

# OAKVILLE #5 ELEMENTARY SCHOOL AND CHILDCARE FACILITY

3490 PRESERVE DRIVE, OAKVILLE, ON.

JANUARY 2026

HDSB TENDER NO. RFT 26-030



## OAKVILLE # 5 ELEMENTARY SCHOOL AND CHILDCARE FACILITY

### ARCHITECTURAL

- SV1 PLAN 20M - M PLAN NORTH PORTION OF SITE
- SV2 PLAN HR2150073 EXPROPRIATION PLAN - SOUTH PORTION OF SITE
- SV3 TOPOGRAPHIC SURVEY - ENTIRE SITE
- SP1 SITE PLAN
- SP2 SITE PLAN DETAILS
- SG.1 SITE GRADING PLAN
- LP.1 LANDSCAPE PLAN AND DETAILS
- LP.2 DAYCARE & KINDER PLAY AND DETAILS
- CV-1 SITE SERVICING PLAN
- CV-2 EROSION & SEDIMENT CONTROL PLAN

- A01 FIRE SEPARATION & OBC MATRIX
- A02 GROUND FLOOR PLAN
- A03 SECOND FLOOR PLAN
- A04 THIRD FLOOR PLAN
- A05 ROOF PLAN
- A06 REFLECTED CEILING PLAN - GROUND FLOOR
- A07 REFLECTED CEILING PLAN - SECOND FLOOR
- A08 REFLECTED CEILING PLAN - THIRD FLOOR
- A09 ELEVATIONS
- A10 ELEVATIONS & BUILDING SECTIONS
- A11 BUILDING SECTIONS
- A12 WALL SECTIONS
- A13 WALL SECTIONS & DETAILS
- A14 WALL SECTIONS & DETAILS
- A15 WALL SECTIONS & DETAILS
- A16 WALL SECTIONS & DETAILS
- A17 SECTION & PLAN DETAILS
- A18 SECTION & PLAN DETAILS
- A19 INTERIOR ELEVATIONS
- A20 INTERIOR ELEVATIONS
- A21 INTERIOR ELEVATIONS
- A22 ENLARGED PLANS & INTERIOR ELEVATIONS & DETAILS
- A23 STAIR DETAILS
- A24 GYMNASIUM PLAN & DETAILS
- A25 FLOOR PATTERN PLANS
- A26 CURTAIN WALL, WINDOW & SCREEN SCHEDULES

### STRUCTURAL

- S0.0 COVERPAGE
- S1.0 FOUNDATION PLAN
- S1.1 SLAB-ON-GRADE SAW-CUT PLAN
- S2.0 FOUNDATION DETAILS
- S2.1 TYPICAL FOUNDATION DETAILS
- S3.0 SECOND FLOOR FRAMING PLAN
- S3.1 THIRD FLOOR FRAMING PLAN
- S3.2 ROOF FRAMING PLAN
- S4.0 FRAMING SECTIONS
- S4.1 FRAMING SECTIONS
- S4.2 FRAMING SECTIONS
- S4.3 TYPICAL FRAMING DETAILS

### MECHANICAL

- M101 SITE PLAN, LEGEND, SCHEDULES & DETAILS
- M102 SCHEDULES
- M201 GROUND FLOOR PLAN - BELOW GRADE DRAINAGE
- M202 GROUND FLOOR PLAN - ABOVE GRADE DRAINAGE
- M203 SECOND FLOOR PLAN - DRAINAGE
- M204 THIRD FLOOR PLAN - DRAINAGE
- M301 GROUND FLOOR PLAN - PIPING
- M302 SECOND FLOOR PLAN - PIPING
- M303 THIRD FLOOR PLAN - PIPING
- M401 GROUND FLOOR PLAN - VENTILATION
- M402 SECOND FLOOR PLAN - VENTILATION
- M403 THIRD FLOOR PLAN - VENTILATION
- M501 MECH ROOM PART PLANS AND SCHEMATICS AND DETAILS
- M601 ROOF PLAN & DETAILS
- M602 SECTIONS & DETAILS
- M603 SECTIONS
- M604 SECTIONS
- SP-1 SPRINKLER SYSTEM DETAILS AND SPECIFICATIONS
- SP-2 SPRINKLER SYSTEM & DETAILS GROUND FLOOR
- SP-3 SPRINKLER SYSTEM & DETAILS SECOND FLOOR
- SP-4 SPRINKLER SYSTEM & DETAILS THIRD FLOOR

### ELECTRICAL

- E1.1 SITE PLAN & LEGEND
- E1.2 ELECTRICAL SITE DETAILS
- E1.3 ELECTRICAL BUILDING DETAILS
- E2.1 GROUND FLOOR LIGHTING PLAN
- E2.2 SECOND FLOOR LIGHTING PLAN
- E2.3 THIRD FLOOR LIGHTING PLAN
- E2.4 LIGHTING DETAILS (1 OF 2)
- E2.5 LIGHTING DETAILS (2 OF 2)
- E2.6 LIGHTING CONTROL ZONE LAYOUT
- E3.1 GROUND FLOOR POWER & SYSTEMS PLAN
- E3.2 SECOND FLOOR POWER & SYSTEMS PLAN
- E3.3 THIRD FLOOR POWER & SYSTEMS PLAN
- E3.4 ROOF PLAN
- E4.1 ENLARGED PLANS
- E5.1 DISTRIBUTION RISER DIAGRAM
- E5.2 PANEL SCHEDULES (1 OF 2)
- E5.3 PANEL SCHEDULES (2 OF 2)
- E6.1 FIRE ALARM RISER
- E6.2 FIRE ALARM GRAPHIC ANNUNCIATOR
- E7.1 AUXILIARY RISERS (1 OF 2)
- E7.2 AUXILIARY RISERS (2 OF 2)
- E8.1 ELECTRICAL SCHEDULES
- E8.2 ELECTRICAL SCHEDULES

SET No.

PROJECT NUMBER

22125



PLAN 20M -

I CERTIFY THAT THIS PLAN IS REGISTERED  
IN THE LAND REGISTRY OFFICE FOR THE  
LAND TITLES DIVISION OF HALTON  
AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2025 AND ENTERED IN THE  
PARCEL REGISTER(S) FOR PROPERTY IDENTIFIER(S)

AND THE REQUIRED CONSENTS ARE REGISTERED AS  
PLAN DOCUMENT NO. \_\_\_\_\_

REPRESENTATIVE FOR LAND REGISTRAR  
THIS PLAN COMPRISES ALL OF P.I.N. 24929-0209

PLAN OF SUBDIVISION OF  
PART OF LOT 17  
CONCESSION 1  
NORTH OF DUNDAS STREET  
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:1000

R-PE SURVEYING LTD., O.L.S.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- P.L.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL1 DENOTES PLAN 20R-1531
- PL2 DENOTES PLAN 20R-10774
- PL3 DENOTES PLAN 20R-5583
- (628) DENOTES H. D. SMITH, O.L.S.
- (760) DENOTES K. H. MCNEILL, O.L.S.
- (HAY) DENOTES HOLDING JONES VANDEVEEN INC. O.L.S.
- ORP DENOTES OBSERVED REFERENCE POINT

ALL FOUND MONUMENTS ARE BY R-PE SURVEYING LTD., O.L.S.  
UNLESS NOTED OTHERWISE.

