

# 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  
SV2 SITE PLAN  
SV2 PLAN HR2150073 EXPROPRIATION PLAN -  
SOUTH PORTION OF SITE  
SV3 TOPOGRAPHIC SURVEY - ENTIRE SITE

SP1 SITE PLAN  
SP2 SITE PLAN DETAILS  
SG1 SITE GRADING PLAN  
LP1 LANDSCAPE PLAN AND DETAILS  
LP2 DAYCARE & KINDER PLAY AND DETAILS  
CV-1 SITE SERVICING PLAN  
CV-2 EROSION & SEDIMENT CONTROL PLAN

**HOSSACK  
ARCHITECTURE**

105 - 1939 IRONAK WAY  
OAKVILLE, ON L6H 3Y6  
(905) 794-2551 [info@hossack.com](mailto:info@hossack.com)

**KALOS  
ENGINEERING**

300 York Boulevard, Hamilton, ON L8R 3K8 905-333-9119

**DEI Consulting  
Engineers Inc.**

(519) 725-3555 85 Nottawasaga  
Waterloo, ON N2V 1Y8  
[www.deisassociates.ca](http://www.deisassociates.ca)

**MGM  
CONSULTING INC**

Consulting Engineering & Project Management  
14140 100th Street, Suite 201  
Markham, Ontario  
L3T 5E1  
Email: [info@mgon.ca](mailto:info@mgon.ca)

**Strategy 4**

Development Consulting  
Urban Design  
Urban Planning  
Urban Engineering  
2620 Bloor Street, Suite 100  
Oakville, On L6H 6Z7  
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**DISANO  
SPRINKLER  
DESIGN**

80 Tiverton Ct, Suite No. 700  
Markham, ON, L3R 0G4

SET No.

PROJECT NUMBER

22125

OAKVILLE #5 ELEMENTARY  
SCHOOL AND CHILDCARE FACILITY

## STRUCTURAL

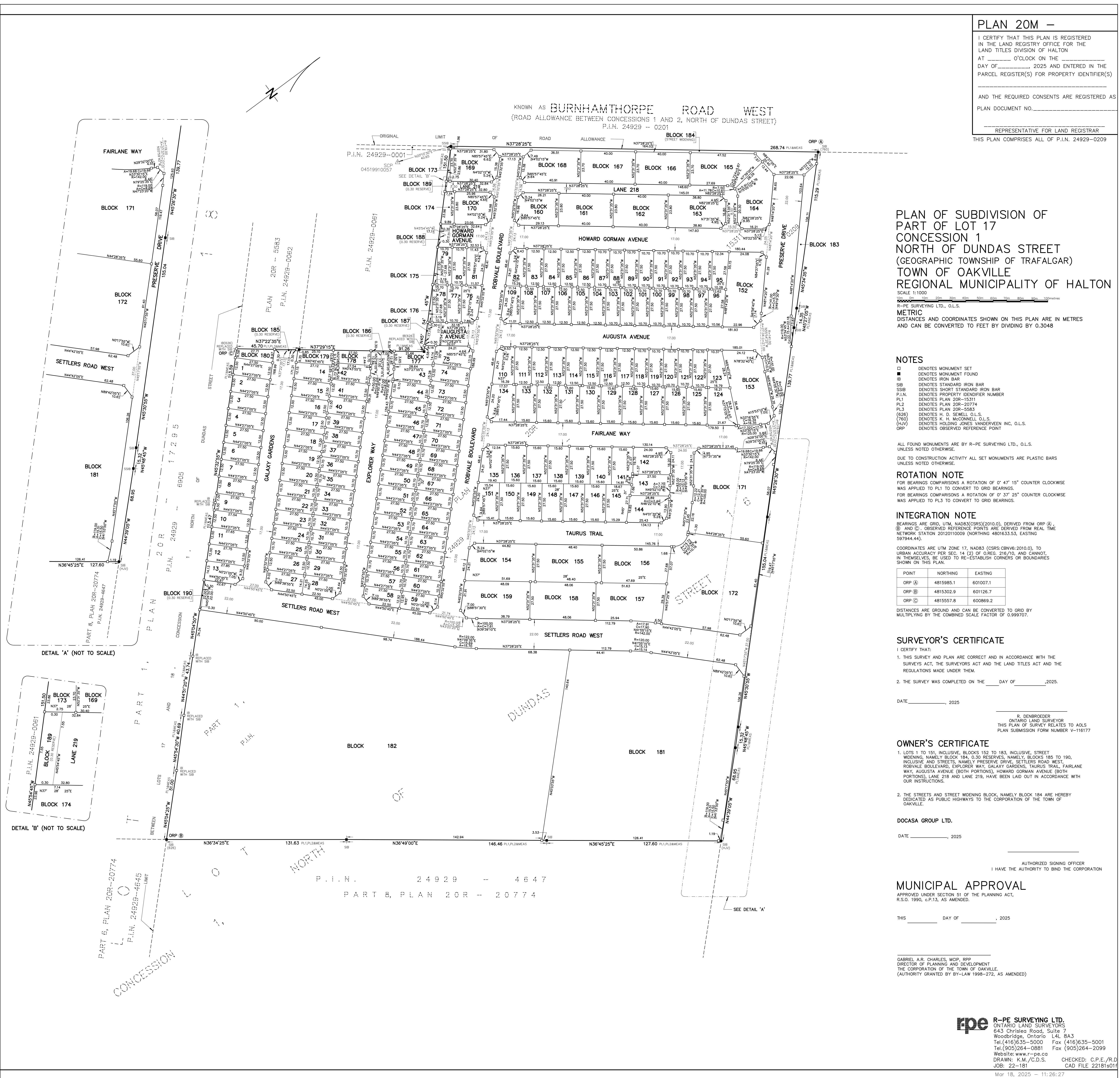
S0.0 COVERPAGE  
S1.0 FOUNDATION PLAN  
S1.1 SLAB-ON-GRADE SAW-CUT PLAN  
S2.0 FOUNDATION DETAILS  
S2.1 PIER FOUNDATION DETAILS  
S3.0 SECOND FLOOR FRAMING PLAN  
S3.1 THIRD FLOOR FRAMING PLAN  
S3.2 ROOF FRAMING PLAN  
S4.0 FRAMING SECTIONS  
S4.1 ROOF SECTIONS  
S4.2 FRAMING SECTIONS  
S4.3 TYPICAL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

