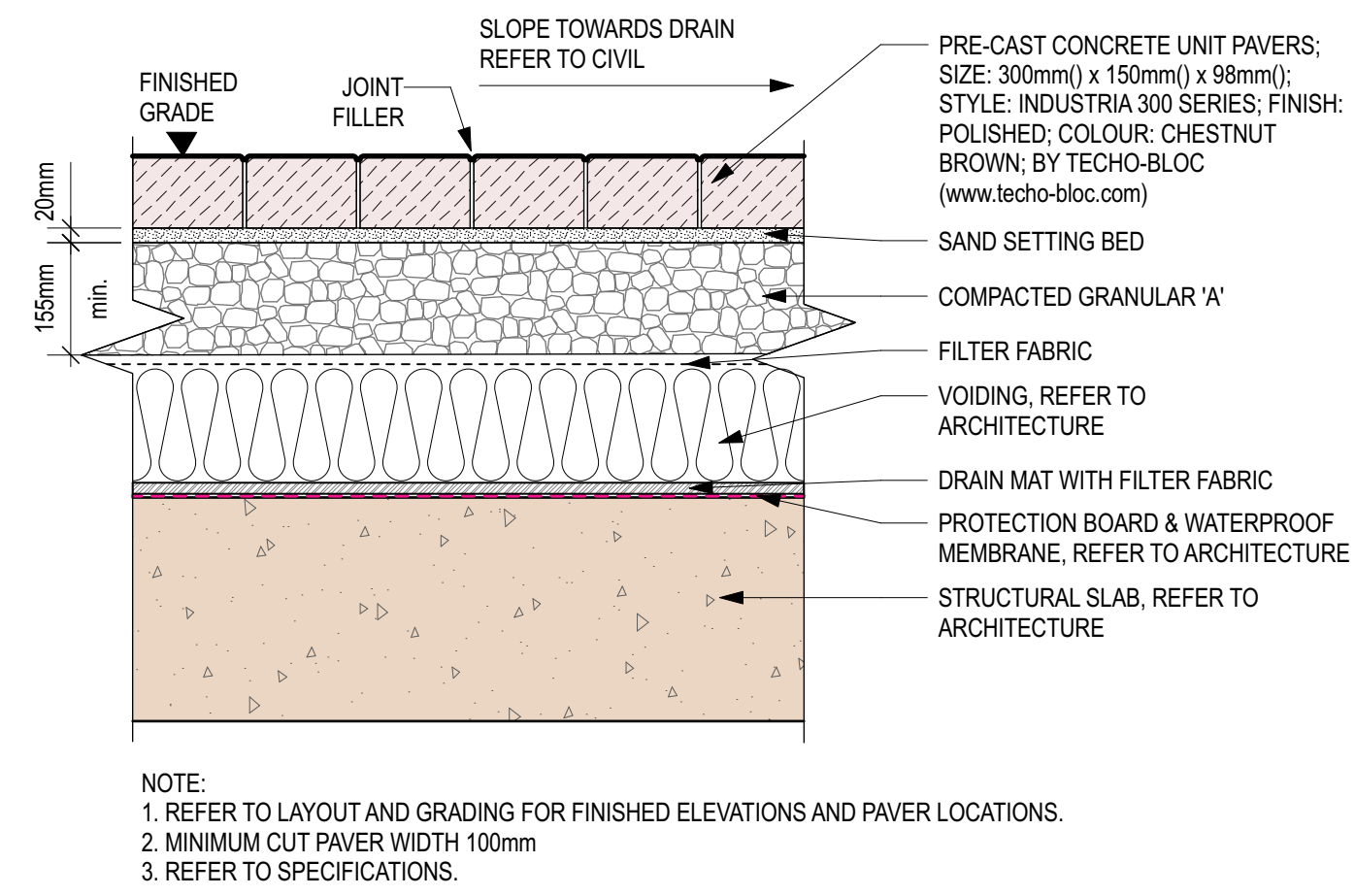
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Client
Windmill Developments
 Toronto, ON

Project
384 ARLINGTON AVE
OTTAWA, ON
 Property Identification Number: 04105-0128

Drawing Title
Landscape Plan - 7th Floor

Scale:	Project #
Designed By: SB	0.001
Drawn By: KG/NS	Drawing #
Approved By: SB	L1.3
Date: 10/13/21	

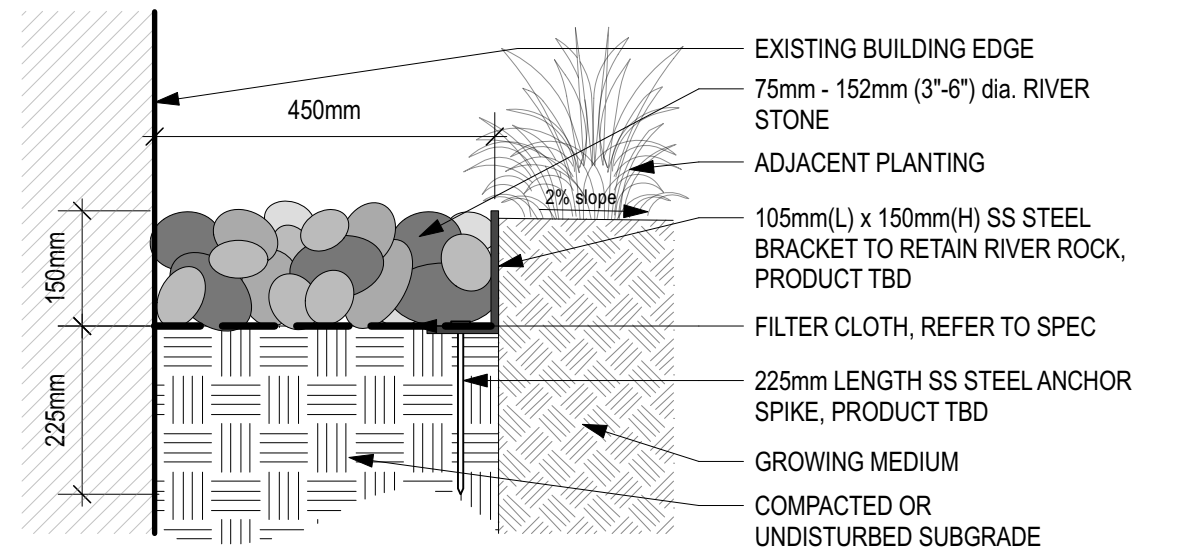
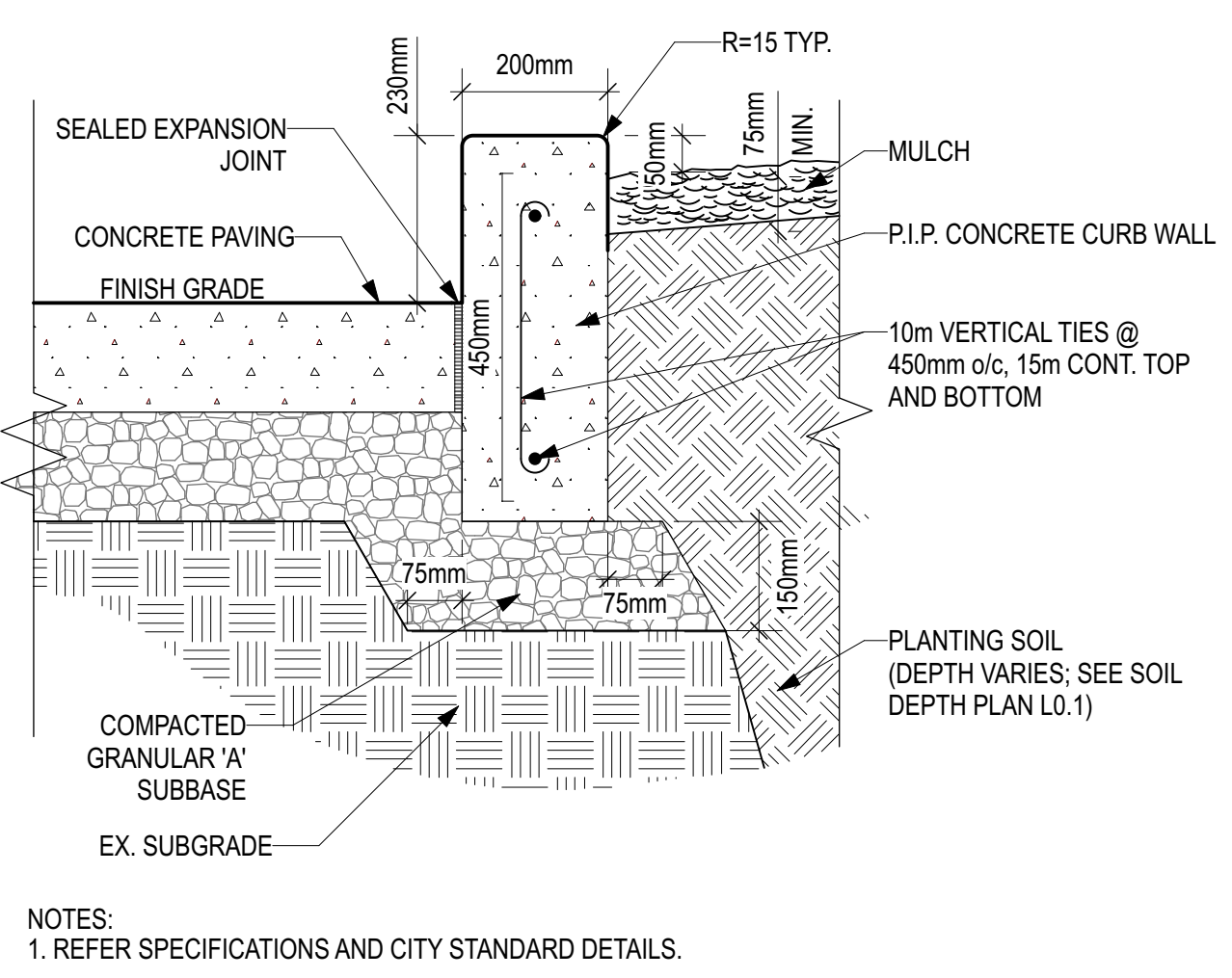


1 DETAIL: Concrete Pavers on Slab
Scale: 1:10

2 DETAIL: Concrete Pavers at Grade
Scale: 1:10

3 DETAIL: Pedestrian Concrete at Grade
Scale: 1:10

5 DETAIL: Expansion Joint
Scale: 1:10



STEPS
Stone steps are a natural choice when it comes to landscaping any outdoor area. Options can create a rustic or modern appearance. They are typically used for exterior stair applications. Custom steps can be made to accommodate curves and angles.

Stone Types Available:

- Eramosa

Packaging:
Pallet: 42" x 48"

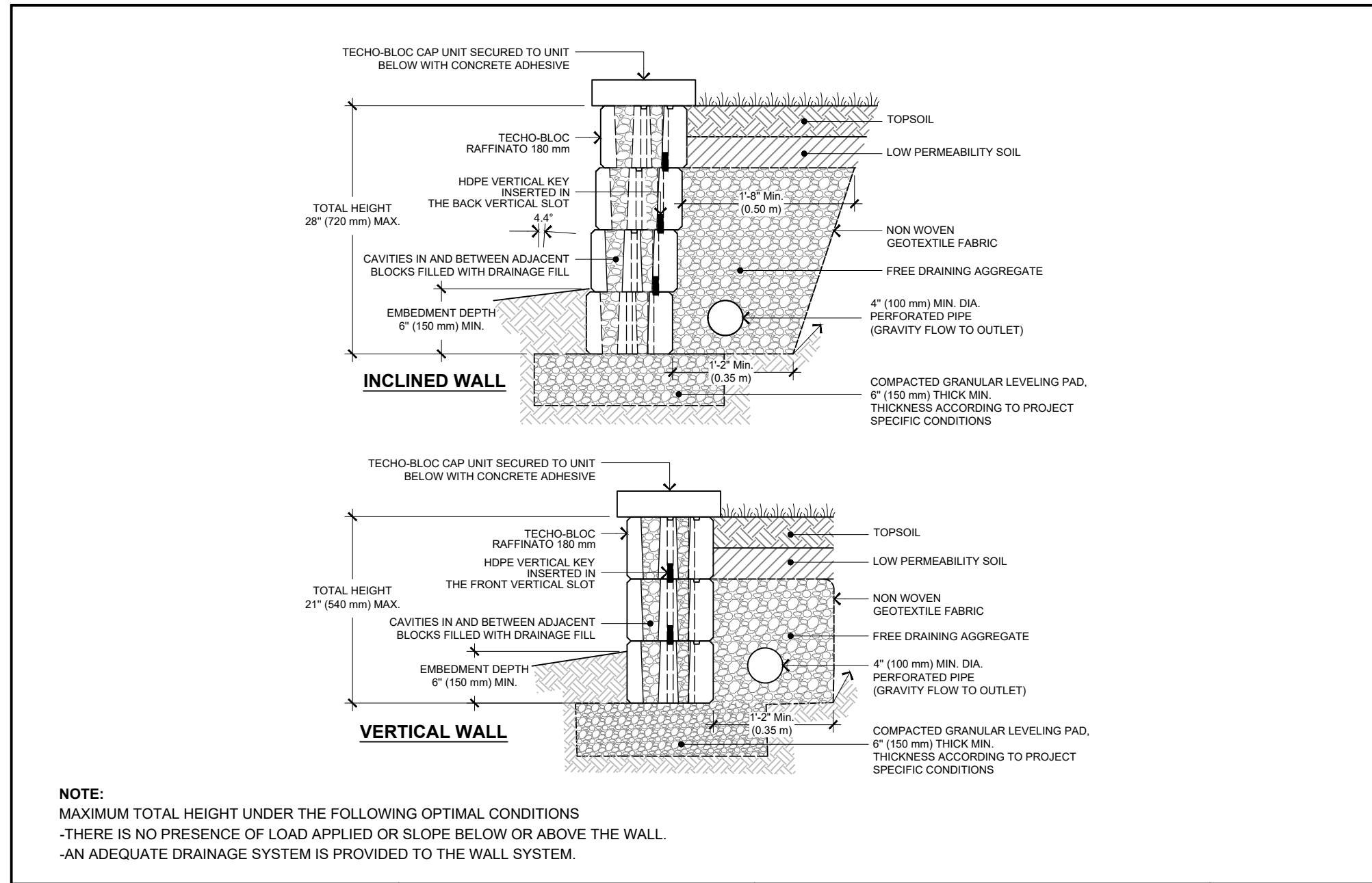
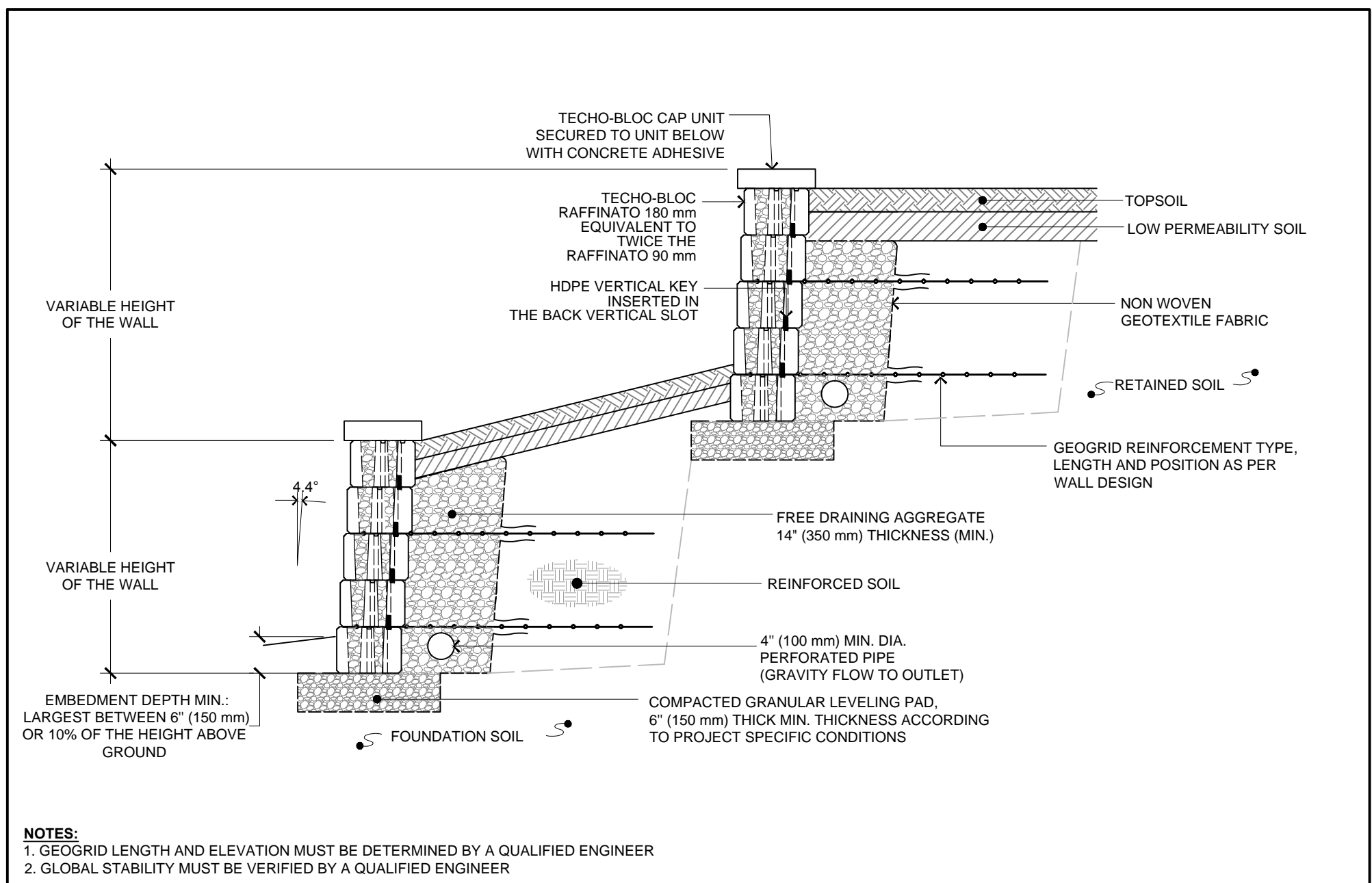
Product Information:

- Rock face front, flamed top, sawn bottom, back and sides.
- Thickness: 5", 6", 7", 8"
- Width: 16"
- Length: 36"-72"

8 MATERIAL: Natural Rock Steps - Ground Floor
Scale: N.T.S.

6 DETAIL: Concrete Curb at Grade
Scale: 1:10

7 DETAIL: Drip Strip
Scale: 1:10



Andrew McCreight

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:18 am, Mar 11, 2026

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TECHO-BLOC

TOLL FREE: 1877-832-4625
WWW.TECHO-BLOC.COM

RAFFINATO BLOCK TYPICAL TIERED WALL CROSS SECTION

TECHO-BLOC RETAINING WALL SYSTEMS
TYPICAL WALL DETAILS

DATE: 2020-02-07
DRAWN BY: I.G.
SCALE: NONE
SHEET: 1/1
FILE: TSET/RAFFINATO020428

THESE GRAPHICAL REPRESENTATIONS ARE INTENDED FOR PRELIMINARY DESIGN PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. FINAL DESIGN SHOULD BE APPROVED BY A QUALIFIED, LICENSED PROFESSIONAL ENGINEER.

