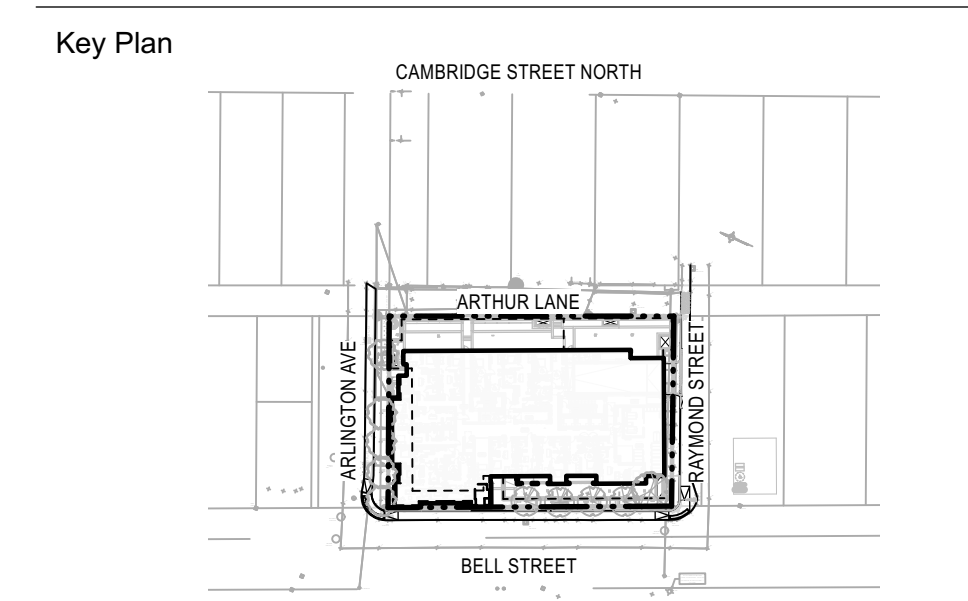


*Andrew McCreight*  
**ANDREW MCCREIGHT**  
 MANAGER, DEVELOPMENT REVIEW CENTRAL  
 PLANNING, DEVELOPMENT & BUILDING SERVICES  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**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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8		
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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

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

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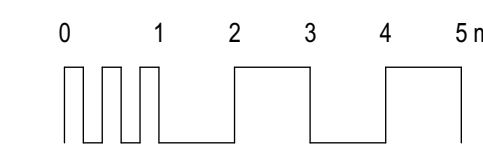
Legal Description: Lts 14 & 15, Pt 33, (S Of Stone Boundary) E Bell St N, Pt Lts 13 & 16, Pt 33, (S Of Stone Boundary) E Bell St N, as in C/O1653, C/O1496, C472519 & C/S13256, Ottawa/Nepean

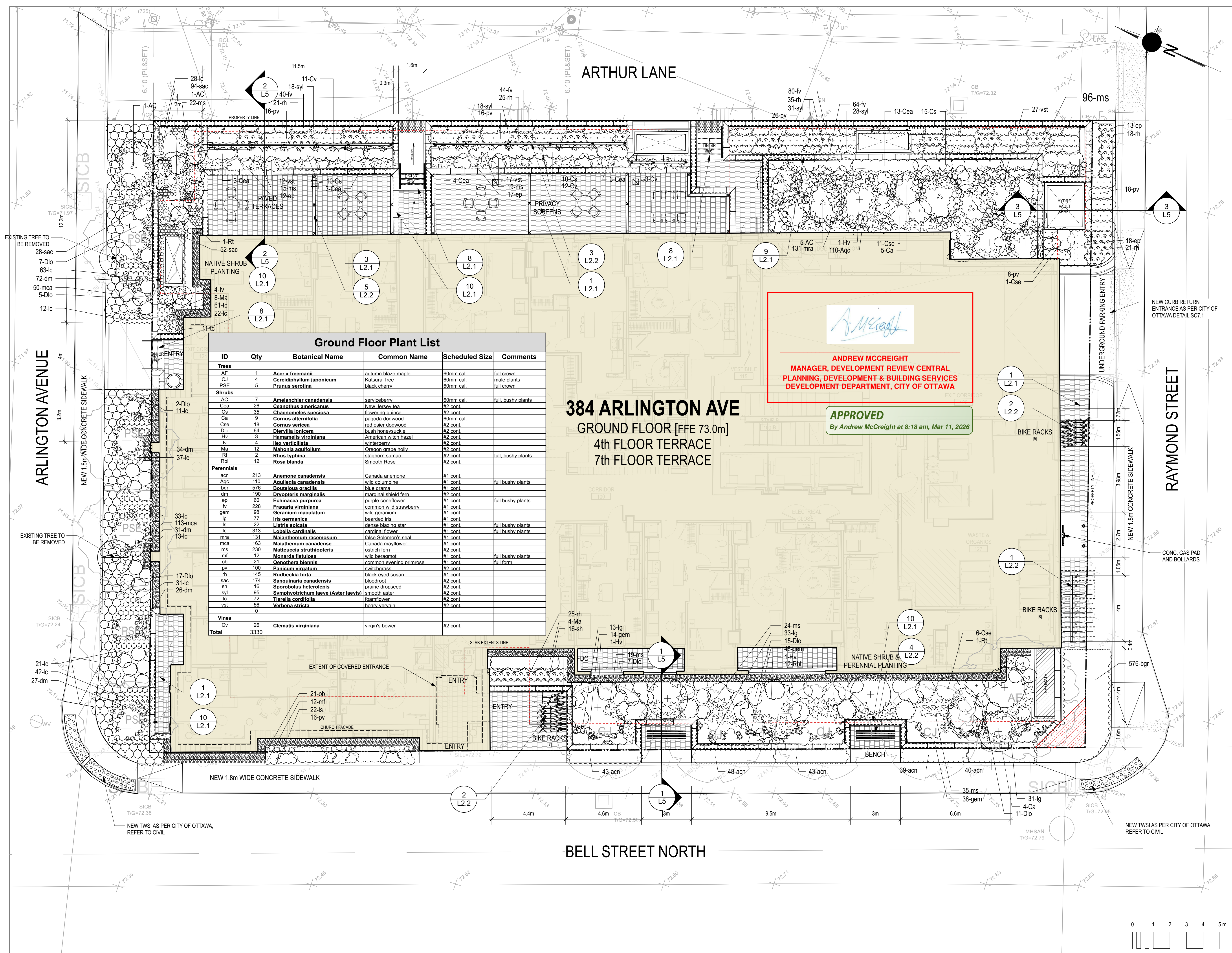
Client  
**Windmill Developments**  
 Toronto, ON

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	





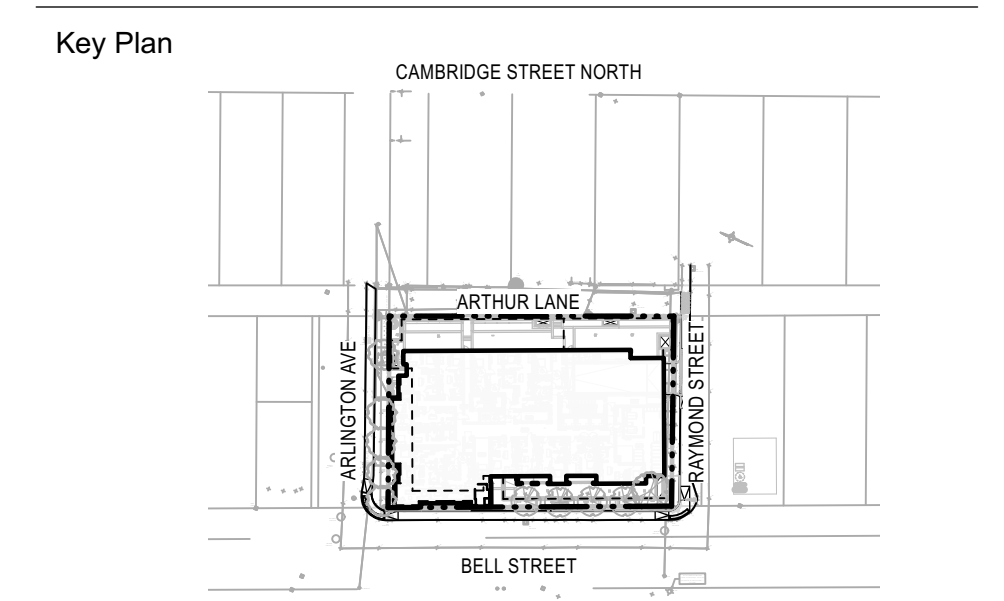
### Ground Floor Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size	Comments
<b>Trees</b>					
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
<b>Shrubs</b>					
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.	
<b>Perennials</b>					
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>Tieria cordifolia</i>	foamflower	#2 cont.	
vst	56	<i>Verbena stricta</i>	hoary vervain	#2 cont.	
0	0				
<b>Vines</b>					
Cv	28	<i>Clematis virginiana</i>	virgin's bower	#2 cont.	
<b>Total</b>	<b>3330</b>				

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

*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



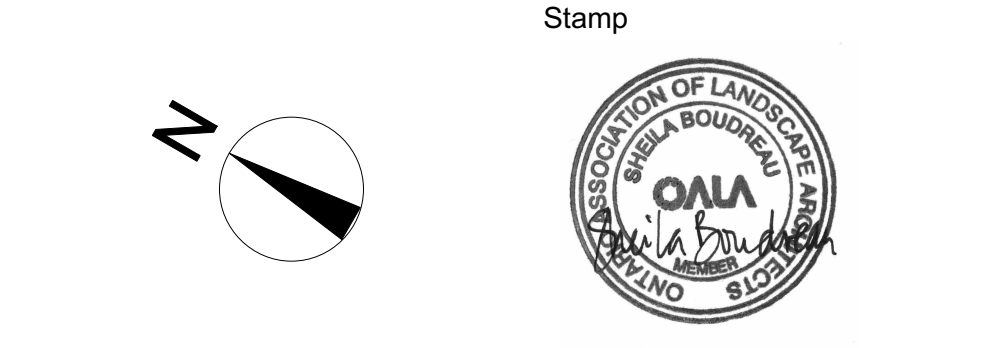
LEGEND:

- Property Line
- 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

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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



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

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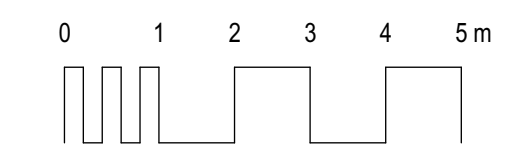
Client  
**Windmill Developments**  
Toronto, ON

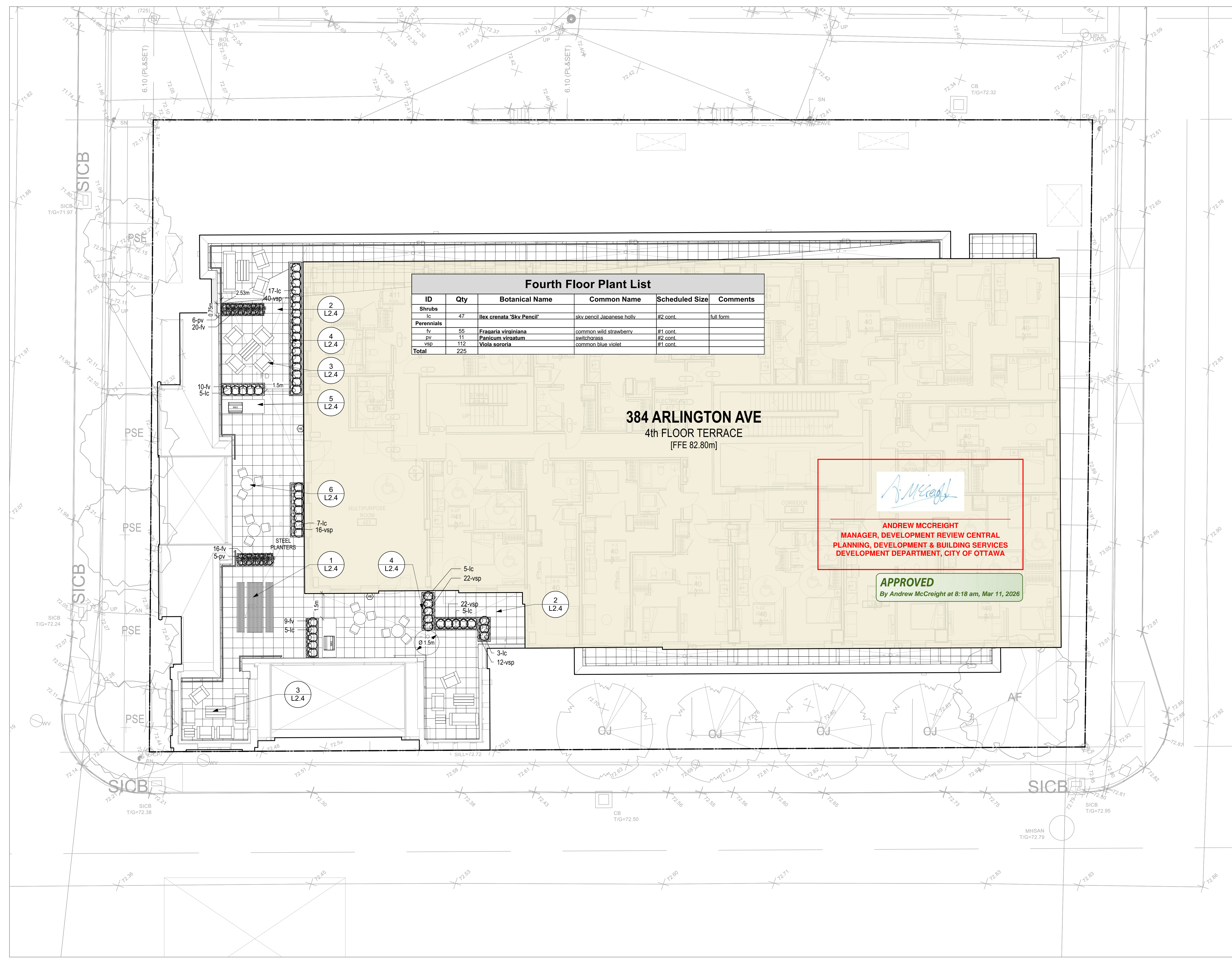
Project  
**384 ARLINGTON AVE**  
OTTAWA, ON

Property Identification Number: 04105-0128  
Drawing Title  
**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**



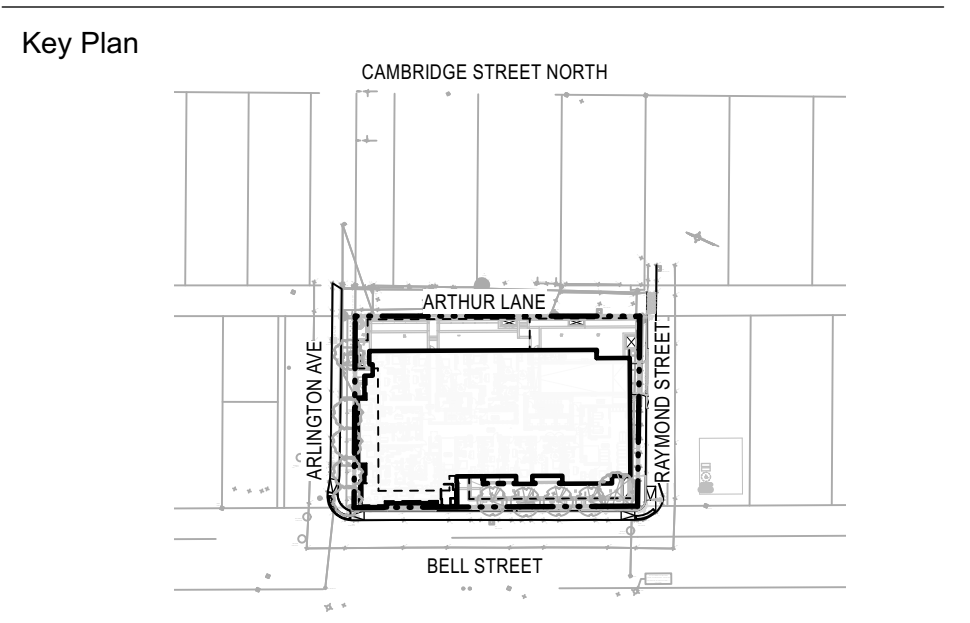


Fourth Floor Plant List					
ID	Qty	Botanical Name	Common Name	Scheduled Size	Comments
<b>Shrubs</b>					
lc	47	<i>Ilex crenata</i> 'Sky Pencil'	sky pencil Japanese holly	#2 cont.	full form
<b>Perennials</b>					
fv	55	<i>Fraseria virginiana</i>	common wild strawberry	#1 cont.	
pv	11	<i>Panicum virgatum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

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

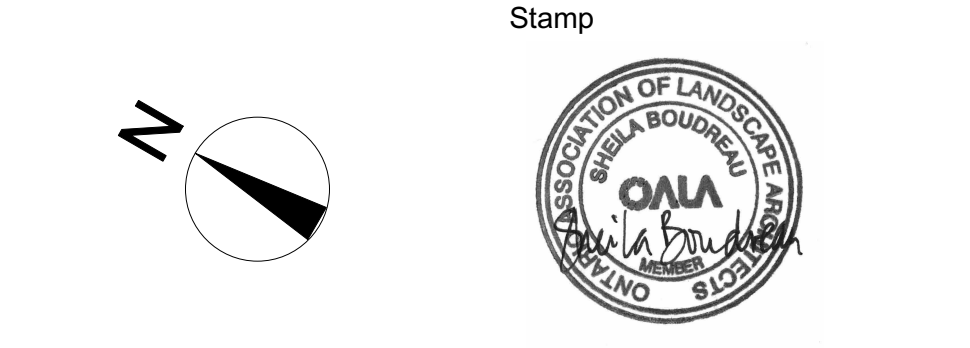
*Andrew McCreight*  
**ANDREW MCCREIGHT**  
MANAGER, DEVELOPMENT REVIEW CENTRAL  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**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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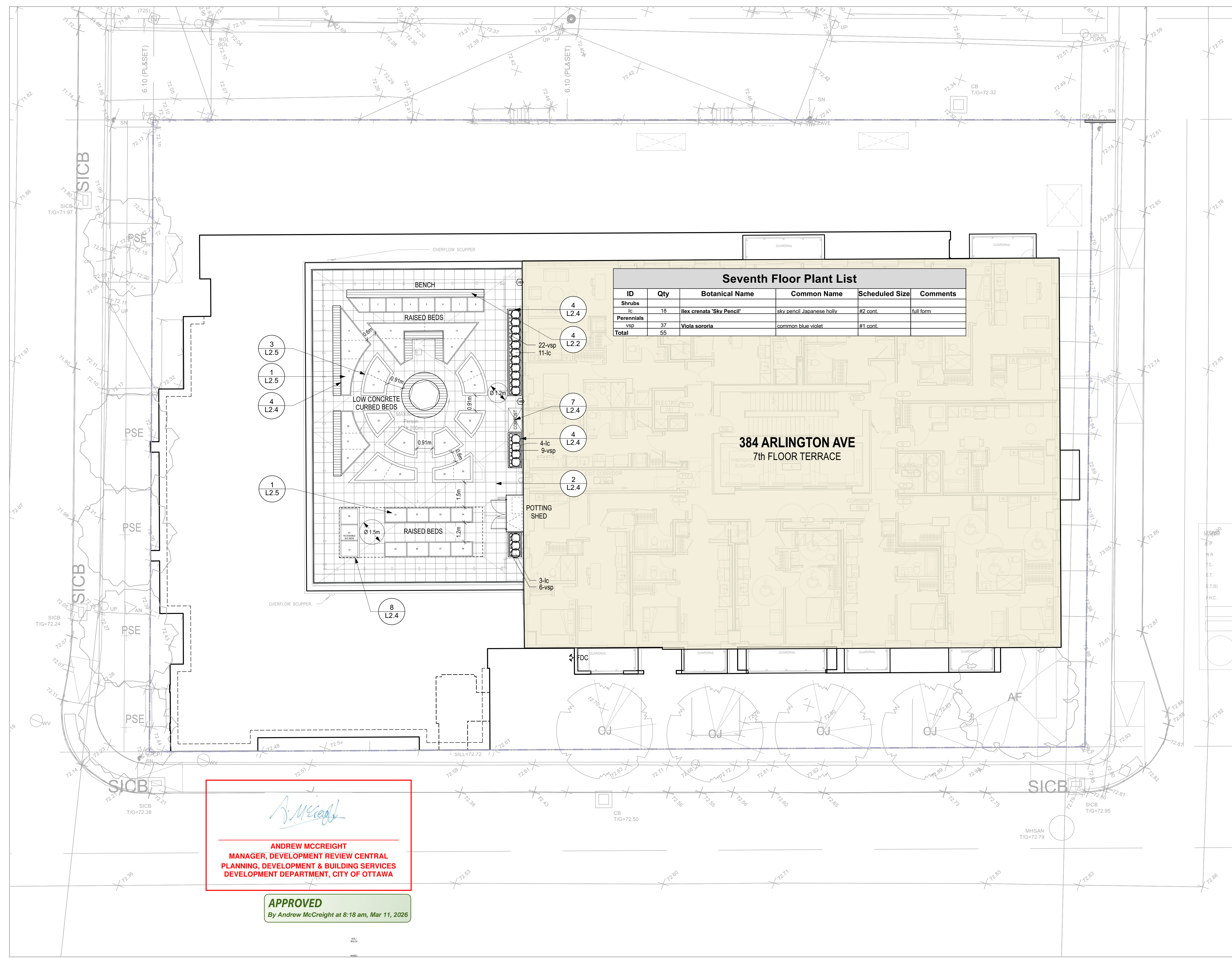
Client  
**Windmill Developments**  
Toronto, ON

