

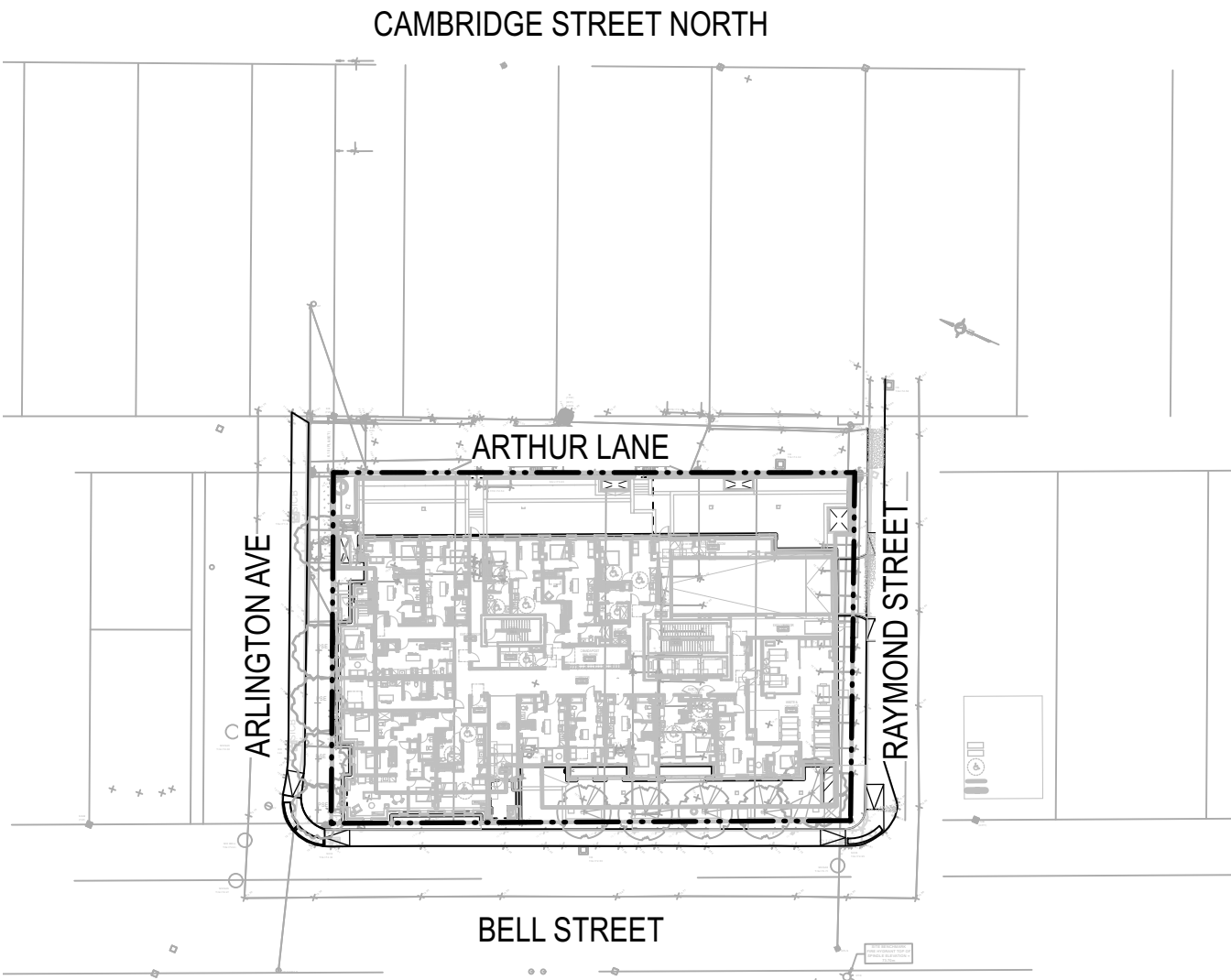
384 ARLINGTON AVE

Location

OTTAWA, ON

ISSUED FOR SPC FORMAL REV 2

Key Plan



Project Team

CONSULTANT TEAM

ARCHITECTS NEUF
PLANNER FOTENN
CIVIL ENGINEER CIMA+

General Notes

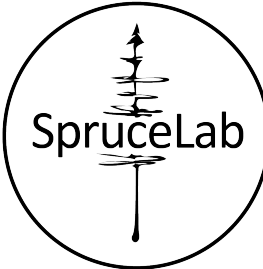
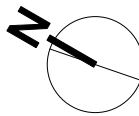
1. EXISTING CONDITIONS ARE FROM TOPOGRAPHIC SURVEY BY (STANTEC, JUNE 16, 2022).
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION, AND TO ENGINEERING DRAWINGS FOR SERVICES, GRADING, STRUCTURAL, AND MECHANICAL INFORMATION.
3. CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE REQUIRED SCOPE OF WORK AND ALL REQUIRED COORDINATION.
4. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO CONFIRM THE ACTUAL SITE CONDITIONS PRIOR TO SUBMISSION OF BIDS OR COMMENCING WORK.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION AND COMMENCING WORK.
6. ALL PROPOSED WORK LINES ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING THE LOCATIONS OF ALL SITE ELEMENTS TO BE RESET IN THEIR SAME LOCATION.
8. ANY AREA OUTSIDE OF THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR, AT NO COST TO THE OWNER.
9. REQUIRED SHOP DRAWINGS SHALL BE BASED ON FIELD MEASUREMENT AND LAYOUT VERIFICATION BY THE CONTRACTOR.
10. WHERE APPLICABLE, THE LIMIT OF WORK LINE IS THE FACE OF THE BUILDING AND THE PROPERTY LINE, OR AS OTHERWISE NOTED ON THE DRAWINGS.
11. ALL LINE AND GRADE WORK PER DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR ENGAGED GY THE GENERAL CONTRACTOR.
12. STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLAN.
13. CONTRACTOR TO PROTECT ALL TREES FROM DAMAGE (THE CANOPY, TRUNK, AND ROOT ZONE AREAS) AS REQUIRED BY LOCAL GOVERNMENT REGULATIONS, AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
14. ALL LAYOUTS FOR WALKS AND PATHS SHALL BE ADEQUATELY STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
15. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, CONTRACTOR IS TO SMOOTHLY BLEND THE LINE AND GRADE OF EXISTING WITH NEW.
16. DIMENSIONS ON ROADS AND SIDEWALKS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED ON DRAWINGS. DIMENSIONS TO SITE FROM BUILDING ARE FROM THE OUTSIDE (EXPOSED) FACE OF WALL, UNLESS OTHERWISE NOTED.
17. EXPANSION JOINT FILLER SHALL BE PLACED WHERE PAVEMENT MEETS STRUCTURES, INCLUDING WALLS, LIGHT POLES, HYDRANTS, BUILDINGS, AND BUILDING COLUMNS, STAIRS, AND AT OTHER LOCATIONS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL REQUEST THE PRESENCE OF THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT OF EXPANSION JOINTS AND CONTROL JOINTS PRIOR TO PLACING FINISHED WORK.
18. EXCAVATION REQUIRED WITHIN PROXIMITY OF UTILITY LINES AND WITHIN DRIPLINE OF TREES DESIGNATED TO REMAIN SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS, AT NO COST TO THE UTILITY COMPANIES OR THE OWNER.
19. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS OR ABUTTING PROPERTY.

Sheet

Sheet Title

- | | |
|------|--|
| L0.1 | SOIL VOLUME PLAN |
| L1.1 | LANDSCAPE PLAN - GROUND FLOOR |
| L1.2 | LANDSCAPE PLAN - 4TH FLOOR |
| L1.3 | LANDSCAPE PLAN - 7TH FLOOR |
| L2.1 | LANDSCAPE DETAILS - GROUND FLOOR |
| L2.2 | LANDSCAPE DETAILS - GROUND FLOOR |
| L2.3 | LANDSCAPE DETAILS - GROUND FLOOR STEPS |
| L2.4 | LANDSCAPE DETAILS - FLOORS 4 & 7 |
| L2.5 | LANDSCAPE DETAILS - GREEN ROOF |
| L3.0 | PLANTING DETAILS |
| L4.0 | SECTIONS |

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



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Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

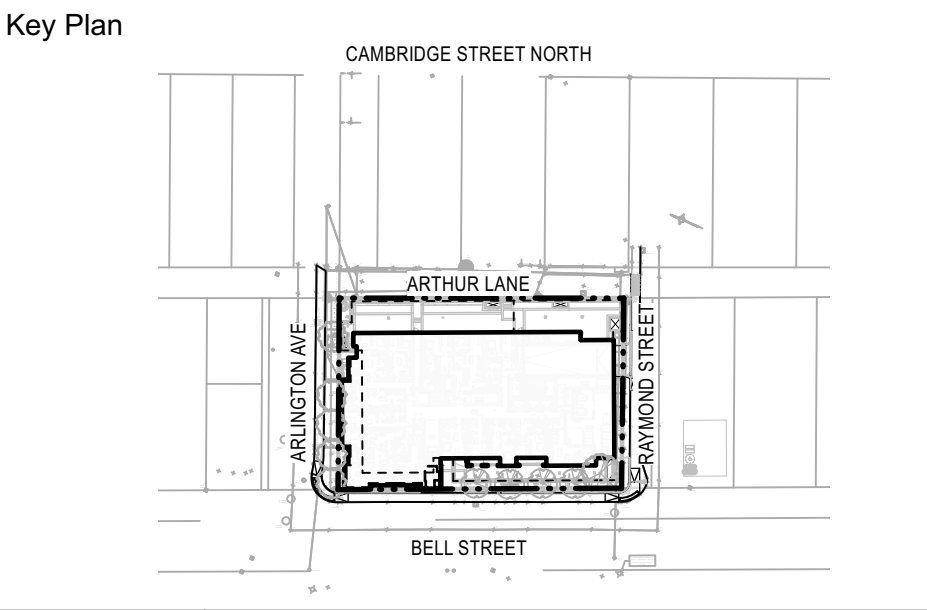
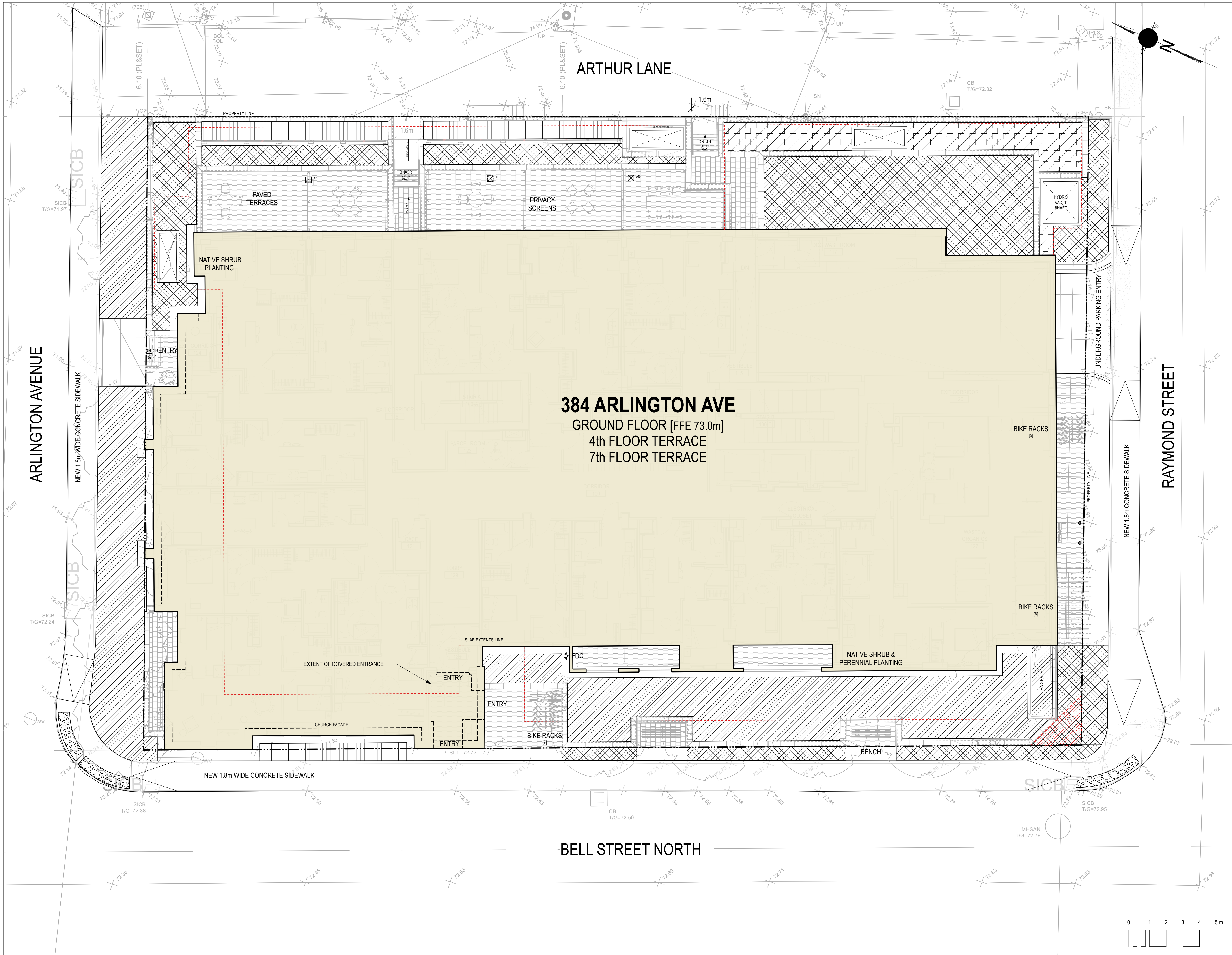
Property Identification Number: 04105-0128

Drawing Title

COVER PAGE

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

L0

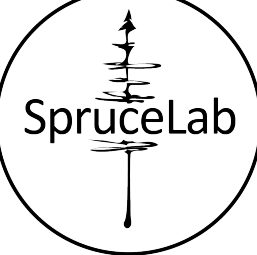


SOIL VOLUME LEGEND:

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

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Stamp

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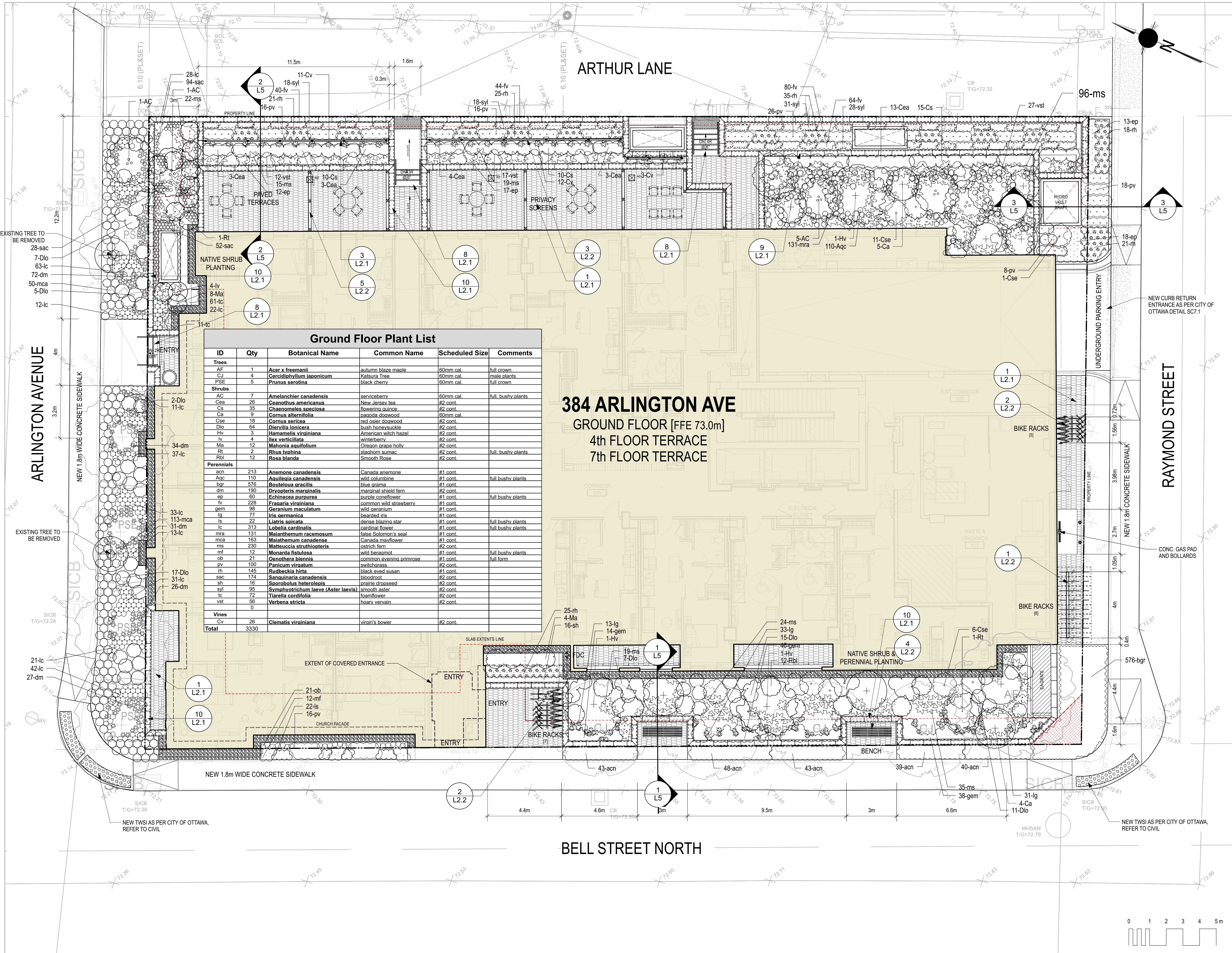
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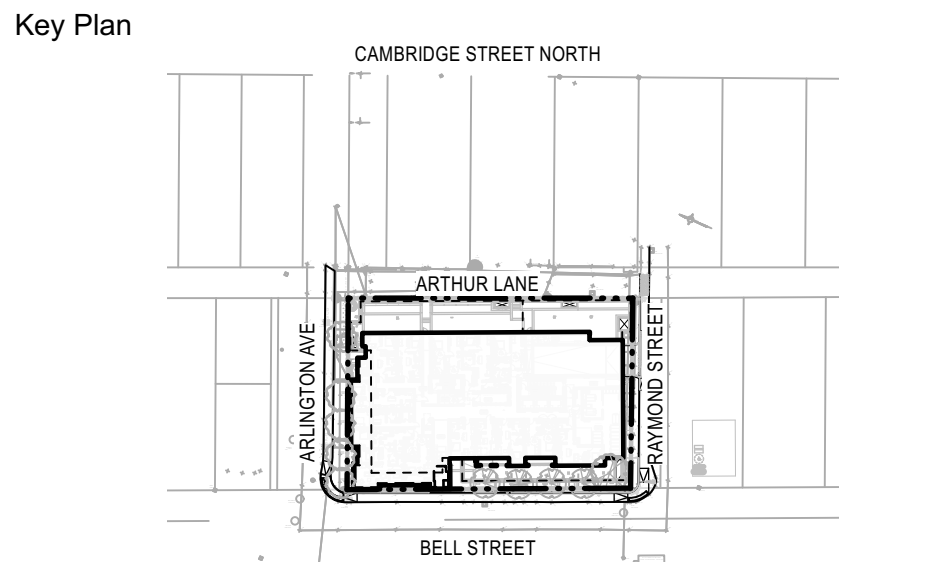
Soil Depth Plan

