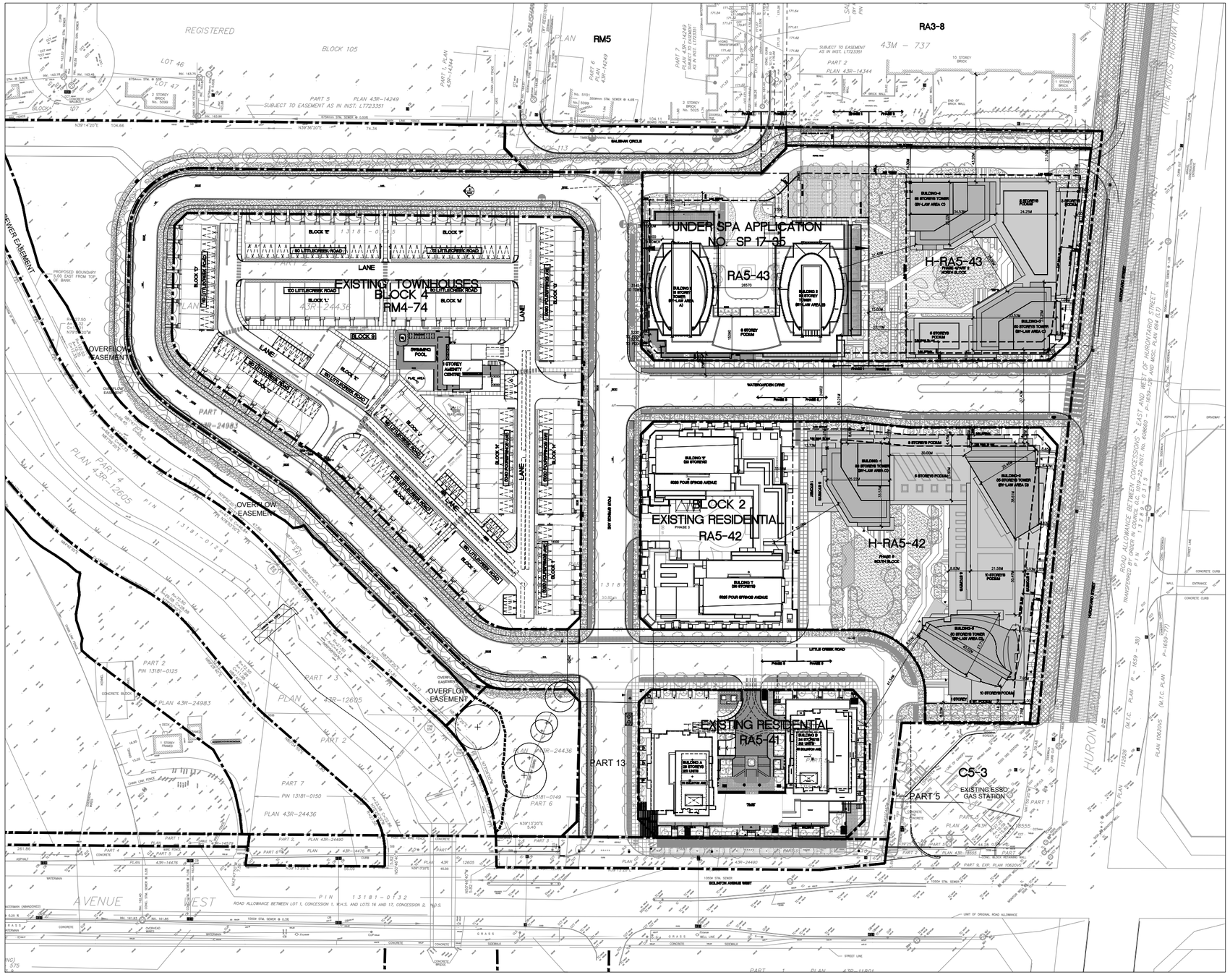
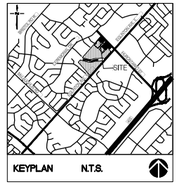
NORTH BLOCK

WATERGARDEN DRIVE

2017-002



GENERAL NOTES



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
BRAMPTON, ONTARIO
M2J 4Y8
TEL: (416) 490-8250 FAX: (416) 491-6206
www.avis.com
DATE:
FEBRUARY 23, 2018

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t: 416 961 1967
fx: 416 961 1921
RICHMONDARCH.COM

