SITE & BLDG. STATS

ZONING : I - 71 H31, H32, H33 INSTITUTIONAL

OCCUPANCY: Public Elementary School
Kindergarten - Grade 8

LOT AREA (28,567m²) 2.856 HECTARES
7.06 ACRES

GROSS FLOOR AREA

GROUND FLOOR	3,170 sq.m.	
SECOND FLOOR	2,077 sq.m.	
THIRD FLOOR	1,738 sq.m.	
TOTAL SCHOOL GFA	6,985 sq.m.	(75,186 sq.ft.)
CHILD CARE	680 sq.m.	
TOTAL BUILDING GFA	7,665 sq.m.	**(82,505 sq.ft.)**
TOTAL BUILDING AREA (FOOTPRINT)	3,850 sq.m.	(41,441 sq.ft.)

SNOW STORAGE (15% MINIMUM HARD SURFACE AREA)
HARD SURFACE AREA = 12,165 m2
MIN. SNOW STORAGE AREA = 1,825 m2

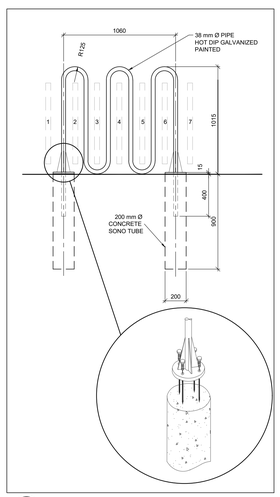
SNOW STORAGE AREA PROVIDED = 1,828 m2

PARKING STATISTICS	MAX	MIN	PROVIDED
2.6m x 5.2m min. size with 7.0m isles			
	117	39	80 *(39 class @ 2 = 78)*
3 per classroom max., 1 per classroom min. incl. Lib & Gym, *(39 class @ 3 = 117 max)*			
Portable Classrooms (3 per classroom max.) (1 per classroom min.) *(18 portable classrooms) (18 class @ 3 = 54 max)*	54	18	36 *(18 class @ 2 = 36)*
Daycare (676 sq.m.) 1.0 per 18.0 m2 net floor area min. (no maximum)	38	38	38
TOTAL PROVIDED =			154
BARRIER FREE SPACES (4 spaces for 76 - 100 required) included in above total count	4		4
Bicycle Parking Spaces required at a rate of 7% of automobile parking spaces, as required by the Bylaw, incl. a min of 5 Bicycle Parking Spaces-Visitor	reqd 11	35	