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

L0.1



Ground Floor Plant List					
ID	Qty	Botanical Name	Common Name	Scheduled Size	Comments
Trees					
AF	1	Acer x freemanii	autumn blaze maple	60mm cal.	full crown
CJ	4	Cercidiphyllum japonicum	Katsura Tree	60mm cal.	male plants
PSE	5	Prunus serotina	black cherry	60mm cal.	full crown
Shrubs					
AC	7	Amelanchier canadensis	serviceberry	60mm cal.	full bushy plants
Cea	26	Ceanothus americanus	New Jersey tea	#2 cont.	
Cs	35	Chamaemelum speciosa	flowering quince	#2 cont.	
Cs	9	Cornus alternifolia	panicle dogwood	60mm cal.	
Cse	18	Cornus sericea	red osier dogwood	#2 cont.	
Dio	64	Diervilla lonicera	bush honeysuckle	#2 cont.	
Hv	3	Hamamelis virginiana	American witch hazel	#2 cont.	
Iv	4	Ilex verticillata	winterberry	#2 cont.	
Ma	12	Mahonia aquifolium	Oregon grape holly	#2 cont.	
Rt	2	Rhus typhina	staghorn sumac	#2 cont.	full bushy plants
Rbl	12	Rosa blanda	Smooth Rose	#2 cont.	
Perennials					
acn	213	Anemone canadensis	Canada anemone	#1 cont.	
Apc	110	Aquilegia canadensis	wild columbine	#1 cont.	full bushy plants
bgr	576	Bouteloua gracilis	blue grama	#1 cont.	
dm	190	Dryopteris marginalis	marginal shield fern	#2 cont.	
ep	60	Echinacea purpurea	purple coneflower	#1 cont.	full bushy plants
lv	228	Fragaria virginiana	common wild strawberry	#1 cont.	
gem	98	Geranium maculatum	wild geranium	#1 cont.	
lg	77	Iris germanica	bearded iris	#1 cont.	
ls	22	Liatis spicata	dense blazing star	#1 cont.	full bushy plants
lc	313	Lobelia cardinalis	cardinal flower	#1 cont.	full bushy plants
mra	131	Maianthemum racemosum	false Solomon's seal	#1 cont.	
mca	163	Maianthemum canadense	Canada mayflower	#1 cont.	
ms	230	Matteuccia struthiopteris	ostrich fern	#2 cont.	
mf	12	Monarda fistulosa	wild bergamot	#1 cont.	full bushy plants
ob	21	Oenothera biennis	common evening primrose	#1 cont.	full form
pv	100	Panicum virgatum	switchgrass	#2 cont.	
rh	145	Rudbeckia hirta	black eyed susan	#1 cont.	
sac	174	Sanguinaria canadensis	bloodroot	#2 cont.	
sh	16	Sporobolus heterolepis	prairie dropseed	#2 cont.	
syl	95	Symphoricarpon laeve (Aster laevis)	smooth aster	#2 cont.	
tc	72	Tianella cordifolia	foamflower	#2 cont.	
vst	56	Verbena stricta	hoary vervain	#2 cont.	
	0				
Vines					
Cv	28	Clematis virginiana	virgin's bower	#2 cont.	
Total	3330				

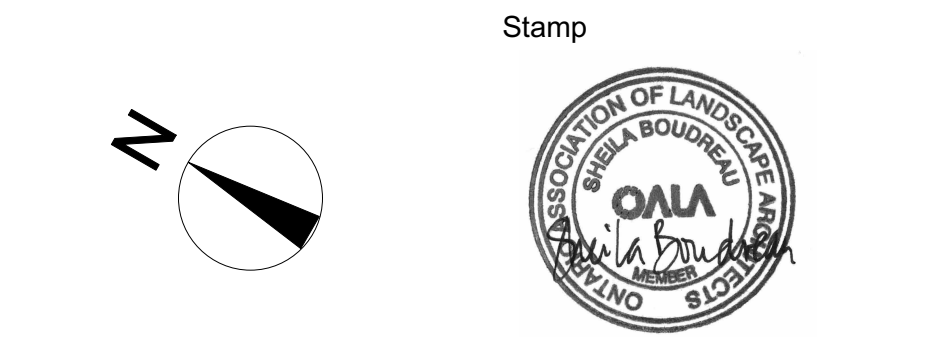


- LEGEND:**

 - 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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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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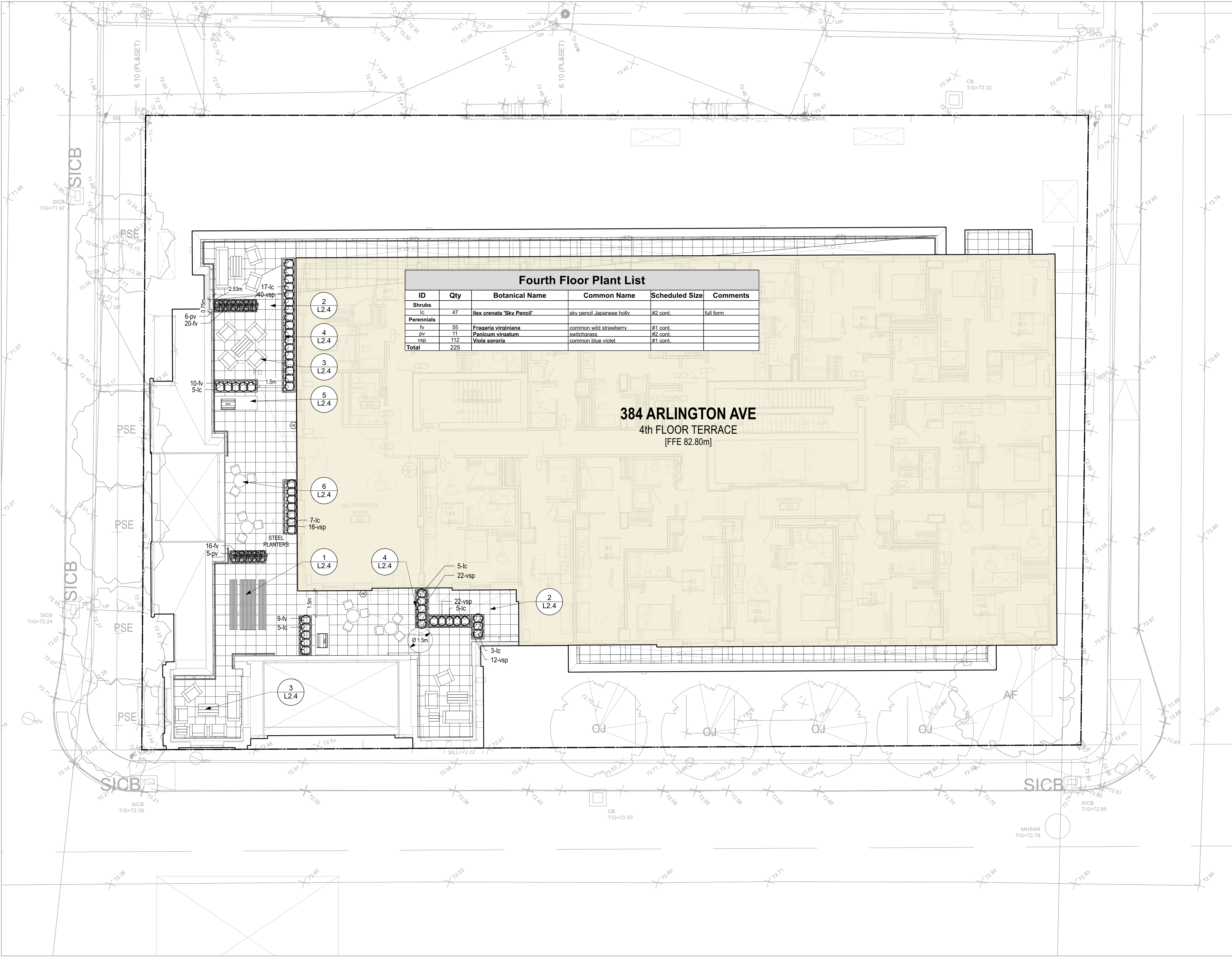
Client
Windmill Developments
Toronto, ON

Project
384 ARLINGTON AVE
OTTAWA, ON

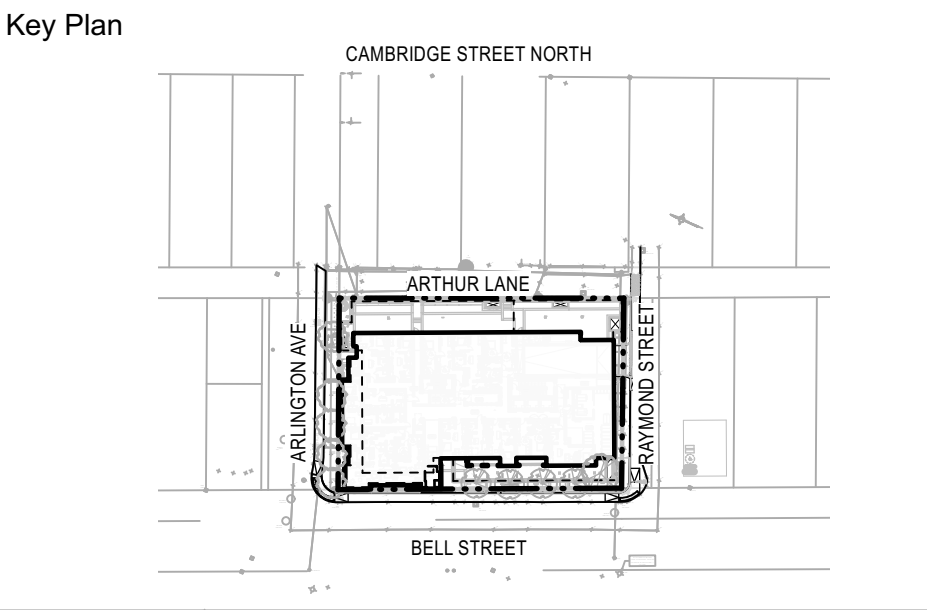
Property Identification Number: 04105-0128

Drawing Title
Materials Plan - Gound Floor

Scale:	1:100	Project #	0.001
Designed By:	SB	Drawing #	L1.1
Drawn By:	KG/NS		
Approved By:	SB		
Date:	10/13/21		



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



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
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1	ISSUED FOR SPA	2024-02-09

Stamp

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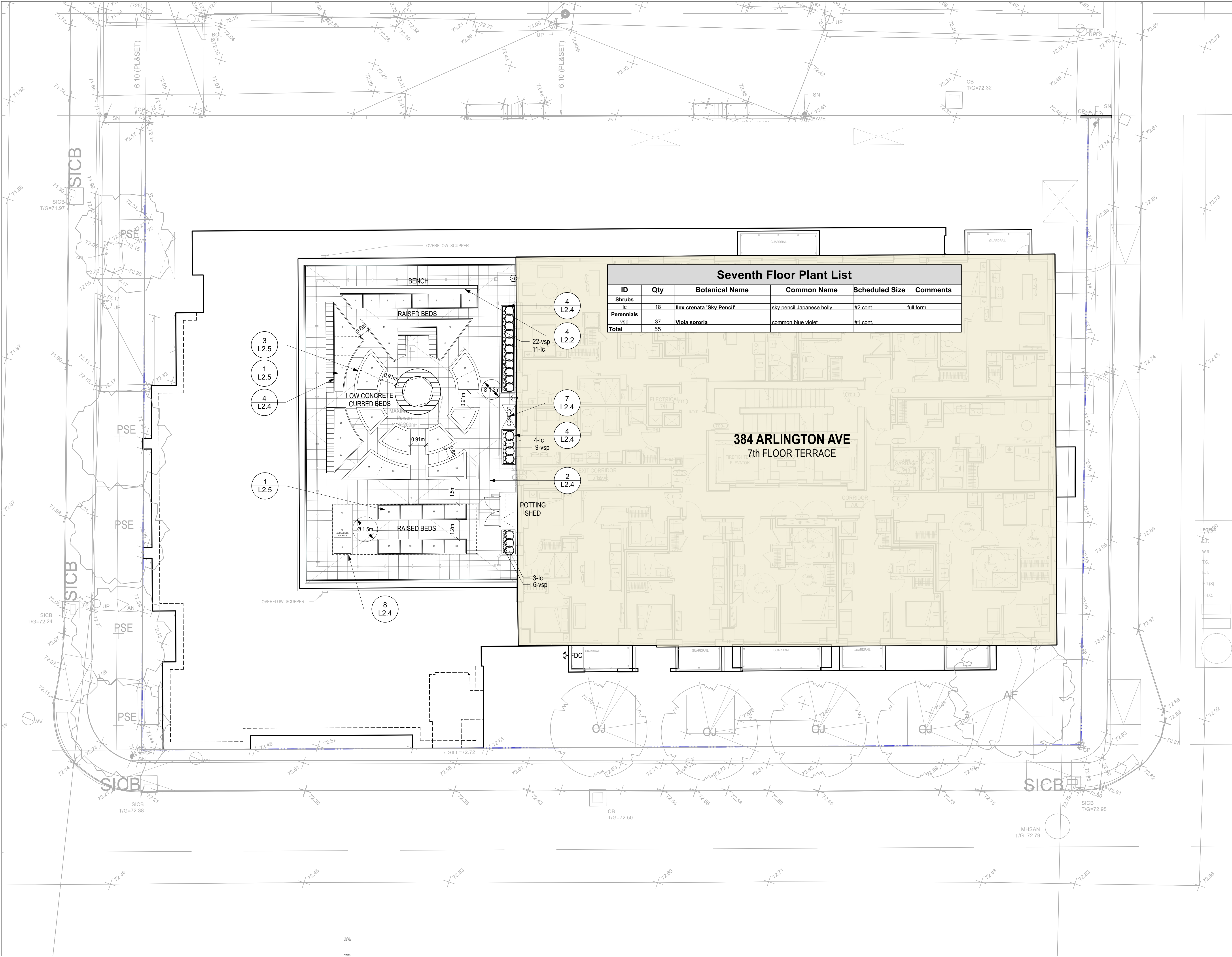
Client
Windmill Developments
Toronto, ON

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

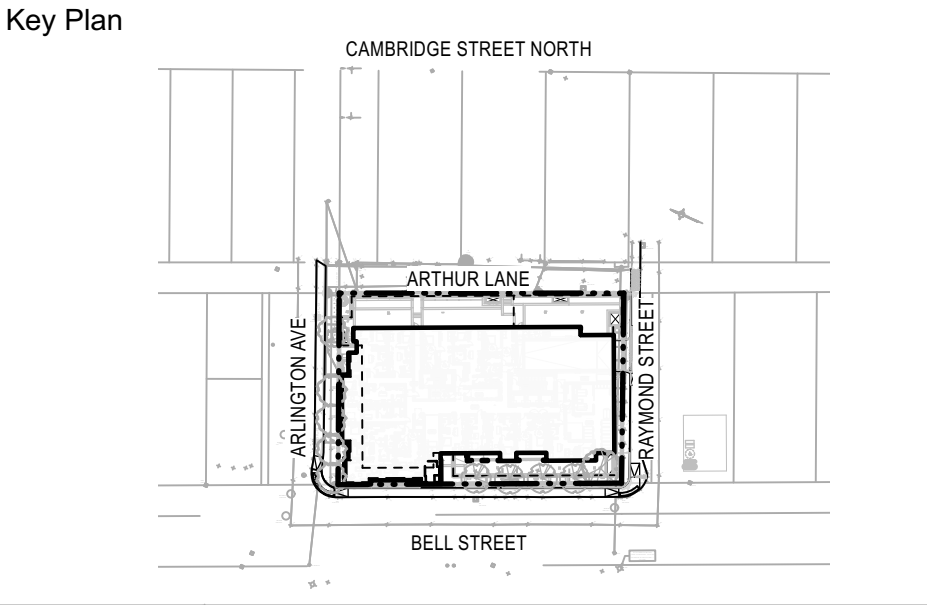
Drawing Title
Materials Plan - 4th Floor

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

L1.2

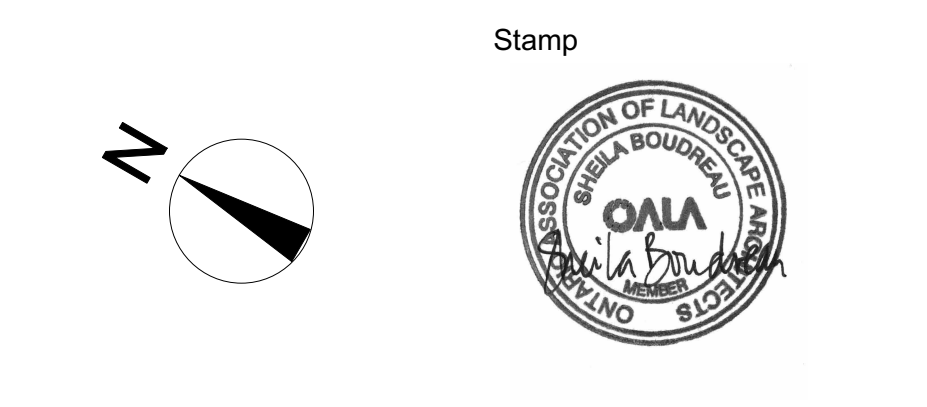


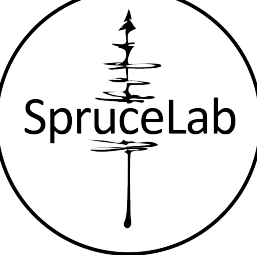
Seventh Floor Plant List					
ID	Qty	Botanical Name	Common Name	Scheduled Size	Comments
Shrubs					
lc	18	Ilex crenata 'Sky Pencil'	sky pencil Japanese holly	#2 cont.	full form
Perennials					
vsp	37	Viola sororia	common blue violet	#1 cont.	
Total	55				



- LEGEND:**
- Property Line
 - Planting
 - Concrete Pavers
 - Raised Planters
 - Bench
 - Concrete Planter Curbs
 - Metal Planters
 - Hose Bib

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2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09





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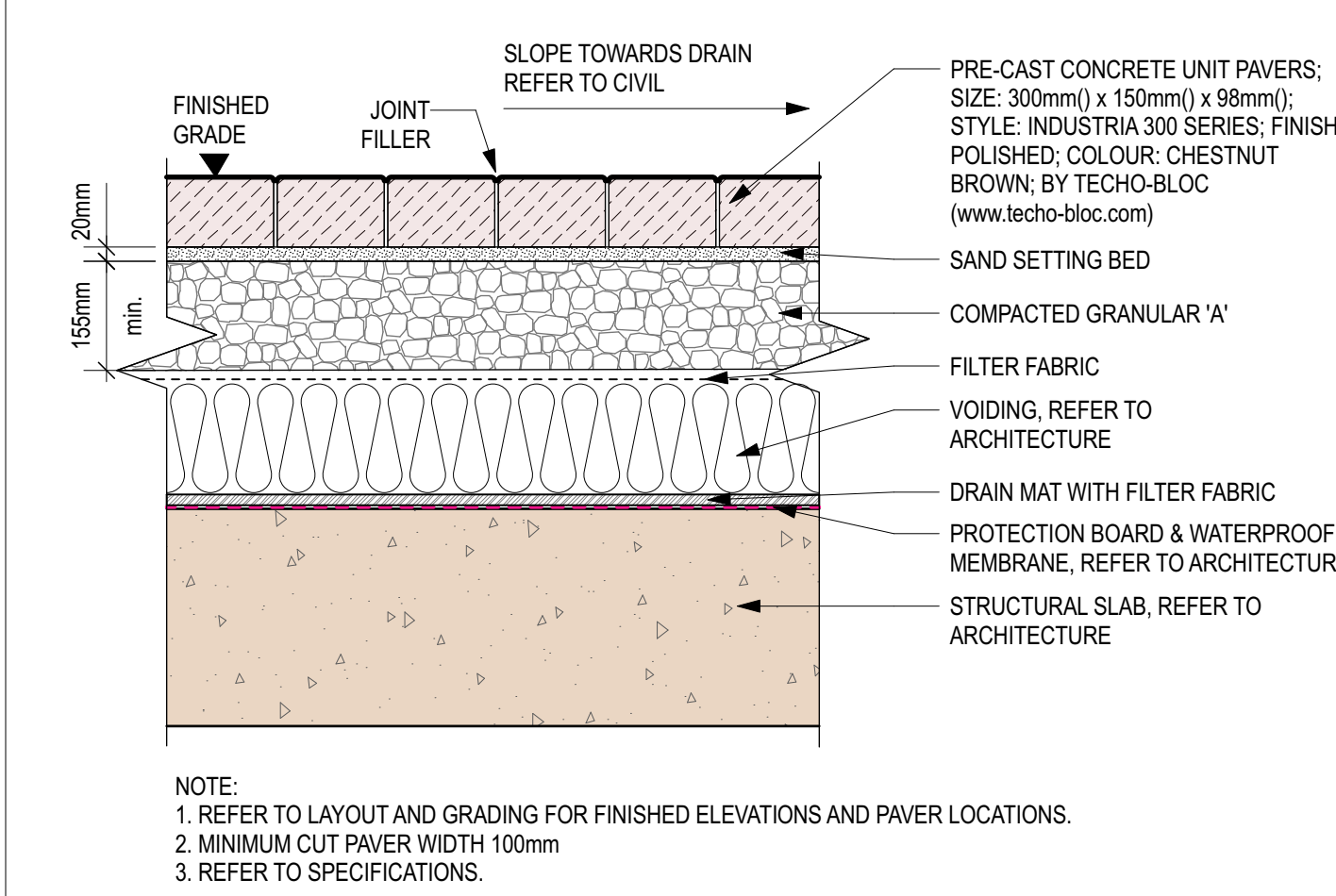
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Client
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Toronto, ON