DUE TO CONSTRUCTION ACTIVITY ALL SET MONUMENTS ARE PLASTIC BARS  
UNLESS NOTED OTHERWISE.

ROTATION NOTE

FOR BEARINGS COMPARISONS A ROTATION OF 0° 47' 15" COUNTER CLOCKWISE  
WAS APPLIED TO PL1 TO CONVERT TO GRID BEARINGS.  
FOR BEARINGS COMPARISONS A ROTATION OF 0° 37' 25" COUNTER CLOCKWISE  
WAS APPLIED TO PL3 TO CONVERT TO GRID BEARINGS.

INTEGRATION NOTE

BEARINGS ARE GRID, UTM, NAD83(CRS) (2010.0), DERIVED FROM ORP (B).  
(B) AND (C) OBSERVED REFERENCE POINTS ARE DERIVED FROM REAL TIME  
NETWORK STATION 2012010009 (NORTHING 4801633.53, EASTING  
597944.44).

COORDINATES ARE UTM, UTM, NAD83(CRS) (2010.0), TO  
URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/70, AND CANNOT,  
IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES  
SHOWN ON THIS PLAN.

POINT	NORTHING	EASTING
ORP (A)	4815885.1	601007.1
ORP (B)	4815302.9	601126.7
ORP (C)	4815557.8	600869.2

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999707.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE  
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DATE \_\_\_\_\_, 2025

R. DENBROEDER  
ONTARIO LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO ADS,  
PLAN SUBMISSION FORM NUMBER V-116177

OWNER'S CERTIFICATE

- LOTS 1 TO 150, INCLUDING BLOCKS 169 TO 183, INCLUDING STREET  
WIDENING, NAMELY BLOCK 184, 0.30 RESERVES, NAMELY BLOCKS 185 TO 190,  
INCLUDING AND STREETS, NAMELY PRESERVE DRIVE, SETTLERS ROAD WEST,  
ROBVALE BOULEVARD, EXPLORER WAY, GALAXY CARDOUS, TAURUS TRAIL, FAIRLANE  
WAY, AUGUSTA AVENUE (BOTH PORTIONS), HOWARD GORMAN AVENUE (BOTH  
PORTIONS), LANE 218 AND LANE 219, HAVE BEEN LAID OUT IN ACCORDANCE WITH  
OUR INSTRUCTIONS.

- THE STREETS AND STREET WIDENING BLOCK, NAMELY BLOCK 184 ARE HEREBY  
DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF  
OAKVILLE.

DOCASA GROUP LTD.

DATE \_\_\_\_\_, 2025

AUTHORIZED SIGNING OFFICER  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

MUNICIPAL APPROVAL

APPROVED UNDER SECTION 51 OF THE PLANNING ACT,  
R.S.O. 1990, c.7(1), AS AMENDED.

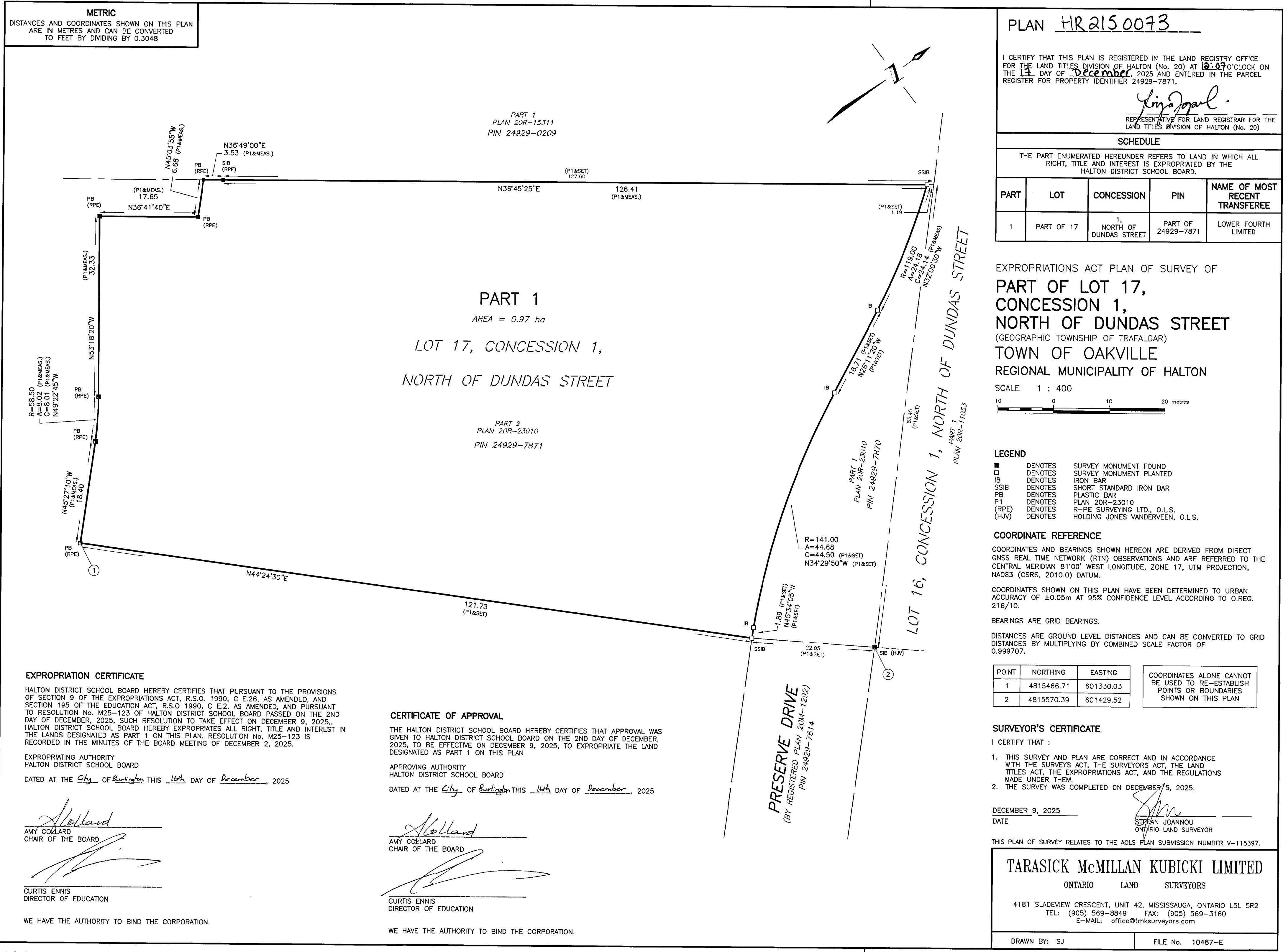
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

GABRIEL A.R. CHARLES, MCI, RPP  
DIRECTOR OF PLANNING AND DEVELOPMENT  
THE CORPORATION OF THE TOWN OF OAKVILLE  
(AUTHORITY GRANTED BY BY-LAW 1988-272, AS AMENDED)

rpe R-PE SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
643 Christie Road, Suite 7  
Woodbridge, Ontario L4L 8A3

