WATERGARDEN DRIVE

2017-002

GENERAL NOTES

NO	DATE	REMARKS
2	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
1	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION

REVISIONS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED.

RICHMOND | Architects Ltd.

248 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

ph 416 961 1567
fx 416 961 1321
RICHMONDARCH.COM

PROPOSED CONDOMINIUM DEVELOPMENT
"WATERGARDEN" (PHASE 4, PART 2)(H-RA5-43) & (PHASE 3)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title: RENDERINGS

North	Seal
Date Plotted: 13 FEB 2020	Date: 21 MAR 2019
Drawn By:	Scale:
Checked By:	Revision Number: 2
Job No.: 2017-002-N	Sheet No.: SP A002-N

GENERAL NOTES

NO	DATE	REMARKS
2	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
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Sheet Title: RENDERINGS

North:

Seal:

Date Plotted: 13 FEB 2020

Date: 21 MAR 2019

Drawn By:

Scale:

Checked By:

Revision Number: 2

Job No.: 2017-002-N

Sheet No.: SP A003-N

GENERAL NOTES

NO	DATE	REMARKS
2	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
1	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION

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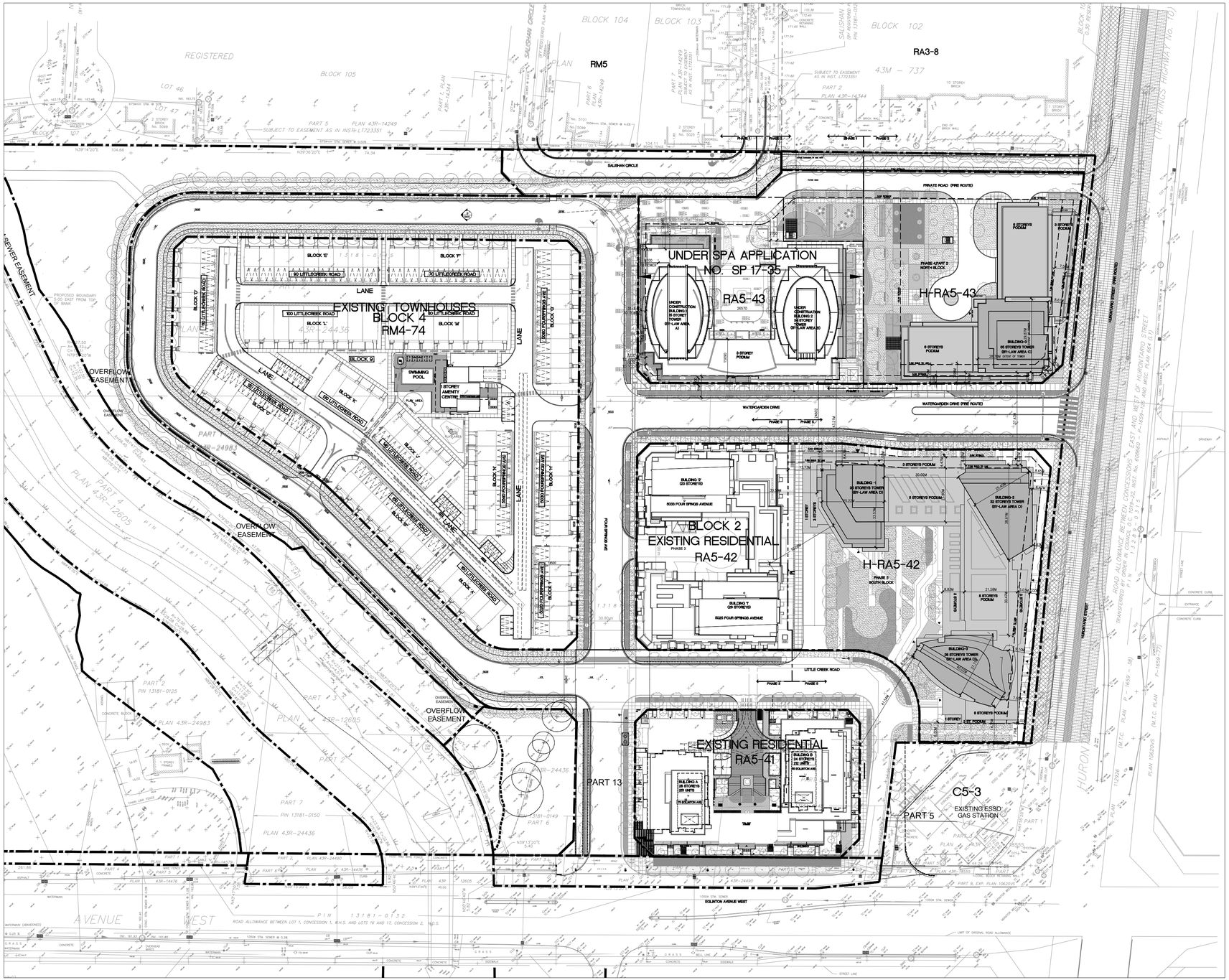
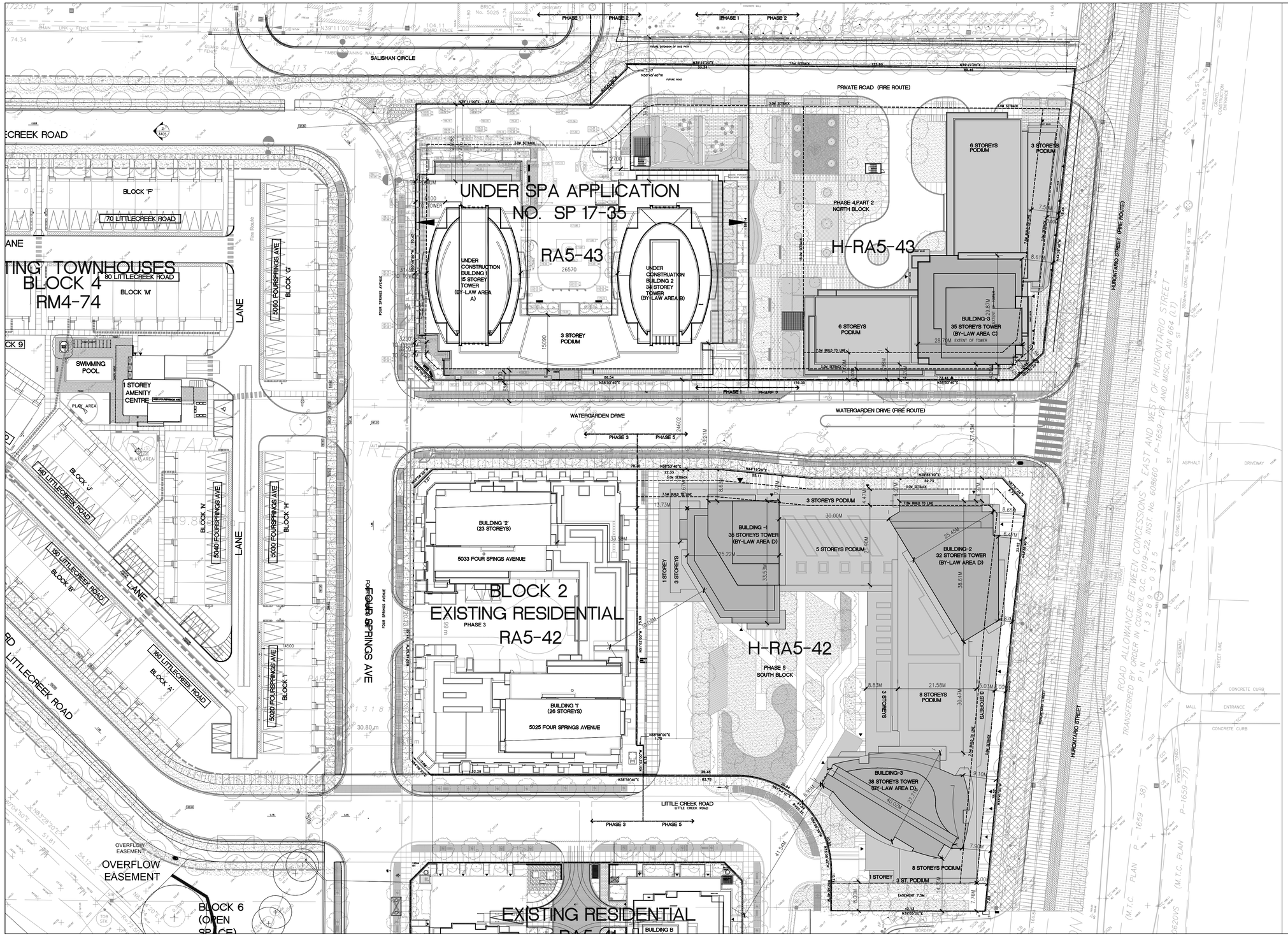
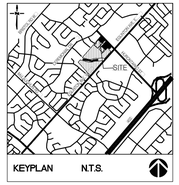
North:	Seal:
Date Plotted: 13 FEB 2020	Date: 21 MAR 2019
Drawn By:	Scale:
Checked By:	Revision Number: 2
Job No.: 2017-002-N	Sheet No.: SP A004-N


UNDER SPA APPLICATION
NO. SP 17-35
RA5-43
H-RA5-43
EXISTING TOWNHOUSES
BLOCK 4
RM4-74
BLOCK 2
EXISTING RESIDENTIAL
RA5-42
H-RA5-42
EXISTING RESIDENTIAL
RA5-41
C5-3
EXISTING ESSO
GAS STATION
RM5
RA3-8
PRIVATE ROAD (FIRE ROUTE)
WATERGARDEN DRIVE (FIRE ROUTE)
LITTLE CREEK ROAD
EDGELEY BOULEVARD
SALISHAN CIRCLE
HURONTARIO STREET
EDGELEY BOULEVARD
EDGELEY BOULEVARD
EDGELEY BOULEVARD



GENERAL NOTES



KEYPLAN N.T.S.

LEGAL DESCRIPTION AND SURVEY INFORMATION

SURVEY INFORMATION TAKEN FROM:

PLAN OF SURVEY OF
BLOCKS 1, 2 ,16 AND 17
REGISTERED PLAN 43M-1957

CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SURVEY INFORMATION PROVIDED BY:

R. AXIS SURVEYING INC.
235 YORKLAND BOULEVARD, SUITE 203
BRAMPTON, ONTARIO
M2J 4Y8
TEL: (416) 490-8960 FAX: (416) 491-6206
www.raxis-inc.com
DATE:
FEBRUARY 23, 2018

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
2	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION
1	31 MAY 2018	RE-ZONING SUBMISSION

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Sheet Title:
SITE PLAN -
NORTH & SOUTH BLOCKS

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:300
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A101-N

EXISTING ZONING CATEGORY: "DEVELOPMENT ZONE" PROPOSED ZONING CATEGORY: ALL SUBJECT TO OPA/ REZONING APPLICATION OZ 16/10

PHASE 4 , PART 1 AND 2 SITE DATA (BY LAW# 0275-2012)

LOT AREA/ COVERAGE

LOT AREA (INCLUDE RESERVE AREA) — 14,604.1 SM

	PART 1		PART 2	TOTAL FSI - PART (1 + 2)
LOT AREA	7327.2 SM (100%)	LOT AREA	7229.0 SM (100%)	14,556.2 SM (100%)
COVERED AREA/ FLOOR AREA	3494.2 SM (46.85%)	COVERED AREA/ FLOOR AREA	2952.5 SM (41%)	6446.7 SM (45%)
PAVED AREA	2005.8 SM (26.1%)	PAVED AREA	1386.7 SM (19%)	3392.5 SM (23%)
LANDSCAPED AREA	1827.5 SM (25.1%)	LANDSCAPED AREA	2889.8 SM (40%)	4717.3 SM (32%)

MINIMUM LANDSCAPED AREA — 25% OF LOT AREA

GFA AND FSI

MINIMUM ALLOWED FLOOR SPACE INDEX (2.9 X LOT AREA) — 42213.0 SM

MAXIMUM ALLOWED FLOOR SPACE INDEX (5.19X LOT AREA) — 75546.7 SM

PROPOSED FLOOR SPACE INDEX (FSI)

FSI - PART 1		FSI - PART 2		TOTAL FSI - PART (1 + 2)
FLOOR SPACE INDEX (FSI)	5.12X	FLOOR SPACE INDEX (FSI)	4.33X	4.73X

PROPOSED RESIDENTIAL GROSS FLOOR AREA (GFA)

PART 1		PART 2		TOTAL - PART (1 + 2)
PROPOSED RESIDENTIAL GROSS FLOOR AREA (GFA)	37,349.1 SM	PROPOSED RESIDENTIAL GROSS FLOOR AREA (GFA)	30,386.70 SM	68,003.00 SM

PROPOSED NON-RESIDENTIAL GROSS FLOOR AREA (GFA)

PART 1		PART 2		TOTAL - PART (1 + 2)
PROPOSED NON-RESIDENTIAL GROSS FLOOR AREA (GFA)	233.0 SM	PROPOSED NON-RESIDENTIAL GROSS FLOOR AREA (GFA)	917.20 SM	1,150.20 SM
TOTAL PROPOSED RESIDENTIAL+NON-RESIDENTIAL GROSS FLOOR AREA (GFA)	37,582.1 SM	TOTAL PROPOSED RESIDENTIAL+NON-RESIDENTIAL GROSS FLOOR AREA (GFA)	31,303.90 SM	68,886.00 SM

REQUIRED NON-RESIDENTIAL GROSS FLOOR AREA AS PER OZ 16/10 (INCLUDED IN MAX. 5.19X F.S.I)

AREA	MINIMUM GROSS FLOOR AREA NON-RESIDENTIAL
A	230.0 SM
B	0.0 SM
C	4770.0 SM

BUILDING HEIGHT

BUILDING HEIGHT ALLOWED AS PER OZ 16/10

AREA	MIN. BLDG. HEIGHT	MAX. BLDG HEIGHT	MINIMUM HEIGHT OF PODIUM	MAXIMUM HEIGHT OF PODIUM
A	5 STOREYS	15 STOREYS	1 STOREY	4 STOREYS
B	5 STOREYS	34 STOREYS	1 STOREY	4 STOREYS
C	10 STOREYS	25 STOREYS	3 STOREYS	6 STOREYS