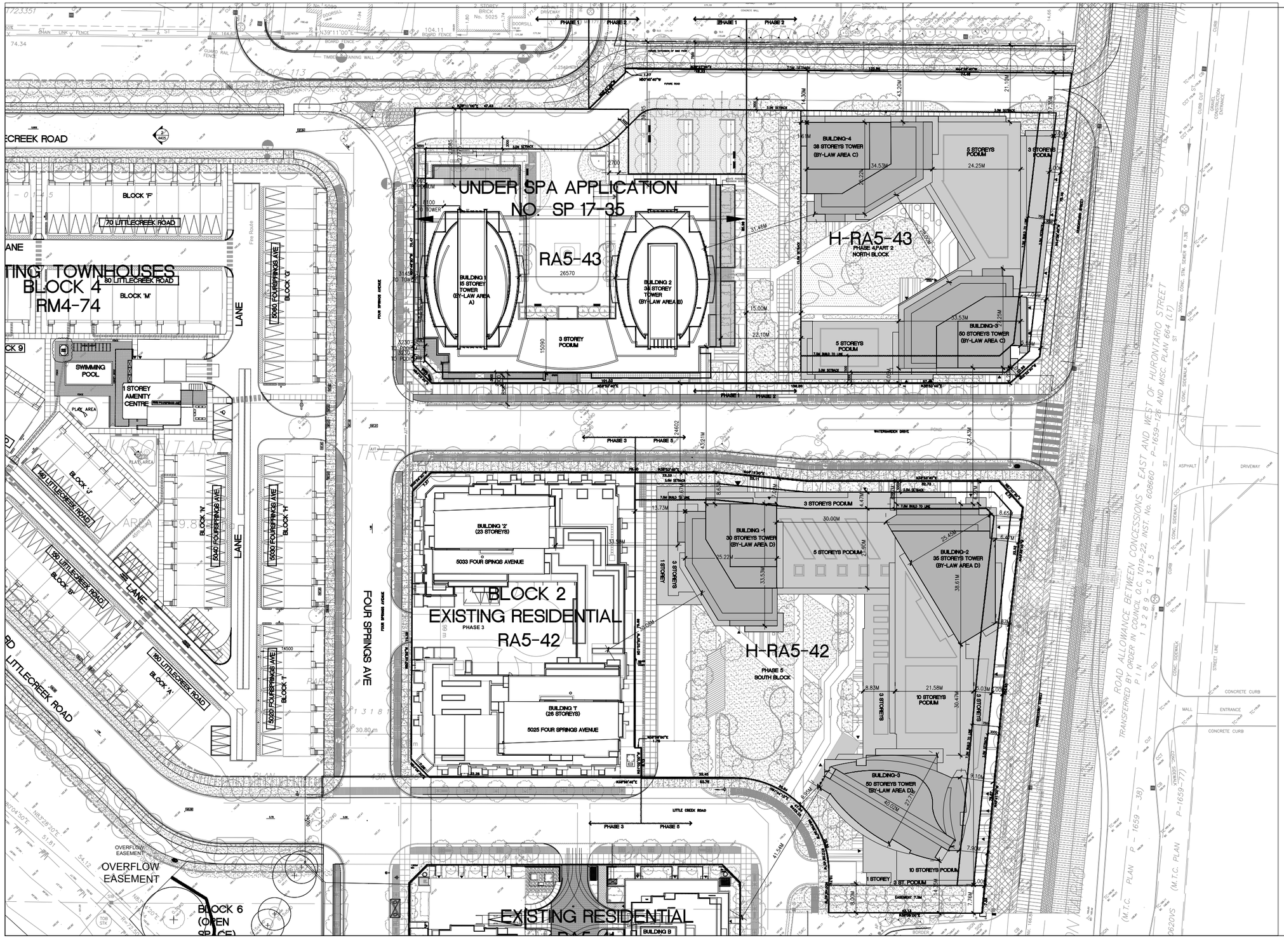
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) &
(PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300-911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title: CONTEXT MAP

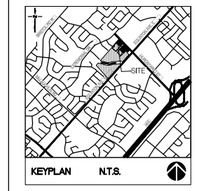
North

Seal

Date/Revised: 15 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:500
Checked By: CC	Revision Number:
Job No.: 2017-002	Sheet No: SP A100



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
TORONTO, ONTARIO
M2J 4Y8
TEL: (416) 490-8202 FAX: (416) 491-6206
www.avis.com
DATE:
FEBRUARY 23, 2018

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 961 1967
f. 416 961 1291
RICHMONDARCH.COM

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:
SITE PLAN -
NORTH & SOUTH BLOCKS

North

Seal

Date Plotted: 07 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:300
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A101