Tel: (416) 635-5000 Fax: (416) 635-5001  
Tel: (905) 264-0881 Fax: (905) 264-2099  
Website: www.r-pe.ca  
DRAWN: K.M./C.D.S. CHECKED: C.P.E./R.D.  
JOB: 22-181 CAD FILE: 22181801

Mar 18, 2025 - 11:26:27







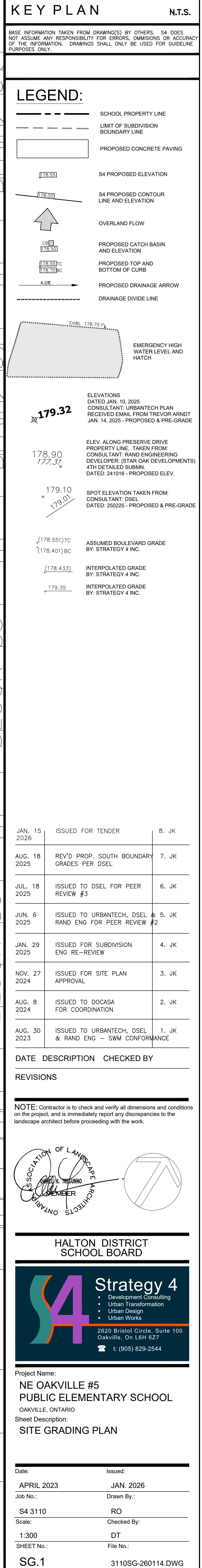
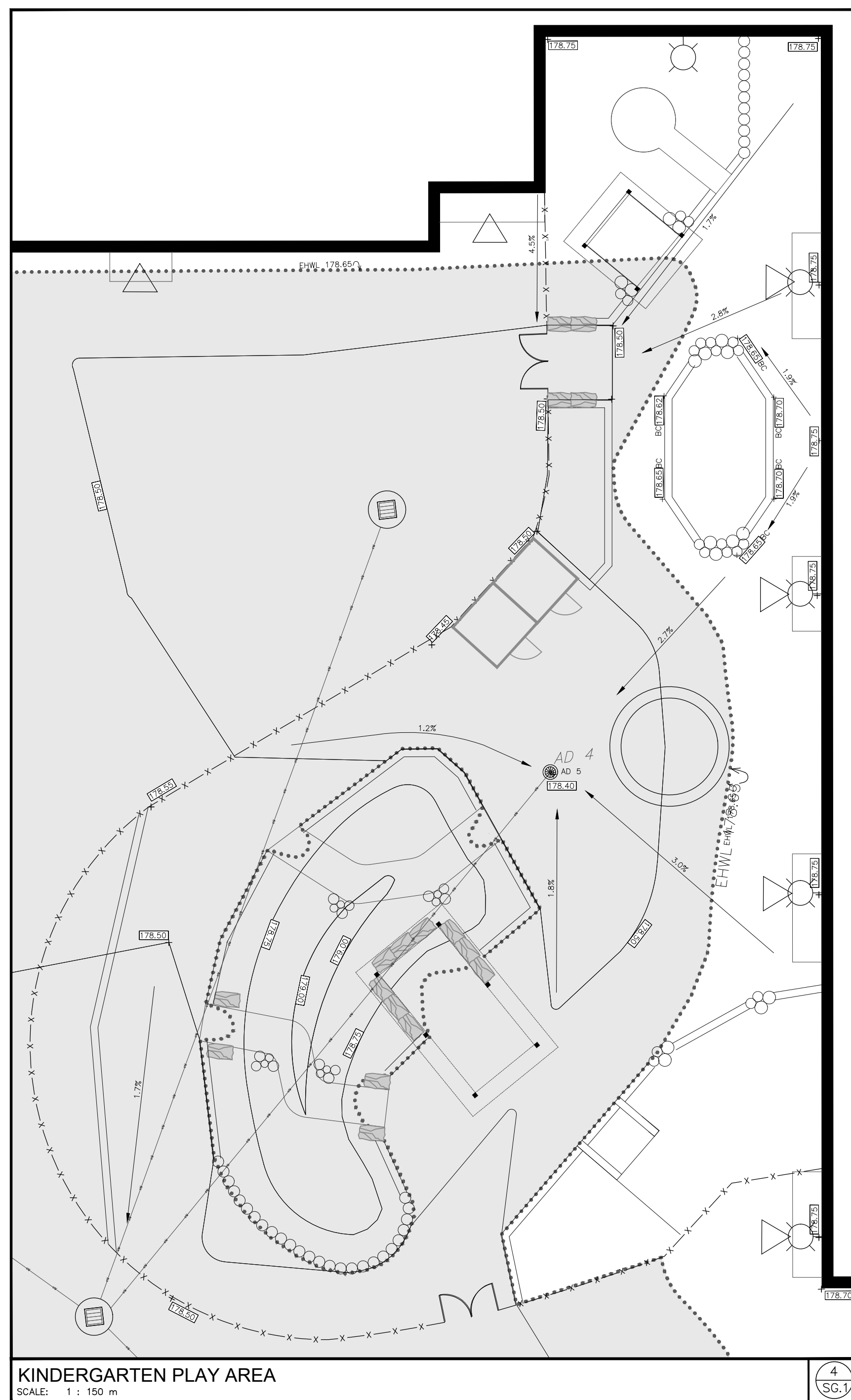




