



Government of
Canada

Gouvernement du
Canada

NIAGARA OFFICE ADMINISTRATION FACILITY HELIPORT

NIAGARA-ON-THE-LAKE, ONTARIO
GOVERNMENT OF CANADA

Proj. No.: 201405776

Canada

ISSUED FOR TENDER / SPA
SEPTEMBER 29, 2014

ARCHITECTURAL
rebanks pepert littlewood architects
402-1491 Yonge Street, Toronto, Ontario, M4T 1Z4
T 416.964.7163 F 416.964.5817 www.rpla.ca

CIVIL
MTE
10744 Steeles Ave. E., Suite 200, Unit 108
Markham, Ontario L3R 0Y5
Site Development Division

ELECTRICAL
MCW Consultants Ltd.
159 Front Street West, Suite 600, Toronto, ON, M5J 2L8
E-Mail: mcw@mcw.com www.mcw.com
Tel: 416-966-2500 Fax: 416-966-1034
Toronto Vancouver Winnipeg Montreal Ottawa Halifax
Calgary Regina Saskatoon

LANDSCAPE
GSP group
1100 Bay Street, Suite 1000
Toronto, Ontario M5G 1R7
www.gspgroup.ca

DRAWING LIST

ARCHITECTURAL

A0.00 DRAWING LIST
A1.00 OVERALL SITE PLAN
A1.01 SITE PLAN - HELIPORT ENLARGED
A1.02 SITE DETAILS - HELIPORT
A1.04 GENERAL NOTES / SPECIFICATIONS
A2.01 ROOF PLAN
A4.00 BUILDING ELEVATIONS - 1
A4.01 BUILDING ELEVATIONS - 2

ELECTRICAL

E1-01 ELECTRICAL SITE PLAN

CIVIL

C2.1 SITE GRADING PLAN
C2.2 SITE SERVICES PLAN
C2.3 NOTES & DETAILS PLAN
C2.5 SITE SERVICES AND GRADING PLAN

LANDSCAPE

L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS AND NOTES
L-3 LANDSCAPE DETAILS AND NOTES

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3	ISSUED FOR TENDER / SPA	2014 / 09 / 29
2	ISSUED FOR CLIENT REVIEW	2014 / 09 / 15
1	ISSUED FOR CLIENT REVIEW	2014 / 07 / 28
0	REVISED	DATE

Consultant

Client
Government of Canada / Gouvernement du Canada

Project
**NIAGARA OFFICE
ADMINISTRATION FACILITY
HELIPORT**

Location
**Niagara-on-the-Lake,
Ontario**

Project Manager:	PZ
Project Number:	201405776
Tender:	September 29, 2014
Date:	October 01, 2014
Scale:	N/A
Drawn By:	AW
Checked By:	

Drawing Title
DRAWING LIST
Drawing
A0.00



rethink architecture
452-4871 Yonge Street, Toronto, Ontario, M4T 1Z4
416-962-7102 | 416-962-5617 | www.rethink.ca

This site plan is prepared in accordance with the provisions of the Planning Act and the Planning and Building Act of the Province of Ontario. It is intended to be used in conjunction with the Niagara Region Zoning By-law and the Niagara Region Building By-law. The client is responsible for ensuring that the proposed development complies with all applicable laws and regulations. The architect is not responsible for the accuracy of the information provided in this site plan.



Year	Description
2014	Site Plan
2015	Site Plan
2016	Site Plan
2017	Site Plan
2018	Site Plan
2019	Site Plan
2020	Site Plan
2021	Site Plan
2022	Site Plan
2023	Site Plan
2024	Site Plan
2025	Site Plan
2026	Site Plan
2027	Site Plan
2028	Site Plan
2029	Site Plan
2030	Site Plan

Year	Description
2014	Site Plan
2015	Site Plan
2016	Site Plan
2017	Site Plan
2018	Site Plan
2019	Site Plan
2020	Site Plan
2021	Site Plan
2022	Site Plan
2023	Site Plan
2024	Site Plan
2025	Site Plan
2026	Site Plan
2027	Site Plan
2028	Site Plan
2029	Site Plan
2030	Site Plan

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2014	Site Plan
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2020	Site Plan
2021	Site Plan
2022	Site Plan
2023	Site Plan
2024	Site Plan
2025	Site Plan
2026	Site Plan
2027	Site Plan
2028	Site Plan
2029	Site Plan
2030	Site Plan

Government of Ontario
Government of Canada

Project:
**NIAGARA OFFICE
ADMINISTRATION FACILITY
HELIPORT**

Location:
Niagara-on-the-Lake,
Ontario

Prepared for:
SITE PLAN - OVERALL
Drawing:
A1.00

SITE INFORMATION & STATISTICS

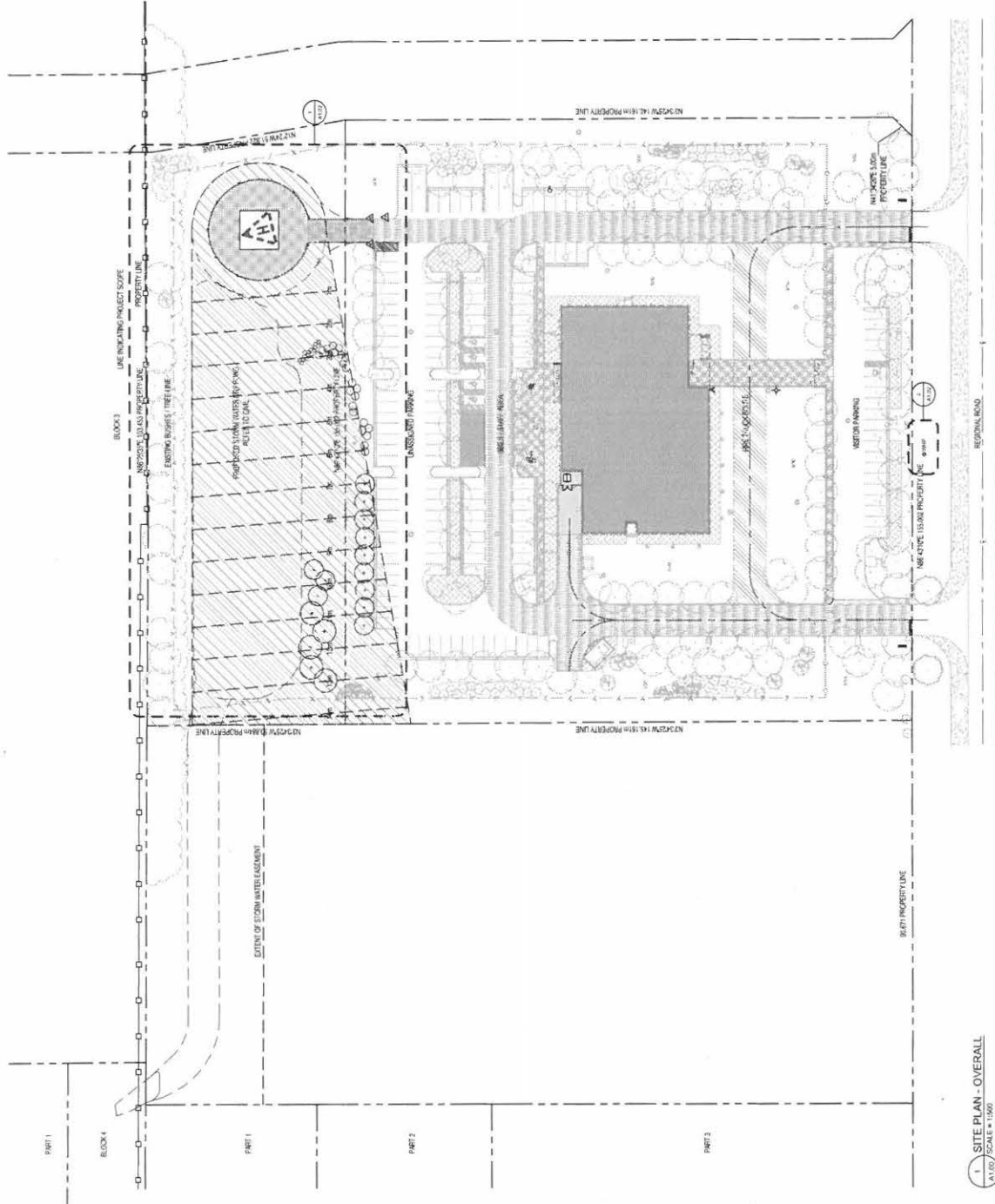
GENERAL INFORMATION
REGRADING LOCATION
REGRADING LOCATION
REGRADING LOCATION

SITE AREA
PART 1: 2.78 HECTARES (6.87 ACRES)
PART 2: 2.23 HECTARES (5.51 ACRES)
TOTAL: 5.01 HECTARES (12.38 ACRES)


PROPOSED USE
COMMERCIAL OFFICE
BLUING COVERAGE (FOOTPRINT)
2,837 m²

PARKING PROVISIONS
TOTAL PARKING SPACES: 169
VEHICLE PARKING SPACES: 150
BICYCLE PARKING SPACES: 19

OVERALL SITE PLAN GENERAL NOTES
1. REFER TO LANDSCAPE PLANS FOR RELATED INFORMATION & SITE FINISHES.
2. FINISHED SITE PLAN OF PROPOSED DEVELOPMENT.




1. SITE PLAN - OVERALL
SCALE: 1:500



 402-1481 Yonge Street, Toronto, Ontario, M4T 1Z4

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 402-1481 Yonge Street, Toronto, Ontario, M4T 1Z4

 1-416-964-7102 F-416-964-2831 www.oaa.ca

No.	Description	Date
1	Issue for Review	2024/07/29
2	Issue for Review	2024/07/29
3	Issue for Review	2024/07/29
4	Issue for Review	2024/07/29
5	Issue for Review	2024/07/29
6	Issue for Review	2024/07/29
7	Issue for Review	2024/07/29
8	Issue for Review	2024/07/29
9	Issue for Review	2024/07/29
10	Issue for Review	2024/07/29
11	Issue for Review	2024/07/29
12	Issue for Review	2024/07/29
13	Issue for Review	2024/07/29
14	Issue for Review	2024/07/29

Government of Canada

 Government of Ontario

Project:

NIAGARA OFFICE

ADMINISTRATION FACILITY

HELIPORT

Project Manager	Project Number	Revision	Date	Author	Checked By
201-807-7310	201-807-7310	1	September 29, 2024	J. BLOOM	...
		2	September 29, 2024	J. BLOOM	...
		3	September 29, 2024	J. BLOOM	...
		4	September 29, 2024	J. BLOOM	...
		5	September 29, 2024	J. BLOOM	...
		6	September 29, 2024	J. BLOOM	...
		7	September 29, 2024	J. BLOOM	...
		8	September 29, 2024	J. BLOOM	...
		9	September 29, 2024	J. BLOOM	...
		10	September 29, 2024	J. BLOOM	...
		11	September 29, 2024	J. BLOOM	...
		12	September 29, 2024	J. BLOOM	...
		13	September 29, 2024	J. BLOOM	...
		14	September 29, 2024	J. BLOOM	...