TECHO-BLOC

TOLL FREE: 1877-832-4625
WWW.TECHO-BLOC.COM

RAFFINATO 180 mm BLOCK TYPICAL GRAVITY WALL CROSS SECTION

TECHO-BLOC RETAINING WALL SYSTEMS
TYPICAL WALL DETAILS

DATE: 2024-02-15
DRAWN BY: L.P.
SCALE: NONE
SHEET: 1/1
FILE: TSET/WR (R) RAFFINATO180mmBLK

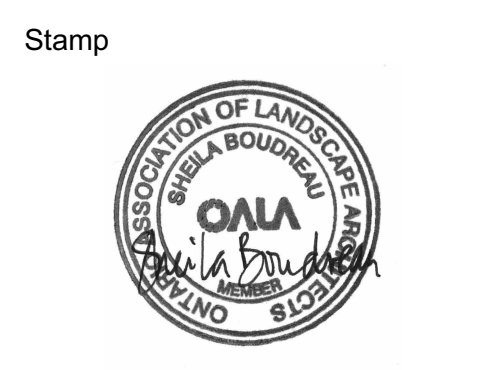
9 DETAIL: Tiered Wall
Scale: N.T.S.

10 DETAIL: Gravity Wall
Scale: N.T.S.

Key Plan

Legend

10		
9		
8		
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5	SPC FORMAL SUBMISSION REV 2	2025-10-03
4	SPC FORMAL SUBMISSION REV 1	2024-12-04
3	ISSUE FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09



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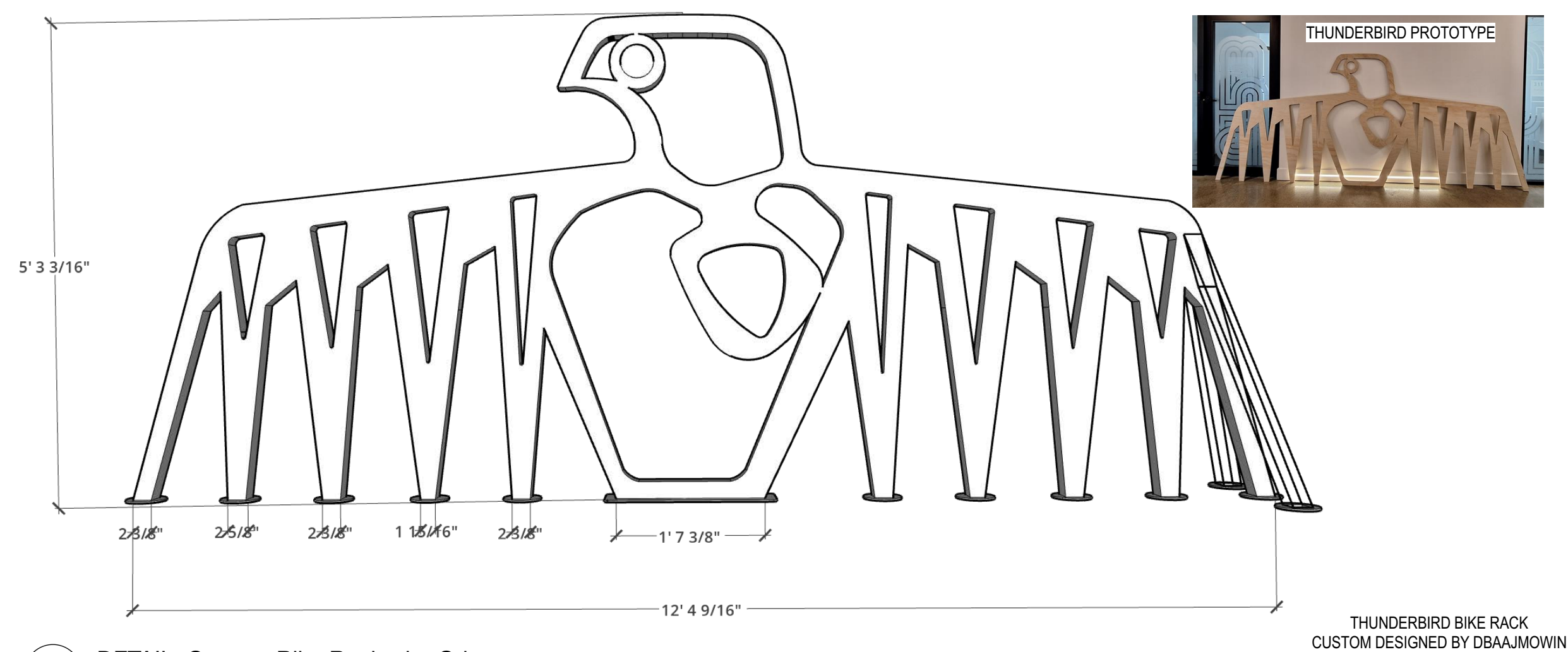
Client
Windmill Developments
Toronto, ON

Project
384 ARLINGTON AVE
OTTAWA, ON

Property Identification Number: 04105-0128
Drawing Title
Landscape Details - Ground Floor

Scale: _____ Project # _____
Designed By: SB 0.001
Drawn By: KG/NS _____ Drawing # _____
Approved By: SB _____
Date: 10/13/21

L2.1



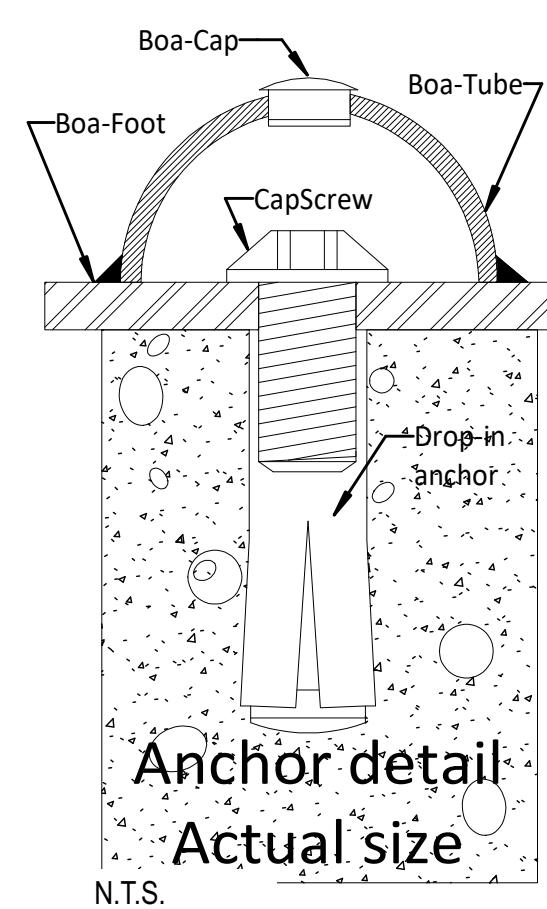
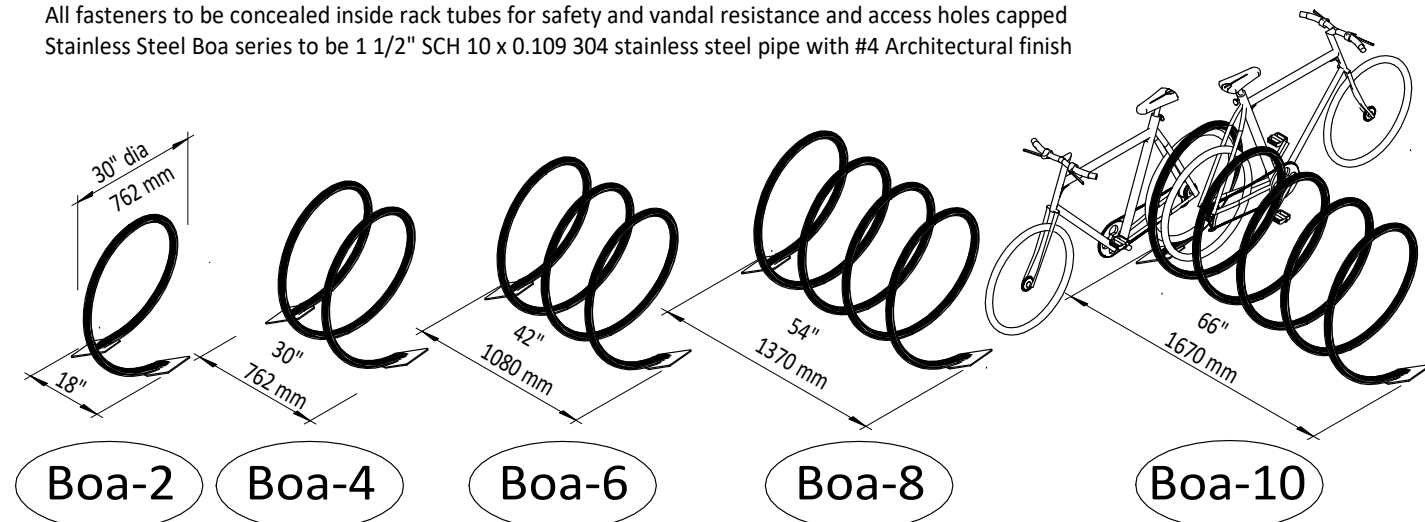
THUNDERBIRD BIKE RACK
CUSTOM DESIGNED BY DBAAJMOVIN

1 DETAIL: Custom Bike Rack - by Others
Scale: N.T.S.

DOBRA DESIGN Multiple Series
BIKE RACK SYSTEMS the Boa series™

STANDARD SPECIFICATIONS

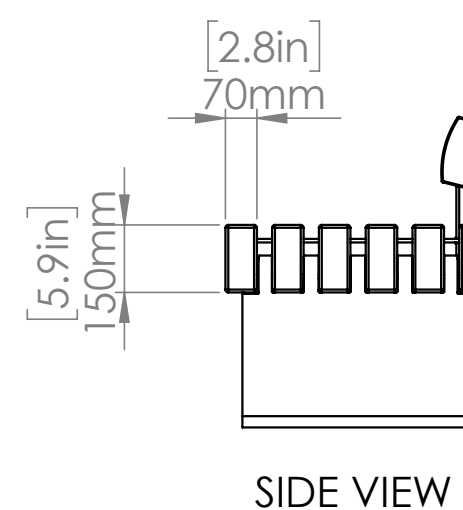
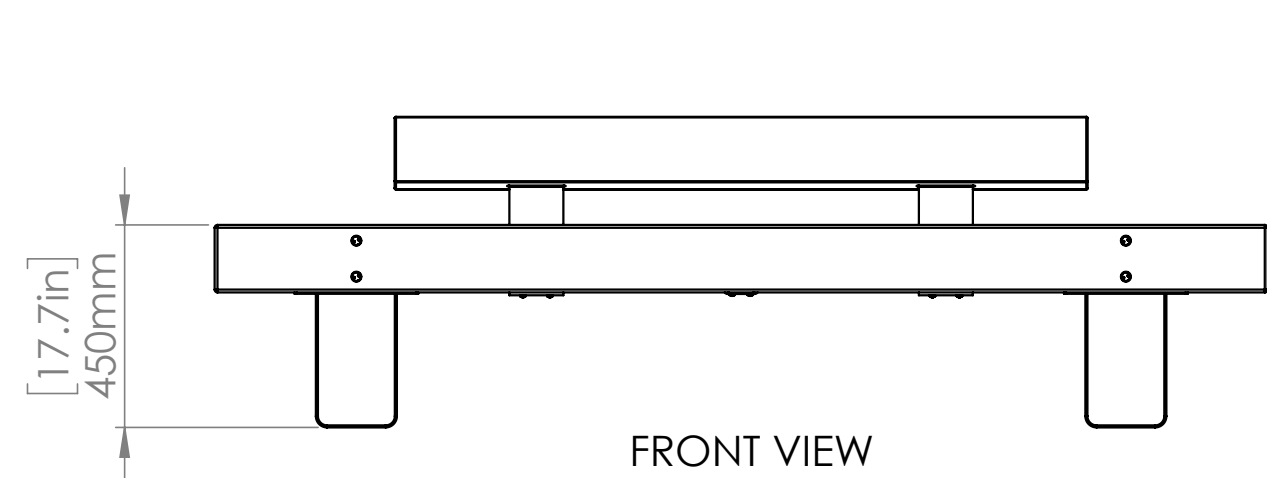
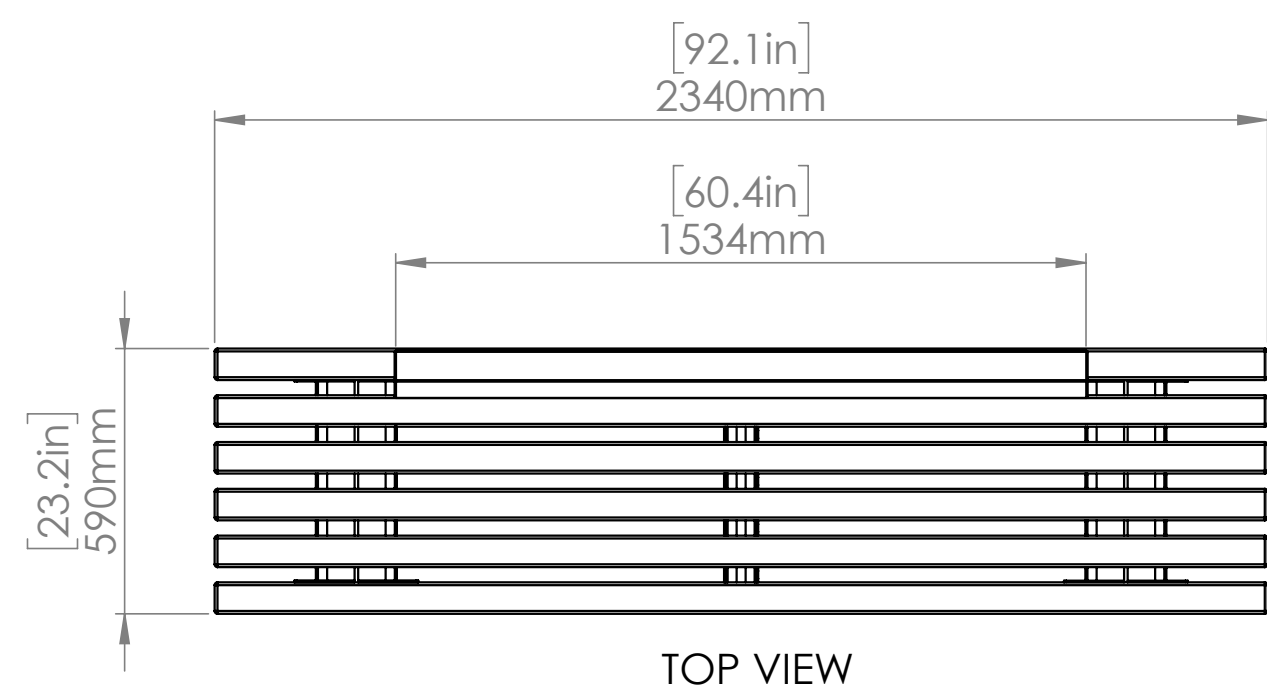
Boa model, as manufactured by Dobra Design, Vancouver BC. (604-733-9486) info@dobradesign.com
Material to be Hollow Structural Steel Tubing, 1.900 x 0.100" (48mm x 2.24mm) ASTM A500C
Preparation to be by Mechanical and Chemical cleaning and Iron Phosphate treatment
Finish to be electrostatic polyester powdercoating in triple-thick MaxiCoat™ with oven curing
Installation to be by flush, drop-in anchors and button-head capscrews 1/2" UNC (12.7mm), 2 per rack
All fasteners to be concealed inside rack tubes for safety and vandal resistance and access holes capped
Stainless Steel Boa series to be 1 1/2" SCH 10 x 0.109 304 stainless steel pipe with #4 Architectural finish



Anchor detail
Actual size
N.T.S.

