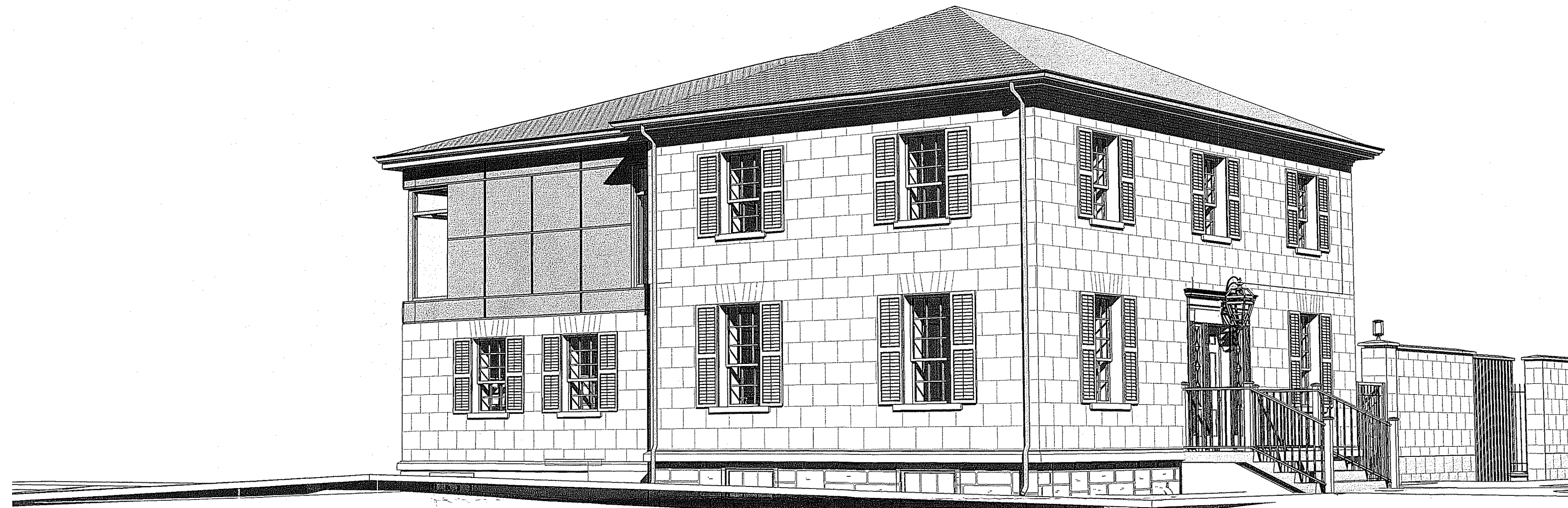




HISTORIC LOCUST HOUSE DEVELOPMENT FOR MONTESSORI DAY CARE CENTRE

2477 QUEENSWAY DRIVE, BURLINGTON

PROJECT NO16-1108B
ARCHITECTURAL

ATA ARCHITECTS INC.
211 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7
T 905-849-6986
F 905-849-4369

PROMOUNT CONSULTANTS LTD.
120 NORFINCH DR.
TORONTO ONTARIO M3N 1X3
T 416-800-5077

MILLENNIUM ENGINEERING MECHANICAL AND
ELECTRICALCONSULTANTS
SUITE 112 EAST WING, 3228 SOUTH SERVICE ROAD
BURLINGTON ONTARIO L7N 3H8
T 905-631-9294
F 905-631-7778

BAKER TURNER INC.
SUITE 300, 8501 MISSISSAUGA ROAD
BRAMPTON ONTARIO L6Y5G8
T 905-453-9395
F 905-453-9376

MGM CONSULTING INC
SUITE 201, 400 BRONTE STREET SOUTH
MILTON ONTARIO L9T 0H7
T 905-567-8678
F 905-875-1339

DRAWING LIST			
#	SHEET NAME	ISSUED FOR PERMIT	ISSUED FOR TENDER
A000	COVERSHEET & DRAWING LIST		
A001	ONTARIO BUILDING CODE		
A002	SCHEDULES		
A003	WALL, FLOOR & ROOM FINISH SCHEDULE		
A004	CLASSROOM GLASS AREA RATIO		
A100	SITE PLAN		
A100A	SITE PLAN- MIO SETBACK TAKEN		
A101	GROSS FLOOR AREA		
A102	CONSTRUCTION MANAGEMENT PLAN		
A200	HERITAGE- BASEMENT & GROUND FLOOR PLAN		
A201	HERITAGE- SECOND FLOOR & ROOF PLAN		
A202	NEW BUILDING- BASEMENT & GROUND FLOOR PLAN		
A203	NEW BUILDING- SECOND & THIRD FLOOR		
A204	NEW BUILDING- FOURTH FLOOR & ROOF PLAN		
A220	BASEMENT DEMOLITION PLAN		
A221	GROUND FLOOR DEMOLITION PLAN		
A222	SECOND FLOOR DEMOLITION PLAN		
A500	HERITAGE- NORTH & SOUTH ELEVATIONS		
A501	HERITAGE- EAST & WEST ELEVATIONS		
A502	NEW BUILDING- NORTH & WEST ELEVATIONS		
A503	NEW BUILDING- EAST & SOUTH ELEVATIONS		
A700	WALLSECTIONS		
A701	NOISE BARRIER WALL		

STRUCT. DRAWING LIST			
#	SHEET NAME	ISSUED FOR PERMIT	ISSUED FOR TENDER
S1.1	BASEMENT FRAMING PLAN- GROUND FL FRAMIN PLAN		
S1.2	SECOND FL FRAMIN PLAN- ROOF FRAMING PLAN		
S3.1	DETAILS		

MECH. DRAWING LIST			
#	SHEET NAME	ISSUED FOR PERMIT	ISSUED FOR TENDER
M01	MECHANICAL SPECIFICATION, LEGEND & DRAWING LIST		
M02	BASEMENT PLUMBING		
M03	GROUND FLOOR PLUMBING		
M04	SECOND FLOOR PLUMBING		
M3.2	BASEMENT FLOOR NEW HVAC		
M3.3	GROUND FLOOR NEW HVAC		
M3.4	SECOND FLOOR NEW HVAC		

ELEC. DRAWING LIST			
#	SHEET NAME	ISSUED FOR PERMIT	ISSUED FOR TENDER
E01	ELECTRICAL SITE PLAN, LEGEND & NOTES		
E02	ELECTRICAL DETAILS		
E1	BASEMENT, GROUND & SECOND FLOOR DEMOLITION		
E2	BASEMENT LIGHTING & POWER LAYOUT		
E3	GROUND FLOOR LIGHTING & POWER LAYOUT		
E4	SECOND FLOOR LIGHTING & POWER LAYOUT		
E5	SINGLE LINE DIAGRAM & PANEL SCHEDULES		
E6	COMMUNICATION RISER DIAGRAM & PANEL SCHEDULES		
E7	MECHANICAL EQUIPMENT & LIGHTING SCHEDULES		

LANDSCAPE DRAWING LIST			
#	SHEET NAME	ISSUED FOR PERMIT	ISSUED FOR TENDER
L1	LANDSCAPE PLAN AND DETAILS		

CIVIL DRAWING LIST			
#	SHEET NAME	ISSUED FOR PERMIT	ISSUED FOR TENDER
CV-1	GRADING & EROSION AND SEDIMENT CONTROL PLAN		
CV-2	SERVICING PLAN		

1 A101 Ref AD-000	1 Ref AD-000	11 WOOD Ref A101	11 WALL TAG	11 WINDOW TAG
11 DOOR TAG	11 ENTRY ARROW	11 FLOOR TAG	11 GRID BUBBLE	11 MATERIAL TAG
11 ROOF TAG	11 ROOM NAME TAG	11 ROOM NAME TAG	11 ROOM NAME TAG	11 ROOM NAME TAG
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OWNERSHIP INFO
& LEGAL
DESCRIPTION

OWNER:
1937570 ONTARIO INC.

OWNER CONTACT INFORMATION:
1937570 ONTARIO INC.
250, CONSUMERS ROAD | SUITE 208
TORONTO | ONTARIO M2J 4V6
C/O SIVA S. KUMAR PRINCIPAL | PROJECT MANAGER
(416) 774-9999

LEGAL DESCRIPTION:
LOT 16 CONCESSION 3, CITY OF BURLINGTON

REVISIONS		
NUMBER	DATE	REMARKS
007	2019 05 10	ISSUED FOR HERITAGE PERMIT
006	2018 10 25	ISSUED FOR SITE PLAN APPROVAL
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003	2017 07 12	ISSUED FOR PRICING QUOTE
002	2017 05 04	ISSUED FOR ZONING AND HERITAGE APPLICATION
001	2017 03 06	

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ATA ARCHITECTS

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T 905 849 6986 F 905 849 4369
E admin@ataarchitectsinc.com
www.ataarchitectsinc.ca



PROJECT TITLE

HISTORIC LOCUST HOUSE
RENOVATION FOR MONTESSORI DAY CARE CENTRE

2477 QUEENSWAY DRIVE,
BURLINGTON

DRAWING TITLE

COVERSHEET & DRAWING LIST

DRAWN BY

FN

SCALE

1 : 60

DATE

2017 07 29

CHECKED BY

AT

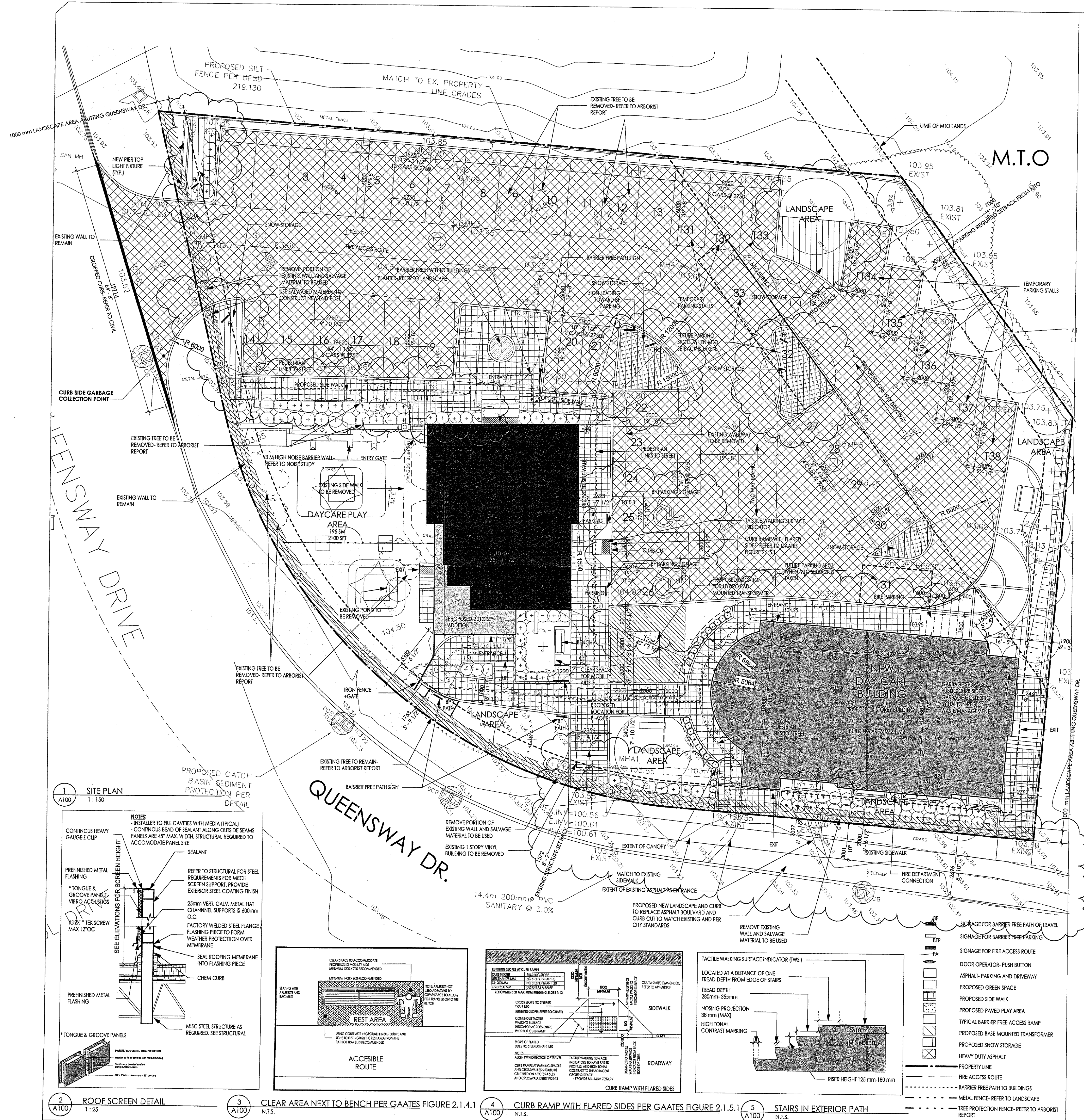
PROJECT NUMBER

16-1108B

DRAWING NUMBER

A000

501-06.4-02/19



SITE STATISTICS

INFORMATION			
ADDRESS:		2477 QUEENSWAY DRIVE, BURLINGTON ONTARIO, L7R 0C9	
LEGAL DESIGNATION: ZONING DESIGNATION: PROPOSED BUILDING:		LOT 16 CONCESSION 3, CITY OF BURLINGTON BC1-485 (FORMERLY BC1-266) DAYCARE CENTER, 2-STOREY HERITAGE BUILDING AND 4-STOREY NEW BUILDING	
	PERMITTED/ REQUIRED	PROPOSED	
SETBACK			
YARD ABUTTING GUELPH LINE	1.9 M		1.9 M
YARD ABUTTING QUEENSWAY DRIVE	2 M		2 M
LANDSCAPE AREA ABUTTING QUEENSWAY DR.	1 M		1.7 M
LANDSCAPE AREA ABUTTING GUELPH LINE	0 M		0 M
MTO SETBACK			
PARKING SPACES	3 M	3 M	
BUILDING	14 M	14 M	
COVERAGE	-	449.8 SM	14.8%
LANDSCAPE AREA	-	698.8 SM	23%
PAVED AREA		1888.4 SM	62.2%
SIDE WALK	-	395.2 SM	13%
ASPHALT- INC. CURB	-	1434.6 SM	47.2%
PAVED PLAY AREA	-	58.6 SM	2%
PARKING SPACES	33		38 **
GROSS BUILDING FLOOR AREA	1815		1815
LOT AREA		3,037 SM	
	HISTORICAL DAY CARE BUILDING	NEW DAY CARE BUILDING	TOTAL
GROSS BUILDING FLOOR AREA			
BASEMENT	177.2 SM	248.6 SM	425.8 SM
GROUND FLOOR	177.7 SM	272.1 SM	449.8 SM
SECOND FLOOR	177.7 SM	259.9 SM	437.6 SM
THIRD FLOOR		259.9 SM	259.9 SM
FOURTH FLOOR		241.9 SM	241.9 SM
TOTAL	532.6 SM	1282.5 SM	1815 SM
GROSS FLOOR AREA	EXISTING (OFFICE)	NEW (DAYCARE)	
BASEMENT	0 SM	38.3 SM	62.3 SM
GROUND FLOOR	132.3 SM	100.4 SM	257.4 SM
SECOND FLOOR	108.1 SM	129.3 SM	291.2 SM
THIRD FLOOR		164.7 SM	164.7 SM
FOURTH FLOOR		175.0 SM	175.0 SM
TOTAL ***	240.4 SM	268 SM	682.6 SM
EXISTING USE	OFFICE	-	
PROPOSED USE	DAYCARE	DAYCARE	