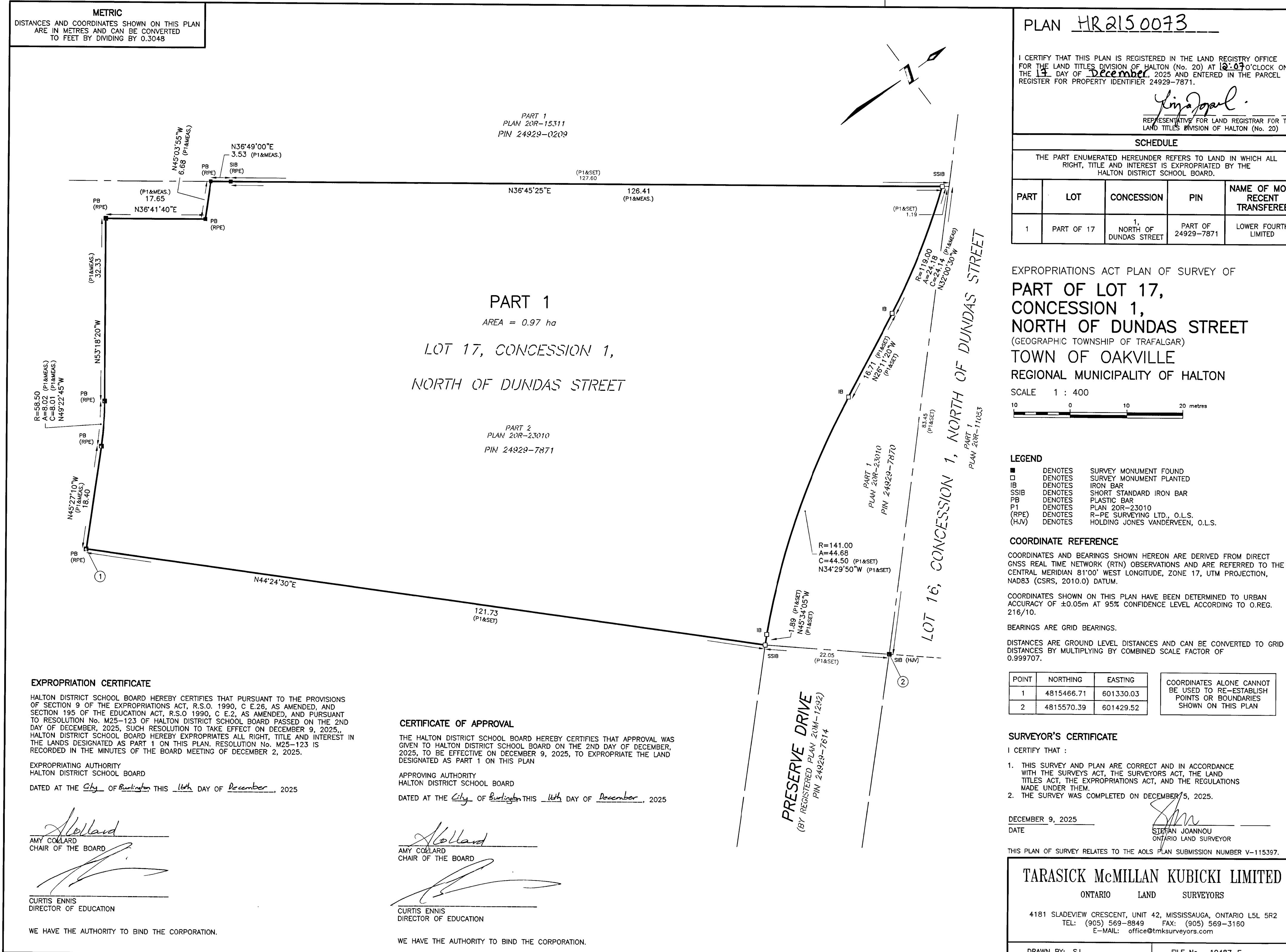
## MECHANICAL

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  
M205 ROOF DRAINAGE  
M302 SECOND FLOOR PLAN - PIPING  
M303 THIRD FLOOR PLAN - PIPING  
M400 GROUND FLOOR PLAN - VENTILATION  
M402 SECOND FLOOR PLAN - VENTILATION  
M403 THIRD FLOOR PLAN - VENTILATION  
M501 MECH ROOM PART PANS AND  
SCHEMATICS AND DETAILS  
M601 ROOF PLAN & DETAILS  
M602 SECTIONS & DETAILS  
M603 SECTIONS  
M604 SECTIONS

## ELECTRICAL

E1.0 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  
E3.0 GROUND FLOOR POWER & SYSTEMS PLAN  
E3.2 SECOND FLOOR POWER & SYSTEMS PLAN  
E3.3 THIRD FLOOR POWER & SYSTEMS PLAN  
E3.4 LIGHTING 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







## SITE &amp; BLDG. STATS

ZONING - INSTITUTIONAL (I) H554 sp 121

OCCUPANCY: Public Elementary School  
Kindergarten - Grade 8LOT AREA: (07.3796") 2.737 HECTARES  
7.0 ACRES

GROSS FLOOR AREA:

GROUND FLOOR 3,261 sq.m.