Project  
**384 ARLINGTON AVE**  
OTTAWA, ON

Property Identification Number: 04105-0128

Drawing Title  
**Materials Plan - 4th Floor**

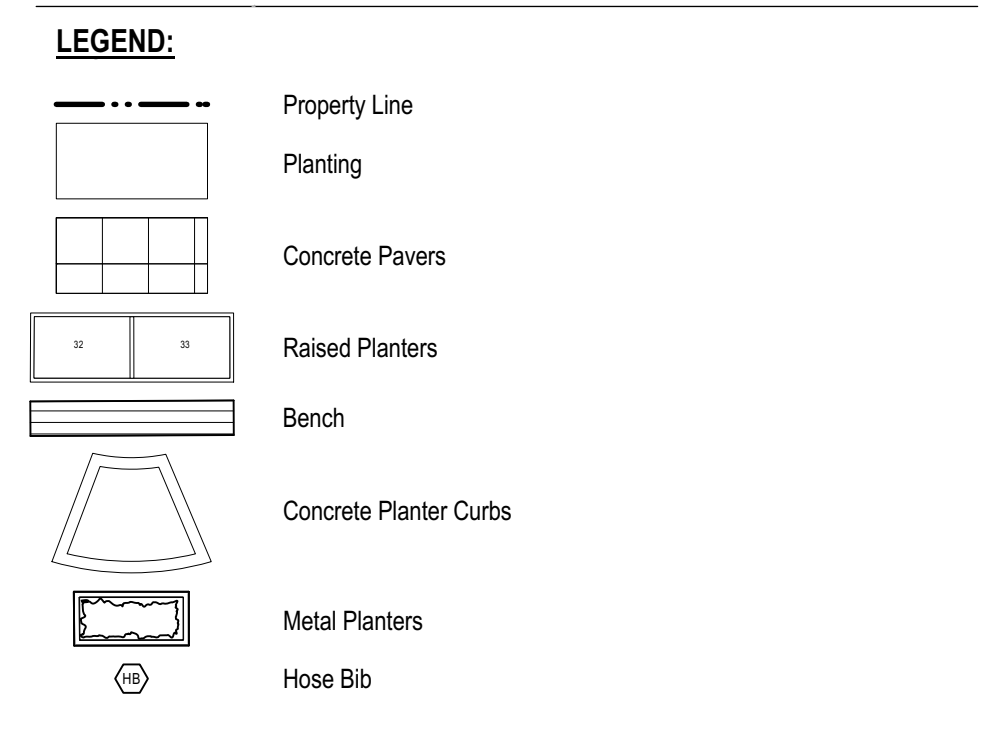
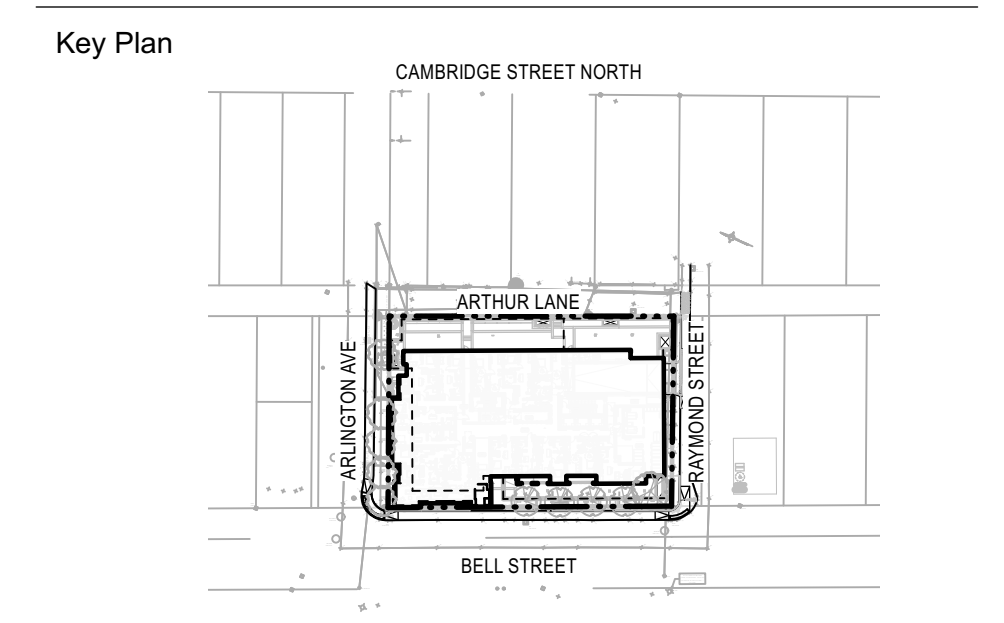
Scale: \_\_\_\_\_ Project # \_\_\_\_\_  
Designed By: SB 0.001  
Drawn By: KG/NS Drawing # \_\_\_\_\_  
Approved By: SB  
Date: 10/13/21 **L1.2**



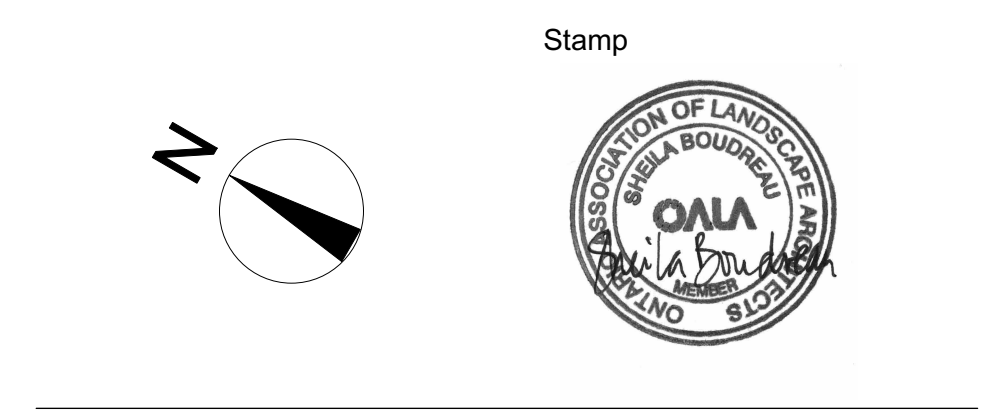
ID	Qty	Botanical Name	Common Name	Scheduled Size	Comments
<b>Shrubs</b>					
lc	18	<i>Ilex crenata</i> 'Sky Pencil'	sky pencil Japanese holly	#2 cont.	full form
<b>Perennials</b>					
vsp	37	<i>Viola sororia</i>	common blue violet	#1 cont.	
<b>Total</b>	<b>55</b>				

  
**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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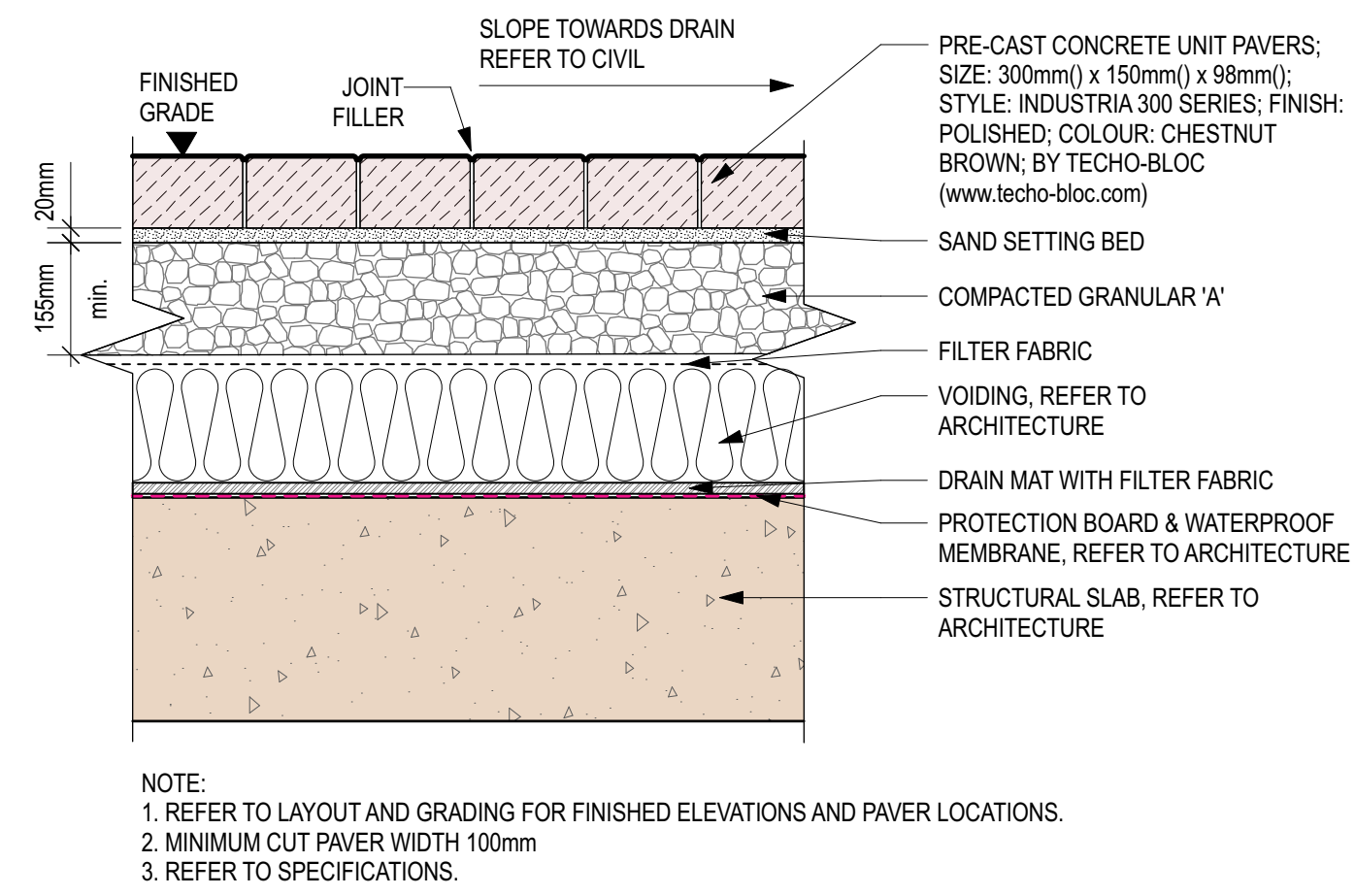
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Client  
**Windmill Developments**  
 Toronto, ON

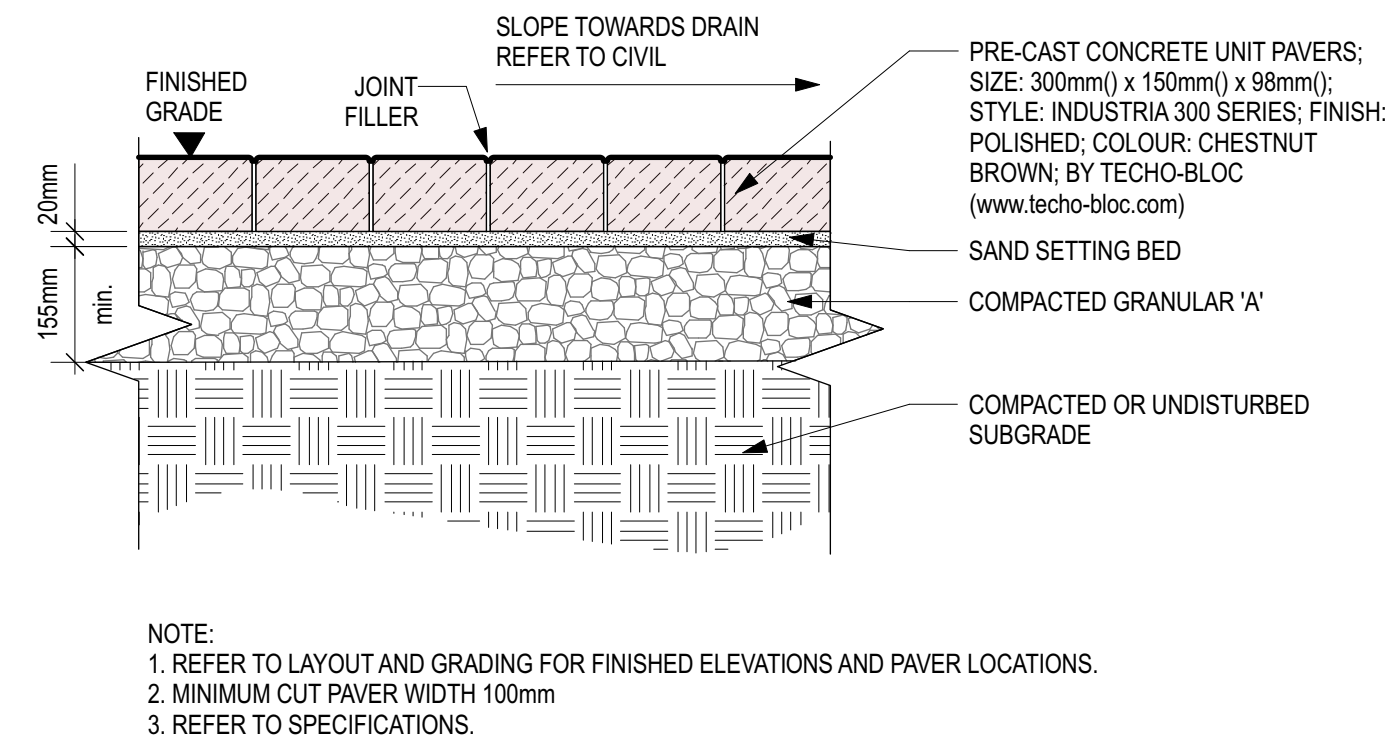
Project  
**384 ARLINGTON AVE**  
**OTTAWA, ON**  
 Property Identification Number: 04105-0128

Drawing Title  
**Landscape Plan - 7th Floor**

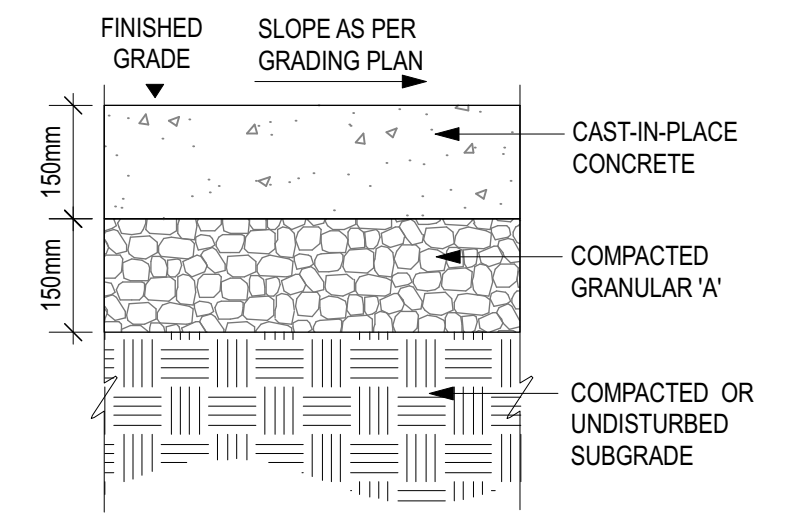
Scale:	Project #
Designed By: SB	0.001
Drawn By: KG/NS	Drawing #
Approved By: SB	<b>L1.3</b>
Date: 10/13/21	



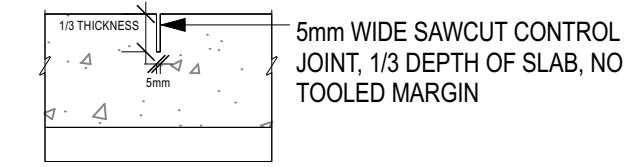
1 DETAIL: Concrete Pavers on Slab  
Scale: 1:10



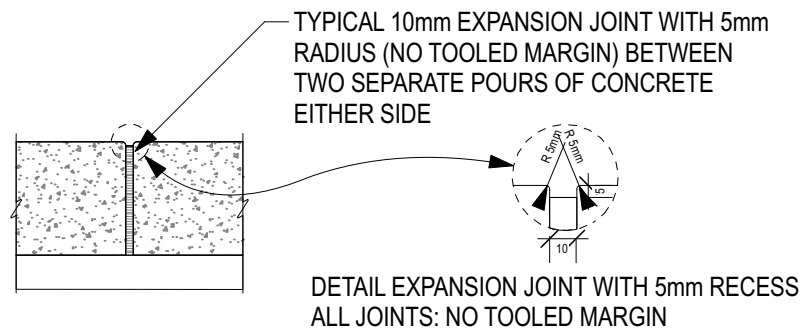
2 DETAIL: Concrete Pavers at Grade  
Scale: 1:10



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



4 DETAIL: Control Joint  
Scale: 1:10

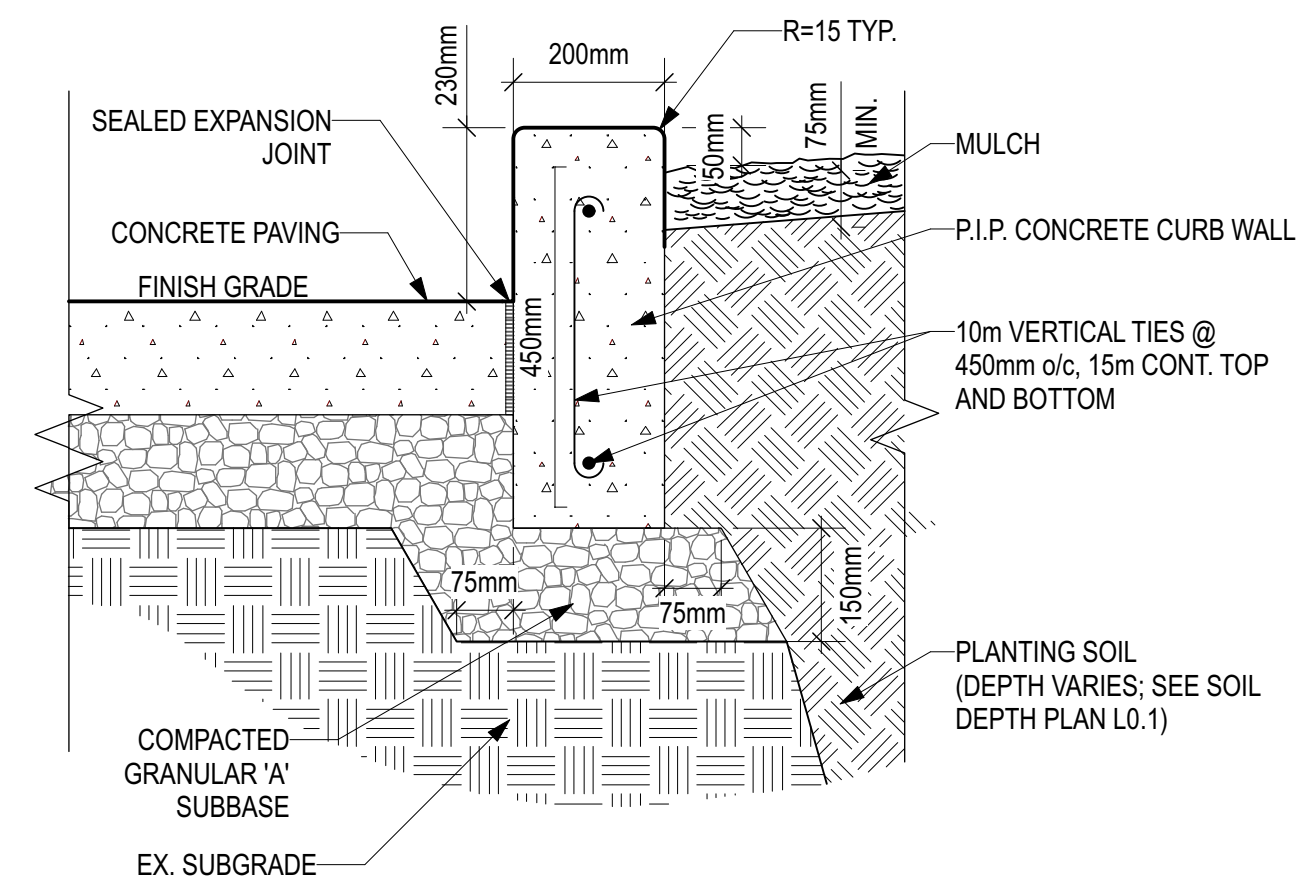


5 DETAIL: Expansion Joint  
Scale: 1:10

NOTE:  
1. REFER TO LAYOUT AND GRADING FOR FINISHED ELEVATIONS AND PAVER LOCATIONS.  
2. MINIMUM CUT PAVER WIDTH 100mm  
3. REFER TO SPECIFICATIONS.