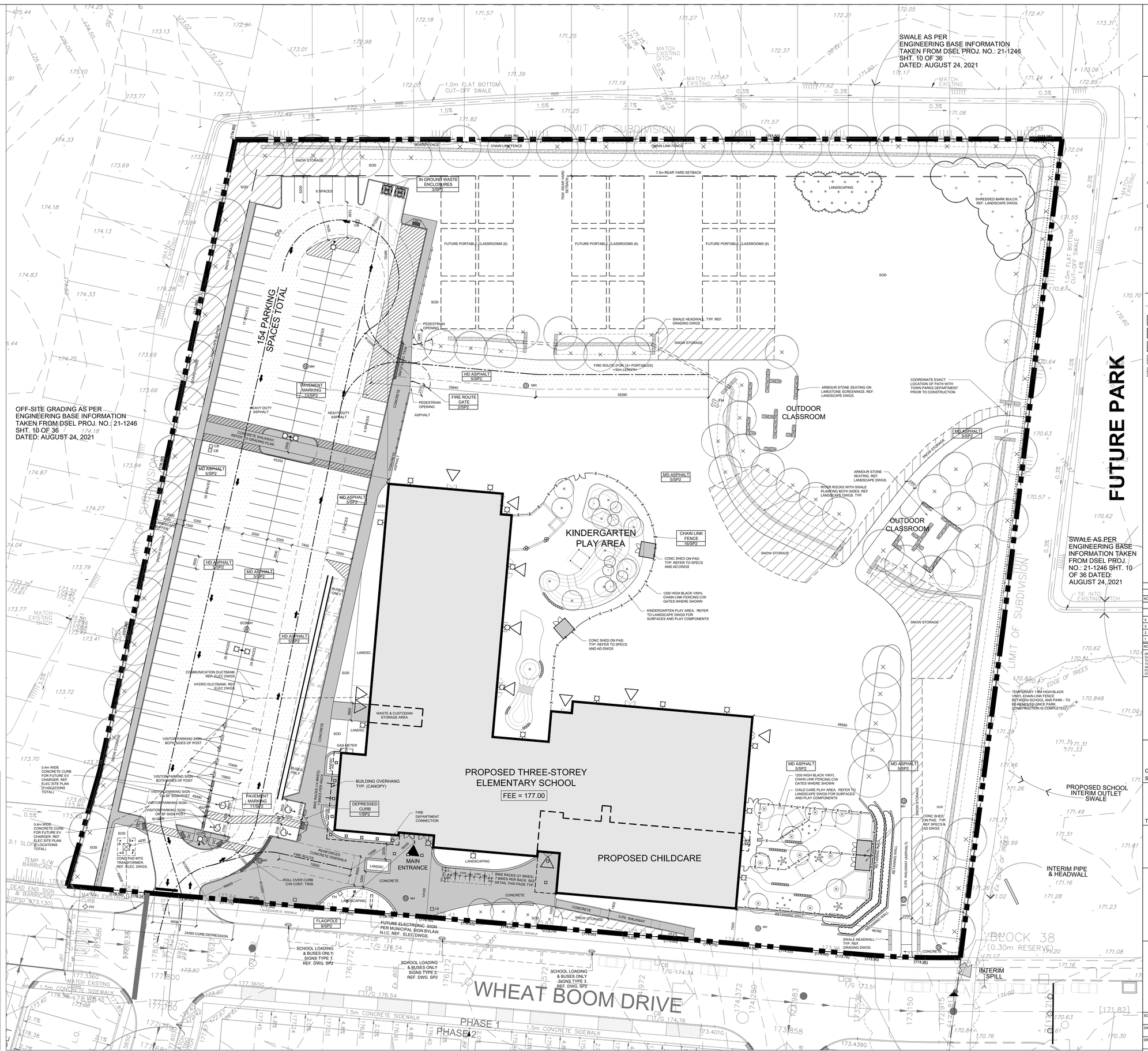
SITE STATISTICS per Zoning By-law 2009-189 amend. May 2022		
LEGAL DESCRIPTION:	Part of Lot 1, Concession 9	
ZONING:	I - 71 H31, H32, H33 INSTITUTIONAL	
	REG.	PROVIDED
MAX. FRONT YARD SETBACK	SHALL NOT APPLY	7.00 m
INTERIOR SIDE YARD SETBACK - W	1.5 m MIN.	45.25 m
INTERIOR SIDE YARD SETBACK - E	1.5 m MIN.	48.58 m
REAR YARD SETBACK	7.5 m MIN.	70.48 m
BUILDING HEIGHT	0 m - 18.0 m	14.04 m
FLOOR SPACE INDEX	0.20 min. (n/a)	0.268

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 33% 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 of City Bylaws
4. There are no underground parking structures on this project.
5. The structural design of any retaining wall over 0.6 metre in height or any retaining wall located on a property line is to be shown on 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 so 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 conforming to municipal 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.
10. Accessible parking spaces shall be 3.65m x 5.2m min. hard surface area with access isles where indicated and painted decal and signage per Town's By-Law requirements.
11. Continuous concrete curbing typical throughout parking areas. All curbs to be 150mm/6" high barrier type poured concrete.
12. 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.
13. At the entrances to the site, the municipal curb and sidewalk will be continuous through the driveway. The driveway grade will be compatible with the existing sidewalk and a curb depression will be provided for each entrance, as part of this contract.
14. The tops of any curbs bordering the driveways within the municipal boulevard will be flush with the municipal sidewalk and road curb.
15. The portions of the driveways within the municipal boulevard will be paved as part of this contract.
16. Sedimentation control measures as per Town's standards are to be implemented during construction.
17. All underground service materials and installations to be in accordance with the latest standards and codes.
18. Road occupancy permit must be obtained by Contractor 48 hours prior to commencing any works within the municipal road allowance.
19. Pedestrian walkways are to be minimum width of 1.2m. The width of a walkway abutting parking spaces is 1.8m minimum.
20. All catchbasins manholes to have a minimum 0.3 sump and top as per municipal standards.
21. All storm sewer materials and construction methods must correspond to current municipal standards and specifications.
22. If building construction is interrupted and/or inactivity exceeds 30 days, stripped/bare areas will be stabilized by seeding.
23. All excess excavated material will be removed from site.
24. All above ground utilities are to be offset a minimum distance of 1500mm from all proposed driveways.
25. The contractor is required to supply all labour, materials and equipment for the installation of required signage, temporary or permanent, as illustrated in the site plan drawings and in accordance with the Ontario Traffic Manual and Town of Oakville.
26. Refer to AD Drawing 100 for weeping tile required at perimeter and interior of building at footing levels. AD 100 to be read in conjunction with Site Servicing Drawing and Landscape Drawings for additional weeping tile requirements.
27. SITE PLAN FILE NUMBER _____