SECOND FLOOR 2,935 sq.m.

THIRD FLOOR 2,935 sq.m.

TOTAL SCHOOL GFA 8,135 sq.m. (85,928 sq.ft.)

CHILD CARE 749 sq.m.

TOTAL BUILDING GFA 8,784 sq.m. (93,990 sq.ft.)

TOTAL BUILDING (FOOTPRINT) 4,010 sq.m. (43,163 sq.ft.)

LEASABLE FLOOR AREA:

(total area of floors used in building within the outside walls, but does not include the area of walls, stair wells, elevators, escalators, venting shafts, attics, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes and garage areas, nor garage containers, rooms for bicycle parking and mechanical rooms. (2022-007)

LEASEABLE FLOOR AREA:

GROUND FLOOR 2,719 sq.m.

SECOND FLOOR 2,595 sq.m.

THIRD FLOOR 2,595 sq.m.

TOTAL SCHOOL LFA 7,633 sq.m. (74,605 sq.ft.)

CHILD CARE 656 sq.m.

TOTAL BUILDING LFA 7,889 sq.m. (81,668 sq.ft.)

TOTAL BUILDING LEASABLE FLOOR AREA (FOOTPRINT) 3,374 sq.m. (36,328 sq.ft.)

PARKING STATISTICS

MAX 2.8m x 5.2m min. size with 7.0 min. distance

MIN 135 45 90 (45 class @ 2 = 90)

3 per classroom max.

1 per classroom min.

ind. Lib &amp; Gym.

45 cars @ 3 = 135 min.

Parking spaces or addition 54 18 24 (18 class @ 1 = 18)

(3 per classroom max.)

(1 per classroom min.)

(18 class @ 1 = 18 min.)

Daycare (65 sq.m.)

1.0 per 18.0 m<sup>2</sup> net floor area min.

(no maximum)

TOTAL PROVIDED = (lot 1 @ 35 + lot 2 @ 116) 151

BARRIER FREE SPACES 6 6

(6 double parking spaces on site)

included in above total count

Bicycle Parking Spaces required as per Oakville By-law

as required by the By-law, add a min of 5

Bicycle Parking Spaces-Visitor

SNOW STORAGE (15% MINIMUM HARDCAP SURFACE AREA)

HARD SURFACE AREA = 178.0 m<sup>2</sup>MIN. SNOW STORAGE AREA = 720 m<sup>2</sup>SNOW STORAGE AREA PROVIDED = 747 m<sup>2</sup>

SITE STATISTICS per Zoning By-law 2009-189 amend. May 2022

ZONING - INSTITUTIONAL (I) H554 sp 121

REG PROVIDED

FRONT YARD SETBACK 3.0 MIN 5.00 m

MAX SHALL NOT APPLY

INTERIOR SIDE YARD SETBACK 1.5 MIN 38.48 m

FLANKAGE YARD 3.0 MIN. 4.490 m

REAR YARD SETBACK 7.5 MIN 126.30 m

BUILDING HEIGHT 0 m - 18.0 m 12.65 m

FLOOR SPACE INDEX n/a 0.280

MIN. LANDSCAPE STRIP INT. &amp; REAR 4.5 min. 4.5 m

GENERAL NOTES

1. All exterior lighting will be directed onto the site and will not infringe on adjacent properties.

2. Grades will be met with 3% maximum slope at the property lines and within.

3. Parking spaces reserved for the physically handicapped must be identified by appropriate signage, installed at the applicant's expense, in accordance with the designated specifications in City By-laws.

4. There are no underground parking areas.

5. The physical design of the site is to be shown in the Site Grading Plan for this project and is to be approved by a Structural Engineer.

6. Location of signs indicating fire routes shall be to the Town of Oakville Fire Department approval.

7. All roads and driveways which are to be designated as fire routes shall be designated as per the Town's By-law, prior to occupancy of the building.

8. Fire route access shall be constructed of heavy duty asphalt surface material or reinforced concrete concrete aggregate standards and have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m.

9. Standard parking spaces shall be 2.6m x 5.2m min. hard surface area with access areas where indicated and painted deck and signage per Town By-Law requirement.

10. Concrete curbs cutting typical throughout parking areas. All cuts to be 150mm@ high barrier type painted concrete.

11. All surface drainage shall be self contained and collected and discharged at a location to be approved prior to issuance of a building permit. Existing drainage pattern to be maintained.

12. At the entrance to the site, the municipal curb and sidewalk will be continuous through the driveway. The driveway will be paved with the existing sidewalk and a curb depression will be provided for each entrance, as part of this contract.

13. The tops of any curbs bordering the driveways within the municipal boulevard will be flush with the municipal sidewalk and road curb.