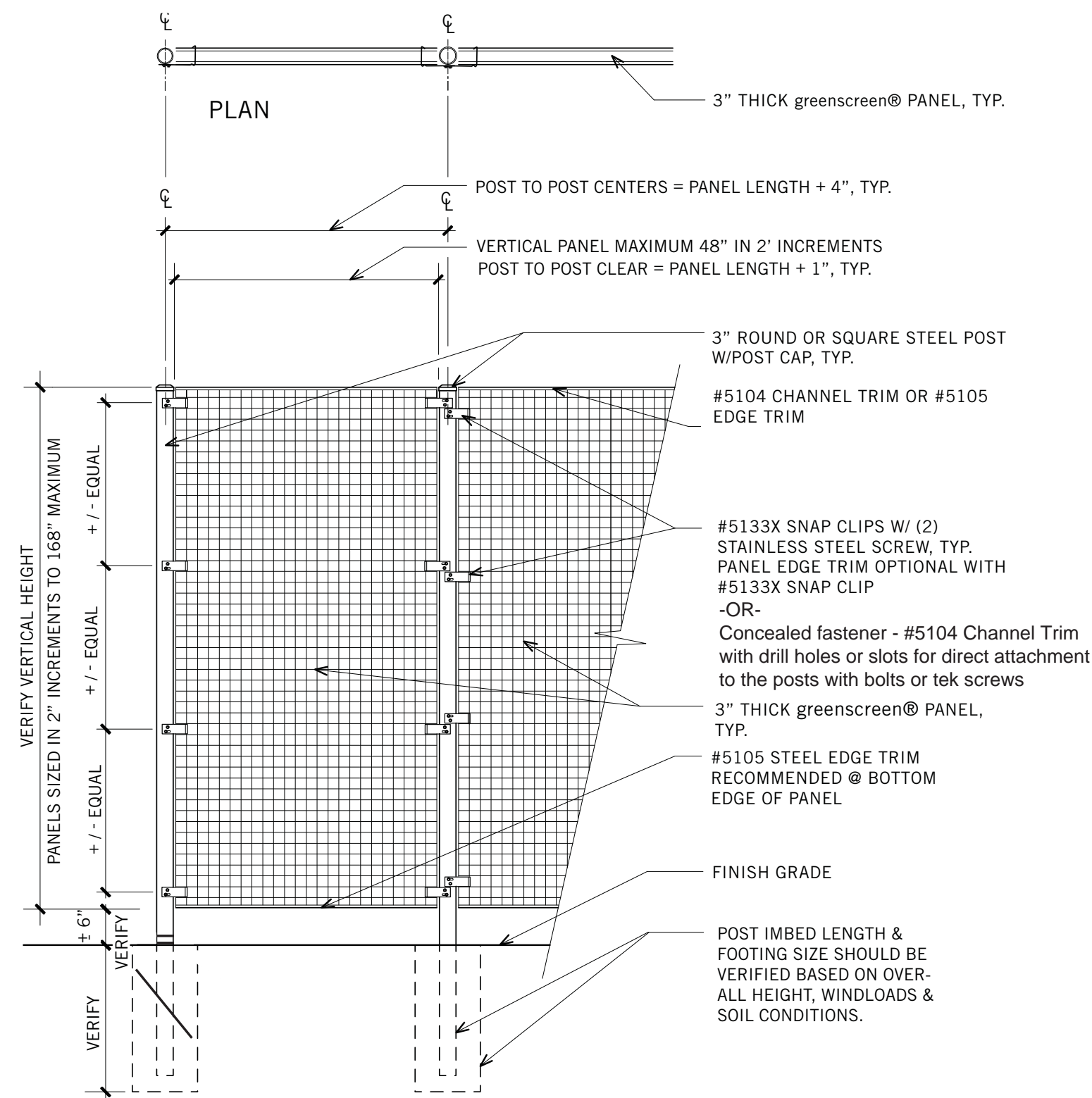
2 DETAIL: Bike Rack
Scale: N.T.S.

Robust bench with 6 beams and steel supports, 4 - 6 seater, extendable with extension set



Optional
STREETLIFE®
Full length double beam backrest FSC® 100% hardwood convex planed on one side
Armrest in stainless steel with micro-peen finish
Anti-Skate-Knobs (R&R-ASK) in stainless steel
LED-Ready: routed out timber beam to house LED strip lighting (by third party) incl. optional LED-box to house drivers
USB charging point with 2 connections and IP67 protection rating

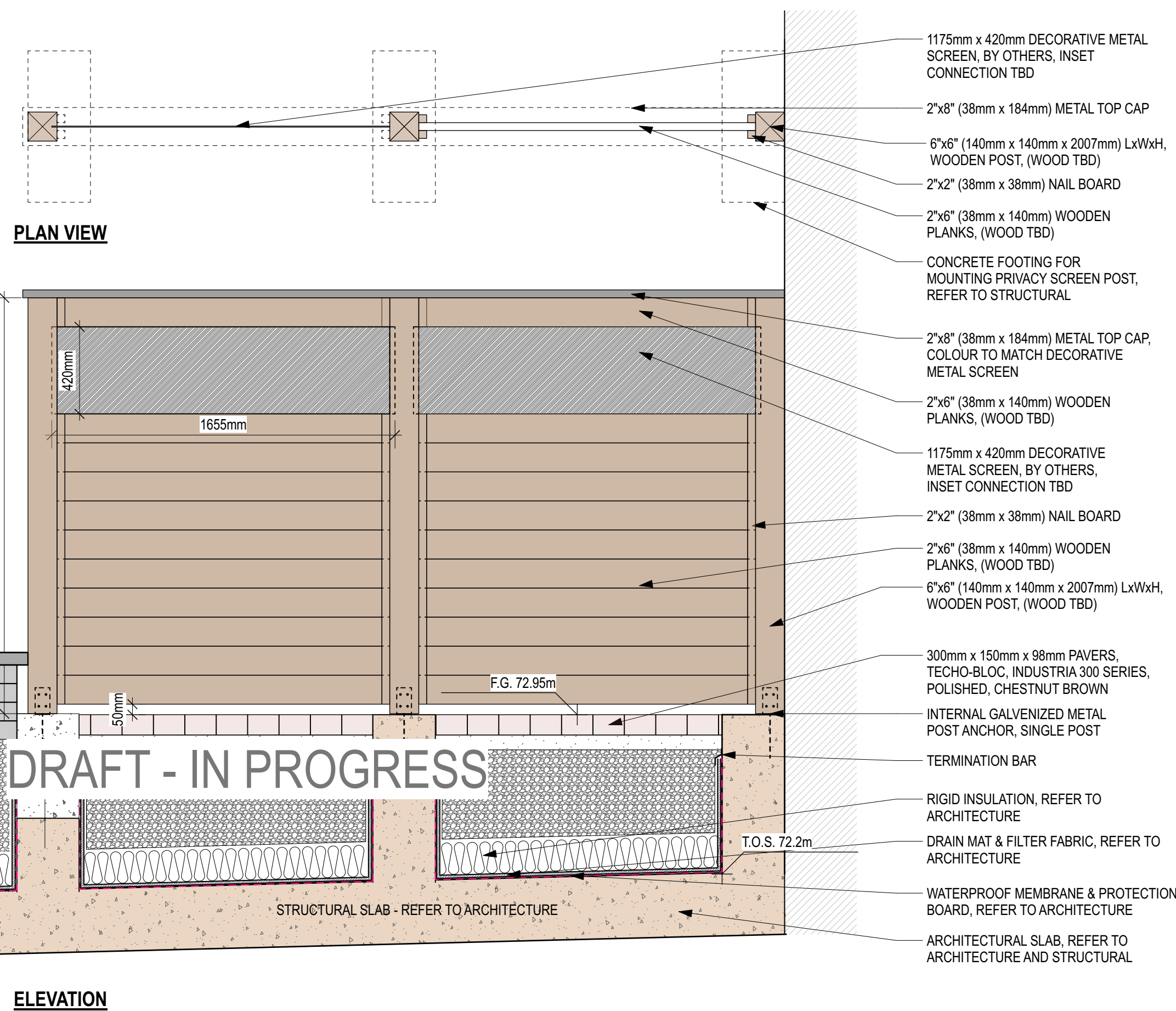
4 DETAIL: Bench
Scale: N.T.S.



NOTE: SPECIFIC ENGINEERING MAY BE REQUIRED BASED ON SITE SPECIFIC SOIL CONDITIONS, LOCAL WIND LOADS, AND VERTICAL HEIGHT OF FENCE/SCREEN.
NOTE: VERIFY PANEL SPAN AND CLIP SPACING FOR ALL ROOFTOP INSTALLATIONS AND ALL INSTALLATIONS 20' ABOVE GRADE.



3 DETAIL: Freestanding Vertical Greenscreen
Scale: N.T.S.



ELEVATION

5 DETAIL: Privacy Screen
Scale: 1:20

Andrew McCreight
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

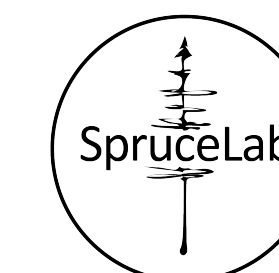
APPROVED
By Andrew McCreight at 8:18 am, Mar 11, 2026

Key Plan

Legend

10		
9		
8		
7		
6		
5	SPC FORMAL SUBMISSION REV 2	2025-10-03
4	SPC FORMAL SUBMISSION REV 1	2024-12-04
3	ISSUE FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

Stamp



SpruceLab Inc.
Address: 550 Bayview Ave, Suite 300
Toronto, ON, M4W 3X8
Telephone: (647) 899-5891
www.sprucelab.ca

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Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

Property Identification Number: 04105-0128

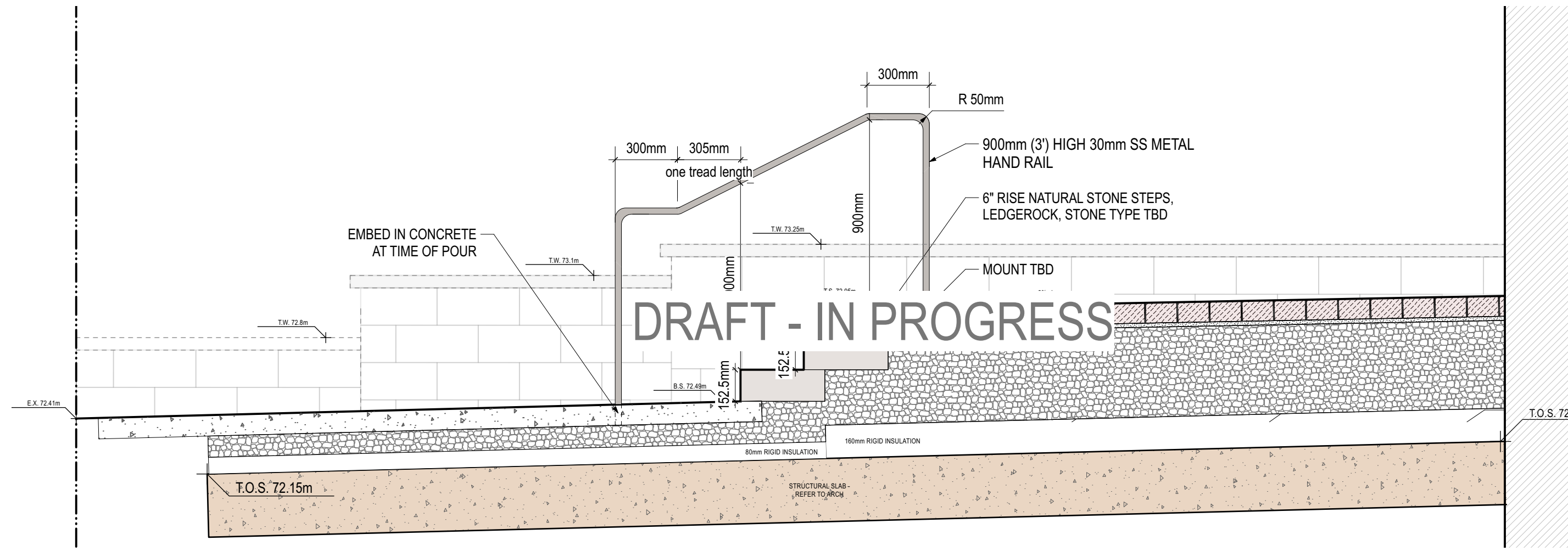
Drawing Title

Landscape Details - Ground Floor

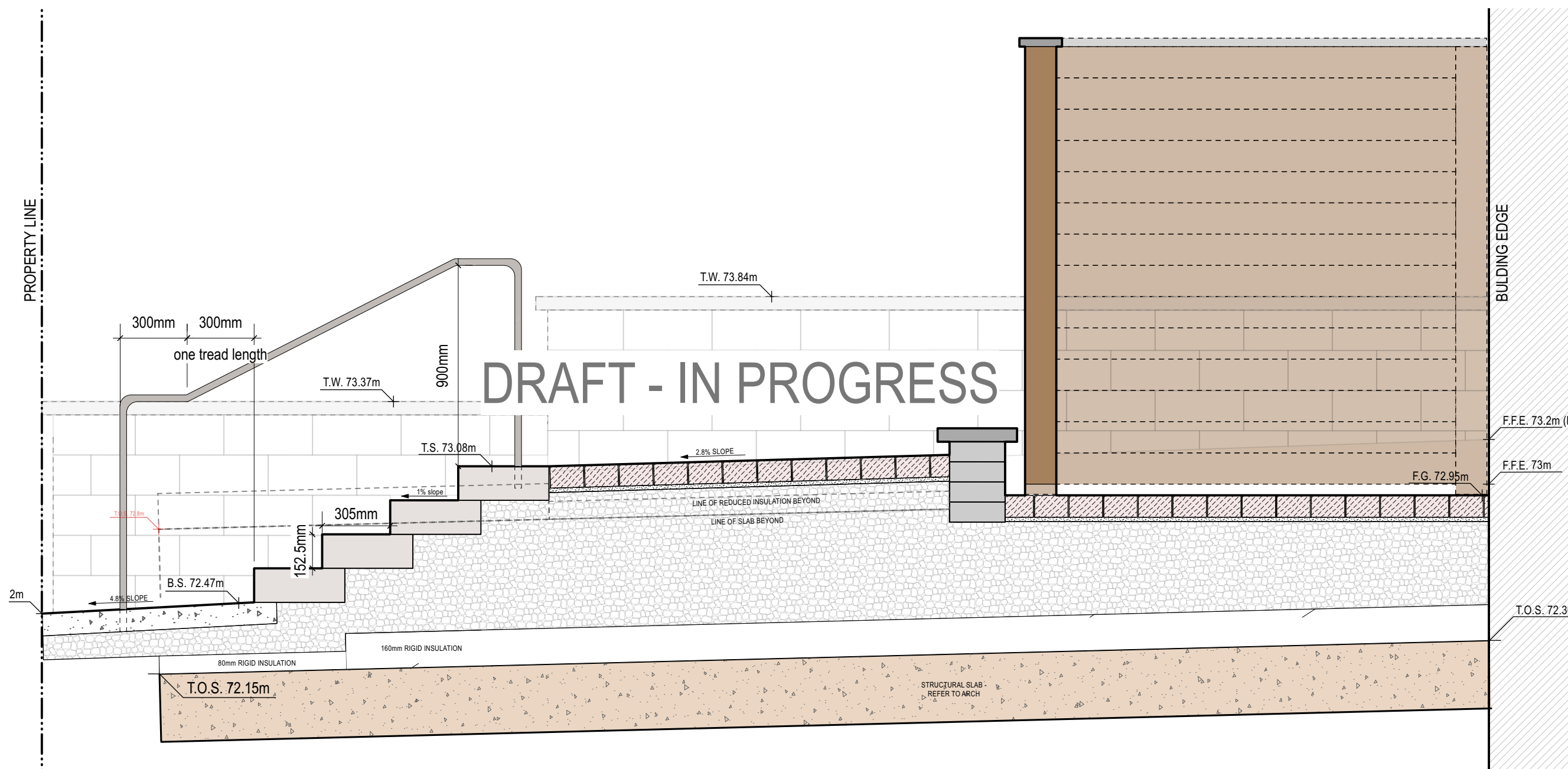
Scale: Project #
Designed By: SB 0.001
Drawn By: KG/NS Drawing #
Approved By: SB
Date: 10/13/21