BUILDING HEIGHT PROPOSED

	PART 1 (ZONE A AND B) BUILDING 1	PART 1 (ZONE A AND B) BUILDING 2		PART 2 (ZONE C) BUILDING 3
BUILDING HEIGHT	15 STOREYS	34 STOREYS	BUILDING HEIGHT	35 STOREYS

UNITS

NUMBER OF UNITS ALLOWED — 748

NUMBER OF UNITS PROPOSED — 874

	PART 1 BUILDING 1	PART 1 BUILDING 2	PART 1 TOTAL (1+2)		PART 2 BUILDING 3	TOTAL - PART (1 + 2)
1 BEDROOM	57	88	145	1 BEDROOM	82	227
1 BEDROOM + DEN	47	44	91	1 BEDROOM + DEN	151	242
2 BEDROOM	5	2	7	2 BEDROOM	54	61
2 BEDROOM + DEN	64	152	216	2 BEDROOM + DEN	109	325
3 BEDROOM	–	–	–	3 BEDROOM	9	9
3 BEDROOM + DEN	–	–	–	3 BEDROOM + DEN	1	1
2 STOREY	3	4	9	2 STOREY	–	9
TOTAL SUITES PROPOSED	178	290	468	TOTAL SUITES PROPOSED	406	874

AMENITY

AMENITY REQUIRED:(GENERAL BY-LAW-CITY OF MISSISSAUGA)

MINIMUM AMENITY AREA ALLOWED (5.6SM PER DWELLING UNIT-COMBINED INDOOR AND OUTDOOR)	2620.8 SM	2,273.6 SM	4,894.4 SM
MINIMUM AMENITY AREA ALLOWED TO BE PROVIDED OUTSIDE AT GRADE			55.0 SM

AMENITY PROVIDED:

	PART 1 BUILDING 1	PART 1 BUILDING 2	PART 1 TOTAL (1+2)		PART 2 BLDG 3	TOTAL - PART (1 + 2)
INDOOR AMENITY AREA PROVIDED	340.1	600.9	941.0 SM	INDOOR AMENITY AREA PROVIDED	914.0	1,855.0 SM
OUTDOOR AMENITY AREA PROVIDED	633.3	1090.1	1723.4 SM	OUTDOOR AMENITY AREA PROVIDED	2,009.7	3,733.1 SM
TOTAL AMENITY AREA PROVIDED	973.4	1691.0	2664.4 SM	TOTAL AMENITY AREA PROVIDED	2,923.7	5,588.1 SM
TOTAL AMENITY AREA REQUIRED (GENERAL BY-LAW-CITY OF MISSISSAUGA)	N/A	N/A	2620.8 SM	TOTAL AMENITY AREA REQUIRED (GENERAL BY-LAW-CITY OF MISSISSAUGA)	2,273.6	4,894.4 SM
AVERAGE AMENITY AREA PROVIDED PER DWELLING UNIT						8.2 SM
50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA REQUIRED IN ONE CONTIGUOUS AREA	490.0 SM	820.0 SM	1310.0 SM	50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA REQUIRED IN ONE CONTIGUOUS AREA	1,461.85	2,771.85 SM
50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA PROVIDED IN ONE CONTIGUOUS AREA	371.5 SM	371.5 SM	743.0 SM	50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA PROVIDED IN ONE CONTIGUOUS AREA	2,612.20	3,355.20 SM
MINIMUM AMENITY AREA PROHIBITED OUTSIDE AT GRADE			55.0 SM	MINIMUM AMENITY AREA REQUIRED OUTSIDE AT GRADE	55.00 SM	110.00 SM
AMENITY AREA PROVIDED OUTSIDE AT GRADE			1036.0 SM	AMENITY AREA PROVIDED OUTSIDE AT GRADE	2,145.50	3,181.50 SM

PARKING

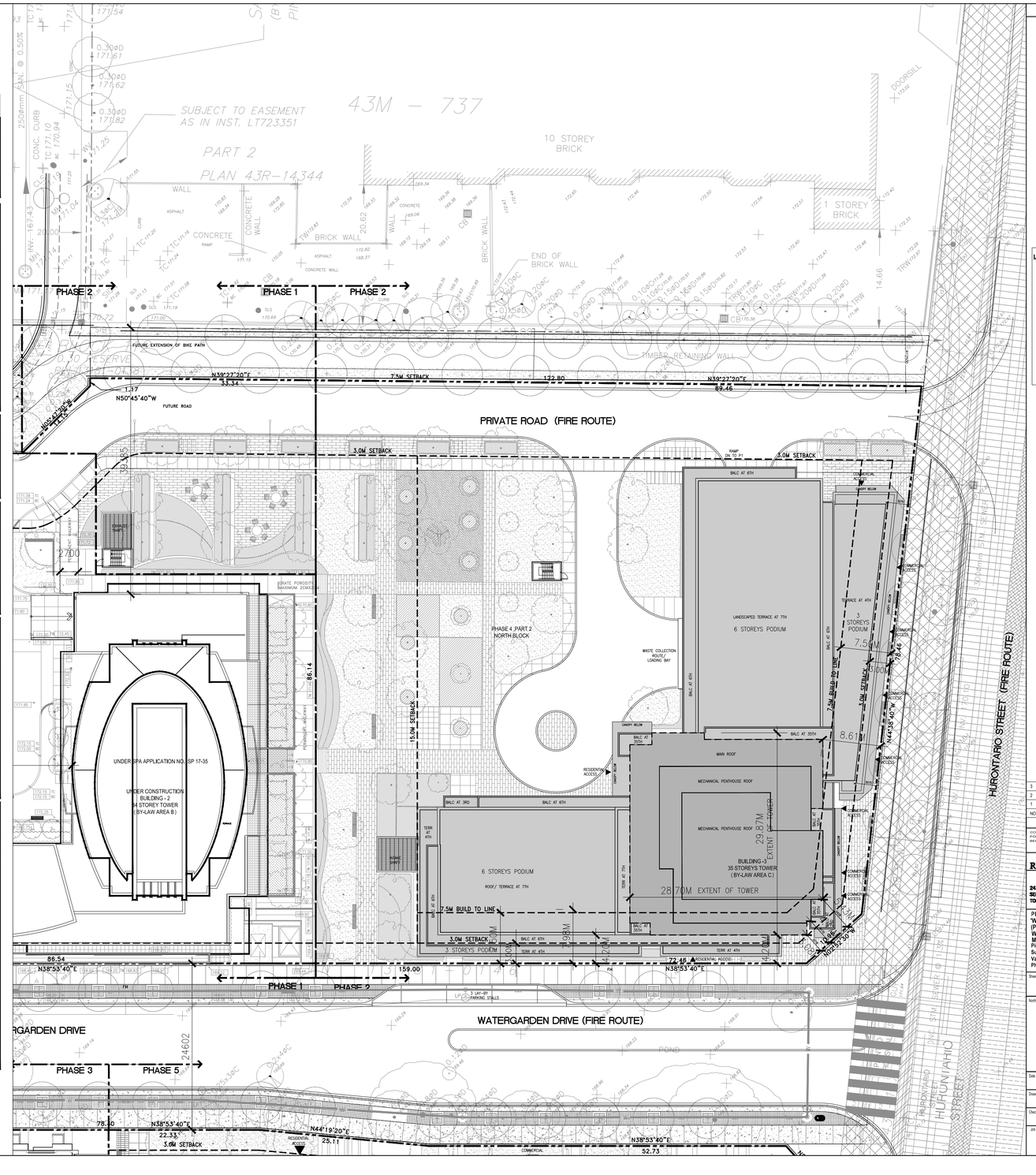
PARKING REQUIRED:(BY-LAW # 0225-2007)

	PART 1 BUILDING 1	PART 1 BUILDING 2	PART 1 TOTAL (1+2)		PART 2 BLDG 3	TOTAL - PART (1 + 2)
RESIDENTIAL PARKING REQUIRED PER 1 BEDROOM AND 2 BEDROOM: 1.1 SPACE/DWELLING UNIT	187	318	505	RESIDENTIAL PARKING REQUIRED PER 1 BEDROOM AND 2 BEDROOM: 1.1 SPACE/DWELLING UNIT	436	941
RESIDENTIAL PARKING REQUIRED PER 3 BEDROOM: 1.2 SPACE/DWELLING UNIT	6	5	11	RESIDENTIAL PARKING REQUIRED PER 3 BEDROOM: 1.2 SPACE/DWELLING UNIT	12	23
SHARED PARKING REQUIRED: *GREATER OF VISITOR PARKING REQUIRED OR ALL NON RESIDENTIAL PARKING REQUIRED.	–	–	–	SHARED PARKING REQUIRED: *GREATER OF VISITOR PARKING REQUIRED OR ALL NON RESIDENTIAL PARKING REQUIRED.	–	–
VISITOR PARKING REQUIRED: 0.15 SPACES/DWELLING UNIT	27*	44	71	VISITOR PARKING REQUIRED: 0.15 SPACES/DWELLING UNIT	61*	132*
COMMERCIAL RETAIL PARKING REQUIRED: 4.3 SPACES/100 SM	13*	–		COMMERCIAL RETAIL PARKING REQUIRED: 4.3 SPACES/100 SM	39	–
TOTAL PARKING REQUIRED:	220	367	587	TOTAL PARKING REQUIRED:	509	1096
PARKING SPACES FOR PERSONS WITH DISABILITIES REQUIRED(4% OF TOTAL NON-RESIDENTIAL PARKING SPACES– AS PER TABLE 3.1.3.1–ZONING BY LAW 0225–2007)	1	2	3	PARKING SPACES FOR PERSONS WITH DISABILITIES REQ'D (4% OF TOTAL NON-RESIDENTIAL PARKING SPACES– AS PER TABLE 3.1.3.1–ZONING BY LAW 0225–2007)	3	6

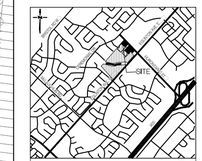
PARKING PROVIDED:

	PART 1 BUILDING 1 # OF CARS VISITORS	PART 1 BUILDING 1 # OF CARS TENANTS	PART 1 BUILDING 2 # OF CARS VISITORS	PART 1 BUILDING 2 # OF CARS TENANTS	PART 1 TOTAL (1+2) TOTAL		PART 2 BLDG 3 # OF CARS VIS./COMM	PART 2 BLDG 3 # OF CARS TENANTS	PART 2 BLDG 3 # OF CARS TOTAL	TOTAL - PART (1 + 2)
PARKING LEVEL 1	27	16	44	17	104	PARKING LEVEL 1	61	89	150	254
PARKING LEVEL 2	0	72	0	93	165	PARKING LEVEL 2	0	177	177	342
PARKING LEVEL 3	0	72	0	102	174	PARKING LEVEL 3	0	182	182	356
PARKING LEVEL 4	0	72	0	102	174	PARKING LEVEL 4	0	0	0	174
PARKING LEVEL 5		20			20	PARKING LEVEL 5	0	0	0	20
TOTAL PARKING PROPOSED	27	252	44	314	637	TOTAL PARKING PROPOSED	61	448	509	1146

SHARED PARKING SPACES WILL NOT BE RESERVED FOR CERTAIN USES AT SPECIFIC TIMES.
* THE PARKING SPACES WILL BE ACCESSIBLE TO ALL USERS IN THE SHARED PARKING ARRANGEMENT.
THE SHARED SPACES WILL ALL BE PART OF THE SAME CONDOMINIUM.



GENERAL NOTES



KEYPLAN N.T.S.

LEGAL DESCRIPTION AND SURVEY INFORMATION

SURVEY INFORMATION TAKEN FROM:

PLAN OF SURVEY OF BLOCKS 1, 2 ,16 AND 17 REGISTERED PLAN 43M-1957

CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL

SURVEY INFORMATION PROVIDED BY:

R. AVIS SURVEYING INC.
235 YORKLAND BOULEVARD, SUITE 203
NEWMARKET, ONTARIO
M2J 4Y8
TEL: (416) 490-8960 FAX: (416) 491-6206
www.ravissurveying.com
DATE:
FEBRUARY 23, 2018

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1	31 MAY 2018	RE-ZONING SUBMISSION

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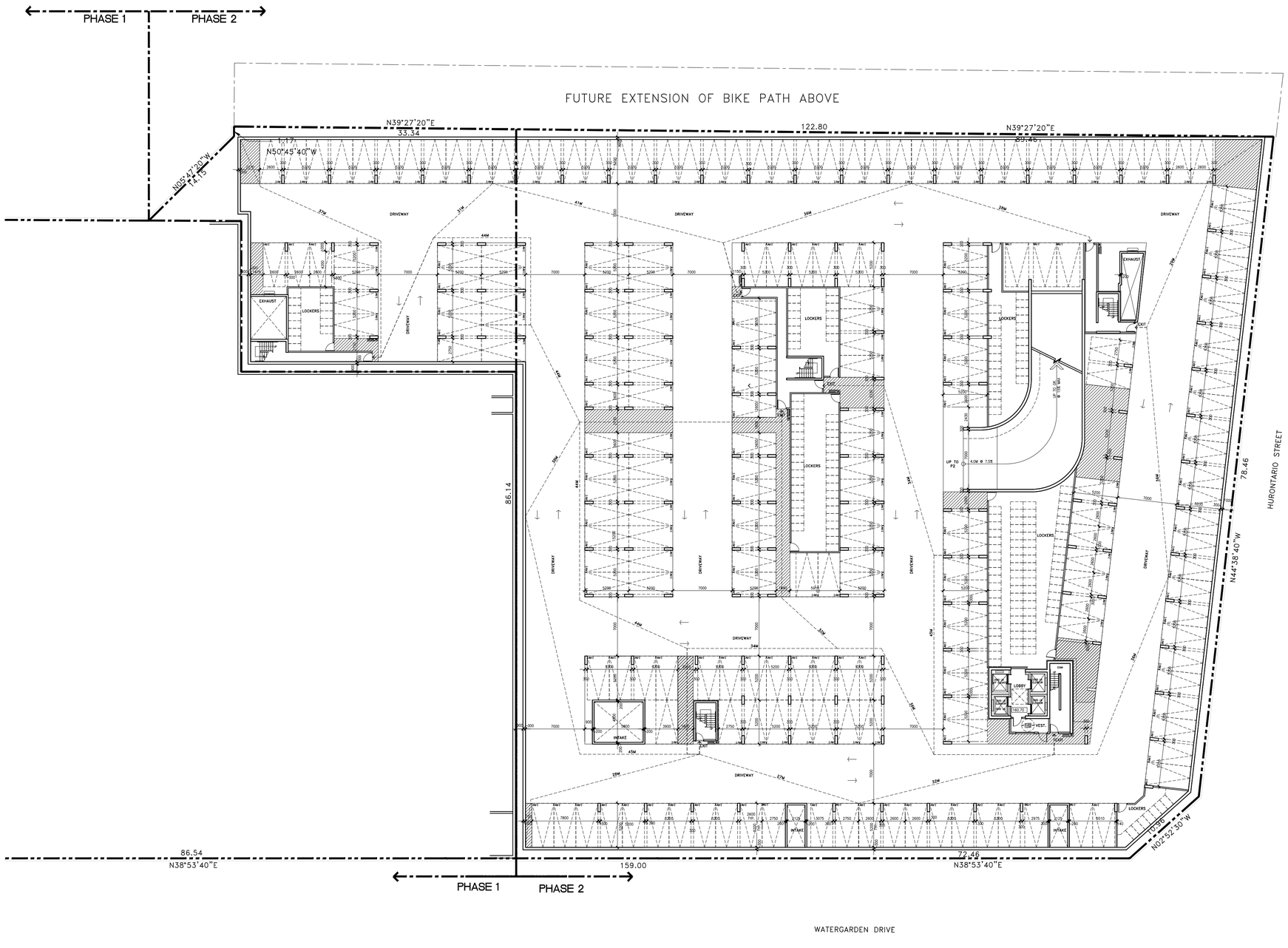
Drawing Title: SITE PLAN & STATS NORTH BLOCK PHASE 4, PART 2