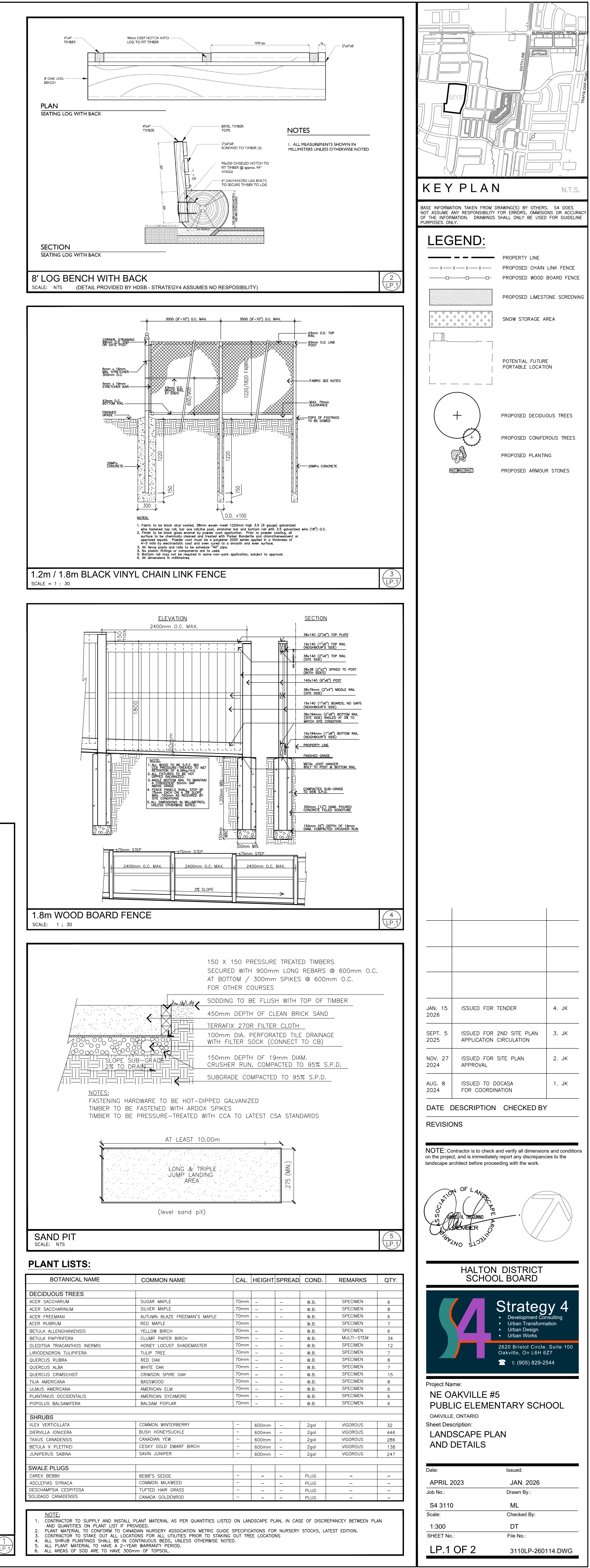
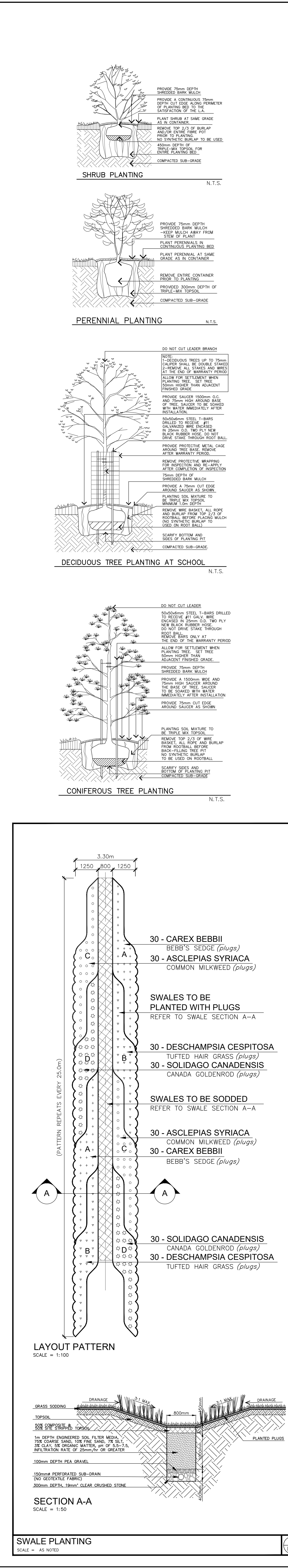
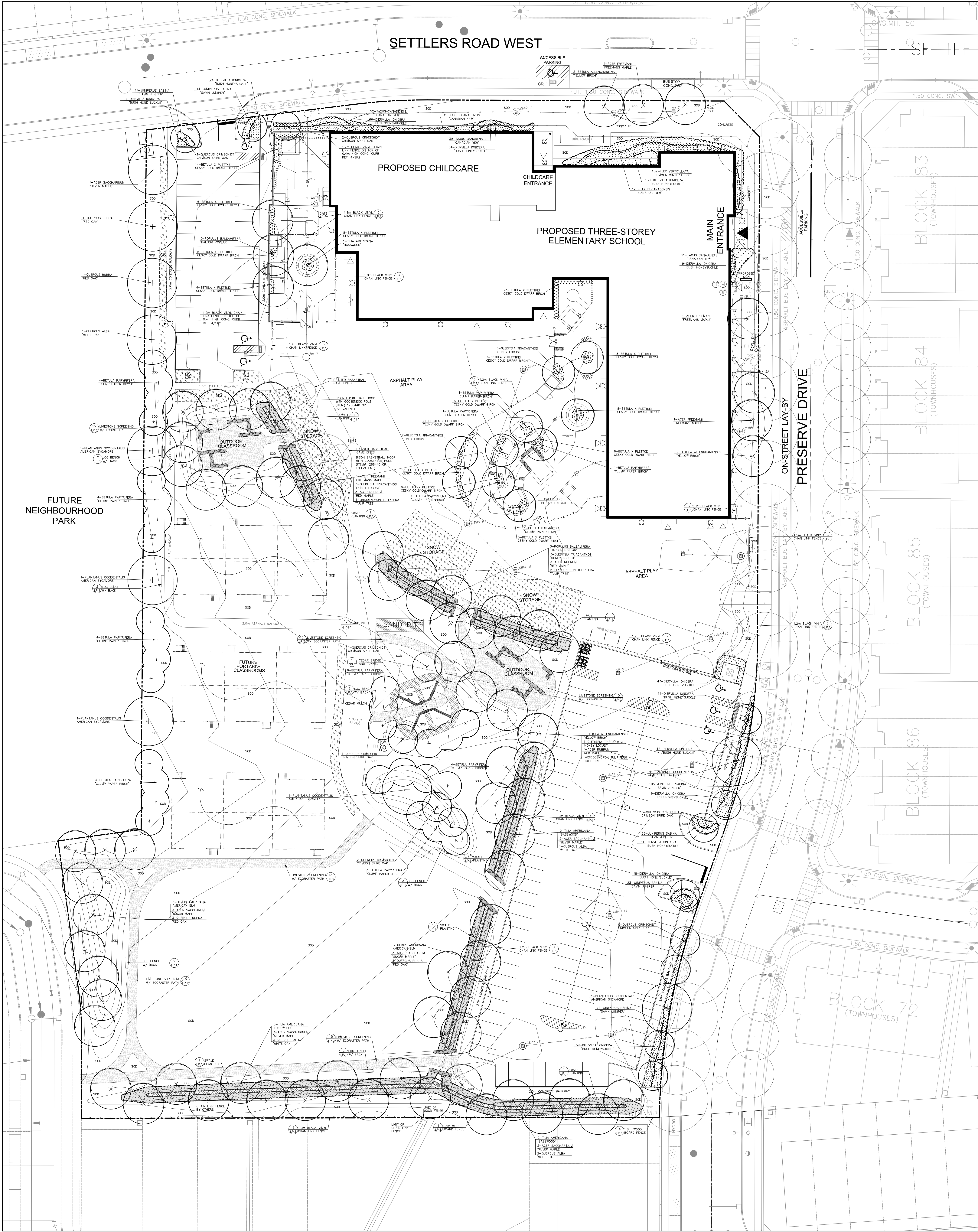