PARKING CALCULATION

PARKING REQUIRED
DAYCARE 4 SPACES/ 100 M2 GROSS FLOOR AREA
4 X (2.68+6.83) = 38.08 SPACES
2 BARRIER-FREE SPACE REQUIRED

PARKING PROVIDED (BEFORE MTO SETBACK IS TAKEN)
30 PARKING SPACES
INCLUDING 2 BARRIER-FREE SPACE
PLUS 8 TEMPORARY PARKING SPACES

** TOTAL PARKING PROVIDED - 38 SPACES (3 FUTURE PERMANENT PARKING SPACES WILL BE ADDED TO 30 PERMANENT PARKING SPACES WHEN MTO SETBACK IS TAKEN AND 8 TEMPORARY PARKING SPACES ARE GONE- PLEASE REFER TO A100A)

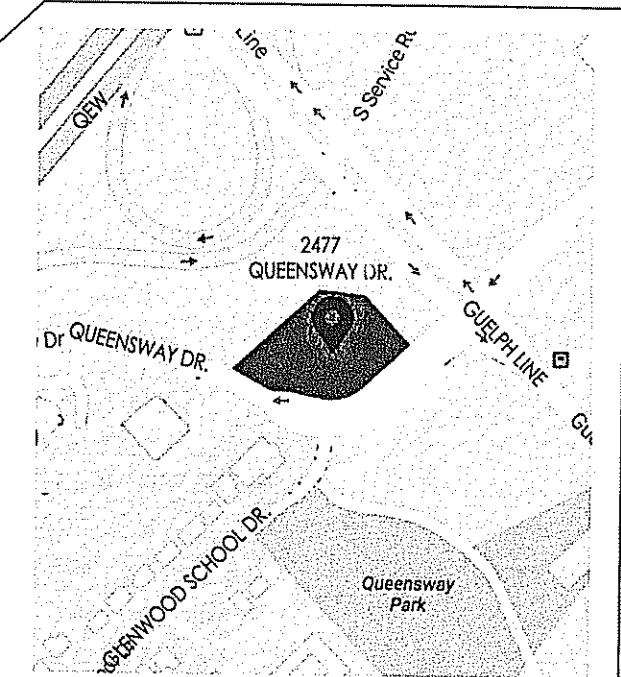
BICYCLE PARKING REQUIRED
2 SPACES + 1 SPACE/1000SQ.M GFA

BICYCLE PARKING PROVIDED
4 SPACES

***NEW GROSS FLOOR AREA= 268+694-240.4= 712.2

DEFINITION

FLOOR AREA, GROSS
THE SUM OF THE AREAS OF EACH FLOOR OF A BUILDING, BUT SHALL INCLUDE A BASEMENT OR CELLAR WHEN USED FOR COMMERCIAL PURPOSE. MEASUREMENT SHALL BE FROM THE EXTERIOR FACE OF OUTSIDE WALLS, OR FROM THE CENTRE LINE OF PARKING DEVICES TO:
VEHICLE PARKING
STORAGE
AIR HANDLING EQUIPMENT
ENCLOSED MALL AND HALLWAYS, EXCLUDING KIOSK, STAIRWAYS
ELEVATORS AND ASSOCIATED EQUIPMENT
WASHROOMS
FOYERS, LOBBIES, BUT NOT WAITING AREAS/ROOMS
FLOOR AREA, GROSS BUILDING
THE TOTAL AREA OF THE FLOOR MEASURED TO THE OUTSIDE OF ALL OUTSIDE WALLS, INCLUDING A BASEMENT OR CELLAR BUT EXCLUDING AREAS USED FOR PARKING OF MOTOR VEHICLES OR AREAS ABOVE AN ATRIUM.



KEY PLAN
OWNERSHIP INFO & LEGAL DESCRIPTION
OWNER:
1937570 ONTARIO INC.
OWNER CONTACT INFORMATION:
1937570 ONTARIO INC.
2500 CONSUMERS ROAD, SUITE 208
TORONTO, ONTARIO M2J 4V6
C/O SIVA S. KUMAR PRINCIPAL | PROJECT MANAGER
416-574-9991
LEGAL DESCRIPTION:
LOT 16 CONCESSION 3, CITY OF BURLINGTON

REVISIONS		
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001	2017 03 06	

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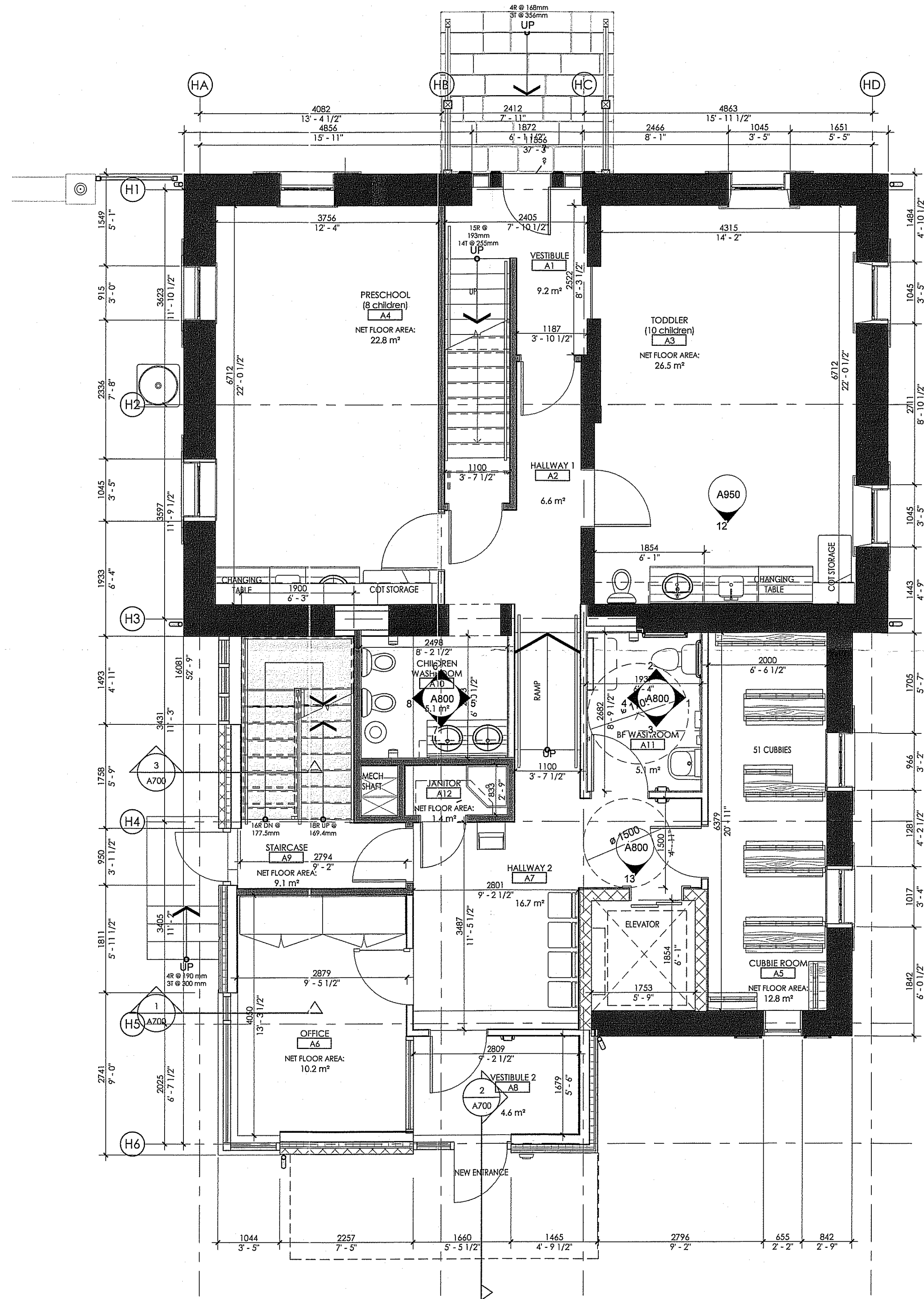
SEALS

PROJECT TITLE
HISTORIC LOCUST HOUSE
RENOVATION FOR MONTESSORI DAY CARE CENTRE
2477 QUEENSWAY DRIVE, BURLINGTON

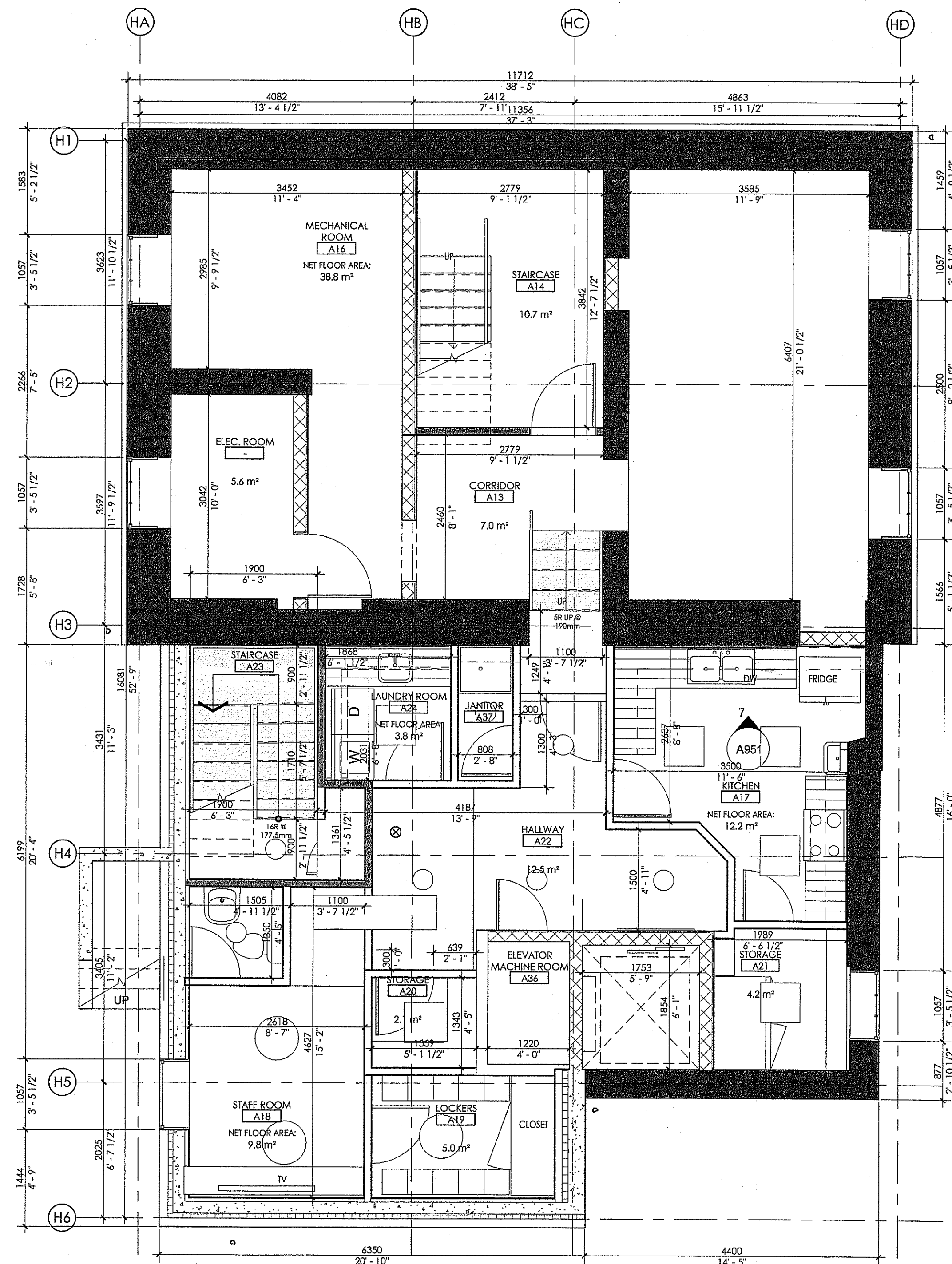
DRAWING TITLE
SITE PLAN
DRAWN BY
FN
SCALE
As indicated
DATE
2017 07 29
CHECKED BY
AT
PROJECT NUMBER
16-1108B
DRAWING NUMBER

A100

#501-06.4-02/19



2 HERITAGE - GROUND FLOOR
A200 1:50



1 HERITAGE - BASEMENT
A200 1:50

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SEALS



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RENOVATION FOR MONTESSORI DAY CARE CENTRE
2477 QUEENSWAY DRIVE,
BURLINGTON