2 / SP1 *BICYCLE RACK* SCALE: NTS



1 / SP1 *SITE PLAN* SCALE: 1:300

LEGEND

BB	BELL BOX
DC	DEPRESSED CURB C/W TACTILE INDICATOR. REFER TO AD DWGS AND SPECIFICATIONS
FC	FLUSH CURB
dia.	DIAMETER
F.F.E.	FINISHED FLOOR ELEVATION
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
P	REGISTERED PLAN 65M-3427
PIV	POST INDICATOR VALVE
M	MEASURED
CONC.	CONCRETE
	MAIN SCHOOL ENTRANCE
	SECONDARY SCHOOL ENTRANCE
CB	DENOTES DOUBLE CATCHBASIN
CB	DENOTES SINGLE CATCHBASIN
HMH	DENOTES HYDRO MANHOLE
MH	DENOTES MANHOLE
SAN MH	DENOTES SANITARY MANHOLE
STM MH	DENOTES STORM MANHOLE
LS	DENOTES LIGHT STANDARD
H	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
	DENOTES BENCH MARK
	CONCRETE SHED. REFER TO SPECS. REFER TO DRAWING FOR TOTAL QUANTITY
LS	PROPOSED LIGHT STANDARD (REFFER TO ELECTRICAL DRAWINGS FOR TYPE AND NUMBER OF HEADS)
	BLACK VINYL CHAINLINK FENCE (HEIGHT AS INDICATED)
	WEEPING TILE (NOT SHOWN. SEE GEN NOTE #26)
	HEAVY DUTY ASPHALT
	CONCRETE WALKWAY OR PAD
	LIMESTONE SCREENING WALKWAY OR PAD. REF TO LANDSCAPE
	TWSI - TACTILE WARNING SURFACE INDICATOR. REF SPECS.
	SNOW STORAGE AREAS

GENERAL NOTE:
REFER TO DRAWING SP2 FOR SITE PLAN DETAILS. THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE LANDSCAPE, GRADING AND CIVIL DRAWINGS.

GENERAL NOTE:
NOTE THAT THE SCHOOL SITE IS COMPRISED OF LOT BLOCK 407 & BLOCK 124. BOTH PARCELS ARE OWNED BY THE SCHOOL BOARD.

NO	REVISIONS	DATE
4	ISSUED FOR 2ND SITE PLAN APPLICATION CIRCULATION	22 08 26
3	ISSUED FOR SITE PLAN APPROVAL & RESPONSE TO ZBLA COMMENTS	22 05 31
2	ISSUED FOR RE-ZONING APP.	22 03 31
1	ISSUED FOR SPA PRE-CONSULT	22 02 17

NO	ISSUED	DATE

DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH THE WORK. THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANTS.

ONTARIO ASSOCIATION OF ARCHITECTS
22 08 16
PRISCILLA LADOUCEUR
LICENCE 6053
CERTIFICATE OF PRACTICE #4292

OAKVILLE #3
PUBLIC SCHOOL

CAV XXXX
SP 1309.001/01
WHEAT BOOM DRIVE
OAKVILLE, ON

LEGAL DESCRIPTION:
BLOCK 45
PART OF LOT 1, CONCESSION 9
TOWN OF OAKVILLE, REGION OF HALTON

TENDER NO. XX-XXX

HALTON DISTRICT SCHOOL BOARD
J.W.SINGLETON EDUCATION CENTRE
2050 TOPHAM LINE
BURLINGTON, ON., L7M 3Z2
TEL: (905) 335-3663
FAX (905) 335-9802

SITE PLAN

HOSSACK & ASSOCIATES ARCHITECTS
4-2100 DUNWIN DRIVE
MISSISSAUGA, ONTARIO, L5L 5M8
Tel (905) 607-5254 Fax (905) 607-6290

SCALE	1:250
PROJECT	22104
DATE	22 03 28
DRAWN	PL/JK/CC
DRAWING	SP1
CHECKED	PL
PRINT DATE	22 08 12
REVIT FILE	22104 HDSB Oak3r22