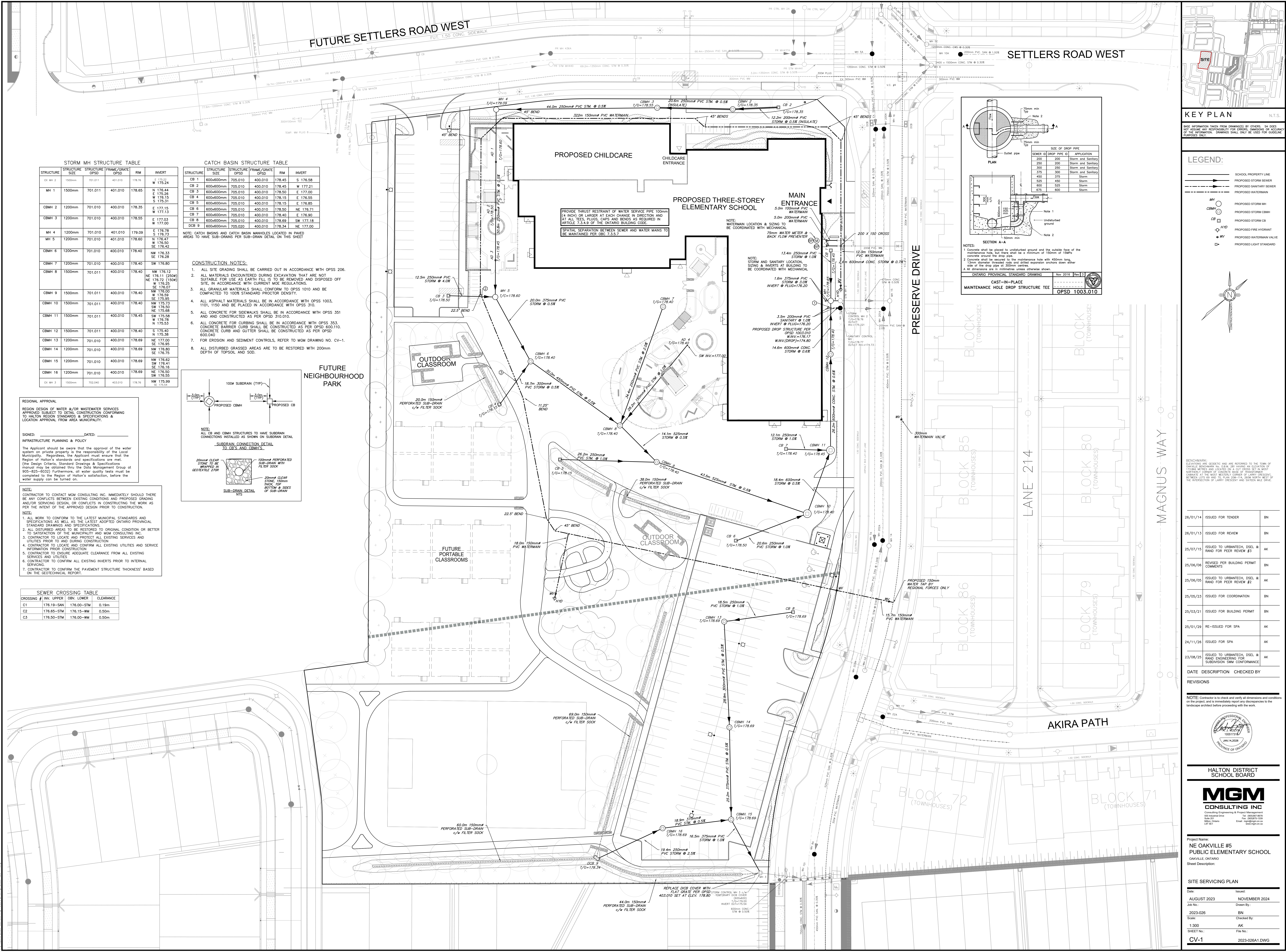










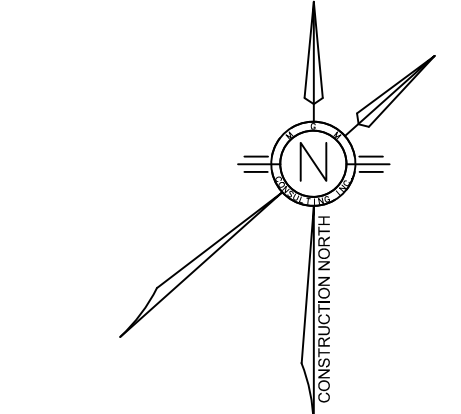


# KEY PLAN

N.T.S.  
BASE INFORMATION TAKEN FROM OWNERSHIP BY OTHERS. SA DOES NOT ASSUME ANY RESPONSIBILITY FOR ERRORS, OMISSIONS OR ACCURACY OF THE INFORMATION. DRAWINGS SHALL ONLY BE USED FOR GUIDELINE PURPOSES ONLY.

## LEGEND:

- SCHOOL PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM MH
- PROPOSED STORM CB
- PROPOSED PRE-HYDRANT
- PROPOSED WATERMAIN VALVE
- PROPOSED LIGHT STANDARD



BENCHMARK:  
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK. THE BENCHMARK IS LOCATED AT THE NORTHERLY CORNER OF CONCRETE BASE OF TRANSFORMER. COORDINATES: 176 176.110 N, 176 176.110 E. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF LARRY PRESENT AND SIXTEEN MILE DRIVE.

26/01/14	ISSUED FOR TENDER	BN
26/01/13	ISSUED FOR REVIEW	BN
25/07/15	ISSUED TO URBANTECH, DSEL & RAND FOR PEER REVIEW #3	AK
25/06/06	REVISED PER BUILDING PERMIT COMMENTS	BN
25/06/05	ISSUED TO URBANTECH, DSEL & RAND FOR PEER REVIEW #2	AK
25/05/23	ISSUED FOR COORDINATION	BN
25/03/21	ISSUED FOR BUILDING PERMIT	BN
25/01/29	RE-ISSUED FOR SPA	AK
24/11/26	ISSUED FOR SPA	AK
23/08/25	ISSUED TO URBANTECH, DSEL & RAND ENGINEERING FOR SUBMISSION, SWM CONFERENCE	AK

DATE DESCRIPTION CHECKED BY REVISIONS

NOTE: Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the landscape architect before proceeding with the work.