L2.2

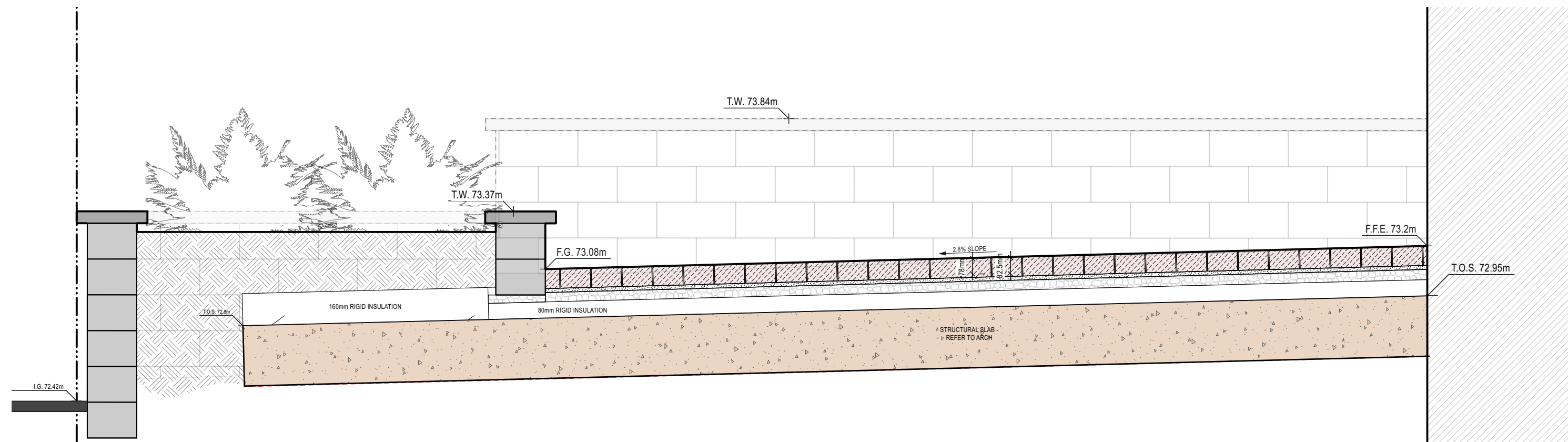
File: D07-12-24-01Z7_Plan: 19169



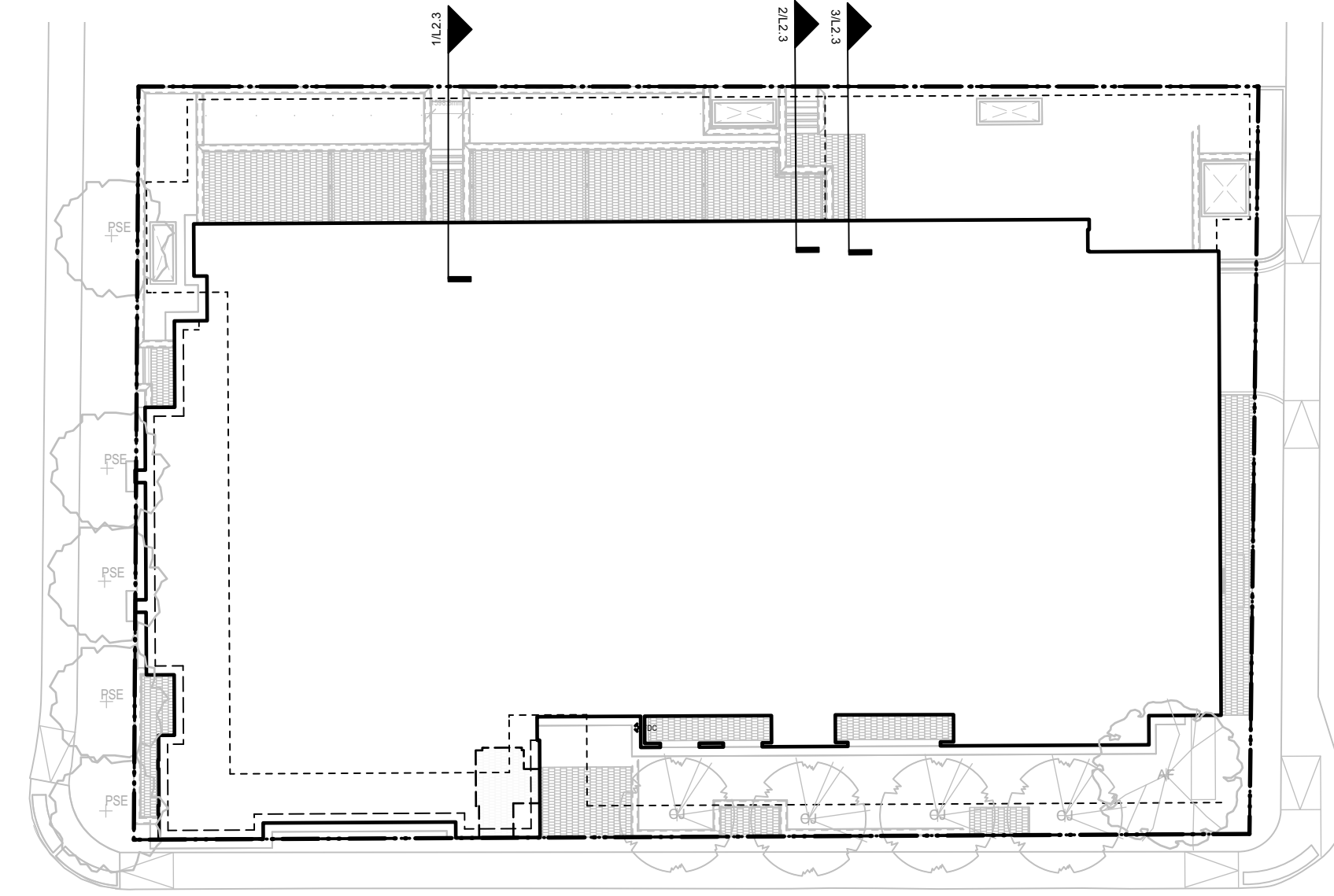
1 DETAIL: Steps & Handrail at Arthur Lane towards Arlington Street
Scale: 1:20



2 DETAIL: Steps at Arthur Lane towards Raymond Street
Scale: 1:20



3 DETAIL: Steps at Arthur Lane towards Raymond Street
Scale: 1:20



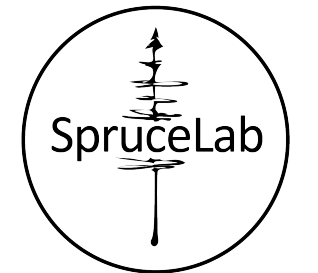
PLAN
1:300

Key Plan

Legend

10		
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5	SPC FORMAL SUBMISSION REV 2	2025-10-03
4	SPC FORMAL SUBMISSION REV 1	2024-12-04
3	ISSUE FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

Stamp



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Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

Property Identification Number: 04105-0128

Drawing Title

Landscape Details - Ground Floor Steps

Scale: _____ Project # _____
Designed By: SB 0.001
Drawn By: KG/NS Drawing # _____
Approved By: SB
Date: 10/13/21

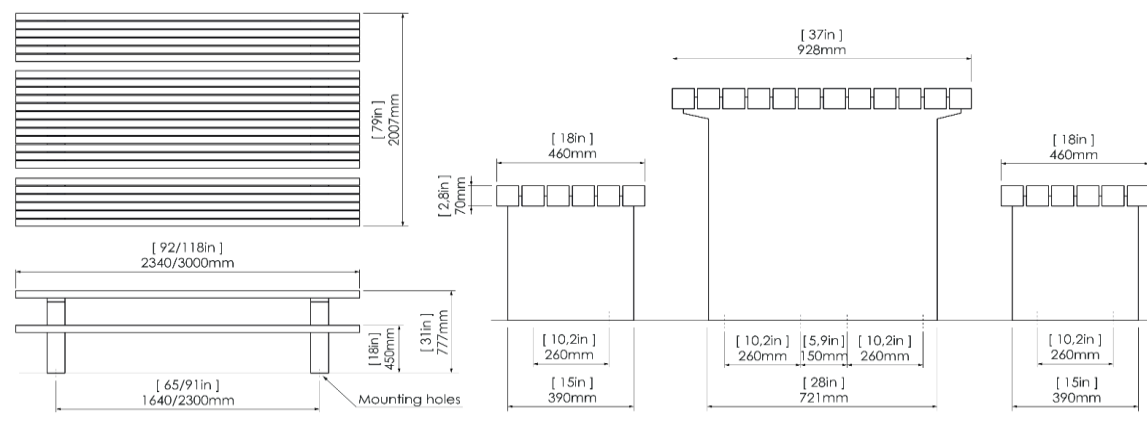
Andrew McCreight
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:18 am, Mar 11, 2026

L2.3

File: D07-12-24-017_Plan: 19169

STREETLIFE®



Product Sheet Solid Picnic Sets

The Solid Picnic Sets have steel support frames and FSC hardwood beams (7x7cm) locked into steel Streetlock® comb fittings, extendable with extension set

Product Code SOL-PS-6-234/300
SOL-PS-6-234-Ext/300-Ext

Dimensions Table: ca. 234/300x93x78cm | 92/118x37x31" (l×w×h)
Seats: ca. 234/300x46x45cm | 92/118x18x18" (l×w×h)

Weight ca. 434/519kg | 955/1140lbs (table + seats 234/300)

Material Seat and table: timber, untreated FSC® 100% Cumaru hardwood Solid slats (7x7cm | 2.8x2.8")
Supports: rectangular shaped legs of hot dip galvanized steel According to NEN-EN-ISO 1461: 2009NL

Mounting equipment Stainless steel anti-theft flange nuts and Pin-Torx L-key

Available accessories/extras Steel supports in CorTen Steel (weathering steel) or double powder coat finish

1 DETAIL: Harvest Table

Scale: N.T.S.

Product Sheet Shrubtubs Square

Steel tree planter including 7cm high supports rails at the bottom and a 6 cm wide lip at the top

Product Code STUB-PL-90-180-90-CT / STUB-PL-90-180-90-PC

Dimensions ca. 90x180x90 cm | 35x71x35" (l×w×h), vol. 1,35 m³ | 48 ft³

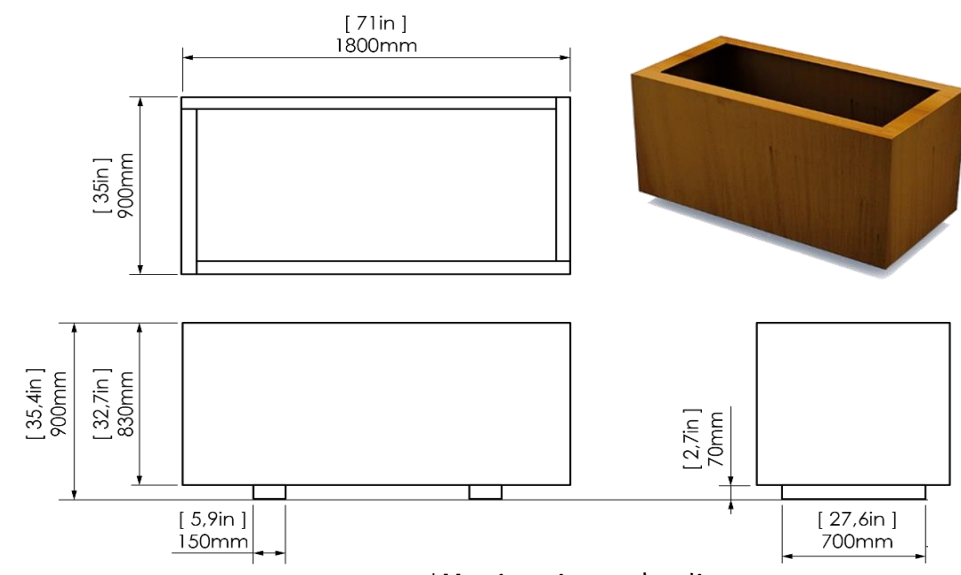
Weight Empty ca. 220 kg | 485 lbs
Filled with soil approx. 2515kg | 5545 lbs (based on 1700 kg / m³)

Material Planter (-CT) version: Corten Steel (weathering steel) 4mm thick, delivered unweathered
Planter (-PC) version: Corten Steel (weathering steel), finished with a double powder coating in RAL colour

STREETLIFE®



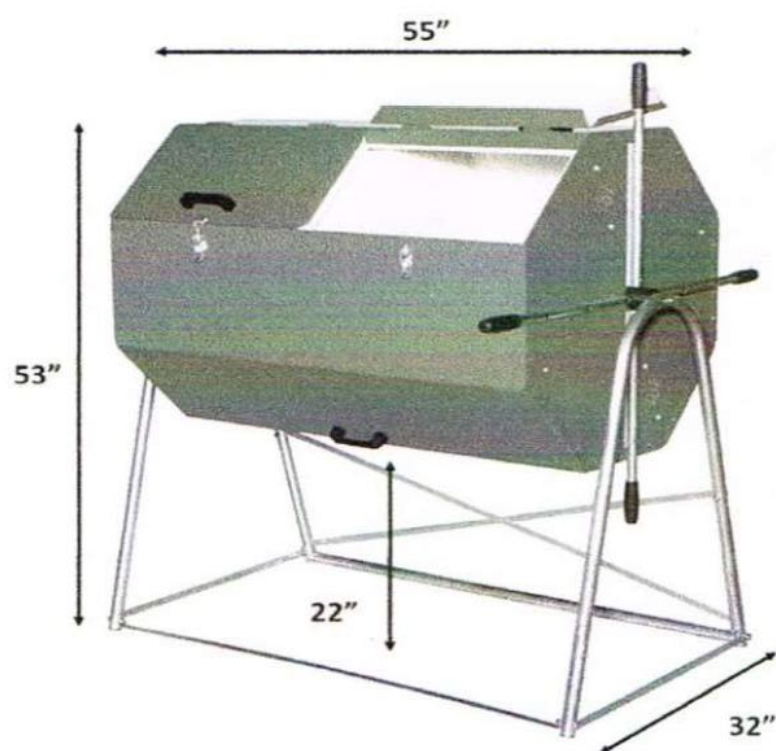
NOTE: TO BE CUSTOM DESIGNED TO THE FOLLOWING HEIGHT DIMENSION



*Metric units are leading Design: Streetlife Protected by int. Modeldepots & Patents

4 DETAIL: CORTEN STEEL RAISED PLANTERS

Scale: N.T.S.



JK 400
UPC 13964468601

14.2 Cubic Feet
106-Gallon Capacity

167 pounds
Each JK400 Ships in 3 Boxes



- Galvanized Steel
- Powder Coated | Green
- Low and High Density Polyethylene Insulation

ALL JORA COMPOSTERS

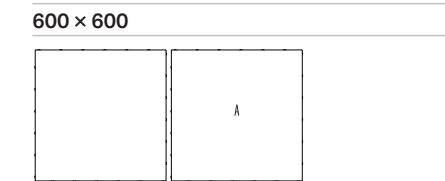
7 DETAIL: Composter

Scale: N.T.S.