Drawing Title:

SITE PLAN - HELIPORT

 ENLARGED

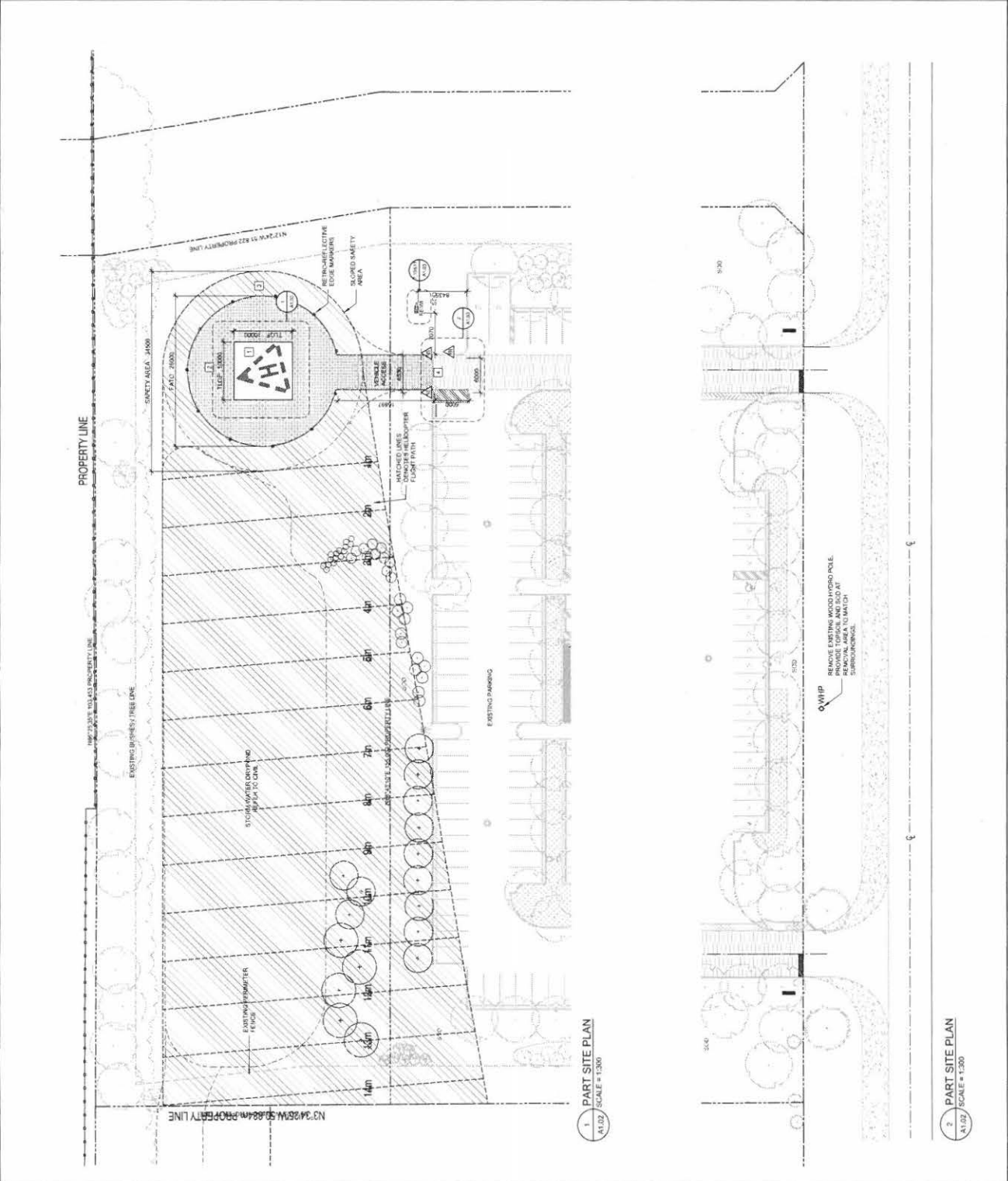
 Drawing:

A1.02

- SITE PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 - ALL CURBS TO BE MONOLITHIC CAST-IN-PLACE CONCRETE.
 - DRIVEWAY DRIVE ANGLES & TURNING RADIUS TO BE AS SHOWN.
 - REFER TO CONSULTANT DRAWINGS FOR ALL RELATED DIMENSIONS & FOR ALL OTHER RELATED INFORMATION.

- SITE PLAN CODE LEGEND**
- CONCRETE FLOOR WITH FINISH
 - CONCRETE FLOOR WITH GRASSPAVE
 - PERMEABLE PAVING
 - EXTENTS OF SAFETY AREA - SOI
 - MAINTAINABLE CURB FOR VEHICLE ACCESS - REFER TO CIVIL DRAWINGS

- SITE PLAN SYMBOL LEGEND**
- PROPERTY LINE
 - PERIMETER - REFER TO CIVIL
 - INDICATES HELICOPTER FLIGHT PATH
 - NEGATES PAV SURFACE WITH GRASSPAVE - REFER TO LANDSCAPE
 - INDICATES HELICOPTER FLIGHT PATH
 - NO ENTRY / DO NOT BLOCK DRIVEWAY SIGN - REFER TO CIVIL
 - FIRE ROUTE / NO PARKING SIGN - REFER TO CIVIL
 - HELICOPTER LANDING / NO SMOKING SIGN - REFER TO CIVIL
 - RETROREFLECTIVE EDGE MARKER
 - WHIP EXISTING WOOD HYDRANT POLE

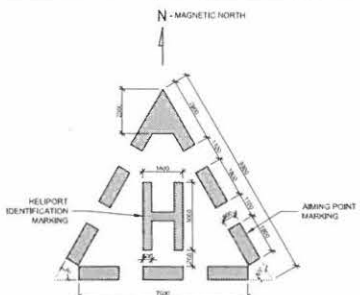


1 PART SITE PLAN

 SCALE = 1:300

2 PART SITE PLAN

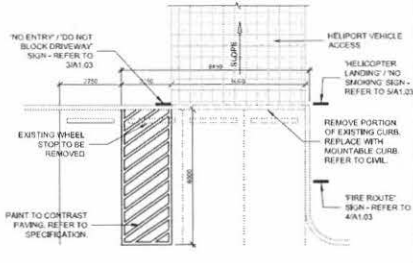
 SCALE = 1:300



NOTE:
THE TRIANGLE, LETTER 'H' AND FATO BOUNDARY MARKINGS ARE WHITE AND EDGED WITH A 15mm BLACK BORDER TO IMPROVE CONTRAST

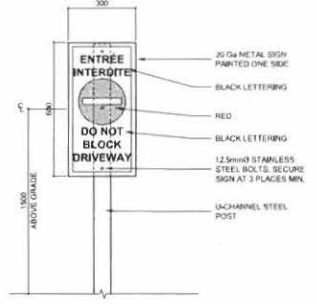
THE AIMING POINT MARKING SHALL BE ALIGNED WITH THE MAGNETIC NORTH EXCEPT IN AREAS OF COMPASS UNRELIABILITY WHERE IT SHALL BE ORIENTED WITH THE TRUE NORTH.

1 HELIPORT IDENTIFICATION & AIMING POINT MARKING
A1.03 SCALE = 1:100

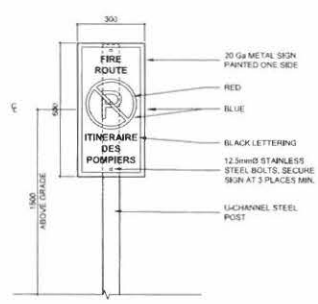


NOTES:
1. ALL PARKING LOT LINE STRIPING TO BE 125mm WIDE. REFER TO SPECIFICATION FOR PAINT TYPE & COLOUR.
2. ALL PARKING DIMENSIONS SHOWN TO CENTERLINE OF STALL STRIPES. STALL DIMENSIONS VARY. REFER TO SITE PLAN.
3. REFER TO SITE PLAN 1:10.00 FOR STALL LOCATION.

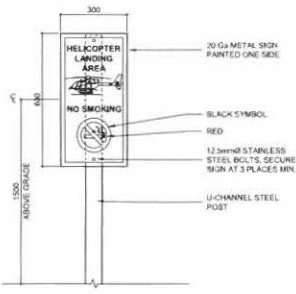
2 VEHICLE ACCESS RAMP DETAIL
A1.03 SCALE = 1:100



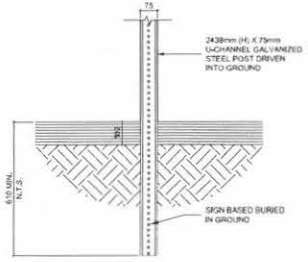
3 'DO NOT ENTER' SIGN DETAIL
A1.03 SCALE = 1:10



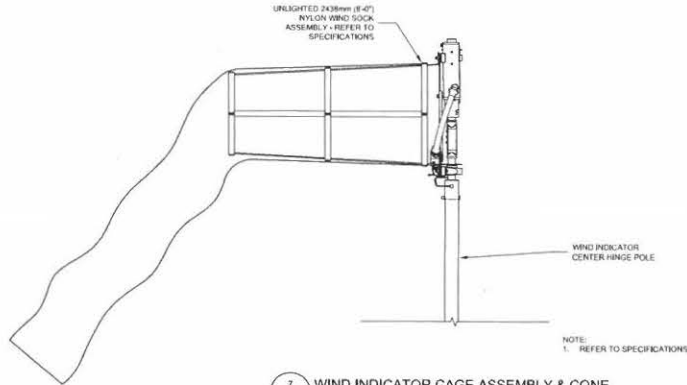
4 FIRE ROUTE SIGN DETAIL
A1.03 SCALE = 1:10



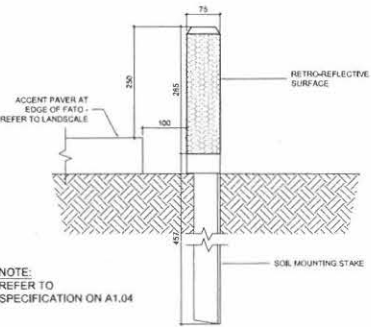
5 'HELICOPTER LANDING / NOSMOKING' SIGN DETAIL
A1.03 SCALE = 1:10



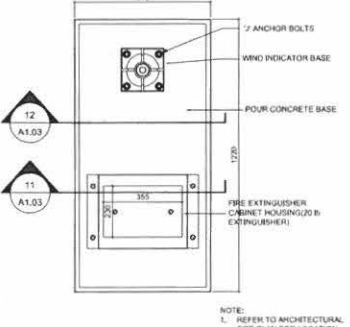
6 U-CHANNEL POST DETAIL
A1.03 SCALE = 1:10



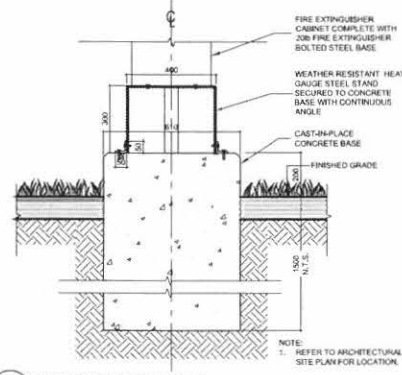
7 WIND INDICATOR CAGE ASSEMBLY & CONE
A1.03 SCALE = 1:10



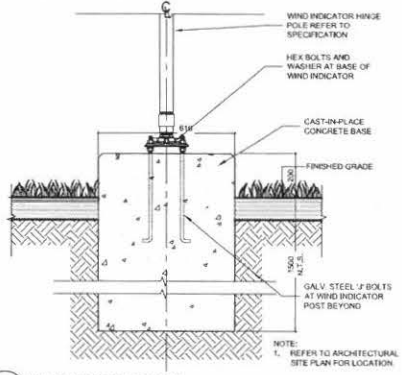
9 FATO EDGE MARKER DETAIL
A1.03 SCALE = 1:5