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	7276.9 SM (100%)		14,604.1 SM (100%)
COVERED AREA/ FLOOR AREA	3494.2 SM (48.5%)		COVERED AREA/ FLOOR AREA	3927.0 SM (49.0%)		7066.2 SM (48.5%)
PAVED AREA	2005.8 SM (28.1%)		PAVED AREA	885.0 SM (11.8%)		2870.8 SM (19.6%)
LANDSCAPED AREA	1827.5 SM (25.1%)		LANDSCAPED AREA	2854.2 SM (38.5%)		4681.7 SM (31.7%)
MINIMUM LANDSCAPED AREA						25% OF LOT AREA

OPA AND FSI

MINIMUM ALLOWED FLOOR SPACE INDEX (2.9 X LOT AREA)	42351.9 SM
MAXIMUM ALLOWED FLOOR SPACE INDEX (5.19X LOT AREA)	75795.3 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)	6.87X	6.99X

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) 62,535.5 SM	99,884.6 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) 2031.0 SM	2264.0 SM
TOTAL PROPOSED RESIDENTIAL+NON-RESIDENTIAL GROSS FLOOR AREA (GFA)	37,582.1 SM	TOTAL PROPOSED RESIDENTIAL+NON-RESIDENTIAL GROSS FLOOR AREA (GFA) 64,566.5 SM	102,148.6 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	MINIMUM BUILDING HEIGHT	MAXIMUM BUILDING 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	BUILDING 2	PART 2 (ZONE C)	BUILDING 3	BUILDING 4
BUILDING HEIGHT	15 STOREYS	34 STOREYS	BUILDING HEIGHT	50 STOREYS	38 STOREYS

UNITS

NUMBER OF UNITS ALLOWED	748
NUMBER OF UNITS PROPOSED	1403

	PART 1 BUILDING 1	BUILDING 2	TOTAL (1)-(2)		PART 2 BUILDING 3	BUILDING 4	TOTAL(3)-(4)	TOTAL - PART (1 + 2)
1 BEDROOM	57	88	145	1 BEDROOM	101	144	245	390
1 BEDROOM + DEN	47	44	91	1 BEDROOM + DEN	316	118	434	525
2 BEDROOM	5	2	7	2 BEDROOM	96	136	232	239
2 BEDROOM + DEN	64	152	216	2 BEDROOM + DEN	10	8	18	234
3 BEDROOM	–	–	–	3 BEDROOM	4	2	6	6
2 STOREY	5	4	9	2 STOREY	–	–	–	9
TOTAL SUITES PROPOSED	178	290	468	TOTAL SUITES PROPOSED	527	408	935	1403

AMENITY

AMENITY REQUIRED:(GENERAL BY-LAW-CITY OF MISSISAUGA)						
MINIMUM AMENITY AREA ALLOWED (5.6SM PER DWELLING UNIT-COMBINED INDOOR AND OUTDOOR)			2620.8 SM		5236.0 SM	7856.8 SM
MINIMUM AMENITY AREA ALLOWED TO BE PROVIDED OUTSIDE AT GRADE						55.0 SM
AMENITY PROVIDED:	PART 1 BUILDING 1	BUILDING 2	TOTAL (1)-(2)	PART 2 BLDG. 3	BLDG. 4	TOTAL(3)-(4)	TOTAL - PART (1 + 2)
INDOOR AMENITY AREA PROVIDED	340.1	600.9	941.0 SM	605.5	1,078.3	1683.9 SM	2624.9 SM
OUTDOOR AMENITY AREA PROVIDED	633.3	1090.1	1723.4 SM	1,123.5	2,582.9	3,706.4 SM	5,429.8 SM
TOTAL AMENITY AREA PROVIDED	973.4	1691.0	2664.4 SM	1,729.0	3,661.2	5390.2 SM	8054.6 SM
TOTAL AMENITY AREA REQUIRED (GENERAL BY-LAW-CITY OF MISSISAUGA)	N/A	N/A	2620.0 SM	N/A	N/A	5236.0 SM	7856.0 SM
AVERAGE AMENITY AREA PROVIDED PER DWELLING UNIT							5.74 SM
50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA REQUIRED IN ONE CONTIGUOUS AREA	490.0 SM	820.0 SM	1310.0 SM	1475.6 SM	1142.4 SM	2618.4 SM	3928.0 SM
50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA PROVIDED IN ONE CONTIGUOUS AREA	371.5 SM	371.5 SM	743.0 SM	864.5	1830.6	2695.1 SM	3438.1 SM
MINIMUM AMENITY AREA PROVIDED OUTDOOR AT GRADE			55.0 SM			55.0 SM	110.0 SM
AMENITY AREA PROVIDED OUTSIDE AT GRADE			1036.0 SM	1039.3	1306.2	2,345.5 SM	3381.5 SM