North | Seal

Date Plotted: 18 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:200
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A102-N



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Sheet Title: PARKING LEVEL 3
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020

Date: 11 DEC 2018

Drawn By:

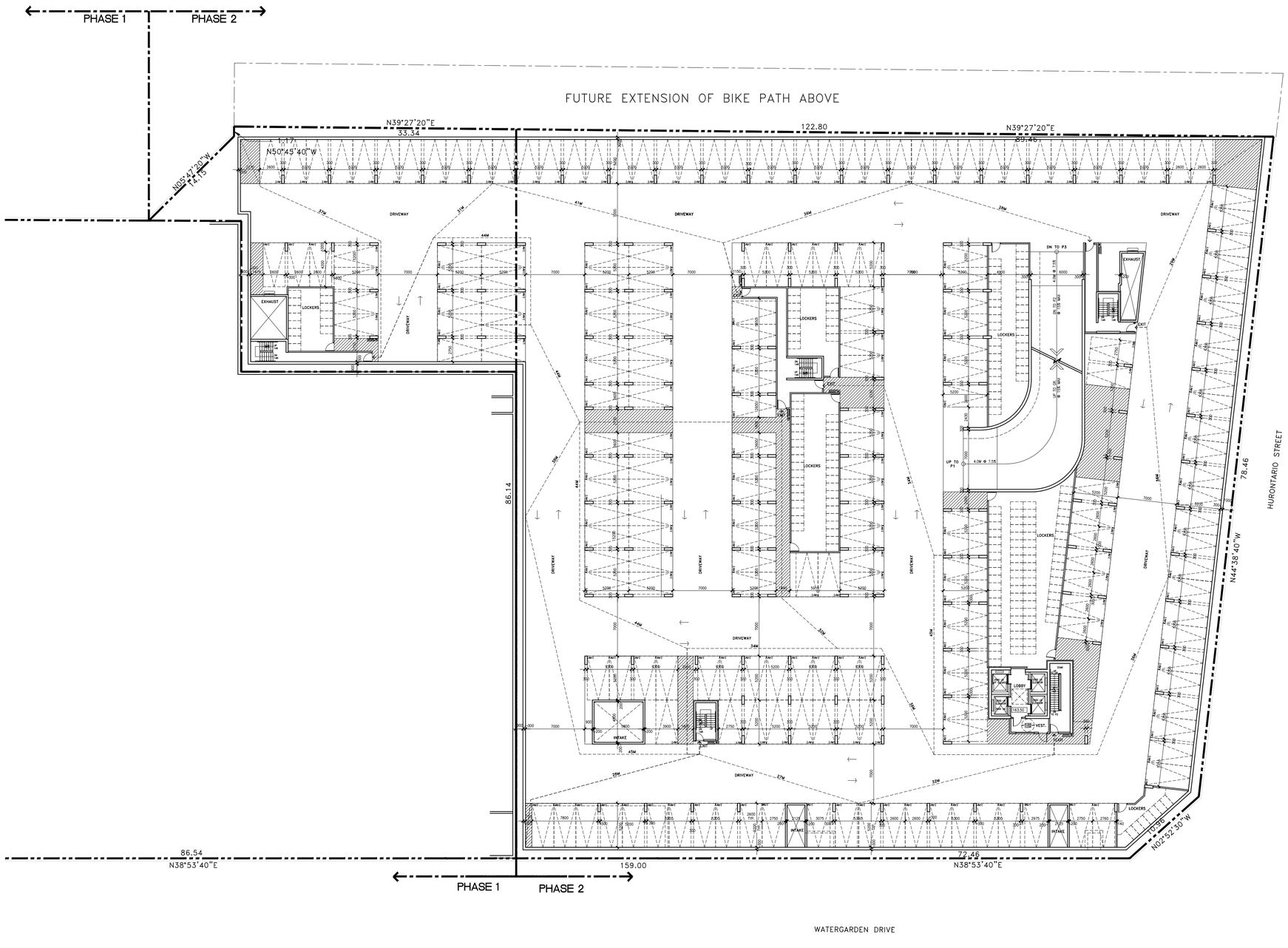
Scale: 1:150

Checked By:

Revision Number: 2

Job No.: 2017-002-N

Sheet No.: SP A201-N



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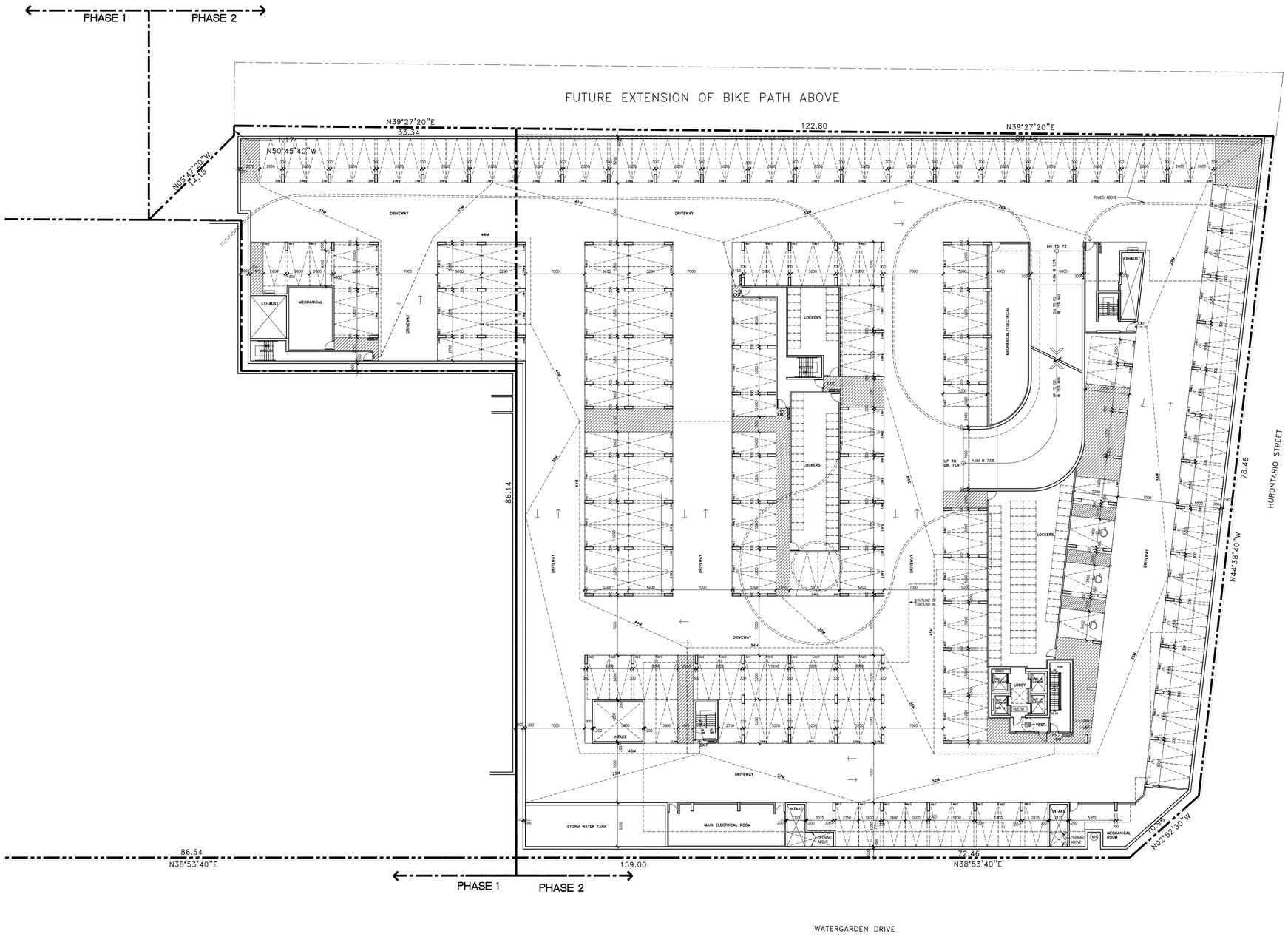
Sheet Title: PARKING LEVEL 2
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 11 DEC 2018
Drawn By:	Scale: 1:150
Checked By:	Revision Number: 2
Job No.: 2017-002-N	Sheet No.: SP A202-N



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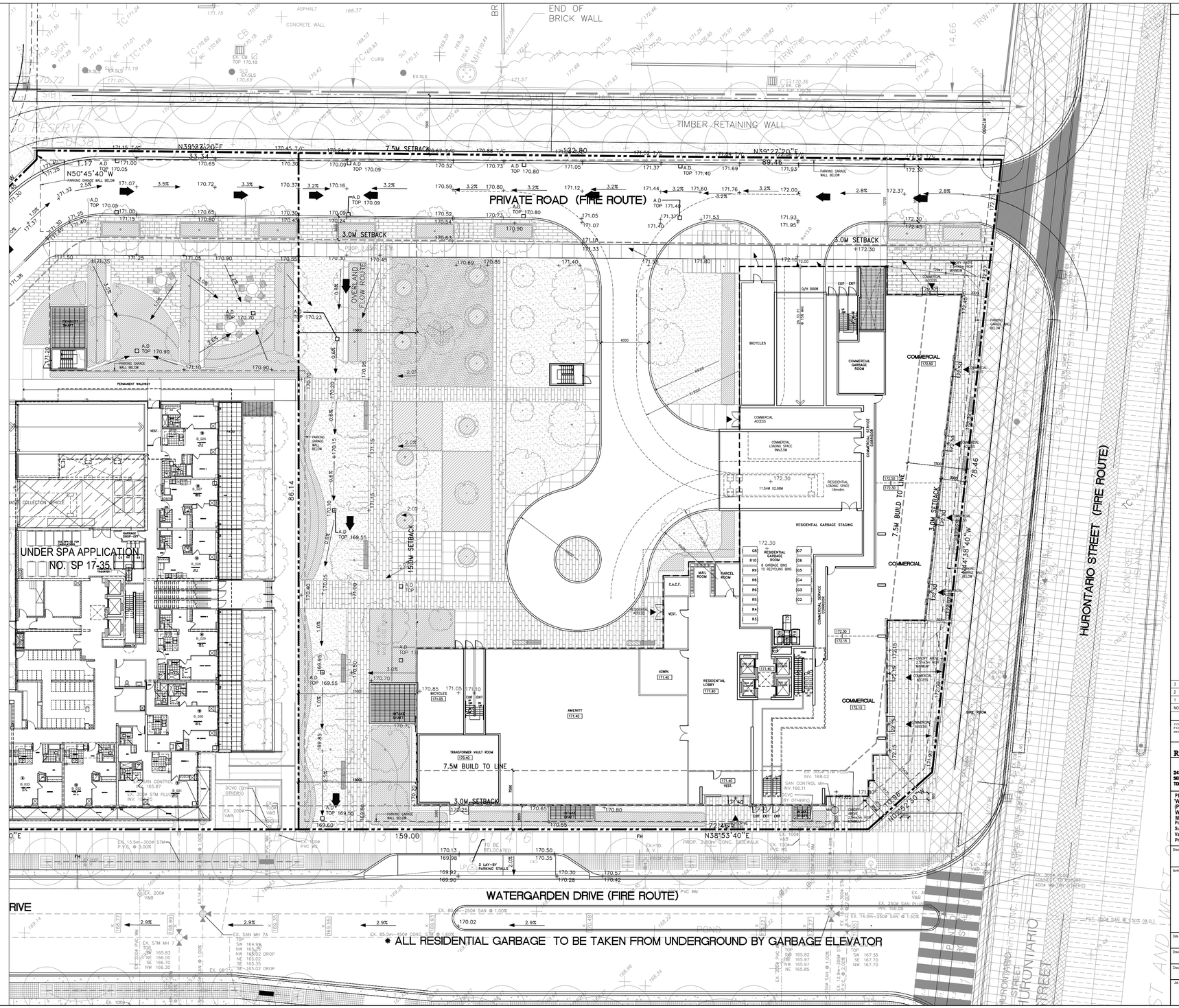
Sheet Title: PARKING LEVEL 1
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 11 DEC 2018
Drawn By:	Scale: 1:150
Checked By:	Revision Number: 2
Job No.: 2017-002-N	Sheet No.: SP A203-N



GENERAL NOTES

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
2	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION
1	31 MAY 2018	RE-ZONING SUBMISSION

REVISIONS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED.