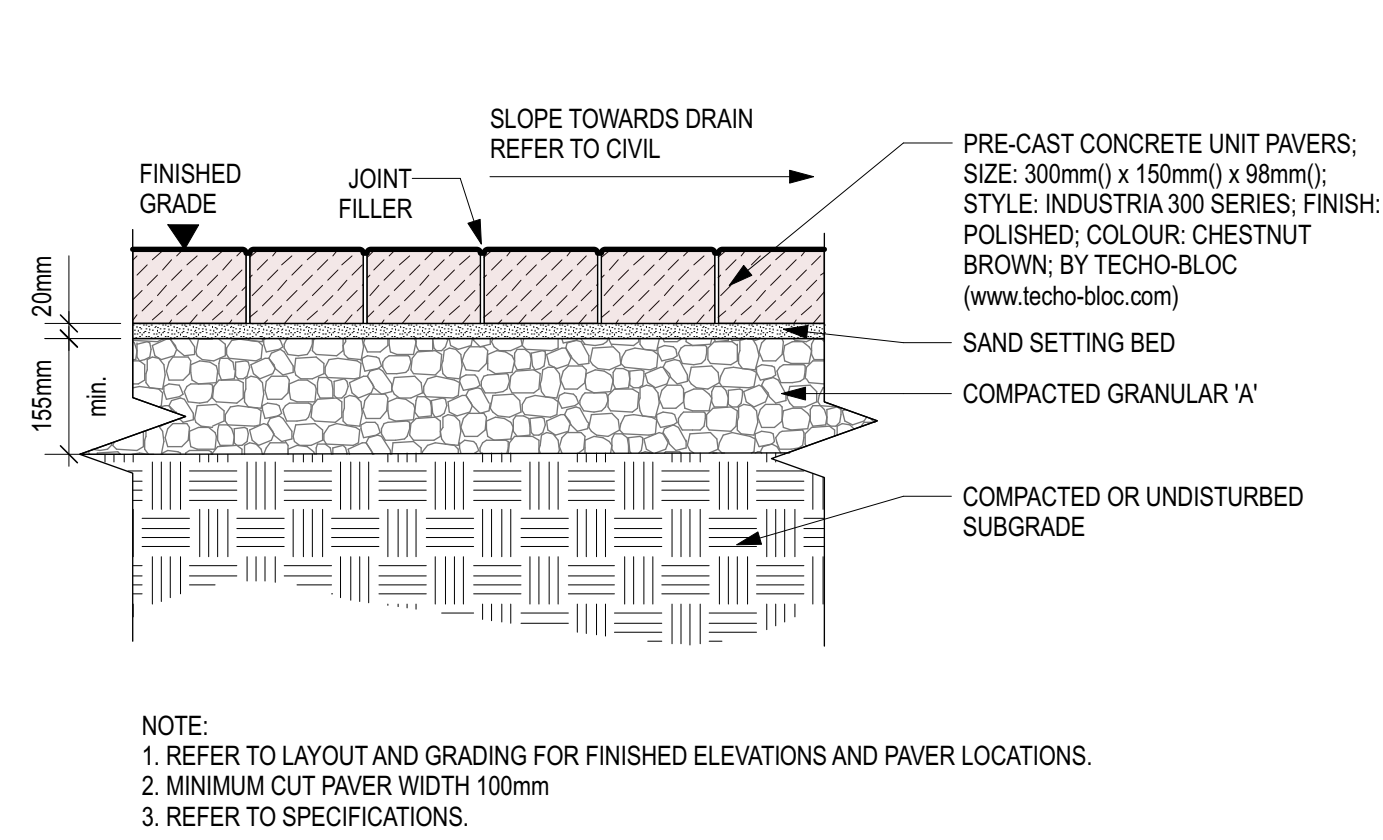
Project
384 ARLINGTON AVE
OTTAWA, ON
Property Identification Number: 04105-0128
Drawing Title
Landscape Plan - 7th Floor

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

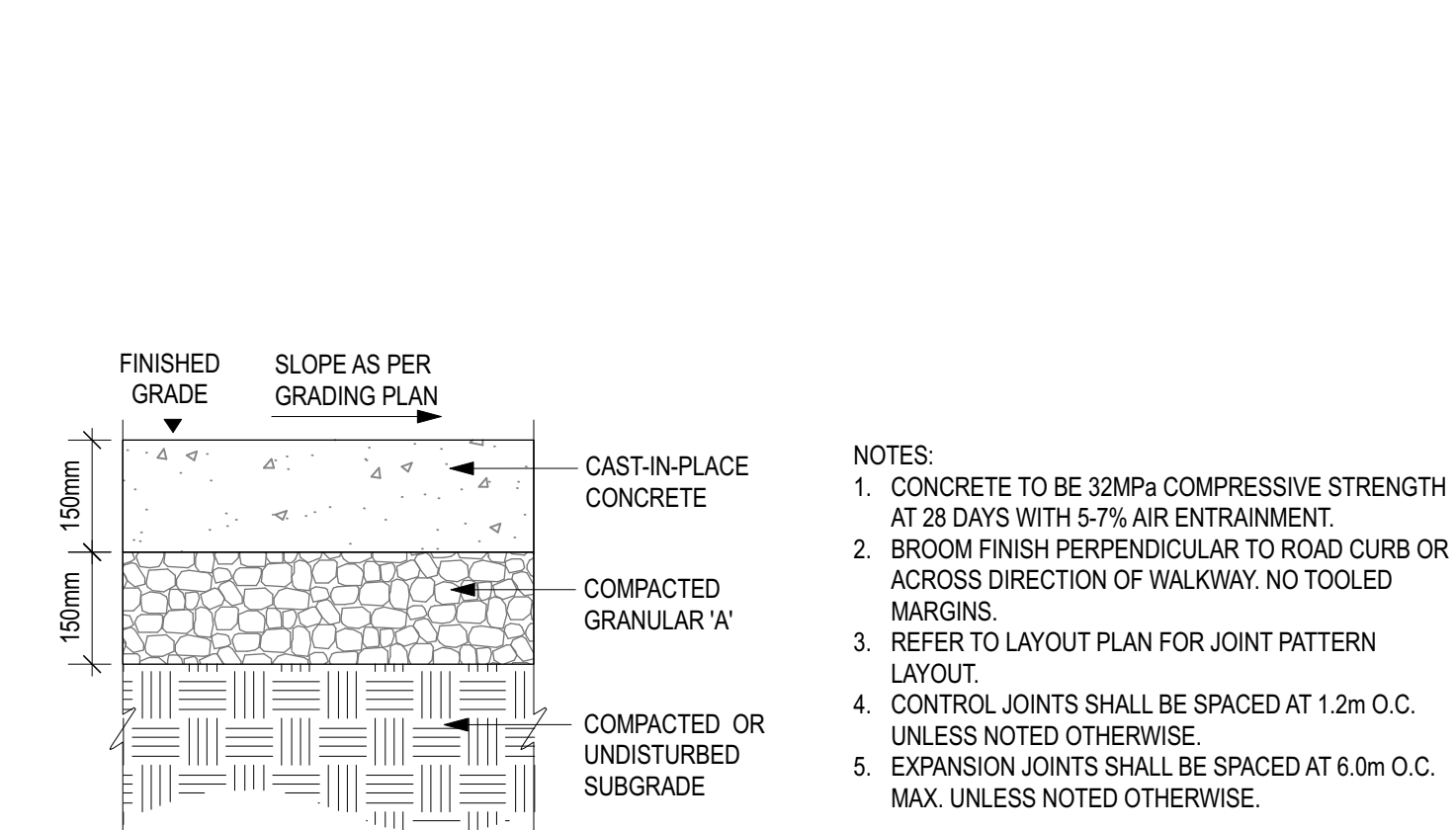
L1.3



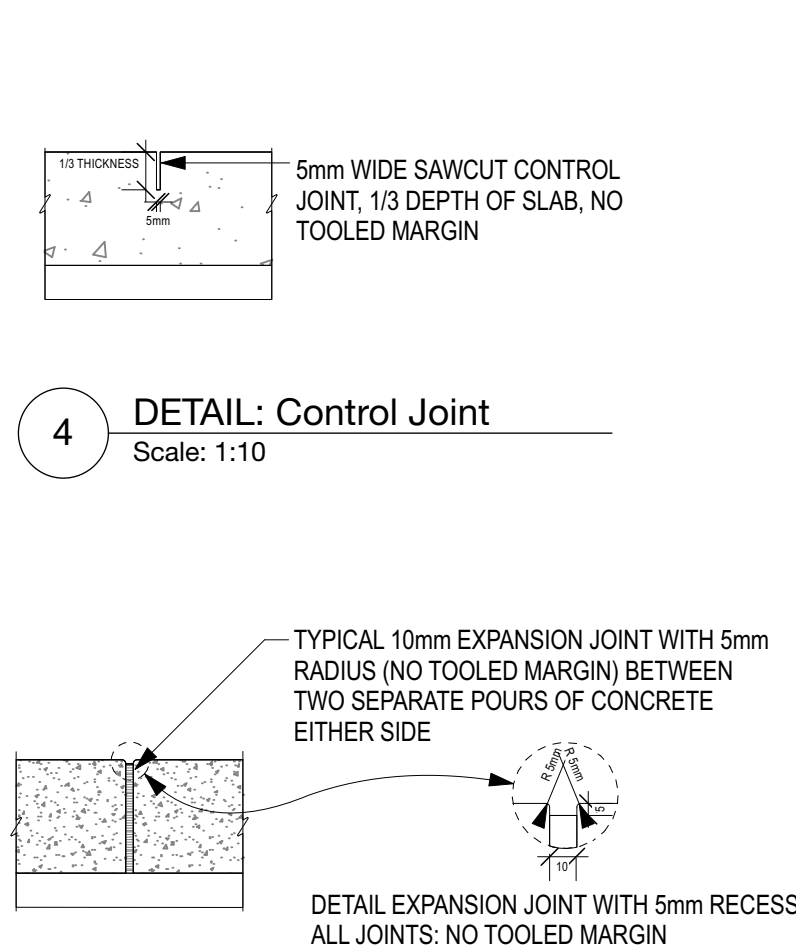
1 DETAIL: Concrete Pavers on Slab
Scale: 1:10



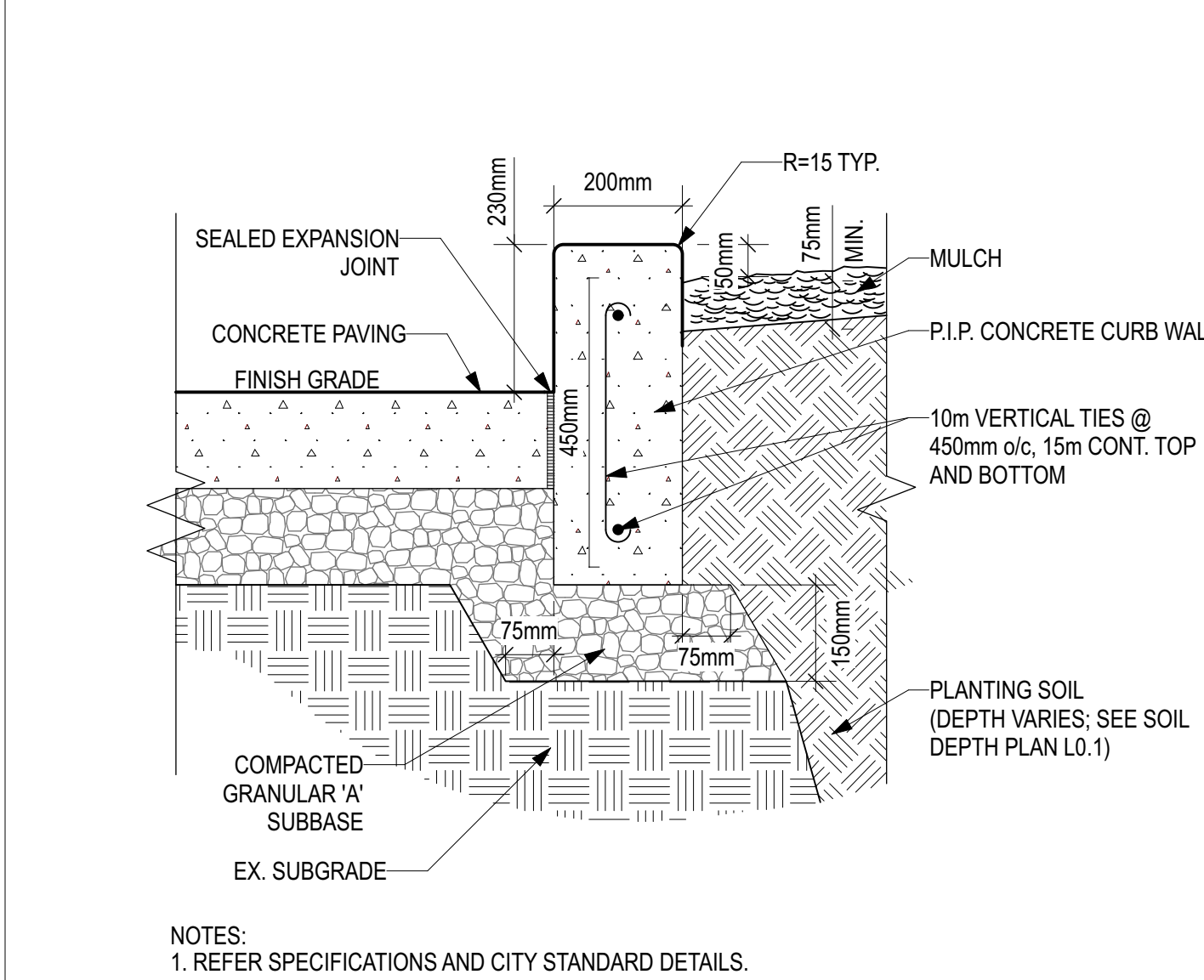
2 DETAIL: Concrete Pavers at Grade
Scale: 1:10



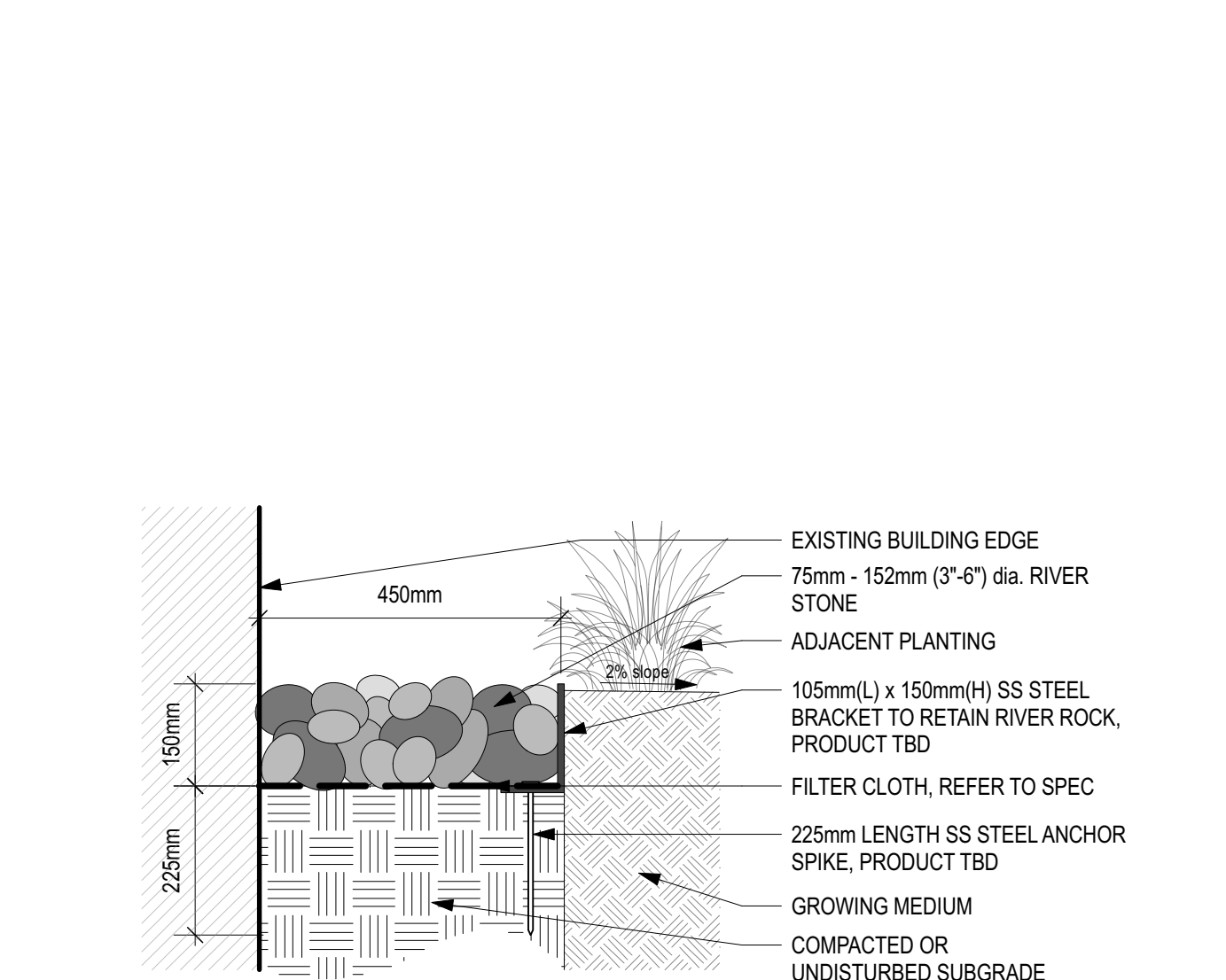
3 DETAIL: Pedestrian Concrete at Grade
Scale: 1:10