DRAWING TITLE

HERITAGE - BASEMENT & GROUND FLOOR PLAN

DRAWN BY

FN

SCALE

1:50

DATE

2017 07 29

CHECKED BY

AT

PROJECT NUMBER

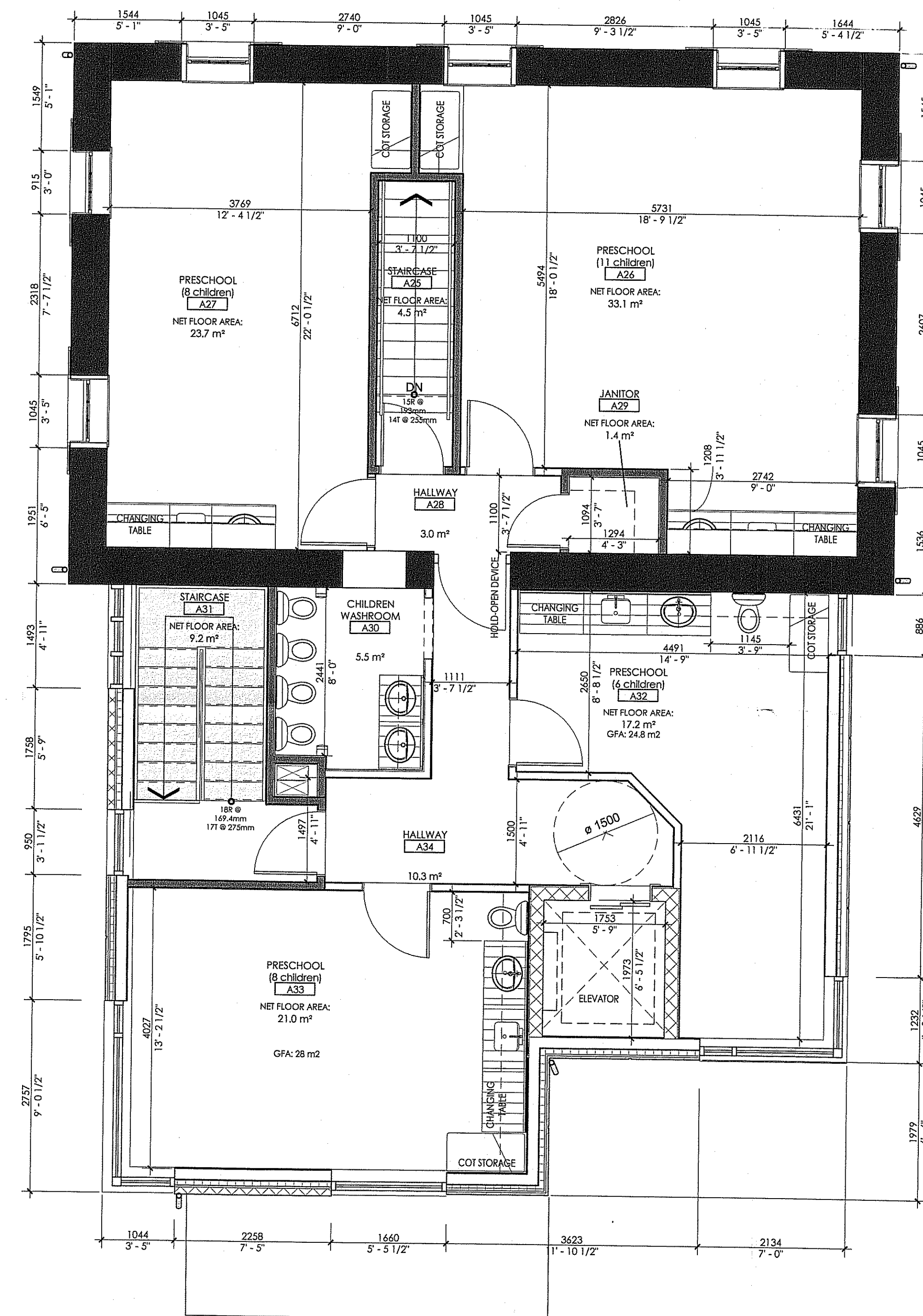
16-1108B

DRAWING NUMBER

A200

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City of Burlington
Planning Department

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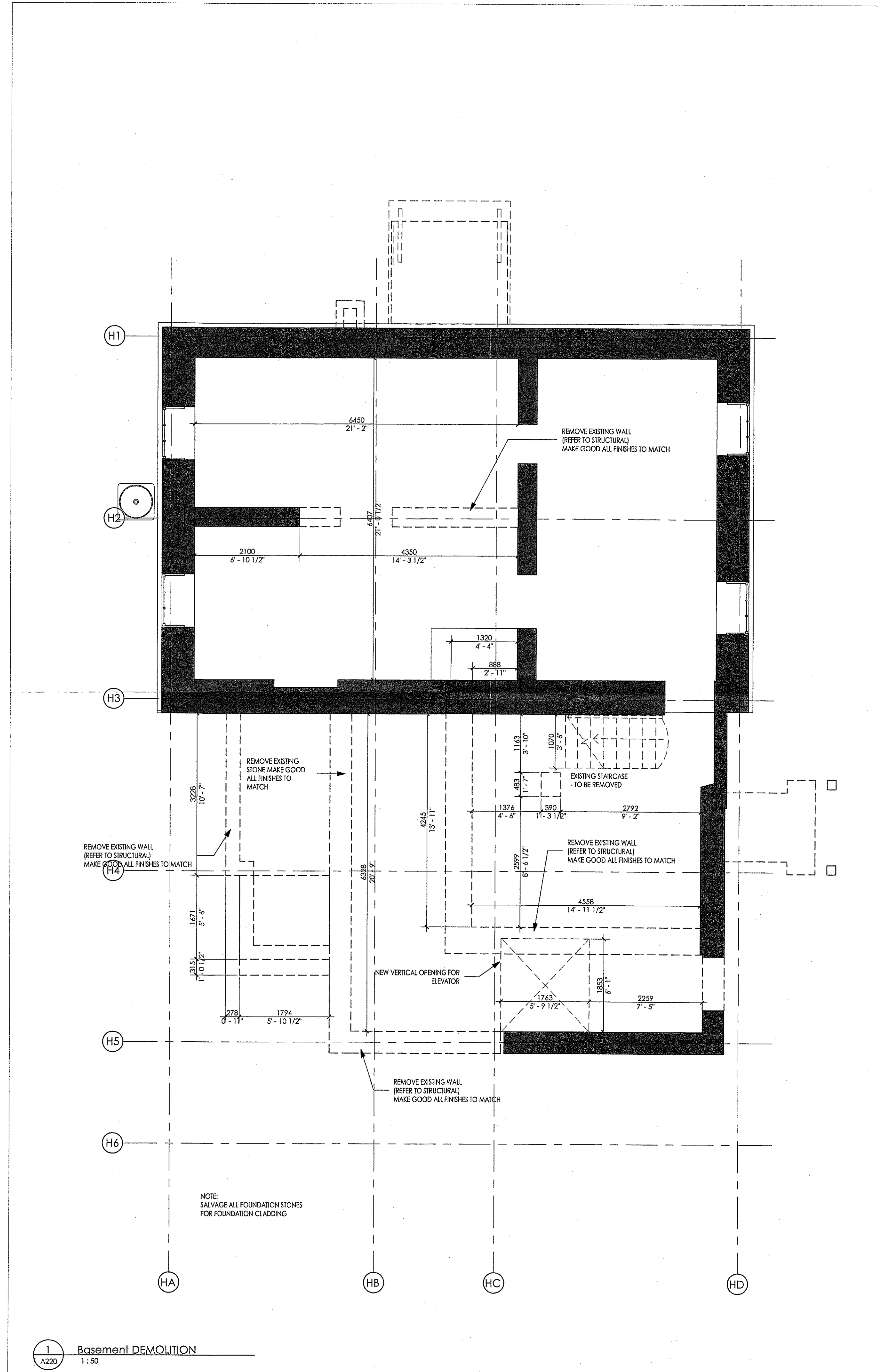


1 HERITAGE- SECOND FLOOR
A201 1 : 50

#501-06.4-02/19

A201

DRAWING NUMBER



1
A220
Basement DEMOLITION
1:50

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SEALS



PROJECT TITLE

HISTORIC LOCUST HOUSE
RENOVATION FOR MONTESSORI DAY
CARE CENTRE
2477 QUEENSWAY DRIVE,
BURLINGTON

DRAWING TITLE

BASEMENT DEMOLITION PLAN

DRAWN BY

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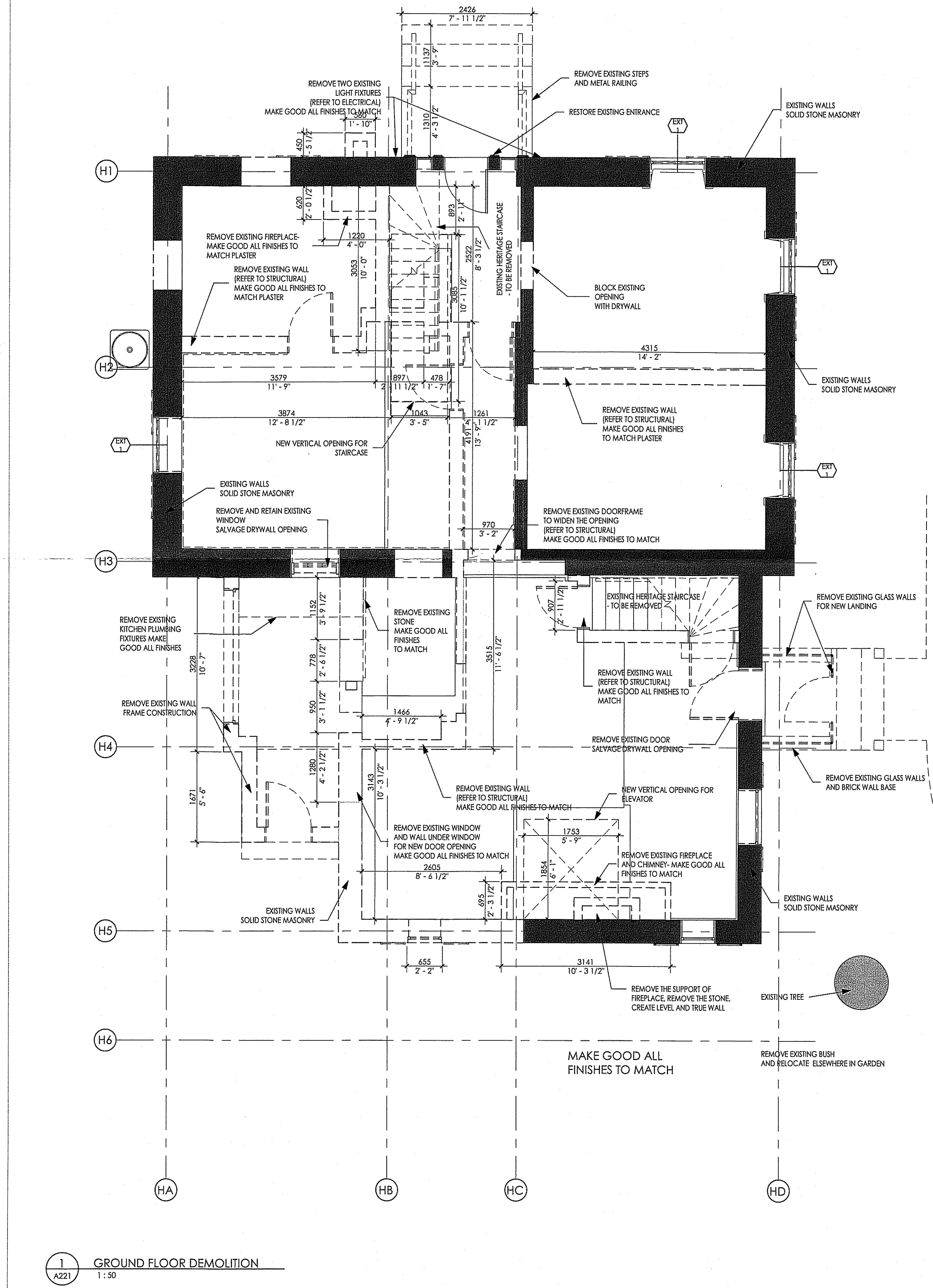
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City of Burlington
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PROJECT TITLE
HISTORIC LOCUST HOUSE
RENOVATION FOR MONTESSORI DAY CARE CENTRE
2477 QUEENSWAY DRIVE,
BURLINGTON

DRAWING TITLE
GROUND FLOOR DEMOLITION PLAN

DRAWN BY
FN

SCALE
1 : 50

DATE
2017 07 29

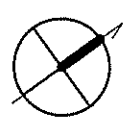
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PROJECT NUMBER
16-1108B

DRAWING NUMBER

A221

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E admin@ataarchitectsinc.com
www.ataarchitectsinc.ca
SEALS