HALTON DISTRICT SCHOOL BOARD

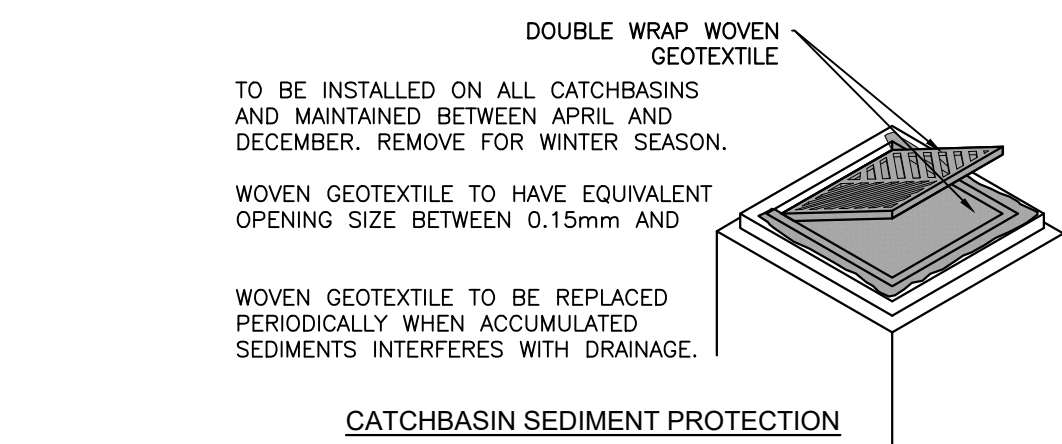
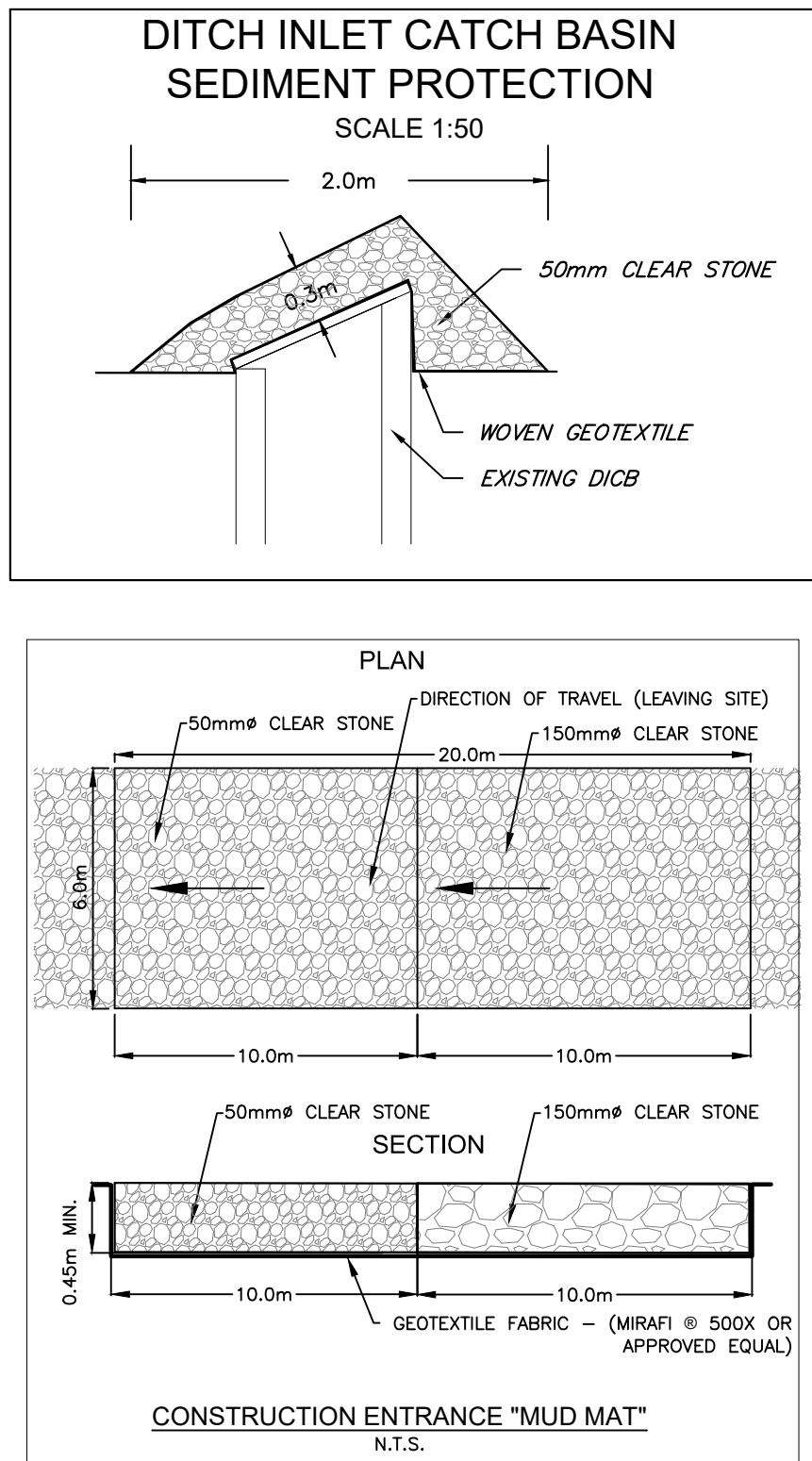
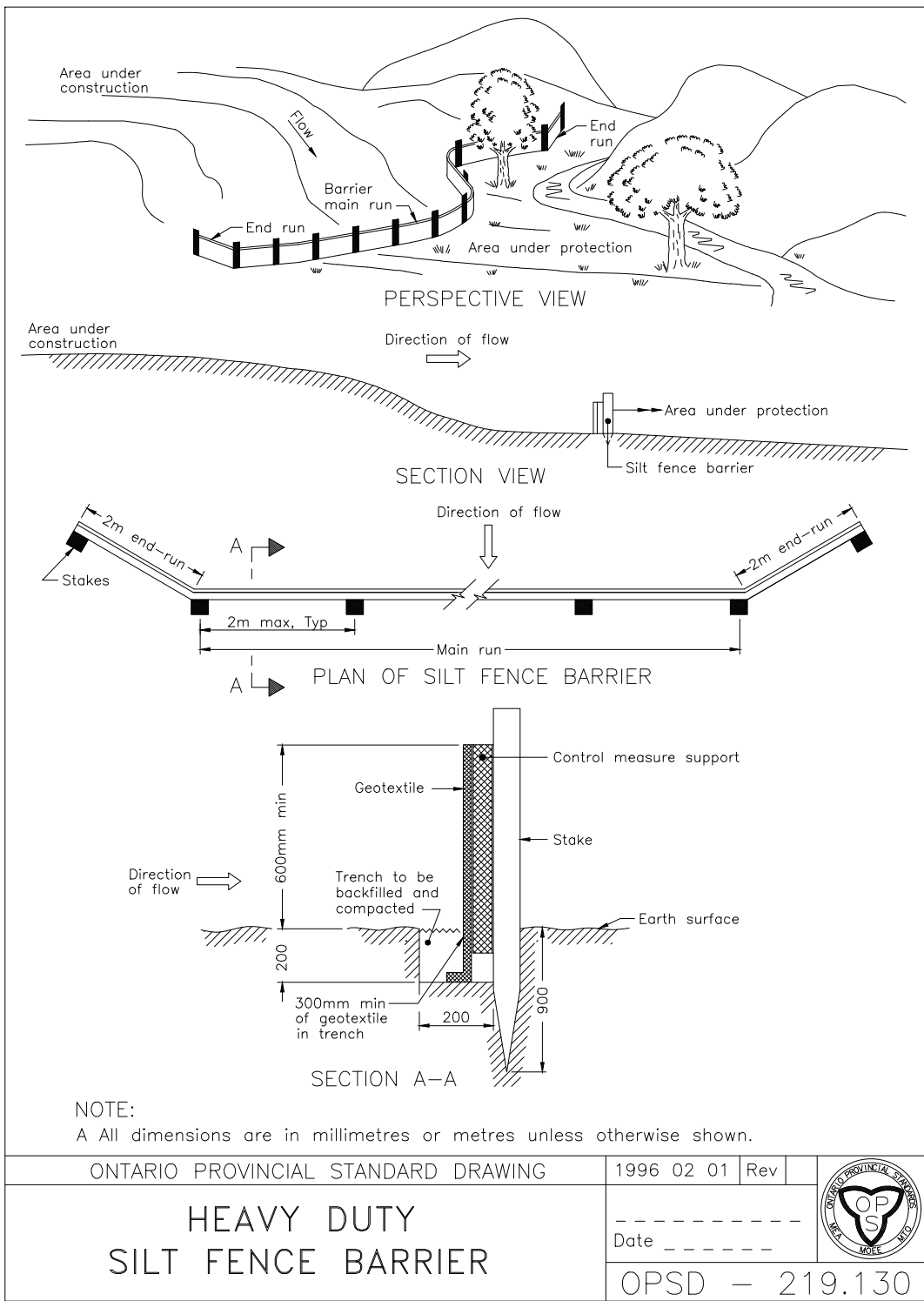
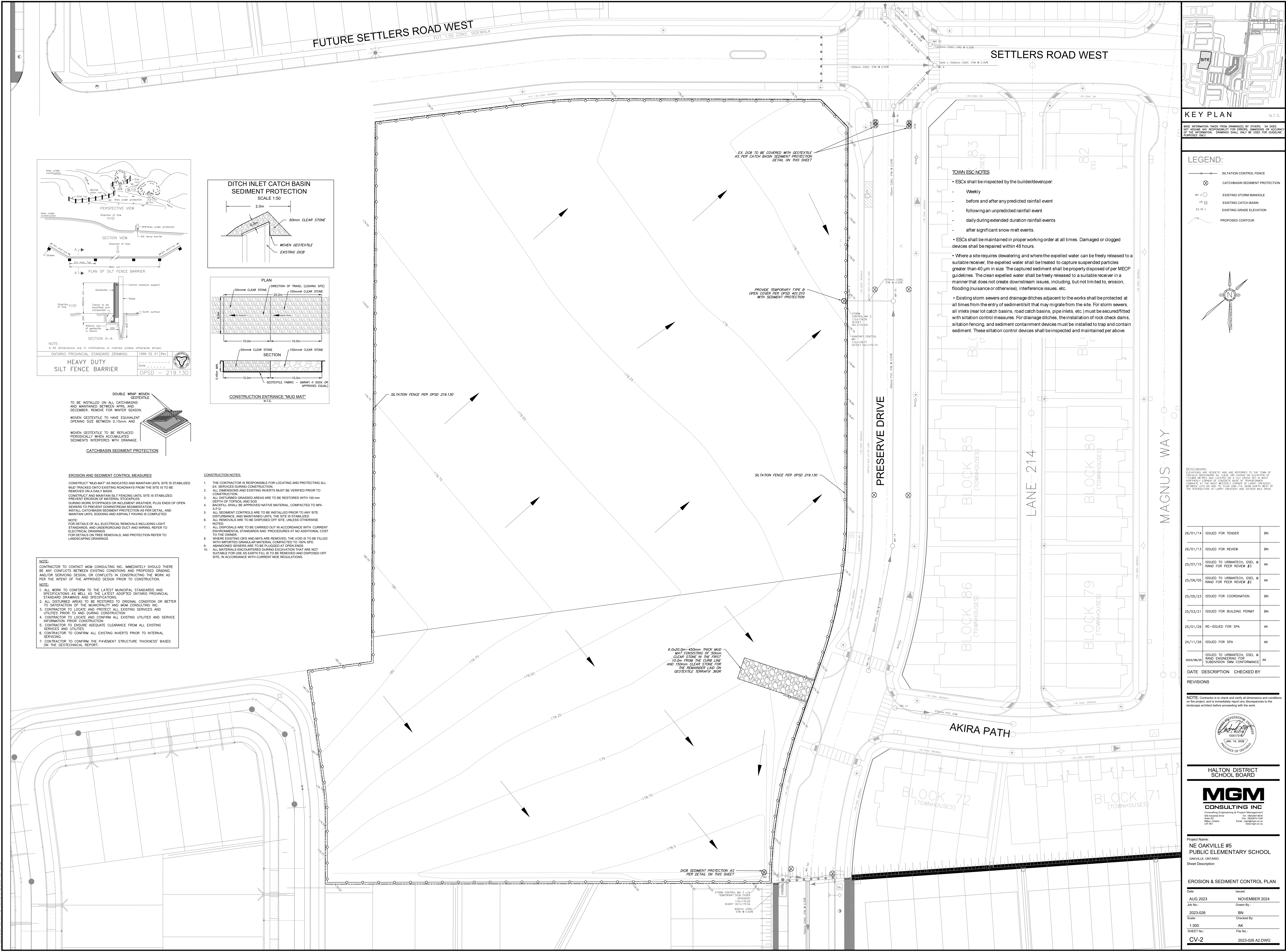
**MGM**  
CONSULTING INC.  
Consulting Engineering & Project Management  
505 Industrial Drive  
Oakville, ON L6M 5G5  
Tel: 905.232.6875  
Fax: 905.232.6876  
Email: info@mgn.ca  
www.mgn.ca