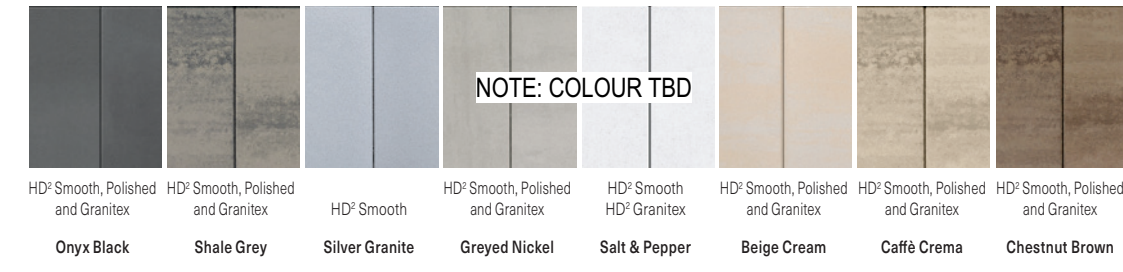


INDUSTRIA Slab

DESCRIPTION: Slab Texture: HD² Smooth, HD² Granitex or HD² Polished



600 x 600		HD ² SMOOTH AND HD ² GRANITEX	
	Imperial	Metric	
Product dimensions (l × w × h)	23 1/4 × 23 1/4 × 2 1/4	600 × 600 × 60	
Cubing	85.25 ft ³	7.92 m ³	
Approx. Weight	2.432 lbs	1.103 kg	
Number of rows	11		
Coverage per row	7.75 ft ²	0.72 m ²	
Lin. coverage per row	3.94 lin. ft	1.20 lin. m	



NOTE: COLOUR TBD

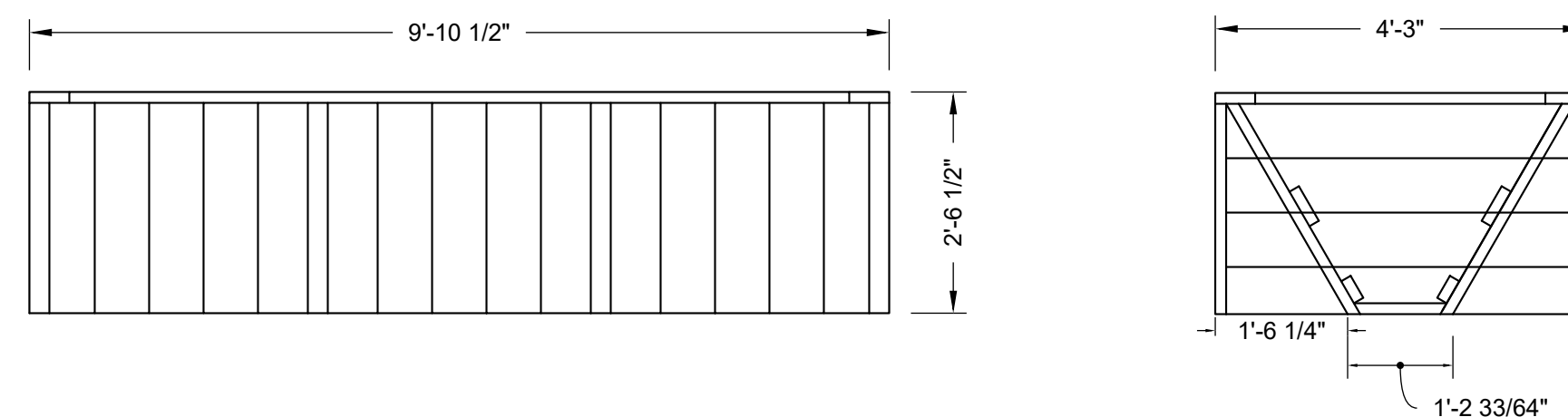
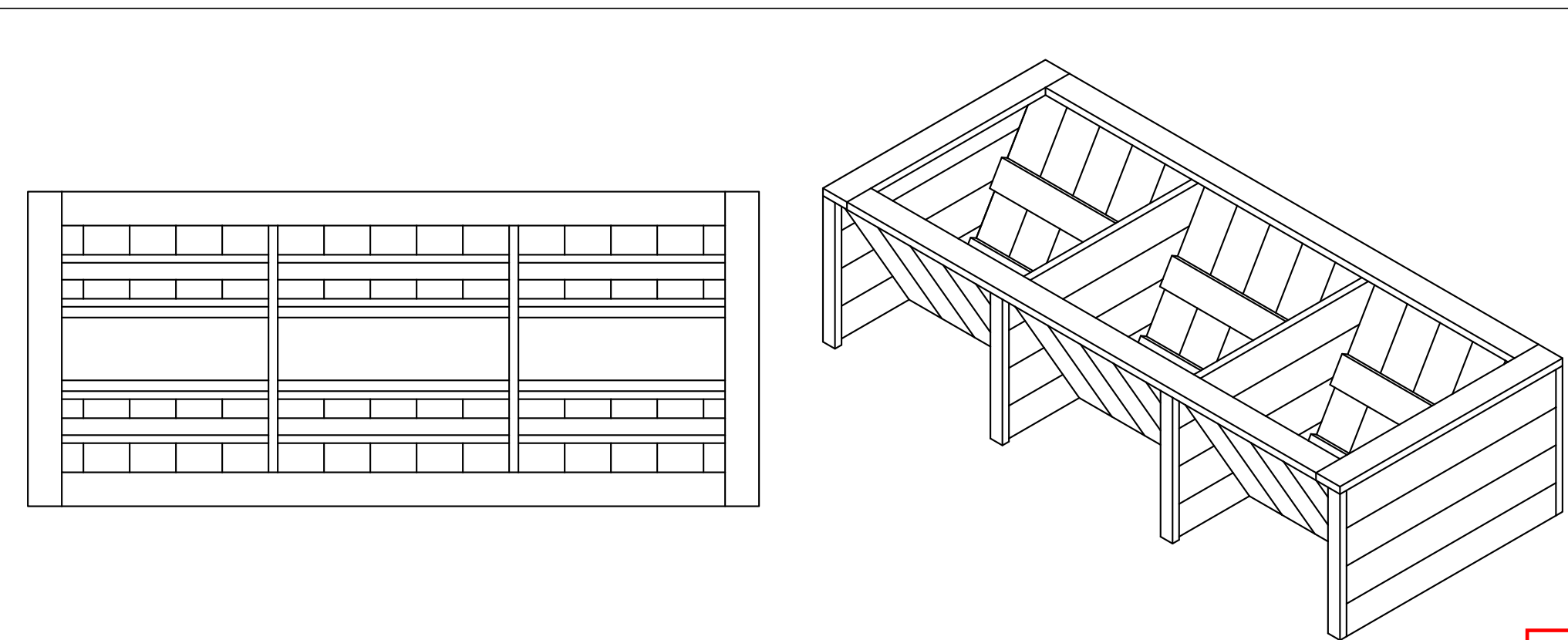
2 DETAIL: Pavers on Pedestals

Scale: N.T.S.



5 DETAIL: Outdoor Kitchen - BBQ & Counter

Scale: N.T.S.



THE BACKYARD URBAN FARM COMPANY INC. (BUFCO)
BUFCO.CA
647 290 2572
ADMIN@BUFCO.CA

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TITLE: WOOD FRAME WHEELCHAIR ACCESSIBLE RAISED GARDEN BED, DOUBLE-SIDED, 3-BAY	DATE: 2024-05-31
PART #: WF-WARB-V-3	WEIGHT: TBD
SCALE: 1:24	

8 DETAIL: Wheelchair Accessible Raised Beds

Scale: N.T.S.



LARNACA OUTDOOR SLATE GREY METAL x ALL-WEATHER WEAWE LINE

3 DETAIL: Lounge Furniture

Scale: N.T.S.



RIVERVIEW OUTDOOR BISTRO SET - WEST ELM CANADA OR APPROVED EQUAL

6 DETAIL: Bistro Set

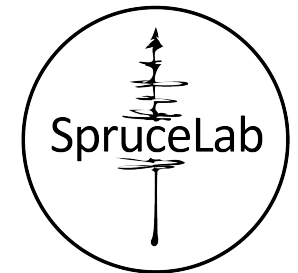
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Key Plan

Legend

10		
9		
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7		
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5	SPC FORMAL SUBMISSION REV 2	2025-10-03
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Stamp



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Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