PROJECT TITLE
HISTORIC LOCUST HOUSE
RENOVATION FOR MONTESSORI DAY CARE CENTRE
2477 QUEENSWAY DRIVE,
BURLINGTON

DRAWING TITLE
SECOND FLOOR DEMOLITION PLAN

DRAWN BY
FN

SCALE
1 : 50

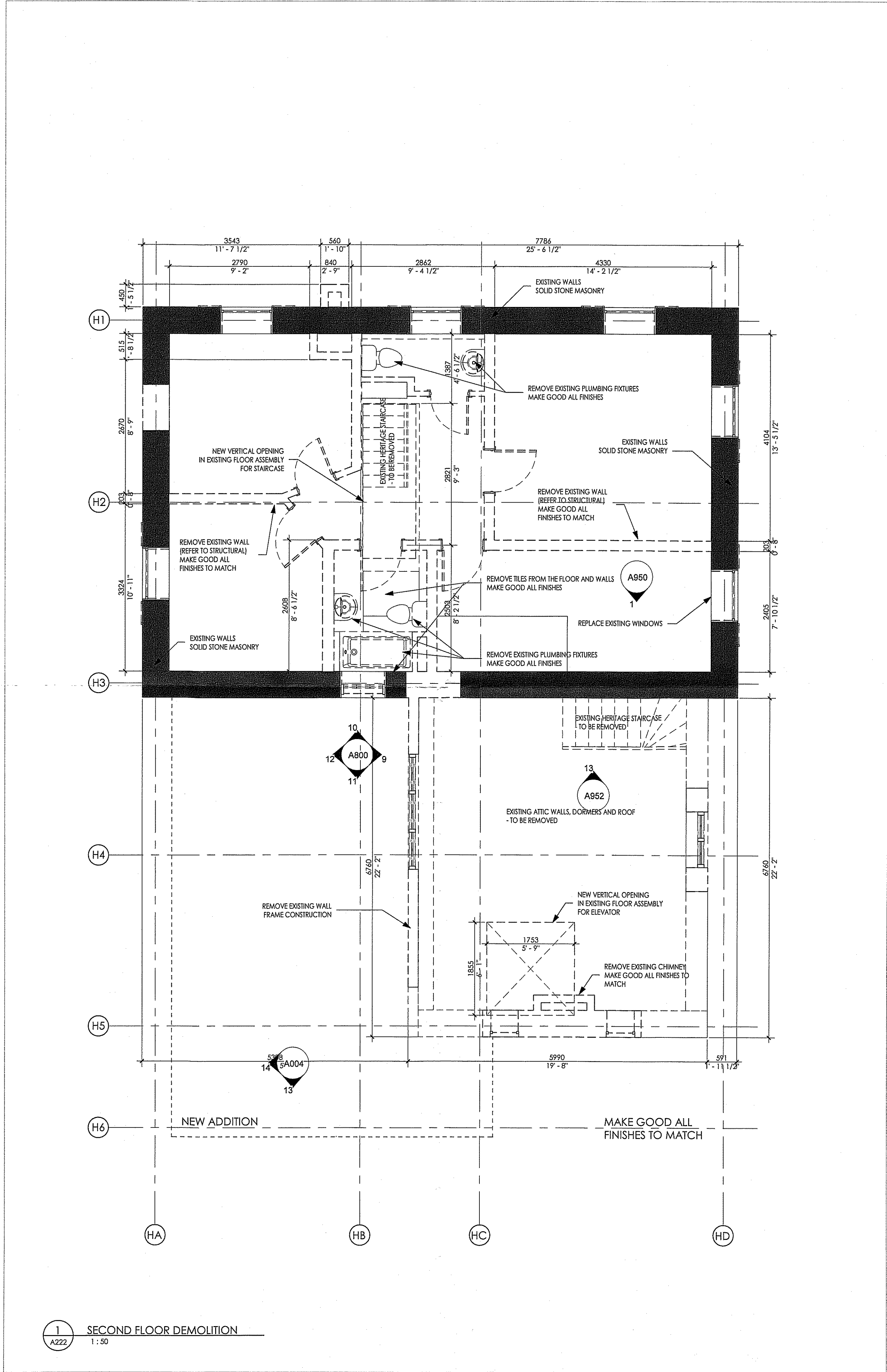
DATE
2017 07 29

CHECKED BY
AT

PROJECT NUMBER
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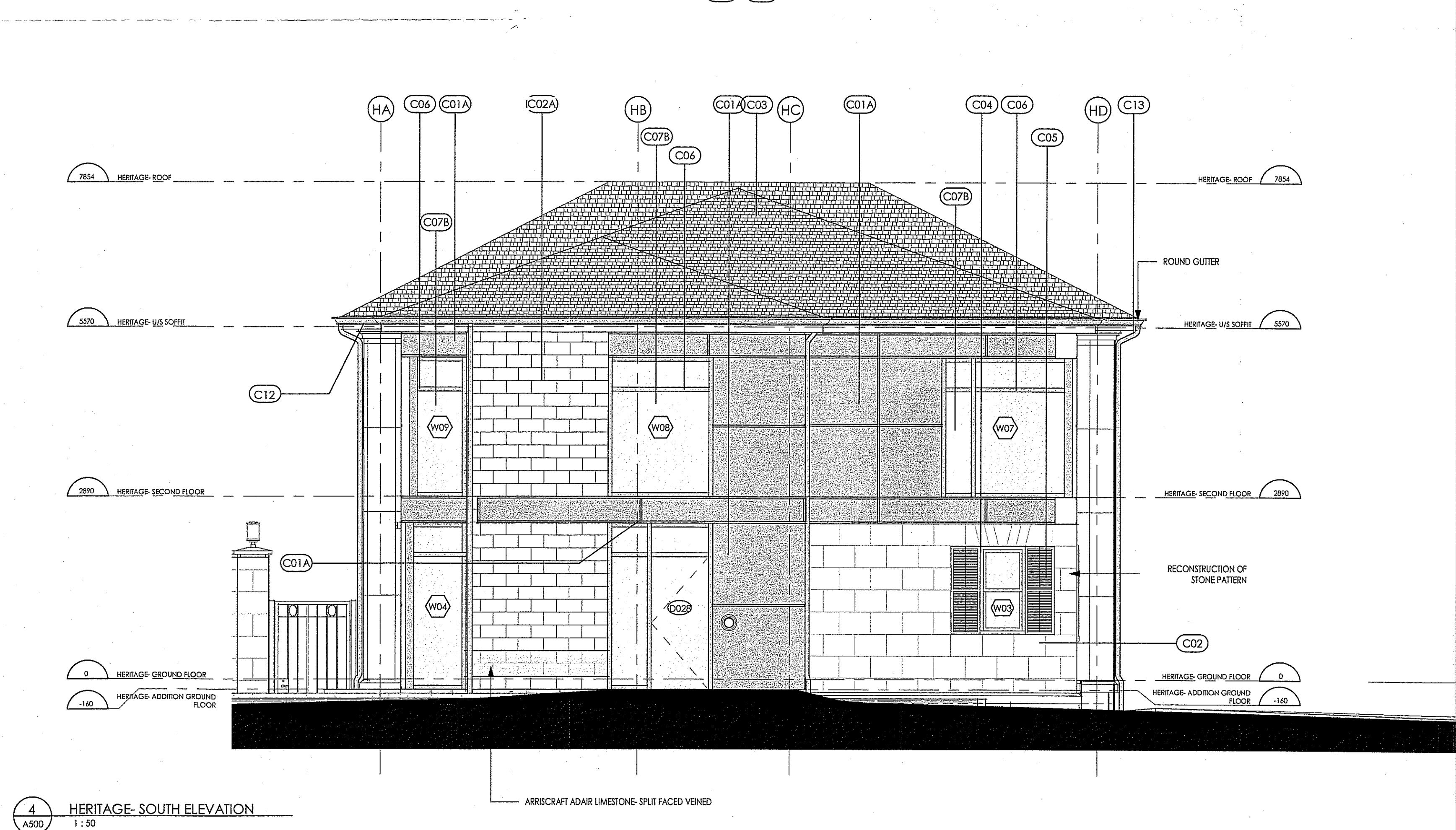
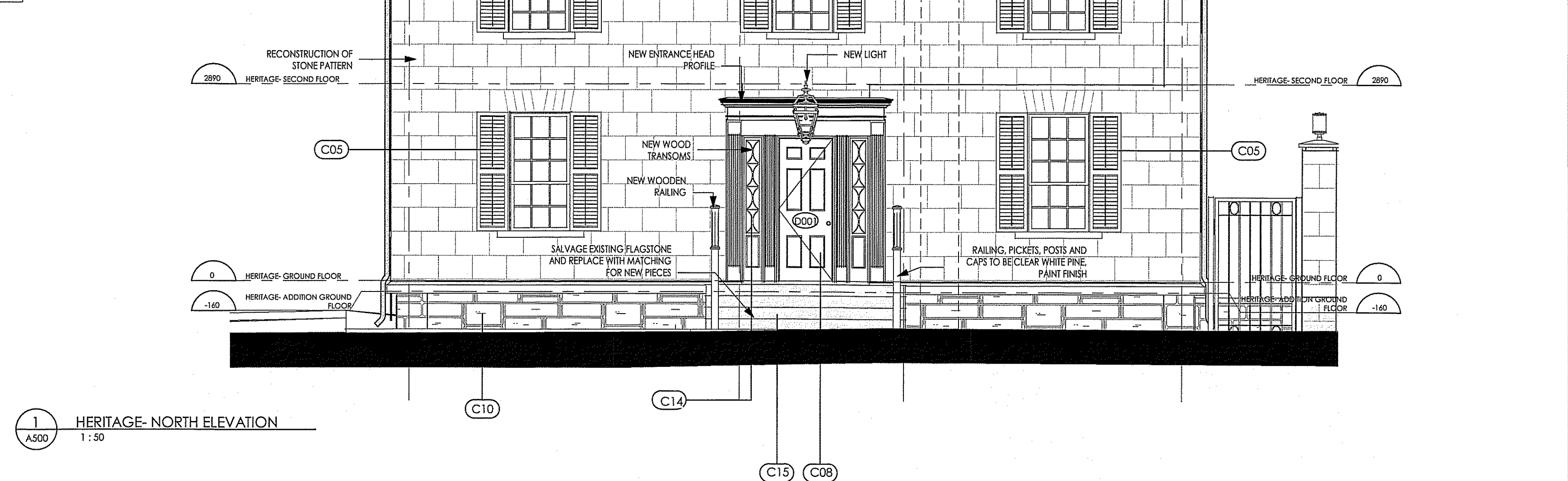
DRAWING NUMBER