PARKING

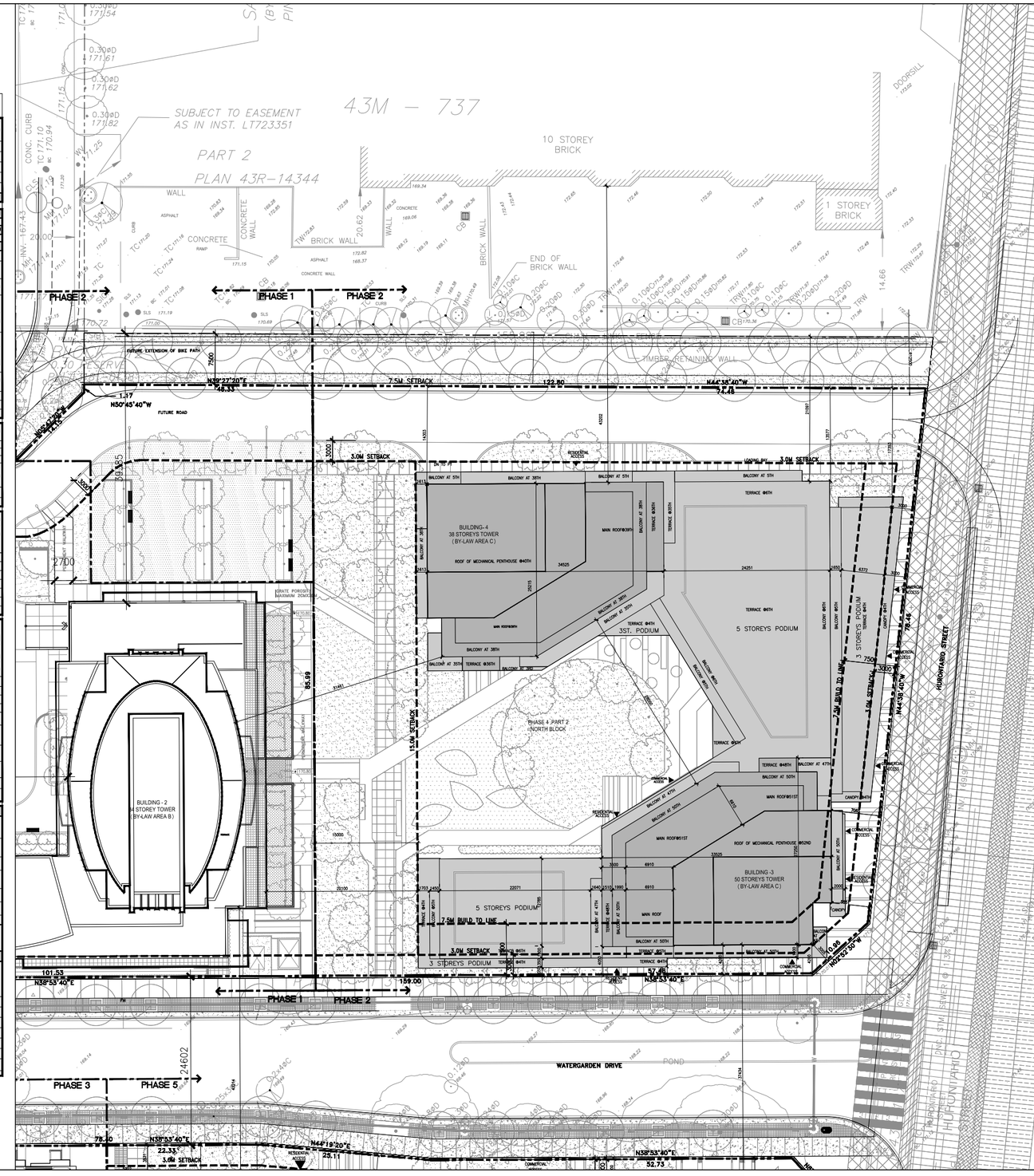
PARKING REQUIRED:(BY-LAW # 0225-2007)

	PART 1 BUILDING 1	BUILDING 2	TOTAL (1)-(2)	PART 2 BLDG. 3	BLDG. 4	TOTAL(3)-(4)	TOTAL - PART (1 + 2)
RESIDENTIAL PARKING REQUIRED PER 1 BEDROOM AND 2 BEDROOM: 1.1 SPACE/DWELLING UNIT	187	318	505	576	447	1023	1528
RESIDENTIAL PARKING REQUIRED PER 3 BEDROOM: 1.2 SPACE/DWELLING UNIT	6	5	11	5	3	8	19
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	79*	61*	140*	211
COMMERCIAL RETAIL PARKING REQUIRED: 4.3 SPACES/100 SM	13*	–		30*	58*		–
TOTAL PARKING REQUIRED:	220	367	587	660	511	1171	1758
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	4	3	7	10