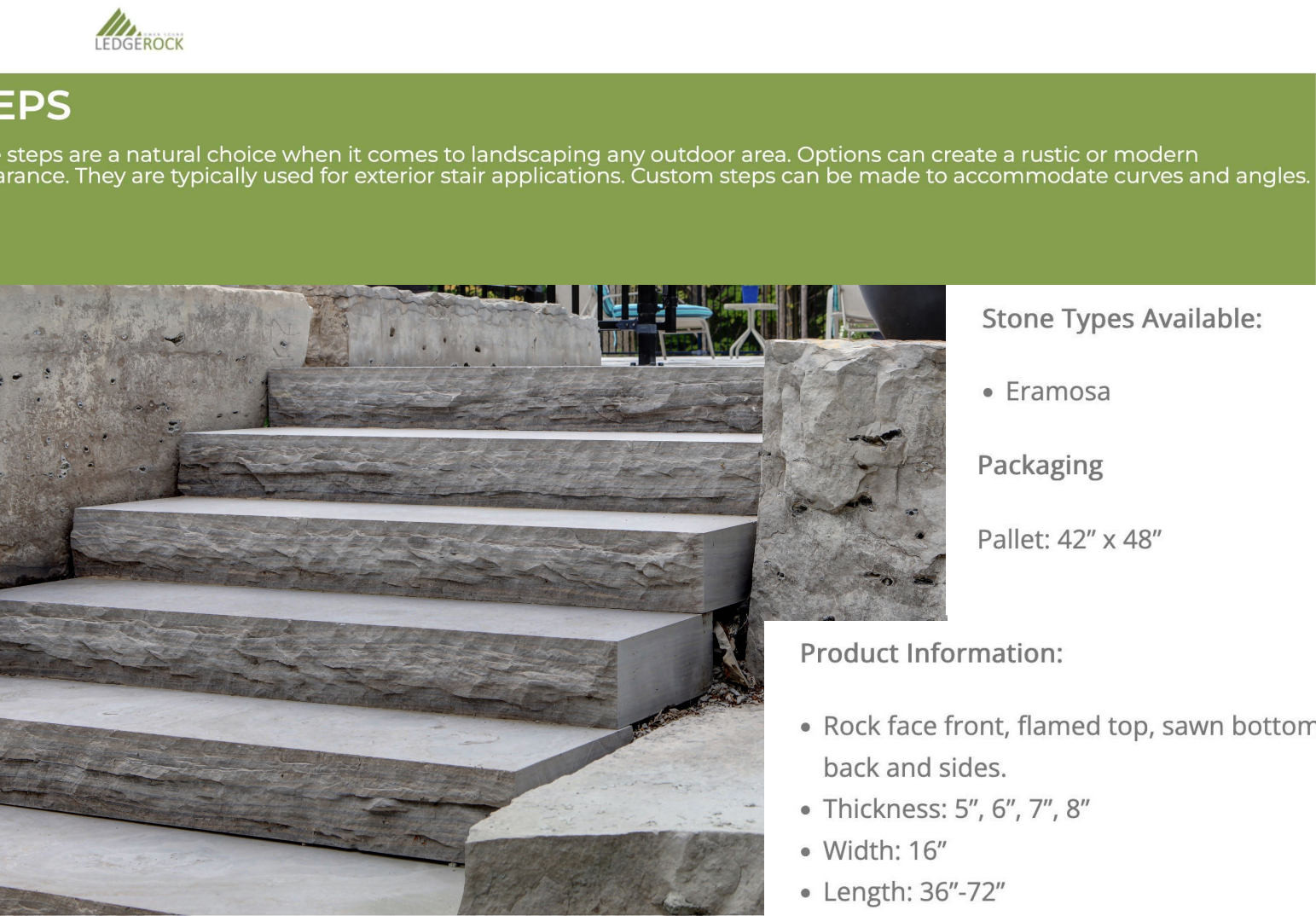
5 DETAIL: Expansion Joint
Scale: 1:10



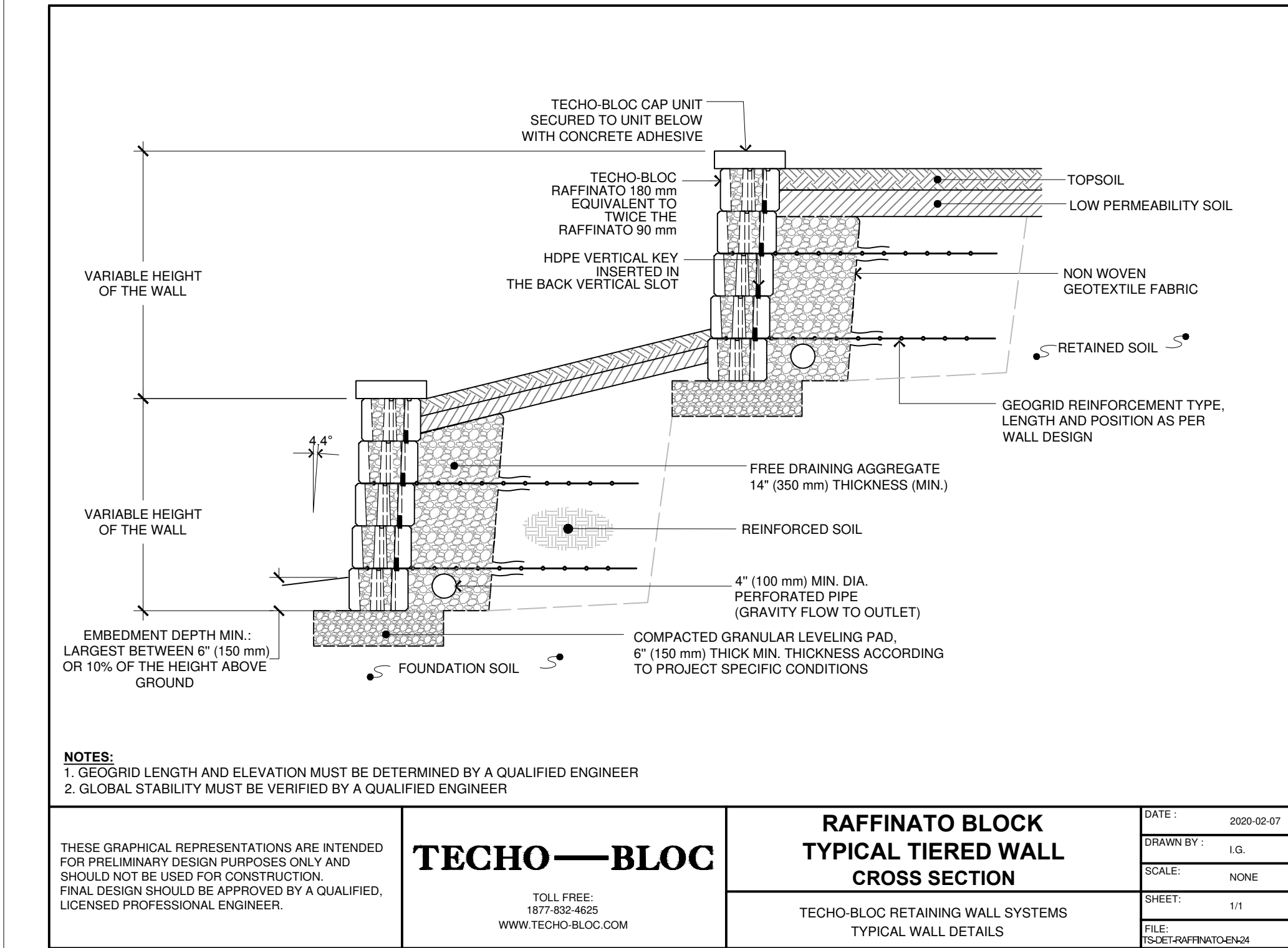
6 DETAIL: Concrete Curb at Grade
Scale: 1:10



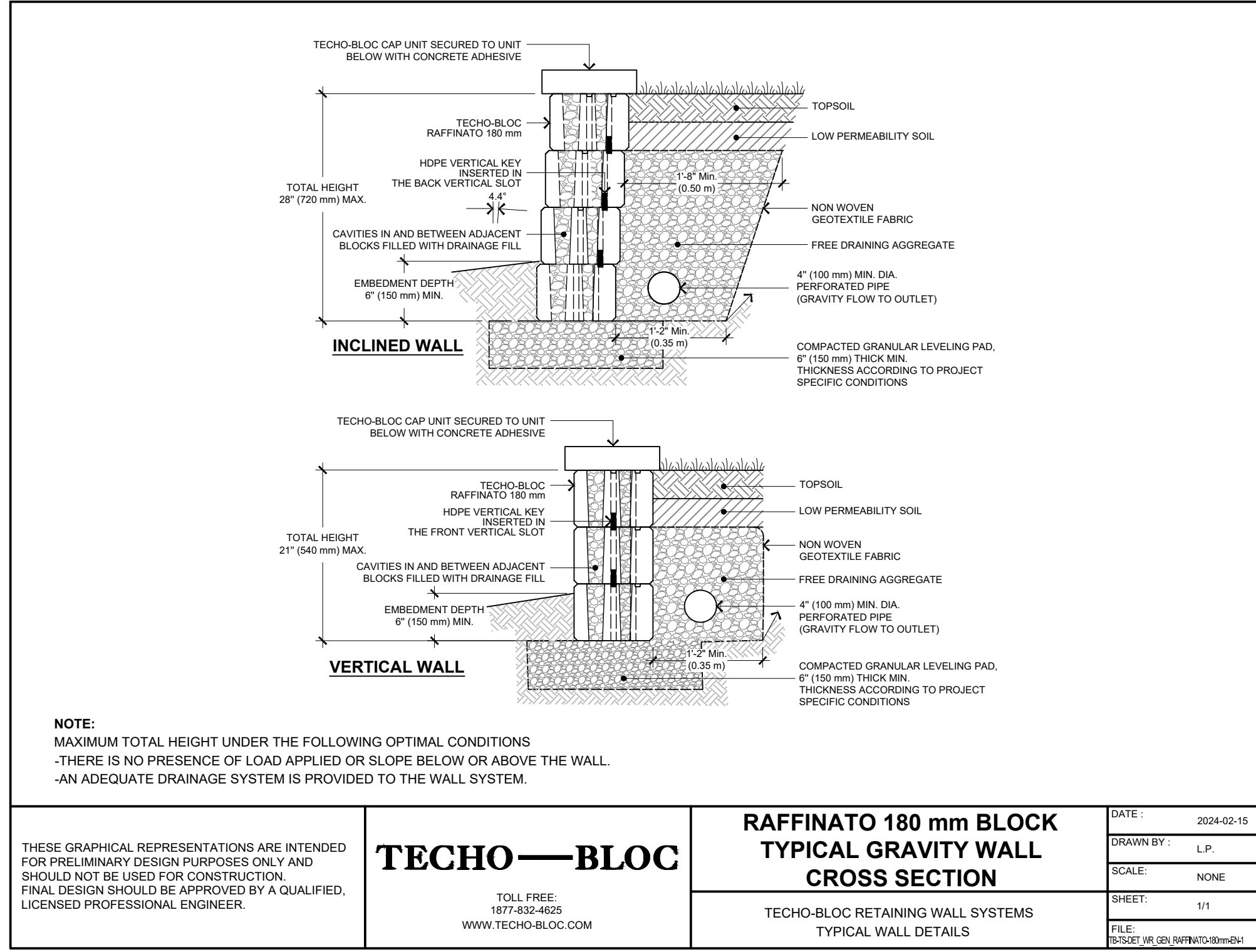
7 DETAIL: Drip Strip
Scale: 1:10



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



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



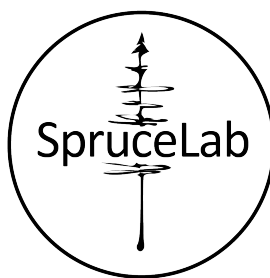
10 DETAIL: Gravity Wall
Scale: N.T.S.

Key Plan

Legend

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



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Toronto, ON

Project

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OTTAWA, ON

Property Identification Number: 04105-0128

Drawing Title

Landscape Details - Ground Floor

Scale: Project #

Designed By: SB 0.001

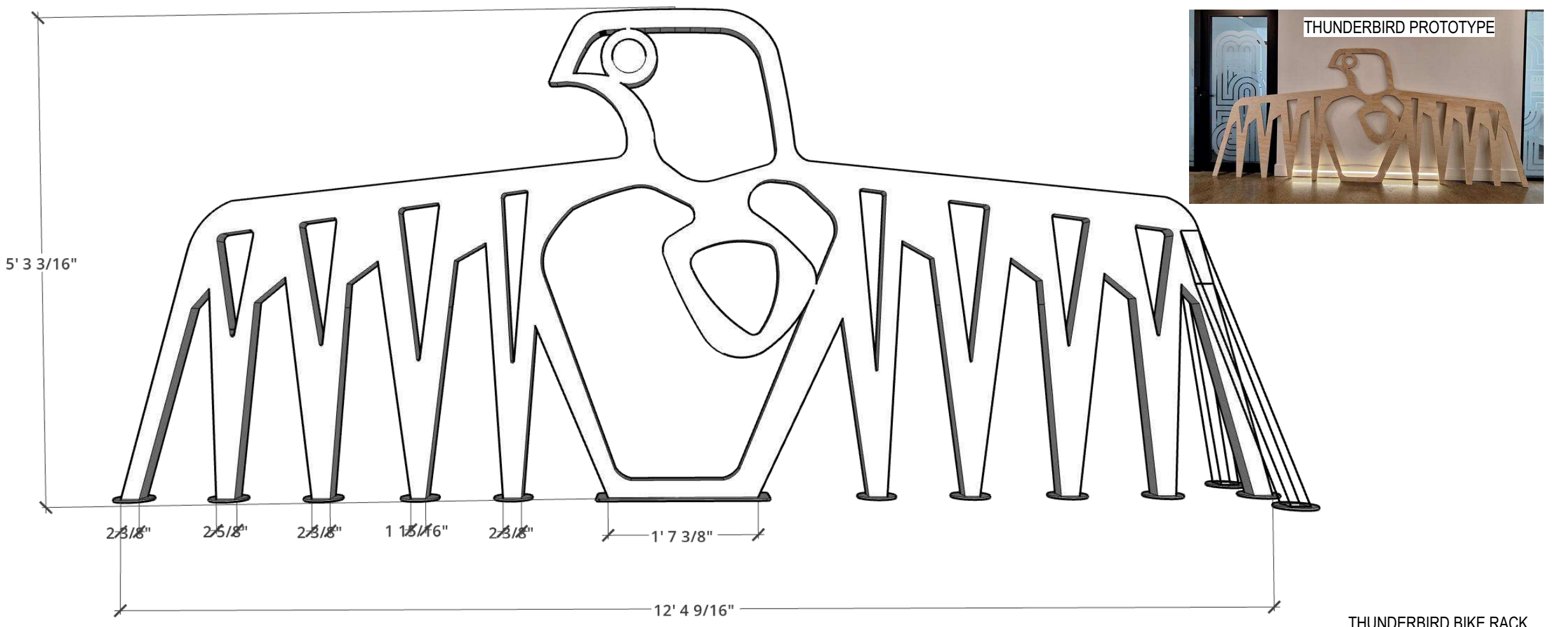
Drawn By: KG/NS Drawing #

Approved By: SB

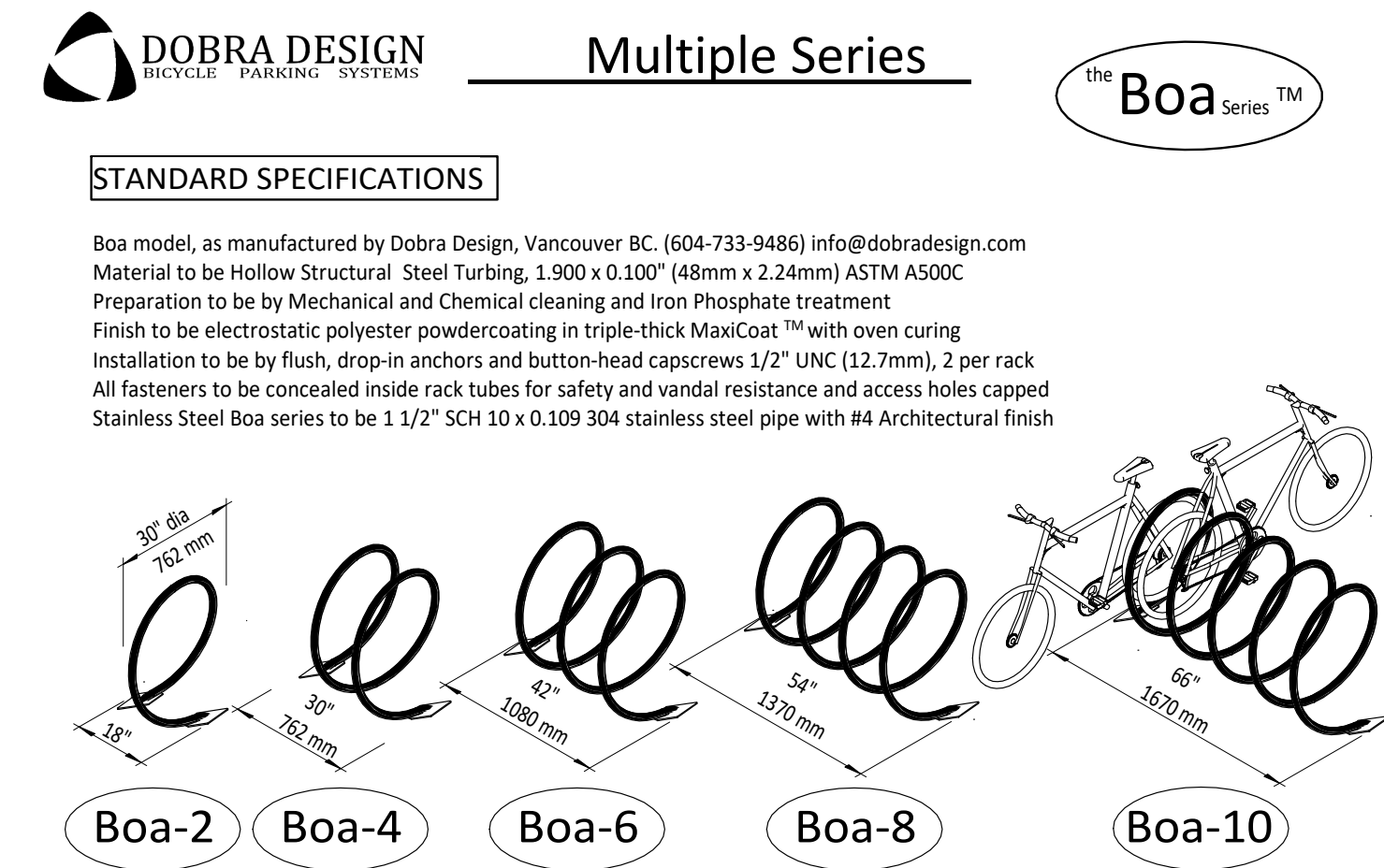
Date: 10/13/21

L2.1

File: D07-12-24-0727 Plan: 19/89

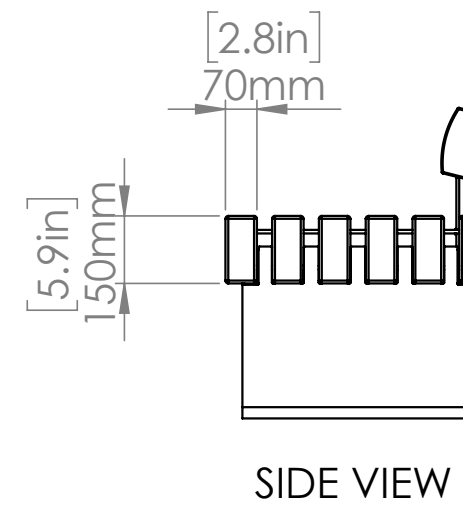
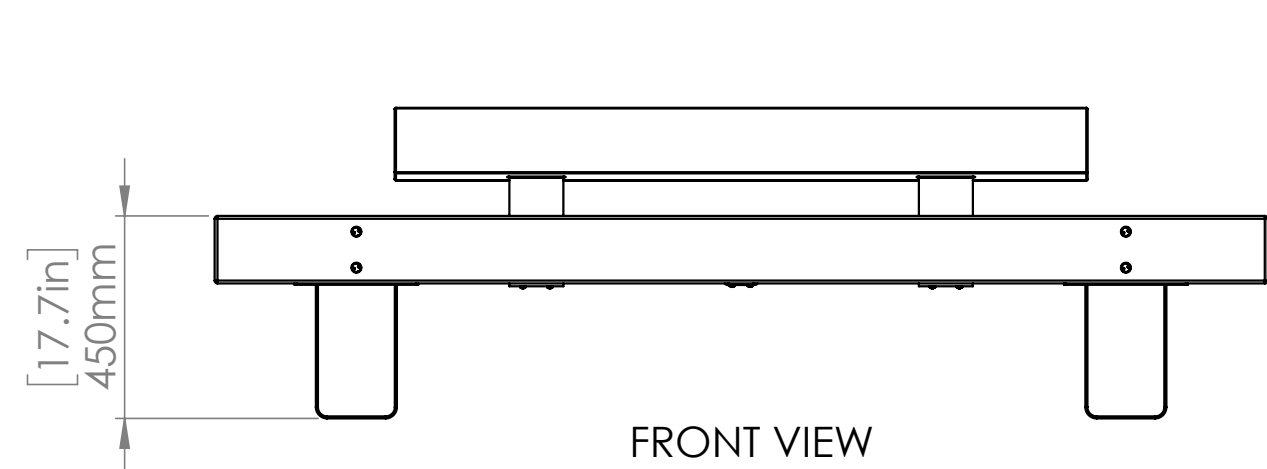
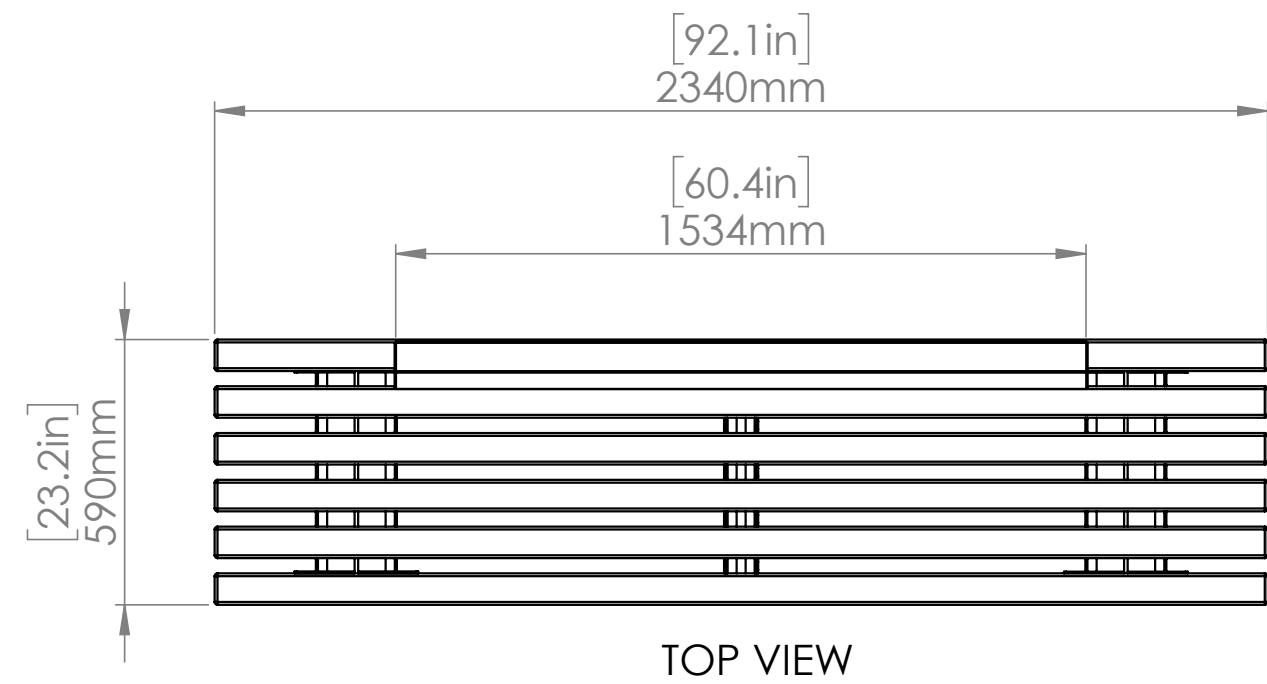