Property Identification Number: 04105-0128

Drawing Title

Landscape Details - Floors 4 & 7

Floors 4 & 7

Designed By: SB Project # 0.001

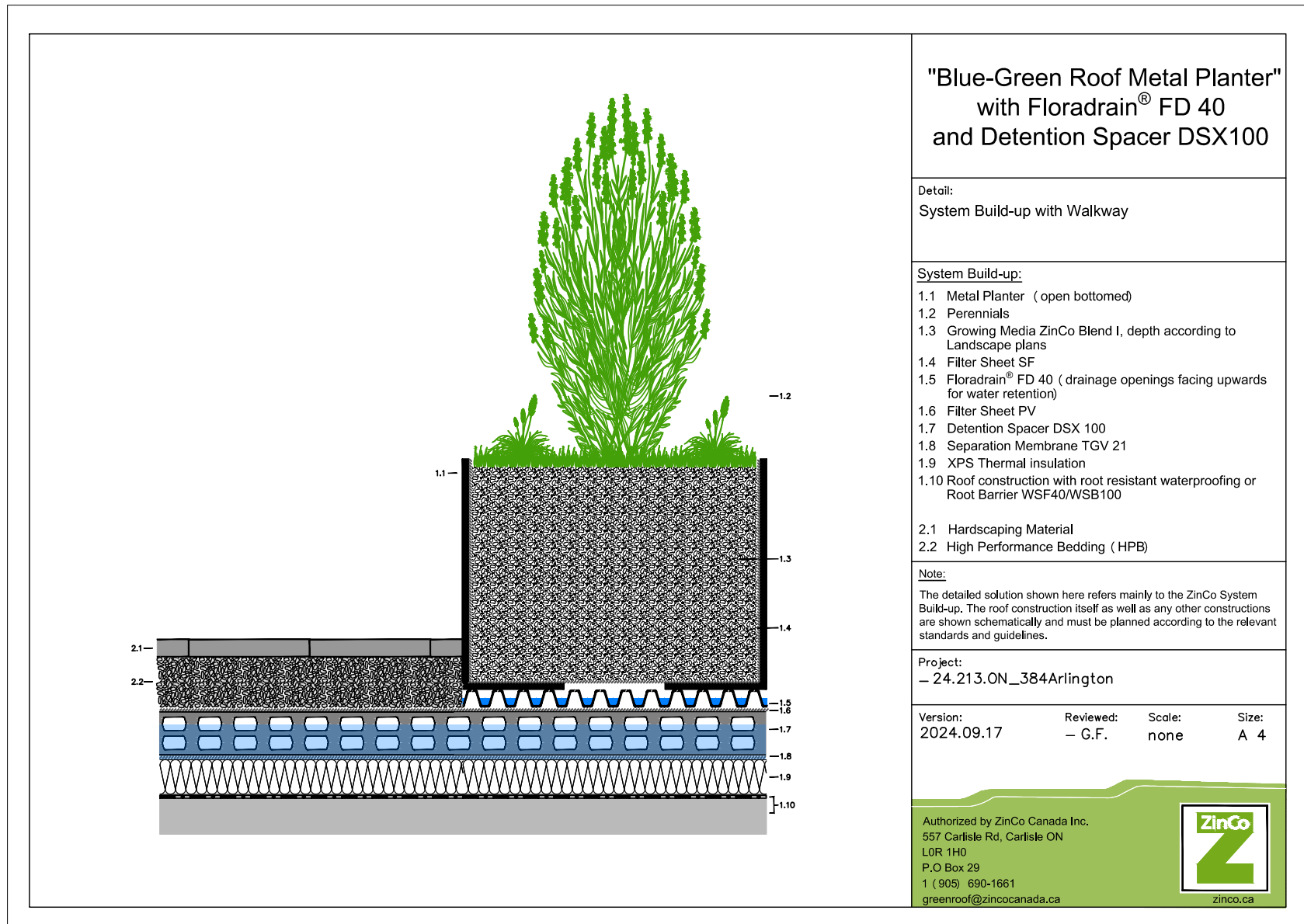
Drawn By: KG/NS Drawing #

Approved By: SB

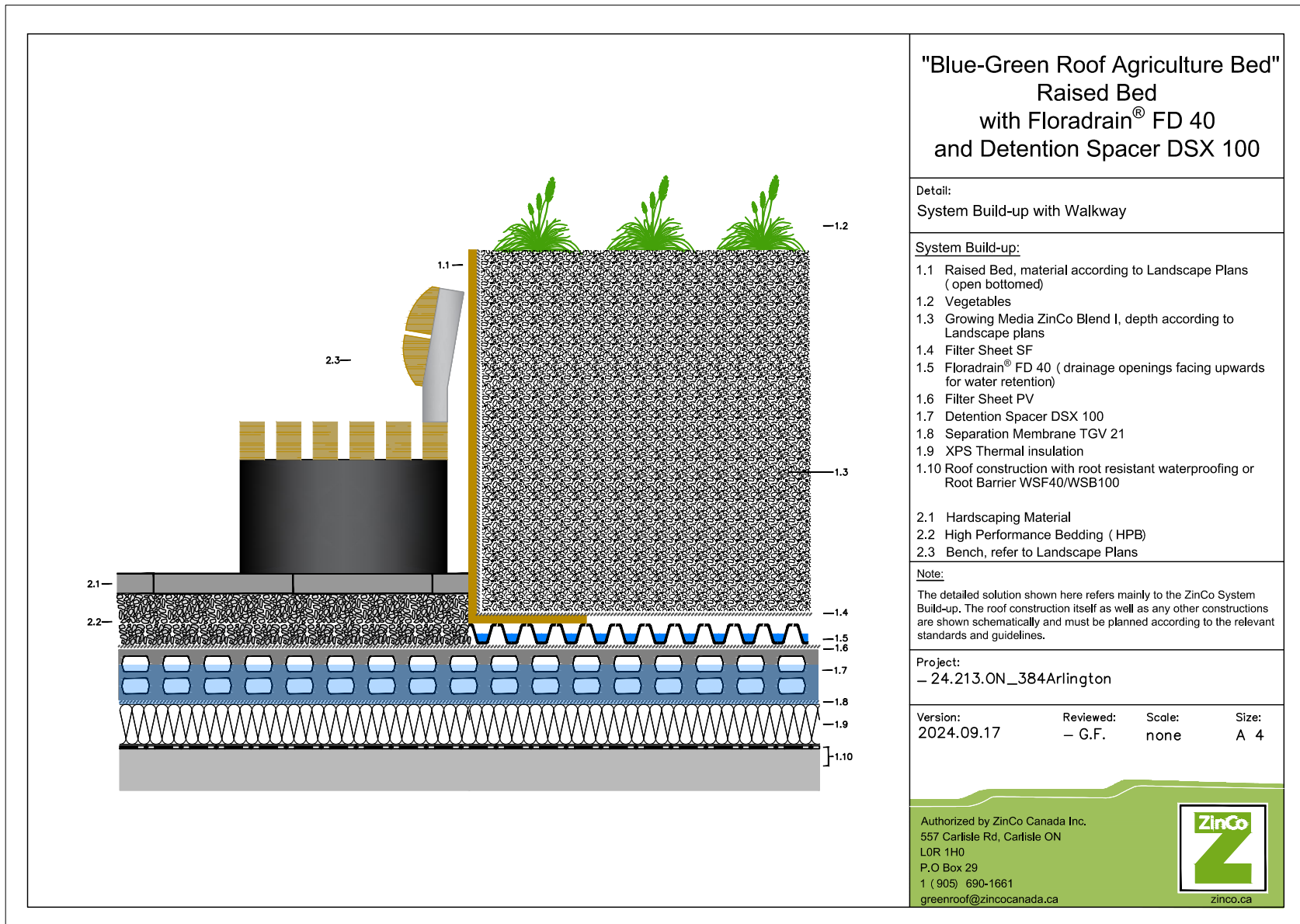
Date: 10/13/21

L2.4

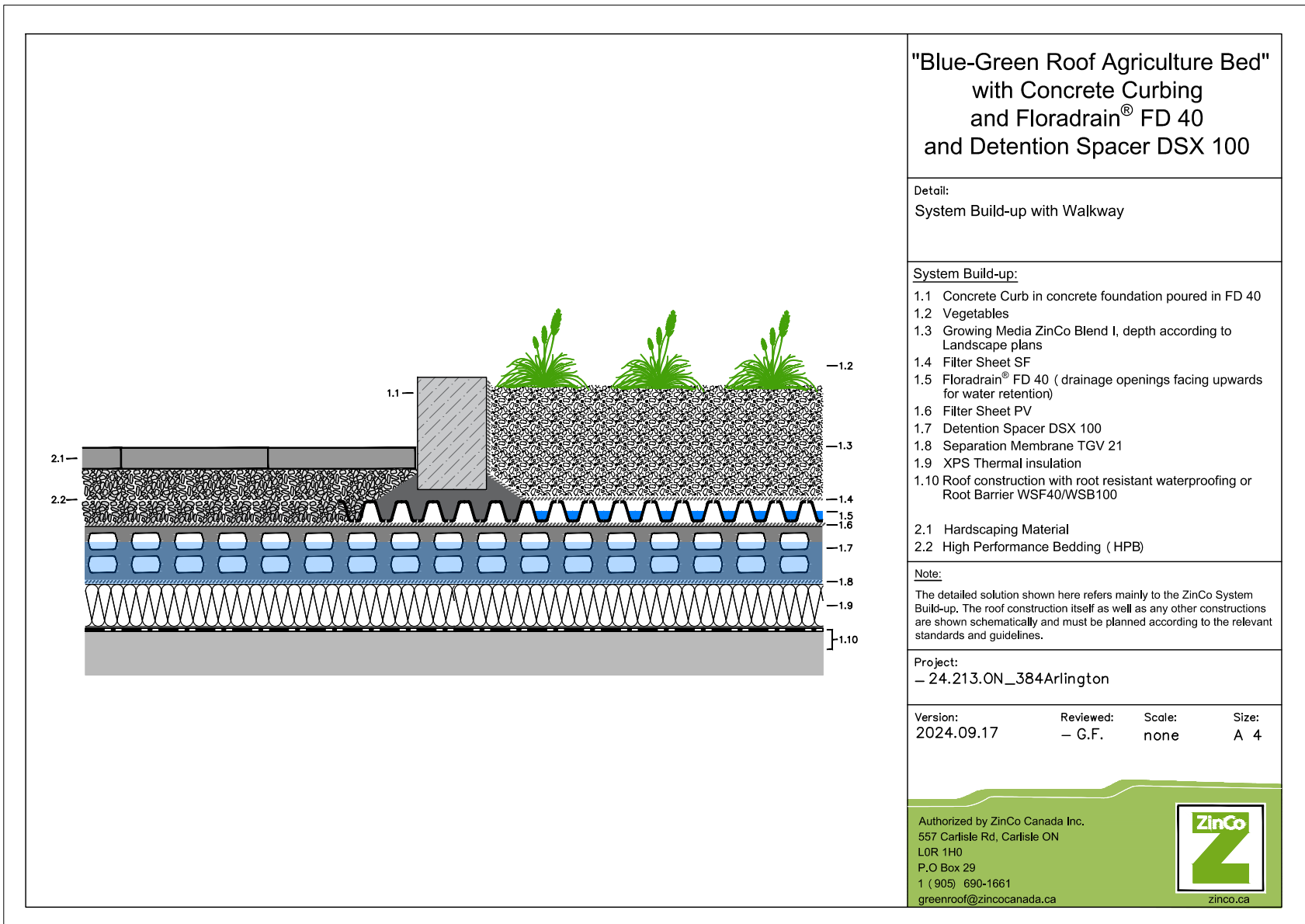
File#: D07-15-24-017, Plan#: 19189



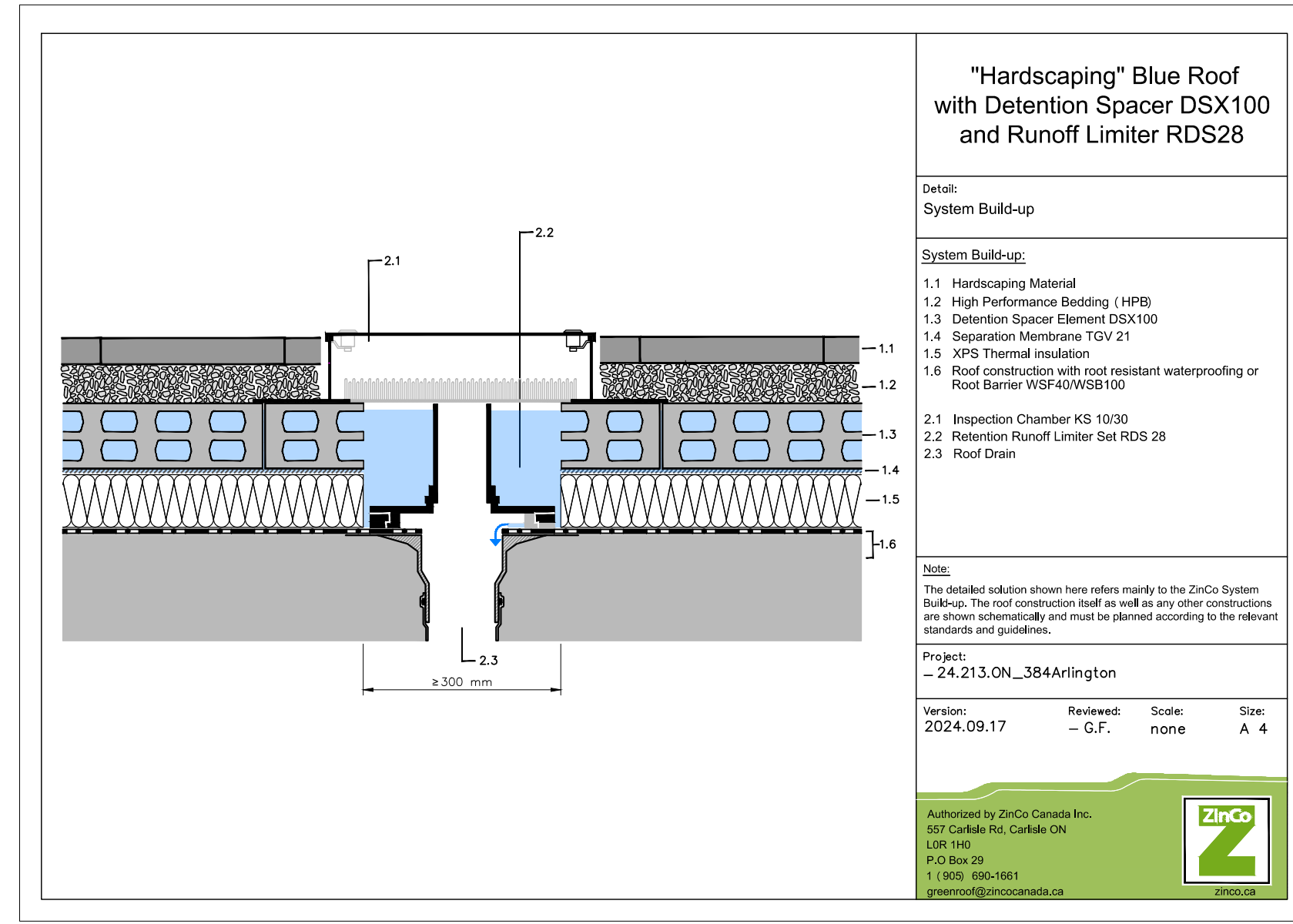
1 DETAIL: ZnCo Metal Planter w/ Detention Spacer
Scale: N.T.S.



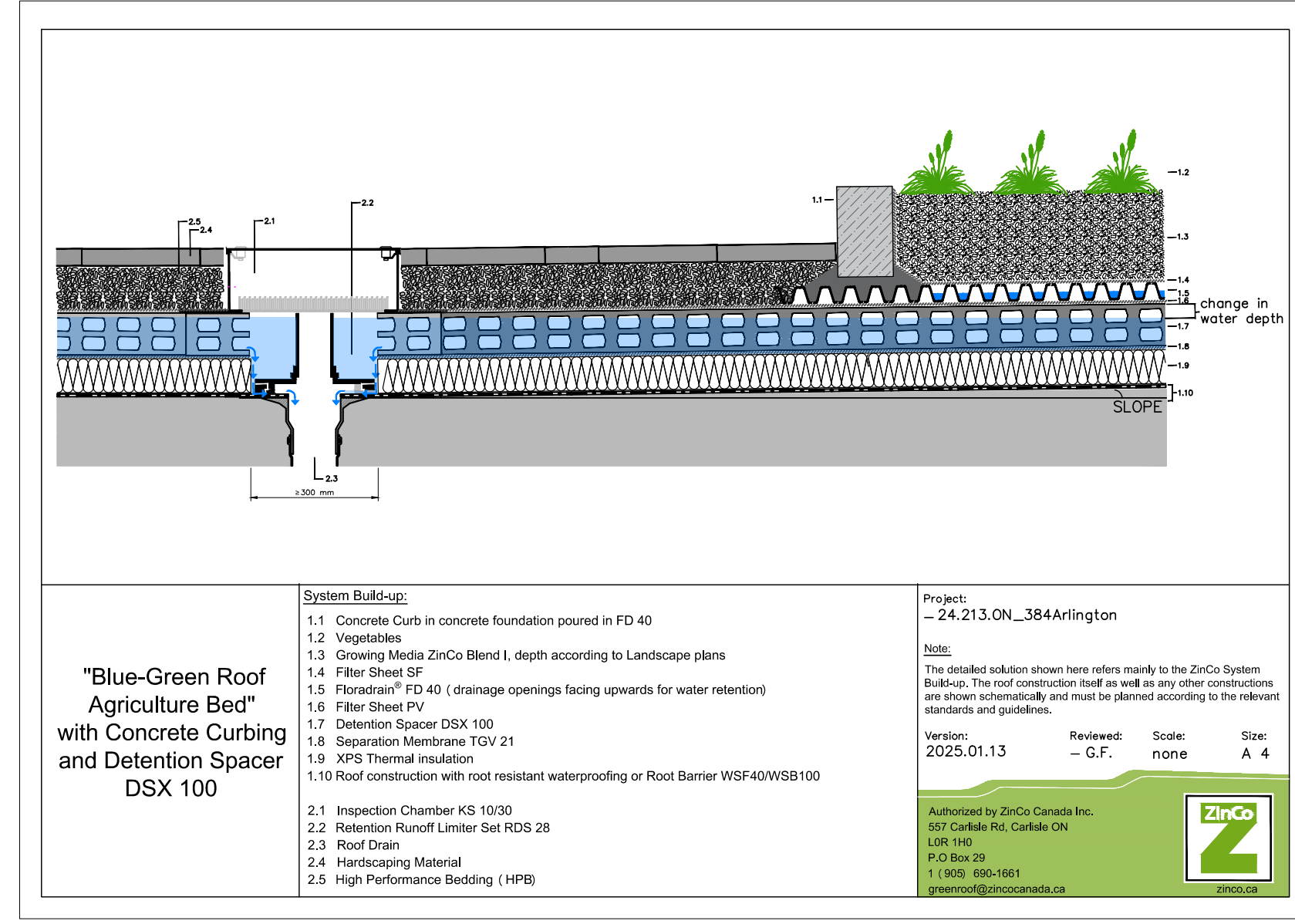
2 DETAIL: ZnCo Metal Planter w/ Detention Spacer
Scale: N.T.S.



3 DETAIL: ZnCo Concrete Curb
Scale: N.T.S.



4 DETAIL: ZnCo Runoff Limiter
Scale: N.T.S.



5 DETAIL: ZnCo Sloped Roof
Scale: N.T.S.

Product Data Sheet
Detention Spacer DSX 65 / DSX 80 / DSX 100 / DSX 150

Order No. 3402 / 3409 / 3403 / 3415

Technical Data
Detention Spacers DSX 65 / DSX 80 / DSX 100 / DSX 150 Heavy duty Spacer Element made of polypropylene, cavity volume > 95 %

Order No.	Height	Weight	Maximum detention volume:
DSX 65	ca. 65 mm	ca. 6.2 kg/m ²	ca. 60 l/m ²
DSX 80	ca. 80 mm	ca. 6.3 kg/m ²	ca. 76 l/m ²
DSX 100	ca. 100 mm	ca. 6.5 kg/m ²	ca. 95 l/m ²
DSX 150	ca. 150 mm	ca. 8.0 kg/m ²	ca. 142 l/m ²

Material: 100 % Polypropylene
Dimensions: ca. 0.60 m x 0.60 m
Compressive strength according to EN ISO 17151: up to 50 t/m²

Accessories:
Plastic Connector (requirement: 4 pieces per element ± ca. 11 pcs./m²) Order No. 9622

Features:

- provides for additional water detention on roofs without inclination
- developed specially for its use under high loads (e.g. walkways and driveways)
- high detention volume
- spacious channel system for aeration and drainage
- biologically and chemically neutral
- on request also deliverable in greater heights

Application Example:
"Driveway with Detention Spacer DSX 65"
Paving slabs in a bedding of stone chippings
Gravel base layer
Filter Sheet PV
Detention Spacer DSX 65
Filter Sheet PV
Roof construction with waterproofing / waterproof concrete

Specification Suggestion:
Spacer Elements made of polypropylene, height ca. 65 / 80 / 100 / 150 mm, with an integrated multidirectional channel system, cavity volume > 95 %, max. detention volume ca. 60 / 76 / 95 / 142 l/m², compressive strength up to 50 t/m², delivery and installation according to manufacturer's instructions. Make: ZnCo Detention Spacer DSX 65 / DSX 80 / DSX 100 / DSX 150 Enquiries: ZnCo Canada Inc. Phone: 905-690-1661

ZinCo Canada Inc.
557 Carlisle Rd., Carlisle ON, L0R 1H0
info@zincoco.ca
www.zincoco.ca

6 DATA SHEET: ZnCo Detention Spacer
Scale: N.T.S.

Product Data Sheet
Retention Run-off Limiter Set RDS 28

Order No. 4000

Technical Data
Retention Run-off Limiter Set RDS 28 Adjustable flow-control device to be installed on flat roofs over water outlets with a contact flange, including a suitable inspection chamber, suitable for installation on Stormwater Management Roofs (Blue Roofs) with rainwater attenuation up to ca. 85 mm. The discharge rate is adjustable via a scale.

Material: rigid PVC
Diameter flow-control device: ca. 280 mm
General diameter overflow pipe: ca. 75 mm
Adjustable height overflow: ca. 20 mm - 85 mm

Adjustable flow rate with:
initial attenuation height of 55 mm: from ca. 0.025 l/s up to ca. 0.60 l/s
initial attenuation height of 85 mm: from ca. 0.030 l/s up to ca. 0.75 l/s

Inspection Chamber KS 10/40 (Order No. 4011)
Made of plastic-coated aluminum with lateral slots for water passage. Detachable and lockable cover made of galvanized, plastic-coated steel. Colour: old silver-antique.
Height: ca. 100 mm
Outer dimensions (at transportation): ca. 400 x 400 mm
Flange (extended, including chamber): ca. 400 x 830 mm
Aperture dimensions: ca. 340 x 340 mm
Weight of the complete Set: ca. 7 kg
Accessory: Extension Piece for KS 10/40, Height ca. 100 mm (Order No. 4012)

Features:

- for installation of Stormwater Management Roofs on flat roofs in combination with spacer elements for rainwater attenuation
- flow-control device fits for rainwater outlets with contact flange (bitumen, plastic or elastomeric membranes)
- discharge rate adjustable to roof size and requested attenuation height
- overflow adjustable from 20 mm to 85 mm

Application Example:
Stormwater Management Roof with extensive Green Roof „Sedum Carpet“
Inspection chamber KS 10/40
Run-off Limiter RD 28
Vegetation „Sedum Carpet“
System substrate „Sedum Carpet“, ca. 50 mm
Filter Sheet SF
Prevention FO 21.6
Filter Sheet PV
Retention Spacer DS 65
System Sheet PV
Ø1 roof with root resistant waterproofing

Specification Suggestion:
Flow-control device with adjustable flow rate and overflow height, material: rigid PVC, delivery and installation above rainwater outlets to manufacturer's instructions, including product specific inspection chamber. Flow rate adjustment according to drainage planning, attenuation height to be adjusted onsite. Make: ZnCo Retention Run-off Limiter Set RDS 28 Enquiries: ZnCo GmbH, Phone: +49 7022 6003-0

ZinCo GmbH
Lies-Meiner-Strasse 2 · 72622 Nürtingen · Germany
Phone: +49 7022 6003-0 · Fax: +49 7022 6003-100
info@zincoco-greenroof.com · www.zincoco-greenroof.com

7 DATA SHEET: ZnCo Retention Run-off Limiter
Scale: N.T.S.

Andrew McCreight

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:18 am, Mar 11, 2026

Legend

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Stamp

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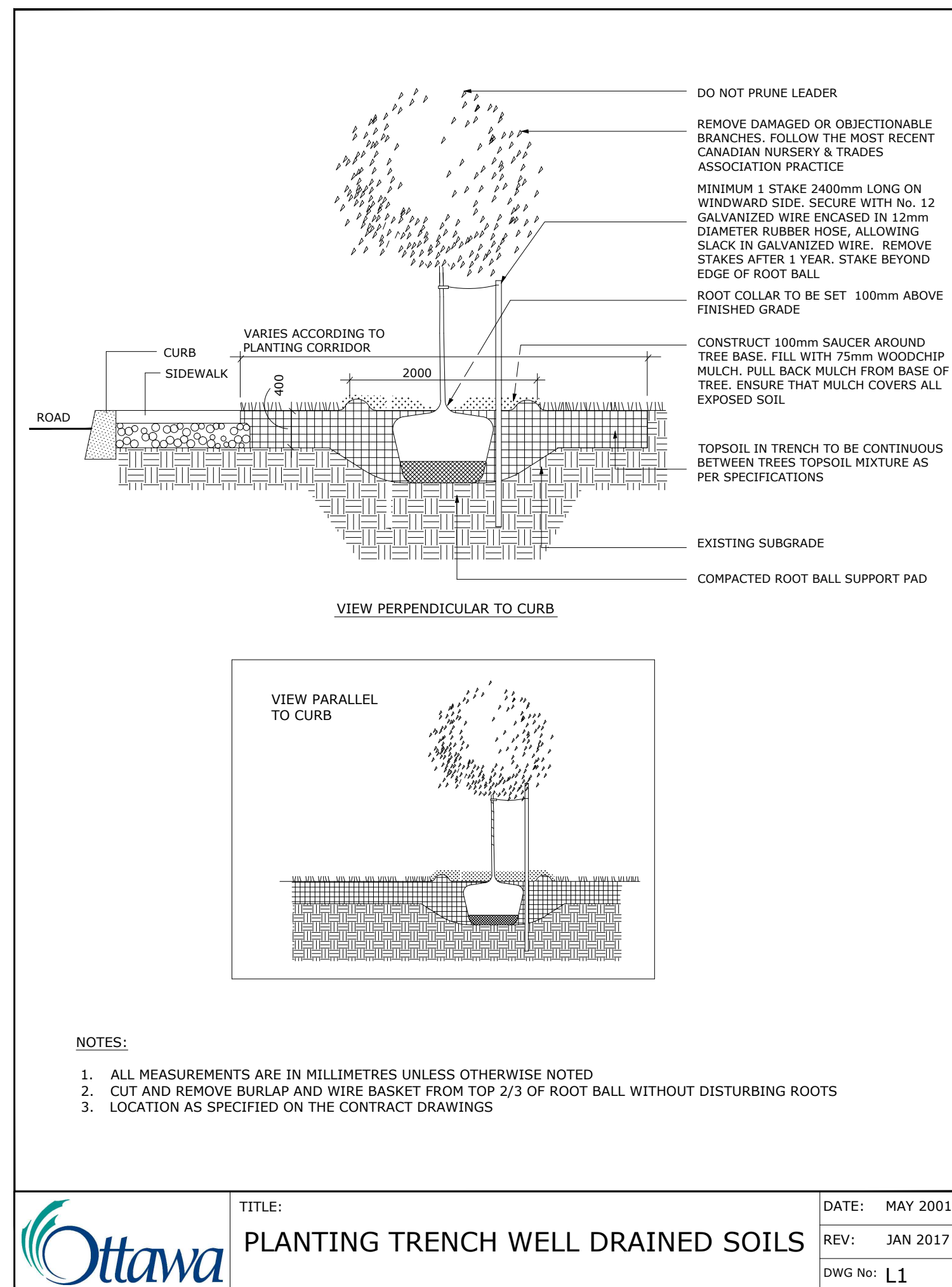
Client
Windmill Developments
Toronto, ON