14. The portions of the driveways within the municipal boulevard will be paved as part of this contract.

15. Sedimentation control measures as per Town standards are to be implemented during construction.

16. All underground service materials and installations to be in accordance with the latest standards and codes.

17. Roads and paths must be obtained by Contractor 48 hours prior to commencing any work within the municipal road allowances.

18. All catch basins manholes to have a minimum 0.3 sump and top as per municipal standards.

19. All storm sewer materials and construction methods must correspond to current municipal standards and specifications.

20. If building construction is interrupted and/or inactivity exceeds 30 days, stripped areas will be stabilized by seeding.

21. All excess excavated material will be removed from site.

22. All above ground utility areas to be offset a minimum distance of 1200mm from all proposed driveways.

23. All above ground utility areas to be offset a minimum distance of 1200mm from all proposed driveways.

24. The contractor is required to have all signs, materials and equipment for the installation of required signage, temporary or permanent, as illustrated in the site plan drawing and in accordance with the Ontario Traffic Manual and Town of Oakville.

25. Refer to drawing for weeping tile required for perimeter and interior of building at footing levels. AD 100 to be read in conjunction with site Services Drawing and Landscape Drawing for additional weeping tile requirements.

26. Refer to drawing SP2 for site plan details. This drawing to be read in conjunction with site landscape, grading and drawings.

27. Refer to drawing for exterior signage and additional site plan details. This drawing to be read in conjunction with site landscape, grading and drawings.