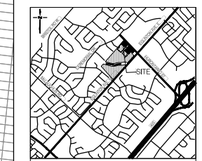
PARKING PROVIDED:

	PART 1 BUILDING 1 # OF CARS VISITORS	TENANTS	BUILDING 2 # OF CARS VISITORS	TENANTS	TOTAL	PART 2 BLDG 3 # OF CARS VIS./COMM	TENANTS	BLDG 4 # OF CARS VIS./COMM	TENANTS	TOTAL(3)-(4)	TOTAL - PART (1 + 2)
PARKING LEVEL 1	27	16	44	17	104					210	314
PARKING LEVEL 2	0	72	0	93	165					215	380
PARKING LEVEL 3	0	72	0	102	174					215	389
PARKING LEVEL 4	0	72	0	102	174					215	389
PARKING LEVEL 5		20			20					215	235
PARKING LEVEL 6										148	148
TOTAL PARKING PROPOSED	27	252	44	314	637	0	660	140	418	1218	1855

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
BRAMPTON, ONTARIO
M2J 4Y8
TEL: (416) 490-8250 FAX: (416) 491-6206
www.ravis.on.ca
DATE:
FEBRUARY 23, 2018

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

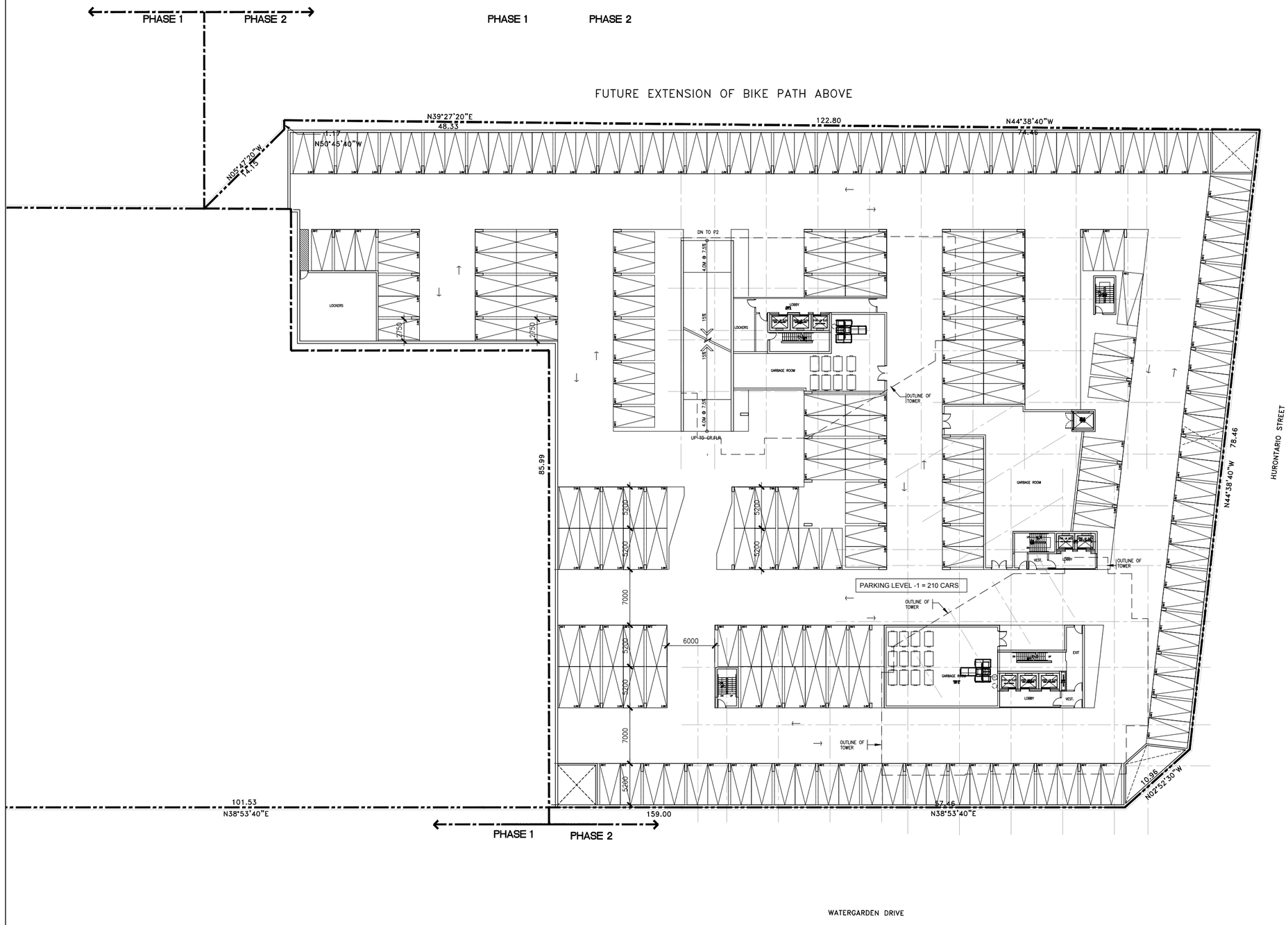
949 COLLIERE STREET
SECOND FLOOR
TORONTO, ONTARIO M6T 1B8