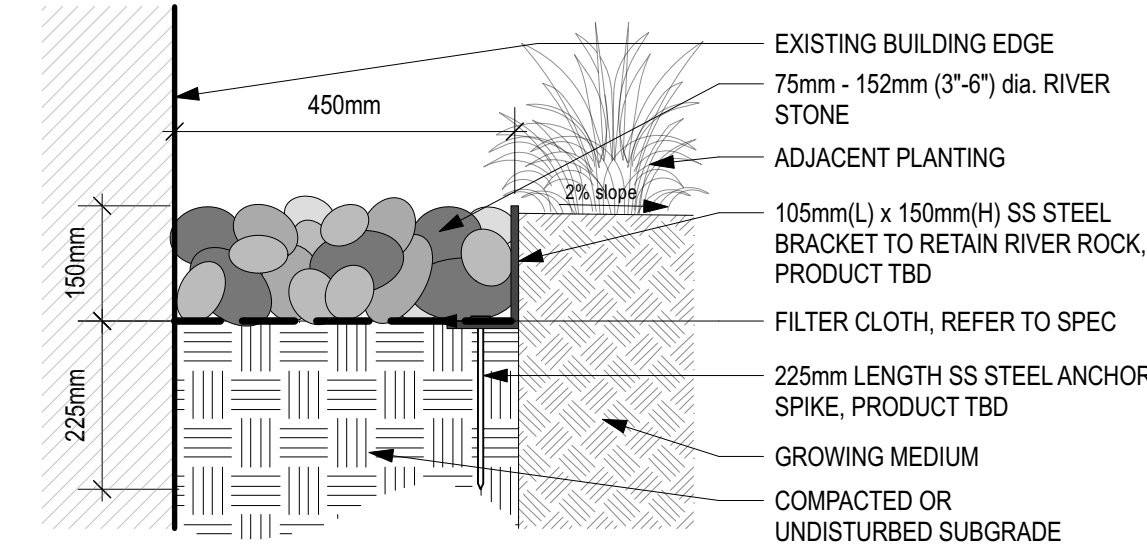
NOTE:  
1. REFER TO LAYOUT AND GRADING FOR FINISHED ELEVATIONS AND PAVER LOCATIONS.  
2. MINIMUM CUT PAVER WIDTH 100mm  
3. REFER TO SPECIFICATIONS.

NOTES:  
1. CONCRETE TO BE 32MPa COMPRESSIVE STRENGTH AT 28 DAYS WITH 5-7% AIR ENTRAINMENT.  
2. BROOM FINISH PERPENDICULAR TO ROAD CURB OR ACROSS DIRECTION OF WALKWAY. NO TOOLED MARGINS.  
3. REFER TO LAYOUT PLAN FOR JOINT PATTERN LAYOUT.  
4. CONTROL JOINTS SHALL BE SPACED AT 1.2m O.C. UNLESS NOTED OTHERWISE.  
5. EXPANSION JOINTS SHALL BE SPACED AT 6.0m O.C. MAX. UNLESS NOTED OTHERWISE.



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

NOTES:  
1. REFER SPECIFICATIONS AND CITY STANDARD DETAILS.



7 DETAIL: Drip Strip  
Scale: 1:10

**LEDGEROCK**

**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:**

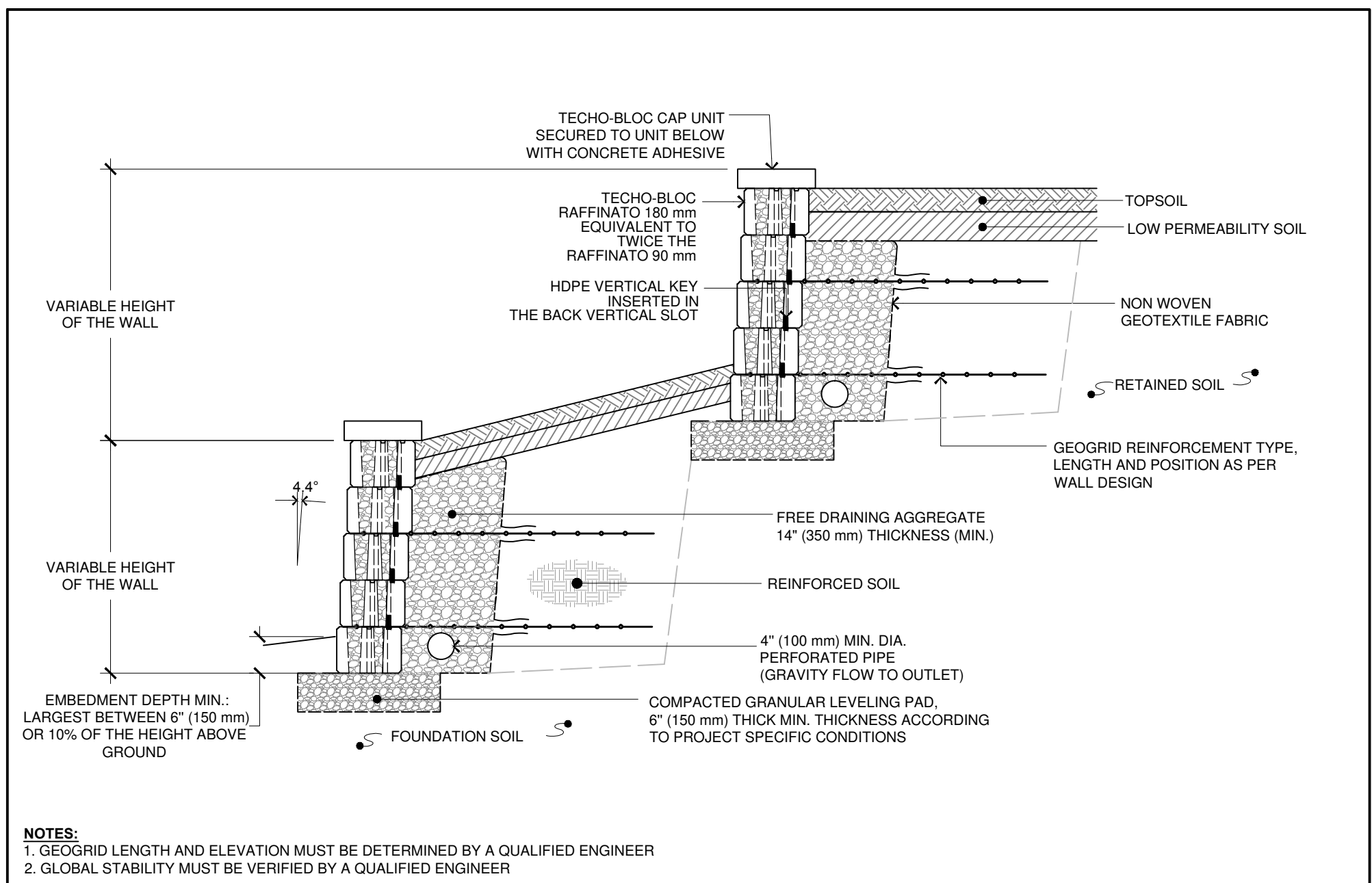
- Eramosa

**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.



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

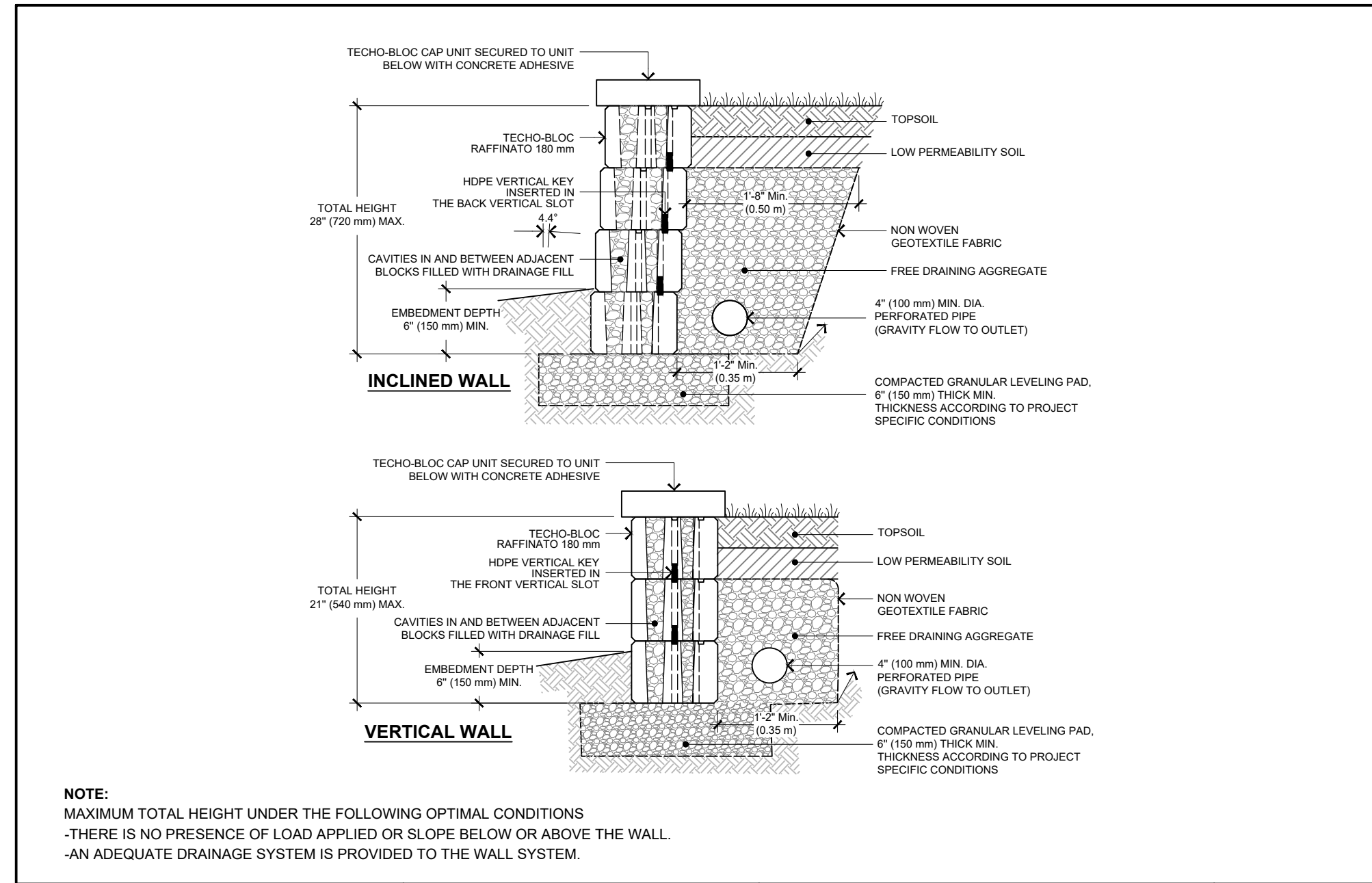
TECHO-BLOC RAFFINATO BLOCK TYPICAL TIERED WALL CROSS SECTION

TECHO-BLOC RETAINING WALL SYSTEMS TYPICAL WALL DETAILS

DATE: 2020-02-07  
DRAWN BY: I.G.  
SCALE: NONE  
SHEET: 1/1  
FILE: TECTO/RAFFINATO/020424

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.

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



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

TECHO-BLOC 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: TECTO/08 (08) RAFFINATO/020424

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*Andrew McCreight*

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PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

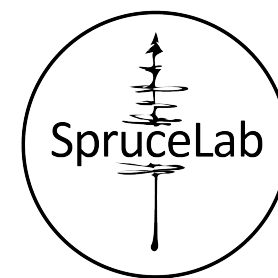
**APPROVED**  
By Andrew McCreight at 8:18 am, Mar 11, 2026

Key Plan

Legend

10		
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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
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Stamp



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Client

**Windmill Developments**  
Toronto, ON

Project

**384 ARLINGTON AVE**  
OTTAWA, ON

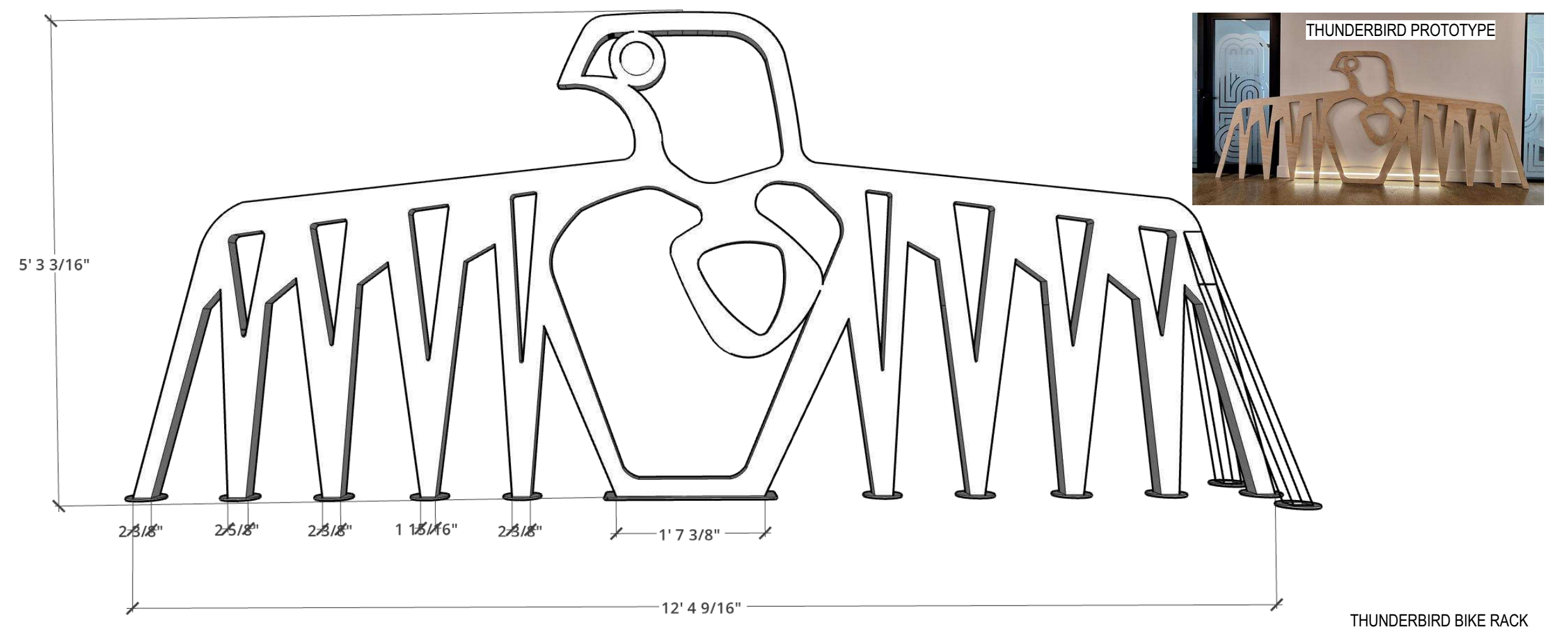
Property Identification Number: 04105-0128

Drawing Title

**Landscape Details - Ground Floor**

Scale: \_\_\_\_\_ Project # \_\_\_\_\_  
Designed By: SB 0.001  
Drawn By: KG/NS \_\_\_\_\_ Drawing # \_\_\_\_\_  
Approved By: SB \_\_\_\_\_  
Date: 10/13/21 **L2.1**

File#: D07-12-24-0127, Plan#: 19189



THUNDERBIRD BIKE RACK  
CUSTOM DESIGNED BY DBAAJMOVIN

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

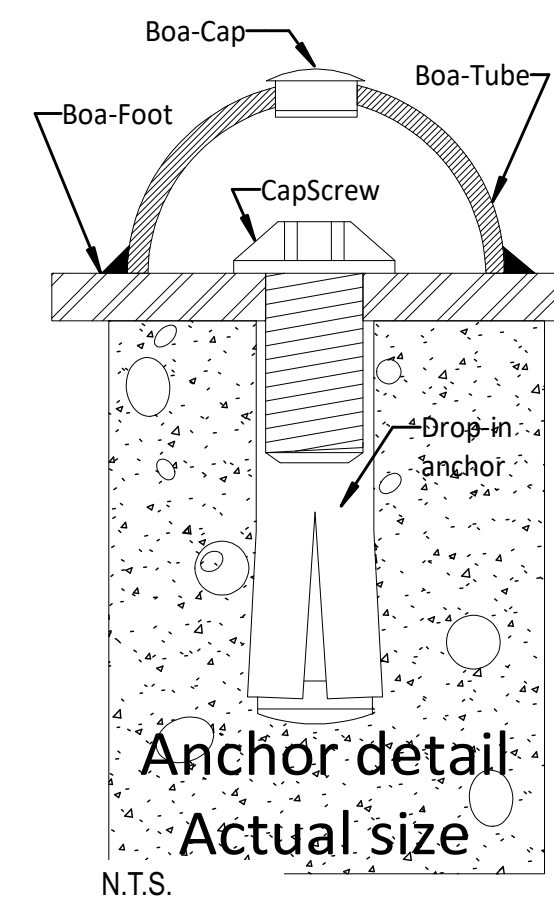
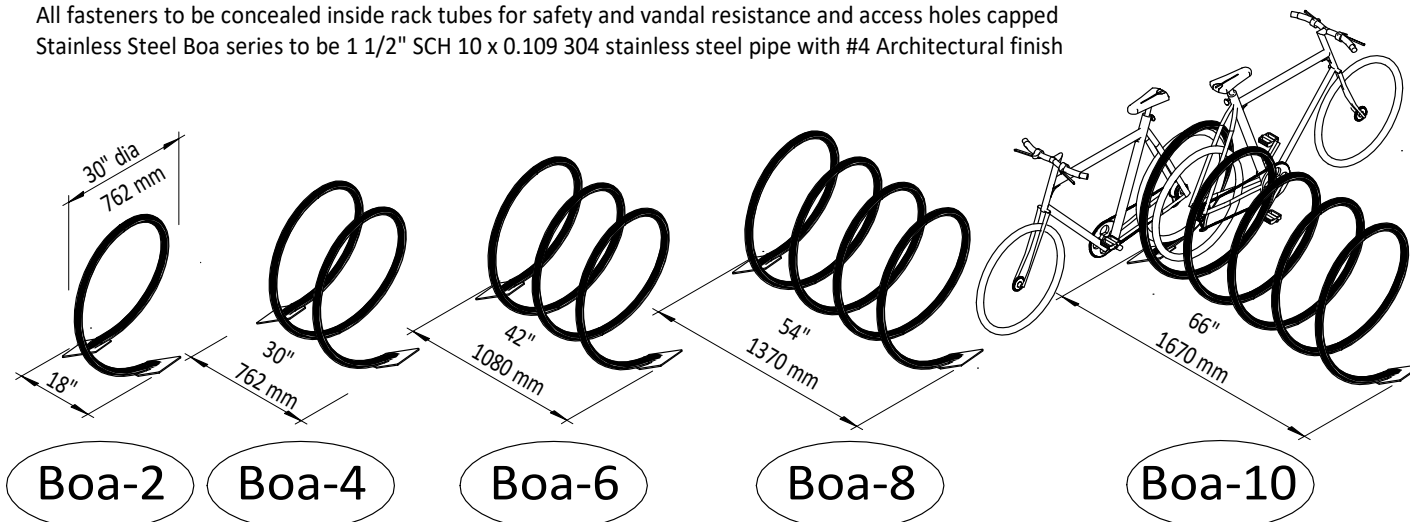
**DOBRA DESIGN**  
BIKE RACK SYSTEMS