Project Name:  
NE OAKVILLE #5  
PUBLIC ELEMENTARY SCHOOL  
OAKVILLE, ONTARIO  
Sheet Description:

## SITE SERVICING PLAN

Date:	Issued:
AUGUST 2023	NOVEMBER 2024
Job No.:	Drawn By:
2023-026	BN
Scale:	Checked By:
1:300	AK
Sheet No.:	File No.:
CV-1	2023-026A1.DWG





**EROSION AND SEDIMENT CONTROL MEASURES**

CONSTRUCT "MUD-MAT" AS INDICATED AND MAINTAIN UNTIL SITE IS STABILIZED. MUD TRACKED ONTO EXISTING ROADWAYS FROM THE SITE IS TO BE REMOVED ON A DAILY BASIS.

CONSTRUCT AND MAINTAIN SILT FENCING UNTIL SITE IS STABILIZED. PREVENT EROSION OF MATERIAL STOOPILES DURING WORK STOPPAGES OR INCLEMENT WEATHER. PLUG ENDS OF OPEN SEWERS TO PREVENT DOWNSTREAM SEDIMENTATION. INSTALL CATCHBASIN SEDIMENT PROTECTION AS PER DETAIL AND MAINTAIN UNTIL SODDING AND ASPHALT PAVING IS COMPLETED.

**NOTE:** FOR DETAILS OF ALL ELECTRICAL REMOVALS INCLUDING LIGHT STANDARDS, AND UNDERGROUND DUCT AND WIRING, REFER TO ELECTRICAL DRAWINGS. FOR DETAILS ON TREE REMOVALS, AND PROTECTION REFER TO LANDSCAPING DRAWINGS.