1 DETAIL: Custom Bike Rack - by Others
Scale: N.T.S.



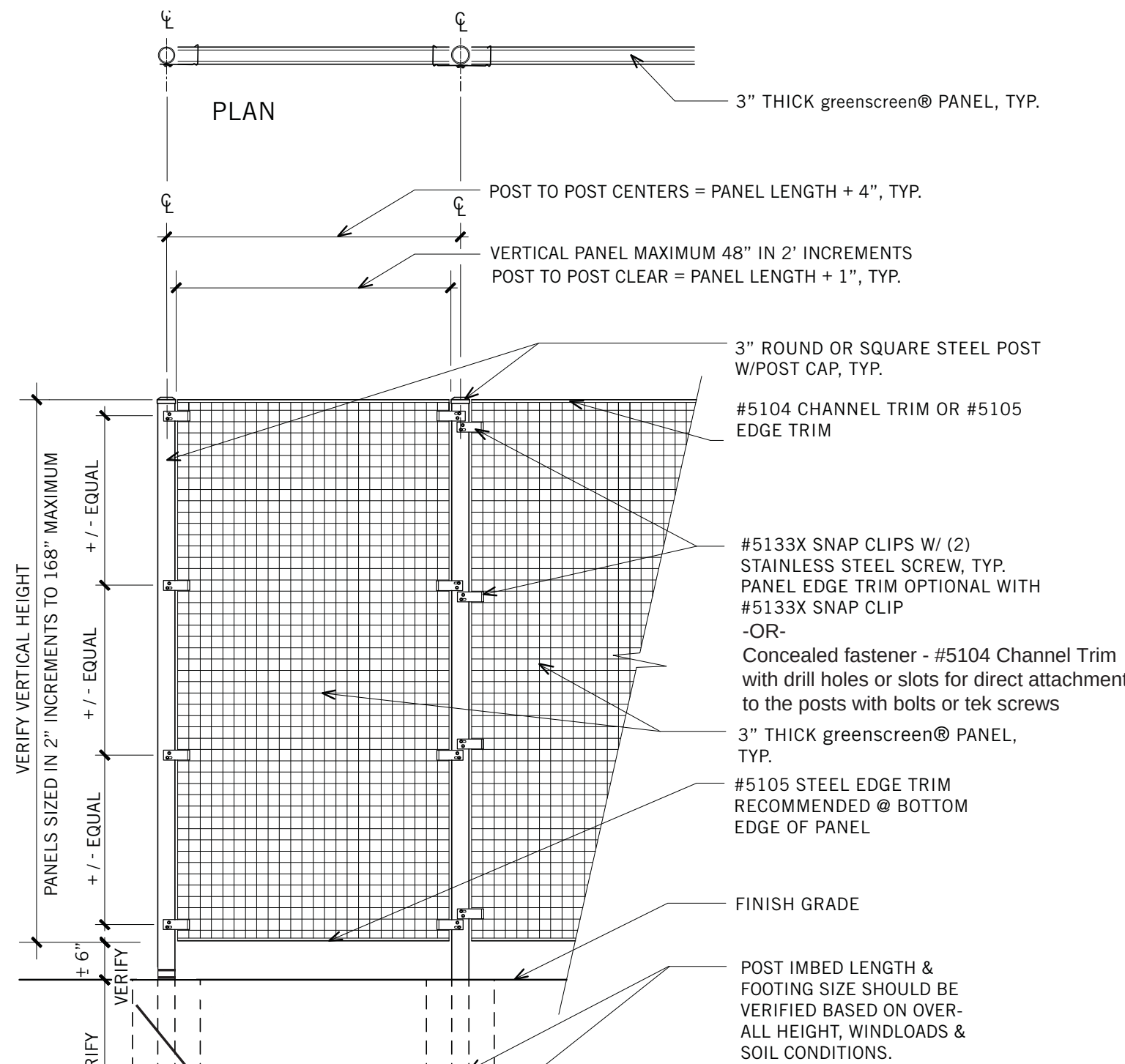
2 DETAIL: Bike Rack
Scale: N.T.S.

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



Optional
Rough&Ready 6 Benches
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

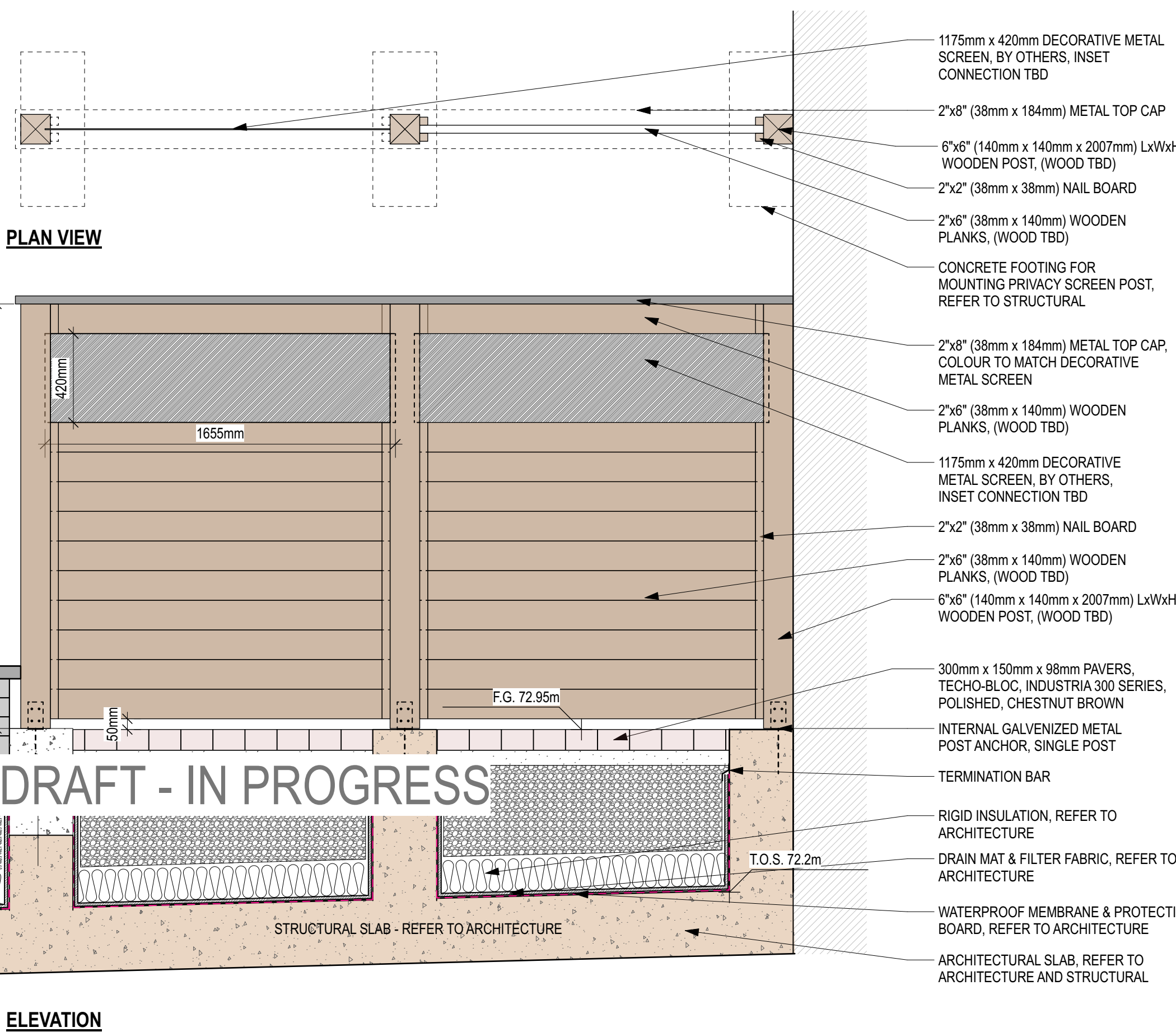
4 DETAIL: Bench
Scale: N.T.S.



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.

Tournesol greenscreen®

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



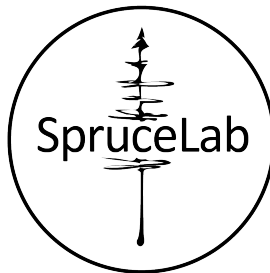
5 DETAIL: Privacy Screen
Scale: 1:20

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



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Telephone: (647) 899-5891
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Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

Property Identification Number: 04105-0128

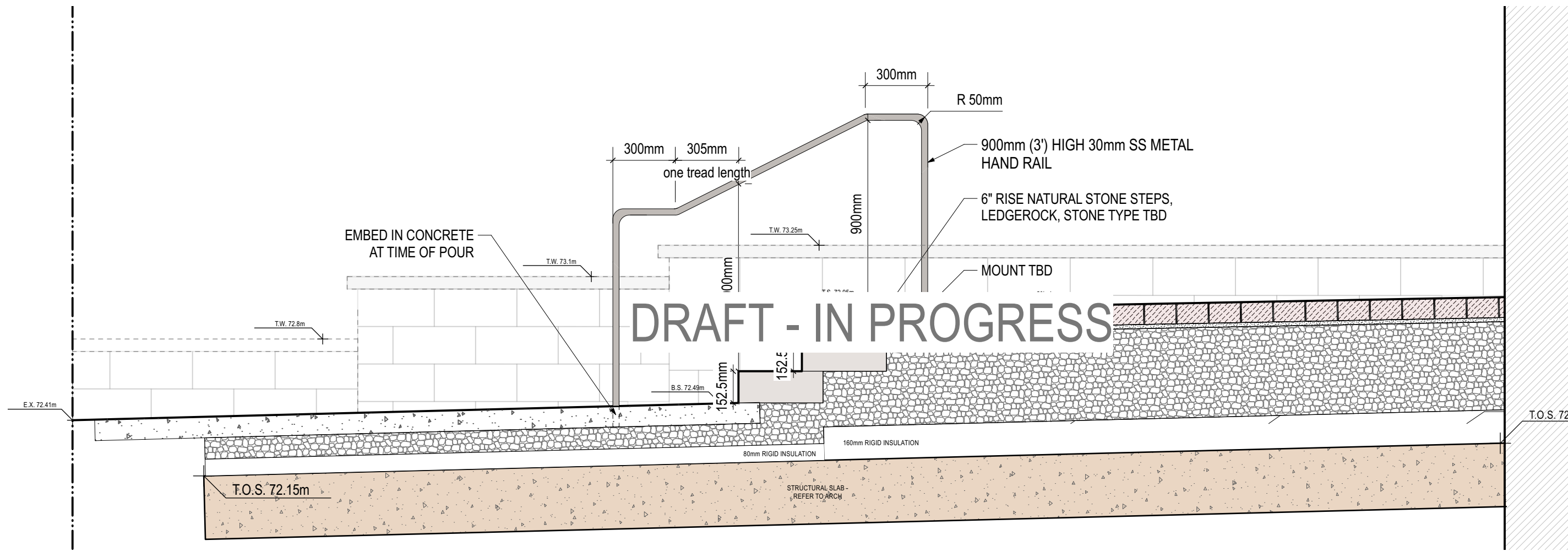
Drawing Title

Landscape Details - Ground Floor

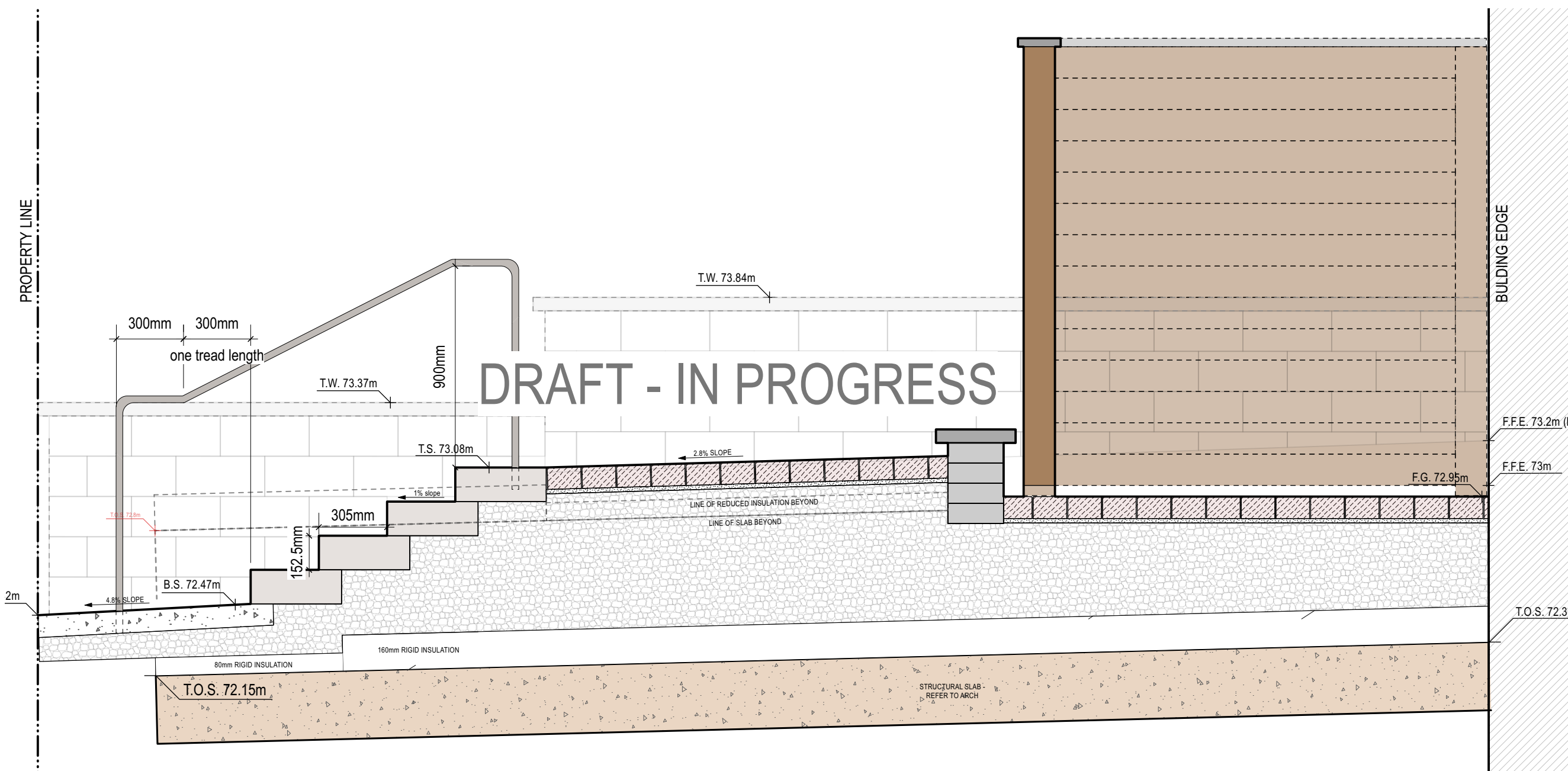
Scale:	Project #
Designed By: SB	0.001
Drawn By: KG/NS	Drawing #
Approved By: SB	
Date: 10/13/21	

L2.2

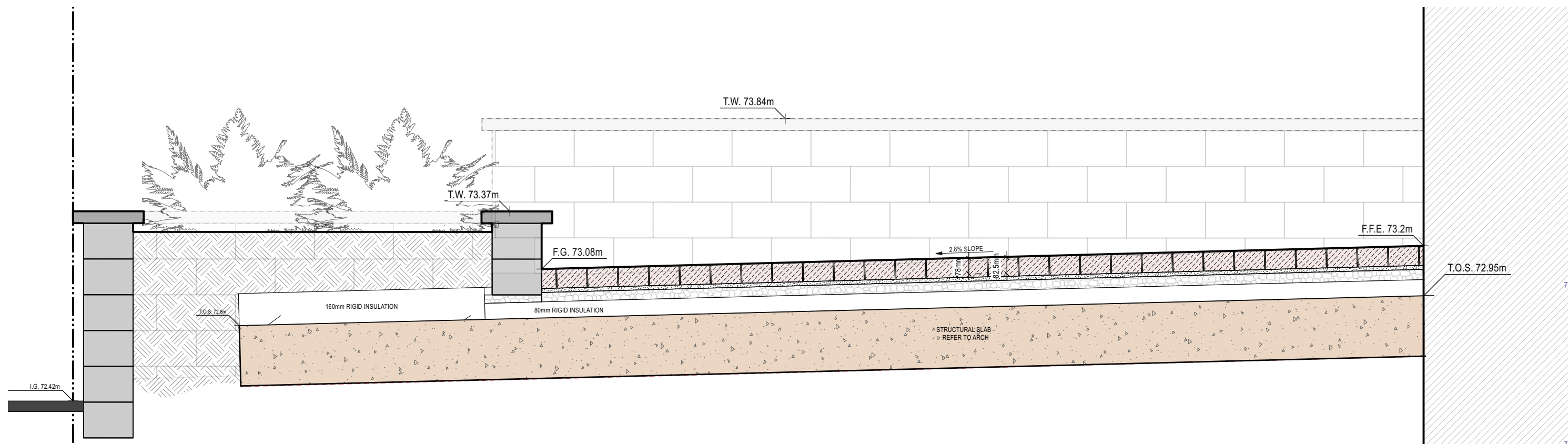
File: D07-12-24-0727_Plan: 19/89



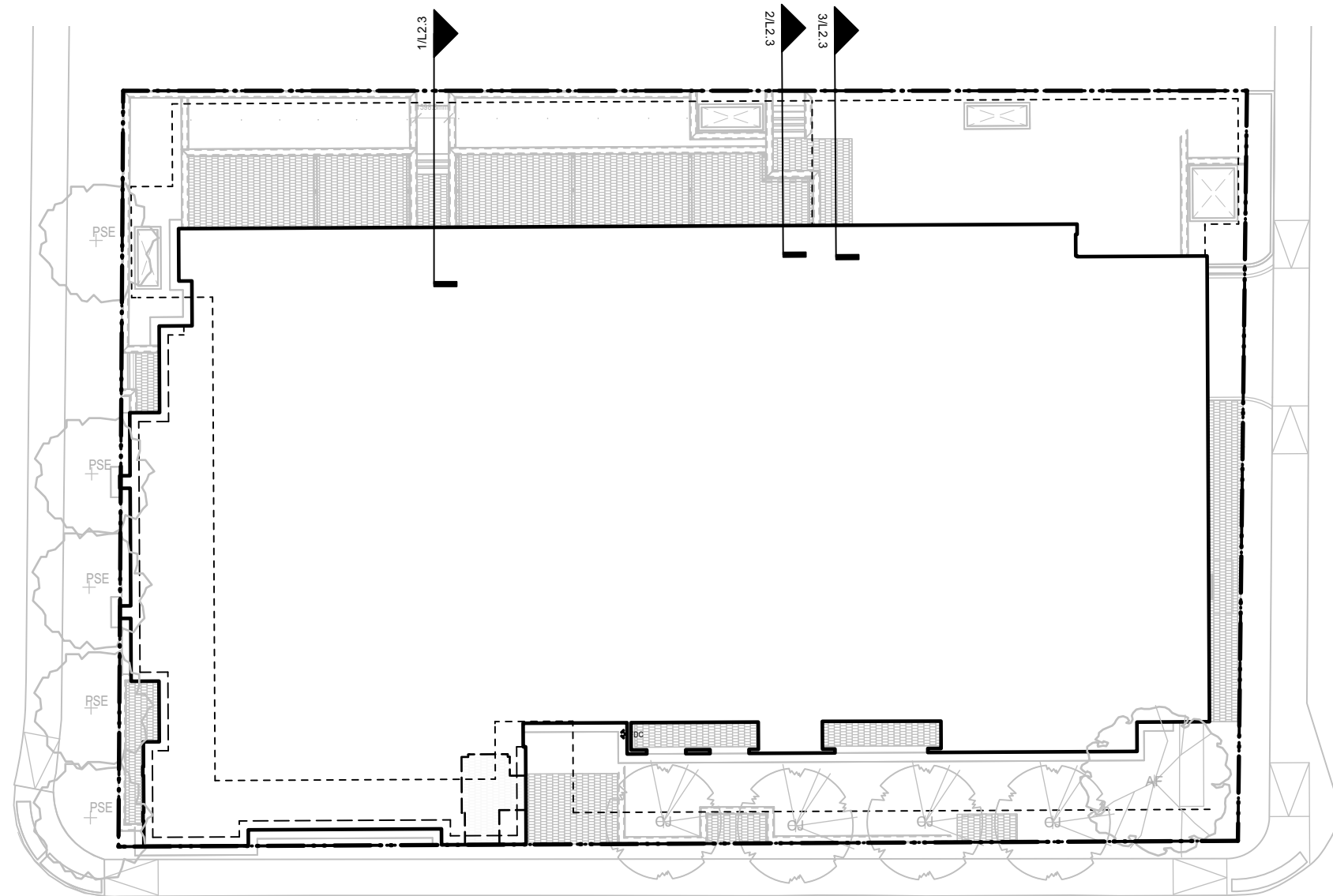
1 DETAIL: Steps & Handrail at Arthur Lane towards Arlington Street
Scale: 1:20