Multiple Series

the Boa series™

STANDARD SPECIFICATIONS

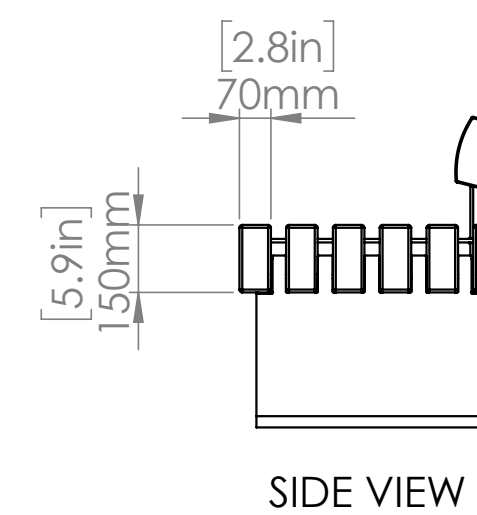
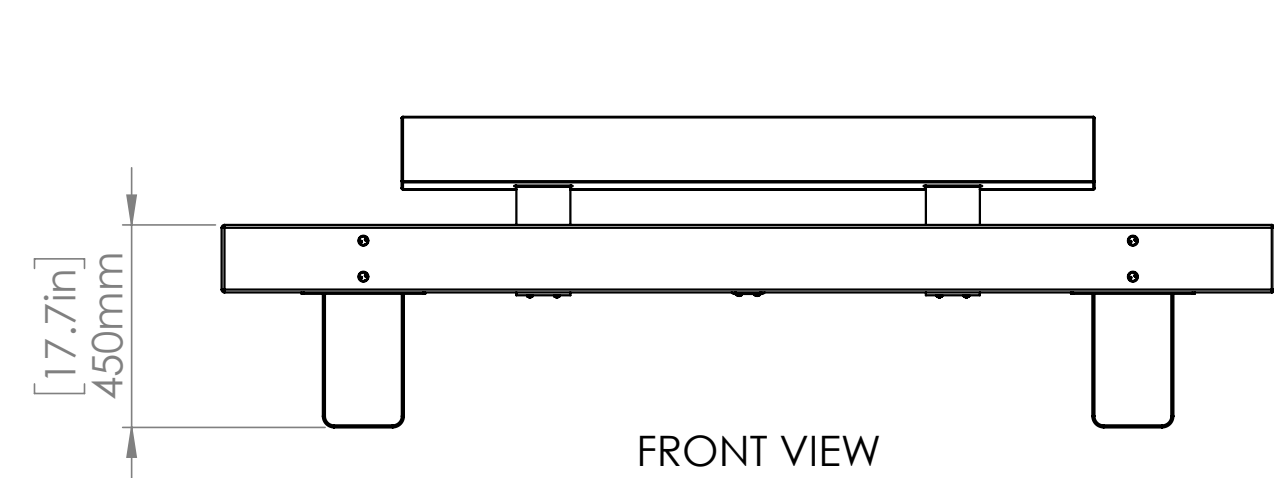
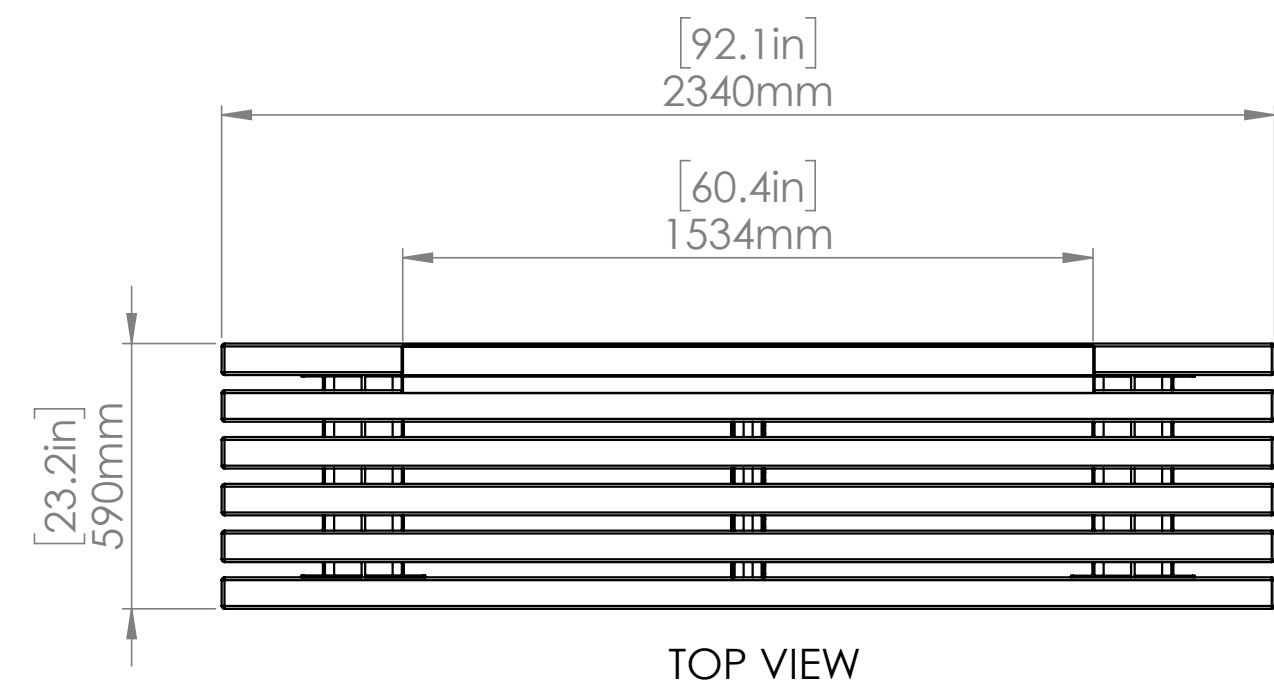
Boa model, as manufactured by Dobra Design, Vancouver BC. (604-733-9486) info@dobradesign.com  
Material to be Hollow Structural Steel Tubing, 1.900 x 0.100" (48mm x 2.24mm) ASTM A500C  
Preparation to be by Mechanical and Chemical cleaning and Iron Phosphate treatment  
Finish to be electrostatic polyester 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.

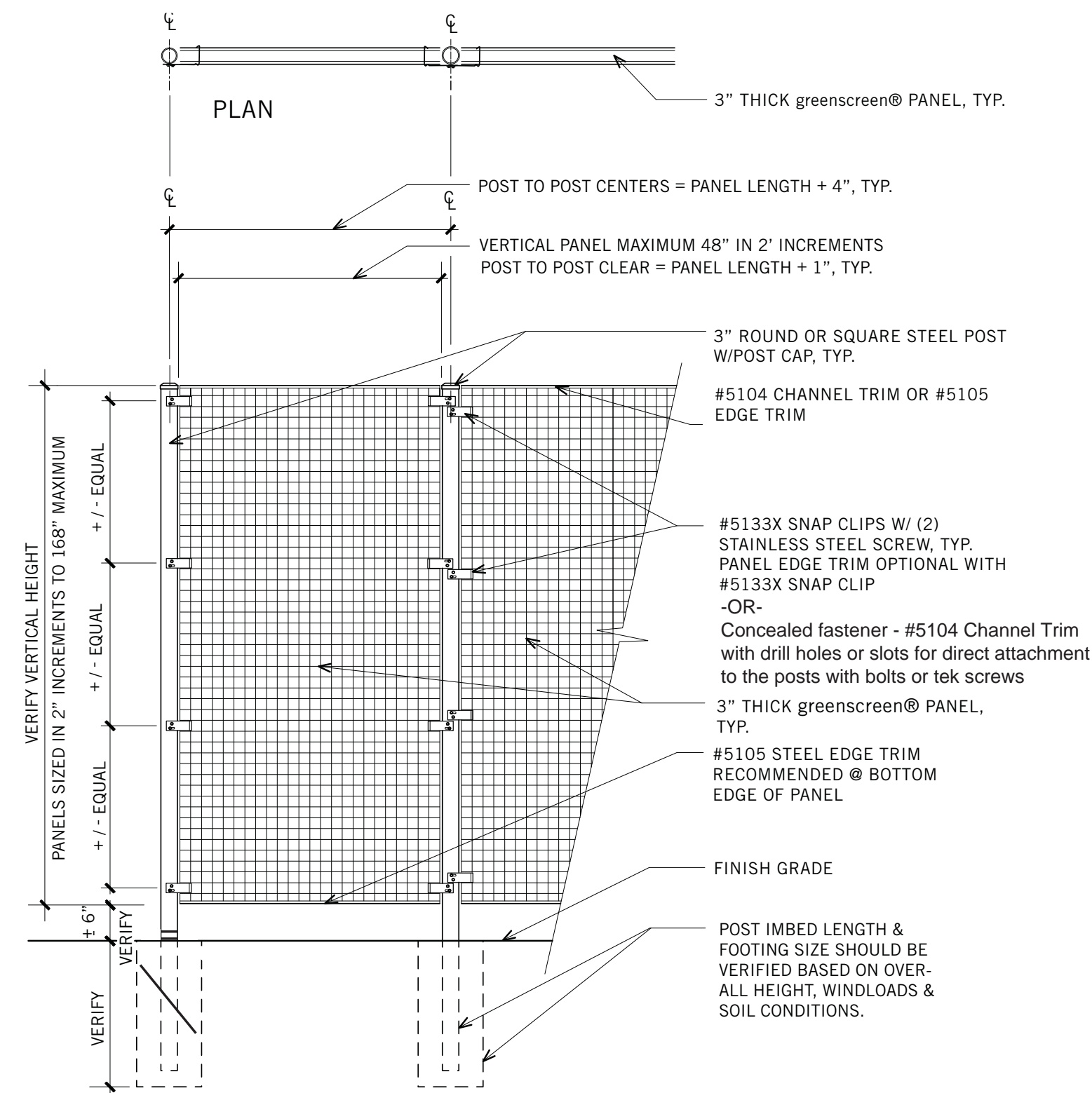
Robust bench with 6 beams and steel supports, 4 - 6 seater, extendable with extension set



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.



3 DETAIL: Freestanding Vertical Greenscreen  
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



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.

Stamp



10		
9		
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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

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

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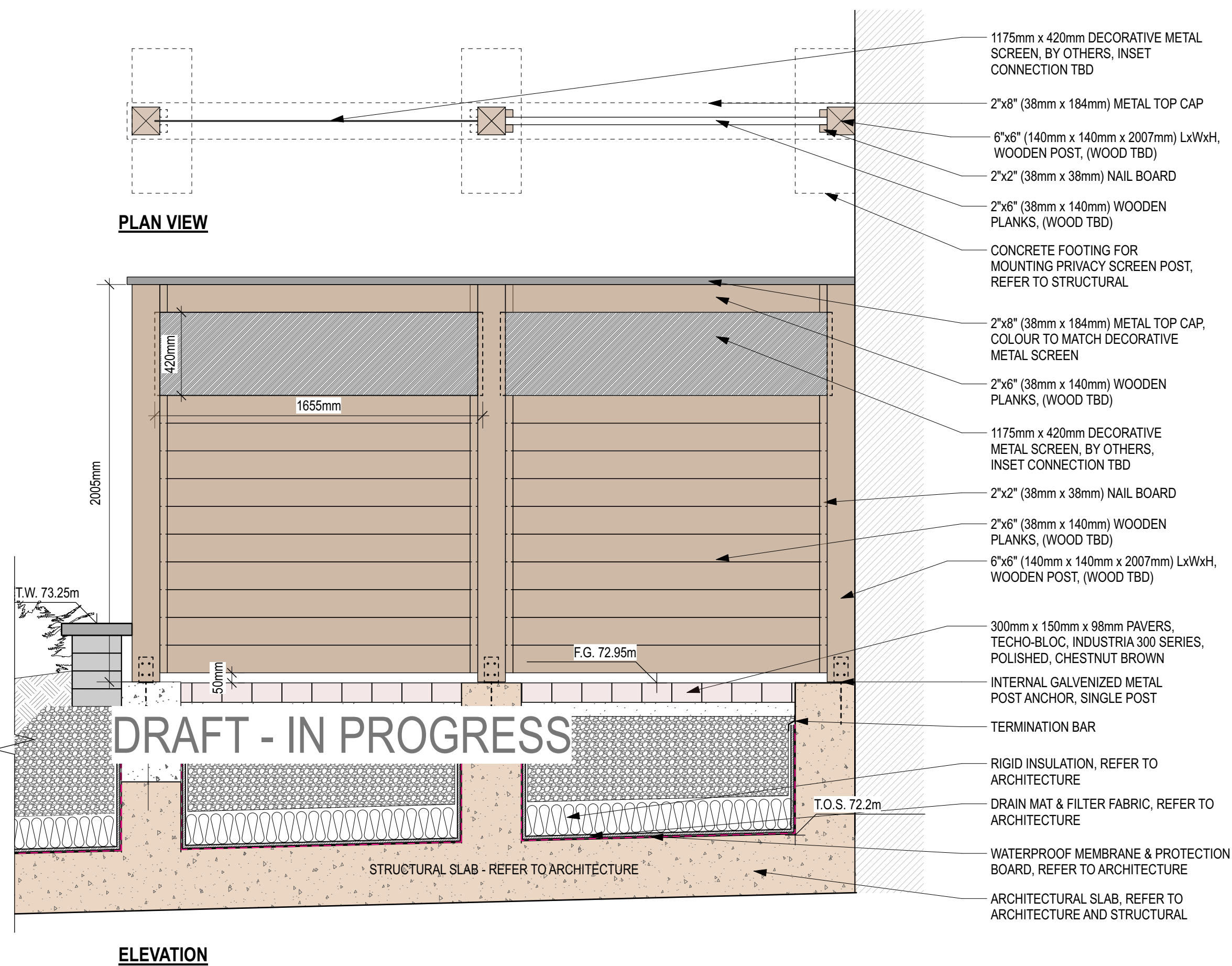
Client  
**Windmill Developments**  
Toronto, ON

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

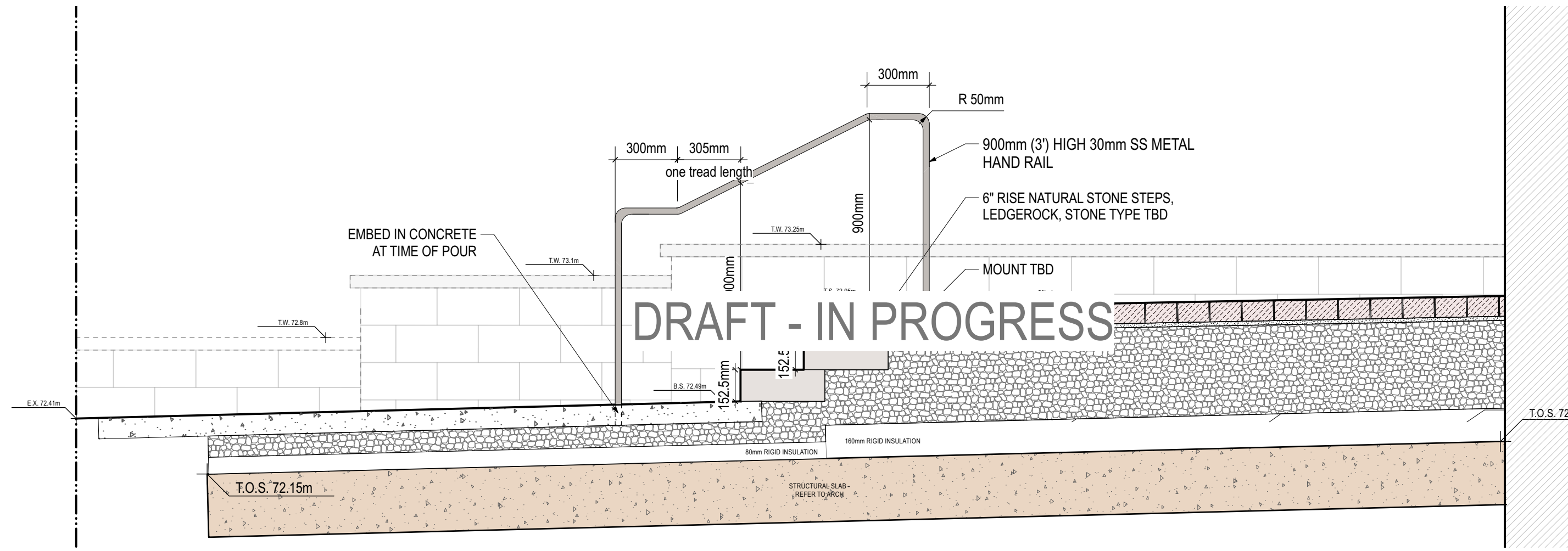
Drawing Title  
**Landscape Details - Ground Floor**