t: 416 961 1967
m: 416 961 1921
RICHMONDARCH.COM

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
SITE PLAN &STATS
NORTH BLOCK ,PHASE 4,PART 2

North	Seal
Date/Period: 28 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:200
Checked By:	Revision Number:
Job No: 2017-002	Sheet No: SP A102



GENERAL NOTES

NO	DATE	REMARKS
1	31 MAY 2018	RE-ZONING SUBMISSION

REVISIONS

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

PRINTS ARE NOT TO BE SCALED.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 963 1867
m. 416 963 1861
RICHMONDARCH.COM

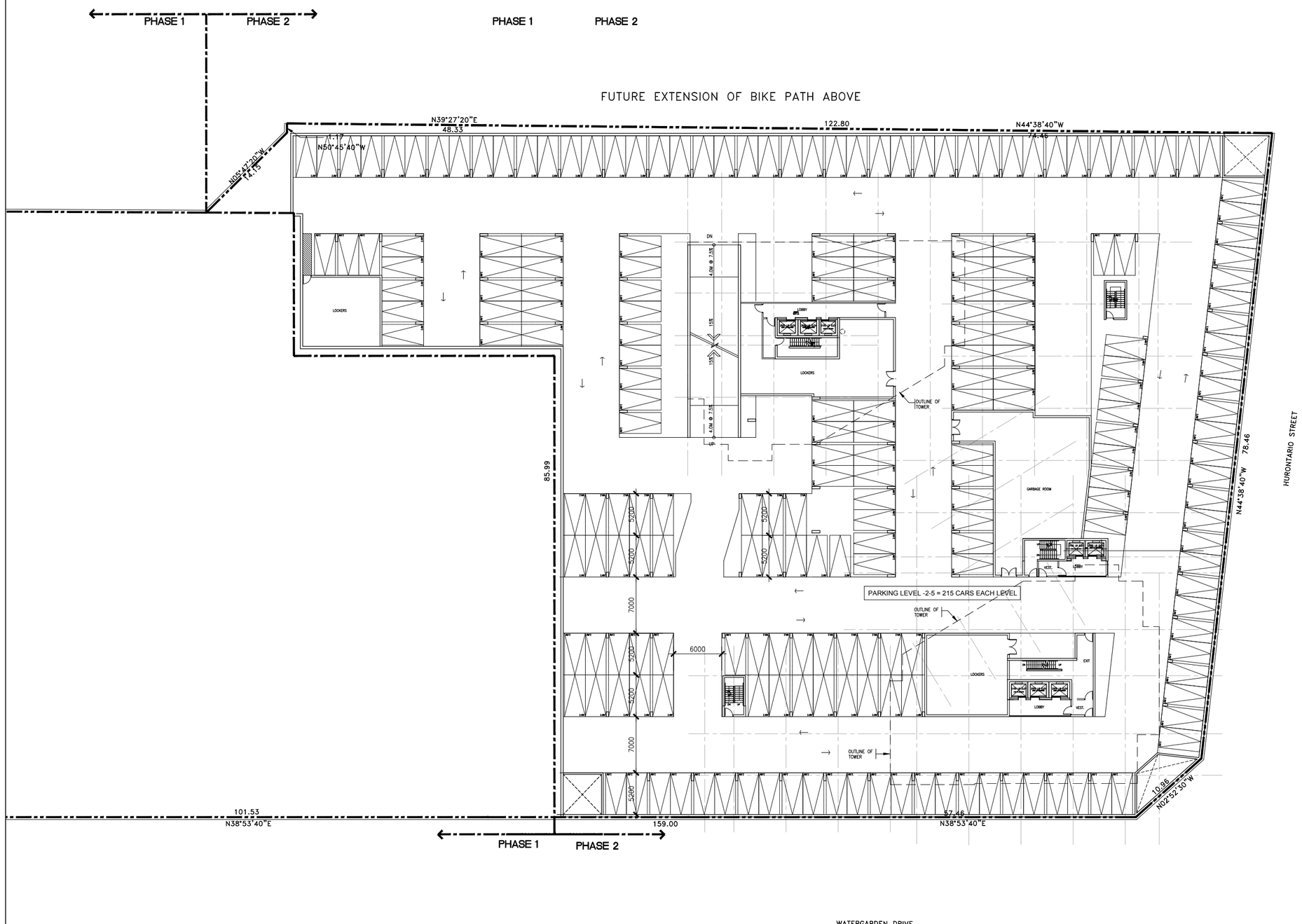
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300-911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title:
PARKING LEVEL -1
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date/Revised: 25 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A201-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 961 1867
f. 416 961 1301
RICHMONDARCH.COM