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SECOND FLOOR
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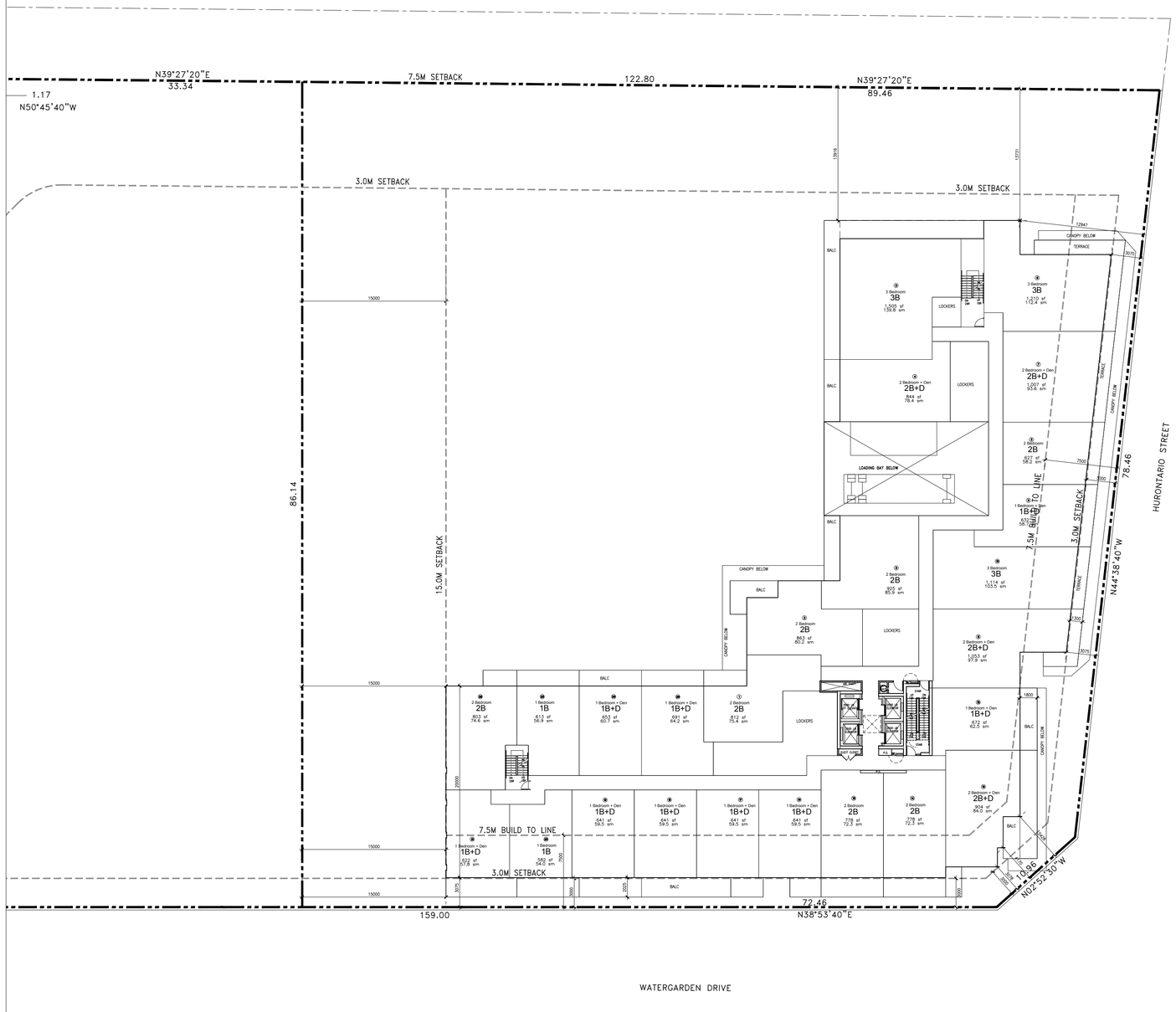
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) &
(PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title: GROUND FLOOR PLAN
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number: 3
Job No: 2017-002-N	Sheet No: SP A301-N



GENERAL NOTES

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
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PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
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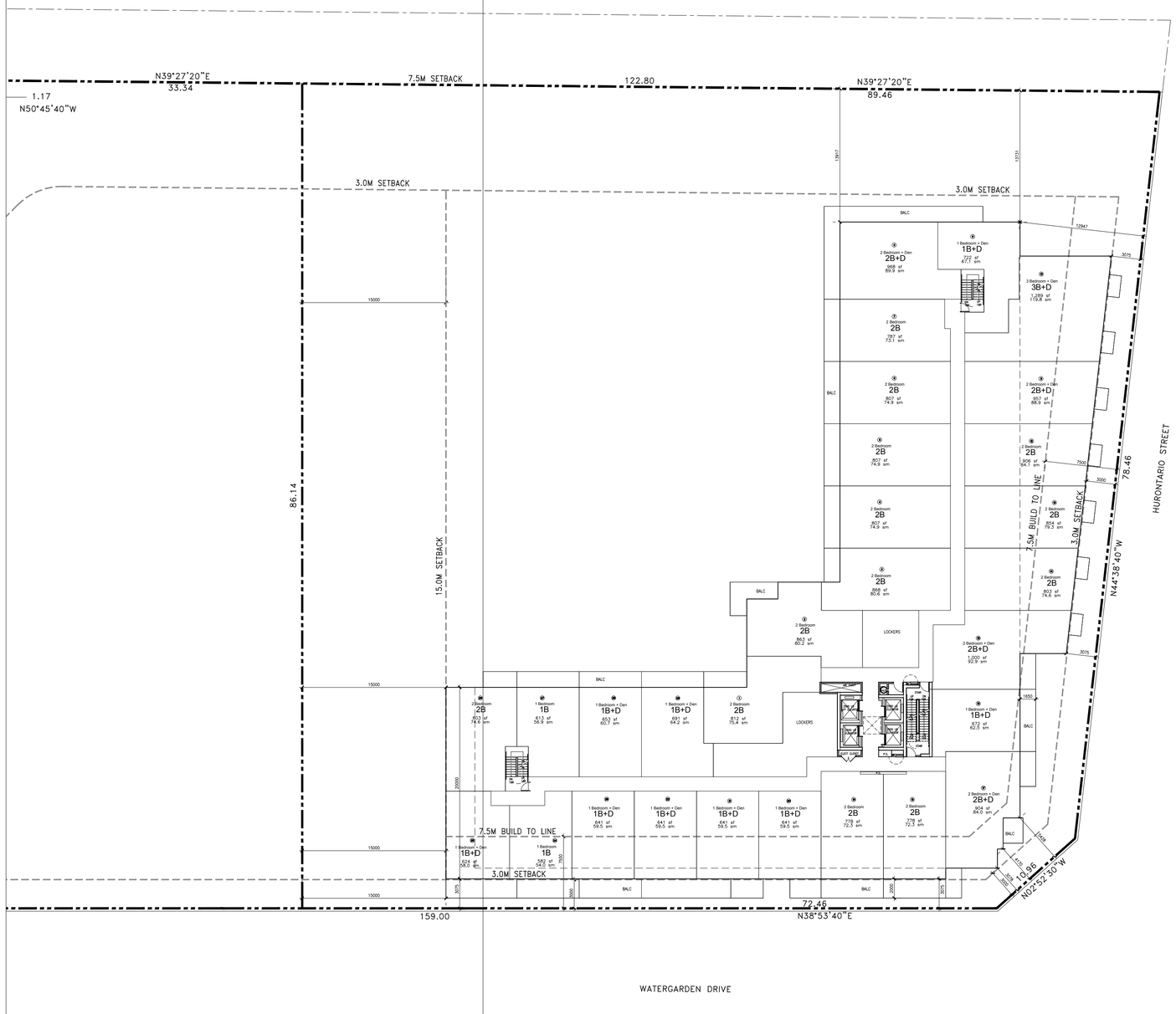
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title: 2ND FLOOR PLAN
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A302-N



GENERAL NOTES

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
2	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION
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PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
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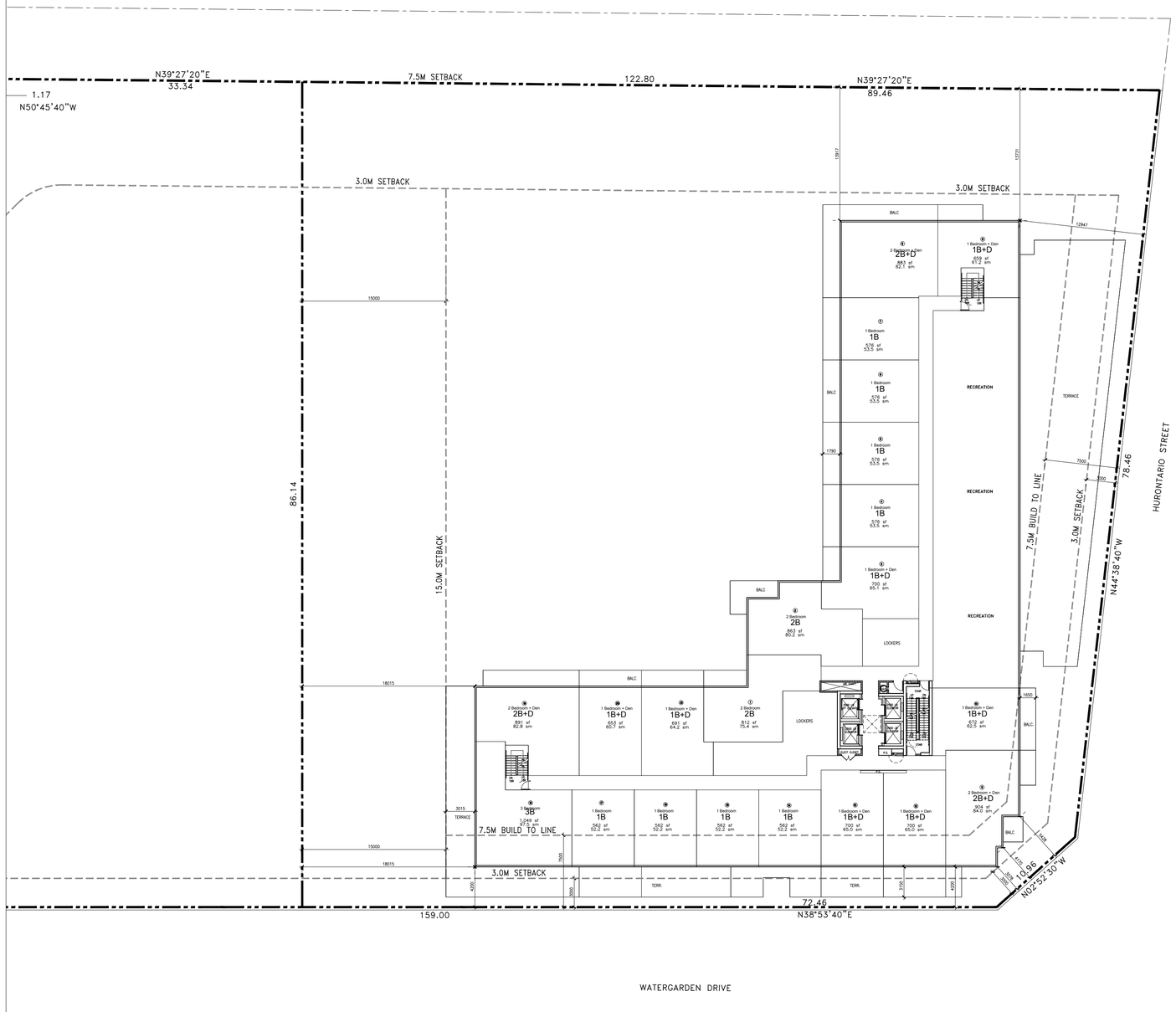
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title
3RD FLOOR PLAN
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A303-N



GENERAL NOTES

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
2	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION
1	31 MAY 2018	RE-ZONING SUBMISSION

REVISIONS

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PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
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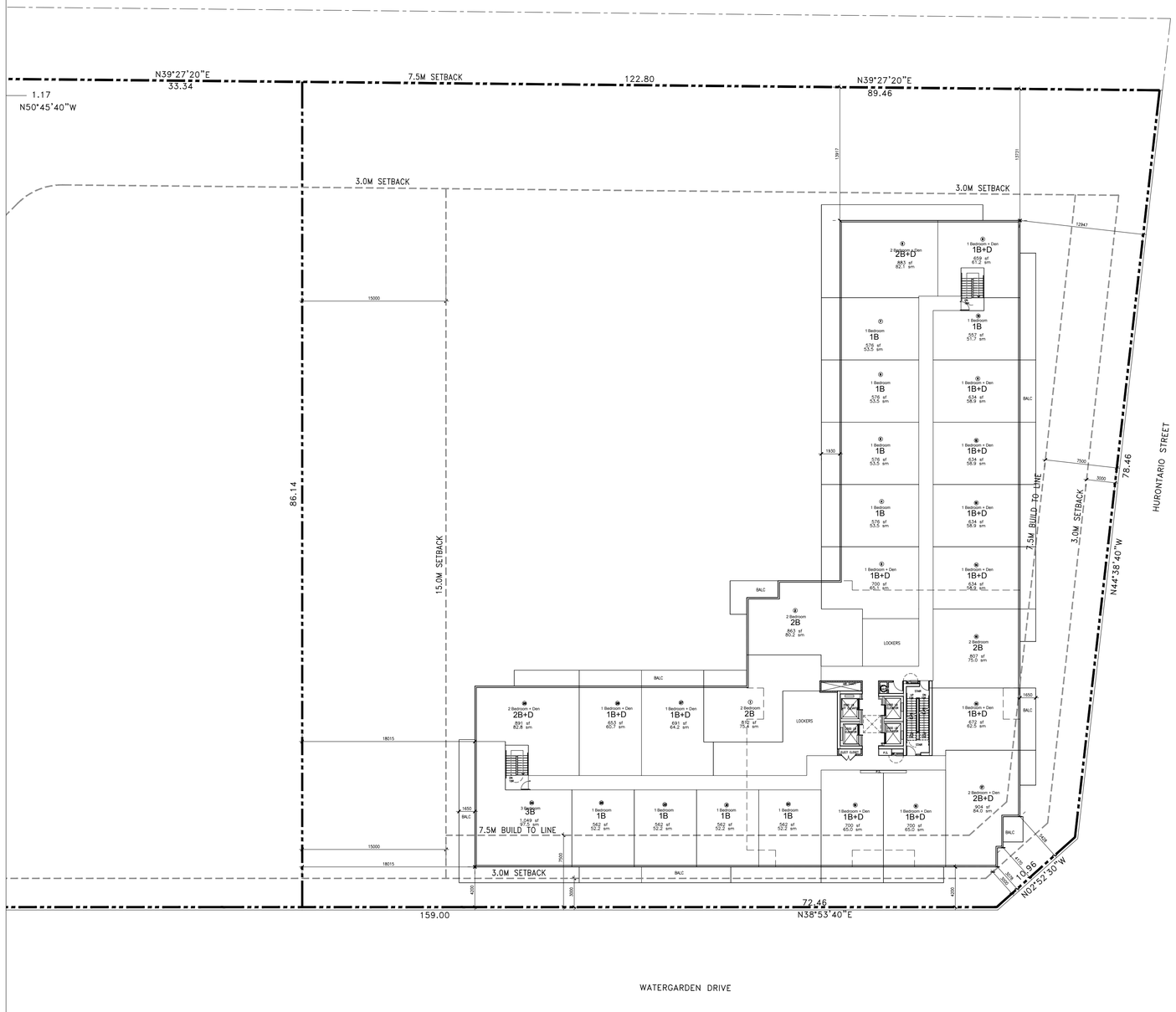
Sheet Title:
4TH FLOOR PLAN
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A304-N