28. Electrical room to be equipped with Stanley locks for direct access from exterior by Oakville Hydro

29. SITE PLAN FILE NUMBER SP-1317.005991

KEY PLAN

BURNHAMTHORPE RD W

SETTLERS RD W

PRESERVE DR

SIXTH LINE

JACK BOWERBANK BLVD

N PARK BLVD

PRESERVE DR

CARDING MILL TRAIL

1000

R72

38 mm Ø PIPE HOT DIP GALVANIZED PAINTED

200 mm Ø CONCRETE SONIC TUBE

400

500

600

700

800

900

1000

1100

1200

1300

1400

1500

1600

1700

1800

1900

2000

2100

2200

2300

2400

2500

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
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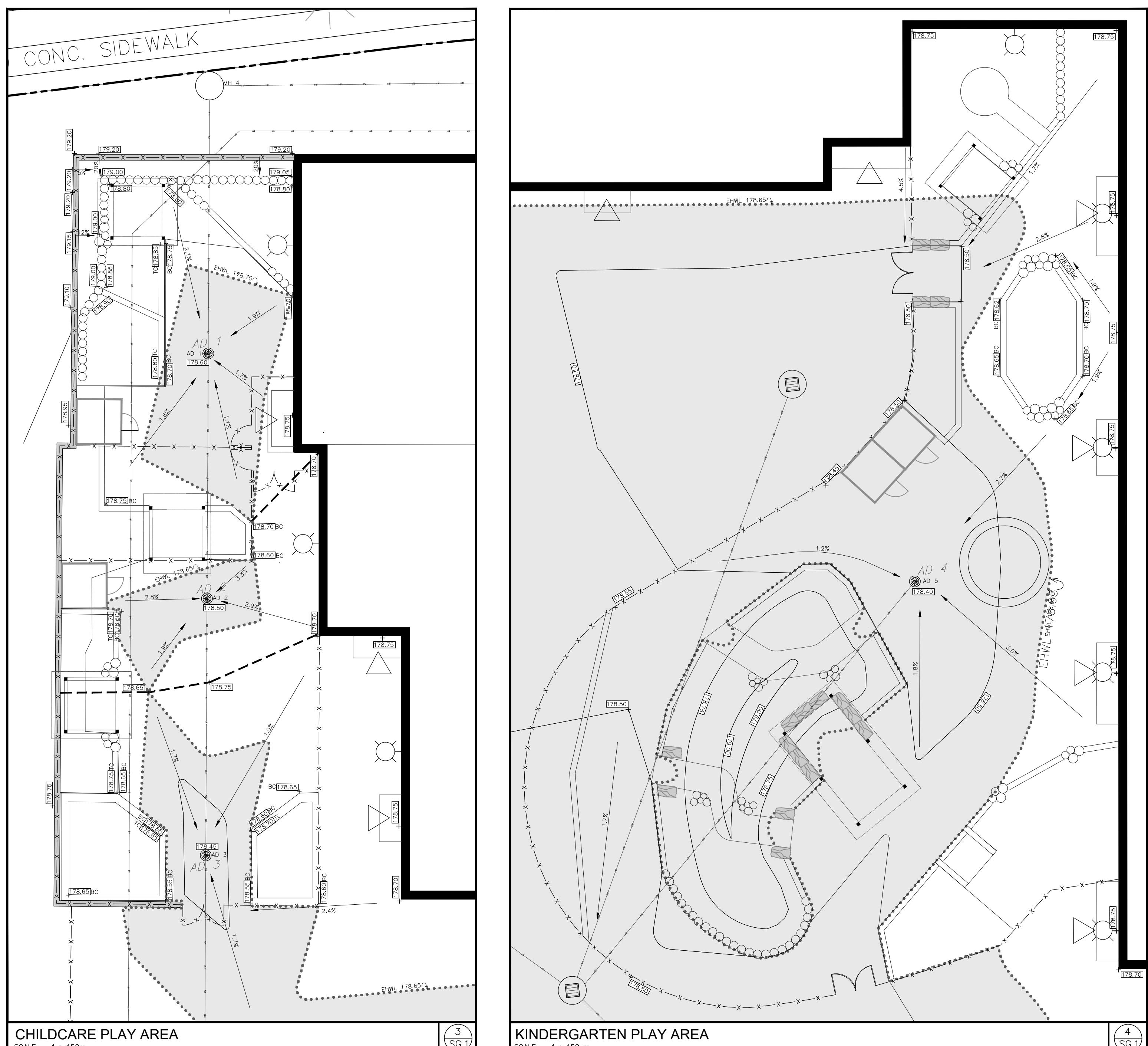
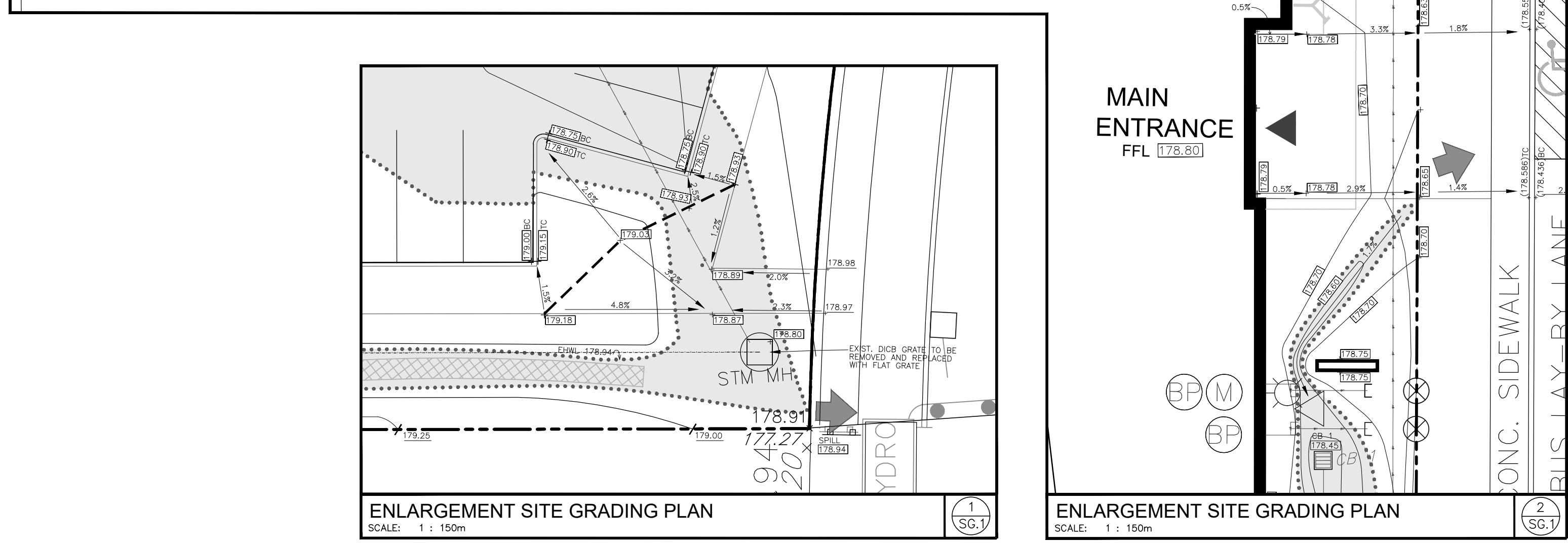
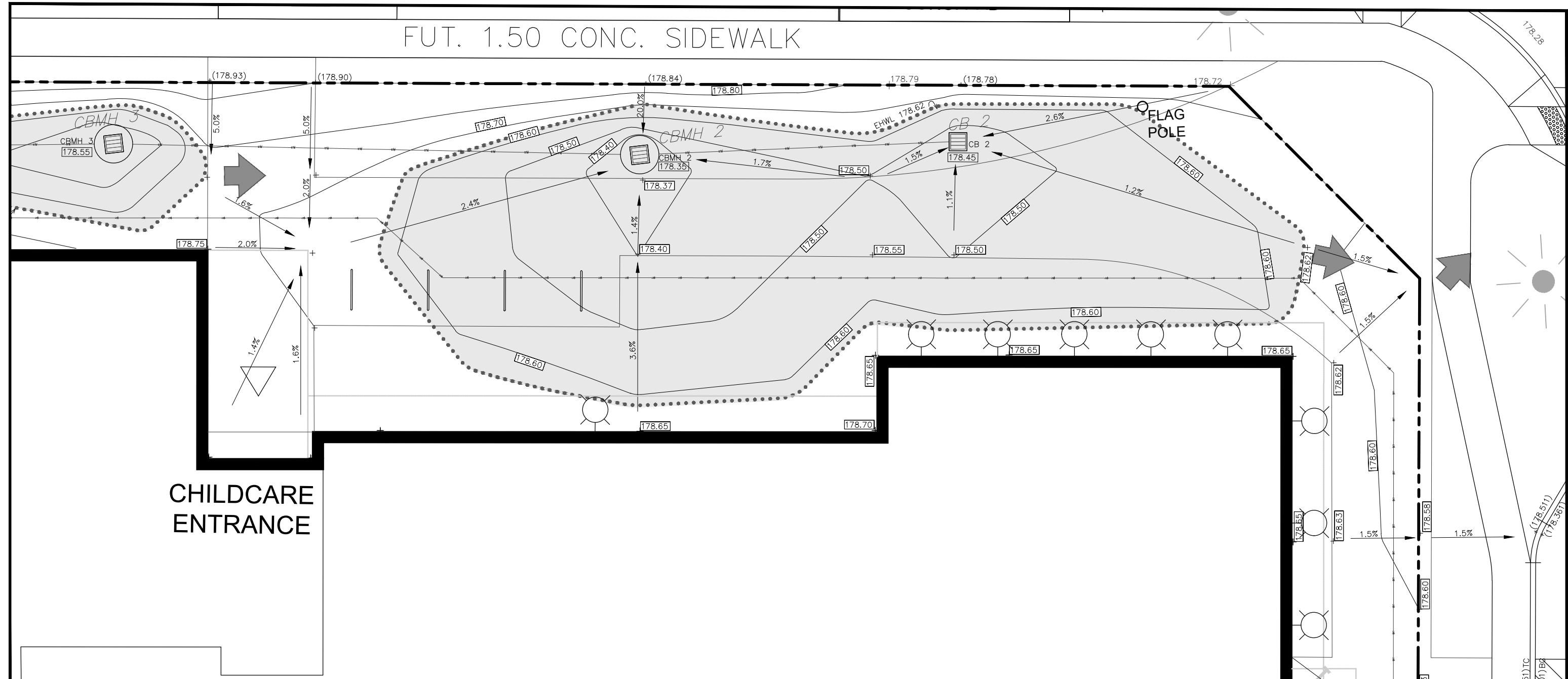
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# HALTON DISTRICT SCHOOL BOARD