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

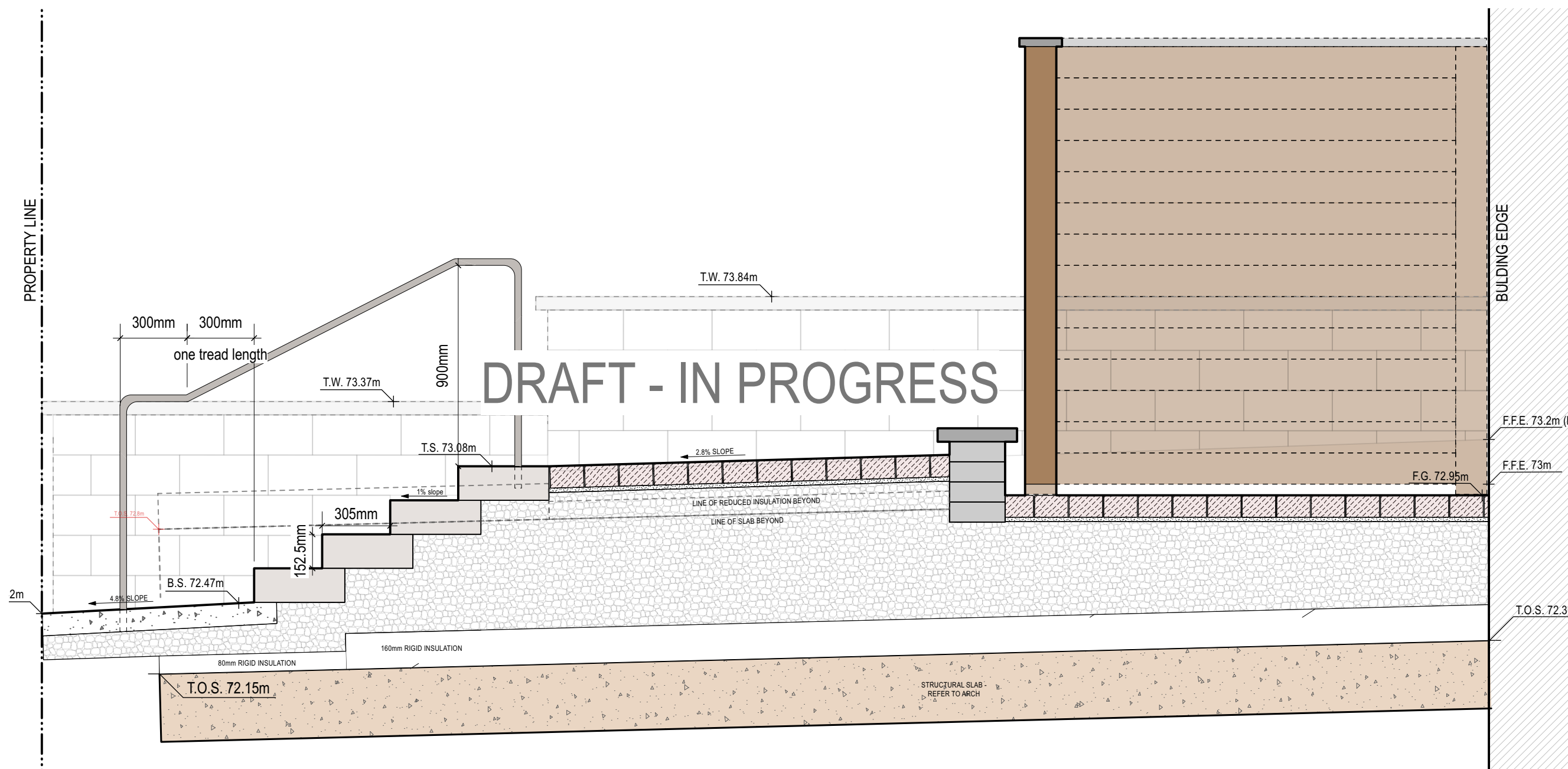
**L2.2**



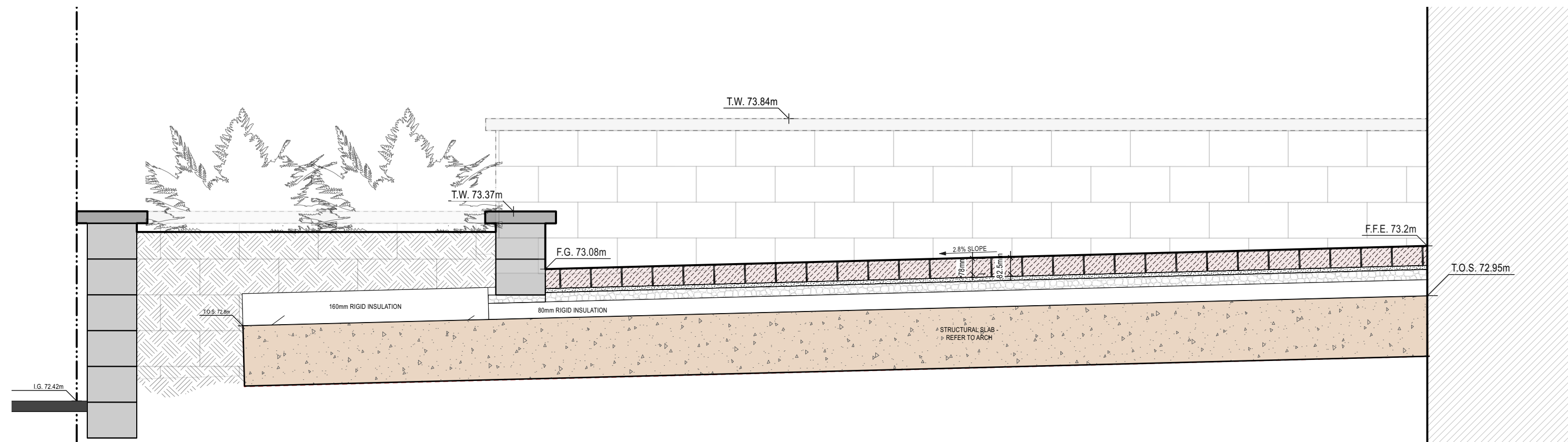
5 DETAIL: Privacy Screen  
Scale: 1:20



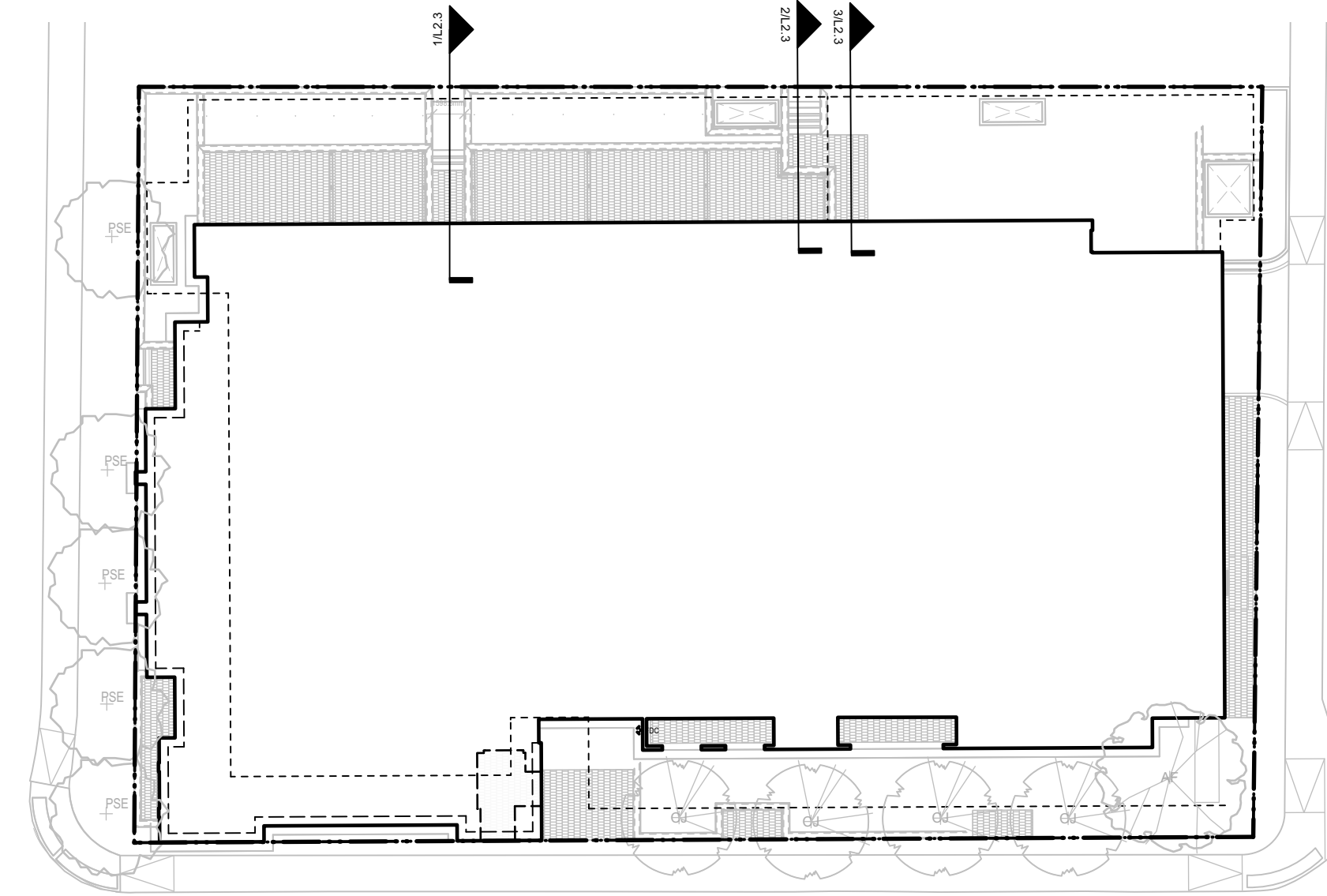
1 DETAIL: Steps & Handrail at Arthur Lane towards Arlington Street  
Scale: 1:20



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



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



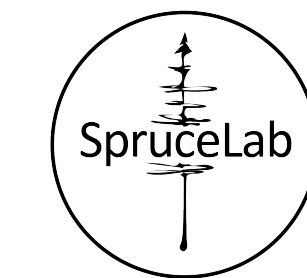
PLAN  
1:300

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#: D07-1524-01Z7\_Plan: 19/89

**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**

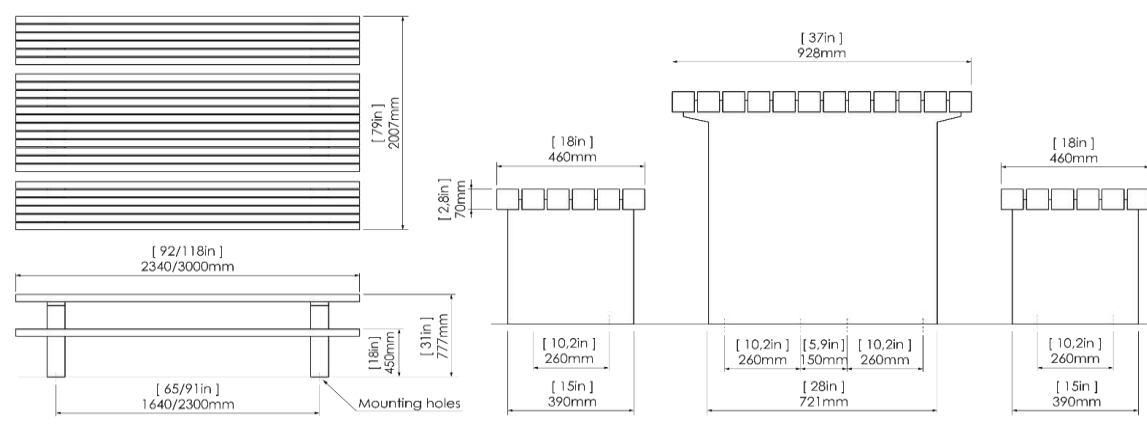
Dimensions Table: ca. 234x300x93x78cm | 92/118x37x31" (l×w×h)  
Seats: ca. 234x300x46x45cm | 92/118x18x18" (l×w×h)

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

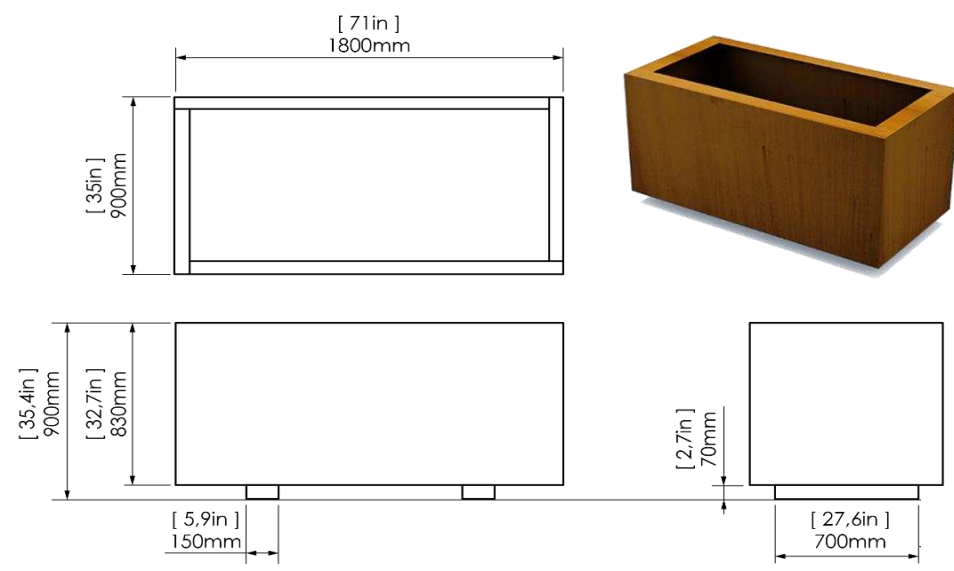
Weight Empty ca. 220 kg | 485 lbs  
Filled with soil approx. 2515kg | 5545 lbs (based on 1700 kg / m³)

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®**



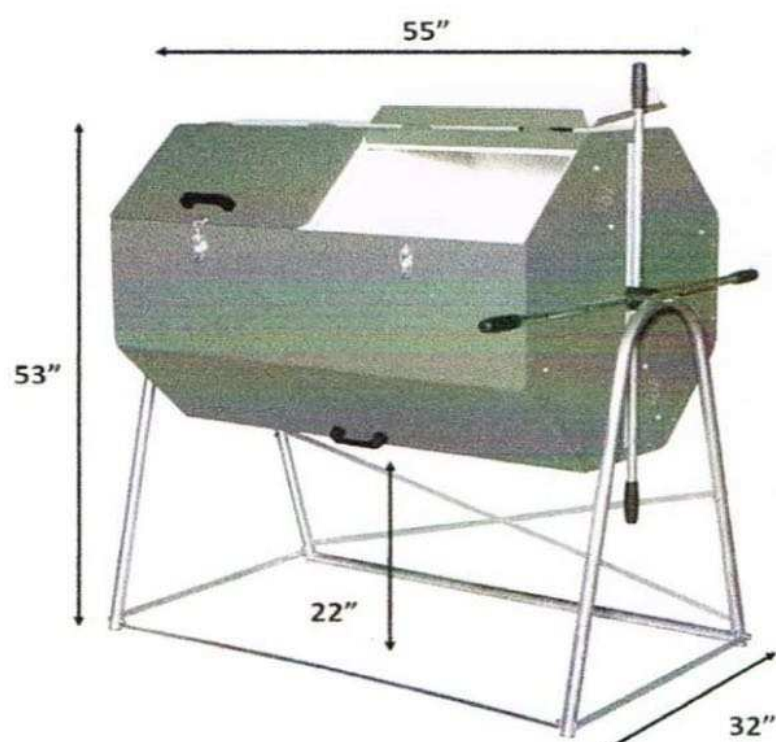
NOTE: TO BE CUSTOM DESIGNED TO THE FOLLOWING HEIGHT DIMENSION



\*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**

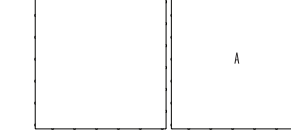
Scale: N.T.S.



**INDUSTRIA Slab**

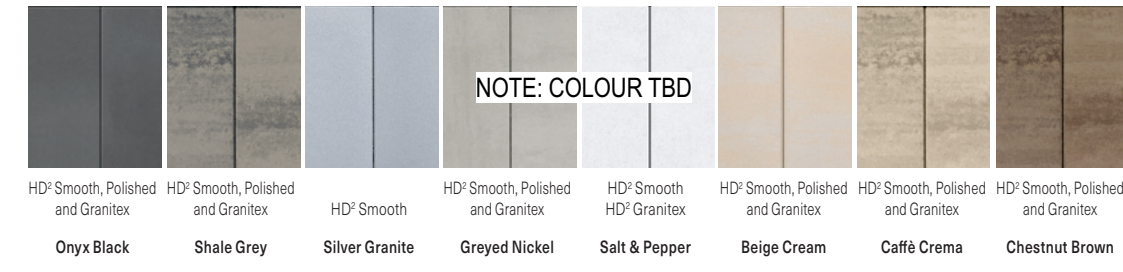
DESCRIPTION: Slab Texture: HD<sup>2</sup> Smooth, HD<sup>2</sup> Granitex or HD<sup>2</sup> Polished

600 x 600



HD<sup>2</sup> SMOOTH AND HD<sup>2</sup> GRANITEX

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



NOTE: COLOUR TBD

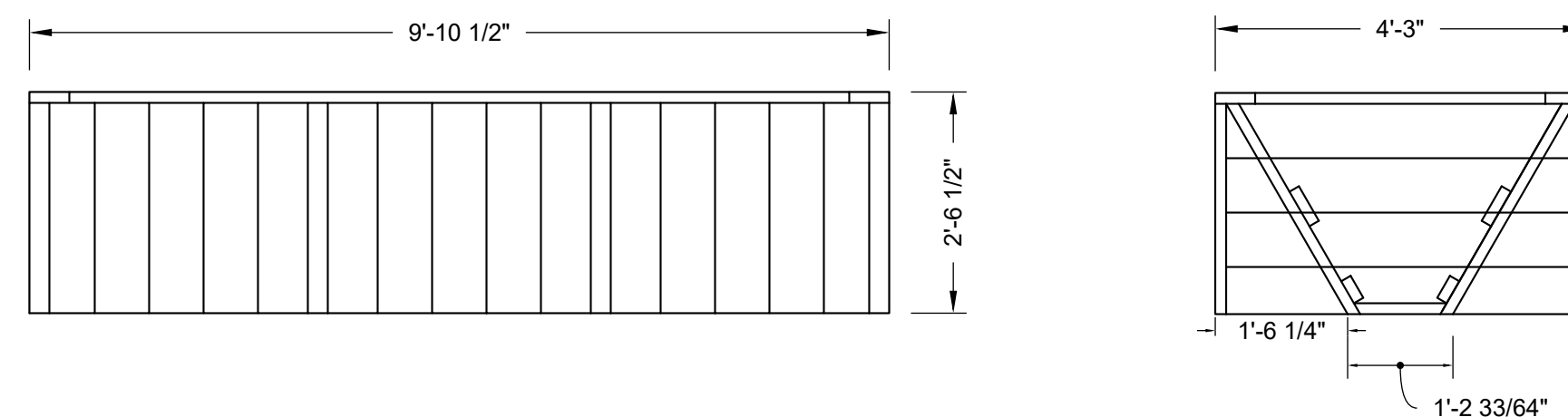
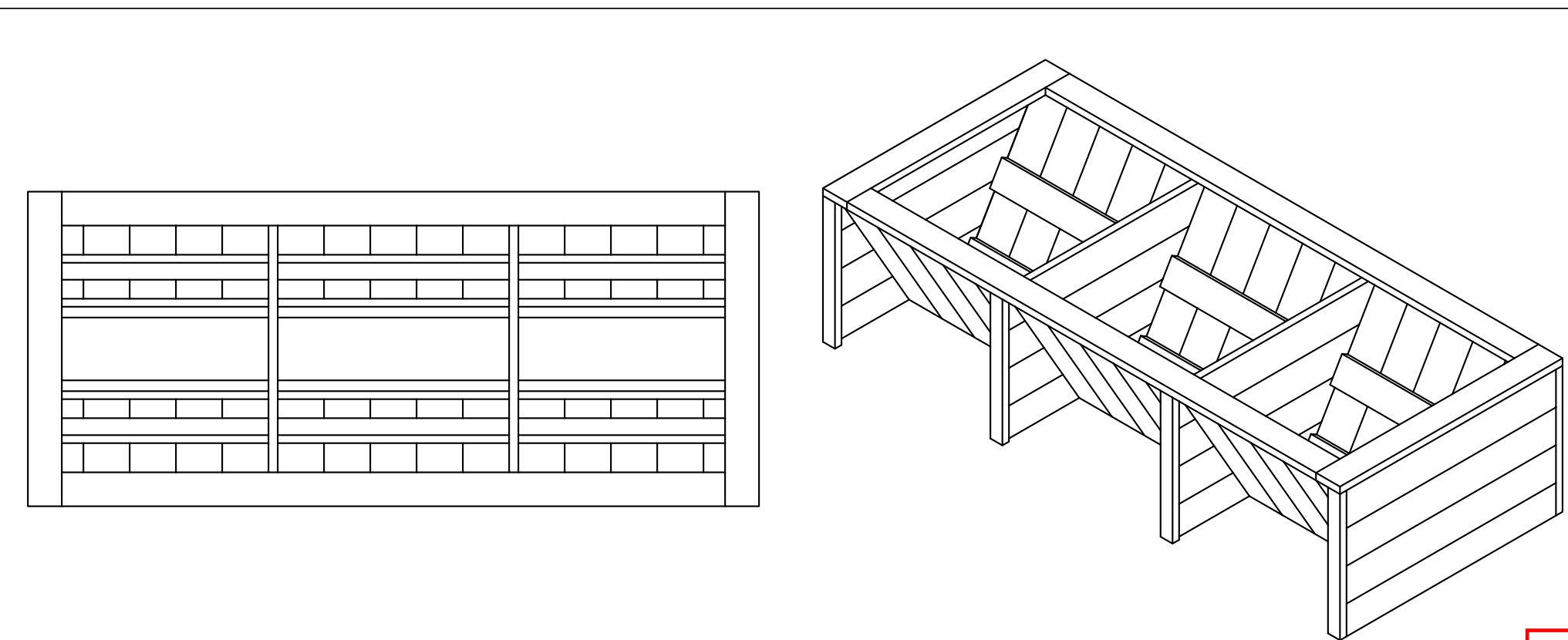
**2 DETAIL: Pavers on Pedestals**

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**

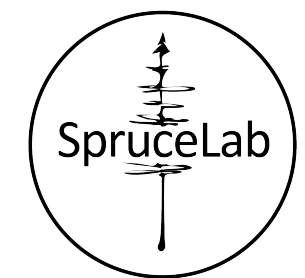
Scale: N.T.S.