GENERAL NOTES

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
2	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION
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REVISIONS

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PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
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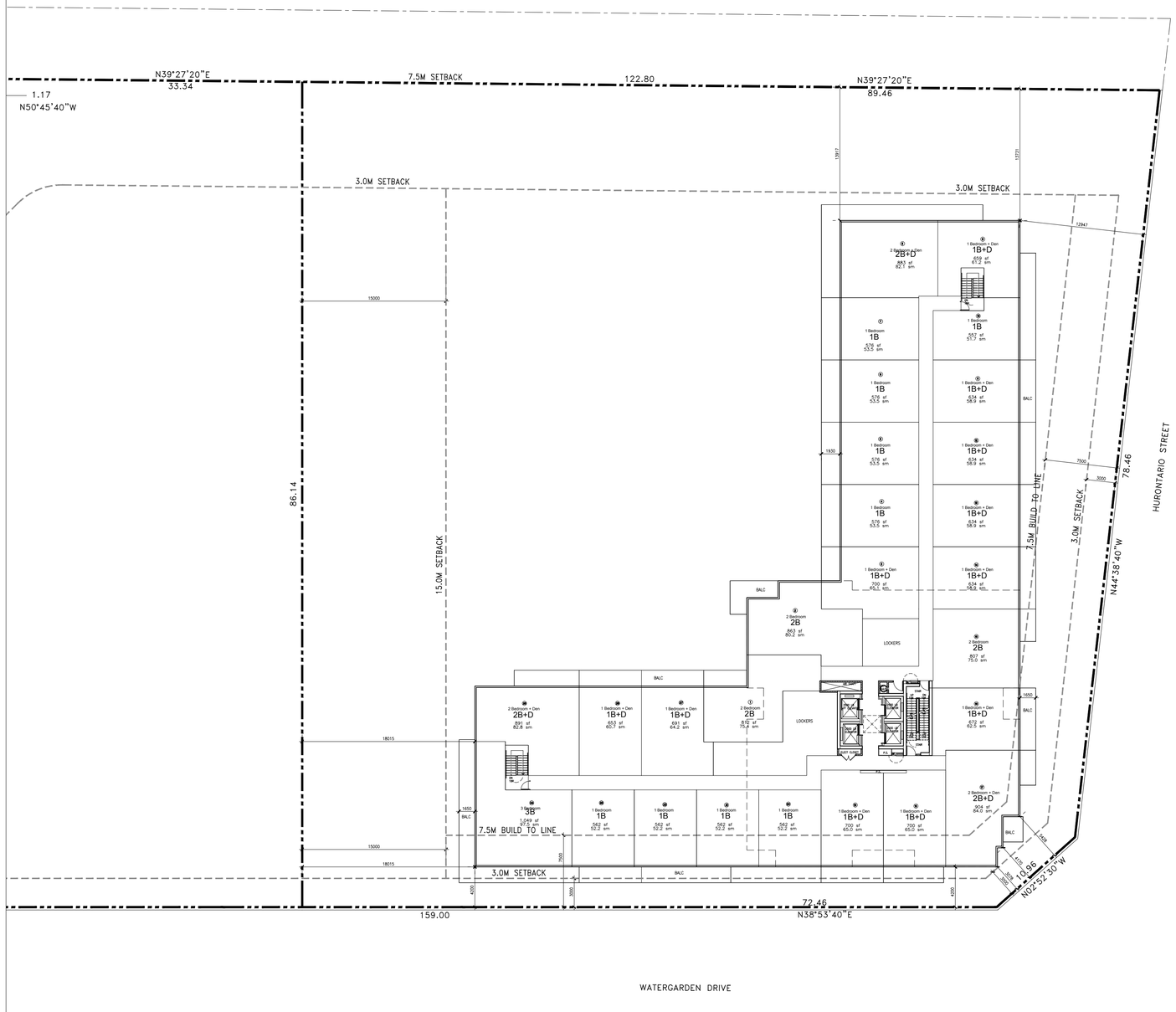
Sheet Title:
5TH FLOOR PLAN
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A305-N



GENERAL NOTES

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PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
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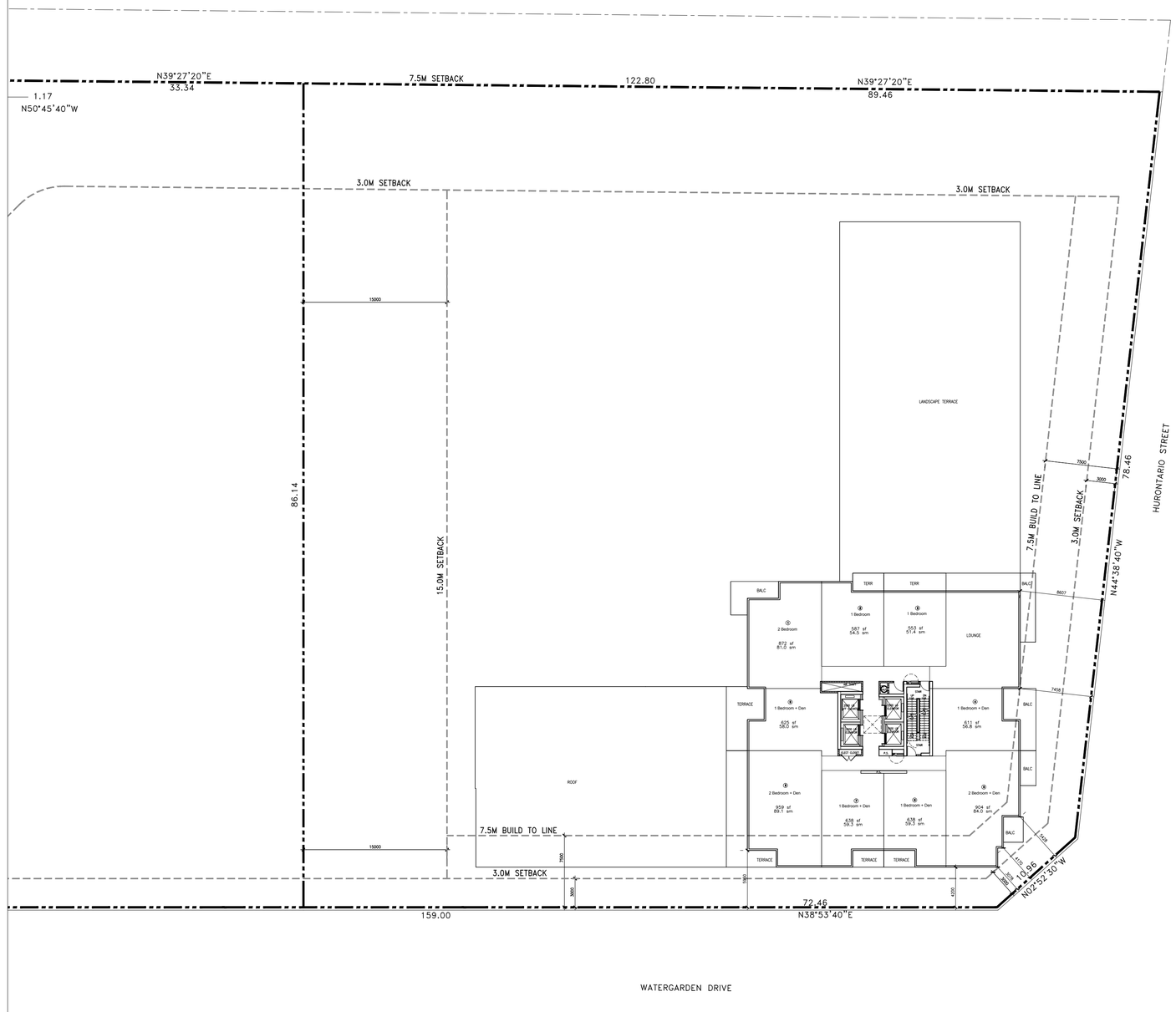
Sheet Title:
6TH FLOOR PLAN
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A306-N



GENERAL NOTES

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
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PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
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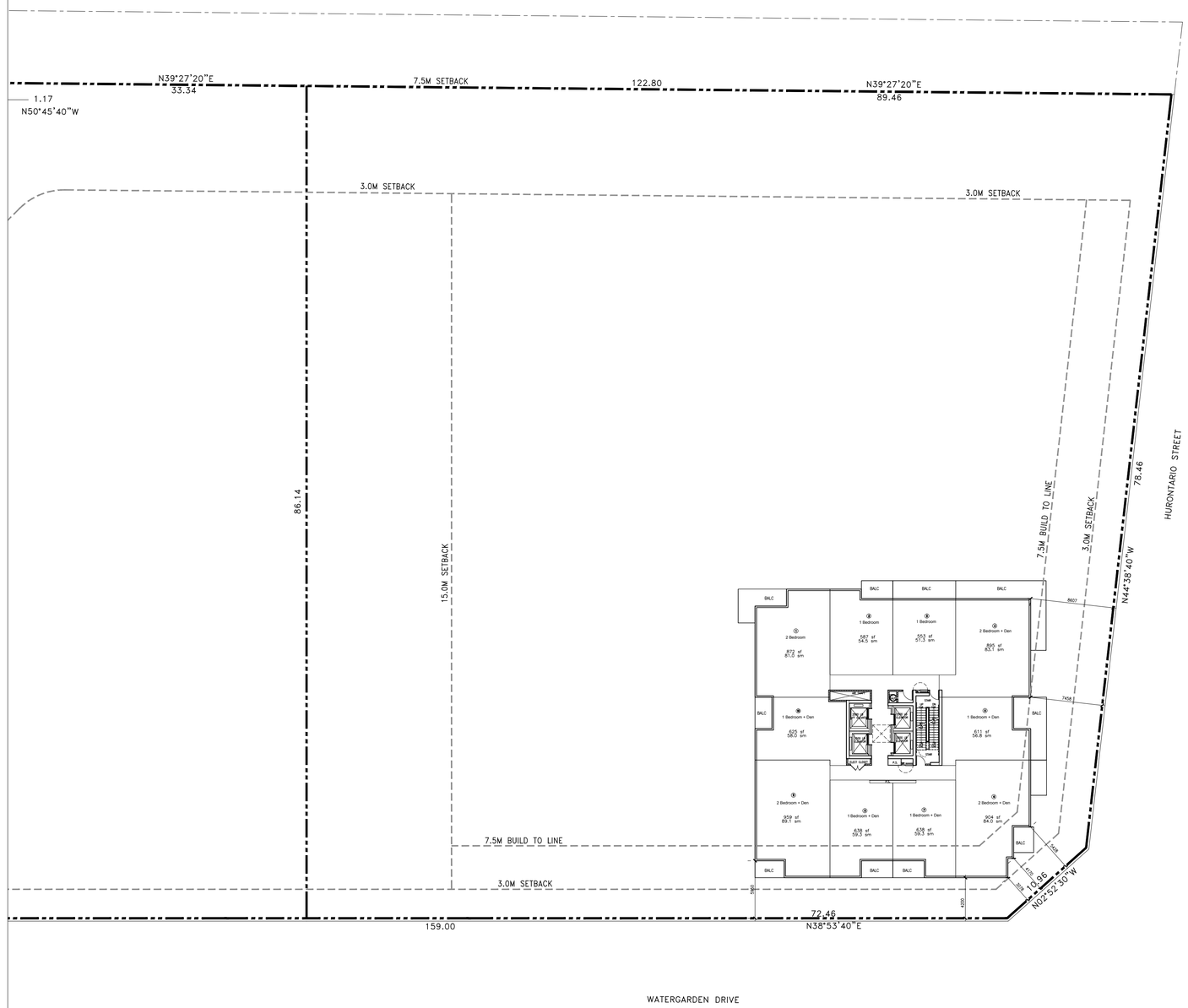
Sheet Title:
7TH FLOOR
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A307-N



GENERAL NOTES

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
2	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION
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PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
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Sheet Title:
8TH-32ND FLOOR PLAN
PHASE 4, PART 2

North:

Seal:

Date Plotted: 13 FEB 2020

Date: 25 MAY 2018

Drawn By: AA

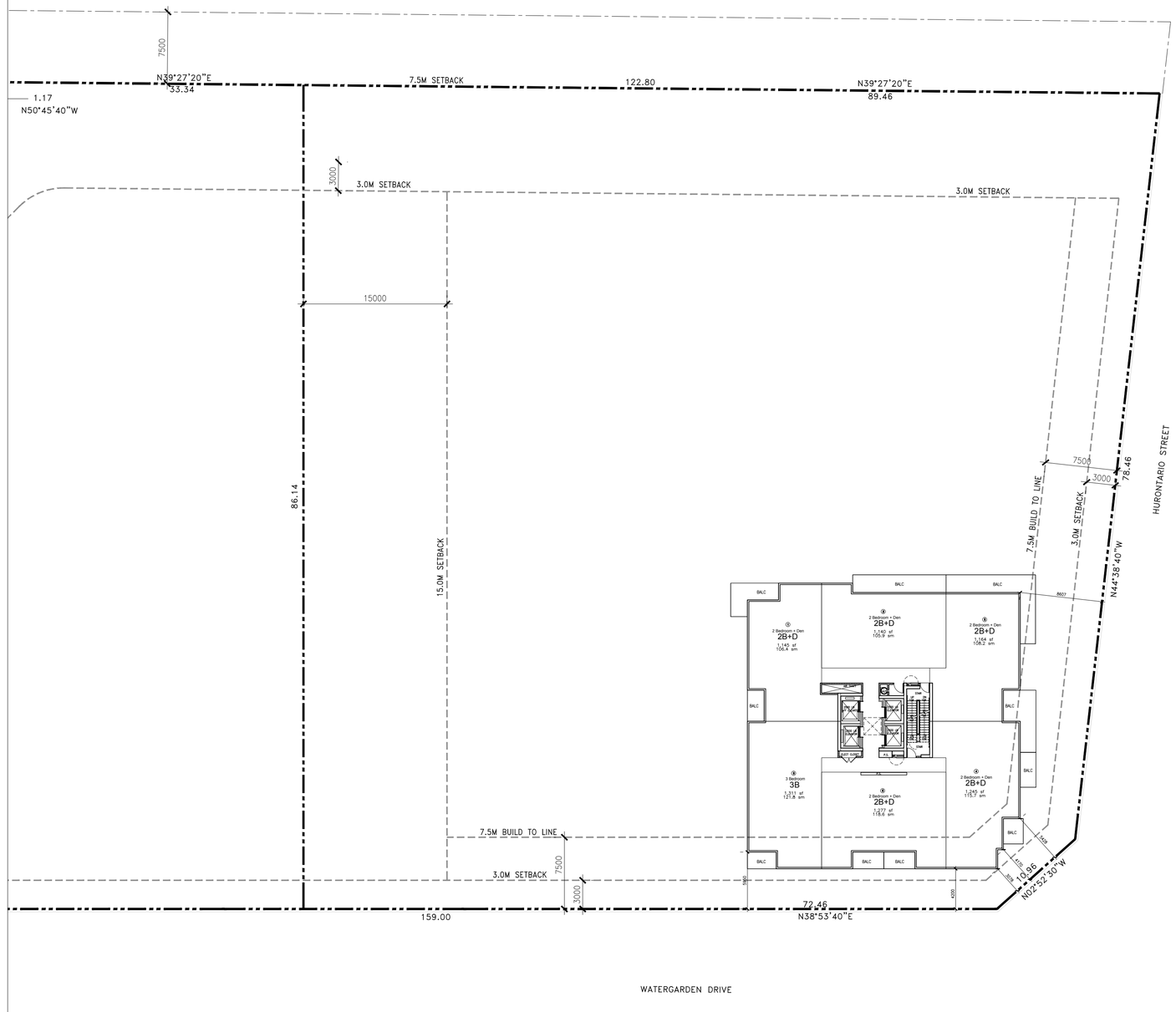
Scale: 1:150

Checked By:

Revision Number: 3

Job No.: 2017-002-N

Sheet No.: SP A308-N



GENERAL NOTES

NO	DATE	REMARKS
2	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
1	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION

REVISIONS

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PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
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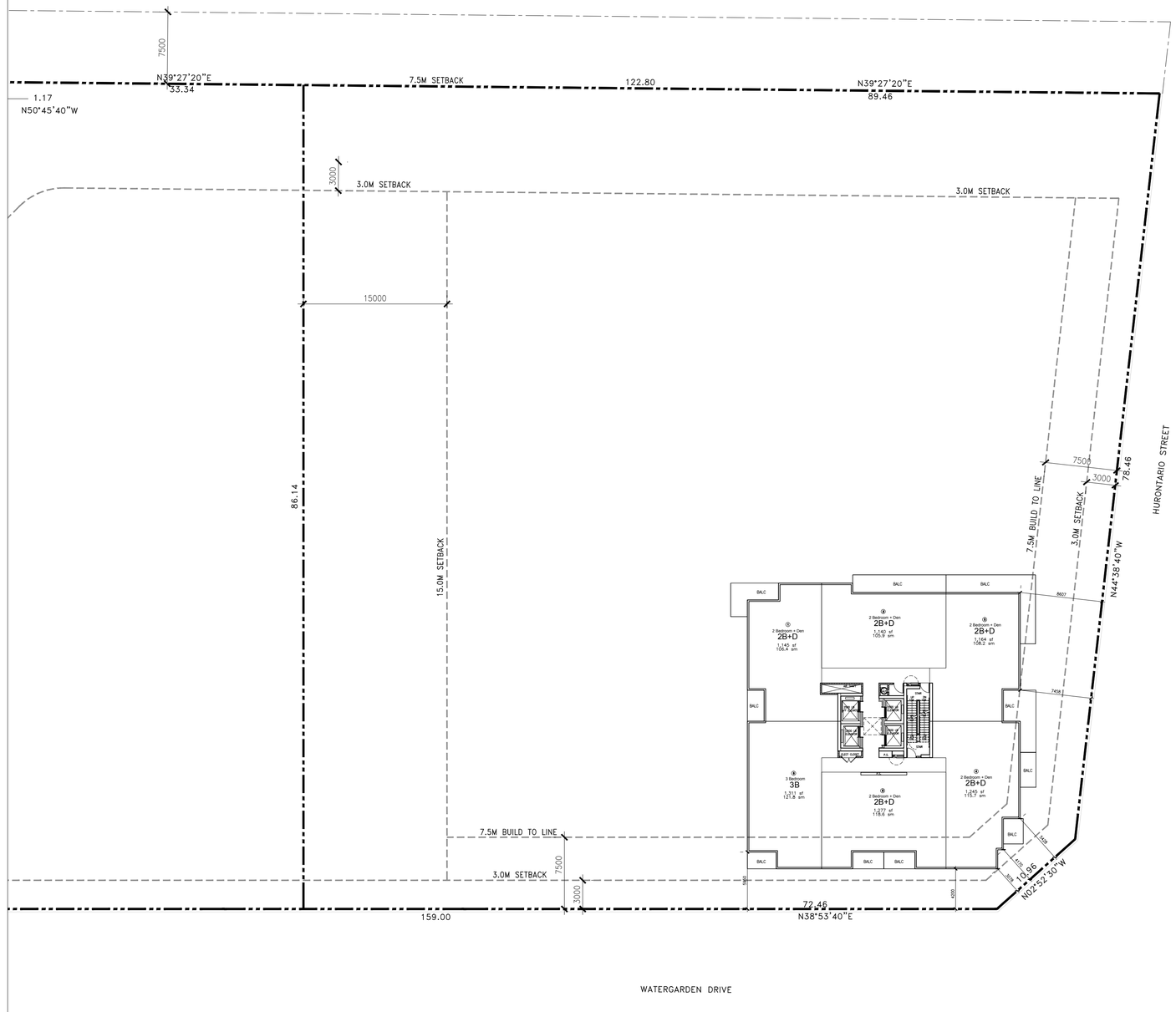
Sheet Title:
33RD-34TH FLOOR
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 11 DEC 2018
Drawn By:	Scale: 1:150
Checked By:	Revision Number: 2
Job No.: 2017-002-N	Sheet No.: SP A309-N



GENERAL NOTES

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3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
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PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
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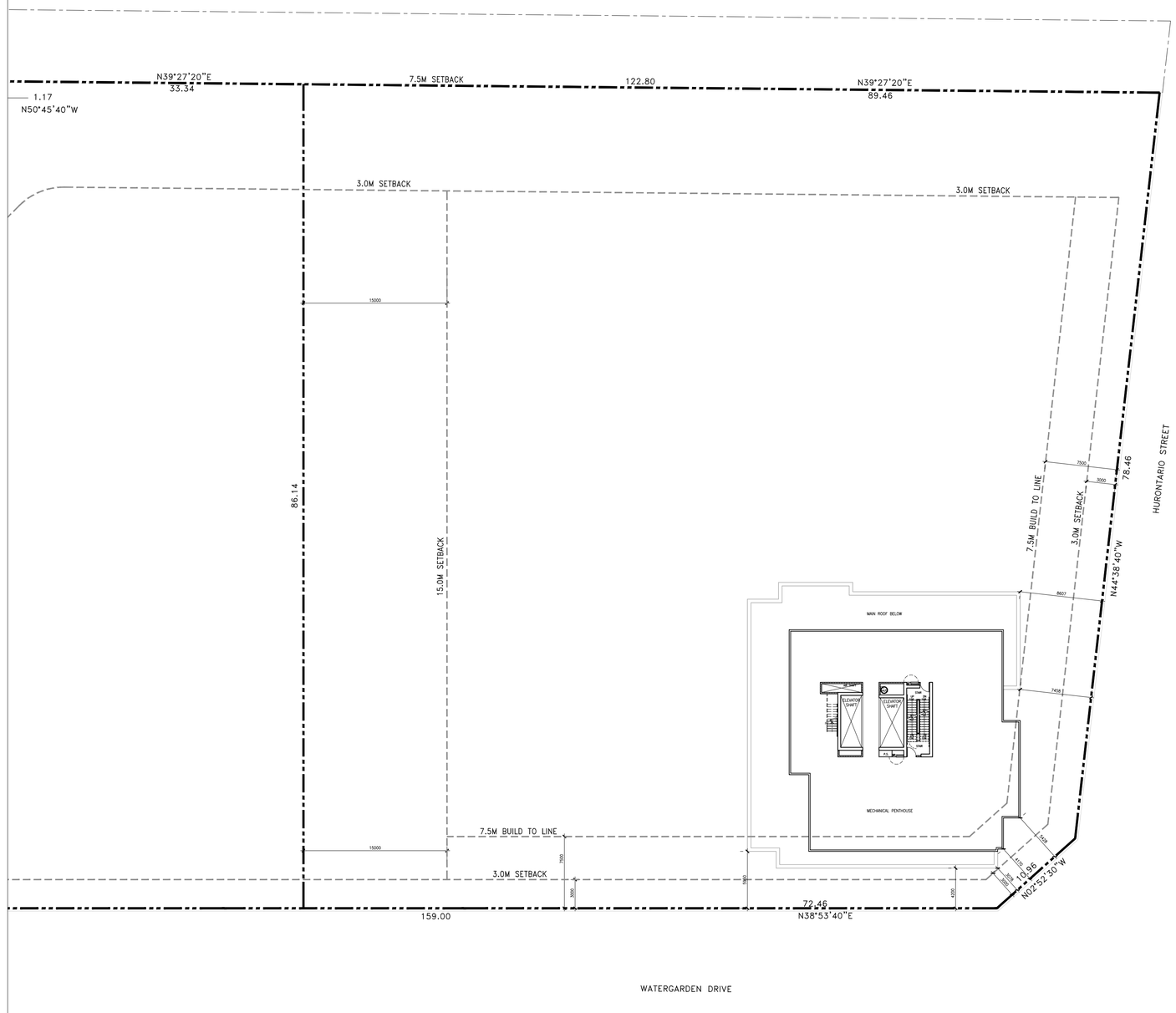
Sheet Title
35TH FLOOR
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A310-N



GENERAL NOTES

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
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PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
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Vancouver, BC, V6B 2W6
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Sheet Title
MECH. PH
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020

Date: 25 MAY 2018

Drawn By: AA

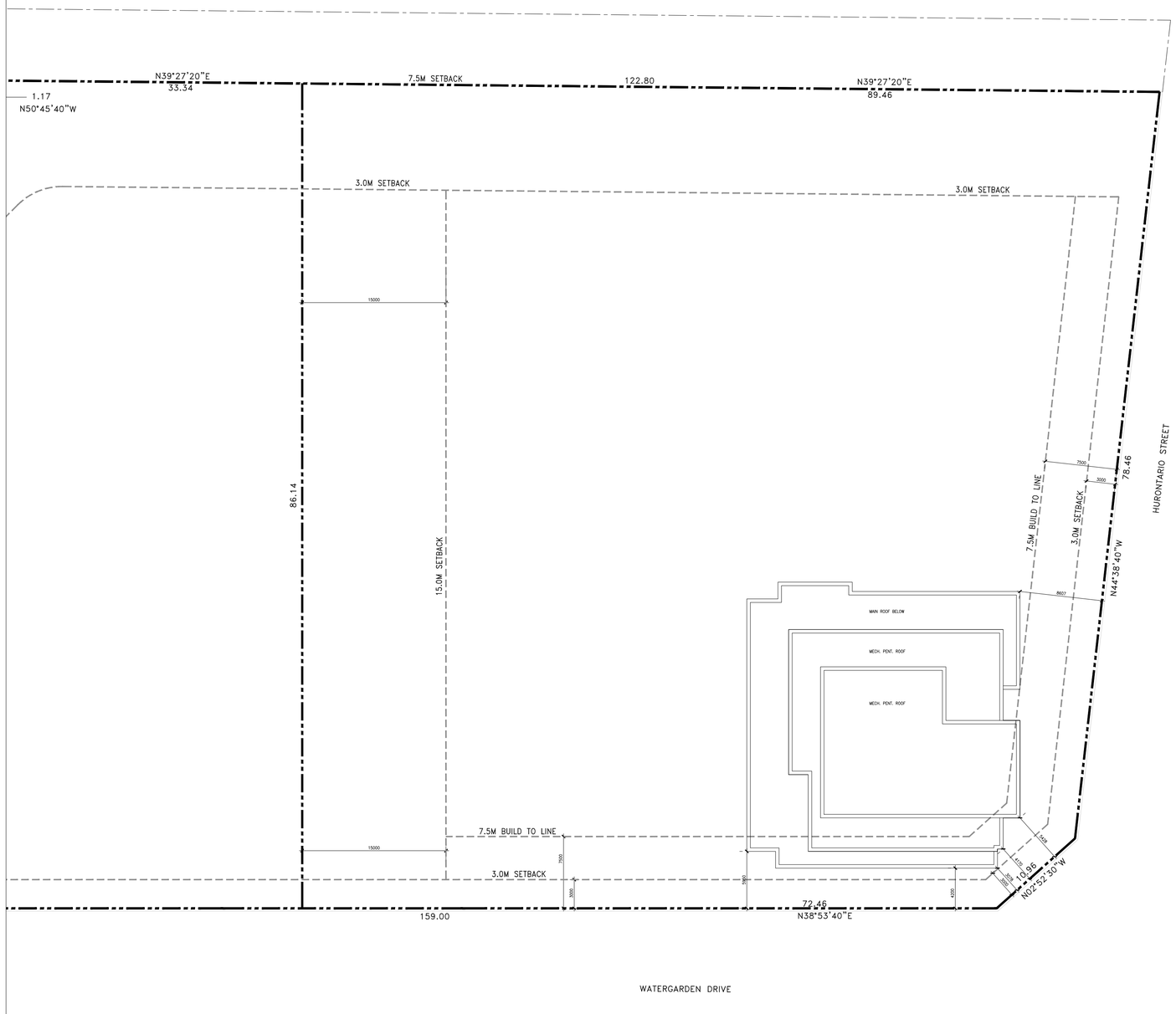
Scale: 1:150

Checked By:

Revision Number: 3

Job No.: 2017-002-N

Sheet No.: SP A311-N



GENERAL NOTES

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
2	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION
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fx: 416 961 1321
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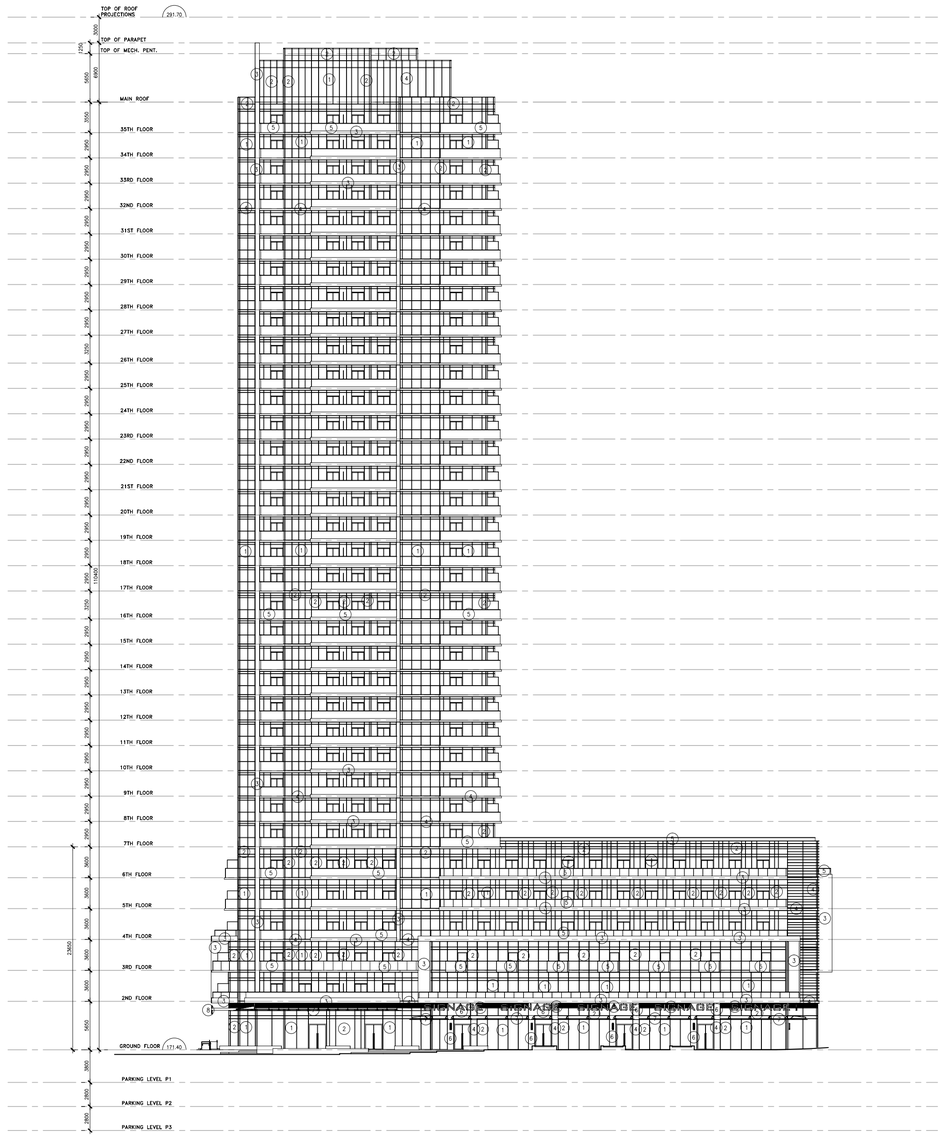
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title
ROOF FLOOR PLAN
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A312-N


TOP OF ROOF PROJECTIONS
281.70
TOP OF PARAPET
TOP OF MECH. PENT.
MAIN ROOF
35TH FLOOR
34TH FLOOR
33RD FLOOR
32ND FLOOR
31ST FLOOR
30TH FLOOR
29TH FLOOR
28TH FLOOR
27TH FLOOR
26TH FLOOR
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24TH FLOOR
23RD FLOOR
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21ST FLOOR
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16TH FLOOR
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10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
GROUND FLOOR
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PARKING LEVEL P2
PARKING LEVEL P3
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MASS
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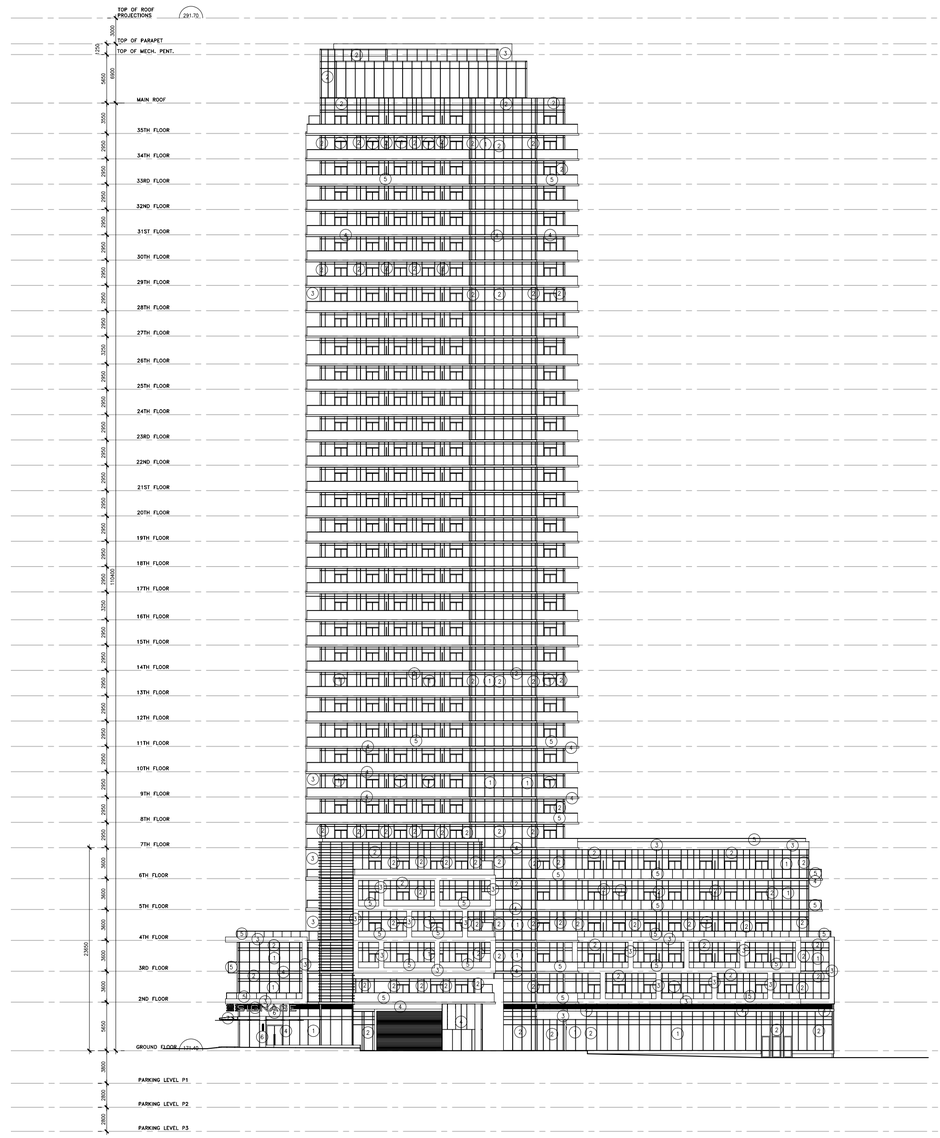

GENERAL NOTES

LEGEND

1. VISION GLASS
2. SPANDREL GLASS
3. PRECAST PANELS
4. PREFINISHED METAL PANEL
5. ALUM./GLASS BALCONY RAILING
6. STONE VENEER / GRANITE
7. GLASS AND METAL CANOPY
8. SIGNAGE LETTERS

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
2	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION
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REVISIONS

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TORONTO, ONTARIO M5T 1R5

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PROPOSED CONDOMINIUM DEVELOPMENT
"WATERGARDEN" (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
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Vancouver, BC, V6B 2W6
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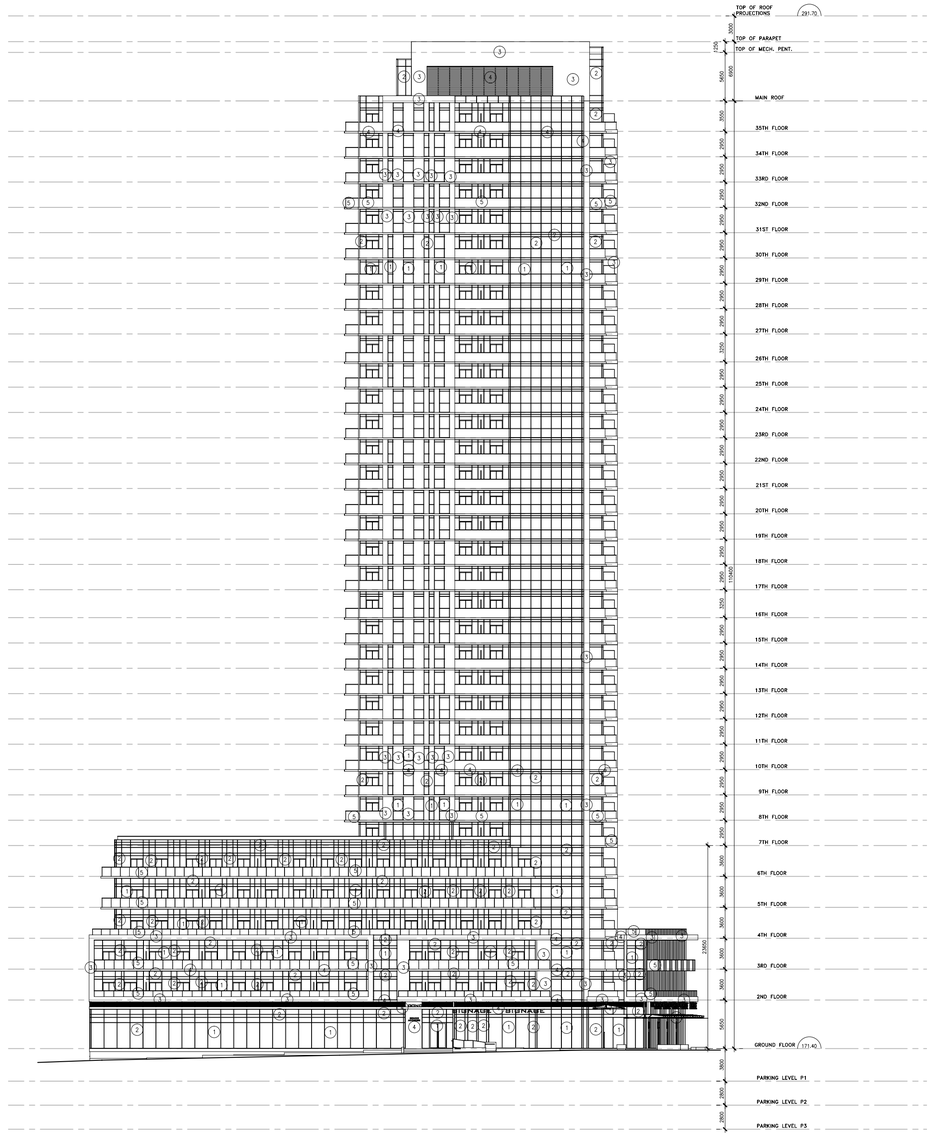
Sheet Title: NORTH ELEVATION PHASE 4, PART 2

North:	Grid:
Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:200
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A402-N



GENERAL NOTES

LEGEND

1. VISION GLASS
2. SPANDREL GLASS
3. PRECAST PANELS
4. PREFINISHED METAL PANEL
5. ALUM./GLASS BALCONY RAILING
6. STONE VENEER / GRANITE
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8. SIGNAGE LETTERS

NO	DATE	REMARKS
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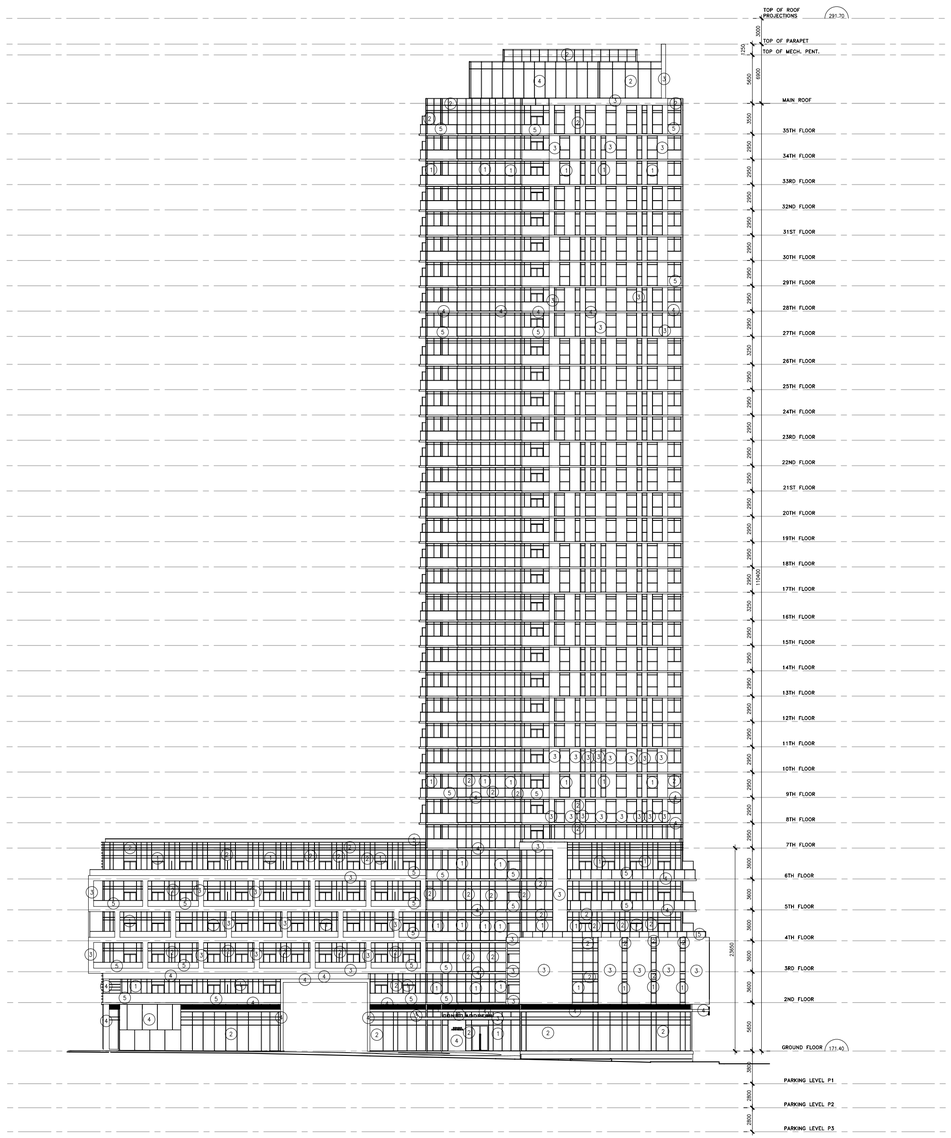
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) &
(PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title:
SOUTH ELEVATION
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:200
Checked By:	Revision Number: 3
Job No: 2017-002-N	Sheet No: SP A403-N