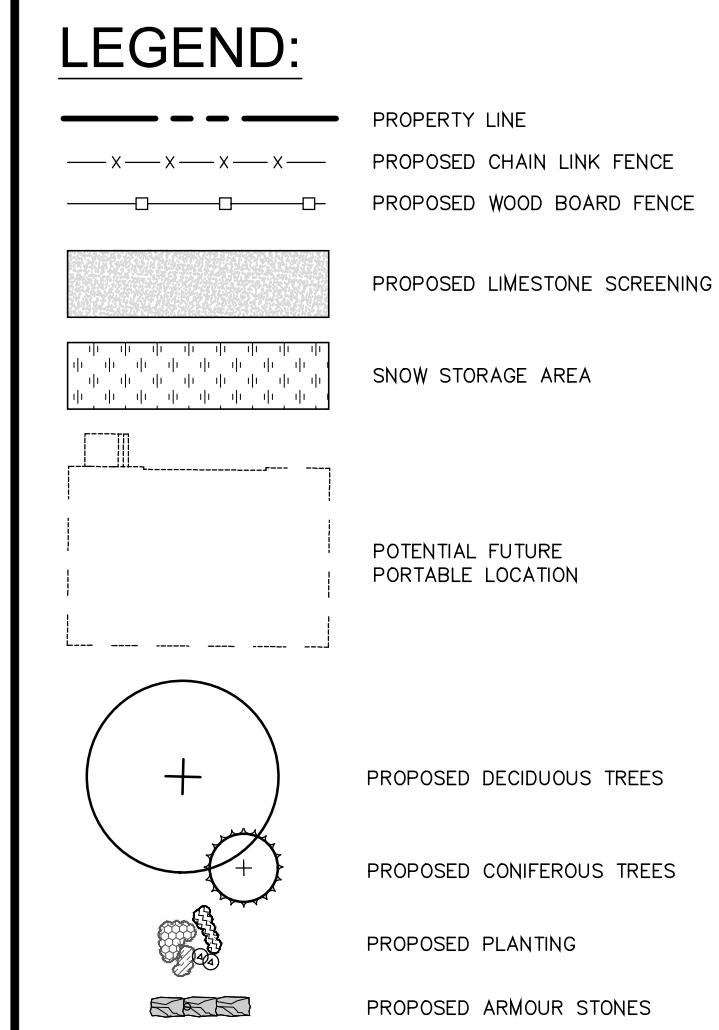
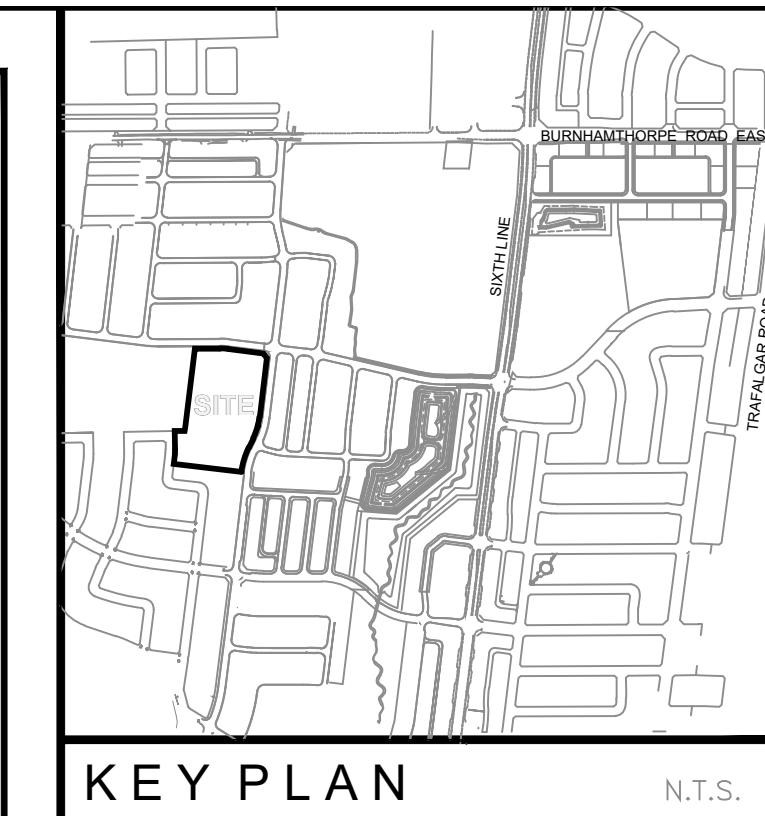
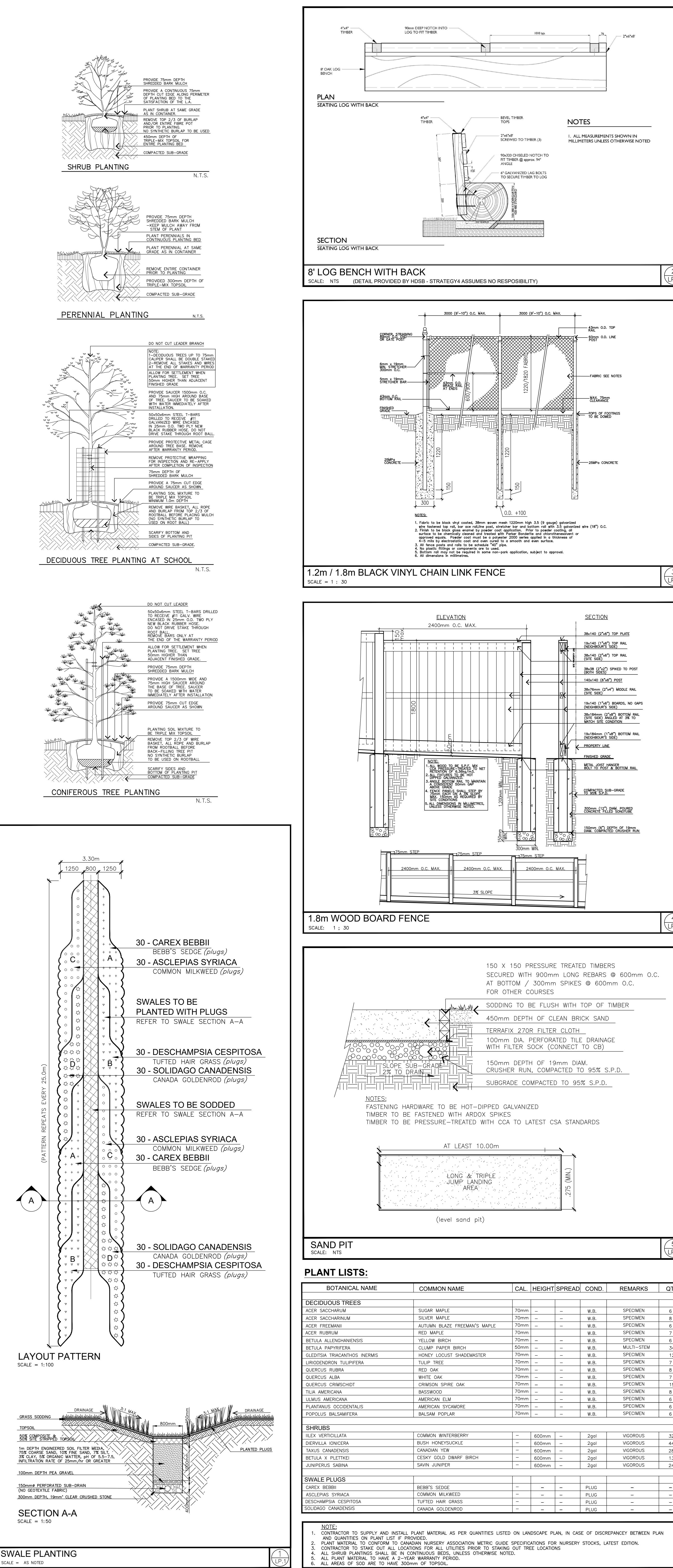