Project
384 ARLINGTON AVE
OTTAWA, ON
Property Identification Number: 04105-0128

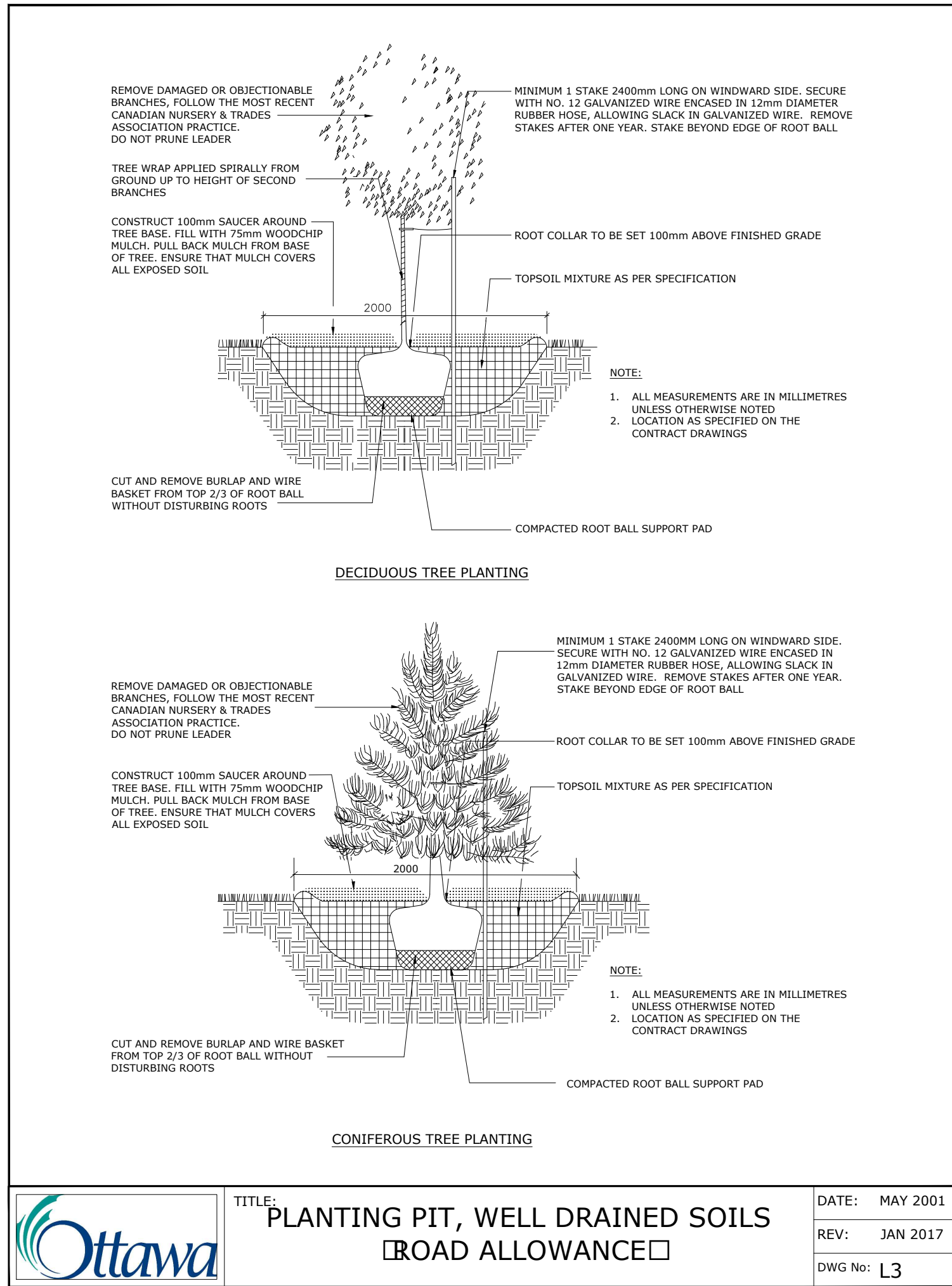
Drawing Title
Landscape Details - Green Roof

Scale: _____ Project # _____
Designed By: SB _____ 0001
Drawn By: KG/NS _____ Drawing # _____
Approved By: SB _____
Date: 10/13/21

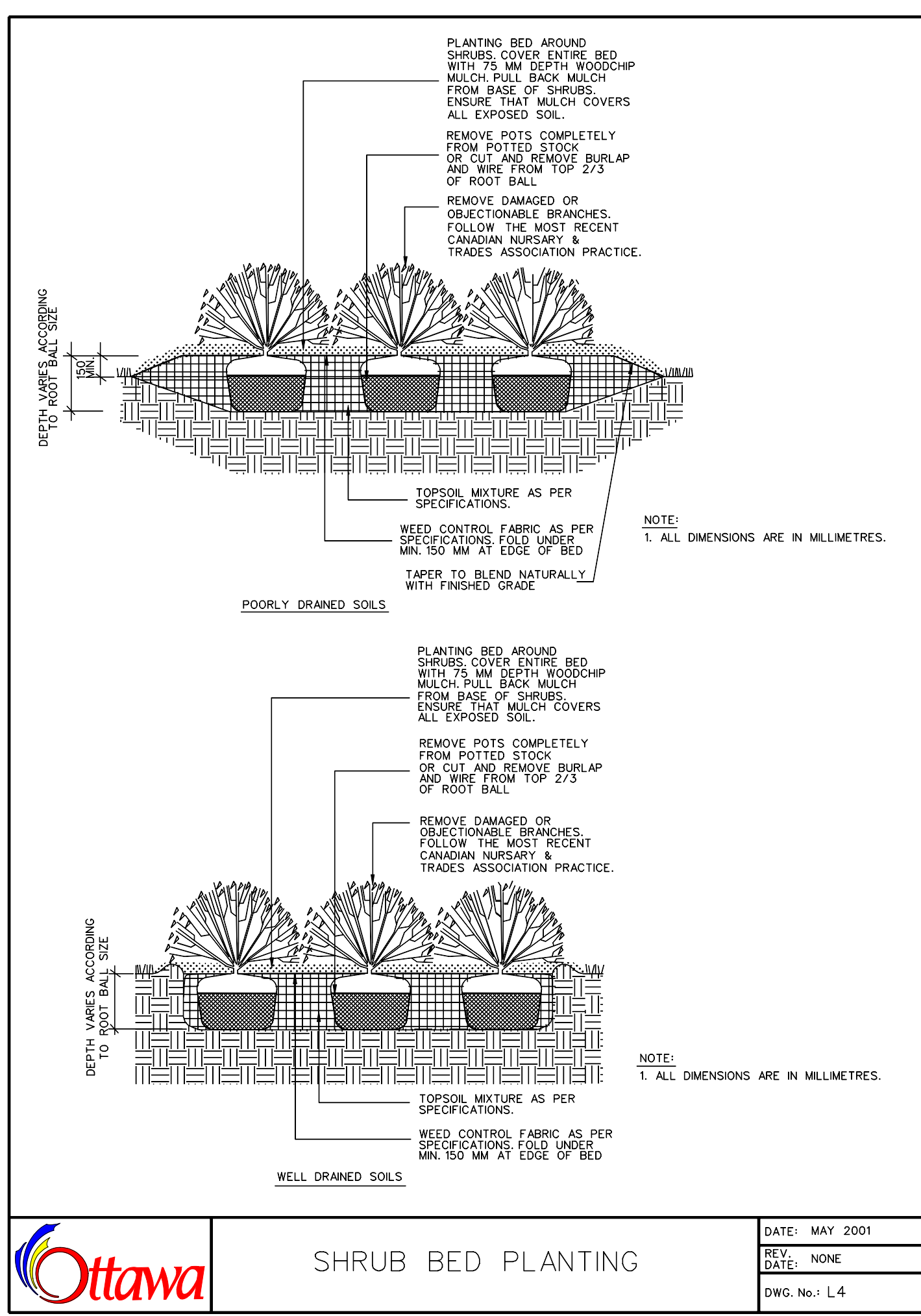
L2.5



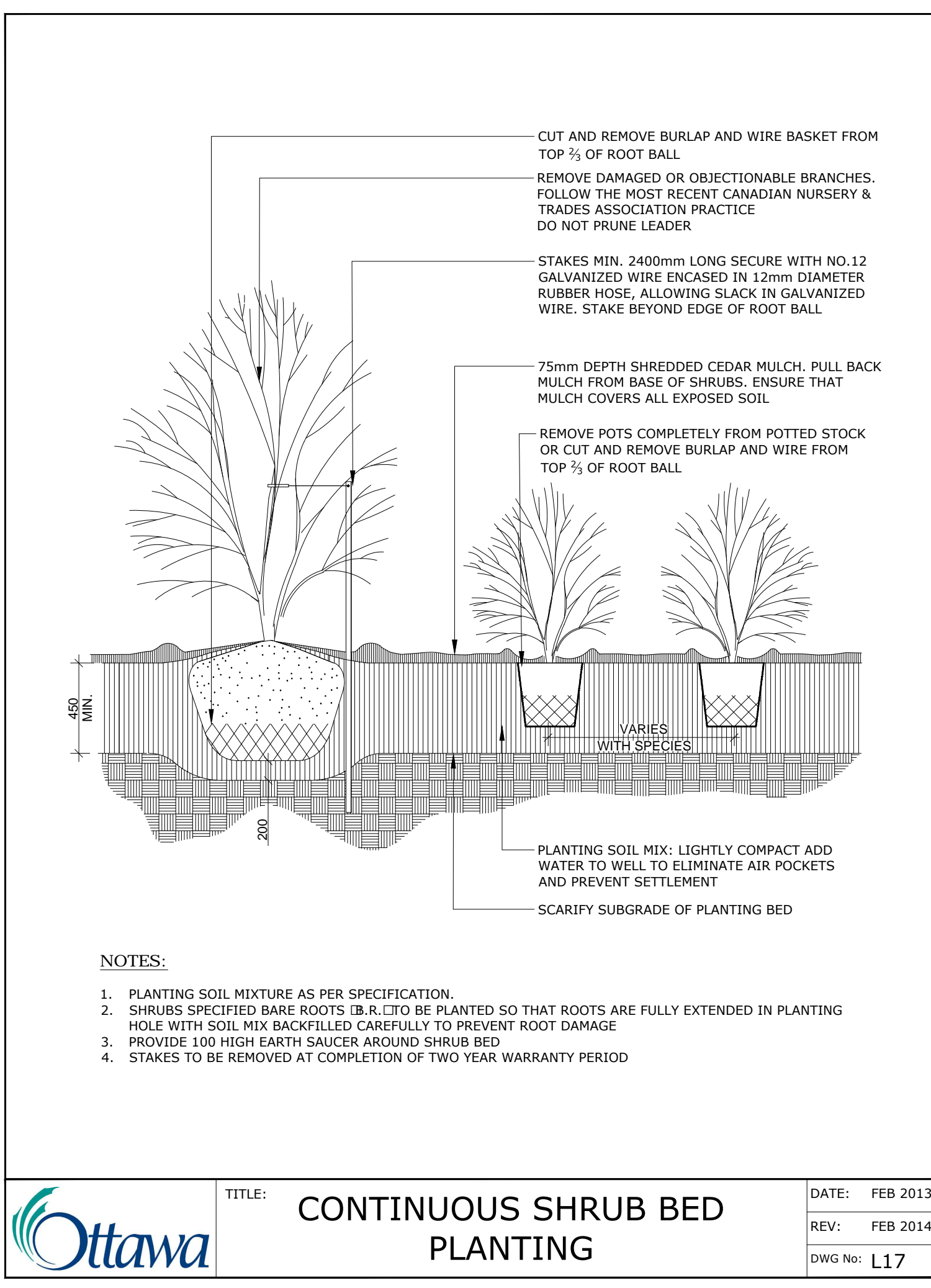
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 REV: JAN 2017
 DWG No: **L1**



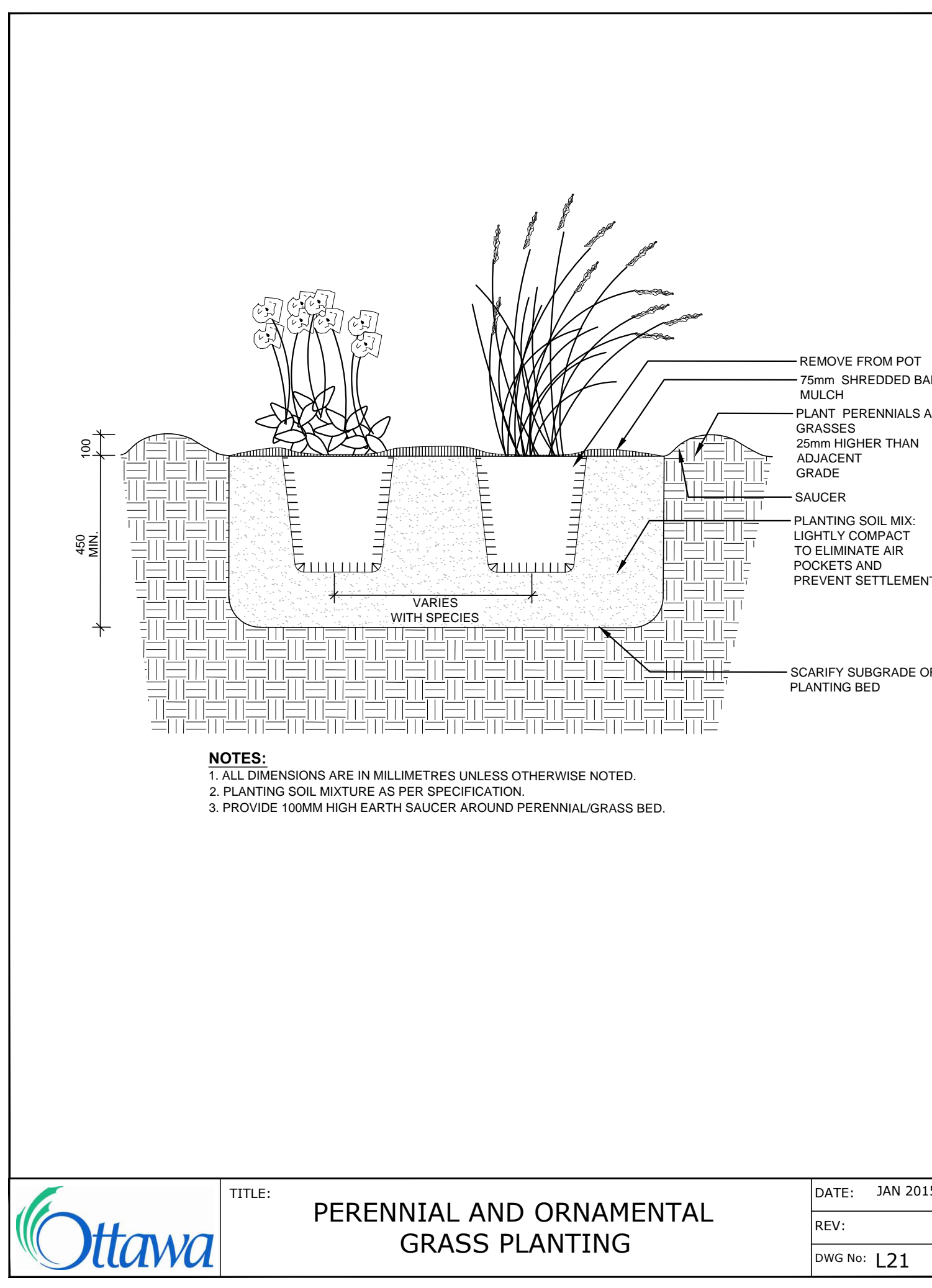
Ottawa TITLE: **PLANTING PIT, WELL DRAINED SOILS [ROAD ALLOWANCE]** DATE: MAY 2001
 REV: JAN 2017
 DWG No: **L3**