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



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



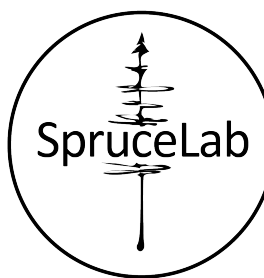
PLAN
1:300

Key Plan

Legend

10		
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



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Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

Property Identification Number: 04105-0128

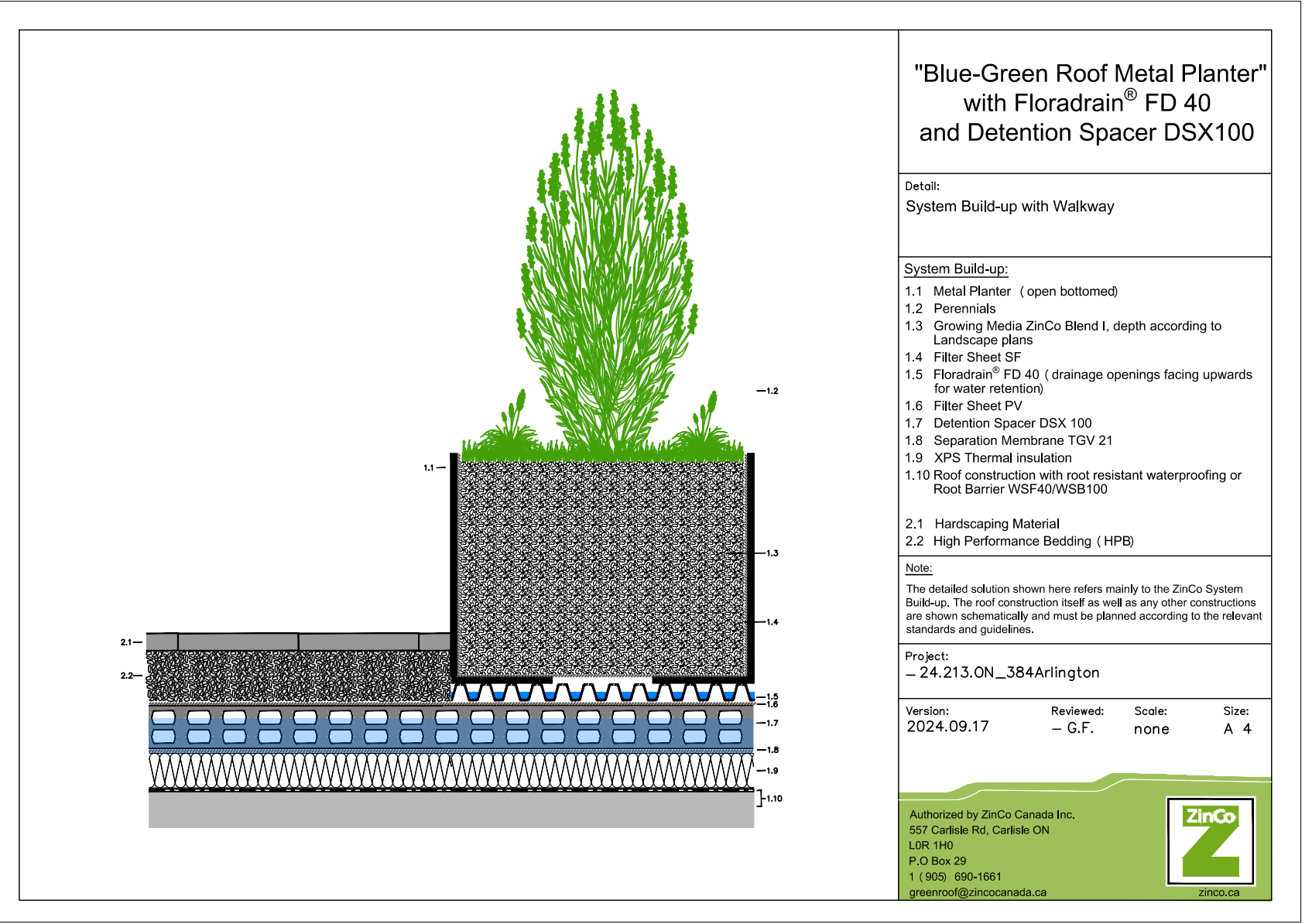
Drawing Title

**Landscape Details - Ground
Floor Steps**

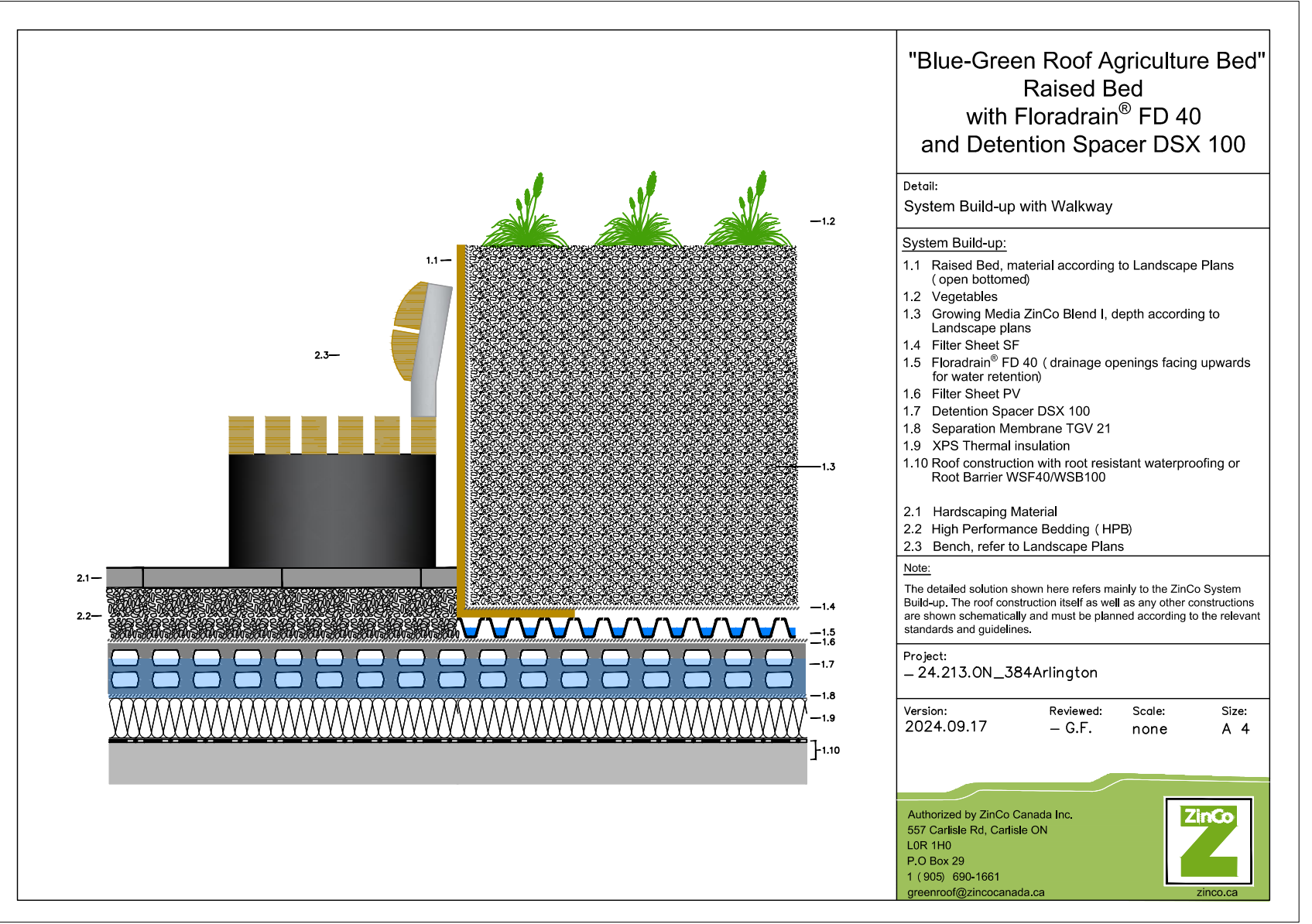
Scale:	Project #
Designed By: SB	0.001
Drawn By: KG/NS	Drawing #
Approved By: SB	
Date: 10/13/21	

L2.3

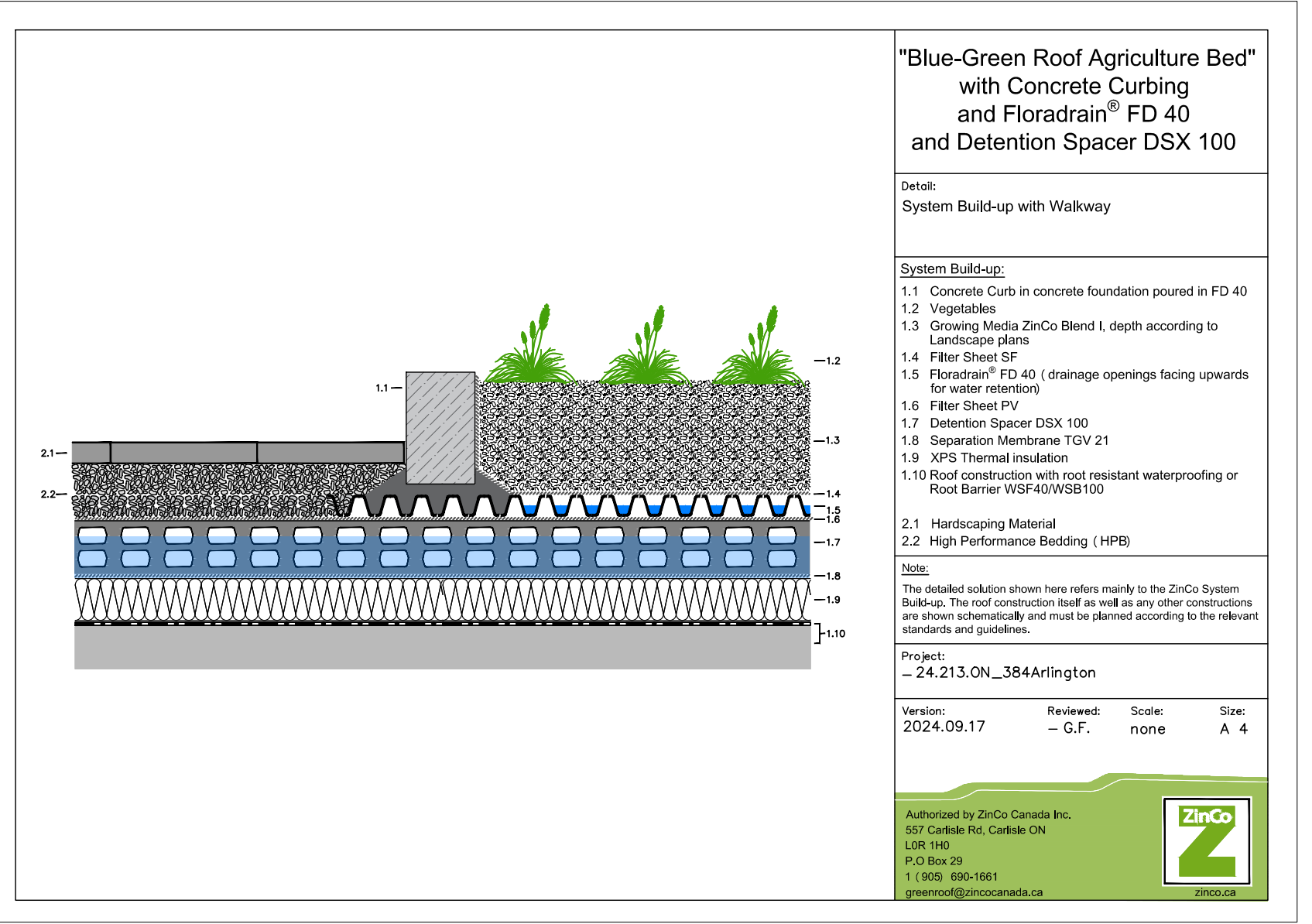
File#: D07-12-24-0127, Plan#: 19189



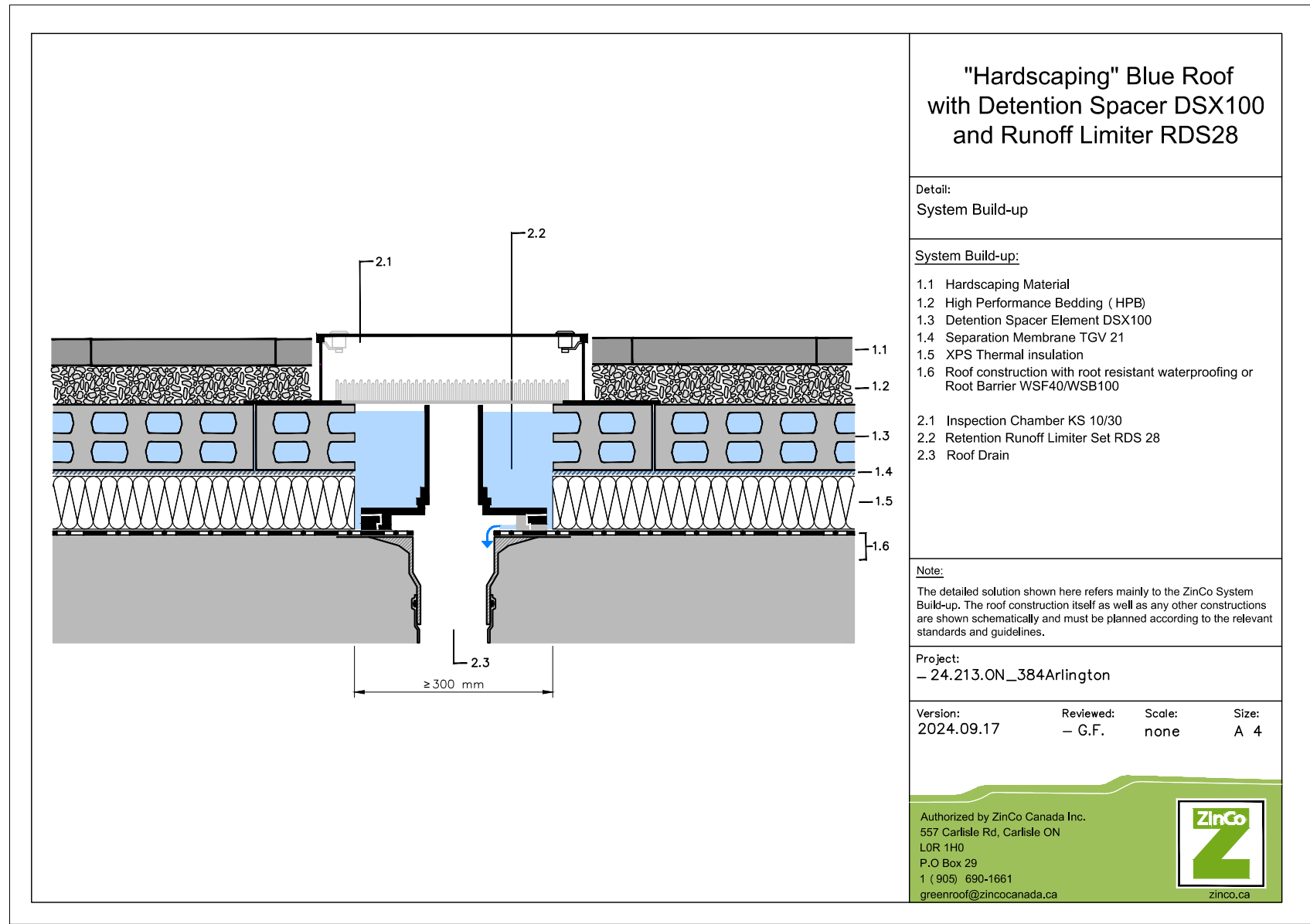
1 DETAIL: ZinCo Metal Planter w/ Detention Spacer
Scale: N.T.S.



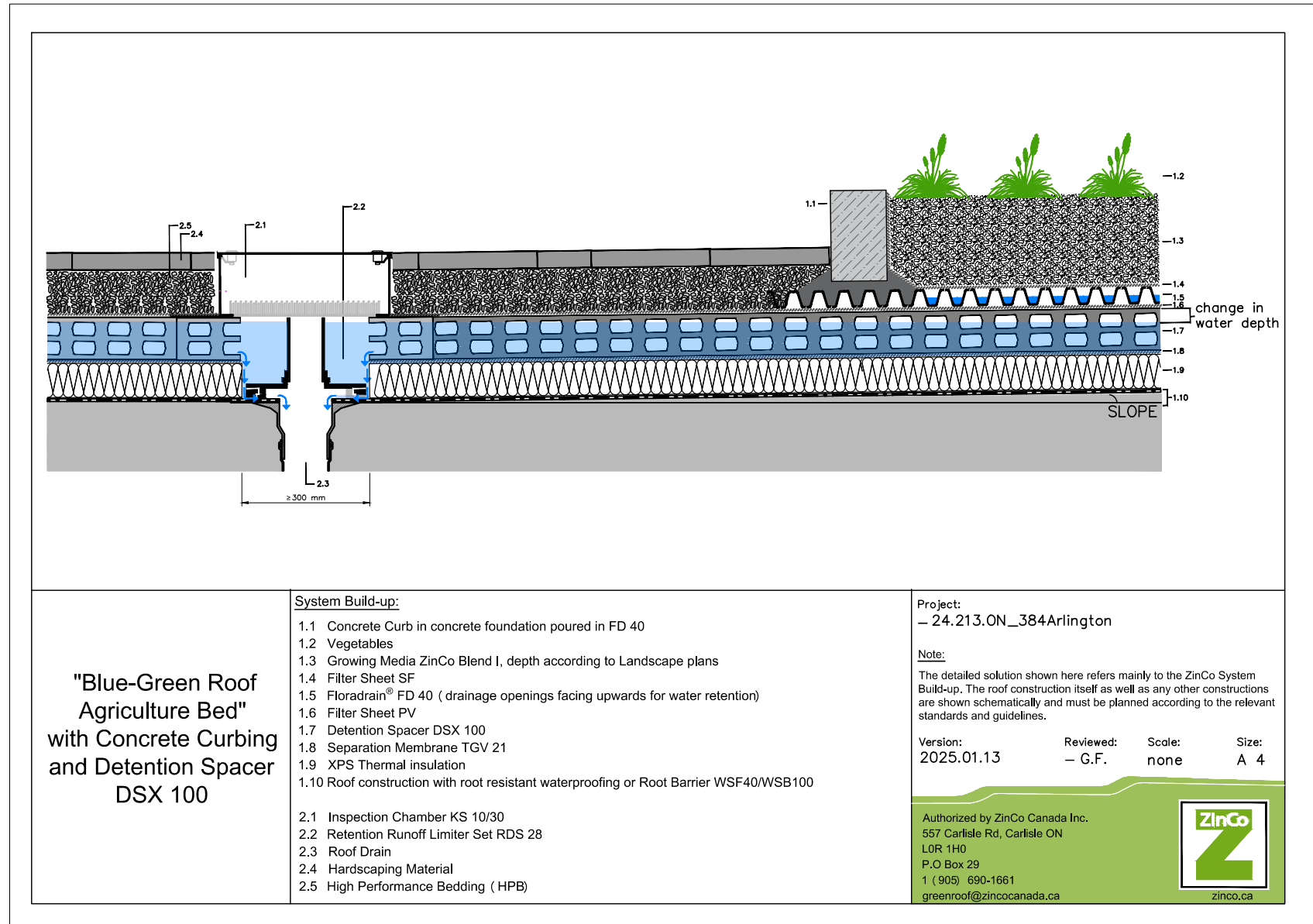
2 DETAIL: ZinCo Metal Planter w/ Detention Spacer
Scale: N.T.S.