10 FIRE EXTINGUISHER / WIND INDICATOR BASE PLAN
A1.03 SCALE = 1:10



11 FIRE EXTINGUISHER BASE
A1.03 SCALE = 1:10



12 WIND INDICATOR BASE
A1.03 SCALE = 1:10

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3	ISSUED FOR CLIENT REVIEW 2014 / 09 / 15
2	ISSUED FOR CLIENT REVIEW 2014 / 07 / 28
1	REVISION DATE



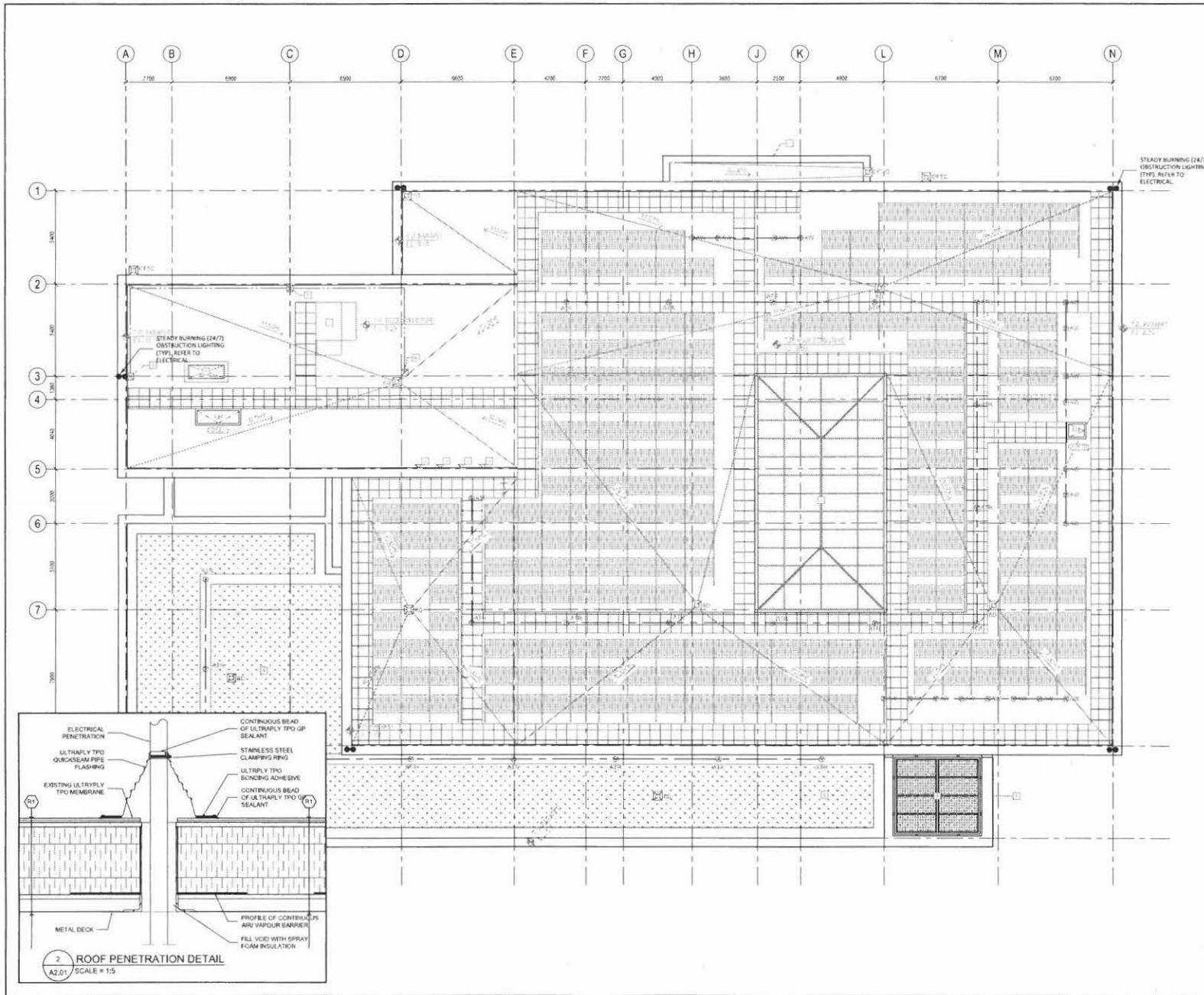
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Government of Canada / Gouvernement du Canada

Project: NIAGARA OFFICE ADMINISTRATION FACILITY HELIPORT
Location: Niagara-on-the-Lake, Ontario

Project Manager:	PS
Project Number:	2014-05-076
Tender:	September 29, 2014
Date:	September 29, 2014
Issue:	AS INDICATED
Drawn By:	NW
Checked By:	

Drawing Title: SITE DETAILS - HELIPORT ENLARGED
Drawing: A1.03



1. ALL SKYLIGHTS AND TOE OF STRUCTURE UNLESS NOTED OTHERWISE.
2. AT ALL FIRE SEPARATIONS ANY PENETRATIONS OR OPENINGS MUST BE SEALED WITH APPROVED FIRE STOPPING MATERIAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE THE PENETRATIONS OF THE FIRE RATED ASSEMBLY IS APPLICABLE.
3. CONTRACTOR TO SEAL AND REFER ALL ROOF AND WALL PENETRATIONS.
4. REFER TO ELECTRICAL DRAWINGS FOR OBSTRUCTION LIGHTING MOUNTINGS OF THE TYPE OF FINANTEE. COORDINATE CONDUIT ROUTING WITH SOLAR PANEL SYSTEM.
5. OBSTRUCTION LIGHTING TO BE ACQUIRED ON TOP OF FINANTEE. COORDINATE CONDUIT ROUTING WITH SOLAR PANEL SYSTEM.

STEADY BURNING (24/7) OBSTRUCTION LIGHTING (TYPE REFER TO ELECTRICAL).

ROOF PLAN SYMBOL LEGEND

- INDICATES LOCATION OF ROOF OBSTRUCTION LIGHTS, REFER TO ELECTRICAL.
- ▨▨▨ INDICATES DOWN REFERENCE, REFER TO EROOF SCHEDULE.
- ▨▨▨ INDICATES CONCRETE BLOCK OR MASONRY VENT.
- LINE INDICATING PATH OF SHIF ANTENNA CABLE, REFER TO ELECTRICAL.
- LINE INDICATING PATH OF HYDROPHILIC LIFE LINE RASSELING AND TRAVEL RESTRAINT, REFER TO SPECIFICATION.
- ▨▨▨ INDICATES LOCATION OF MODULAR ACCESS PAVERS, REFER TO SPECIFICATION.
- ▨▨▨ INDICATES LOCATION OF BALLASTED PHOTOVOLTAIC PANELS, REFER TO ELECTRICAL.
- ⊕ INDICATES GROUND ELEVATION OF COMPONENT.
- ↑ INDICATES DIRECTION OF ROOF SLOPE TO DRAIN.
- ⊕ INDICATES ROSE SEES, REFER TO MECHANICAL.
- ⊕ INDICATES LOCATION OF ROOF OPENING FOR MECHANICAL.
- ⊕ INDICATES LOCATION OF OVER FLOW ROOF SUPPERS, REFER TO ELEVATIONS FOR LOCATION, REFER TO MECHANICAL.
- ⊕ INDICATES LOCATION OF ROOF ANCHOR FOR ANCHOR BONDING, REFER TO DETAIL 100.21 AND 200.21.
- ⊕ INDICATES LOCATION OF ROOF ANCHOR FOR FURTHER ANCHORING SYSTEM, REFER TO 100.21 AND 200.21.
- ▨▨▨ INDICATES LOCATION OF ROOF HATCH, REFER TO SPECIFICATION.

ROOF PLAN CALL LEGEND

- ▨ LINE INDICATING ROOF CANOPY BELOW.
- ▨ EXISTING SELF-SUPPORTING SKYLIGHT.
- ▨ EXISTING LOCATION OF SHIF ANTENNA.
- ▨ EXISTING GREEN ROOF BELOW.
- ▨ EXISTING ROSE SEES CANOPY.
- ▨ EXISTING MECHANICAL EQUIPMENT.
- ▨ EXISTING ROOF TOP MECHANICAL LINE.
- ▨ LOCATION OF EXISTING SHIF CABLE ENTRY AND BONDING.
- ▨ LOCATION OF EXISTING CONDUIT AND SERVICE BOX FOR RECONNECT FOR PHOTOVOLTAIC SYSTEM.

rebanks **PARSONS** littlewood architects
 432-1431 Yonge Street, Toronto, Ontario, M4T 1Z4
 T +1(416)471-7163 F +1(416)464-5817 www.rba.ca

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1	ISSUED FOR CLIENT REVIEW	2014 / 07 / 28
0	REVISION	DATE

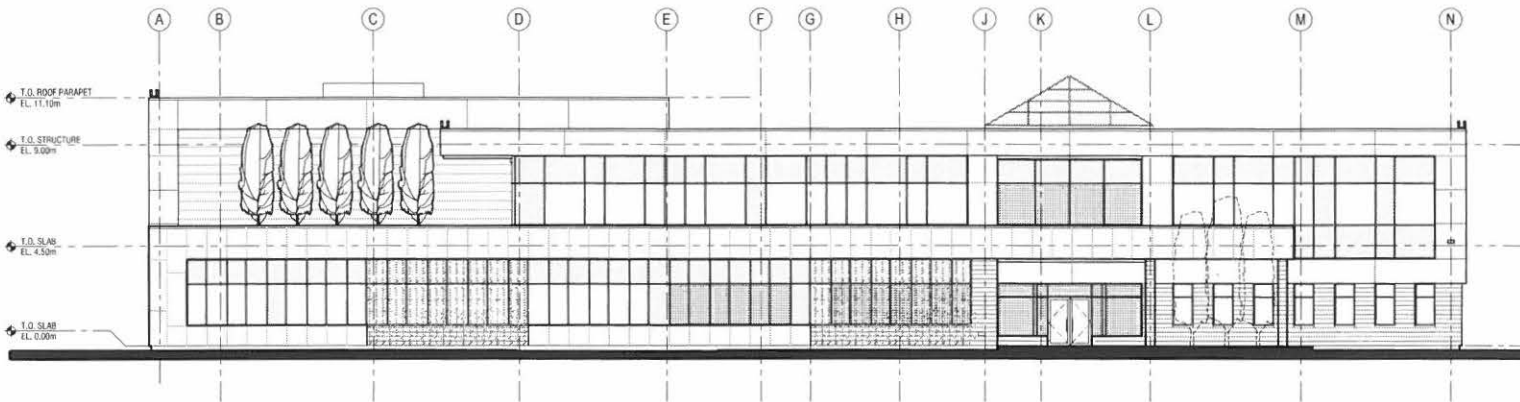
Consultant:

Government of Canada / Gouvernement du Canada

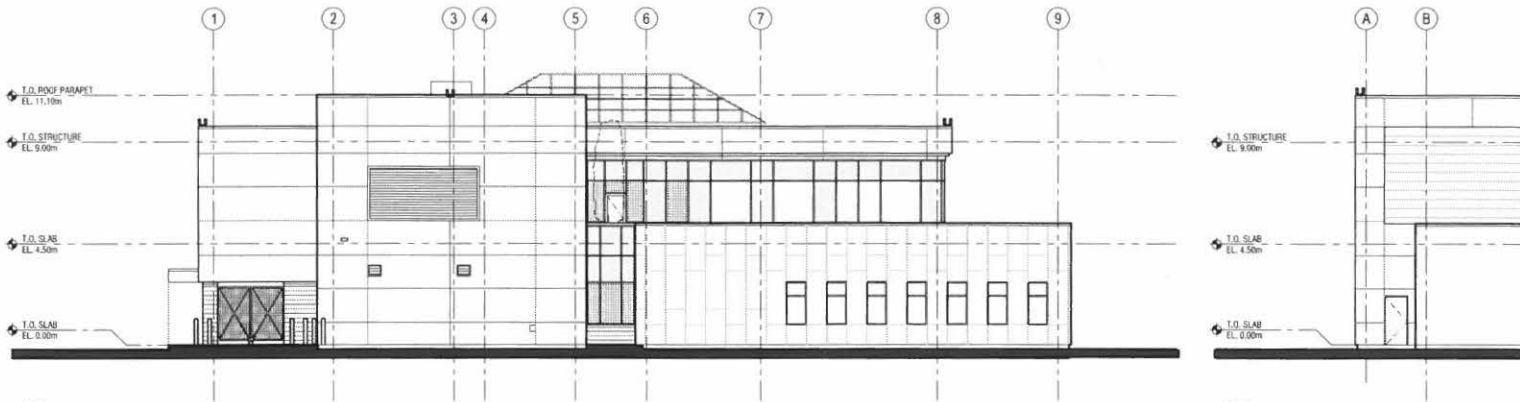
Project: **NIAGARA OFFICE ADMINISTRATION FACILITY HOTEL**
 Location: **Niagara-on-the-Lake, Ontario**

Project Manager	JR
Project Number	20140176
Tender	September 25, 2014
Date	September 25, 2014
Scale	1:100
Drawn By	aw
Checked By	

Drawing Title: **NOAF - ROOF PLAN**
 Drawing: **A2.01**



1 SOUTH ELEVATION
A4.00 / SCALE = 1:100



2 WEST ELEVATION
A4.00 / SCALE = 1:100

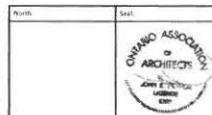
3 PARTIAL ELEVATION
A4.00 / SCALE = 1:100

ELEVATION GENERAL NOTES

1 STEADY BURNING RICCIP MOUNTED OBSERVATION LIGHTING. REFER TO ELECTRICAL.



By issuing an architectural service, is provided by and in the presence of Rebanki Murray Littlewood Architects. The architect shall verify and accept responsibility for all dimensions and construction details and shall provide proper technical drawings and specifications for the project. The architect shall not be held responsible for the accuracy of any information provided by the client or any other party. The architect shall not be held responsible for any information shown on this drawing. Refer to the appropriate consultant's drawings for information with the work. Construction shall comply with all applicable Codes and requirements of Authorities having jurisdiction. The contractor shall be responsible for any and all costs for any damages resulting from his work.



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2	ISSUED FOR CLIENT REVIEW	2014 / 09 / 25
1	ISSUED FOR CLIENT REVIEW	2014 / 01 / 28
#	REVISION	DATE

Consultant:



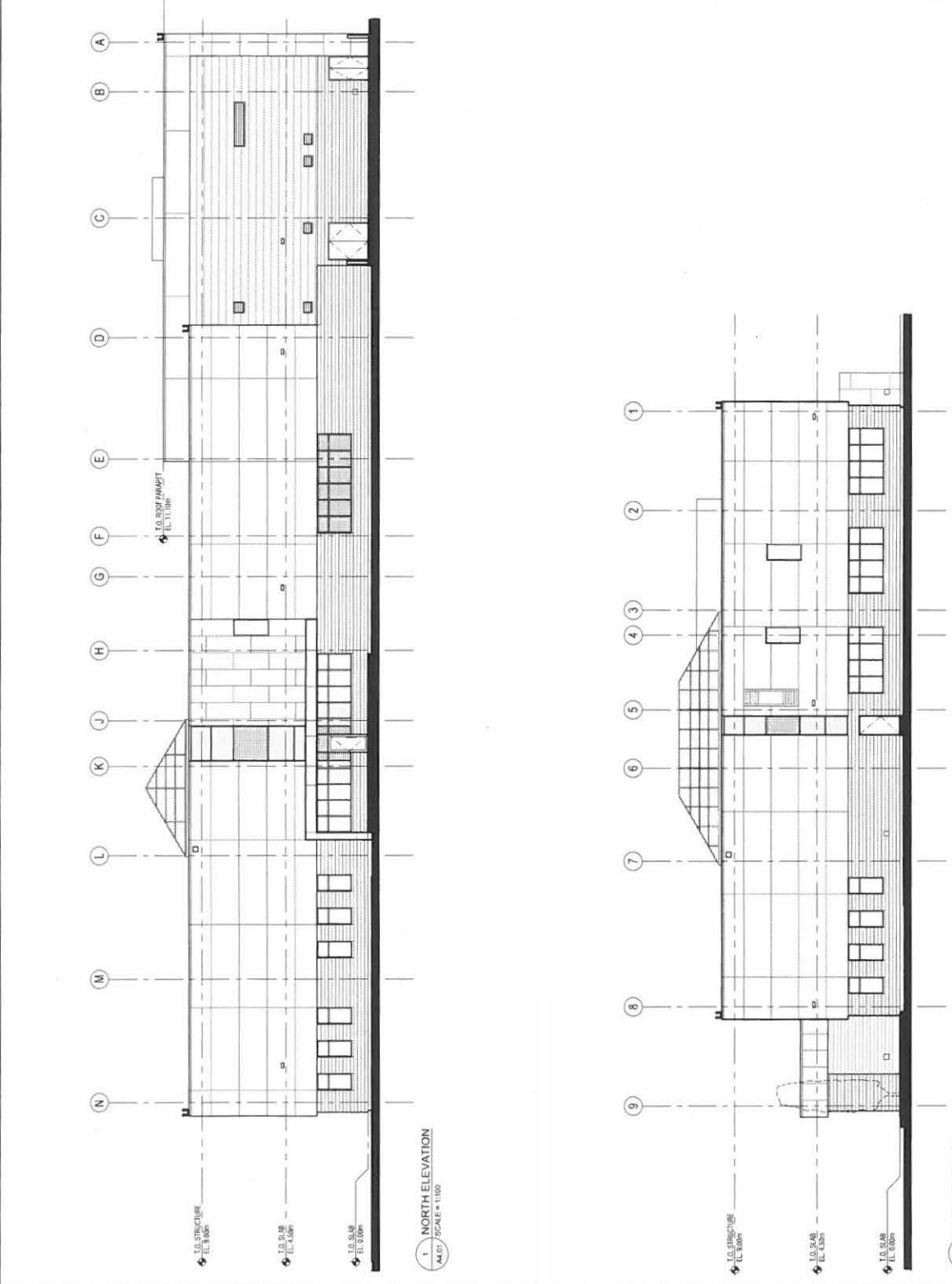
Client: Government of Canada / Gouvernement du Québec
 Project: NIAGARA OFFICE ADMINISTRATION FACILITY HELIPOD
 Location: Niagara-on-the-Lake, Ontario

Project Manager:	PI
Project Number:	201403776
Tender:	September 29, 2014
Date:	September 29, 2014
Scale:	1:100
Drawn By:	mm
Checked By:	

Drawing Title: BUILDING ELEVATIONS - 1
 Drawing: A4.00

ELEVATION/GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND THE NATIONAL ELECTRICAL CODE (NEC).

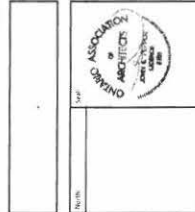


1 NORTH ELEVATION
A4.01 / SCALE = 1/100

2 EAST ELEVATION
A4.01 / SCALE = 1/100

rebekah littlejohn architects
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1	DOOR FRAME (10x 5.0)
0	DOOR FRAME (10x 5.0)


Client: Government of Ontario
Project: NIAGARA OFFICE ADMINISTRATION FACILITY HELIPORT
Location: Niagara-on-the-Lake, Ontario

Program Manager: J. Littlejohn
Project Number: 2023-0017
Revision: 01
Date: September 25, 2024
Scale: 1/100
Drawn By: RL
Checked By: RL

Government of Ontario
Government of Canada
NIAGARA OFFICE ADMINISTRATION FACILITY HELIPORT

Government of Ontario
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NIAGARA OFFICE ADMINISTRATION FACILITY HELIPORT

Building ELEVATIONS - 2
A4.01



 Electrical Engineering

 1100 Lakeshore Blvd. East

 Suite 1000

 Scarborough, Ontario M1S 4T6

 Tel: (416) 291-1100

 Fax: (416) 291-1101

 www.electrical-engineering.com

The undersigned hereby certifies that the drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the Province of Ontario. I am duly Licensed in the Province of Ontario under the Electrical Engineering Act, R.S.O. 1990, Chapter E.1.1. I am duly Licensed in the Province of Ontario under the Electrical Engineering Act, R.S.O. 1990, Chapter E.1.1. I am duly Licensed in the Province of Ontario under the Electrical Engineering Act, R.S.O. 1990, Chapter E.1.1.



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12	1000-3P	1000-3P
13	1000-3P	1000-3P
14	1000-3P	1000-3P



M&W Consultants Ltd.

 200 Queen's Quay West, Suite 1000

 Toronto, Ontario M5H 2N4

 Tel: (416) 593-8888

 Fax: (416) 593-8889

 www.mwconsultants.com

Government of Ontario

 Government of Canada

Project:

**NIAGARA OFFICE

 ADMINISTRATION FACILITY

 HELIPORT**

Location:

 Niagara-on-the-Lake,

 Ontario

Project Manager	JAY BELL
Project Engineer	JAY BELL
Client	Government of Ontario
Date	September 20, 2014
Scale	1:1000
Sheet No.	E-1
Sheet Title	ELECTRICAL