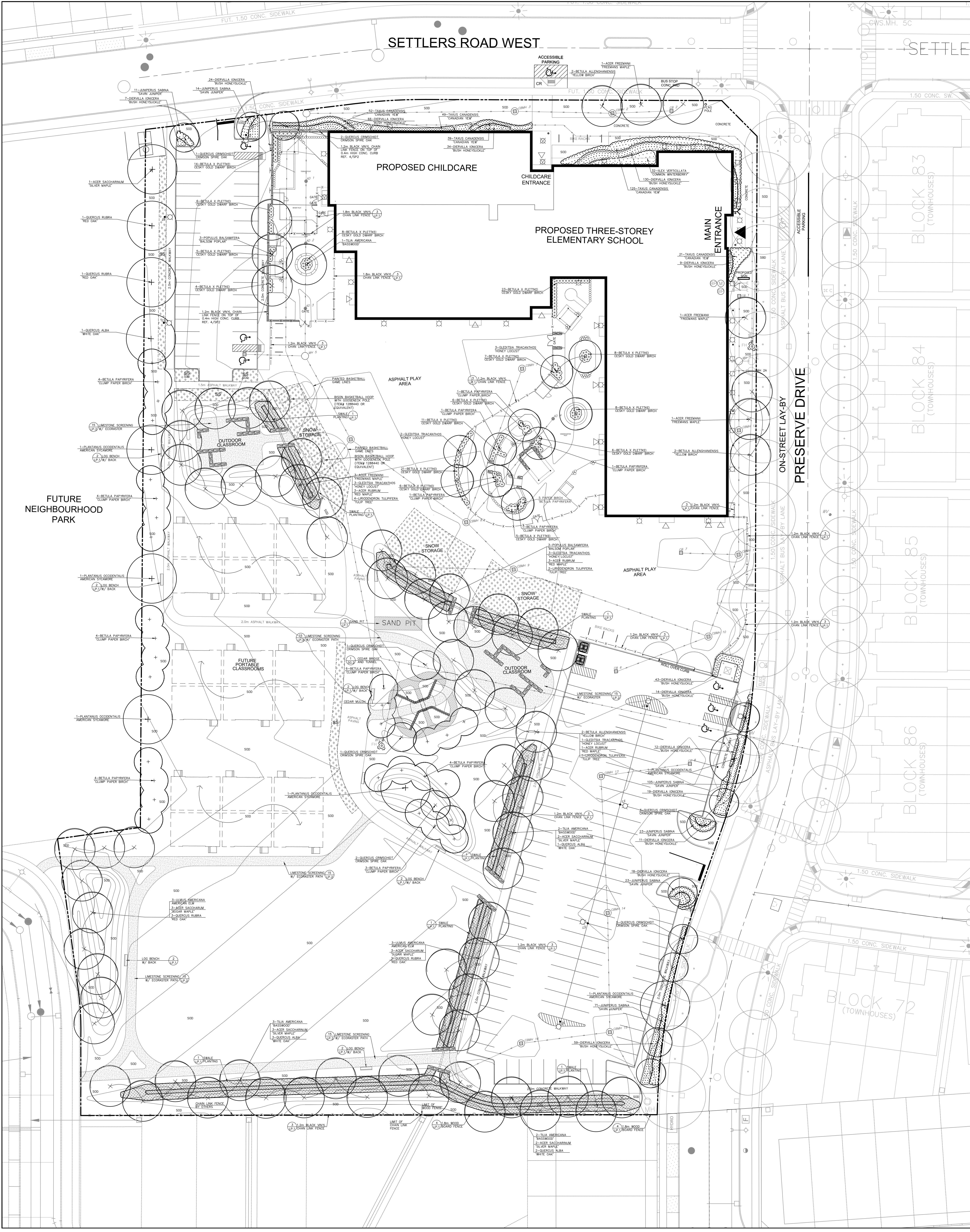
Name: **OAKVILLE #5**  
**PUBLIC ELEMENTARY SCHOOL**  
OAKVILLE, ONTARIO  
Description: **2018-2019 GRAADING PLAN**