GENERAL NOTES

LEGEND

1. VISION GLASS
2. SPANDREL GLASS
3. PRECAST PANELS
4. PREFINISHED METAL PANEL
5. ALUM./GLASS BALCONY RAILING
6. STONE VENEER / GRANITE
7. GLASS AND METAL CANOPY
8. SIGNAGE LETTERS

NO	DATE	REMARKS
3	14 FEB 2020	RE-ISSUED FOR RE-ZONING SUBMISSION
2	1 APR 2019	RE-ISSUED FOR RE-ZONING SUBMISSION
1	31 MAY 2018	RE-ZONING SUBMISSION

REVISIONS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED.

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Sheet Title:
WEST ELEVATION
PHASE 4, PART 2

North:

Seal:

Date Plotted: 13 FEB 2020

Date: 25 MAY 2018

Drawn By: AA

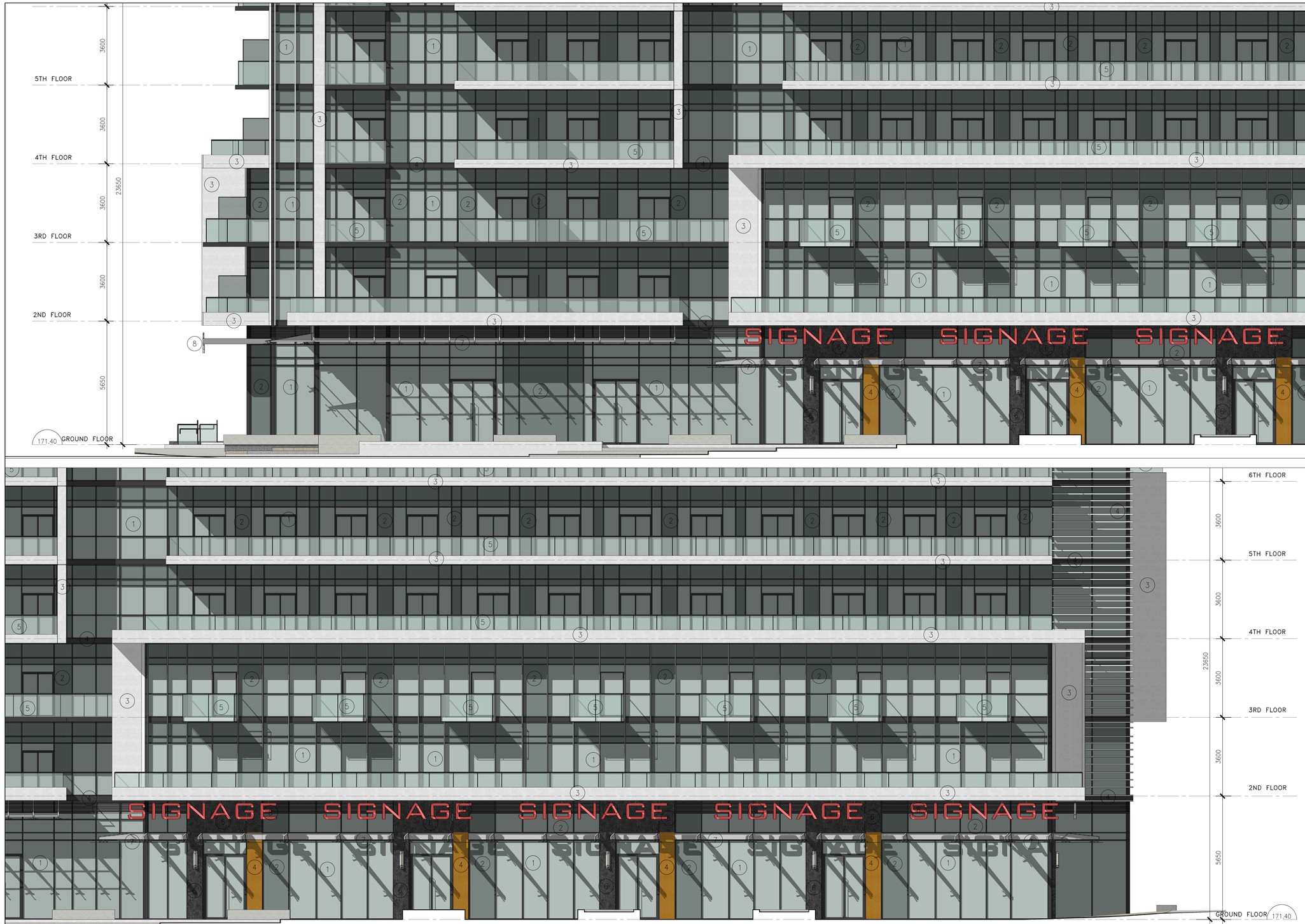
Scale: 1:200

Checked By:

Revision Number: 3

Job No.: 2017-002-N

Sheet No.: SP A404-N



GENERAL NOTES

LEGEND

1. VISION GLASS
2. SPANDREL GLASS
3. PRECAST PANELS
4. PREFINISHED METAL PANEL
5. ALUM./GLASS BALCONY RAILING
6. STONE VENEER / GRANITE
7. GLASS AND METAL CANOPY
8. SIGNAGE LETTERS

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Sheet Title: EAST ELEVATION COLOUR PHASE 4, PART 2

North | Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:50
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A405-N

GENERAL NOTES

LEGEND

1. VISION GLASS
2. SPANDREL GLASS
3. PRECAST PANELS
4. PREFINISHED METAL PANEL
5. ALUM./GLASS BALCONY RAILING
6. STONE VENEER / GRANITE
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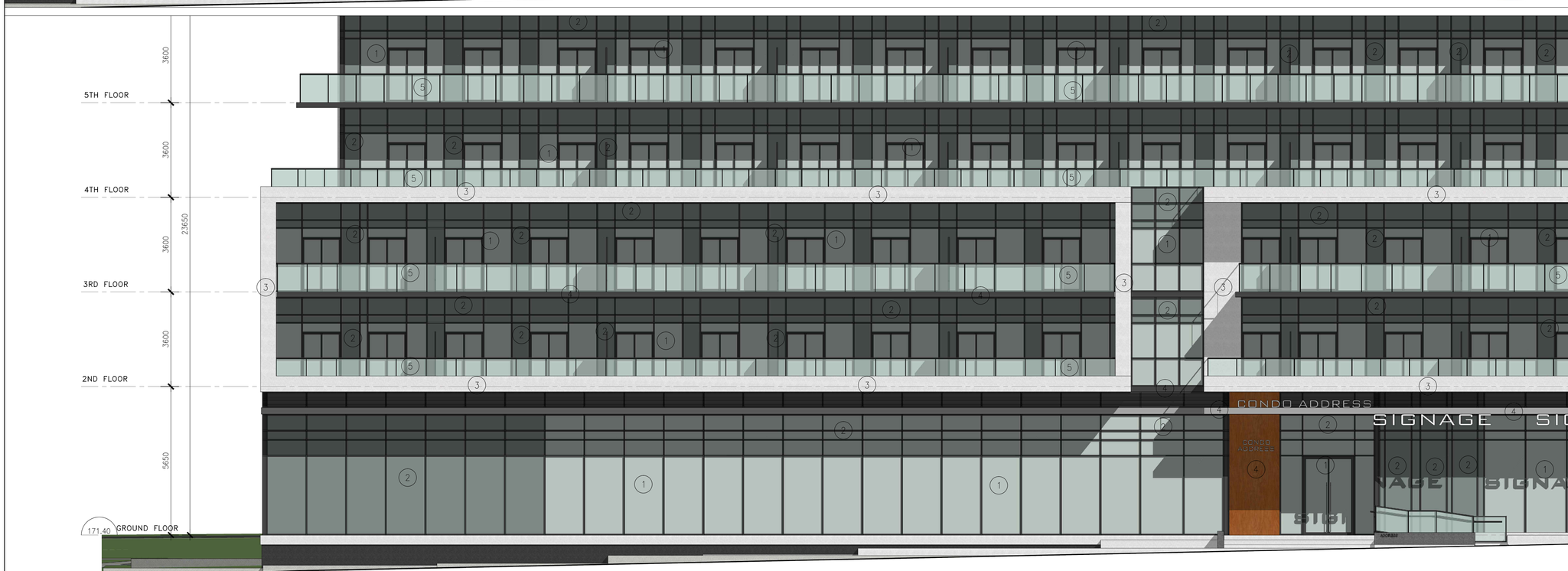
Sheet Title:
NORTH ELEVATION COLOUR
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:50
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A406-N



GENERAL NOTES

LEGEND

1. VISION GLASS
2. SPANDREL GLASS
3. PRECAST PANELS
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Sheet Title: SOUTH ELEVATION COLOUR PHASE 4, PART 2

North:

Seal:

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:50
Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A407-N

GENERAL NOTES

LEGEND

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Sheet Title: WEST ELEVATION COLOUR PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
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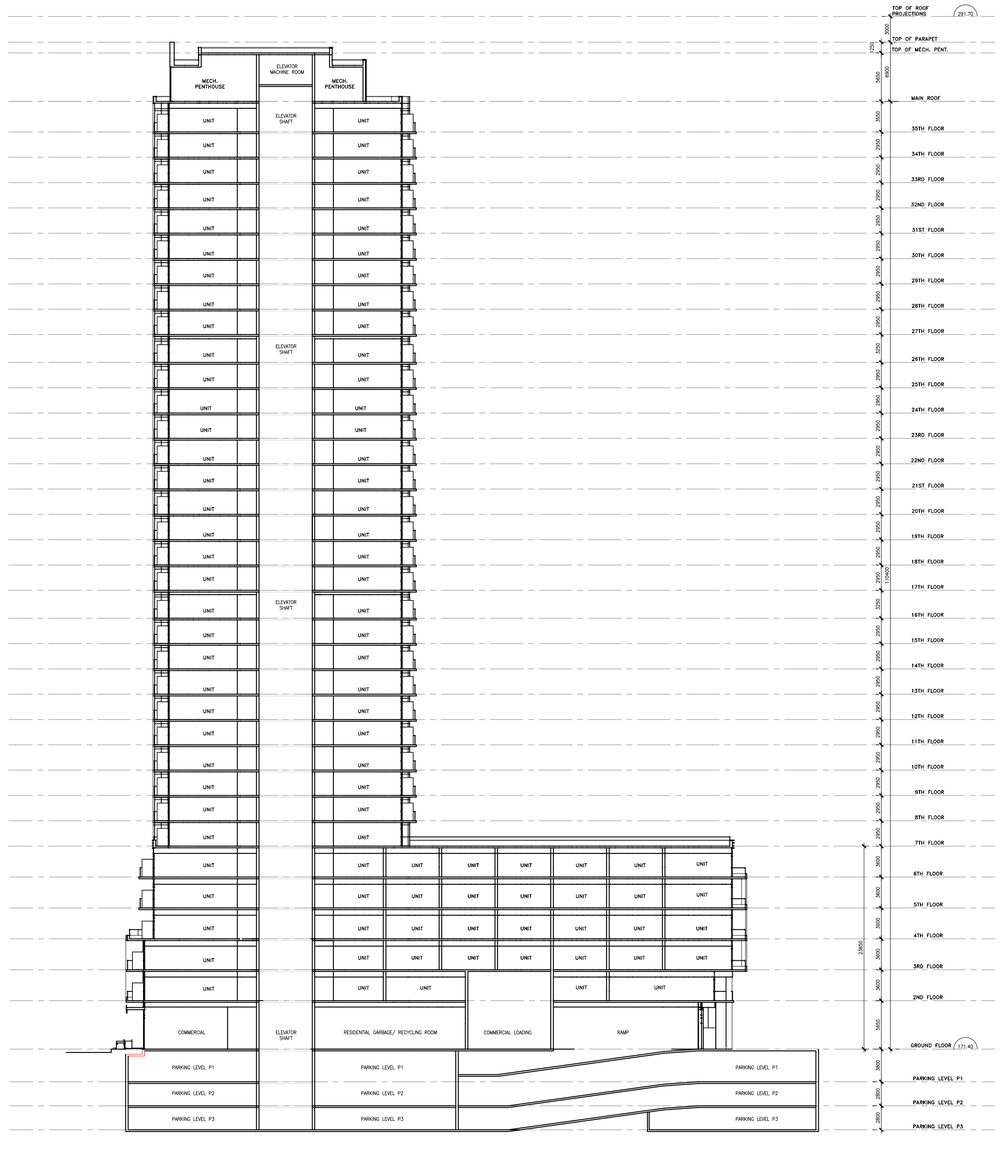
Job No.: 2017-002-N	Sheet No.: SP A408-N



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Sheet Title:
SECTION
PHASE 4, PART 2

North

Seal

Date Plotted: 13 FEB 2020	Date: 25 MAY 2018
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Checked By:	Revision Number: 3
Job No.: 2017-002-N	Sheet No.: SP A501-N