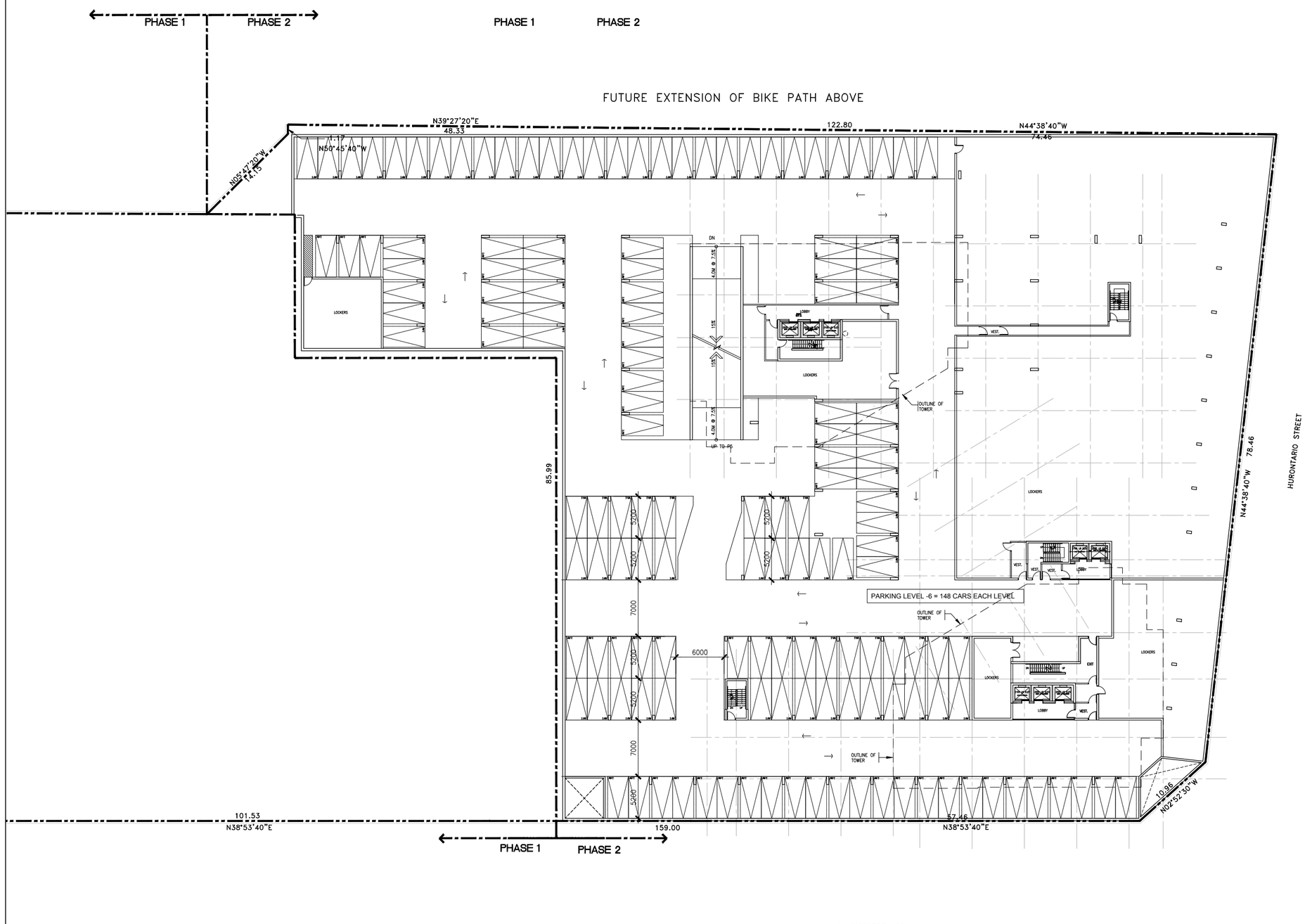
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 3)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC. V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title:
PARKING LEVEL -2-5
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date/Revised: 15 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A202-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t: 416 961 1967
fx: 416 961 1921
RICHMONDARCH.COM