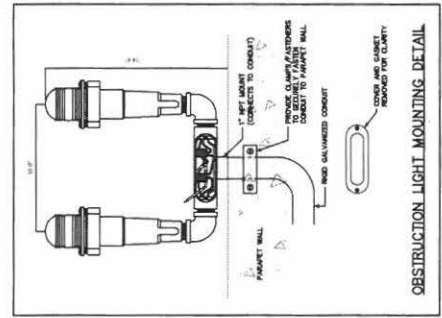
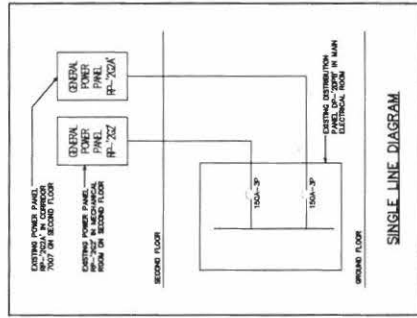
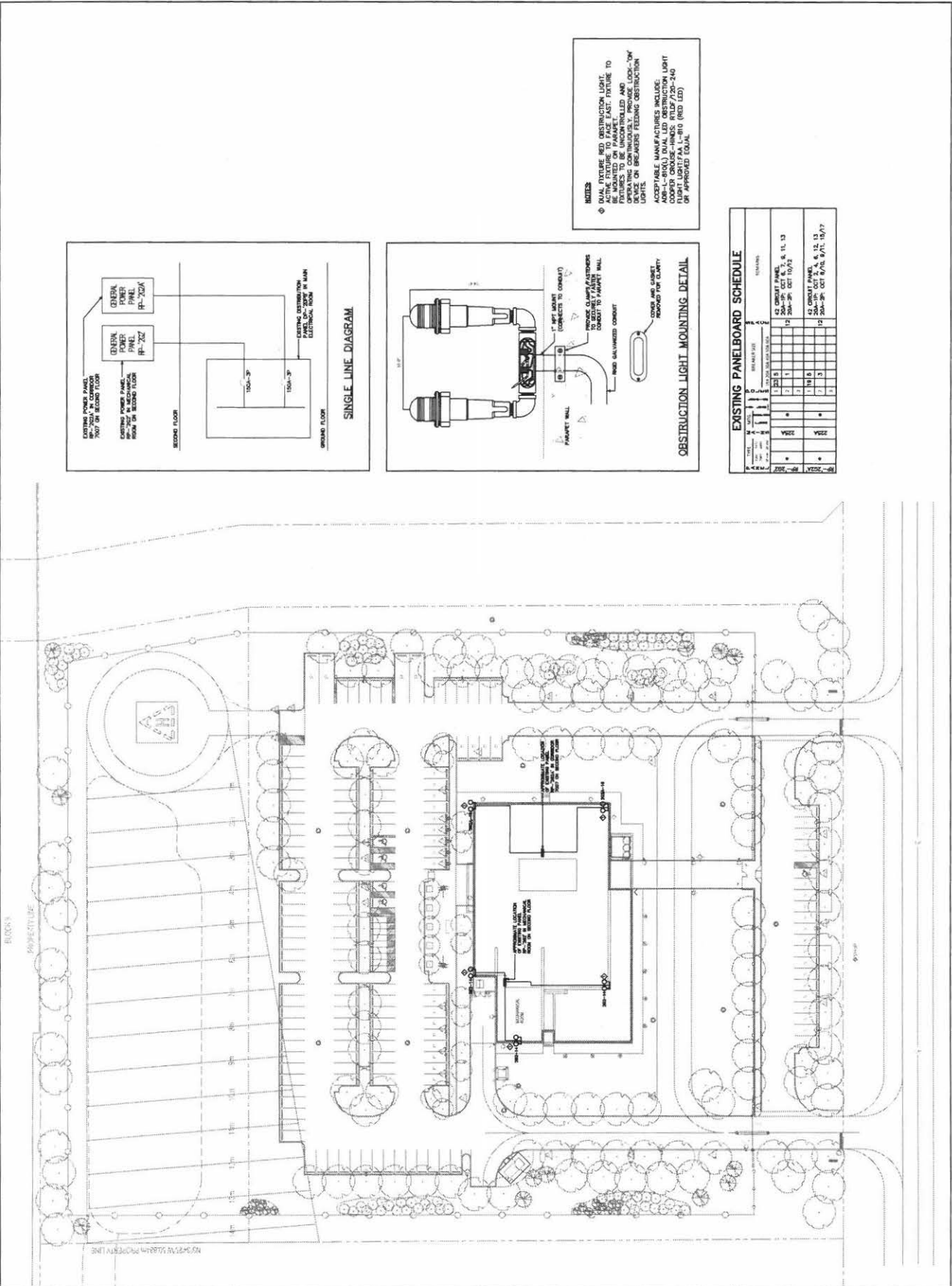
Project Title:

**SITE PLAN HELIPORT

 ELECTRICAL**

 Drawing:

E1-01



NOTES

 1. DUAL FIXTURE RED OBSTRUCTION LIGHTS TO BE MOUNTED ON PARAPET WALL. LIGHTS TO BE OPERATED BY PARAPET WALL OPERATING CONTROLS. PARAPET WALL LIGHTS TO BE OPERATED BY PARAPET WALL OPERATING CONTROLS. PARAPET WALL LIGHTS TO BE OPERATED BY PARAPET WALL OPERATING CONTROLS. PARAPET WALL LIGHTS TO BE OPERATED BY PARAPET WALL OPERATING CONTROLS.

EXISTING PANELBOARD SCHEDULE

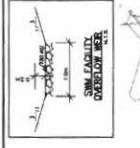
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17	1000-3P	1000-3P	10/1/13
18	1000-3P	1000-3P	10/1/13
19	1000-3P	1000-3P	10/1/13
20	1000-3P	1000-3P	10/1/13

REBANKS Populood ARCHITECTS INC.
 402 1473 Yonge Street Toronto, Ontario M4E 1J4
 Tel: (416) 947-1144 Fax: (416) 947-1145 www.rebanks.com

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NOTES TO CONTRACTOR:

1. INSULATION: PROVIDE INSULATION TO ALL EXPOSED ROOFS AND WALLS TO MEET THE REQUIREMENTS OF THE NATIONAL ENERGY CODE (NEC) AND THE NATIONAL BUILDING CODE (NBC). PROVIDE INSULATION TO ALL EXPOSED ROOFS AND WALLS TO MEET THE REQUIREMENTS OF THE NATIONAL ENERGY CODE (NEC) AND THE NATIONAL BUILDING CODE (NBC). PROVIDE INSULATION TO ALL EXPOSED ROOFS AND WALLS TO MEET THE REQUIREMENTS OF THE NATIONAL ENERGY CODE (NEC) AND THE NATIONAL BUILDING CODE (NBC).
2. FOUNDATION: PROVIDE FOUNDATION TO ALL EXPOSED WALLS TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE (NBC). PROVIDE FOUNDATION TO ALL EXPOSED WALLS TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE (NBC). PROVIDE FOUNDATION TO ALL EXPOSED WALLS TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE (NBC).
3. ROOFING: PROVIDE ROOFING TO ALL EXPOSED ROOFS TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE (NBC). PROVIDE ROOFING TO ALL EXPOSED ROOFS TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE (NBC). PROVIDE ROOFING TO ALL EXPOSED ROOFS TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE (NBC).



DATE: 2014/09/29
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: NIAGARA OFFICE ADMINISTRATION FACILITY

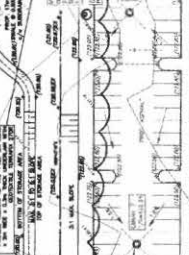


TOWN OF NIAGARA-ON-THE-LAKE APPROVAL

PUBLIC WORKS

FIRE & EMERGENCY SERVICES

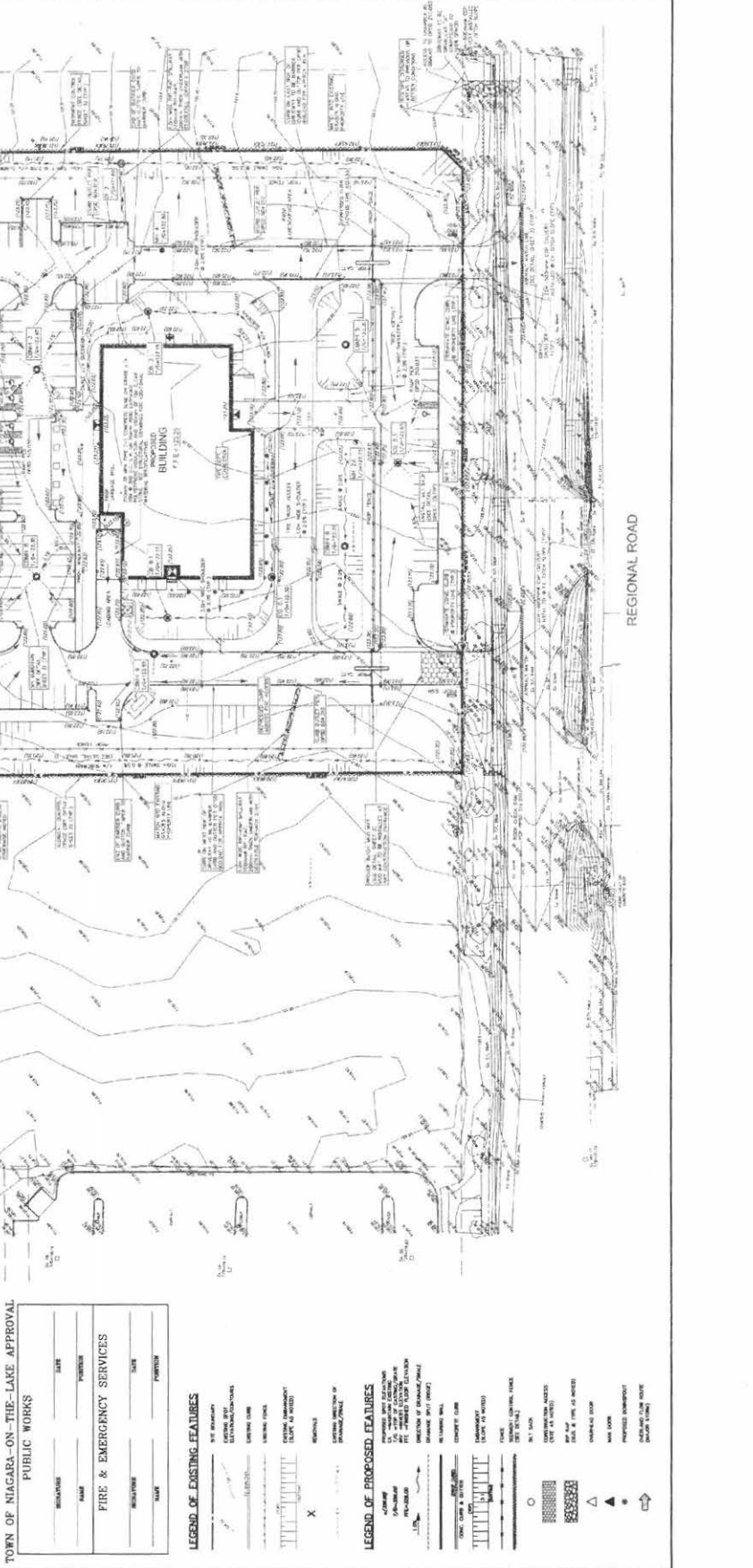
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2	ISSUED FOR CLIENT REVIEW	2014/09/15
3	ISSUED FOR CLIENT REVIEW	2014/07/28
4	REVISED	DATE



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 25 YEARS
 Site Division
 (905) 839-2552 www.mtebs.com

Government of Canada
NIAGARA OFFICE ADMINISTRATION FACILITY
 Niagara-on-the-Lake, Ontario

Project Manager: [Name]
 Project Number: 1332-003
 Revision: 2014/09/29
 Scale: 1:500
 Drawn By: [Name]
 Checked By: [Name]