Key Plan

Legend

10		
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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 - Floors 4 & 7**

**Floors 4 & 7** Project # 0.001

Designed By: SB

Drawn By: KG/NS

Approved By: SB

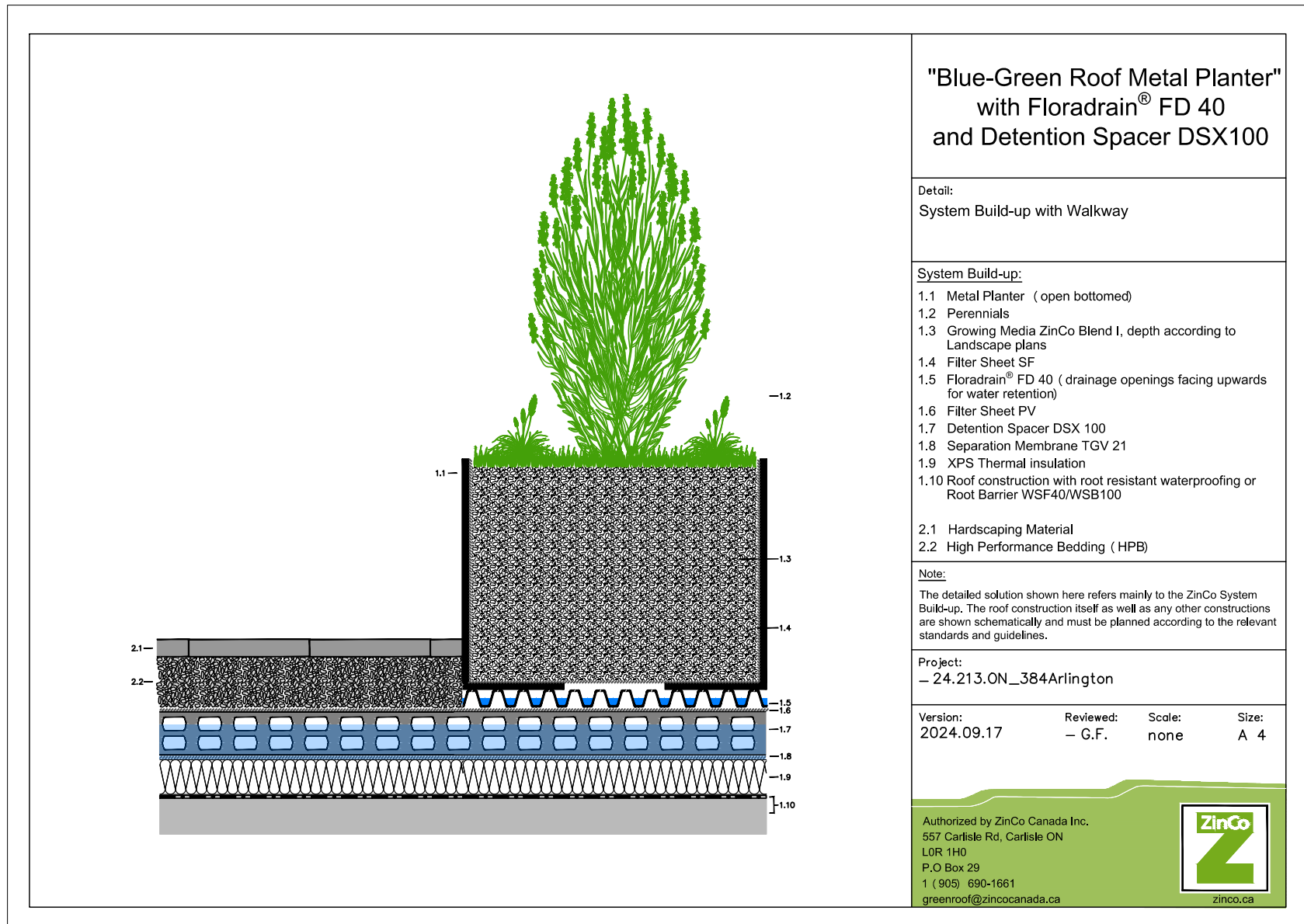
Date: 10/13/21

**L2.4** Drawing #

File#: D07-15-24-017, Panel: 19/89

*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



**"Blue-Green Roof Metal Planter" with Floradrain® FD 40 and Detention Spacer DSX100**

Detail:  
System Build-up with Walkway

**System Build-up:**

- 1.1 Metal Planter (open bottomed)
- 1.2 Perennials
- 1.3 Growing Media ZnCo Blend L, depth according to Landscape plans
- 1.4 Filter Sheet SF
- 1.5 Floradrain® FD 40 (drainage openings facing upwards for water retention)
- 1.6 Filter Sheet PV
- 1.7 Detention Spacer DSX 100
- 1.8 Separation Membrane TGV 21
- 1.9 XPS Thermal insulation
- 1.10 Roof construction with root resistant waterproofing or Root Barrier WSF40/WSB100
- 2.1 Hardscaping Material
- 2.2 High Performance Bedding (HPB)

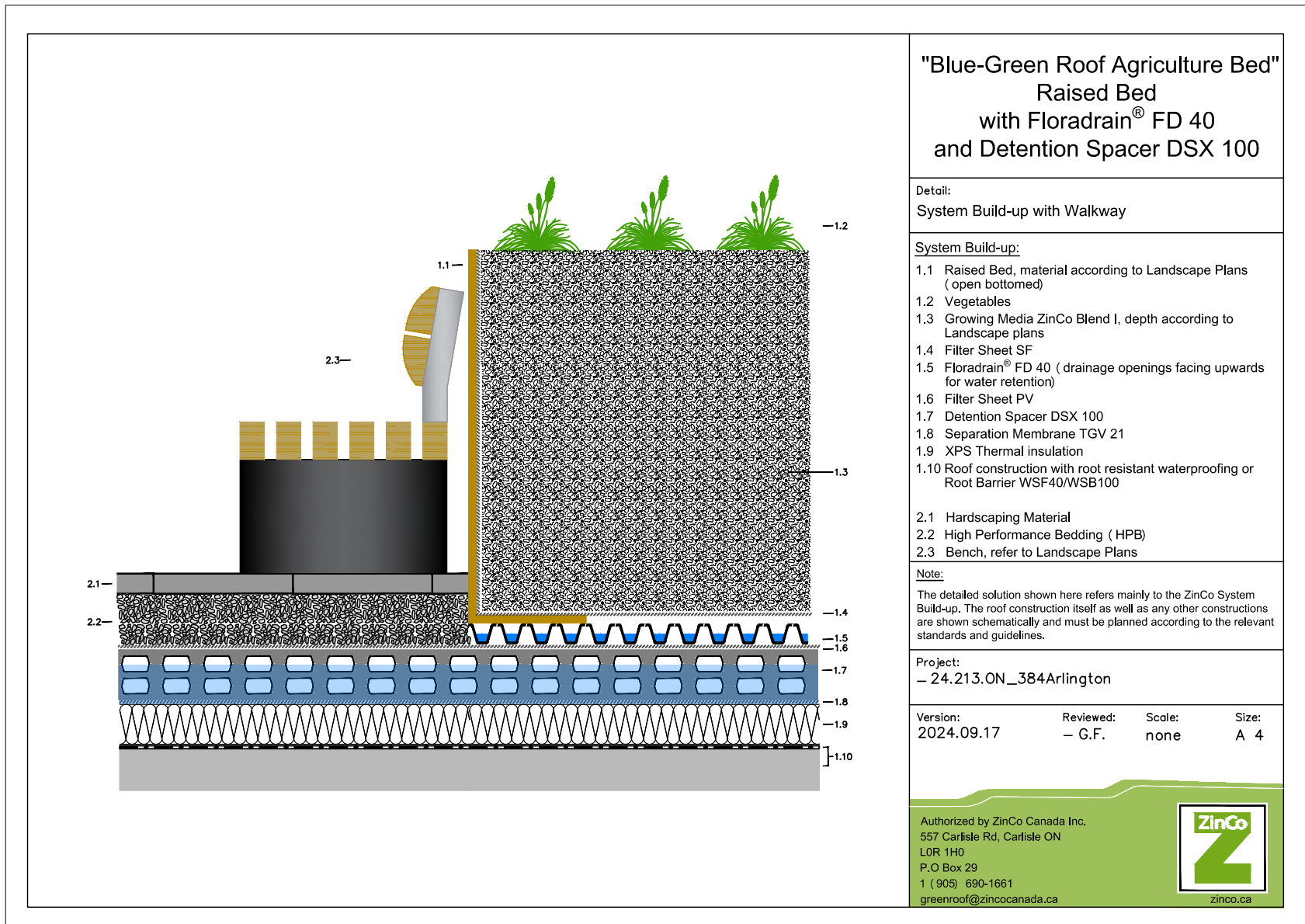
**Note:**  
The detailed solution shown here refers mainly to the ZnCo System Build-up. The roof construction itself as well as any other construction are shown schematically and must be planned according to the relevant standards and guidelines.

Project:  
- 24.213.ON\_384Arlington

Version: 2024.09.17    Reviewed: - G.F.    Scale: none    Size: A 4

Authorized by ZnCo Canada Inc.  
557 Carlisle Rd., Carlisle ON L0R 1H0  
P.O. Box 29  
1 (905) 690-1661  
greenroof@zincocoanada.ca

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



**"Blue-Green Roof Agriculture Bed" Raised Bed with Floradrain® FD 40 and Detention Spacer DSX 100**

Detail:  
System Build-up with Walkway

**System Build-up:**

- 1.1 Raised Bed, material according to Landscape Plans (open bottomed)
- 1.2 Vegetables
- 1.3 Growing Media ZnCo Blend L, depth according to Landscape plans
- 1.4 Filter Sheet SF
- 1.5 Floradrain® FD 40 (drainage openings facing upwards for water retention)
- 1.6 Filter Sheet PV
- 1.7 Detention Spacer DSX 100
- 1.8 Separation Membrane TGV 21
- 1.9 XPS Thermal insulation
- 1.10 Roof construction with root resistant waterproofing or Root Barrier WSF40/WSB100
- 2.1 Hardscaping Material
- 2.2 High Performance Bedding (HPB)
- 2.3 Bench, refer to Landscape Plans

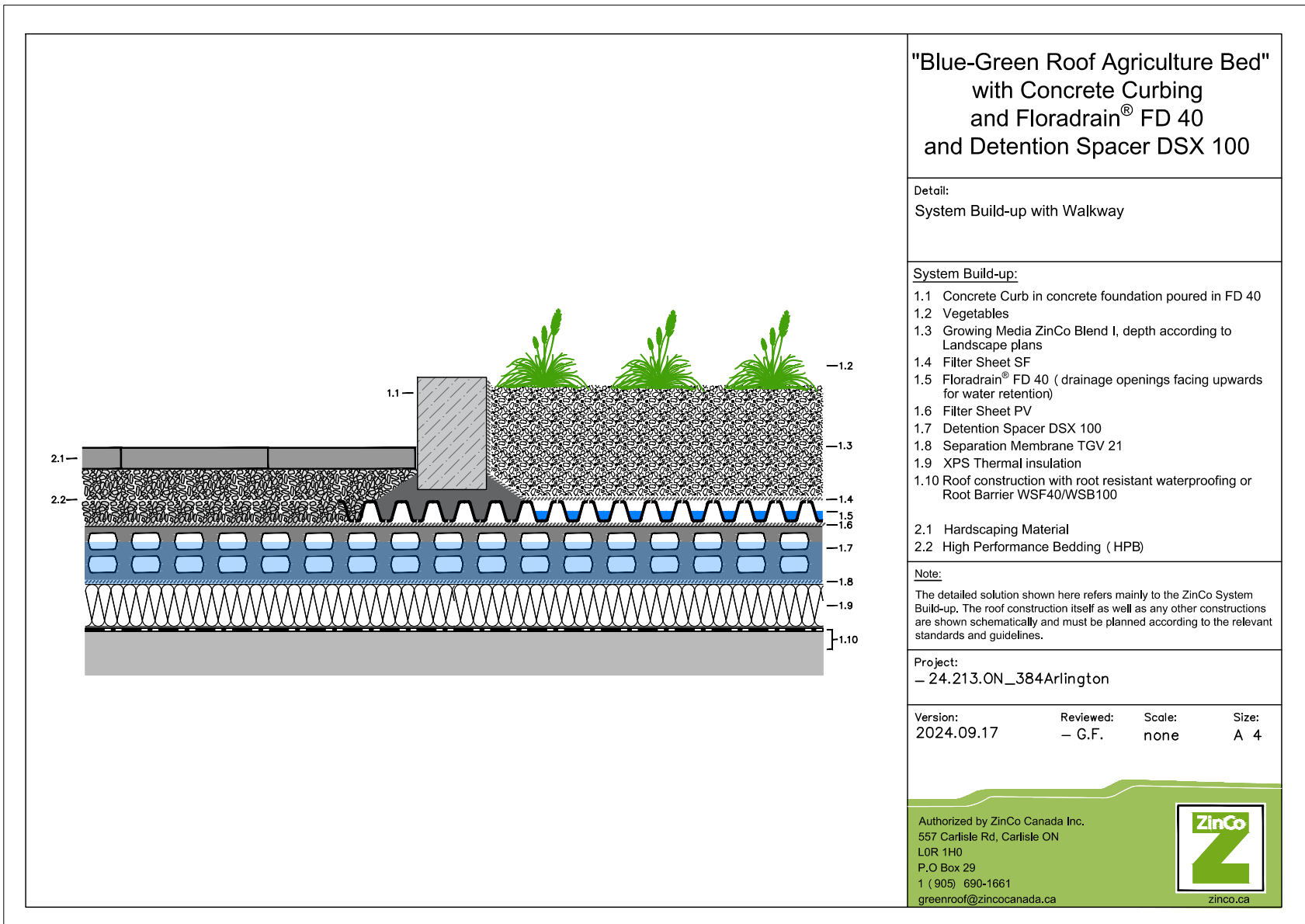
**Note:**  
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Project:  
- 24.213.ON\_384Arlington

Version: 2024.09.17    Reviewed: - G.F.    Scale: none    Size: A 4

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P.O. Box 29  
1 (905) 690-1661  
greenroof@zincocoanada.ca

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



**"Blue-Green Roof Agriculture Bed" with Concrete Curbing and Floradrain® FD 40 and Detention Spacer DSX 100**

Detail:  
System Build-up with Walkway

**System Build-up:**

- 1.1 Concrete Curb in concrete foundation poured in FD 40
- 1.2 Vegetables
- 1.3 Growing Media ZnCo Blend L, depth according to Landscape plans
- 1.4 Filter Sheet SF
- 1.5 Floradrain® FD 40 (drainage openings facing upwards for water retention)
- 1.6 Filter Sheet PV
- 1.7 Detention Spacer DSX 100
- 1.8 Separation Membrane TGV 21
- 1.9 XPS Thermal insulation
- 1.10 Roof construction with root resistant waterproofing or Root Barrier WSF40/WSB100
- 2.1 Hardscaping Material
- 2.2 High Performance Bedding (HPB)

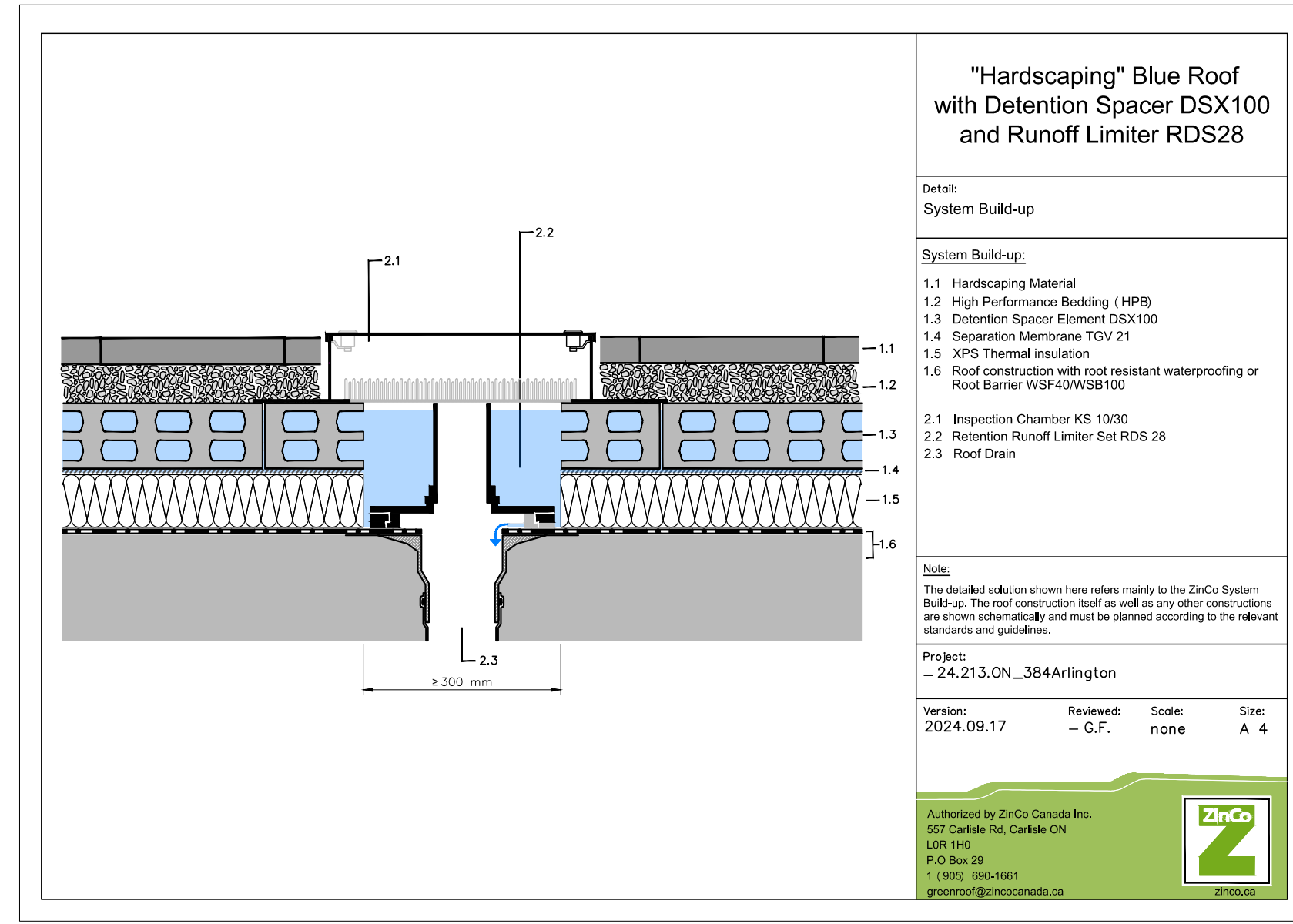
**Note:**  
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Project:  
- 24.213.ON\_384Arlington

Version: 2024.09.17    Reviewed: - G.F.    Scale: none    Size: A 4

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557 Carlisle Rd., Carlisle ON L0R 1H0  
P.O. Box 29  
1 (905) 690-1661  
greenroof@zincocoanada.ca

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



**"Hardscaping" Blue Roof with Detention Spacer DSX100 and Runoff Limiter RDS28**

Detail:  
System Build-up

**System Build-up:**

- 1.1 Hardscaping Material
- 1.2 High Performance Bedding (HPB)
- 1.3 Detention Spacer Element DSX100
- 1.4 Separation Membrane TGV 21
- 1.5 XPS Thermal insulation
- 1.6 Roof construction with root resistant waterproofing or Root Barrier WSF40/WSB100
- 2.1 Inspection Chamber KS 10/30
- 2.2 Retention Runoff Limiter Set RDS 28
- 2.3 Roof Drain