A222



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Planning Department

#501-06.4-02/19

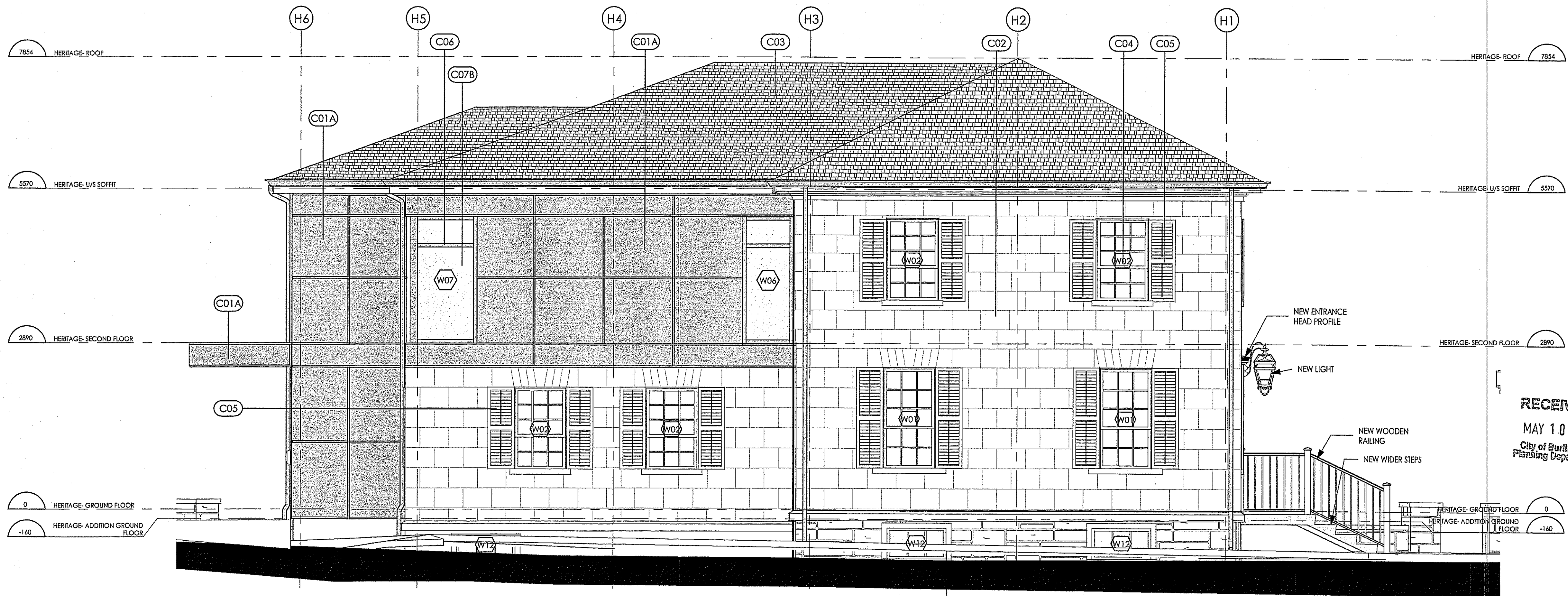


#501-06.4-02/19

MATERIAL SUMMARY	
CODE	DESCRIPTION
C01A	EQUITONE PANELS (TECTIVA) DISTRIBUTED BY ENGINEERED ASSEMBLIES, JEFF KER TECHNICAL CONSULTANT, (P05) 316-2218 COLOUR OPTIONS: MEDIUM GRAY
C01B	EQUITONE PANELS (TECTIVA) DISTRIBUTED BY ENGINEERED ASSEMBLIES, JEFF KER TECHNICAL CONSULTANT, (P05) 316-2218 COLOUR: LIGHT GRAY
C02	STUCCO OVER RUBBLE STONE STRUCTURE, MINOR REPAIRS, REPAINT ENTIRE STUCCO SURFACE, COLOUR OPTIONS: KBM 2018-70- LACEY PEAR/LIGHT PENTER 1464 BALBOA MIST OC-27/METROPOLITAN AF-690
C02A	ARRISCRAFT ADAR LIMESTONE, COLOUR OPTIONS: SEPIA SPLIT FACE VEINED / FINE DRESSED VEINED
C03	BLACK FIBREGLASS 25-YEAR WARRANTY BY KO A CERTAIN TEED
C04	MARVIN LOWE ARGON FILLED ARCHITECTURAL SERIES WITH SIMULATED DIVIDED LIGHTS WITH NARROW HERITAGE WOOD MUNTINS (P OVER & CONFIGURATION) FOR BASEMENT WINDOW MUNTINS ARRANGEMENT REFER TO DRAWING FOR, ALTERNATE MANUFACTURER: NORWECO WINDOWS
C05	OPERABLE AND ADJUSTABLE CLEAR WHITE PINE SHUTTERS WITH HARDWARE, PAINT FINISH, SOURCE FOR THE BACK: TIMBERLANE-PROPELLER STYLE, LAG MOUNT AND SHUTTER DOGS TO SUIT APPLICATION, COLOUR OPTIONS: AMHERST GRAY HC-167 KNOXVILLE GRAY HC-160/TEMPER AF-590
C06	KAWNEER ARCHITECTURAL ALUMINUM CURTAIN WALL SYSTEM, 1600 UT WALL SYSTEM 1 CURTAIN WALL 2.5" OUTSIDE GLAZED PRESSURE PLATE FORMAT, P.P.G. DURANARL COATING ECLIPSE GRAY UC106469/SMARTSTEP FINISH EXTERIOR AND INTERIOR
C07A	P.P.G.SOLAR BAN 70 XL LIGHT GREEN TINT
C07B	P.P.G.SOLAR BAN 70 XL LIGHT BLUE TINT
C08	REPLACE DOOR, RETAINING AND REFINISHING HARDWARE FOR HANDLE AND LOCK, REPLACE HINGES WITH MATCHING HARDWARE.DOR TO BE SOLID RIFT-CUT WHITE OAK PANNELLED DOOR TO MATCH EXISTING.
C09	NATURAL STONE, FINISHED WITH CAP STONES, LIGHT WELLS EQUIPPED WITH DRAINAGE PIPE AND FILLED WITH CLEAR WASHED PEA GRAVEL.
C10	FOUNDATION CLADDING: RECLAIMED RANDOM RECTANGULAR STONE, CREDIT VALLEY- PREFERABLY RECLAIMED BARN STONE
C11	RAILINGS: FLAT BAR STAINLESS STEEL, RAILING SYSTEM MANUFACTURER: MOGG CONSTRUCTIVE INC., ZETRA RAILING SYSTEM
C12	CEDAR 5.5" NO CENTRE JOINT- SHIPLAPS- TIGHT JOINT EXPANSION- SURROUNDING EDGE
C13	TRADITIONAL SEMITRADITIONAL SEMICIRCULAR TROUGH AND ROUND DOWNSPOUTS AS OF GENIEK ALUMINUM "SABLE, COLAN, 547" WITH ALL ATTACHMENTS IN THE SAME COLORE, INCLUDE FOR SPACER BLOCK TO ALLOW STRAIGHT DOWNSPOUT PINS.CIRCULAR TROUGH AND ROUND DOWNSPOUTS INWHI INCLUDE FOR SPACER BLOCK TO ALLOW STRAIGHT DOWNSPOUT PINS.
C14	COMPLETE REPLICATION OF SIDE LIGHTS UTILIZING DOUBLE GLAZED ARGON-FILLED KAWNEER WINDOWS WITH SIMULATED WOOD DETAILS
C15	SALVAGE EXISTING FLAGSTONE AND REPLACE WITH MATCHING FOR NEW PIECES, RAILING, PICKETS, POSTS AND CAPS TO BE CLEAR WHITE PINE, PAINT FINISH, (CREDIT VALLEY FLAGSTONE)
C16	SINGLE PLY FIRESTONE MEMBRANE
C17	ARCHITECTURAL CONCRETE STEPS, SMOOTH NO VOIDS, POCKETS OR EXPOSED AGGREGATE
C18	ARCHITECTURAL STONE - ¾ PERMACON LAFIT CHAMBERD GRAY / ¾ OWEN SOUND LODGEROCK
C19	BRICK- THAMES VALLEY BRICK, COLOUR OPTIONS: MEDIUM GRAY SMOOTH, GRAY RANGE TAPESTRY
C20	RAIWALL PANEL
C21	WALL TILE, COLOUR: A COMBINATION OF CROMATICA CIRIS, CROMATICA BRICK(SOFT) AND CROMATICA CCBALTO



2 HERITAGE- WEST-ELEVATION
A501 1:50



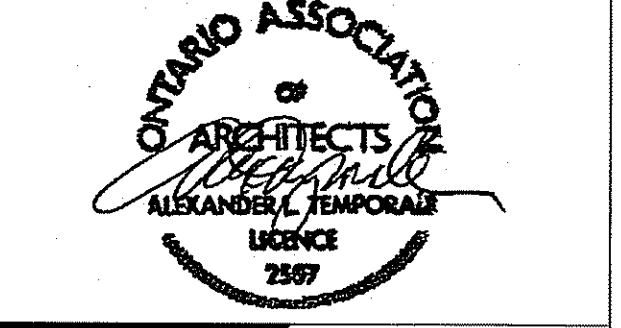
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OWNERSHIP INFO & LEGAL DESCRIPTION
OWNER:
1937570 ONTARIO INC.
OWNER CONTACT INFORMATION:
1937570 ONTARIO INC.
250, CONSUMERS ROAD, SUITE 208
TORONTO, ONTARIO M2J 4V6
C/O SIVA S.KUMAR PRINCIPAL / PROJECT MANAGER
(416) 574-9991
LEGAL DESCRIPTION:
LOT 16 CONCESSION 3, CITY OF BURLINGTON

REVISIONS		
NUMBER	DATE	REMARKS
007	2019 05 10	ISSUED FOR HERITAGE PERMIT
006	2018 10 25	ISSUED FOR SITE PLAN APPROVAL
005	2018 09 06	ISSUED FOR PRECONSULTATION MEETING
004	2017 07 31	ISSUED FOR CLIENT REVIEW
003	2017 07 12	ISSUED FOR PRICING QUOTE
002	2017 05 04	ISSUED FOR ZONING AND HERITAGE APPLICATION
001	2017 03 06	

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ATA ARCHITECTS
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21 LAKESHORE ROAD EAST,
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350 BURNHAM STREET, SUITE 103
TORONTO, ONTARIO M6K 1Z8
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E admin@ataarchitectsinc.com
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SEALS



PROJECT TITLE
HISTORIC LOCUST HOUSE
RENOVATION FOR MONTESSORI DAY CARE CENTRE
2477 QUEENSWAY DRIVE,
BURLINGTON

DRAWING TITLE
HERITAGE- EAST & WEST ELEVATIONS

DRAWN BY
FN

SCALE
1:50

DATE
2017 07 29

CHECKED BY
AT

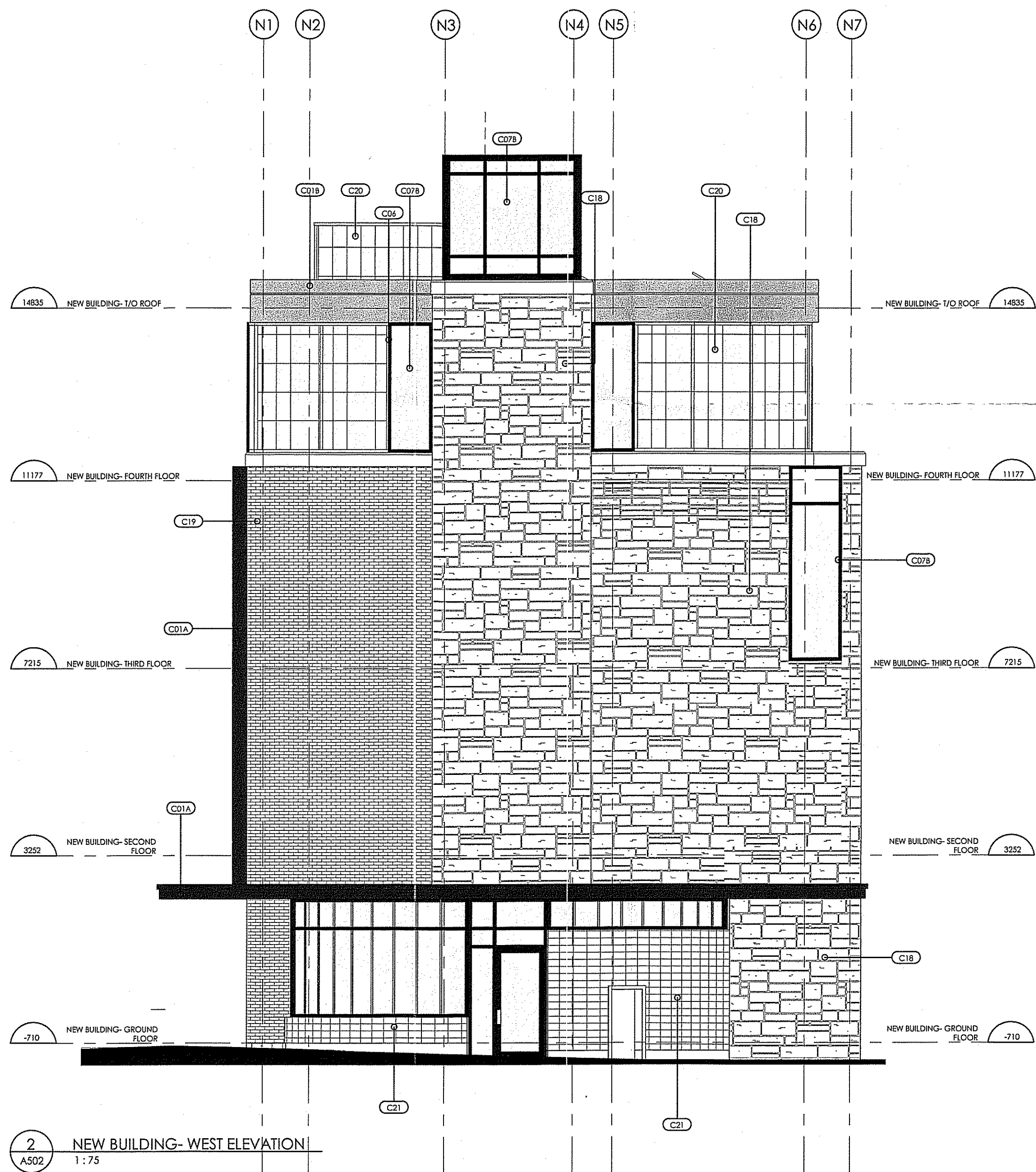
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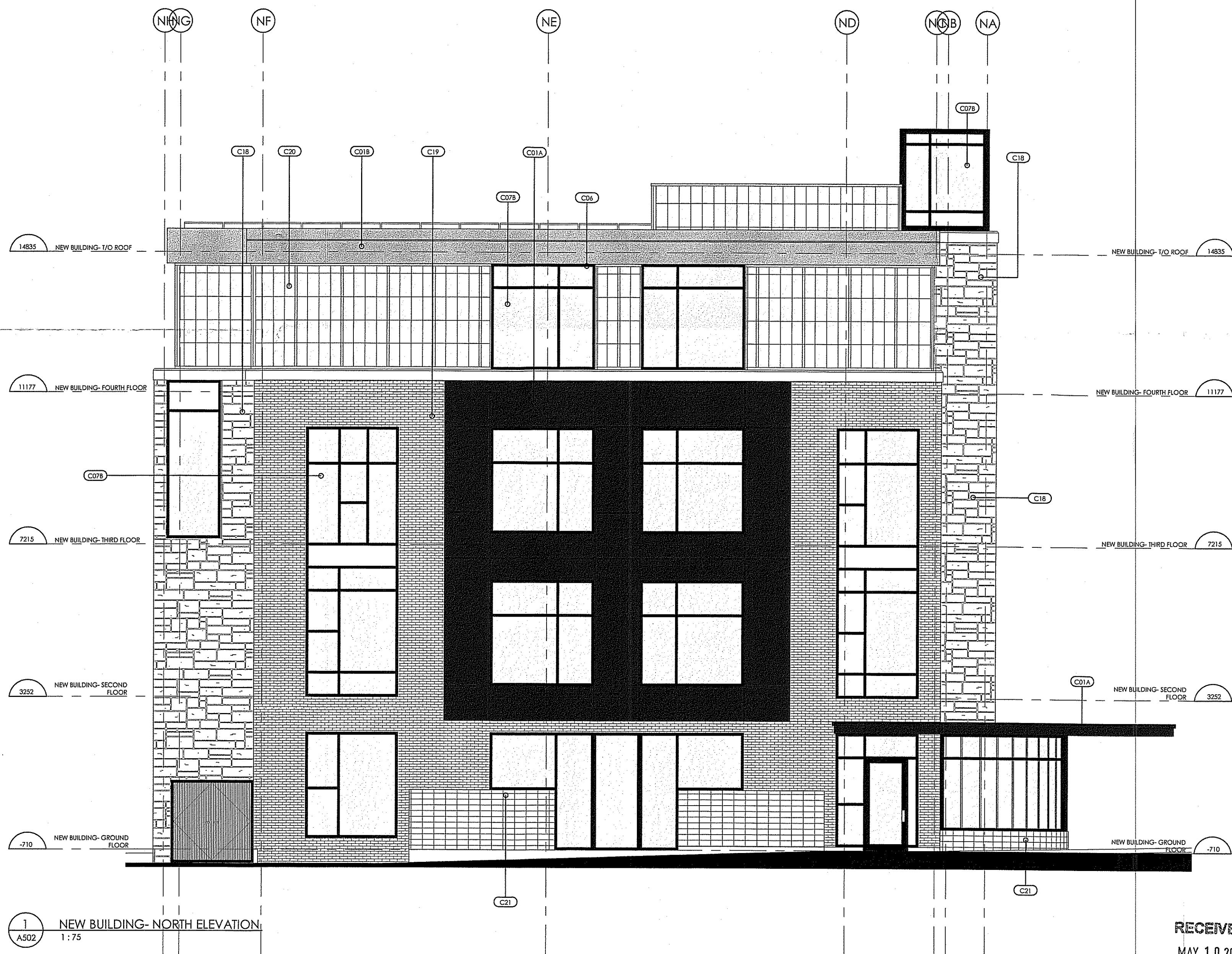
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City of Burlington
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#501-06.4-02/19