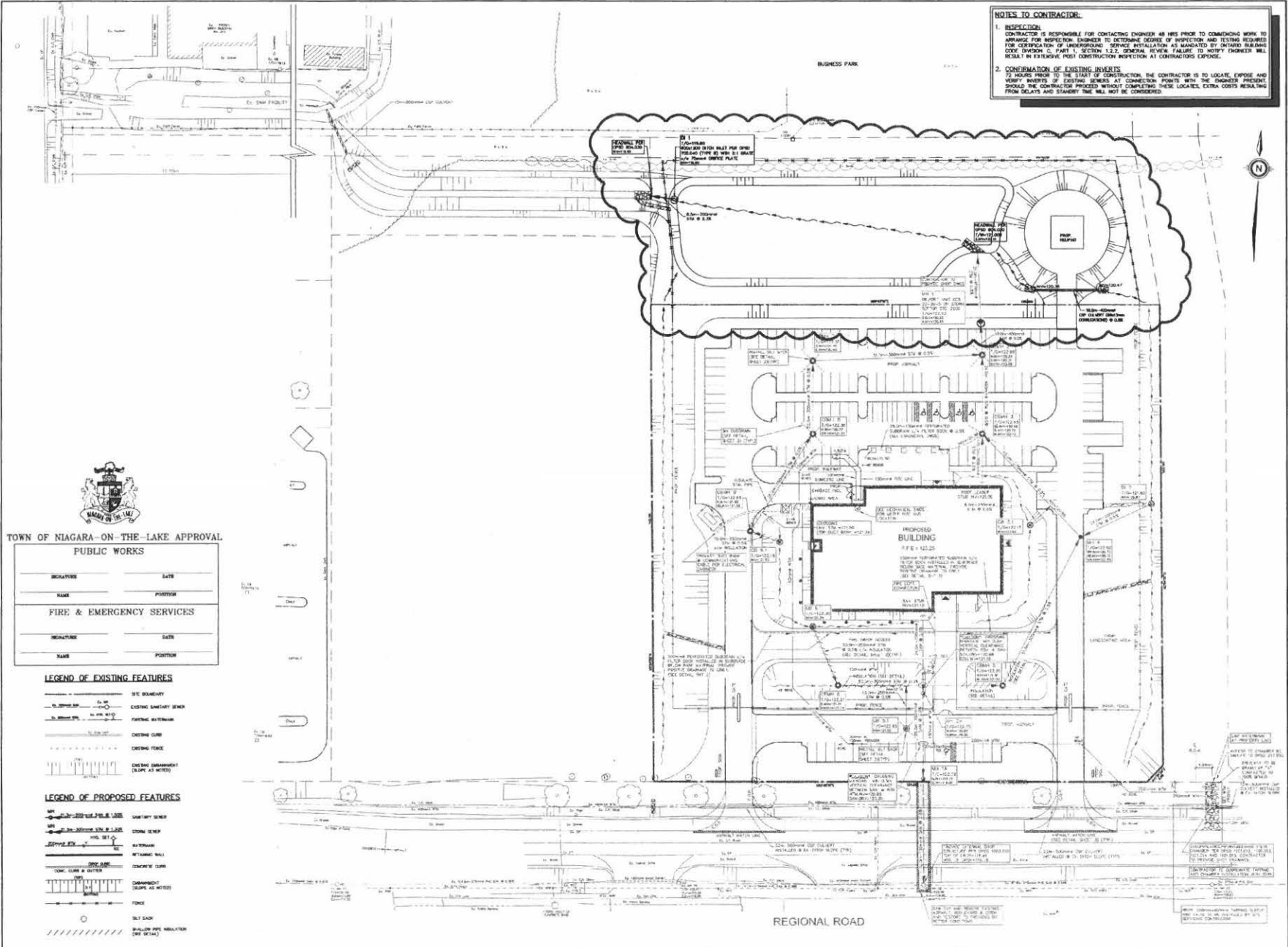
LEGEND OF EXISTING FEATURES

LEGEND OF PROPOSED FEATURES

DATE: 2014/09/29
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: NIAGARA OFFICE ADMINISTRATION FACILITY

Project Manager: [Name]
 Project Number: 1332-003
 Revision: 2014/09/29
 Scale: 1:500
 Drawn By: [Name]
 Checked By: [Name]

SITE GRADING PLAN
 Drawing: C2.1



NOTES TO CONTRACTOR:

- INSPECTION:**
CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER AS HIS PRIORITY PRIOR TO COMMENCING WORK TO ARRANGE FOR PROFESSIONAL ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE (OBC) PART 1, SECTION 1.2.2. GENERAL REVIEW FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTOR'S EXPENSE.
- CONFIRMATION OF EXISTING INVERTS:**
72 HOURS PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO LOCATE, EXPOSE AND VERIFY INVERTS OF EXISTING SEWER AT CONNECTION POINTS WITH THE ENGINEER PRESENT. SHOULD THE CONTRACTOR PROCEED WITHOUT CONFIRMING THESE LOCATES, EXTRA COSTS WILL BE INCURRED AND DELAYS TO THE PROJECT WILL NOT BE CONSIDERED.

TOWN OF NIAGARA-ON-THE-LAKE APPROVAL PUBLIC WORKS

SIGNATURE	DATE
NAME	POSITION
FIRE & EMERGENCY SERVICES	
SIGNATURE	DATE
NAME	POSITION

LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING CURB
- EXISTING FENCE
- EXISTING DRIVEWAY (SLIP AS NOTED)

LEGEND OF PROPOSED FEATURES

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- RETAINING WALL
- CONCRETE CURB
- DRIVEWAY (SLIP AS NOTED)
- FENCE
- SILT SACK
- BOLLARD PIPE INSULATOR (SEE DETAILS)

REBANKS Peppercorn Ltd.
LitreeWood Architects Inc.
 402-1491 Yonge Street, Toronto, Ontario, M4T 1Z4
 Tel: (416)964-7163 Fax: (416)964-8317 www.litree.com

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North:	Scale:
10	
9	
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3	Issued for Tender / SPA 2014/09/28
2	Issued for Client Review 2014/08/15
1	Issued for Client Review 2014/07/28
#	REVISION DATE

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 Site Division
 (905)639-2552 www.mte85.com

Client: Government of Government du Canada
Project: NIAGARA OFFICE ADMINISTRATION FACILITY
Location: Niagara-on-the-Lake, Ontario

Project Manager: PJ
Project Number: 1322-003
Tender: 2012/04/10
Date: Sep 21/14
Scale: 1:500
Drawn By: SAC
Checked By: SIF

Drawing Title: SITE SERVICING PLAN
Drawing: C2.2

REBANKS Pepper
Architects Inc.
450, 1401 Yonge Street, Suite 114
Toronto, Ontario M4M 1Y4
Tel: (416) 967-4700 Fax: (416) 967-4701

Project Name: REBANKS PEPPER ARCHITECTS INC. (1401 YONGE ST. TORONTO, ONT. M4M 1Y4)
Project Number: 1000-000
Scale: 1:100 (PLAN)
Drawing Title: PLAN
Drawing No.: 1000-000-001

Client: City of Toronto
Project: Niagara-on-the-Lake
Location: Niagara-on-the-Lake, Ontario

Site Division
609-639-2552
www.mte6.com

Department of
Construction
City of Toronto

NIAGARA OFFICE
ADMINISTRATION
FACILITY

Project: Niagara-on-the-Lake, Ontario

Project Number: 1000-000
Project Name: REBANKS PEPPER ARCHITECTS INC. (1401 YONGE ST. TORONTO, ONT. M4M 1Y4)
Scale: 1:100 (PLAN)
Drawing Title: PLAN
Drawing No.: 1000-000-001

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Drawing No.: 1000-000-001

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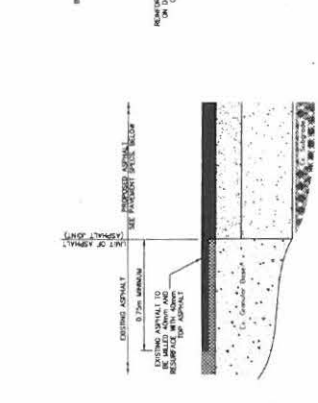
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Drawing No.: 1000-000-001

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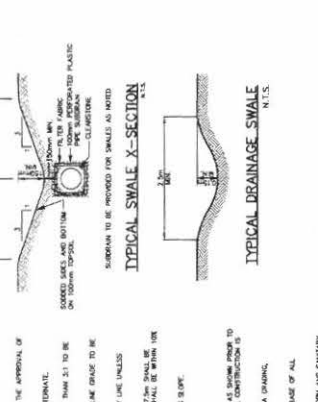
CONSTRUCTION NOTES AND SPECIFICATIONS

1. SEE PLAN FOR CONSTRUCTION DETAILS AND SEALS.
2. USE FINISH TO BE SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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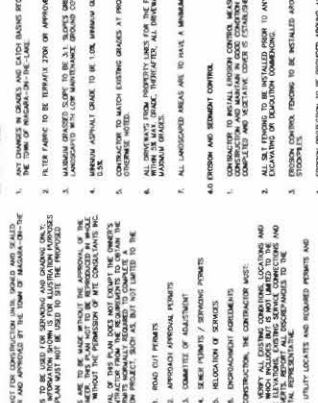
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ROCK FLOW CHECK DAM



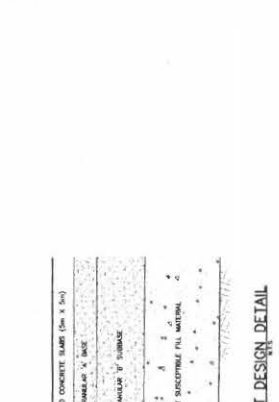
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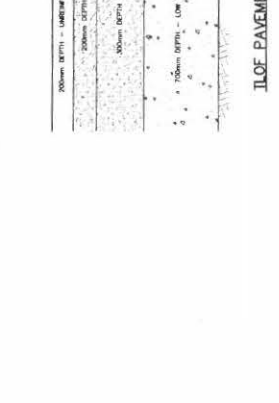
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CONCRETE BARRIER CURB



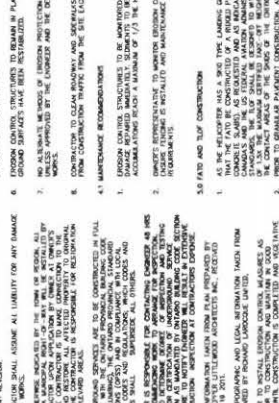
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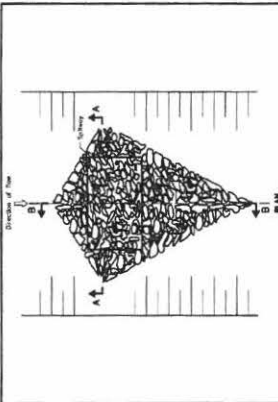
ASPHALT LAP JOINT DETAIL



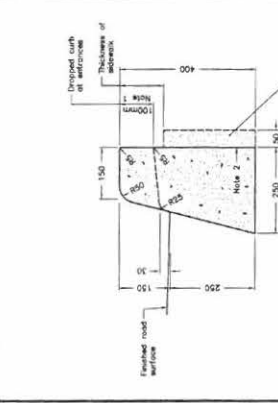
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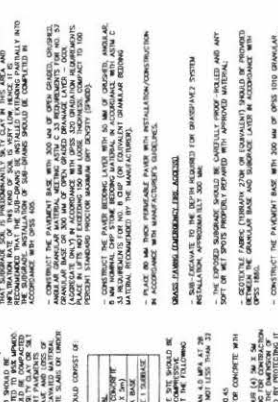
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ROCK FLOW CHECK DAM