Ottawa DATE: MAY 2001
 REV: NONE
 DWG No: **L4**



Ottawa TITLE: **CONTINUOUS SHRUB BED PLANTING** DATE: FEB 2013
 REV: FEB 2014
 DWG No: **L17**



Ottawa TITLE: **PERENNIAL AND ORNAMENTAL GRASS PLANTING** DATE: JAN 2015
 REV:
 DWG No: **L21**

Andrew McCreight

ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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 By Andrew McCreight at 8:18 am, Mar 11, 2026

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Windmill Developments
 Toronto, ON

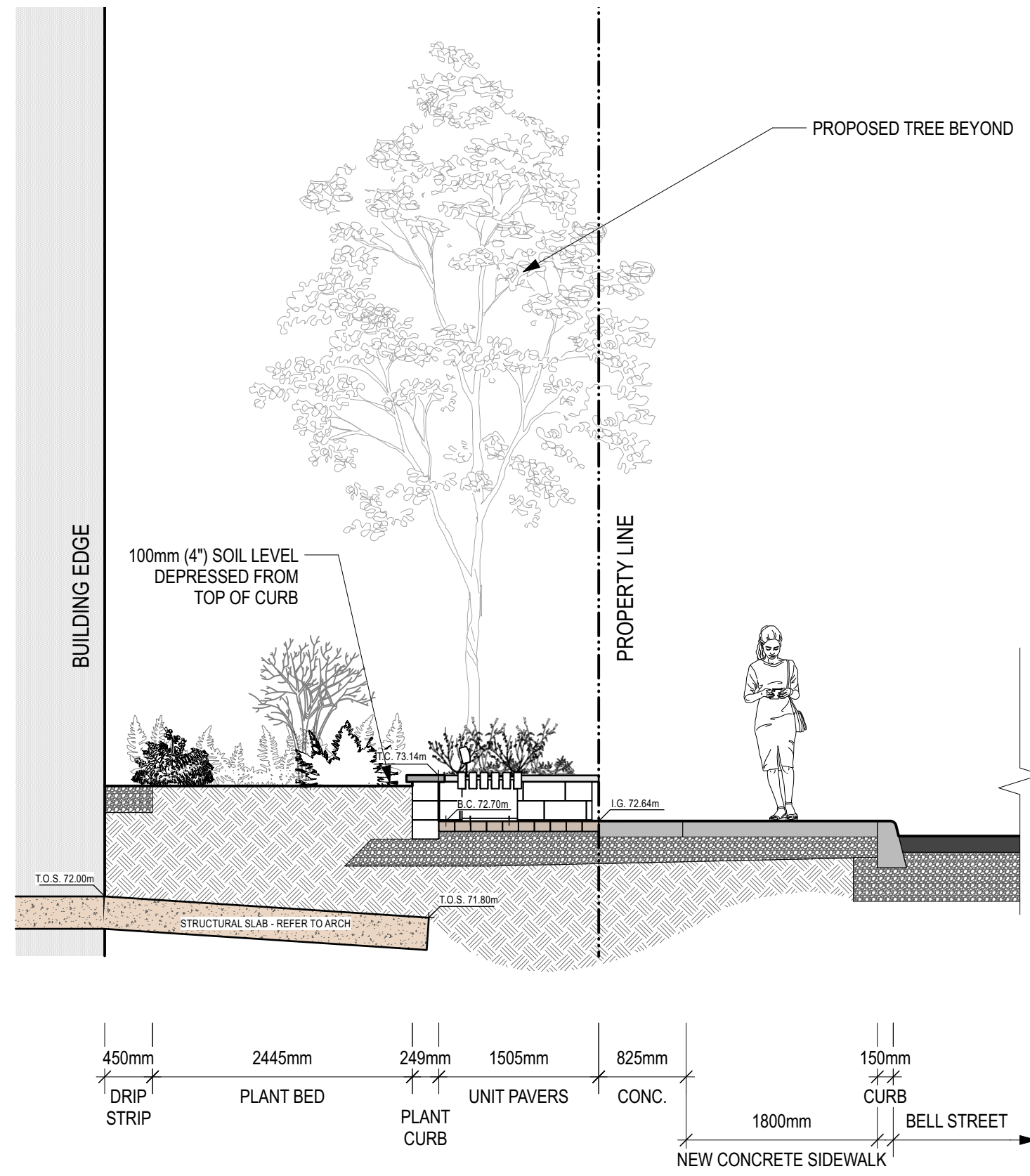
Project
384 ARLINGTON AVE
 OTTAWA, ON
 Property Identification Number: 04105-0128

Drawing Title
Planting Details

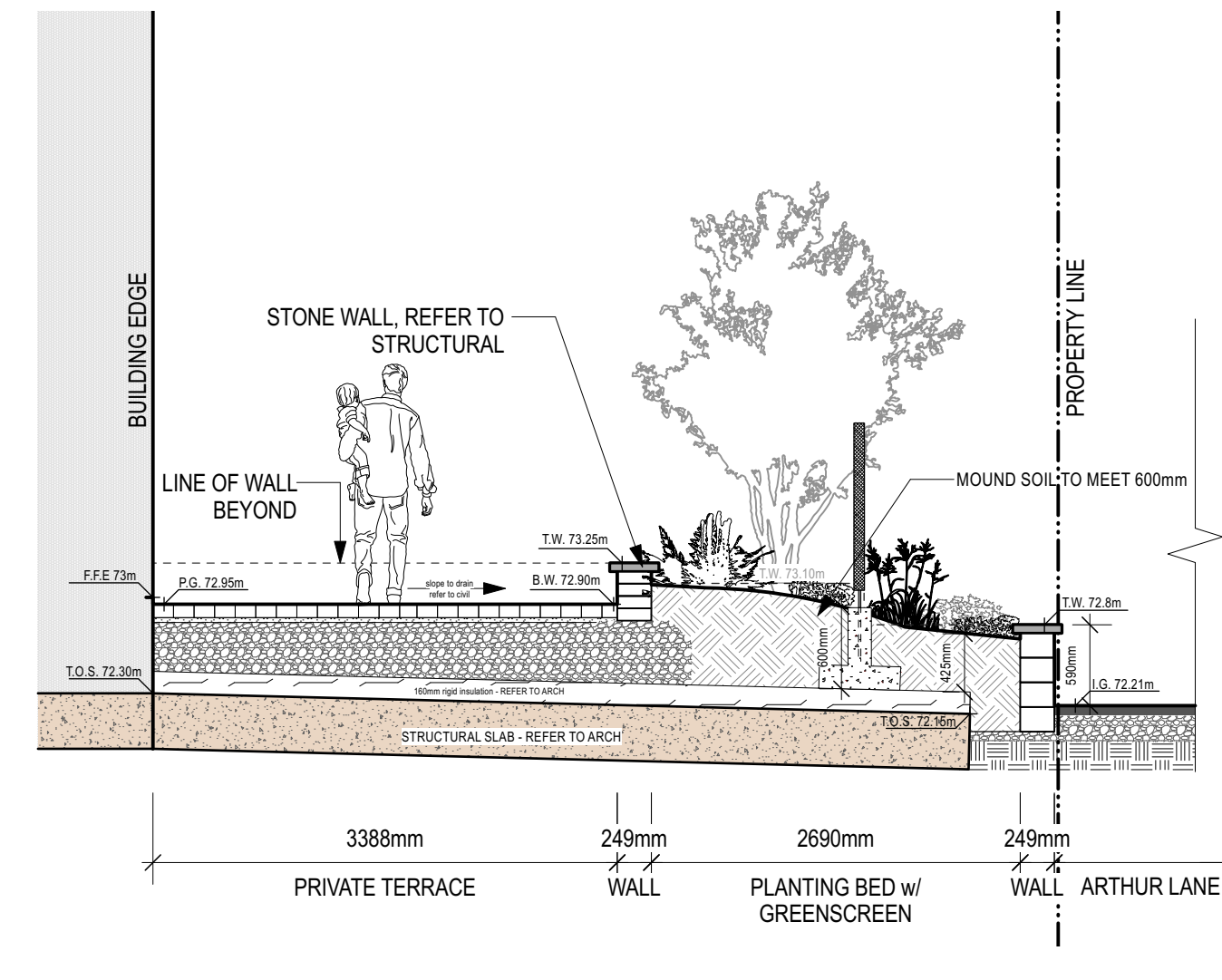
Scale: _____ Project # _____
 Designed By: SB 0.001
 Drawn By: KG/NS Drawing # _____
 Approved By: SB
 Date: 10/13/21

L3.0

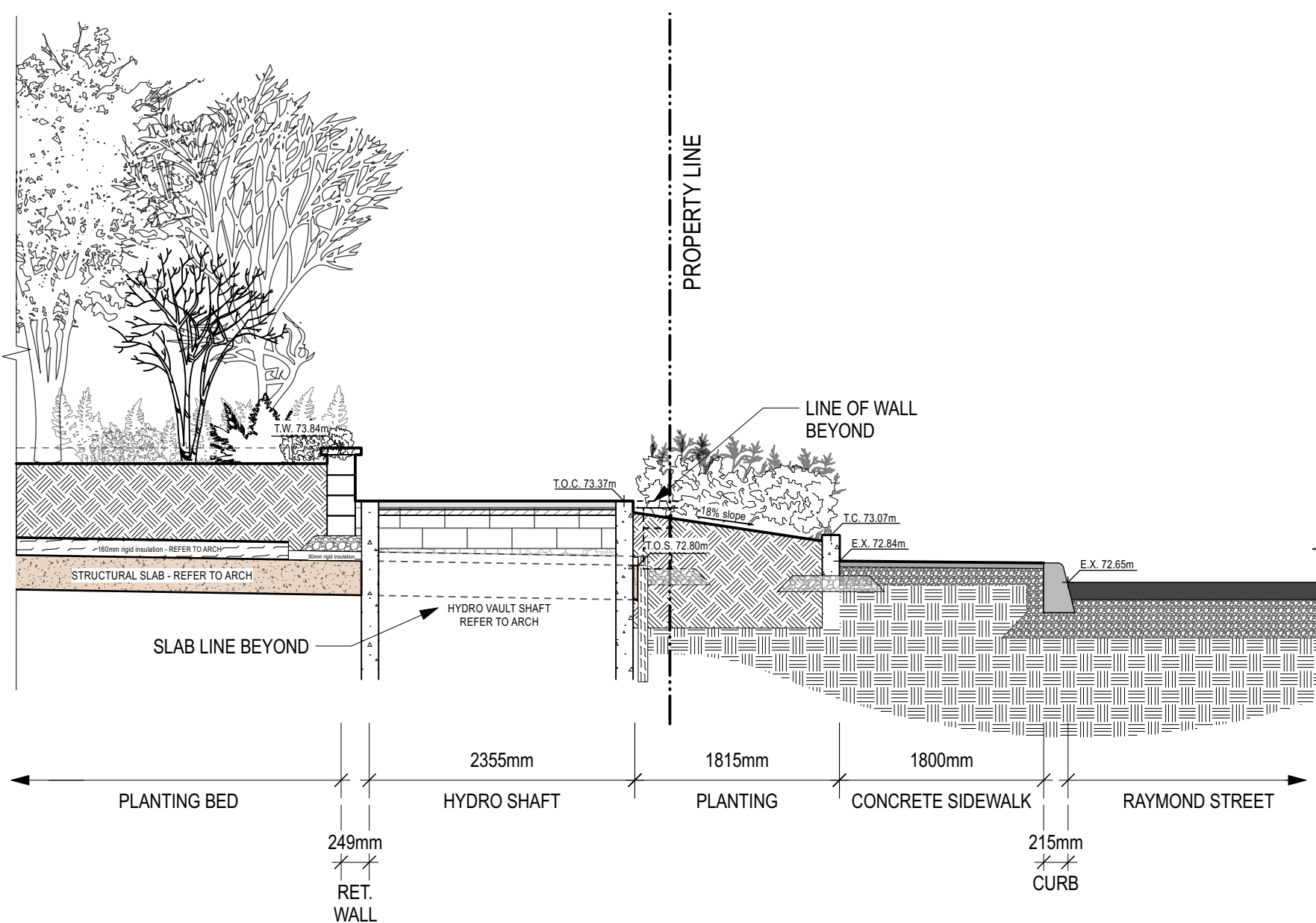
Plan#: 19189



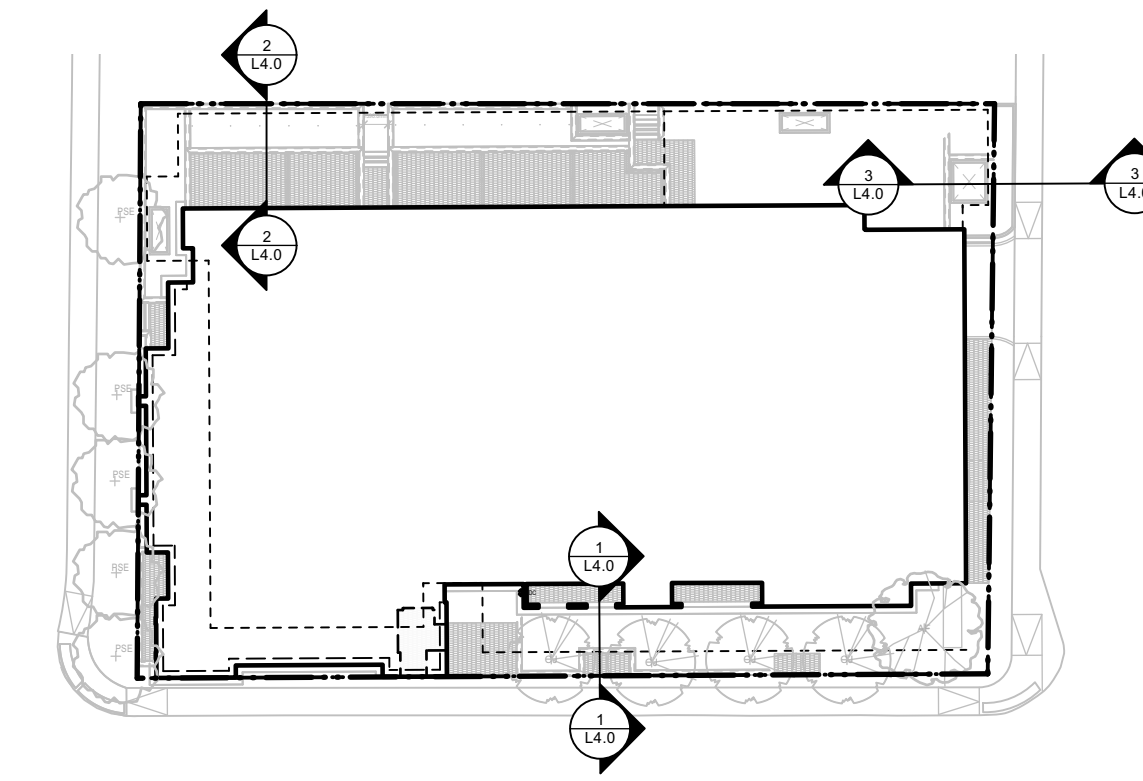
1 SECTION: Building through to Bell Street
Scale: 1:50



2 SECTION: Building Face through to Arthur Lane North-West Corner
Scale: 1:50



3 SECTION: North-East corner through to Raymond Street
Scale: 1:50



KEY PLAN
Scale: 1:500

Andrew McCreight
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

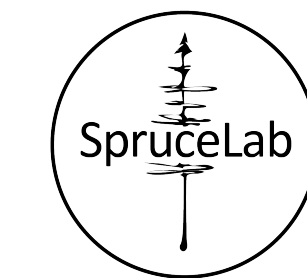
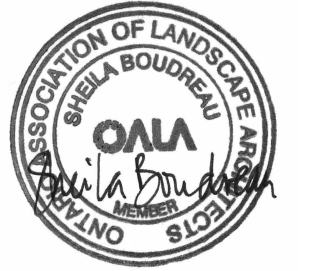
APPROVED
By Andrew McCreight at 8:18 am, Mar 11, 2026

Key Plan

Legend

10		
9		
8		
7		
6		
5	SPC FORMAL SUBMISSION REV 2	2025-10-03
4	SPC FORMAL SUBMISSION REV 1	2024-12-04
3	ISSUE FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

Stamp



SpruceLab Inc.
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Telephone: (647) 899-5891
www.sprucelab.ca

Note:
All drawing information shall be checked and verified and any discrepancies reported in writing to the Landscape Architect before commencing any affected work. This drawing shall be used only for the project named on this drawing and for reference purposes only. This drawing shall not be scaled. This drawing is not for construction unless signed by the Landscape Architect. This drawing and all aspects of its content are the copyright property of SpruceLab. Reproduction in whole or in part, by any means whatsoever, without the express written permission of SpruceLab, is prohibited.

Legal Description: Lts 14 & 15, Pl 33, (S Of Stone Boundary) E Bell St N; Pl Lts 13 & 16, Pl 33, (S Of Stone Boundary) E Bell St N; as in C31853, C101496, C472519 & C513256; Ottawa/Nepean

Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

Property Identification Number: 04105-0128

Drawing Title

Sections

Scale:	Project #
Designed By: SB	0.001
Drawn By: KG/NS	Drawing #
Approved By: SB	L4.0
Date: 10/13/21	

NOT FOR CONSTRUCTION

File: D07-12-24-017_Plan: 19169