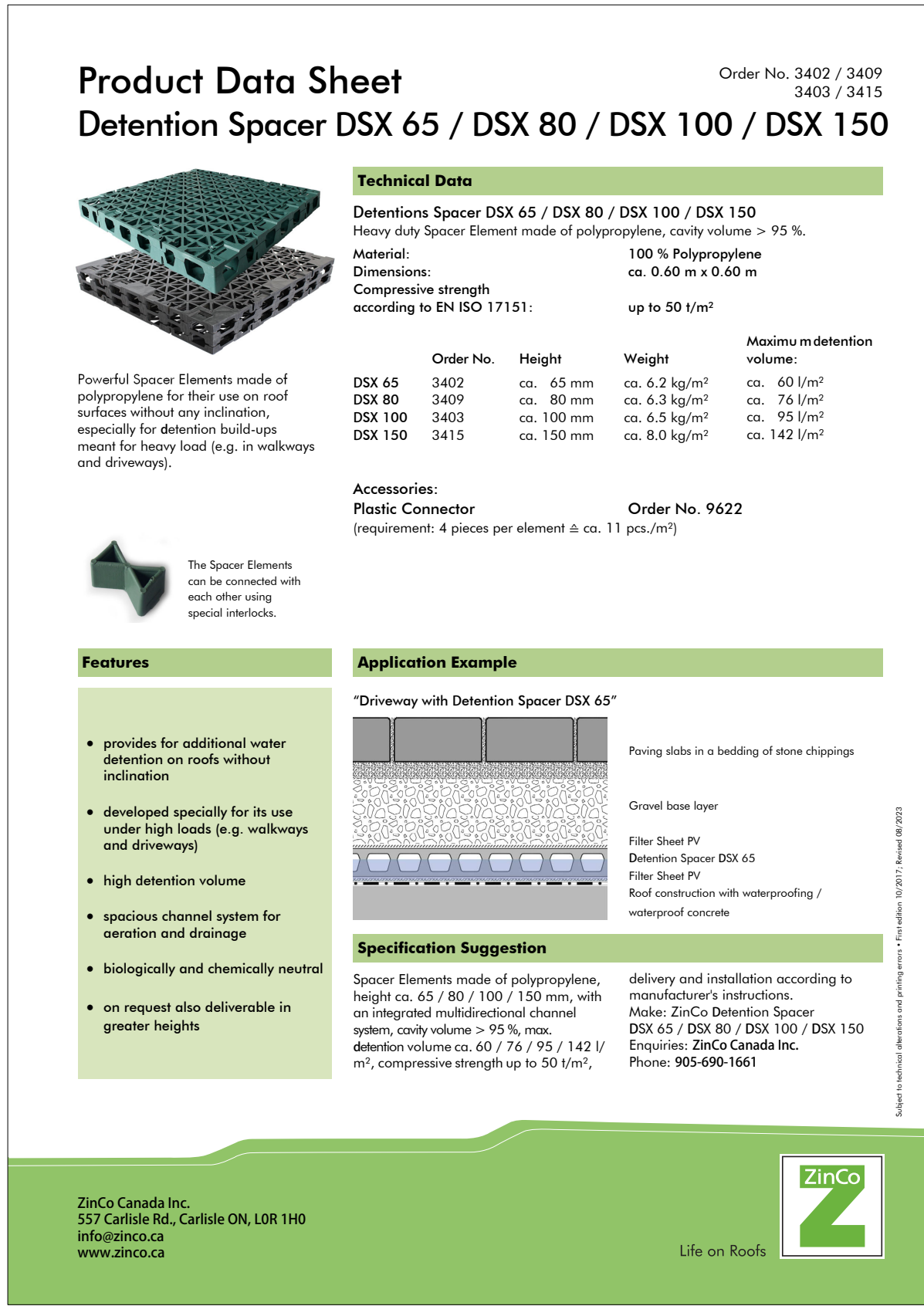
3 DETAIL: ZinCo Concrete Curb
Scale: N.T.S.



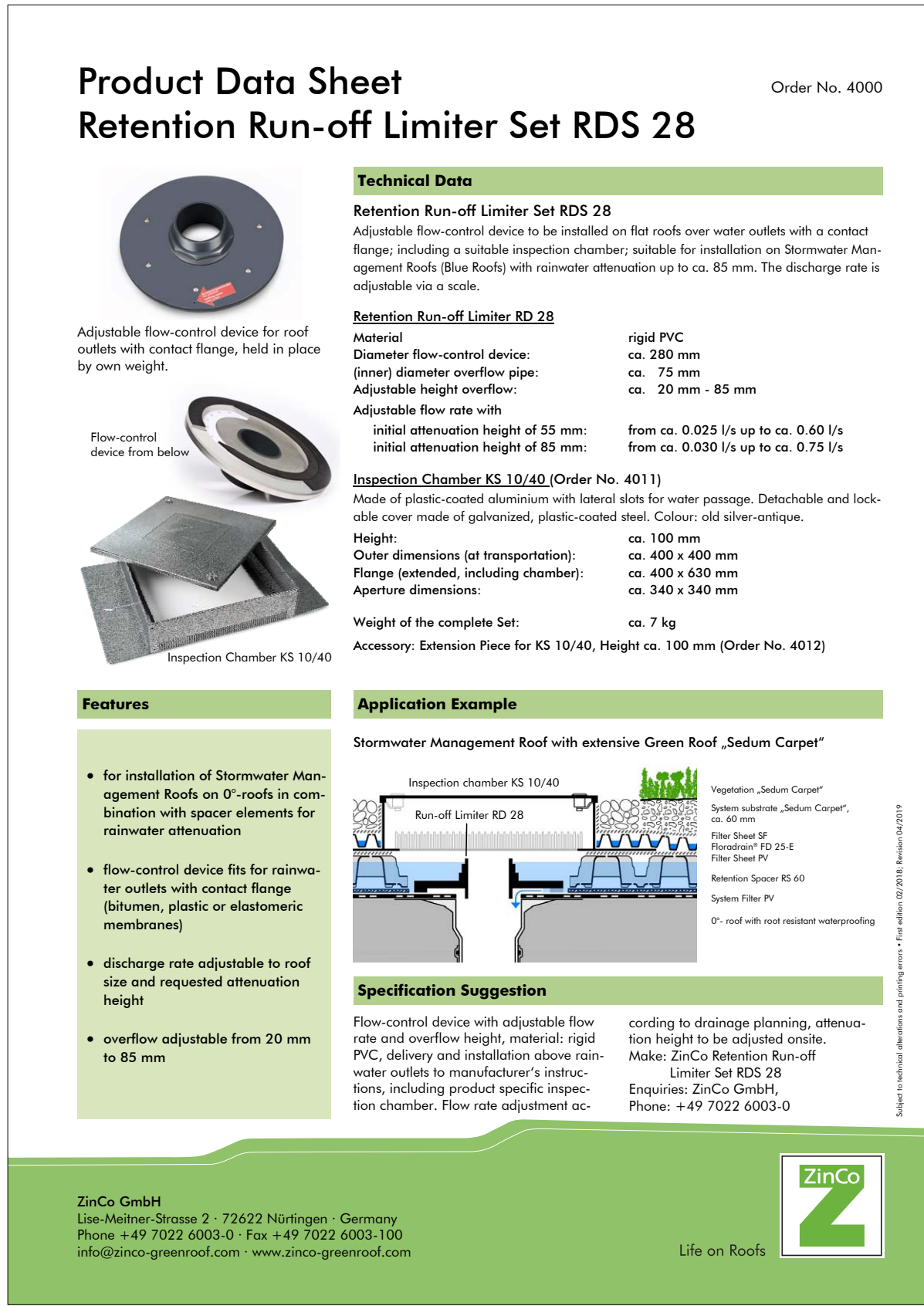
4 DETAIL: ZinCo Runoff Limiter
Scale: N.T.S.



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



6 DATA SHEET: ZinCo Dentention Spacer
Scale: N.T.S.



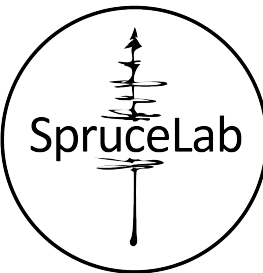
7 DATA SHEET: ZinCo Rentention Run-off Limiter
Scale: N.T.S.

Key Plan

Legend

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

Stamp



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Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

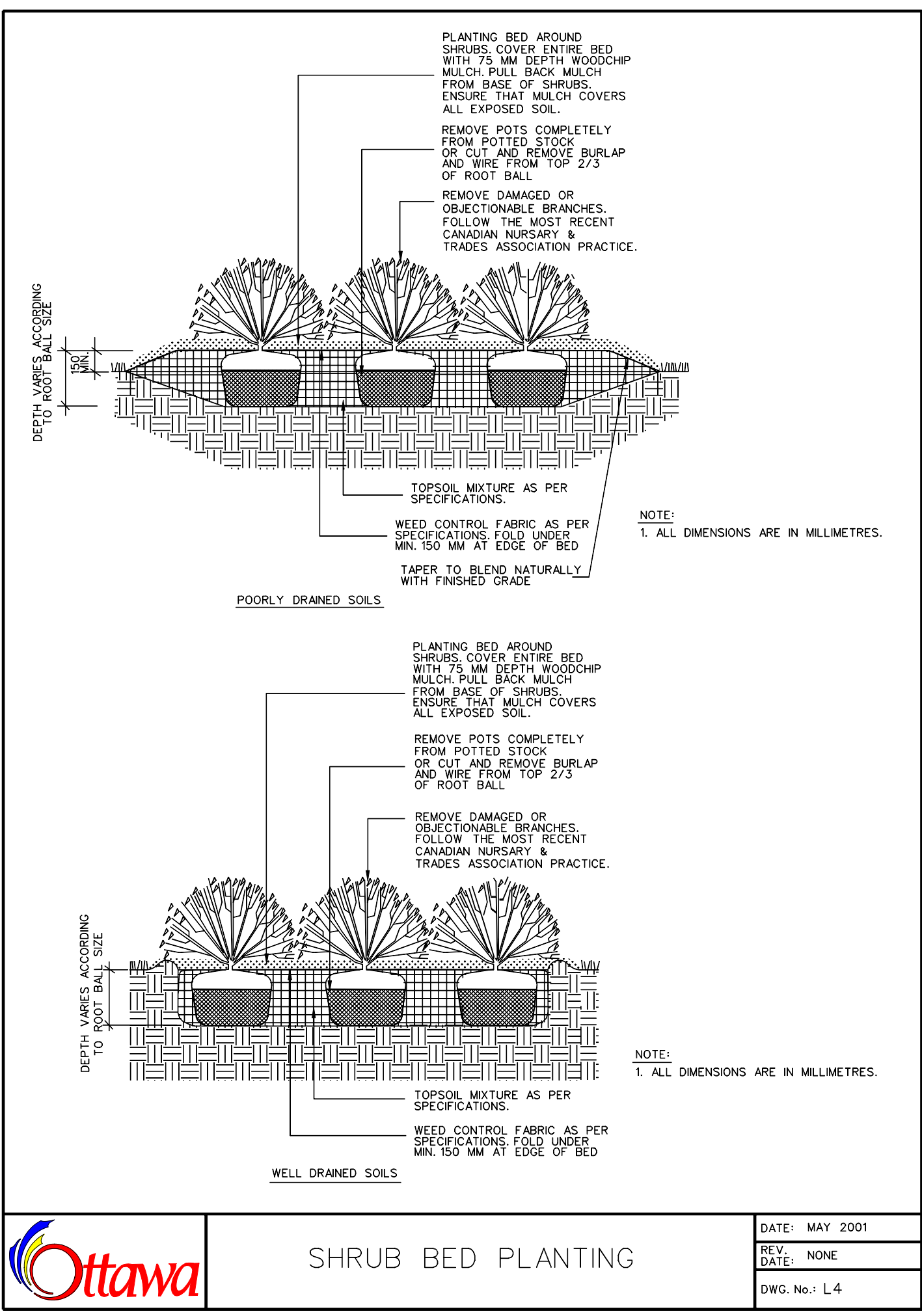
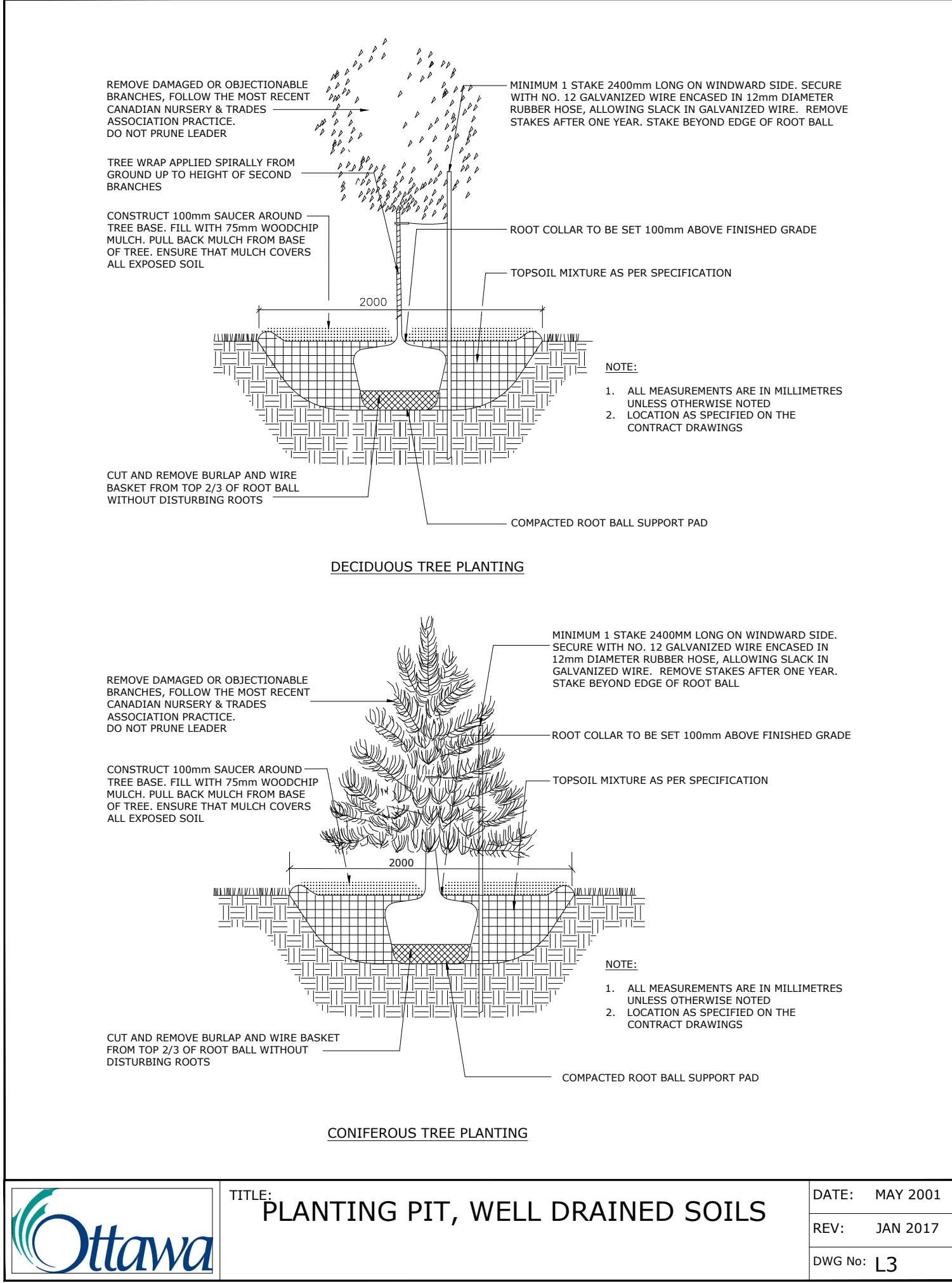
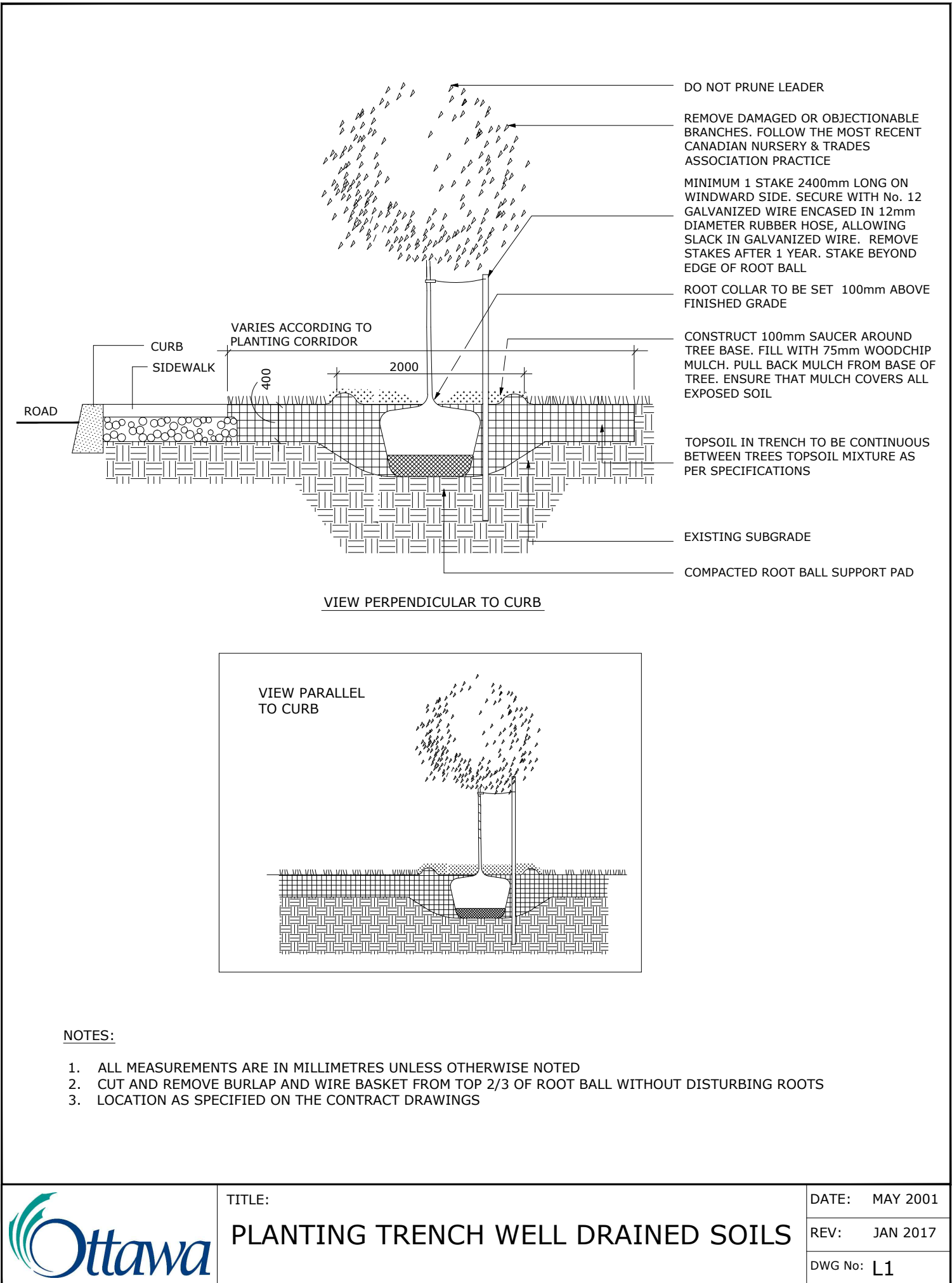
Property Identification Number: 04105-0128

Drawing Title

Landscape Details - Green
Roof

Scale: 0.001
Designed By: SB
Drawn By: KG/NS
Approved By: SB
Date: 10/13/21
Project # 0001
Drawing # L2.5