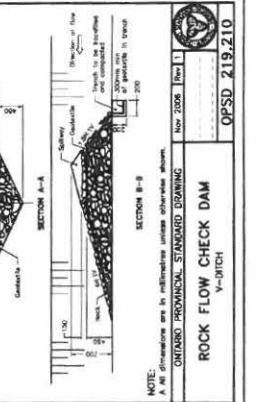
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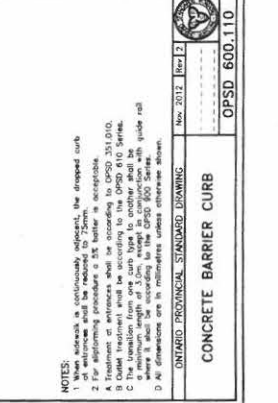
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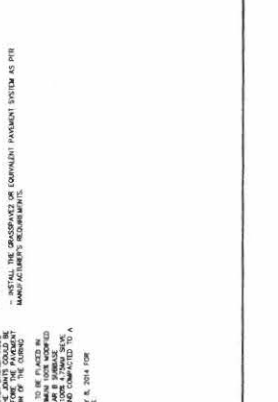
CONCRETE BARRIER CURB



ROCK FLOW CHECK DAM



ASPHALT LAP JOINT DETAIL



SEDIMENT CONTROL FILTER FABRIC FENCE



CONCRETE BARRIER CURB



ROCK FLOW CHECK DAM



ASPHALT LAP JOINT DETAIL



SEDIMENT CONTROL FILTER FABRIC FENCE





NOTES TO CONTRACTOR:

- INSPECTION:**
CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ADVANCE FOR INSPECTION. ENGINEER IS TO EXAMINE RECORDS OF INSPECTION AND TESTS REQUIRED FOR IDENTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, PART 9.1, SECTION 13.2. GENERAL REVIEW FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTOR'S EXPENSE.
- CONSERVATION OF EXISTING UTILITIES:**
12 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO LOCATE, EXPOSE AND MARK ALL EXISTING UTILITIES. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE EXISTING RIGHTS-OF-WAY. SHOULD THE CONTRACTOR PROCEED WITHOUT COMPLETING THESE LOCATES, EXTRA COSTS RESULTING FROM DELAYS AND STAMPEY THE WILL NOT BE CONSIDERED.

REBANKS Peppé Architects Inc.
422-1491 Yonge Street, Toronto, Ontario, M4T 1Z4
Tel: (416) 464-7143 Fax: (416) 464-5817 www.rebanks.ca

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NO.	REVISION	DATE
12		
11		
10		
9		
8		
7		
6		
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4		
3	Issued for Tender / S/A	2014/09/29
2	Issued for Client Review	2014/09/15
1	Issued for Grant Review	2014/07/28
#	REVISION	DATE

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Site Division
(905) 639-2552 www.mte85.com

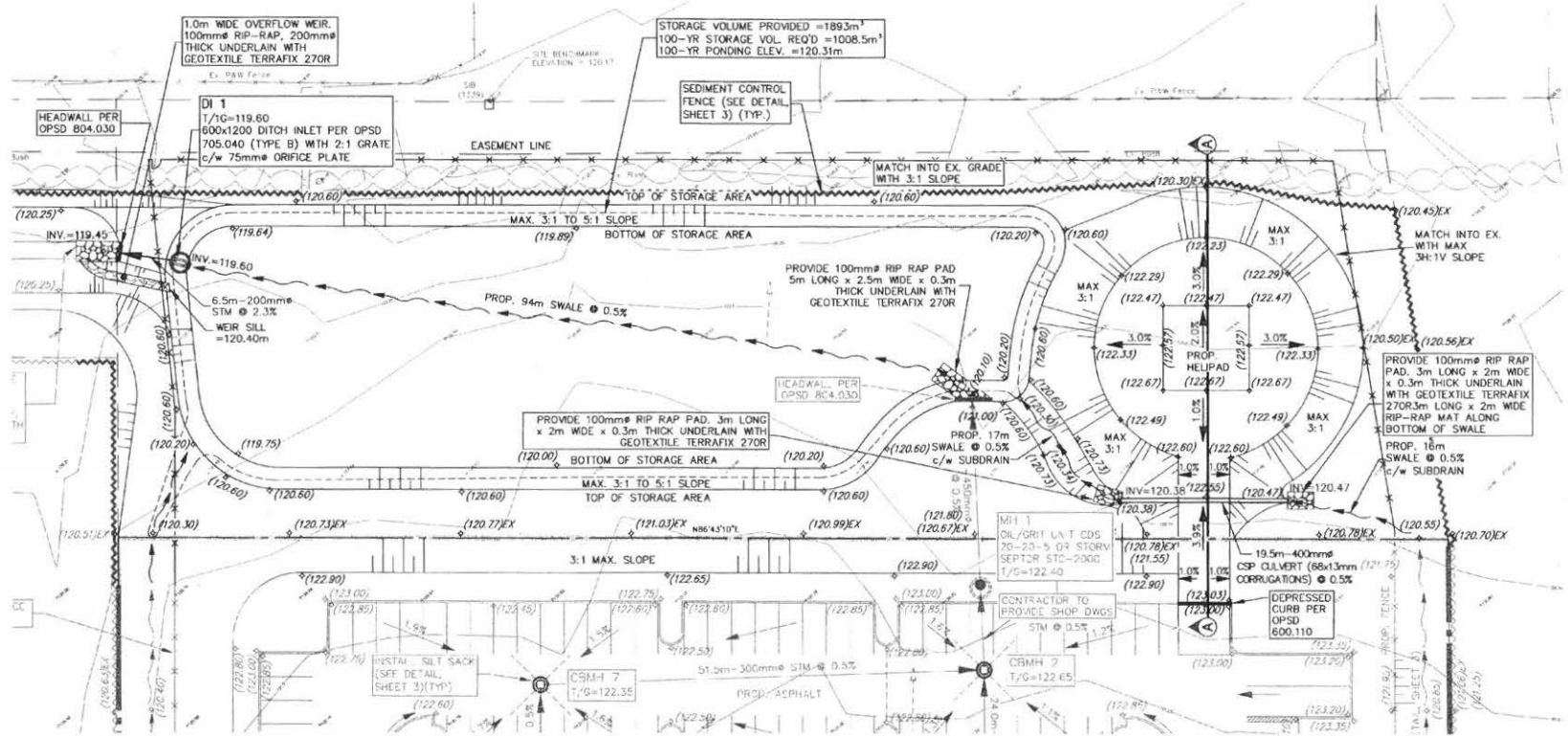
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NIAGARA OFFICE ADMINISTRATION FACILITY

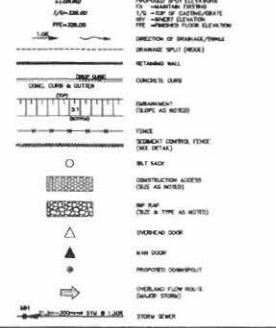
Location: Niagara-on-the-Lake, Ontario

Project Manager:	PJ
Project Number:	1322-063
Tender:	2013/04/10
Date:	2013/11/11
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Drawn By:	MM
Checked By:	WR

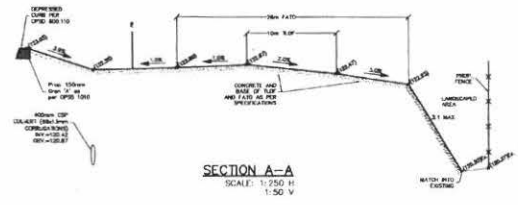
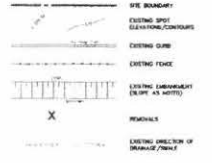
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Drawing: **C2.5**



LEGEND OF PROPOSED FEATURES



LEGEND OF EXISTING FEATURES



TOWN OF NIAGARA-ON-THE-LAKE APPROVAL PUBLIC WORKS

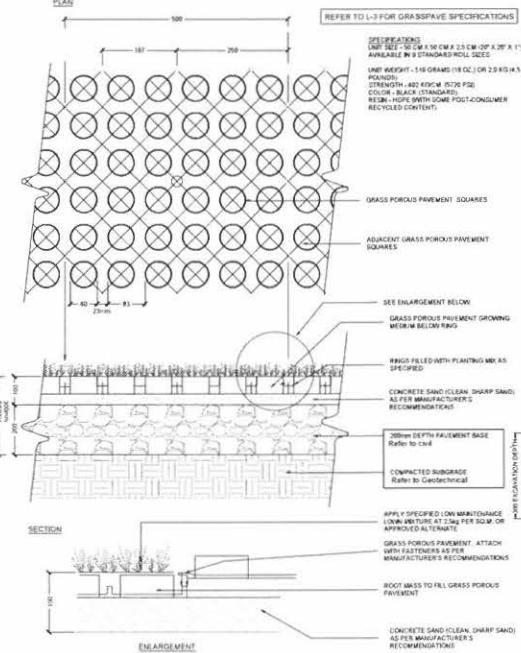
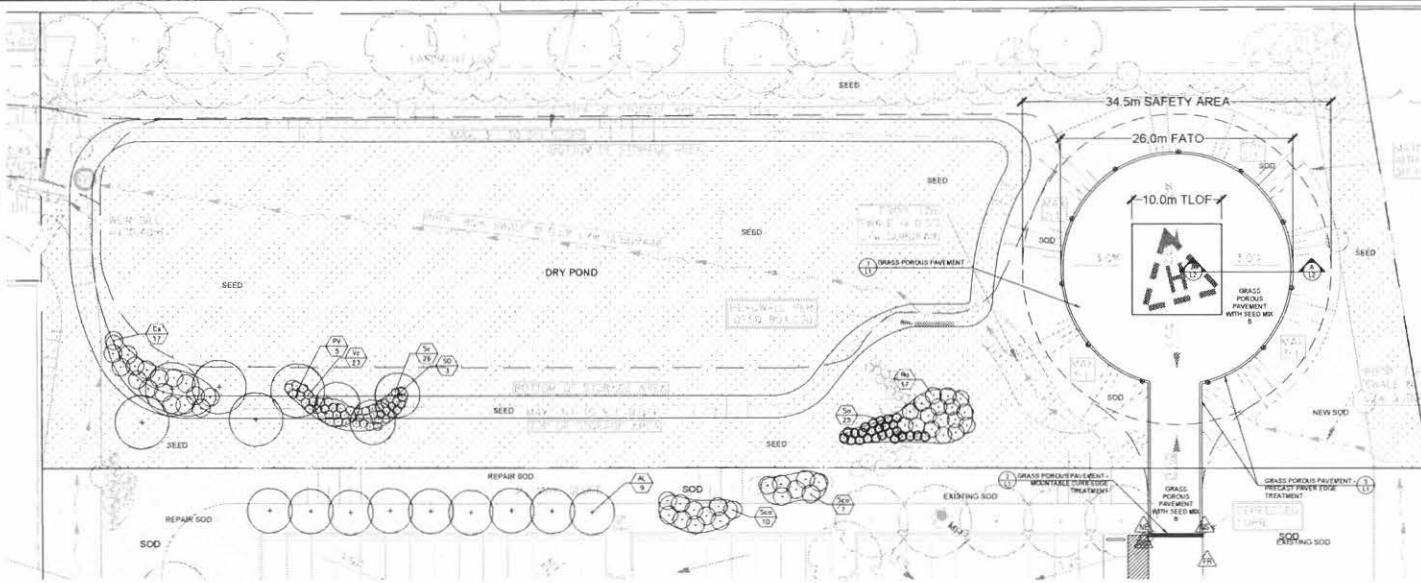
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NAME	POSITION

FIRE & EMERGENCY SERVICES

SIGNATURE	DATE
NAME	POSITION

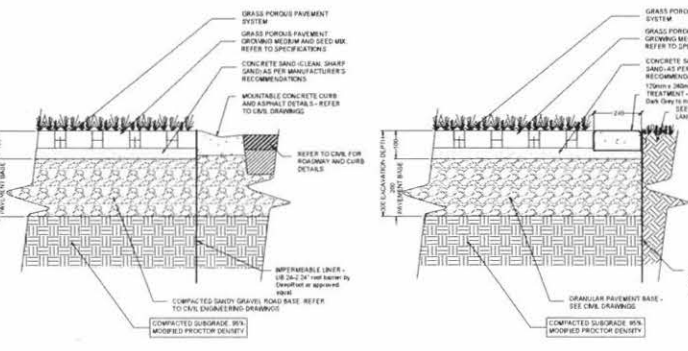
General Notes

1. Contractor shall report any discrepancies between the drawings and site conditions prior to commencement of the work to the Departmental Representative.
2. All utility locates are the responsibility of the Contractor. Hand dig within the limits recommended by the service utility. Utility conflicts with proposed tree locations must be reported immediately to the Departmental Representative.
3. For clearing information refer to Civil drawings. For seeding information refer to drawings by Call.
4. Landscape drawings show engineering information for design purposes only. Do not construct engineering works from these drawings.
5. Contractor shall repair and restore to the original state all existing sods, seeds and landscaped areas damaged during construction.
6. Contractor to verify the extents of existing work prior to construction.