MATERIAL SUMMARY	
CODE	DESCRIPTION
C01A	EQUITONE PANELS (TECTIVA) DISTRIBUTED BY ENGINEERED ASSEMBLIES, JEFF KER TECHNICAL CONSULTANT, (905) 816-2218 COLOUR OPTIONS: MEDIUM GRAY
C01B	EQUITONE PANELS (TECTIVA) DISTRIBUTED BY ENGINEERED ASSEMBLIES, JEFF KER TECHNICAL CONSULTANT, (905) 816-2218 COLOUR: LIGHT GRAY
C02	STUCCO OVER RUBBLE STONE STRUCTURE, MINOR REPAIRS, REPAINT ENTIRE STUCCO SURFACE. COLO JR OPTIONS: KM 2016-10 LACEY PEARL/LIGHT PEWTER 1464 BALBOA MIST OC-27/METROPOLITAN AF-690
C02A	ARRISCRRAFT ADAIR LIMESTONE: COLOUR OPTIONS: SEPIA, SPLIT FACE VENEY / FINE DRESSED VENEY
C03	BLACK FIBREGLASS 25-YEAR WARRANTY BY IKO A CERTAIN TEED
C04	MARVIN LOWE, ARGON FILLED ARCHITECTURAL SERIES WITH SIMULATED DIVIDED LIGHTS WITH NARROW HERITAGE WOOD MUNTINS (P OVER 6 CONFIGURATION) FOR BASEMENT WINDOW MOUNTING ARRANGEMENT REFER TO DRAWING FOR. ALTERNATE MANUFACTURERS: NORWOOD WINDOWS.
C05	OPERABLE AND ADJUSTABLE CLEAR WHITE PINE SHUTTERS WITH HARDWARE, PAINT FINISH, SOURCE FOR THE BACK: TIMBERLANE - PROPELLER STYLE, LAG MOUNT AND SHUTTER DOGS TO SUIT APPLICATION. COLOUR OPTIONS: AMHERST GRAY HC-167/ KNOXVILLE GRAY HC-160/TEMPEST AF-59C
C06	KAWNEER ARCHITECTURAL ALUMINUM CURTAIN WALL SYSTEM, 1600 UT WALL SYSTEM 1 CURTAIN WAL, 2.5" OUTSIDE GLAZED PRESSURE PLATE FORMAT, P.P.G. DURANARL COATING ECLIPSE GRAY UC10649/55MAGNETY FINISH EXTERIOR AND INTERIOR
C07A	P.P.G.SOLAR BAN 70 XL LIGHT GREEN TINT
C07B	P.P.G.SOLAR BAN 70 XL LIGHT BLUE TINT
C08	REPLACE DOOR, RETAINING AND REFINISHING HARDWARE FOR HANDLE AND LOCK, REPLACE HINGES WITH MATCHING HARDWARE.DOOOR TO BE SOLID RIFT-CUT WHITE OAK PANNELLED DOOR TO MATCH EXISTING.
C09	NATURAL STONE, FINISHED WITH CAP STONES, LIGHT WELLS EQUIPPED WITH DRAINAGE PIPE AND FILLED WITH CLEAR WASHED PEA GRAVEL.
C10	FOUNDATION CLADDING: RECLAIMED RANDOM RECTANGULAR STONE, CREDIT VALLEY, PREFERABLY RECLAIMED BARN STONE
C11	RAILINGS: FLAT BAR STAINLESS STEEL, RAILING SYSTEM MANUFACTURER: MOGG CONSTRUCTIVE INC., LTERA RAILING SYSTEM
C12	CEDAR 5.5" NO CENTRE JOINT-SHAPLAPS- TIGHT JOINT EXPANSION- SURROUNDING EDGE.
C13	TRADITIONAL SEMIRADITIONAL SEMICIRCULAR TROUGH AND ROUND DOWNSPOUS AS OF GENEX ALUMINUM "SABLE COLAY, 547" WITH ALL ATTACHMENTS IN THE SAME COLORE, INCLUDE FOR SPACER BLOCK TO ALLOW STRAIGHT DOWNSPOUT PINS, CIRCULAR TROUGH AND ROUND DOWNSPOUS WITH ANGLE FOR SPACER BLOCK TO ALLOW STRAIGHT DOWNSPOUT PINS.
C14	COMPLETE REPLICATION OF SIDE LIGHTS UTILIZING DOUBLE GLAZED ARGON-FILLED KAWNEER WINDOWS WITH SIMULATED WOOD DETAILS
C15	SALVAGE EXISTING FLAGSTONE AND REPLACE WITH MATCHING FOR NEW PIECES, RAILING, PICKETS, FOSTS AND CAPS TO BE CLEAR WHITE PINE, PAINT FINISH, (CREDIT VALLEY FLAGSTONE)
C16	SINGLE PLY FIRESTONE MEMBRANE
C17	ARCHITECTURAL CONCRETE STEPS, SMOOTH NO VOIDS, POCKETS OR EXPOSED AGGREGATE
C18	ARCHITECTURAL STONE - 1/4 PERMACON LAFIT CHAMBERD GRAY / - 1/4 OWEN SOUND LODGEROCK
C19	BRICK- TRAMES VALLEY BRICK, COLOUR OPTIONS: MEDIUM GRAY SMOOTH, GRAY RANGE TAPESTRY
C20	KALWALL PANEL
C21	WALL TILE, COLOUR: A COMBINATION OF CROMATICA CITRUS, CROMATICA BRICK(SOFT) AND CROMATICA CORALIO



2
A502
NEW BUILDING- WEST ELEVATION
1:75



1
A502
NEW BUILDING- NORTH ELEVATION
1:75

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MAY 10 2019
City of Burlington
Planning Department

OWNERSHIP INFO
& LEGAL
DESCRIPTION

OWNER:
1937570 ONTARIO INC.
OWNER CONTACT INFORMATION:
1937570 ONTARIO INC.
250, CONSUMERS ROAD | SUITE 208
TORONTO | ONTARIO M2J 4V6
C/O SIVA S.KUMAR PRINCIPAL | PROJECT MANAGER
(416)574-9991
LEGAL DESCRIPTION:
LOT 16 CONCESSION 3, CITY OF BURLINGTON

REVISIONS

NUMBER	DATE	REMARKS
007	2019 05 10	ISSUED FOR HERITAGE PERMIT
006	2018 10 25	ISSUED FOR SITE PLAN APPROVAL
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002	2017 05 04	ISSUED FOR ZONING AND HERITAGE APPLICATION
001	2017 03 06	

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ATA ARCHITECTS

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TORONTO OFFICE:
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SEALS



PROJECT TITLE

HISTORIC LOCUST HOUSE
RENOVATION FOR MONTESSORI DAY
CARE CENTRE
2477 QUEENSWAY DRIVE,
BURLINGTON

DRAWING TITLE

NEW BUILDING- NORTH & WEST
ELEVATIONS

DRAWN BY

Designer

SCALE

1:75

DATE

2017 07 29

CHECKED BY

Checker

PROJECT NUMBER

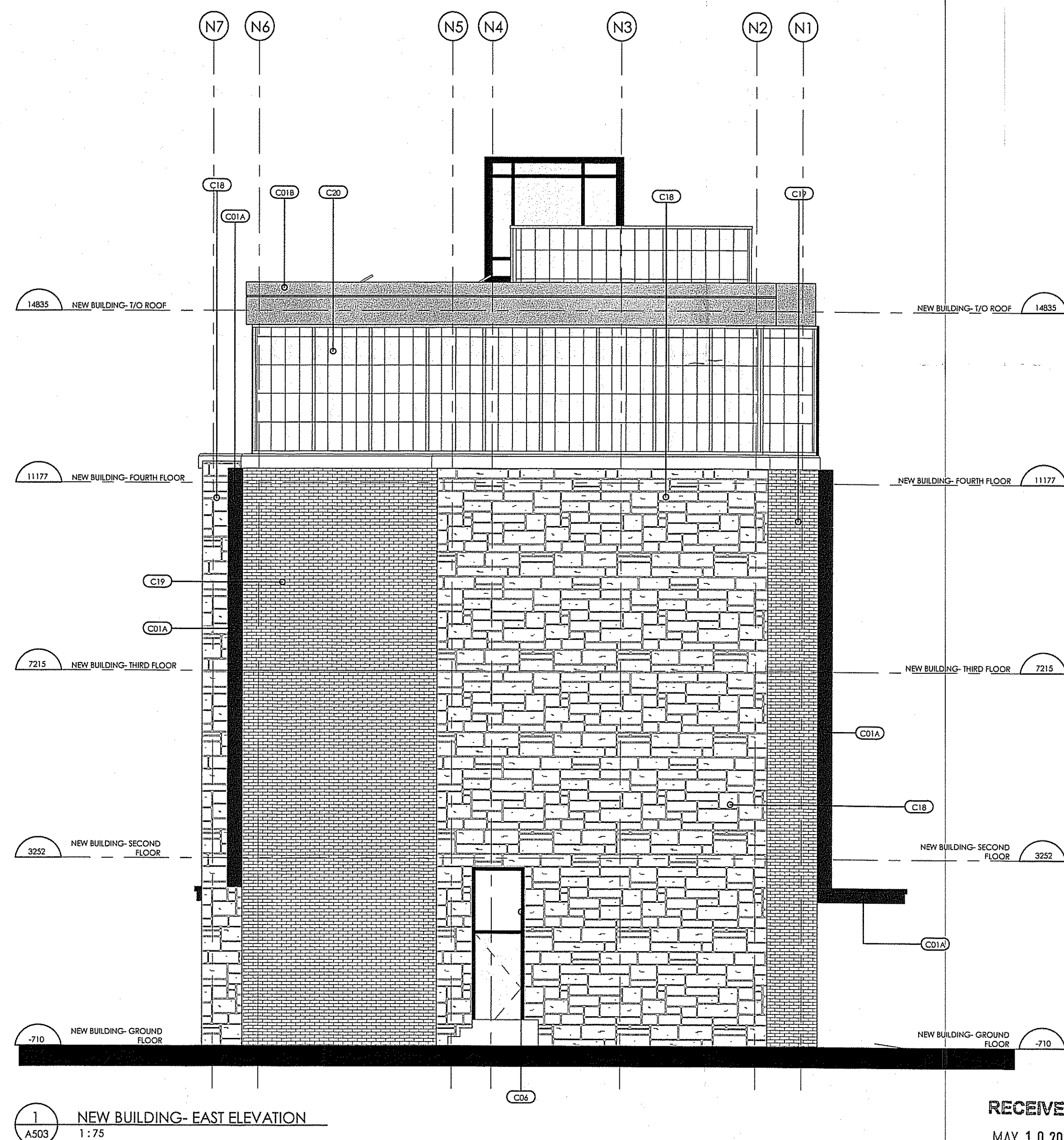
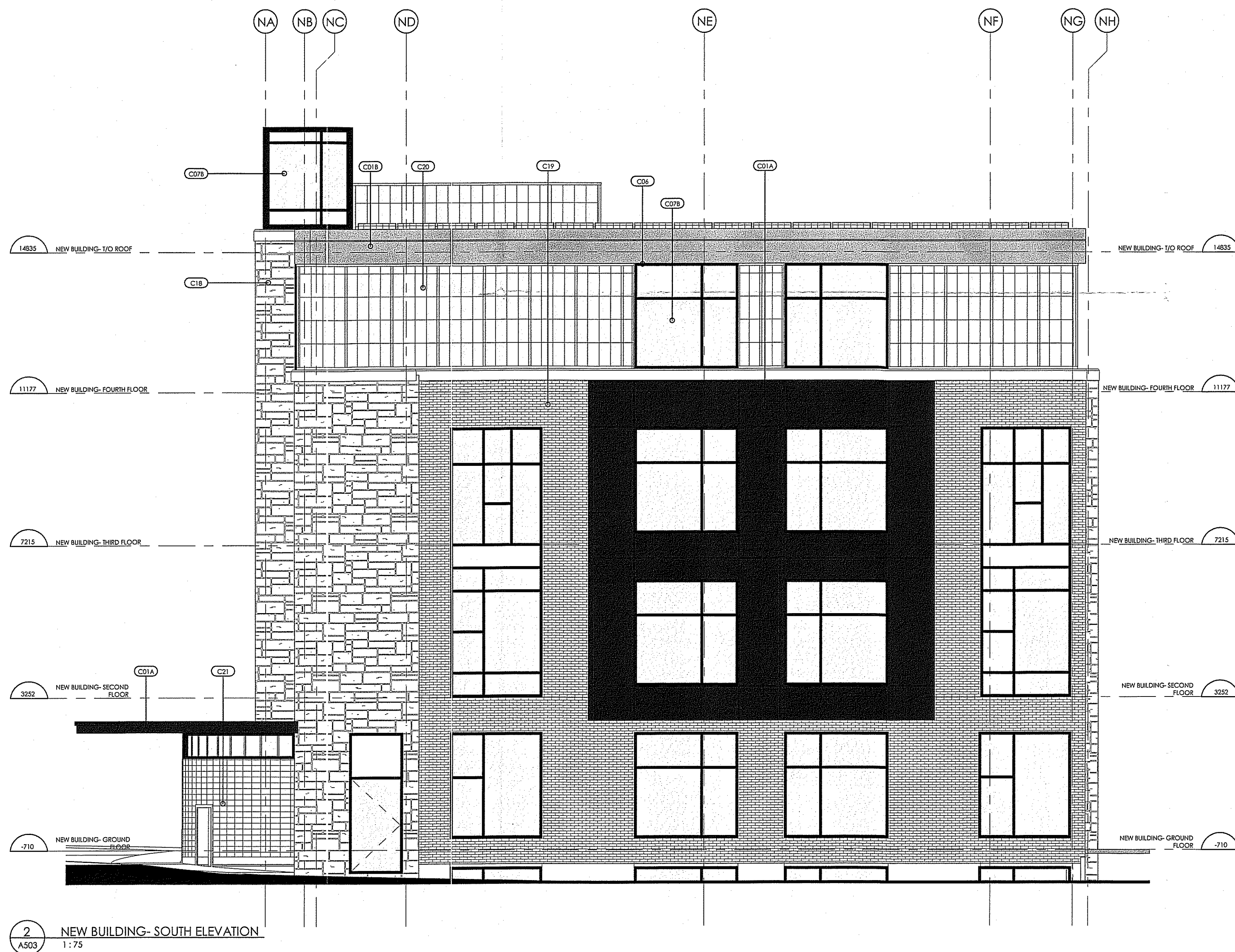
16-1108B