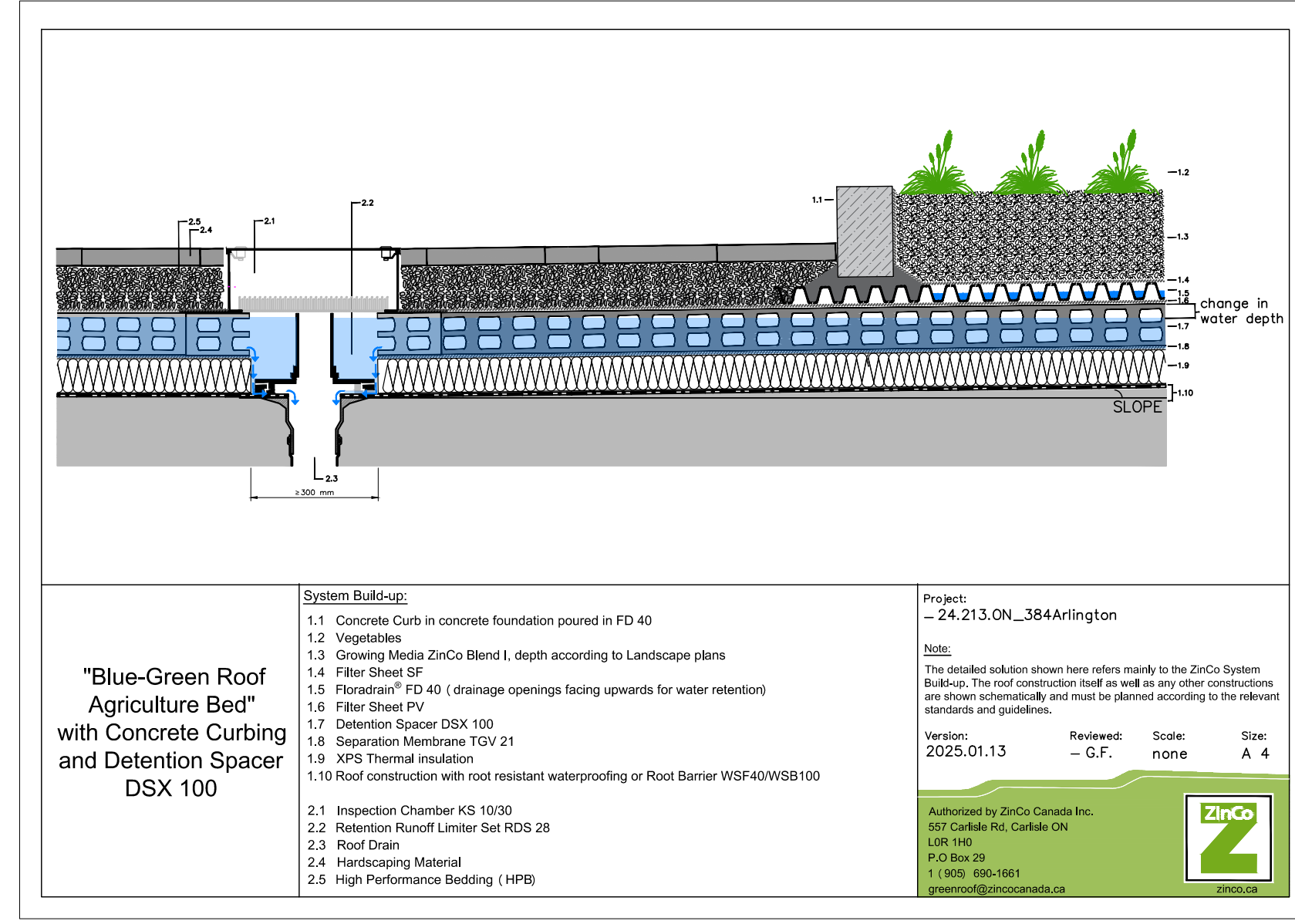
**Note:**  
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Project:  
- 24.213.ON\_384Arlington

Version: 2024.09.17    Reviewed: - G.F.    Scale: none    Size: A 4

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557 Carlisle Rd., Carlisle ON L0R 1H0  
P.O. Box 29  
1 (905) 690-1661  
greenroof@zincocoanada.ca

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



**"Blue-Green Roof Agriculture Bed" with Concrete Curbing and Detention Spacer DSX 100**

Detail:  
System Build-up

**System Build-up:**

- 1.1 Concrete Curb in concrete foundation poured in FD 40
- 1.2 Vegetables
- 1.3 Growing Media ZnCo Blend L, depth according to Landscape plans
- 1.4 Filter Sheet SF
- 1.5 Floradrain® FD 40 (drainage openings facing upwards for water retention)
- 1.6 Filter Sheet PV
- 1.7 Detention Spacer DSX 100
- 1.8 Separation Membrane TGV 21
- 1.9 XPS Thermal insulation
- 1.10 Roof construction with root resistant waterproofing or Root Barrier WSF40/WSB100
- 2.1 Inspection Chamber KS 10/30
- 2.2 Retention Runoff Limiter Set RDS 28
- 2.3 Roof Drain
- 2.4 Hardscaping Material
- 2.5 High Performance Bedding (HPB)

**Note:**  
The detailed solution shown here refers mainly to the ZnCo System Build-up. The roof construction itself as well as any other construction are shown schematically and must be planned according to the relevant standards and guidelines.

Project:  
- 24.213.ON\_384Arlington

Version: 2025.01.13    Reviewed: - G.F.    Scale: none    Size: A 4

Authorized by ZnCo Canada Inc.  
557 Carlisle Rd., Carlisle ON L0R 1H0  
P.O. Box 29  
1 (905) 690-1661  
greenroof@zincocoanada.ca

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

Order No.	Height	Weight	Volume
DSX 65	65 mm	ca. 6.2 kg/m <sup>2</sup>	ca. 90 l/m <sup>2</sup>
DSX 80	80 mm	ca. 6.3 kg/m <sup>2</sup>	ca. 76 l/m <sup>2</sup>
DSX 100	100 mm	ca. 6.5 kg/m <sup>2</sup>	ca. 95 l/m <sup>2</sup>
DSX 150	150 mm	ca. 8.0 kg/m <sup>2</sup>	ca. 142 l/m <sup>2</sup>

**Accessories:**  
Plastic Connector (requirement: 4 pieces per element ± ca. 11 pcs./m<sup>2</sup>)    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. 90 / 76 / 95 / 142 l/m<sup>2</sup>, compressive strength up to 50 t/m<sup>2</sup>, 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  
ca. 280 mm  
ca. 75 mm  
ca. 20 mm - 85 mm

**Adjustable flow rate with:**  
initial attenuation height of 55 mm: from ca. 0.025 l/s up to ca. 0.40 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 RDS 28  
Vegetation „Sedum Carpet“ on 50 mm Filter Sheet SF Precursor-02 21.6 Filter Sheet PV Retention Spacer DS 60 System Sheet PV  
07: 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

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

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

**Landscape Details - Green Roof**

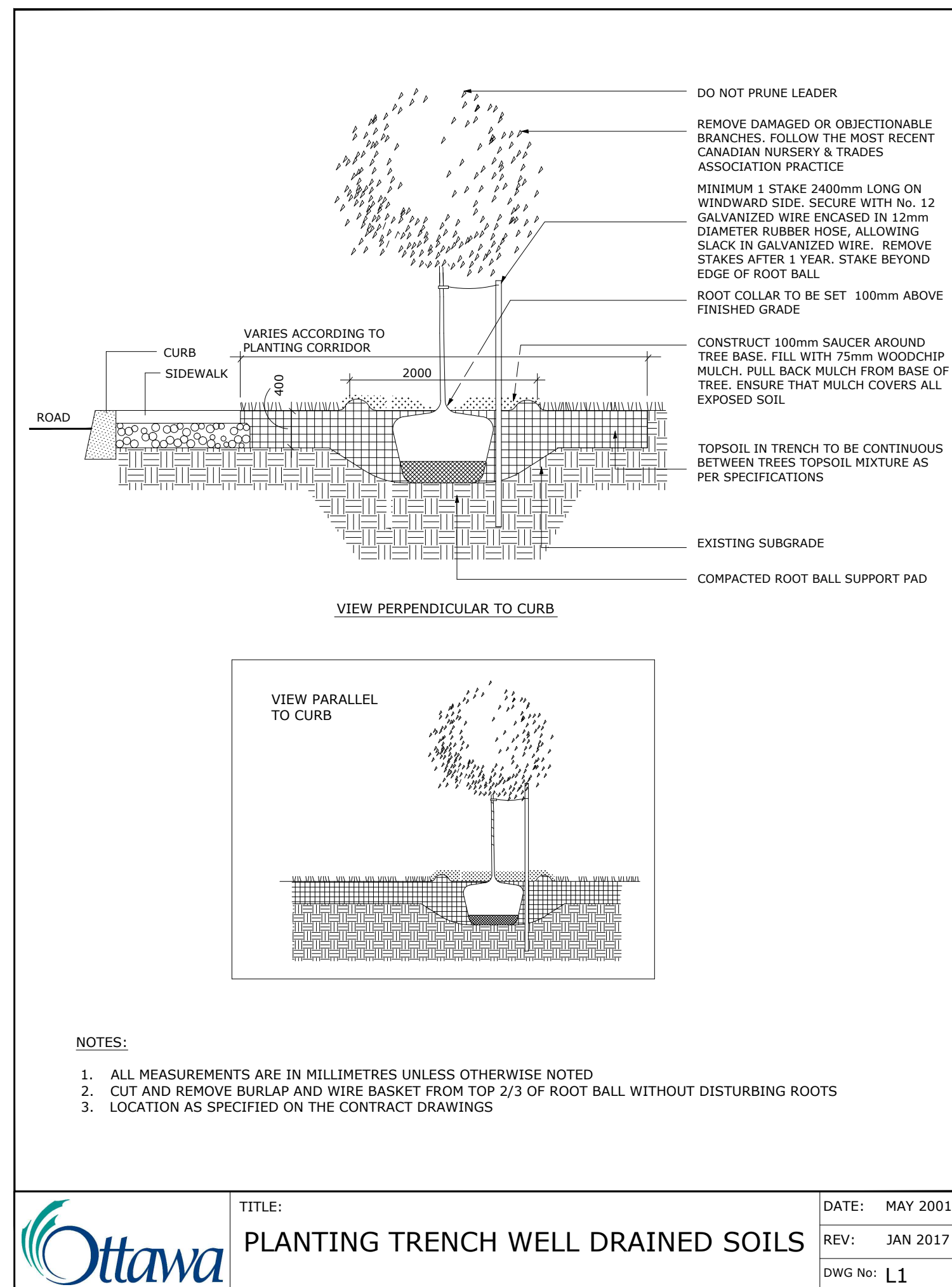
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Designed By: SB 0001

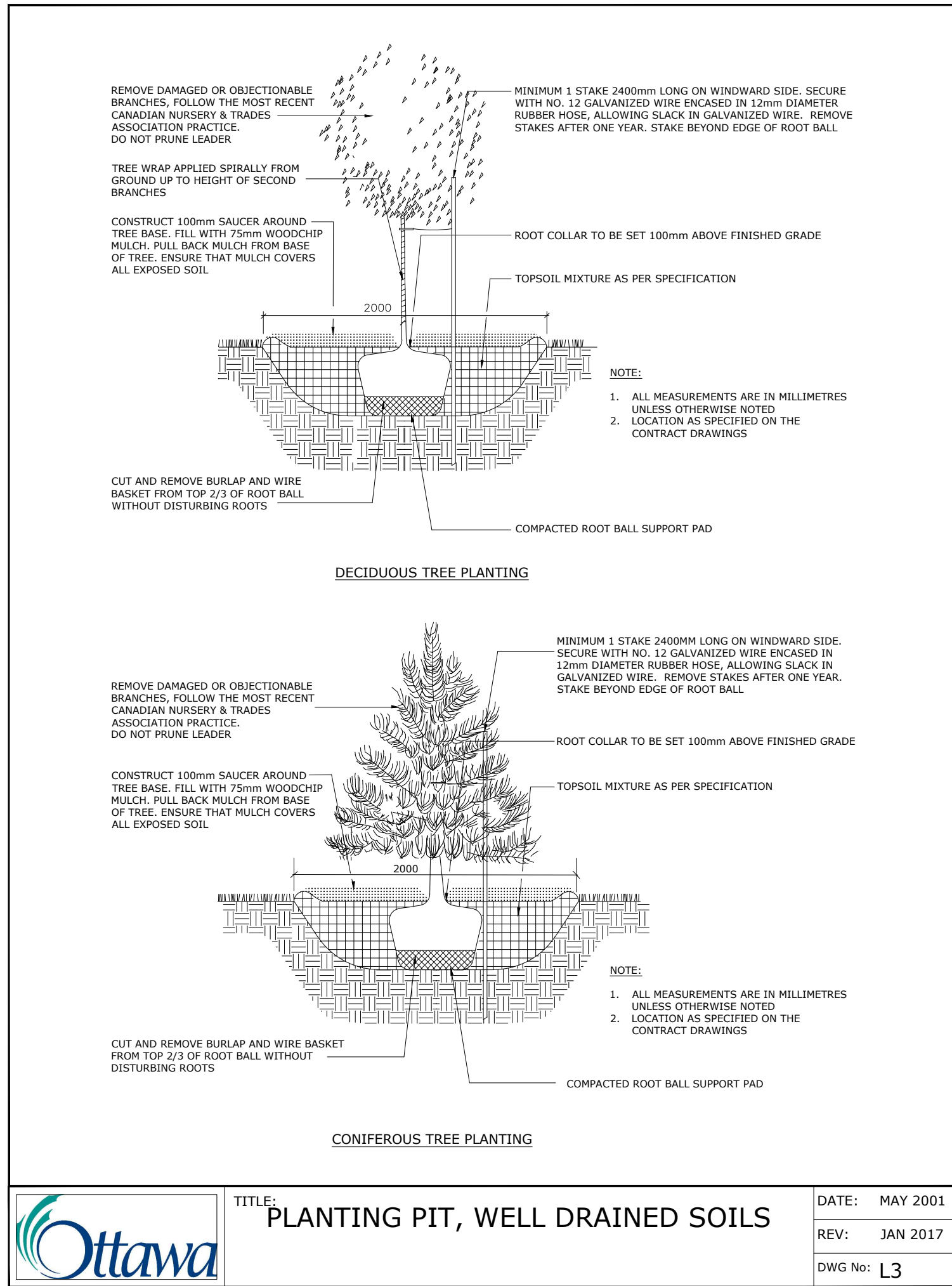
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Approved By: SB **L2.5**

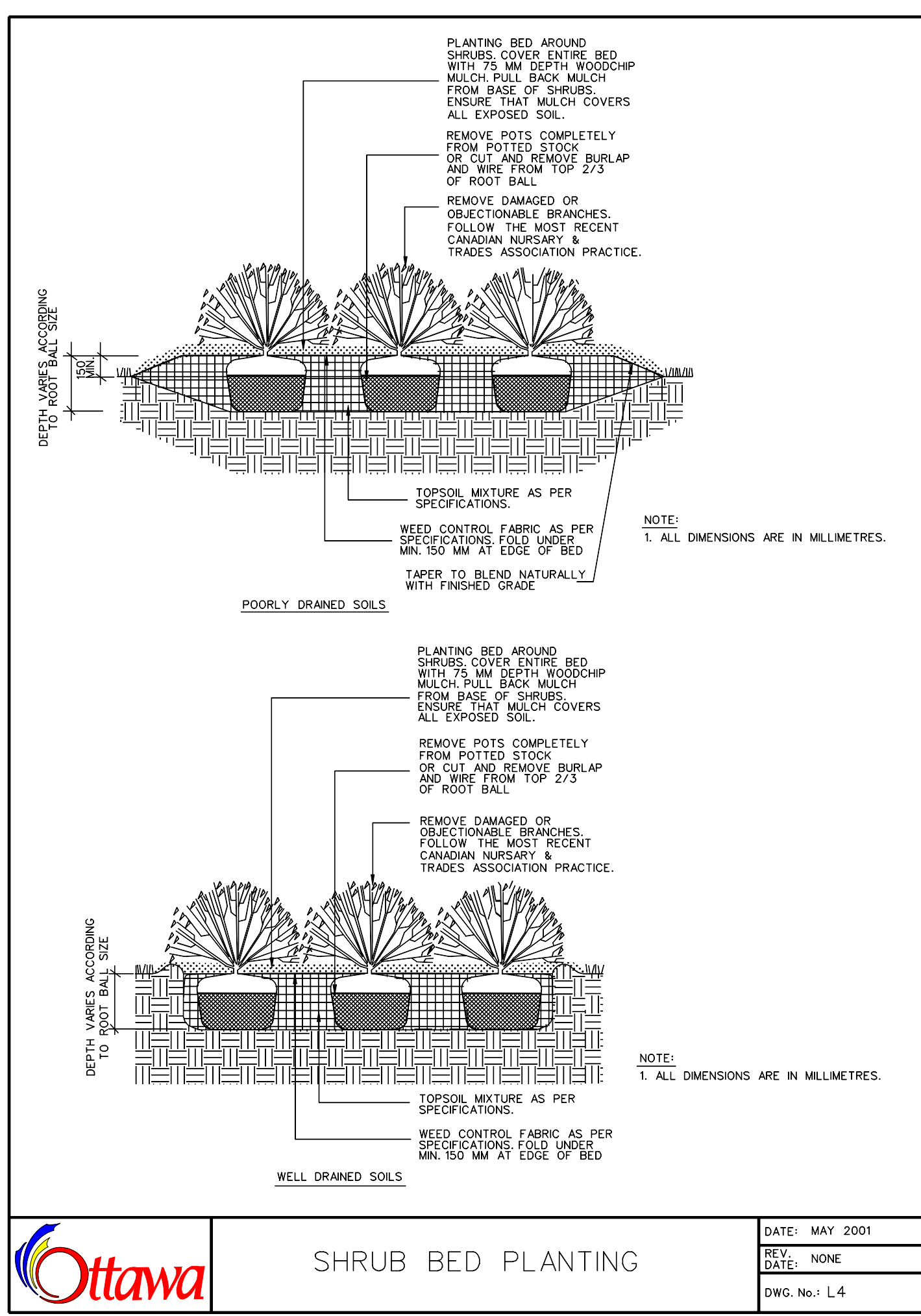
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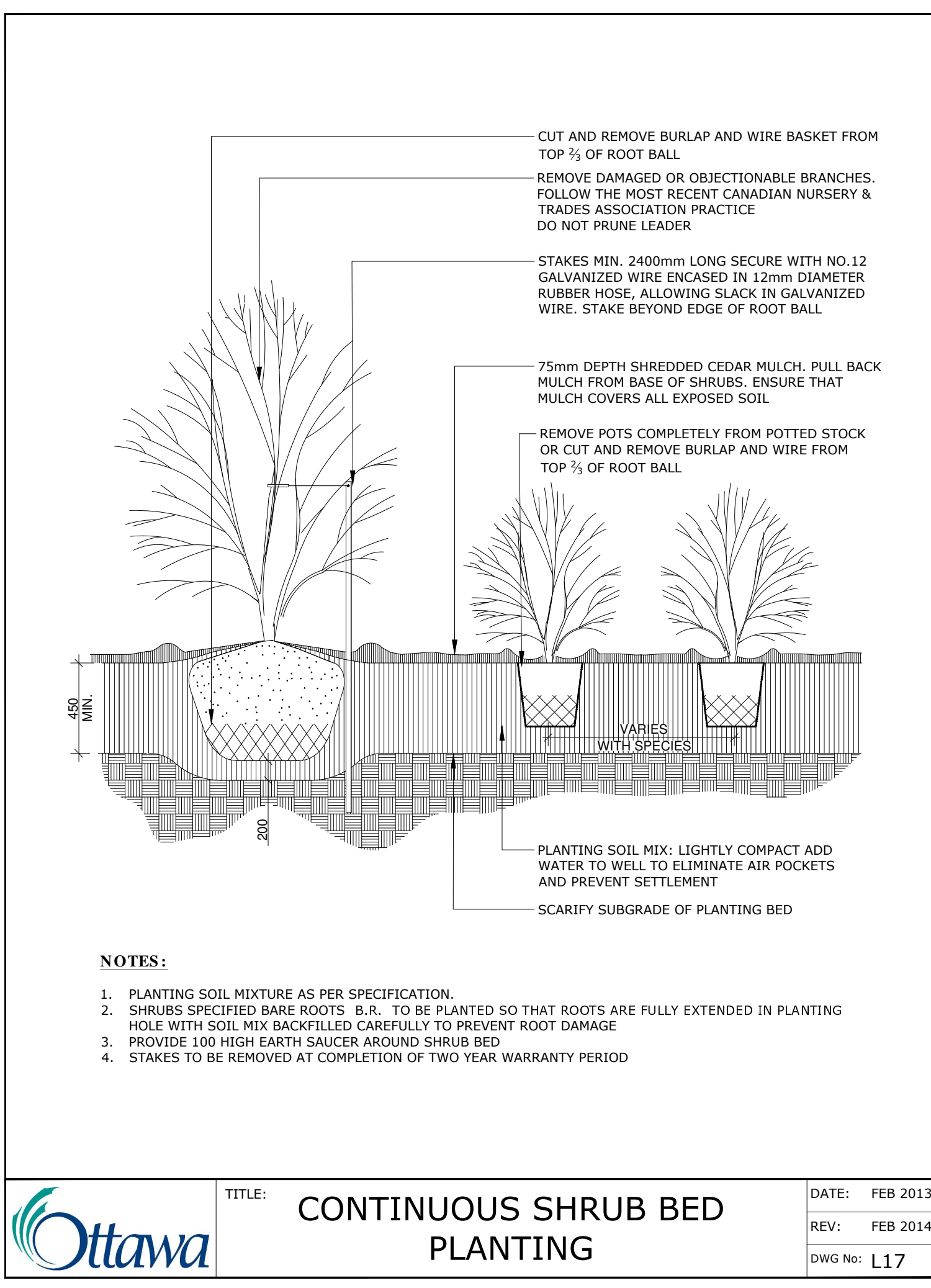
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 REV: JAN 2017  
 DWG No: L1