HELIPORT PLANT LIST						
Deciduous Trees						
Key	Qty	Botanical Name	Common Name	Size	Height	Spacing (m)
AL	8	Asteriflorum lanata	Albany Anemone	75cm x 10cm	5m	5m x 5m
PL	3	Prunus angustata	Cherry	50cm x 4cm	5m	5m x 5m
SL	3	Sorbus aucuparia	Snow Mountain Ash	50cm x 4cm	5m	5m x 5m

Deciduous Shrubs						
Key	Qty	Botanical Name	Common Name	Size	Height	Spacing (m)
CS	17	Cornus sericea	Red Dogwood	60cm	2m	1.80m
DR	12	Rosa pratincola	Prayering Rose	60cm	1.5m	1.80m
SA	21	Spiraea alba	White Spirea	60cm	1.5m	1.80m
CR	26	Salix caprea	Crack Willow	60cm	2m	0.80m
SL	17	Sorbus aucuparia	Snow Mountain Ash	60cm	2m	2.00m
VE	23	Viburnum acerifolium	Black Viburnum	60cm	1.5m	1.80m



Seeding Notes

Time Of Seeding
 Seeding should be performed between Oct 15th and Nov 15th. Alternatively, between April and early June. Spring seeding may not establish as effectively if moisture is not adequate some of the seed may dormancy and not germinate until the spring the following year.

Site Preparation
 A spring application of glyphosate followed by a second application in early fall prior to seeding will control most weed seeds and unwanted vegetation. Seeding must not commence earlier than 12 days after applying glyphosate. Good weed control prior to planting will facilitate a quicker, more establishment of both native grasses and wildflowers. Soil should be cultivated to 2.5 cm (1") depth just prior to seeding.

Native Crop
 A nurse crop of Annual Ryegrass shall be seeded at the rate recommended by the supplier or 22 kg/ha, whichever is greater. Seeding of the permanent crop shall not be performed until at least 14 days after nurse crop seeding, or the nurse crop has achieved a height of 20cm, whichever occurs first.

Seeding
 Seeds should be mixed with carrier of similar weight (perlite, sand or kitty litter) to ensure uniform delivery of seed and even seed distribution. Seeding shall be performed immediately after final cultivation, using a cylinder or drop-type seeder, at rates recommended by the seed supplier. 2 passes shall be made with the seeder, each at the half rate. Seeding must be followed by rolling to make sure the seed comes into good contact with the soil. Hydro-seeding is NOT PERMITTED as it causes the smaller seeds too deep and causes irregular germination of seeds. Seeding into wet substrates is also NOT PERMITTED.

Acceptance
 Acceptance will be considered in May following a fall seeding and in October following a spring seeding. Satisfactory seeding at time of inspection will show evidence of vigorous growth with uniform establishment of plants covering at least 95% of the seeded area, with no bare areas greater than 0.25 m².

Seed Mix A - Native Prairie Meadow Mix

Botanical Name	Common Name	% of Mix
Aster multiflorus	New England Aster	7%
Helianthus annuus	Blond Eye Sunflower	10%
Coreopsis lanceolata	Lance Coreopsis	10%
Liatris scariosa	Prayer Candle	10%
Rudbeckia hirta	Black-eyed Susan	10%
Brickellia spicata	Brickellia	4%
Ornithoglossum aemula	Star of Bethlehem	10%
Andropogon scoparius	Little Bluestem	25%
Bouteloua curtipendula	Blue Gramma	25%

Seeding Rate: 100kg/ha (500 lbs/acre)

Seed Mix B - RTF Seed

Botanical Name	Common Name	% of Mix
Phlebotria media	Bluegrass	10%
Phlebotria media	Bluegrass	10%
Phlebotria media	Bluegrass	10%
Phlebotria media	Bluegrass	10%
Phlebotria media	Bluegrass	10%

Seeding Rate: 100kg/ha (500 lbs/acre)

① GRASS POROUS PAVEMENT N.T.S. ② HELIPORT GRASS POROUS PAVEMENT EDGE AT MOUNTABLE CURB N.T.S. ③ HELIPORT GRASS POROUS PAVEMENT WITH PRECAST PAVER EDGING N.T.S.

REBANKS Peop Architects Inc.
 402-1401 Yonge Street, Toronto, Ontario, M4T 1Z4
 Tel: (416) 964-7153 Fax: (416) 964-5817 www.rebanks.ca

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Date	Description

GSP group

www.gspgroup.ca

Client: Government of Canada

NIAGARA OFFICE ADMINISTRATION FACILITY HELIPORT

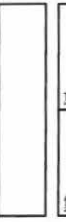
Location: Niagara-on-the-Lake, Ontario

Project Manager:	ST
Project Number:	02P1120
Title:	
Date:	JULY 8, 2014
Scale:	1:250
Drawn By:	CGT/RT
Checked By:	

LANDSCAPE PLAN

Sheet: L-1

This drawing is an instrument of service. It represents the design and construction of the project as shown on the drawings and specifications. It is the responsibility of the client to ensure that the project is completed in accordance with the drawings and specifications. The drawings and specifications are the sole basis for the project. No other documents, verbal instructions, or correspondence shall be used to interpret or modify the drawings and specifications. The drawings and specifications are the property of the architect and shall remain confidential. The architect shall not be responsible for any errors or omissions in the drawings and specifications. The architect shall not be responsible for any delays or cost overruns in the project. The architect shall not be responsible for any claims or damages arising from the project. The architect shall not be responsible for any legal or financial consequences arising from the project. The architect shall not be responsible for any environmental or social impacts arising from the project. The architect shall not be responsible for any health or safety issues arising from the project. The architect shall not be responsible for any other matters arising from the project.

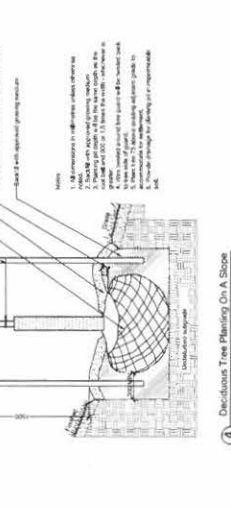
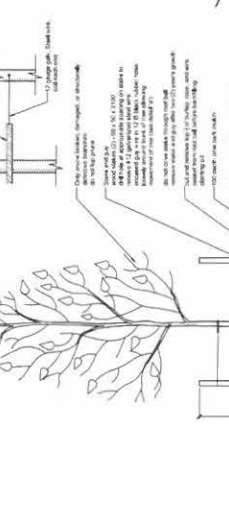
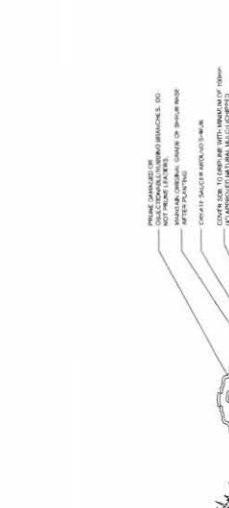
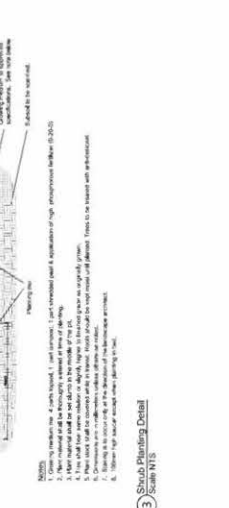
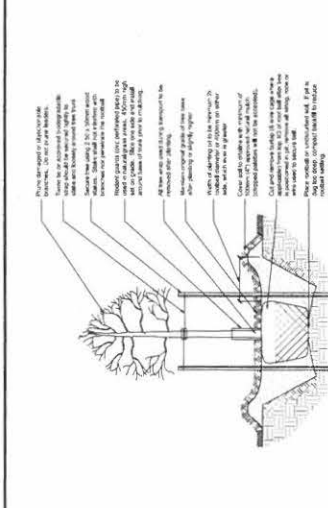
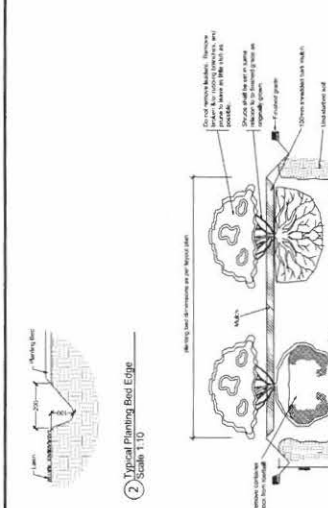
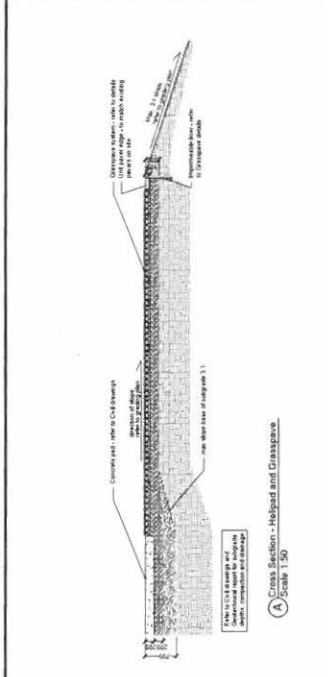


NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDER	18/11/2014
2	ISSUED FOR CLIENT REVIEW	18/11/2014
3	ISSUED FOR CLIENT REVIEW	18/11/2014
4	ISSUED FOR CLIENT REVIEW	18/11/2014
5	ISSUED FOR CLIENT REVIEW	18/11/2014
6	ISSUED FOR CLIENT REVIEW	18/11/2014
7	ISSUED FOR CLIENT REVIEW	18/11/2014
8	ISSUED FOR CLIENT REVIEW	18/11/2014
9	ISSUED FOR CLIENT REVIEW	18/11/2014
10	ISSUED FOR CLIENT REVIEW	18/11/2014



Client: Government of Ontario
 Project: NIAGARA OFFICE ADMINISTRATION FACILITY HELIPORT
 Location: Niagara-on-the-Lake, Ontario

Project Manager	GP
Project Engineer	GP
Scale	AS SHOWN
Sheet No.	1-20
Drawn By	GP
Checked By	GP



NOTES:
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