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Issued: JAN. 2026  
Drawn By: RO  
Checked By: DT  
File No.: 3110SG-260114.DWG

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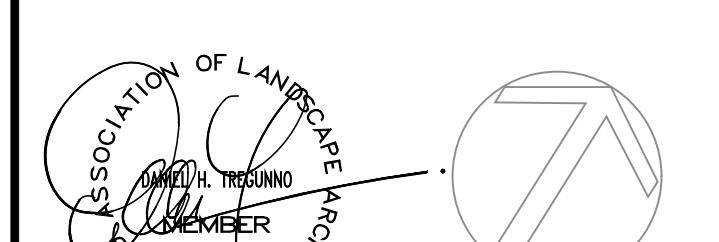
2023  
10  
No.: 1



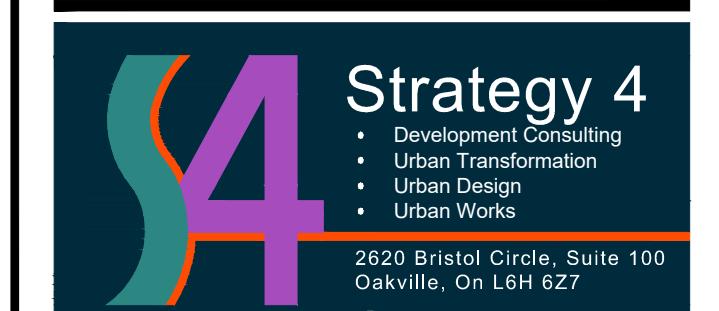
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|---------|--|-------|
| JAN. 15 | ISSUED FOR TENDER                                | 4. JK |
| SEPT. 5 | ISSUED FOR 2ND SITE PLAN APPLICATION CIRCULATION | 3. JK |
| NOV. 27 | ISSUED FOR SITE PLAN APPROVAL                    | 2. JK |
| AUG. 8  | ISSUED TO DOCSA FOR COORDINATION                 | 1. JK |

**DATE DESCRIPTION** **CHECKED BY**  
**REVISIONS**

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



**HALTON DISTRICT SCHOOL BOARD**



**Project Name:**  
**NE OAKVILLE #5**  
**PUBLIC ELEMENTARY SCHOOL**

**OAKVILLE, ONTARIO**  
**Sheet Description:**  
**LANDSCAPE PLAN AND DETAILS**

|            |            |             |                  |
|------------|------------|-------------|------------------|
| Date:      | APRIL 2023 | Issued:     | JAN 2026         |
| Job No.:   | S4 3110    | Drawn By:   |                  |
| Scale:     | 1:300      | Checked By: | DT               |
| Sheet No.: | LP.1 OF 2  | File No.:   | 3110P-260114.DWG |