File: D07-12-24-0727_Plan: 19/89

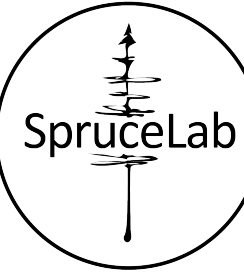
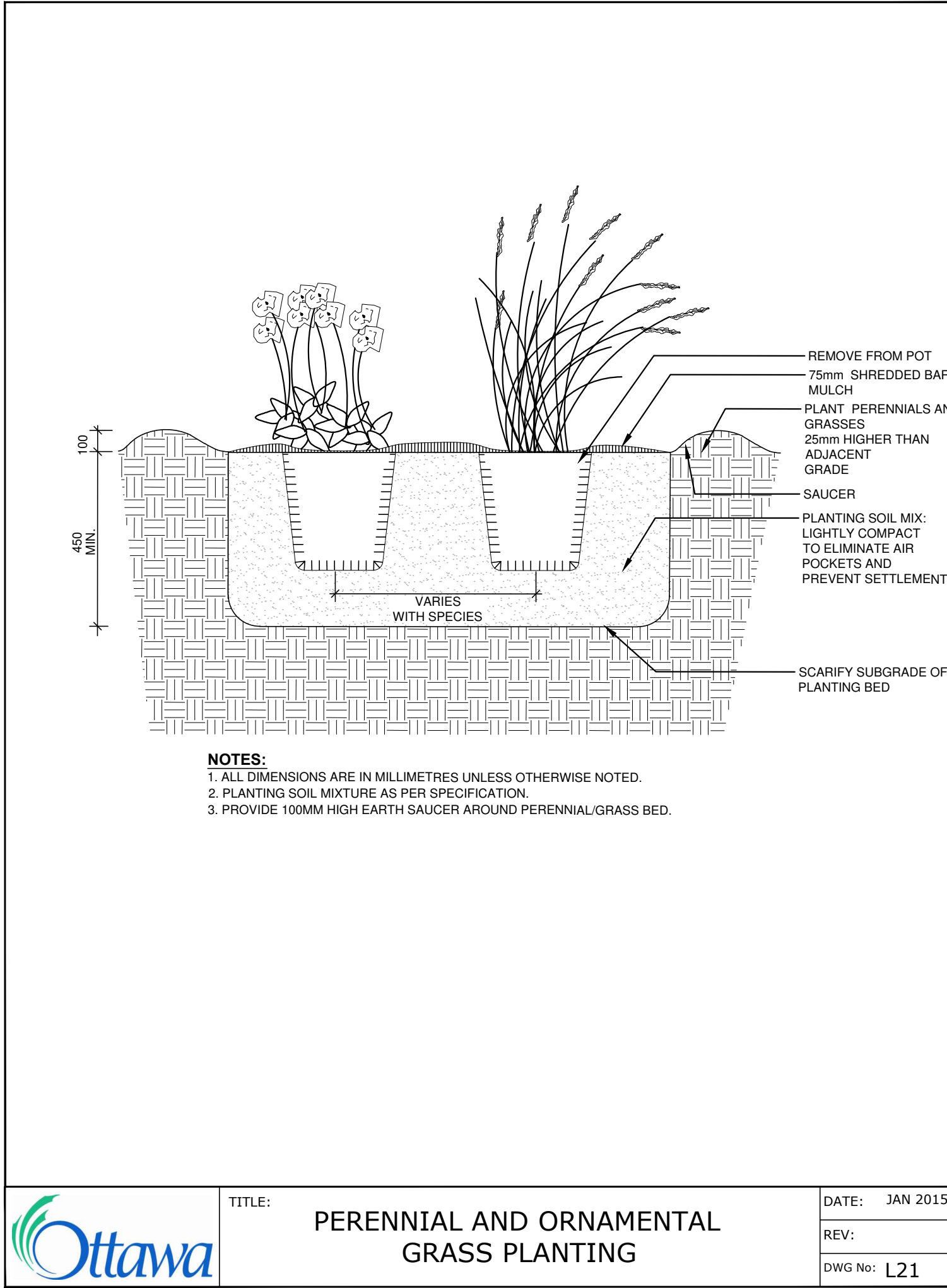
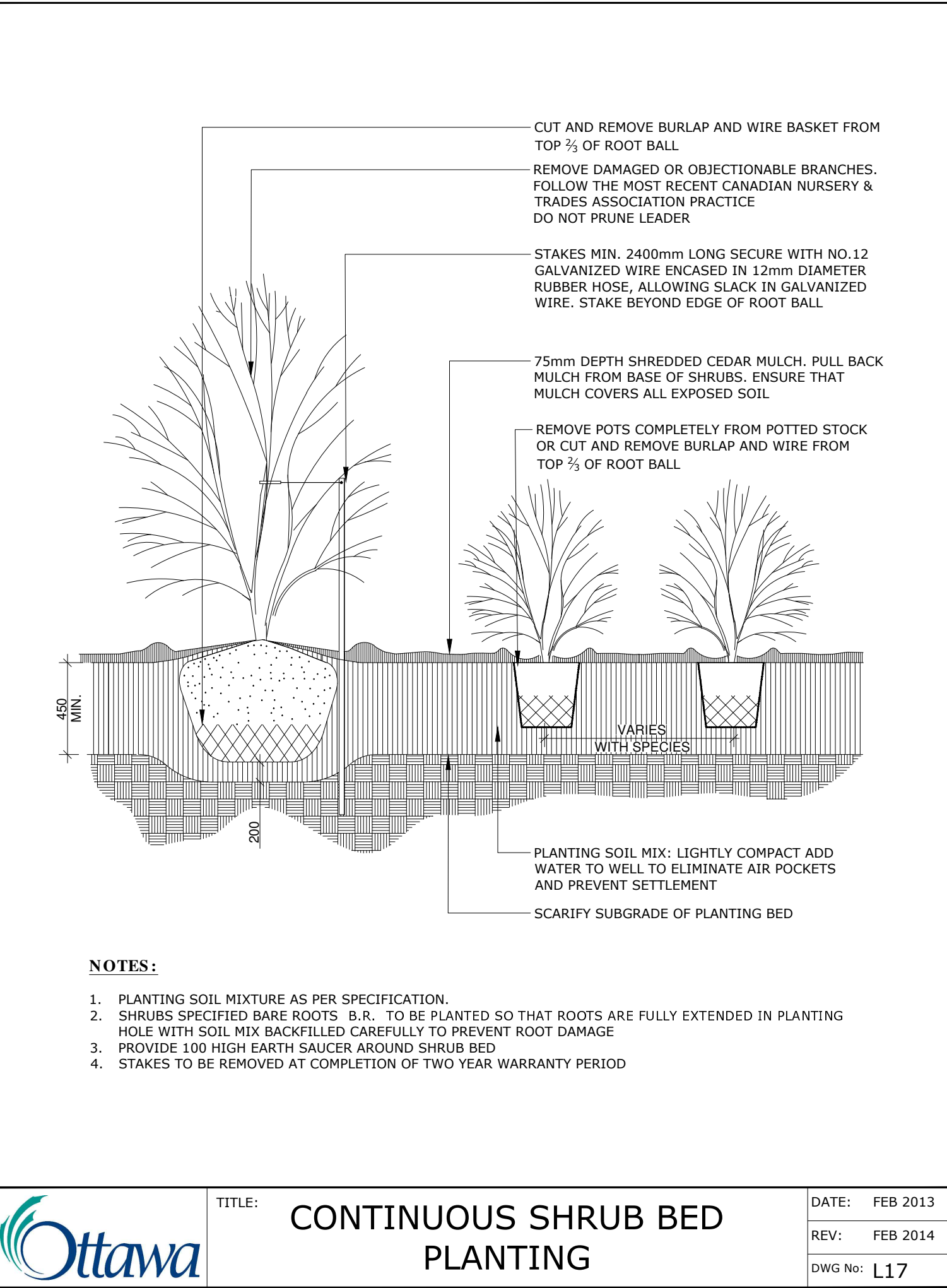


Key Plan

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

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OTTAWA, ON

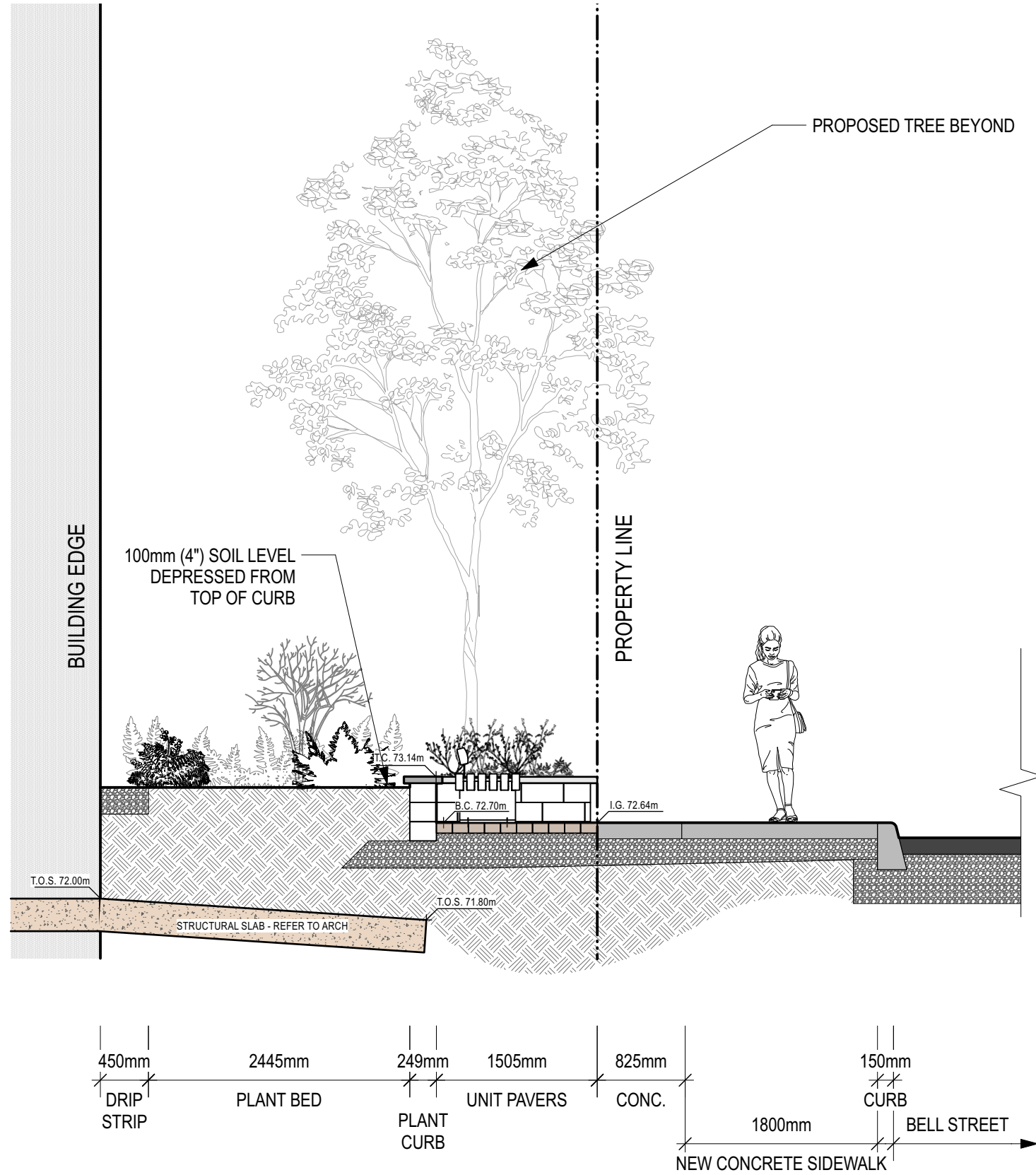
Property Identification Number: 04105-0128

Drawing Title

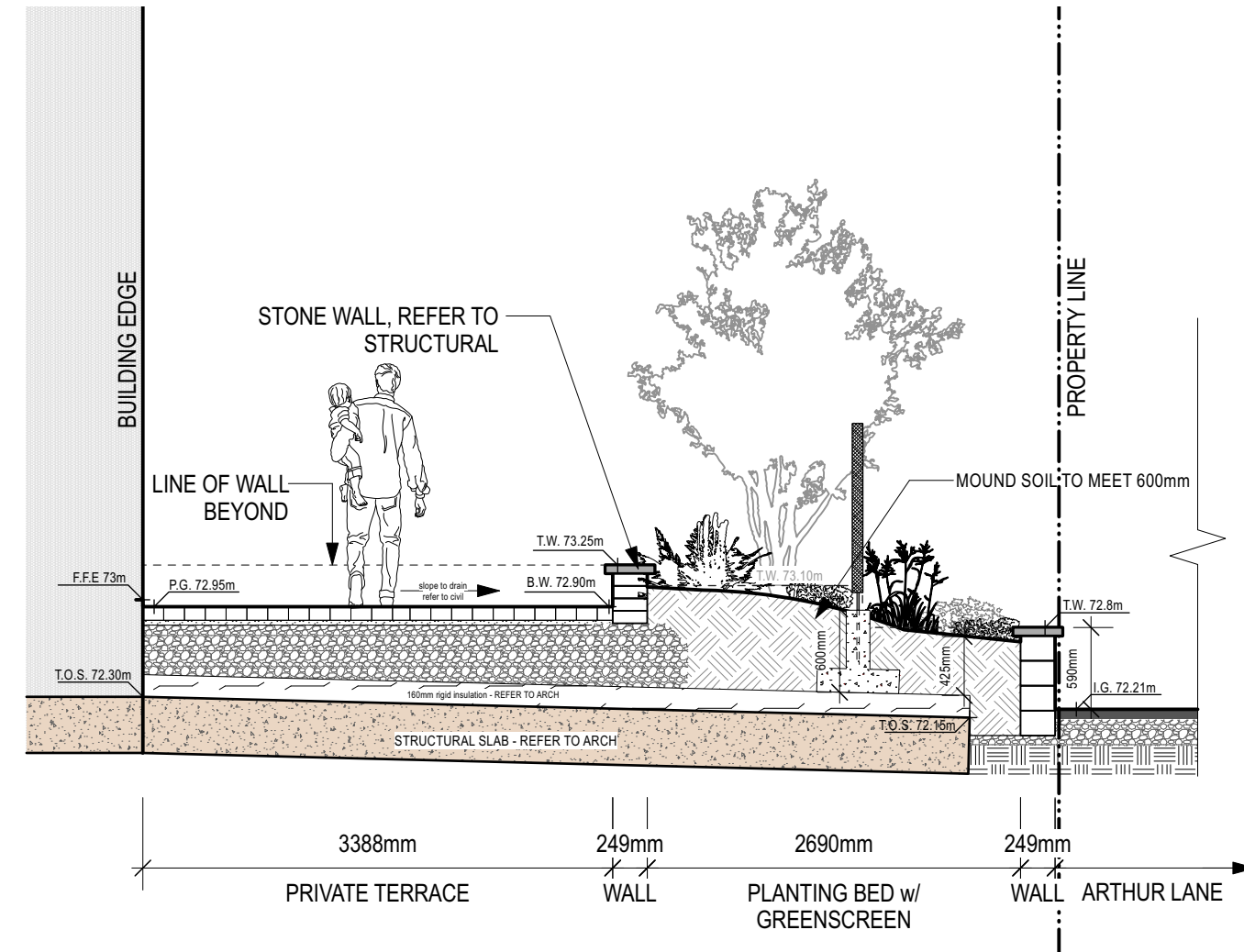
Planting Details

Scale:	Project #
Designed By: SB	0.001
Drawn By: KG/NS	Drawing #
Approved By: SB	L3.0
Date: 10/13/21	

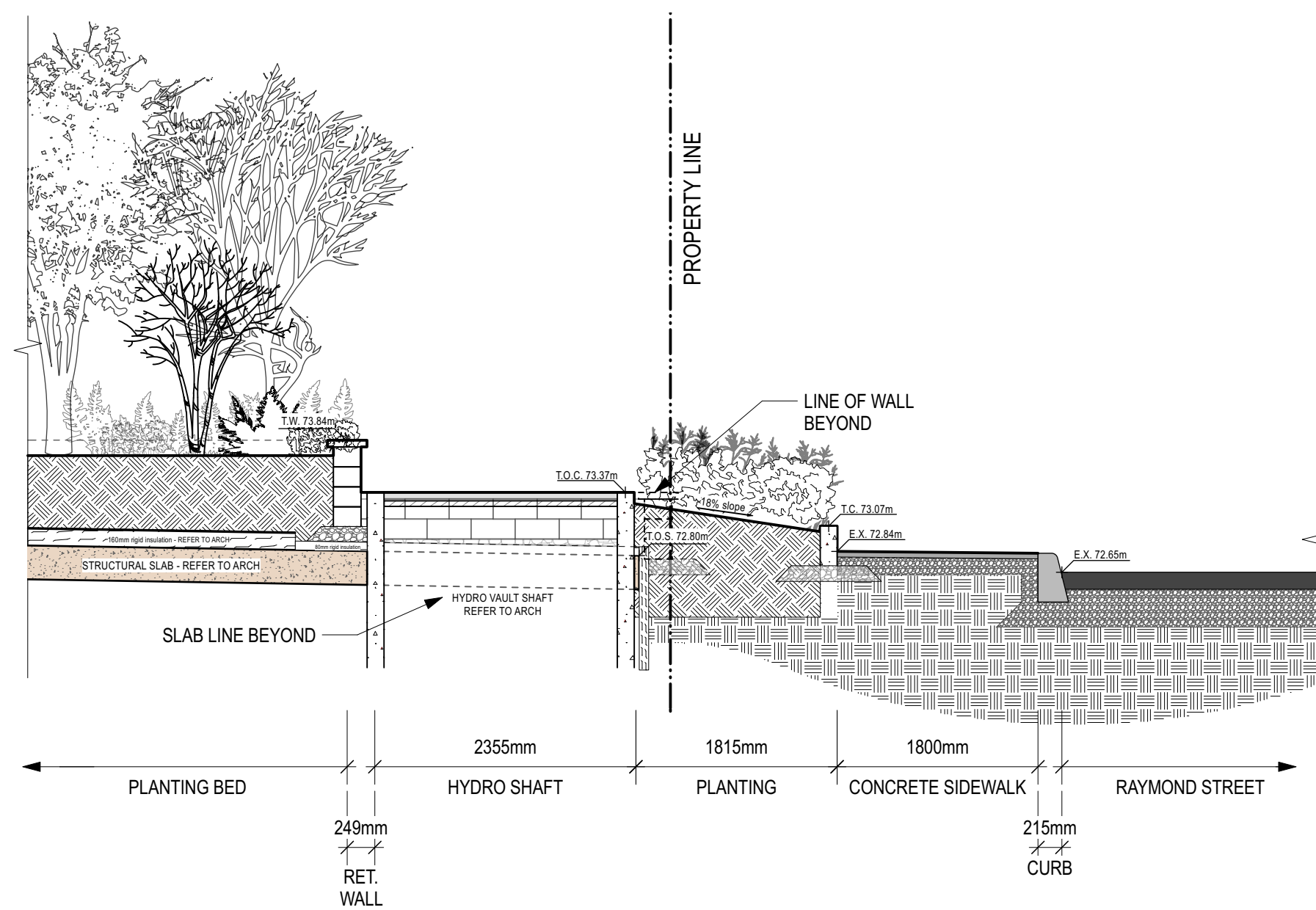
File: D07-12-24-0727_Plan# 19189



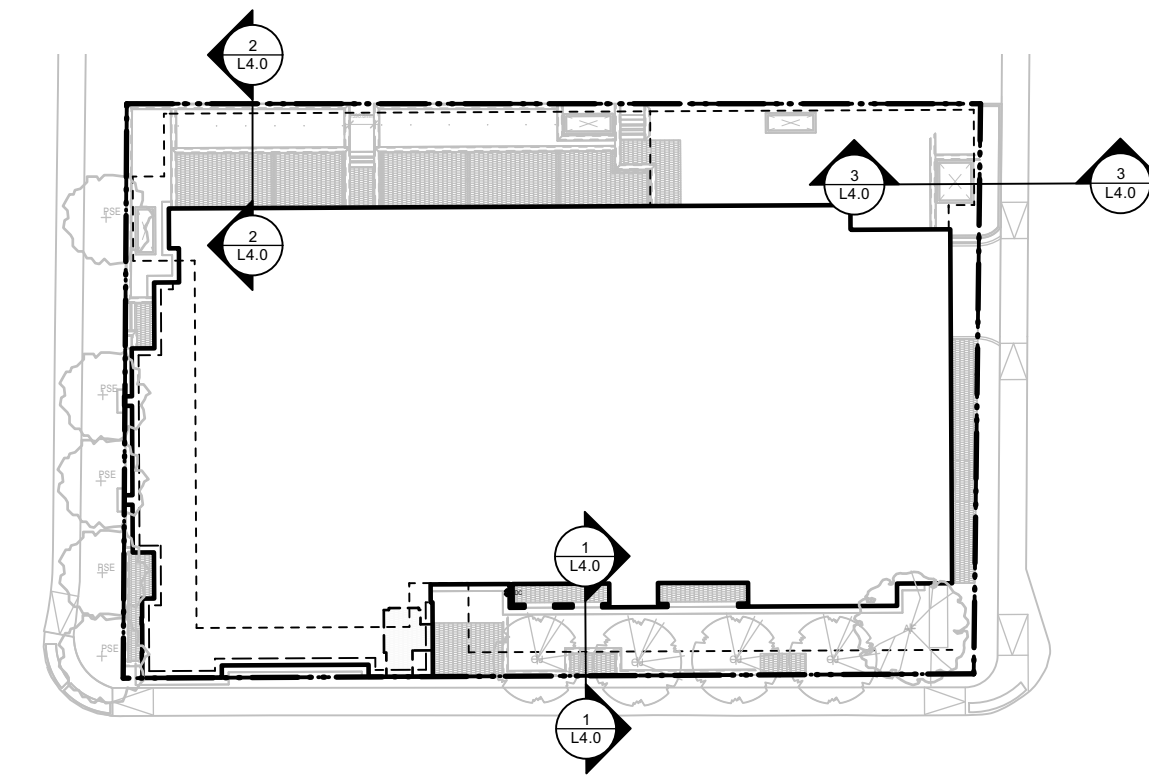
1 SECTION: Building through to Bell Street
Scale: 1:50



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



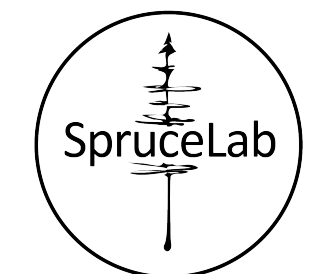
KEY PLAN
Scale: 1:500

Key Plan

Legend

10		
9		
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5	SPC FORMAL SUBMISSION REV 2	2025-10-03
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1	ISSUED FOR SPA	2024-02-09

Stamp



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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	
Date: 10/13/21	

L4.0

NOT FOR CONSTRUCTION