DRAWING NUMBER

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#501-06.4-02/19

MATERIAL SUMMARY	
CODE	DESCRIPTION
C01A	EQUITONE PANELS (TECTIVA) DISTRIBUTED BY ENGINEERED ASSEMBLIES, JEFF KER TECHNICAL CONSULTANT, (905) 816-2218 COLOUR OPTIONS: MEDIUM GRAY
C01B	EQUITONE PANELS (TECTIVA) DISTRIBUTED BY ENGINEERED ASSEMBLIES, JEFF KER TECHNICAL CONSULTANT, (905) 816-2218 COLOUR: LIGHT GRAY
C02	STUCCO OVER RUBBLE STONE STRUCTURE, MINOR REPAIRS, REPAINT ENTIRE STUCCO SURFACE. COLO JR OPTIONS: KM 2018-70 LACEY PEARL/LIGHT PEWTER 1464 BALBOA MIST OC-27/METROPOLITAN AF-69D
C02A	HARRIS CRAFT ADAIR LIMESTONE: COLOUR OPTIONS: SEPPIA SPLIT FACE VEINED / FINE DRESSED VEINED
C03	BLACK FIBREGLASS 25-YEAR WARRANTY BY IKO A CERTAIN TEED
C04	MARVIN LOWE, ARGON FILLED ARCHITECTURAL SERIES WITH SIMULATED DIVIDED LIGHTS WITH NARROW HERITAGE WOOD MUNTINS (9 OVER 6 CONFIGURATION) FOR BASEMENT WINDOW MUNTINS ARRANGEMENT REFER TO DRAWING FOR, ALTERNATE MANUFACTURER: HORMWOOD WINDOWS
C05	OPERABLE AND ADJUSTABLE CLEAR WHITE PINE SHUTTERS WITH HARDWARE, PAINT FINISH, SOURCE FOR THE BACK: TIMBERLANE - PROPELLER STYLE, LAG MOUNT AND SHUTTER DOGS TO SUIT APPLICATION. COLOUR OPTIONS: AMHERST GRAY HC-167 / KNOXVILLE GRAY HC-160/TEMPST AF-5K
C06	KAWNEER ARCHITECTURAL ALUMINUM CURTAIN WALL SYSTEM, 1600 UT WALL SYSTEM 1 CURTAIN WAL, 2.5" OUTSIDE GLAZED PRESSURE PLATE FORMAT, P.P.G. DURANARL COATING ECLIPSE GRAY UC10648/51848/799 FINISH EXTERIOR AND INTERIOR
C07A	P.P.G. SOLAR BAN 70 XL LIGHT GREEN TINT
C07B	P.P.G. SOLAR BAN 70 XL LIGHT BLUE TINT
C08	REPLACE DOOR, RETAINING AND REFINISHING HARDWARE FOR HANDLE AND LOCK, REPLACE HINGES WITH MATCHING HARDWARE. DOOR TO BE SOLID RIFT-CUT WHITE OAK PANELED DOOR TO MATCH EXISTING
C09	NATURAL STONE, FINISHED WITH CAP STONES, LIGHT WELLS EQUIPPED WITH DRAINAGE PIPE AND FILLED WITH CLEAR WASHED PEA GRAVEL
C10	FOUNDATION CLADDING: RECLAIMED RANDOM RECTANGULAR STONE, CREDIT VALLEY- PREFERABLY RECLAIMED BARN STONE
C11	RAILINGS: FLAT BAR STAINLESS STEEL, RAILING SYSTEM MANUFACTURER: MOGG CONSTRUCTIVE INC., "ETERA RAILING SYSTEM
C12	CEDAR 3.5" NO CENTRE JOINT- SHIPLAPS- TIGHT JOINT EXPANSION- SURROUNDING EDGE
C13	TRADITIONAL SEMIRADITIONAL SEMICIRCULAR TROUGH AND ROUND DOWNSPOUTS AS OF GENTER A JUMINUM "SABLE COLAN, 547" WITH ALL ATTACHMENTS IN THE SAME COLORE, INCLUDE FOR SPACER BLOCK TO ALLOW STRAIGHT DOWNSPOUT PINS- CIRCULAR TROUGH AND ROUND DOWNSPOUTS IN WITH ANGLE FOR SPACER BLOCK TO ALLOW STRAIGHT DOWNSPOUT PINS.
C14	COMPLETE REPLICATION OF SIDE LIGHTS UTILIZING DOUBLE GLAZED ARGON-FILLED KAWNEER WINDOWS WITH SIMULATED WOOD DETAILS
C15	SALVAGE EXISTING FLAGSTONE AND REPLACE WITH MATCHING FOR NEW PIECES, RAILING, PICKETS, FOSTS AND CAPS TO BE CLEAR WHITE PINE, PAINT FINISH. (CREDIT VALLEY FLAGSTONE)
C16	SINGLE PLY FIRESTONE MEMBRANE
C17	ARCHITECTURAL CONCRETE STEPS, SMOOTH NO VOIDS, POCKETS OR EXPOSED AGGREGATE
C18	ARCHITECTURAL STONE - ¾ PERMACON LAFFIT CHAMBERD GRAY / ¾ OWEN SOUND LODGE ROCK
C19	BRICK: THAMES VALLEY BRICK, COLOUR OPTIONS: MEDIUM GRAY SMOOTH, GRAY RANGE TAPESTRY
C20	CEILING WALL PANEL
C21	WALL TILE, COLOUR: A COMBINATION OF CROMATICA CITRUS, CROMATICA BRICK (OFF) AND CROMATICA COBALTO



RECEIVED
MAY 10 2019
City of Burlington
Planning Department

OWNERSHIP INFO & LEGAL DESCRIPTION

OWNER:
1937570 ONTARIO INC.
OWNER CONTACT INFORMATION:
1937570 ONTARIO INC.
250, CONSUMERS ROAD | SUITE 208
TORONTO | ONTARIO M2J 4V6
C/O SIVA S.KUMAR PRINCIPAL | PROJECT MANAGER
(416) 574-9991
LEGAL DESCRIPTION:
LOT 16 CONCESSION 3, CITY OF BURLINGTON

REVISIONS

NUMBER	DATE	REMARKS
007	2019 05 10	ISSUED FOR HERITAGE PERMIT
006	2018 10 25	ISSUED FOR SITE PLAN APPROVAL
005	2018 09 06	ISSUED FOR PRECONSULTATION MEETING
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003	2017 07 12	ISSUED FOR PRICING QUOTE
002	2017 05 04	ISSUED FOR ZONING AND HERITAGE APPLICATION
001	2017 03 06	

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ATA ARCHITECTS

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211 LAKESHORE ROAD EAST,
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360 DUFFERIN STREET, SUITE 103
TORONTO, ONTARIO M6K 1Z8
T: 905 849 6986 F: 905 849 4369
E: admin@ataarchitectsinc.com
www.ataarchitectsinc.ca

SEALS



PROJECT TITLE

HISTORIC LOCUST HOUSE
RENOVATION FOR MONTESSORI DAY CARE CENTRE
2477 QUEENSWAY DRIVE,
BURLINGTON

DRAWING TITLE

NEW BUILDING- EAST & SOUTH ELEVATIONS

DRAWN BY

Designer

SCALE

1 : 75

DATE

2017 07 29

CHECKED BY

Checker

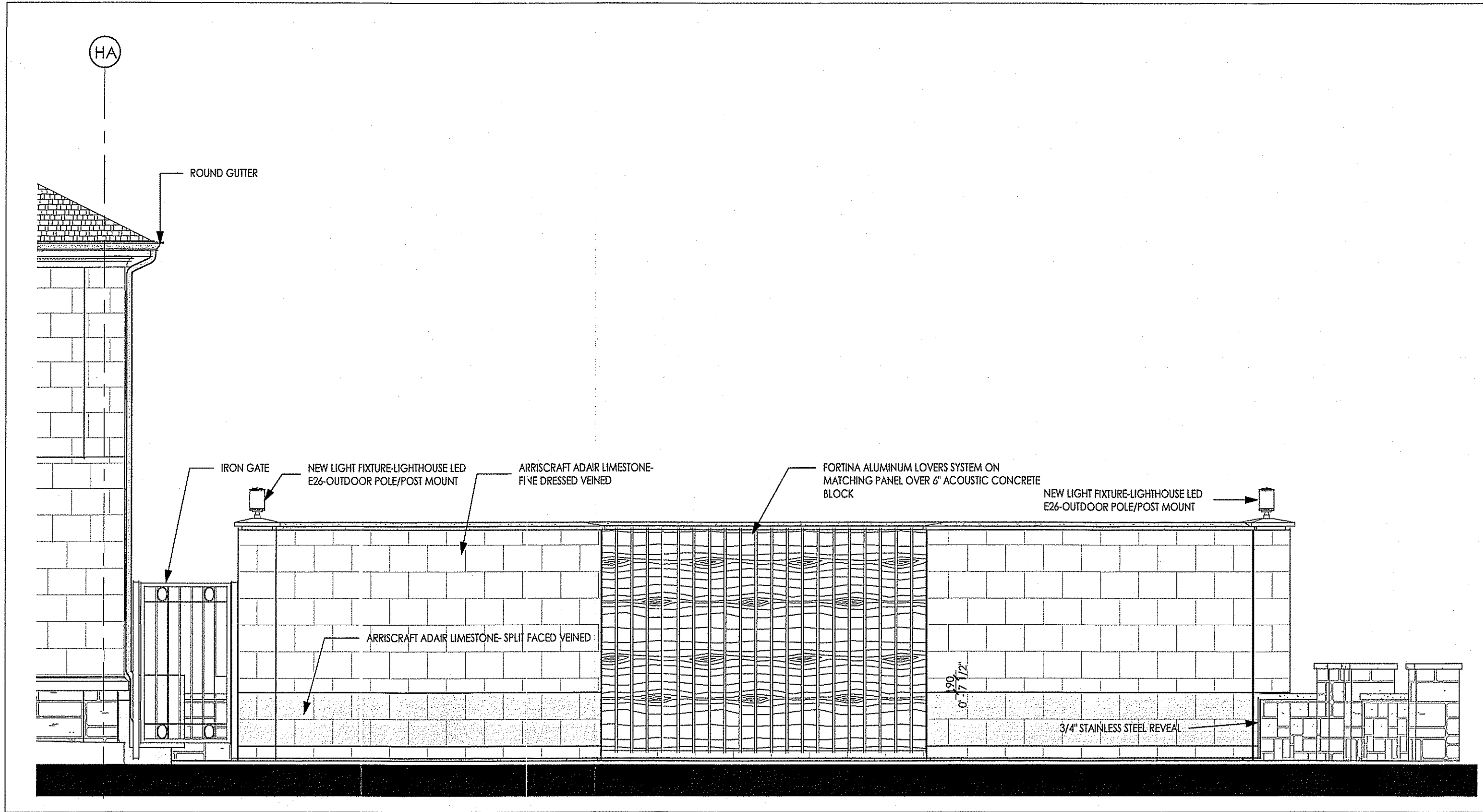
PROJECT NUMBER

16-1108B

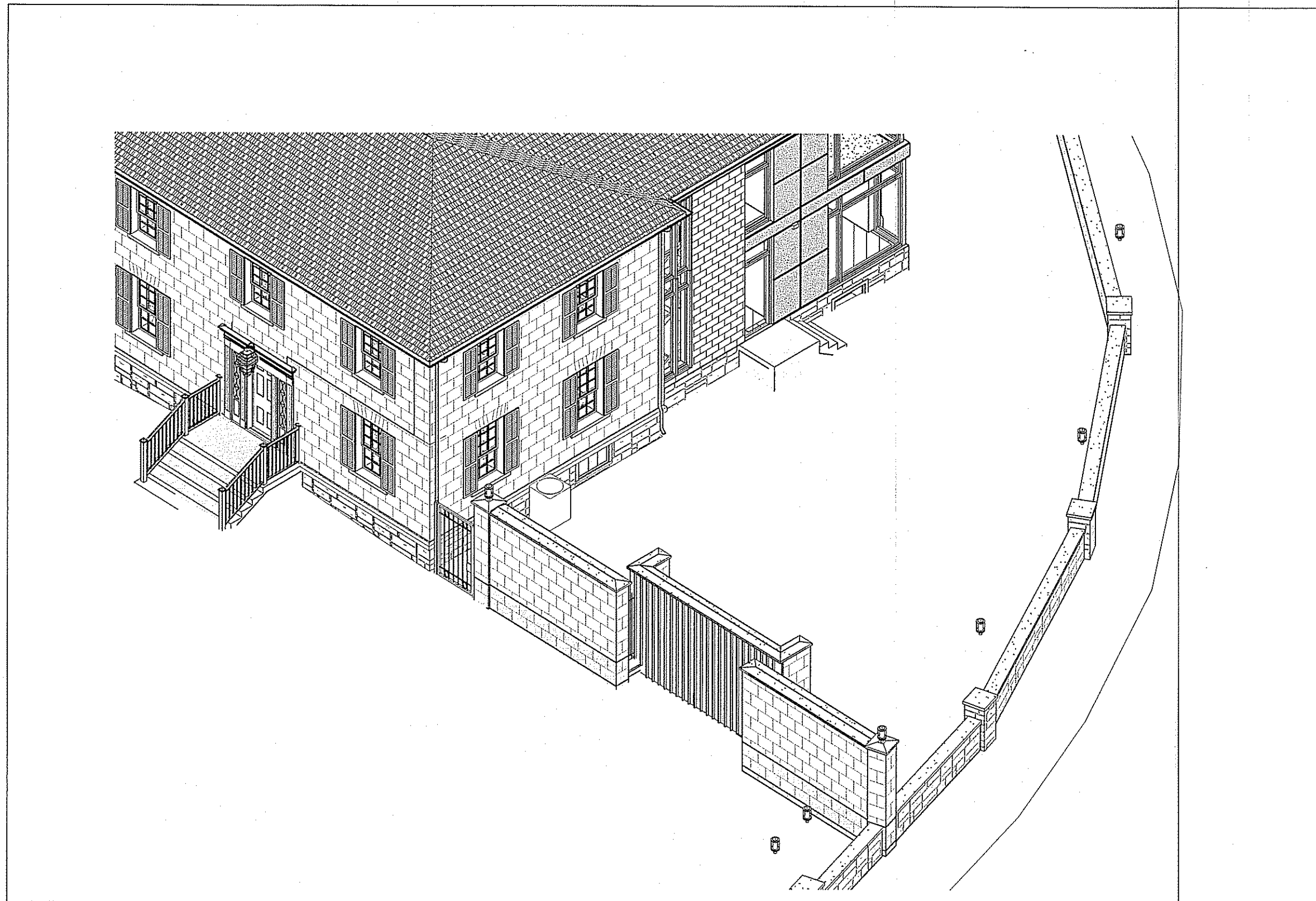
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A503