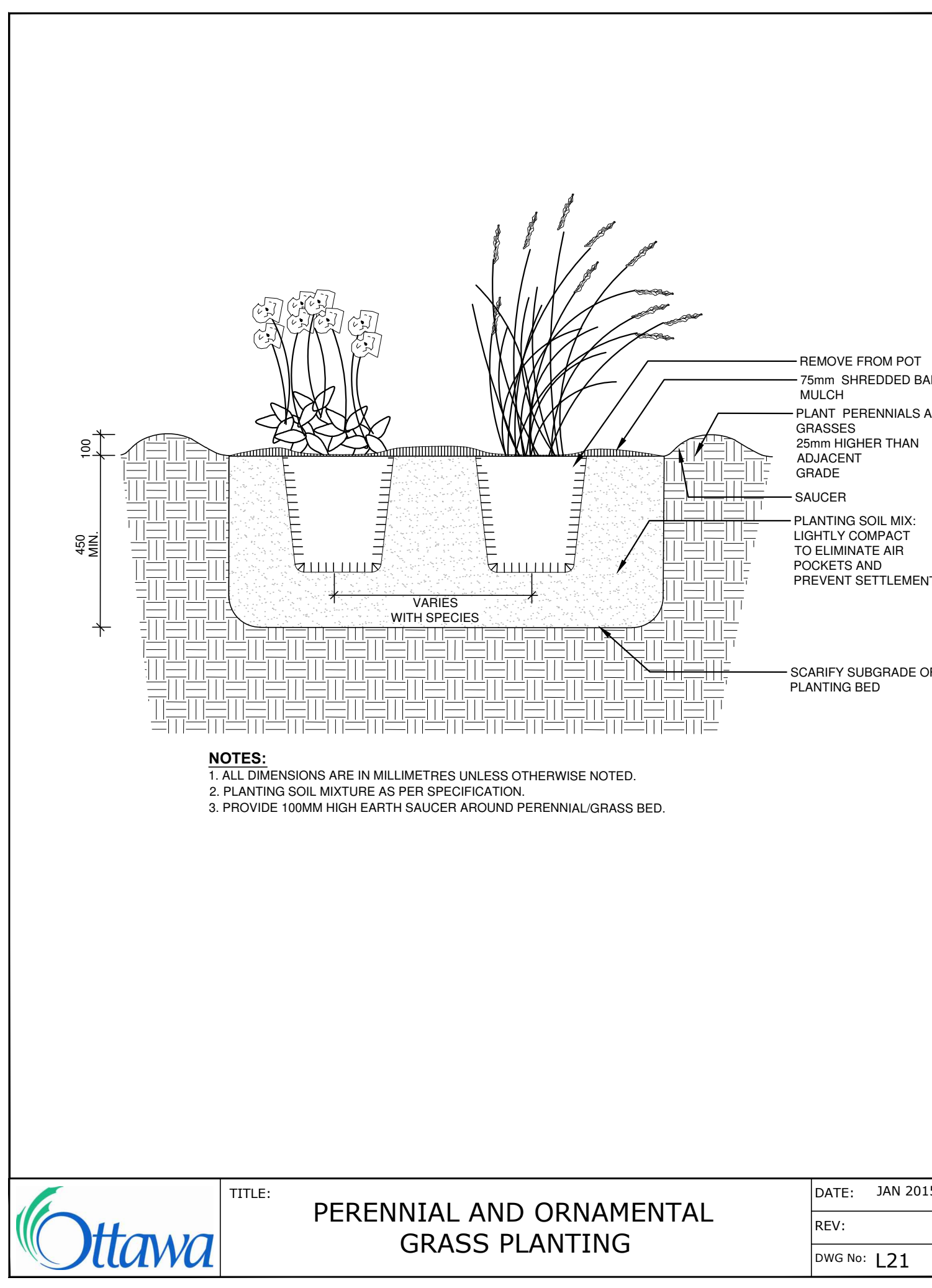
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 DWG No: L3



**Ottawa** TITLE: **SHRUB BED PLANTING** 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*

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

Key Plan

Legend

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Client  
**Windmill Developments**  
 Toronto, ON

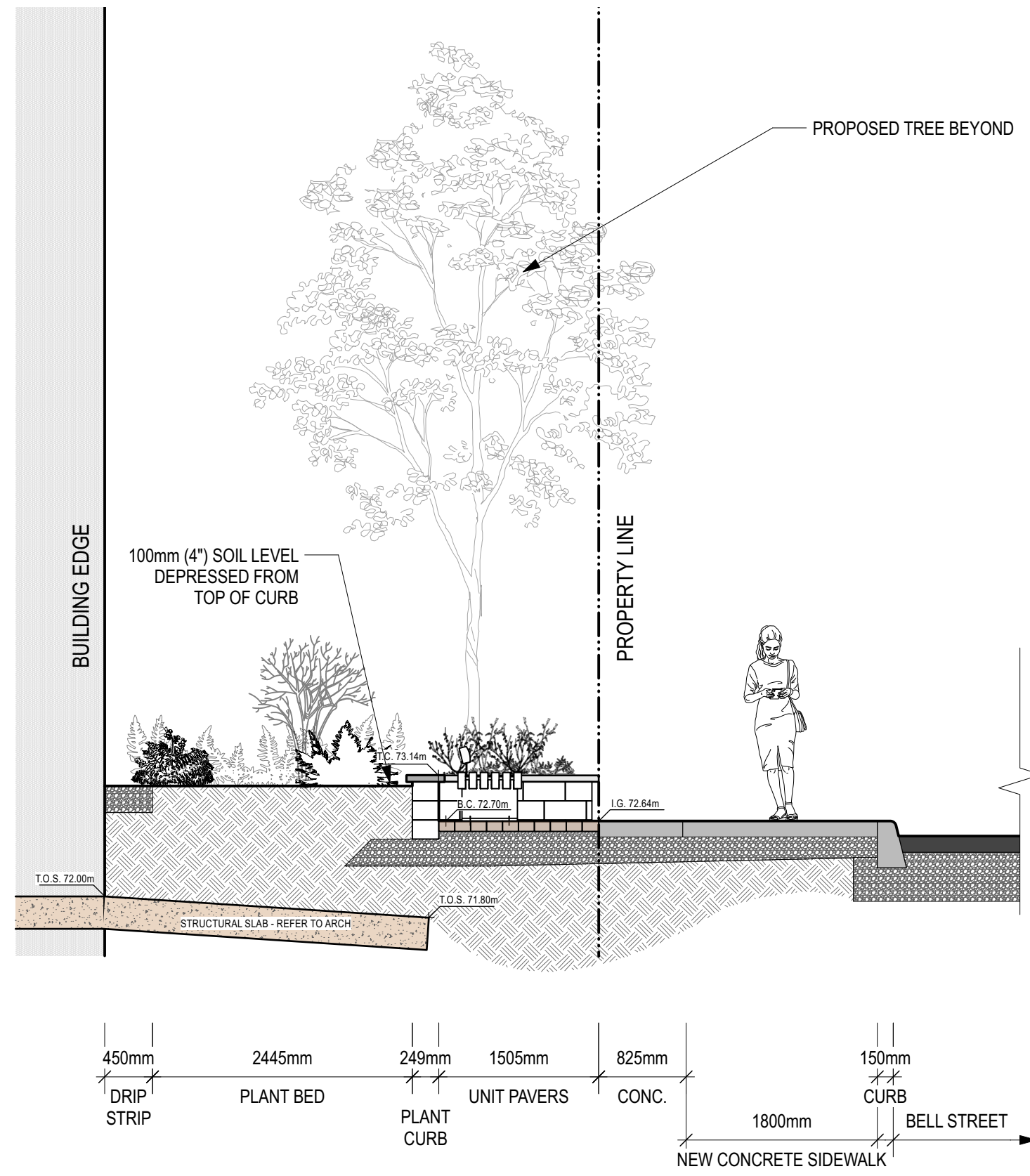
Project  
**384 ARLINGTON AVE**  
 OTTAWA, ON  
 Property Identification Number: 04105-0128

Drawing Title  
**Planting Details**

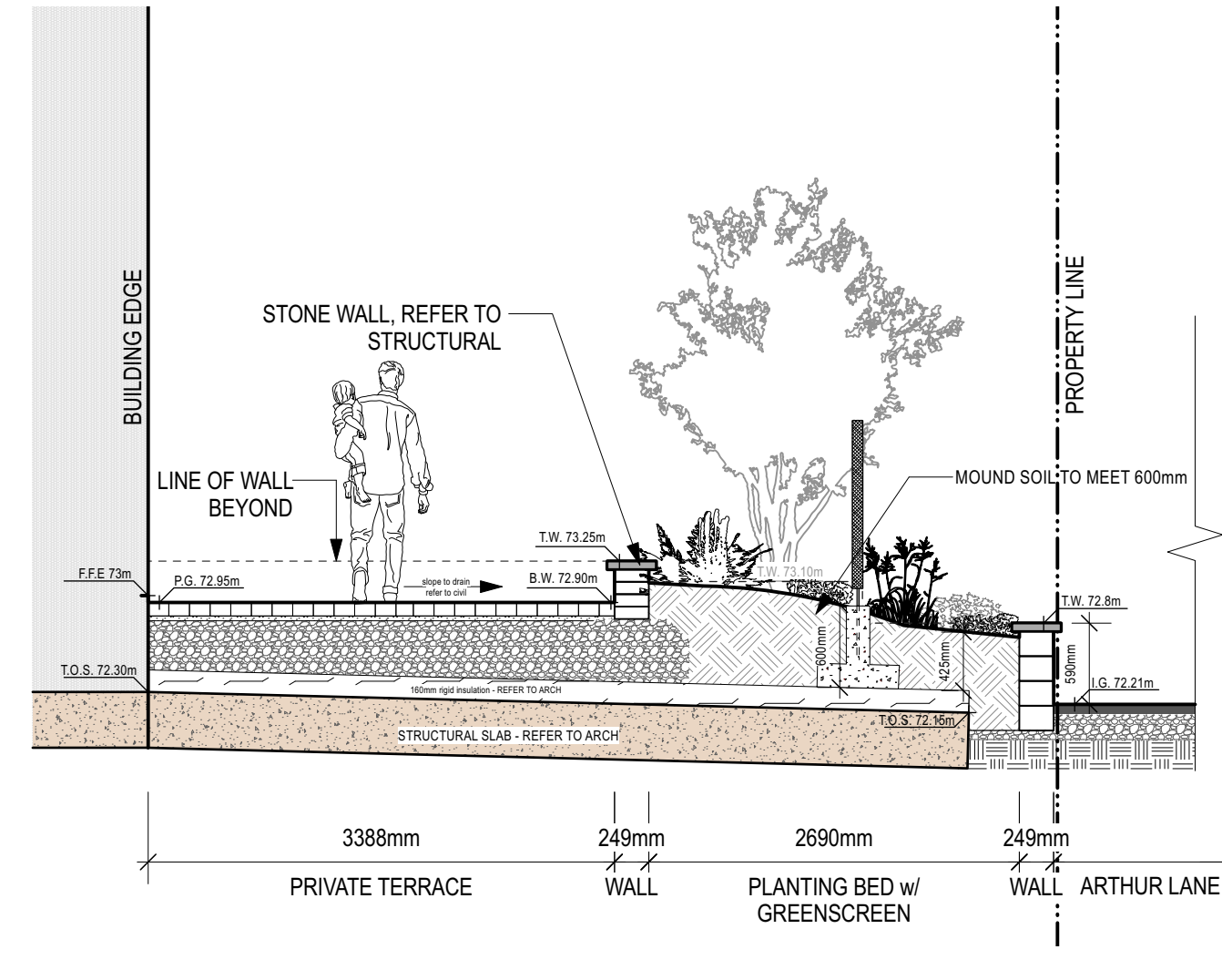
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 Designed By: SB 0.001  
 Drawn By: KG/NS Drawing # \_\_\_\_\_  
 Approved By: SB  
 Date: 10/13/21

**L3.0**

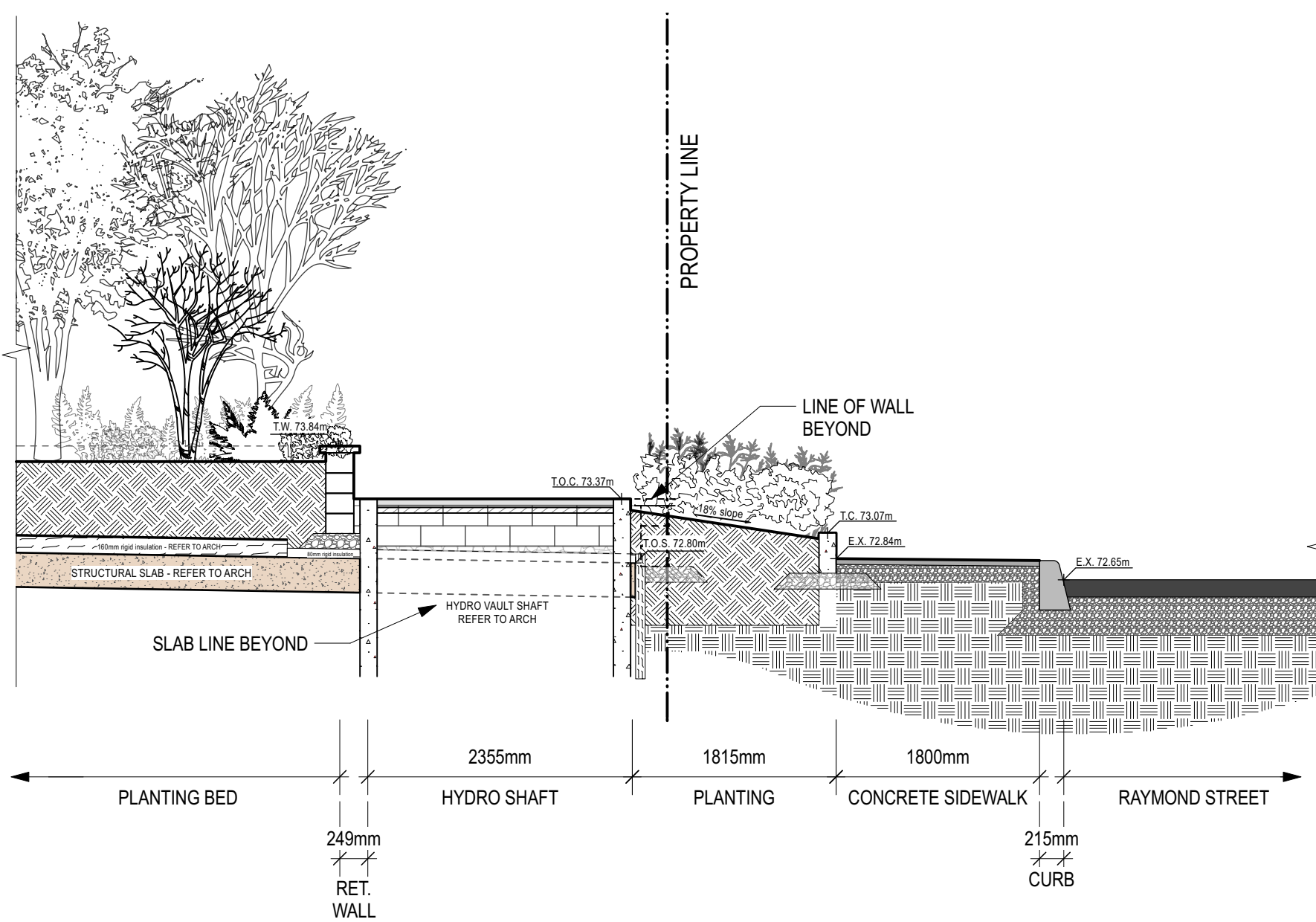
File#: D07-12-24-0127, Panel: 19/89



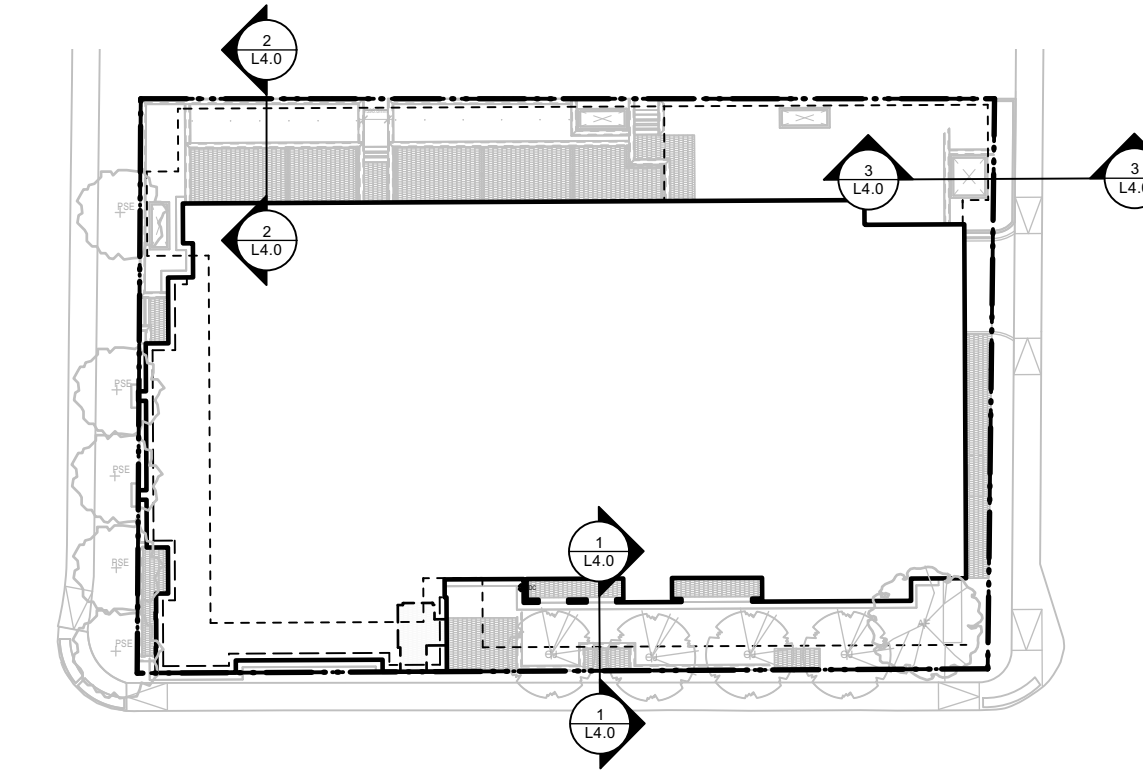
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Scale: 1:50



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*  
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DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

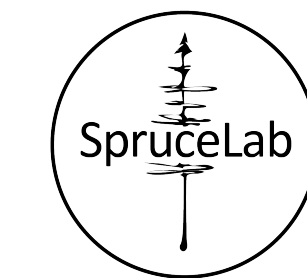
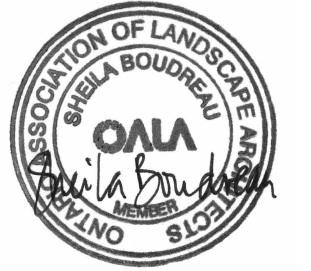
**APPROVED**  
By Andrew McCreight at 8:18 am, Mar 11, 2026

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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	<b>L4.0</b>
Date: 10/13/21	

**NOT FOR CONSTRUCTION**

File#: D07-12-24-0127, Panel: 19/89