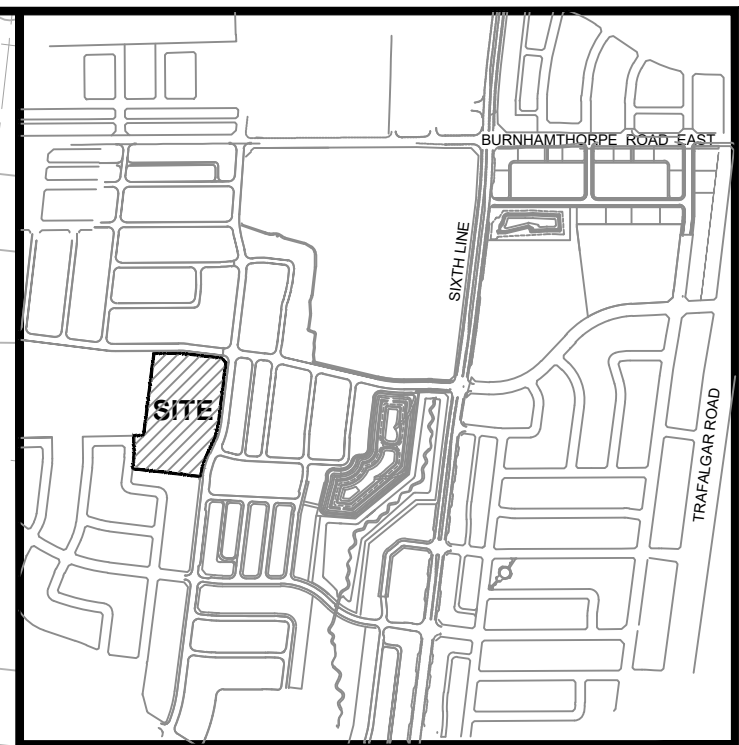
**NOTE:** CONTRACTOR TO CONTACT MCM CONSULTING INC. IMMEDIATELY SHOULD THERE BE ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED GRADING AND/OR SERVING DESIGN, OR CONFLICTS IN CONSTRUCTING THE WORK AS PER THE INTENT OF THE APPROVED DESIGN PRIOR TO CONSTRUCTION.

**NOTE:**

1. ALL WORK TO CONFORM TO THE LATEST MUNICIPAL STANDARDS AND SPECIFICATIONS AS WELL AS THE LATEST ADOPTED ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
2. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER TO SATISFACTION OF THE MUNICIPALITY AND MCM CONSULTING INC.
3. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING SERVICES AND UTILITIES PRIOR TO AND DURING CONSTRUCTION.
4. CONTRACTOR TO LOCATE AND CONFIRM ALL EXISTING UTILITIES AND SERVICE INFORMATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ENSURE ADEQUATE CLEARANCE FROM ALL EXISTING SERVICES AND UTILITIES.
6. CONTRACTOR TO CONFIRM ALL EXISTING INVERTS PRIOR TO INTERNAL SERVING.
7. CONTRACTOR TO CONFIRM THE PAVEMENT STRUCTURE THICKNESS BASED ON THE GEOTECHNICAL REPORT.

**CONSTRUCTION NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EX. SERVICES DURING CONSTRUCTION.
2. ALL DIMENSIONS AND EXISTING INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION.
3. ALL DISTURBED GRASSED AREAS ARE TO BE RESTORED WITH 100 mm DEPTH OF TOPSOIL AND SOIL BACKFILL SHALL BE APPROVED NATIVE MATERIAL, COMPACTED TO 90% S.P.D.
4. ALL SEDIMENT CONTROLS ARE TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE, AND MAINTAINED UNTIL THE SITE IS STABILIZED.
5. ALL REMOVALS ARE TO BE DISPOSED OFF SITE, UNLESS OTHERWISE NOTED.
6. ALL DISPOSALS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ENVIRONMENTAL STANDARDS AND PROCEDURES AT NO ADDITIONAL COST TO THE OWNER.
7. WHERE EXISTING GB'S AND MHS ARE REMOVED, THE VOID IS TO BE FILLED WITH IMPORTED GRANULAR MATERIAL COMPACTED TO 100% S.P.D.
8. ABANDONED SEWERS ARE TO BE PLUGGED AT OPEN ENDS.
9. ALL MATERIALS ENCOUNTERED DURING EXCAVATION THAT ARE NOT SUITABLE FOR USE AS EARTH FILL IS TO BE REMOVED AND DISPOSED OFF SITE, IN ACCORDANCE WITH CURRENT MDC REGULATIONS.

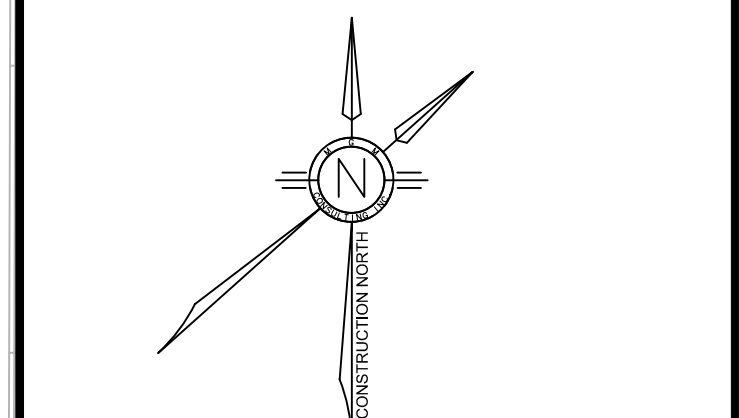


**KEY PLAN** N.T.S.

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**LEGEND:**

- SILTATION CONTROL FENCE
- CATCHBASIN SEDIMENT PROTECTION
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING GRADE ELEVATION
- PROPOSED CONTOUR

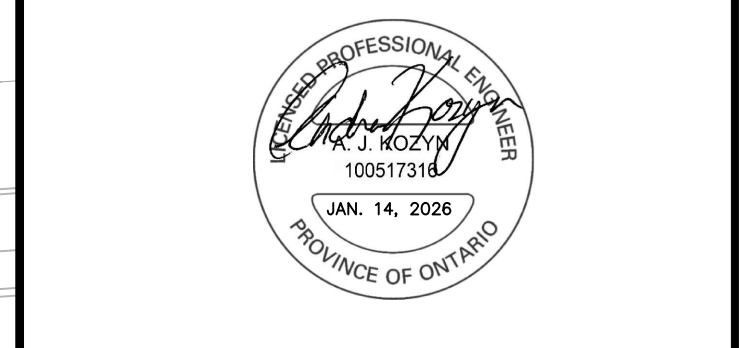


**REVISIONS:**

DATE	DESCRIPTION	CHECKED BY
26/01/14	ISSUED FOR TENDER	BN
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25/07/15	ISSUED TO URBANTECH, DSEL & RAND FOR PEER REVIEW #3	AK
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25/03/21	ISSUED FOR BUILDING PERMIT	BN
25/01/29	RE-ISSUED FOR SPA	AK
24/11/26	ISSUED FOR SPA	AK
2023/06/25	ISSUED TO URBANTECH, DSEL & RAND ENGINEERING FOR SUBMISSION 3RD CONFERENCE	AK

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**NOTE:** Contractor is to check and verify all dimensions and conditions on the project, and is to immediately report any discrepancies to the landscape architect before proceeding with the work.



**HALTON DISTRICT SCHOOL BOARD**

**MGM CONSULTING INC.**  
Consulting Engineering & Project Management  
555 Industrial Drive  
Oakville, Ontario L7T 5G1  
Tel: (905) 857-8875  
Fax: (905) 857-8876  
Email: info@mgi.ca

Project Name:  
**NE OAKVILLE #5 PUBLIC ELEMENTARY SCHOOL**  
OAKVILLE, ONTARIO  
Sheet Description:

EROSION & SEDIMENT CONTROL PLAN	
Date:	Issued:
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CV-2	2023-026 A2 DWG