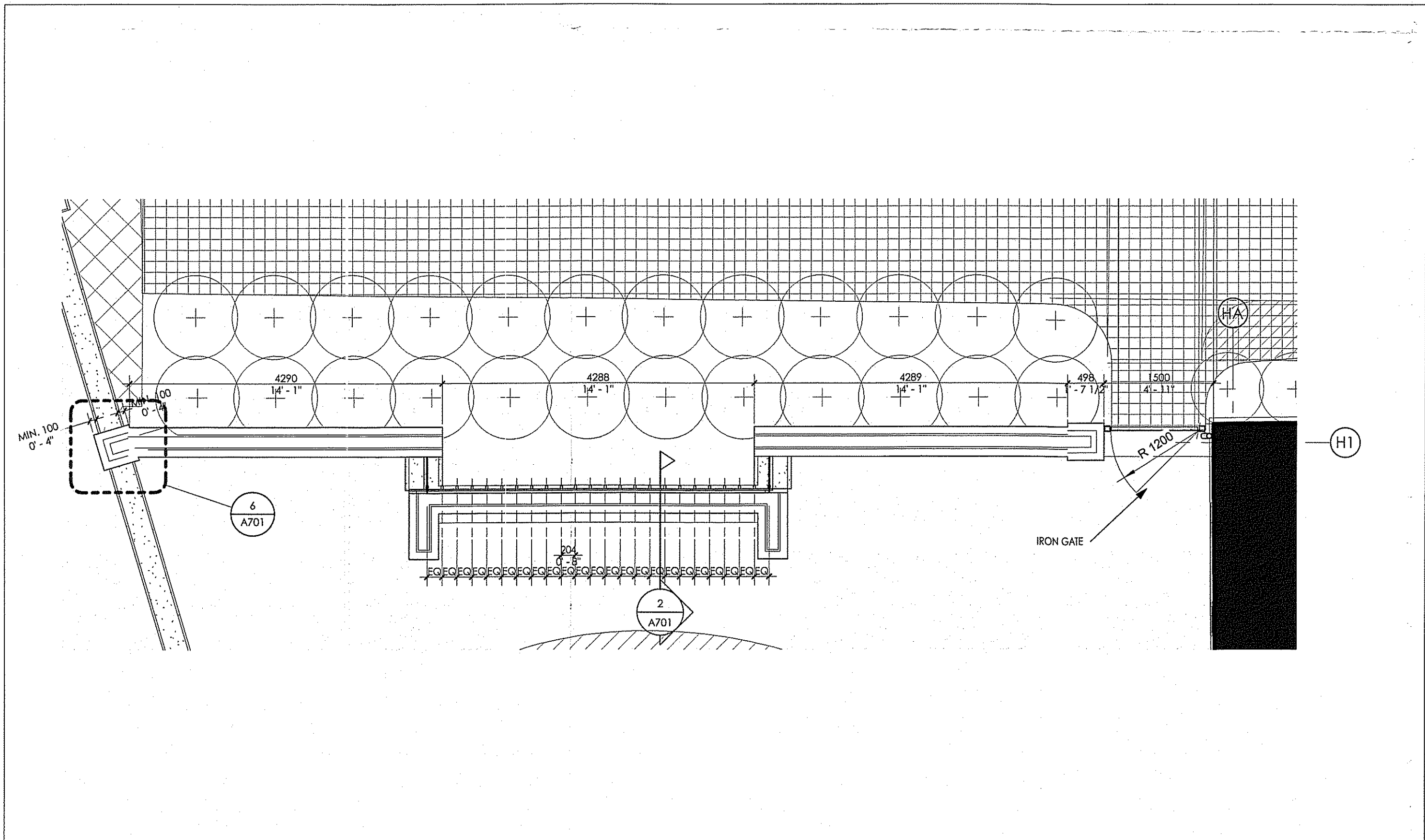
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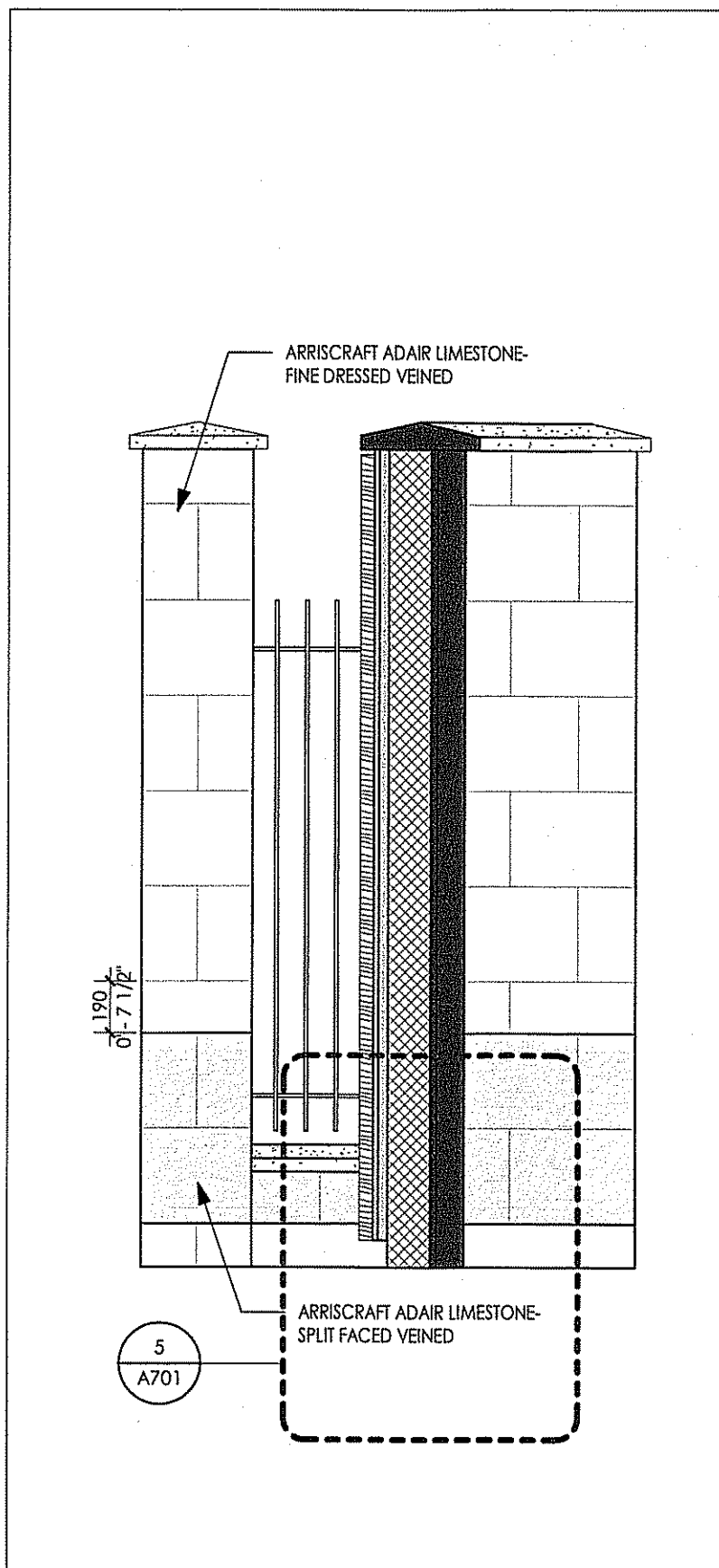
3 NOISE BARRIER WALL- NORTH
A701 1:50



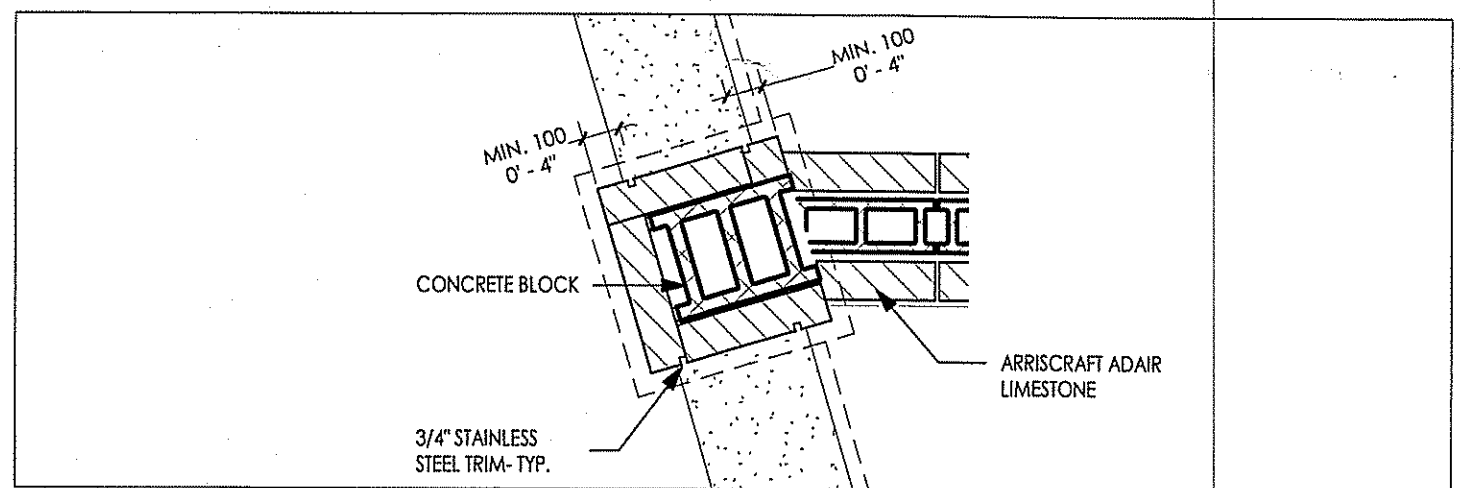
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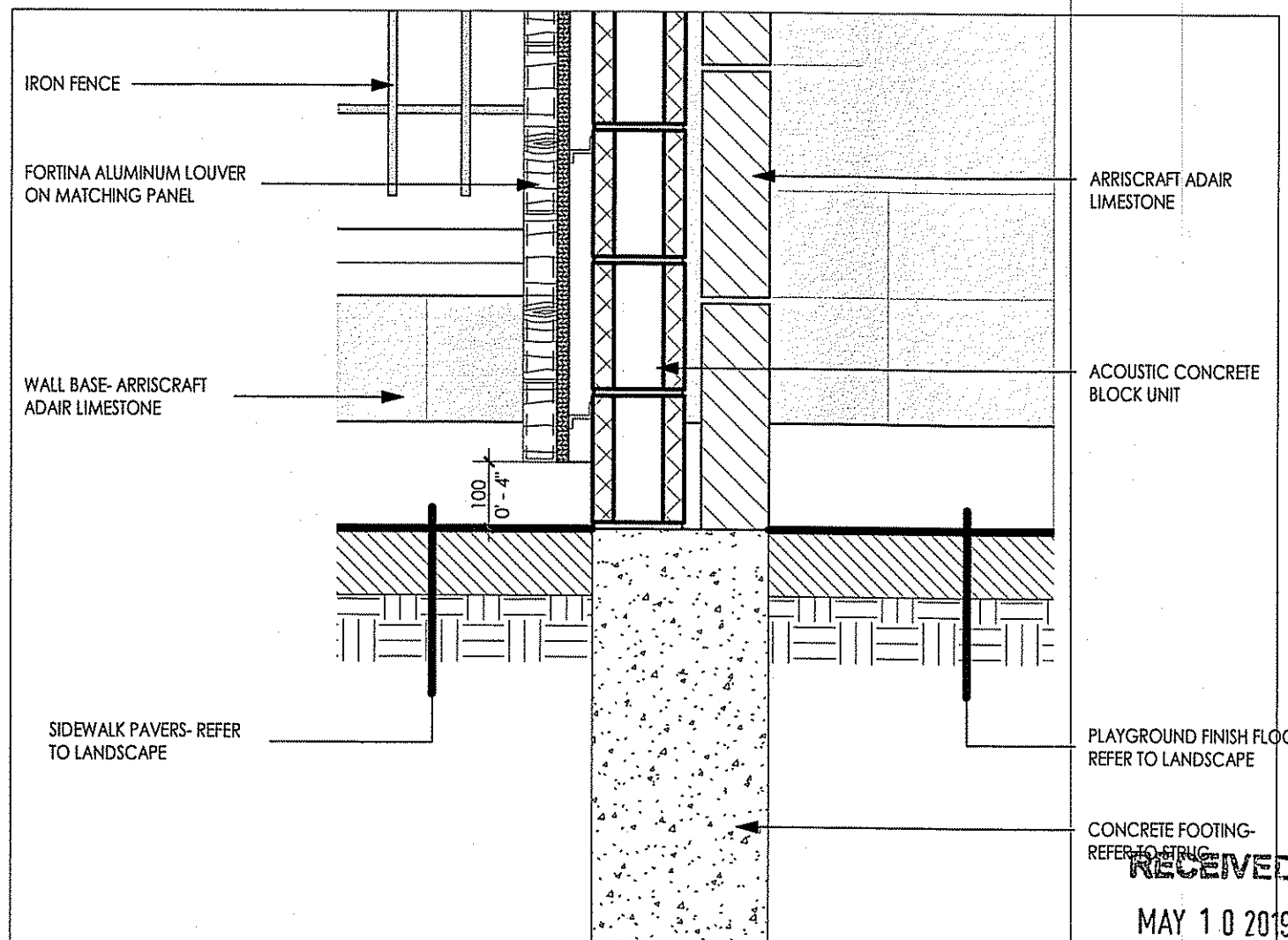
1 NOISE BARRIER- PLAN
A701 1:50



2 NOISE BARRIER WALL SECTION
A701 1:25



6 NOISE BARRIER- PLAN SECTION
A701 1:20



5 NOISE BARRIER WALL SECTION DETAIL 01
A701 1:10

OWNERSHIP INFO & LEGAL DESCRIPTION
OWNER: 1937570 ONTARIO INC.
OWNER CONTACT INFORMATION: 1937570 ONTARIO INC., 250, CONSUMERS ROAD | SUITE 208, TORONTO | ONTARIO M2J 4V6, C/O SIVA S.KUMAR PRINCIPAL | PROJECT MANAGER (416)574-9991
LEGAL DESCRIPTION: LOT 16 CONCESSION 3, CITY OF BURLINGTON

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TORONTO OFFICE: 350 DUFFERIN STREET, SUITE 103, TORONTO, ONTARIO M6K 1Y8
T 905 849 6906 F 905 849 4369 E admin@ataarchitectsinc.com www.ataarchitectsinc.ca
SEALS



PROJECT TITLE
HISTORIC LOCUST HOUSE
RENOVATION FOR MONTESSORI DAY CARE CENTRE
2477 QUEENSWAY DRIVE, BURLINGTON

DRAWING TITLE
NOISE BARRIER WALL

DRAWN BY
F.N.

SCALE
As indicated

DATE
2017 07 29

CHECKED BY
Checker

PROJECT NUMBER
16-1108B

DRAWING NUMBER
A701

#501-06.4-02/19

A701