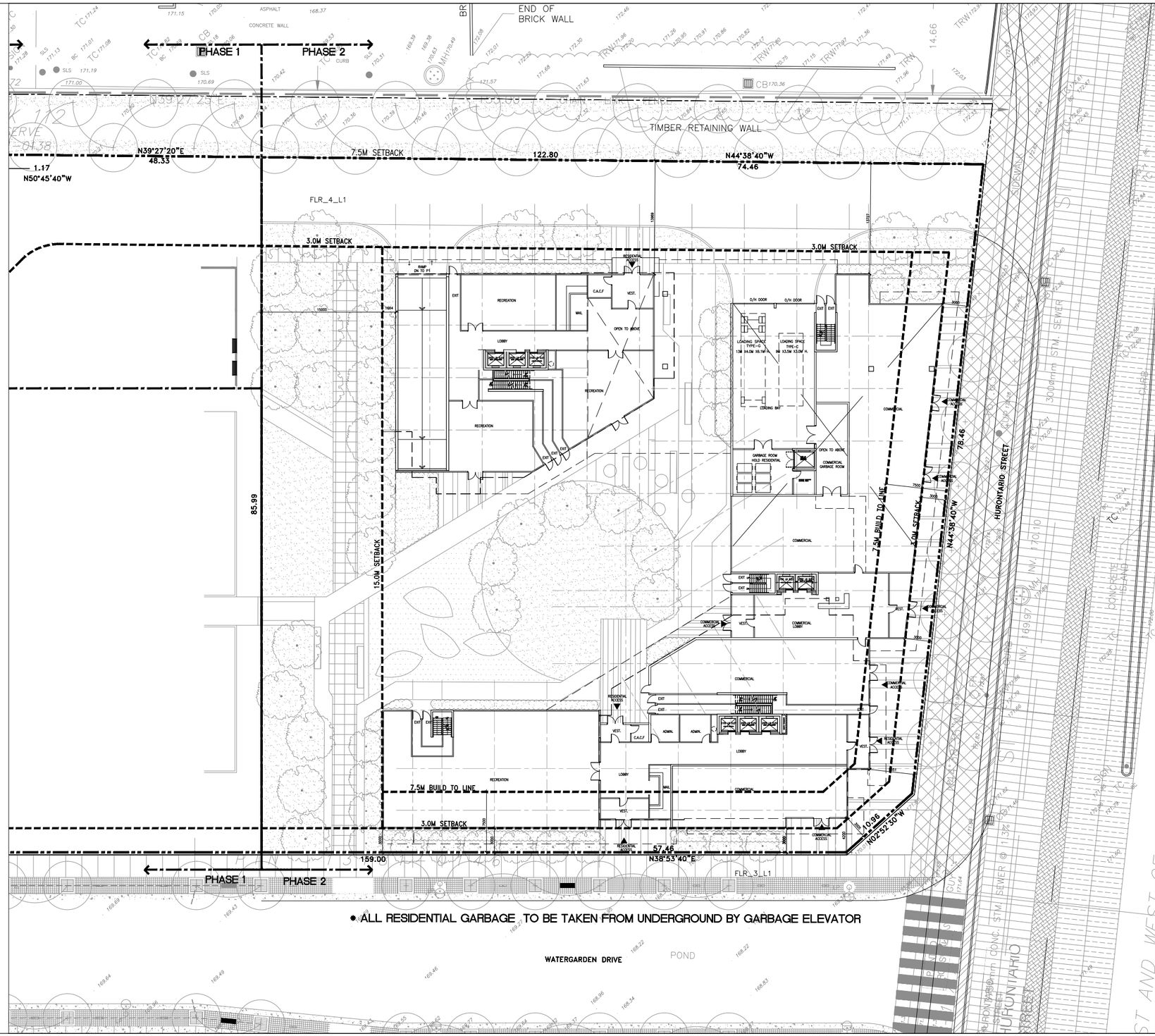
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300-911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title
PARKING LEVEL -6
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date Plotted: 25 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No: 2017-002	Sheet No: SP A203-N



GENERAL NOTES

NO	DATE	REMARKS
1	31 MAY 2018	RE-ZONING SUBMISSION

REVISIONS

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

PRINTS ARE NOT TO BE SCALED.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 963 1567
fr. 416 963 1561
RICHMONDARCH.COM

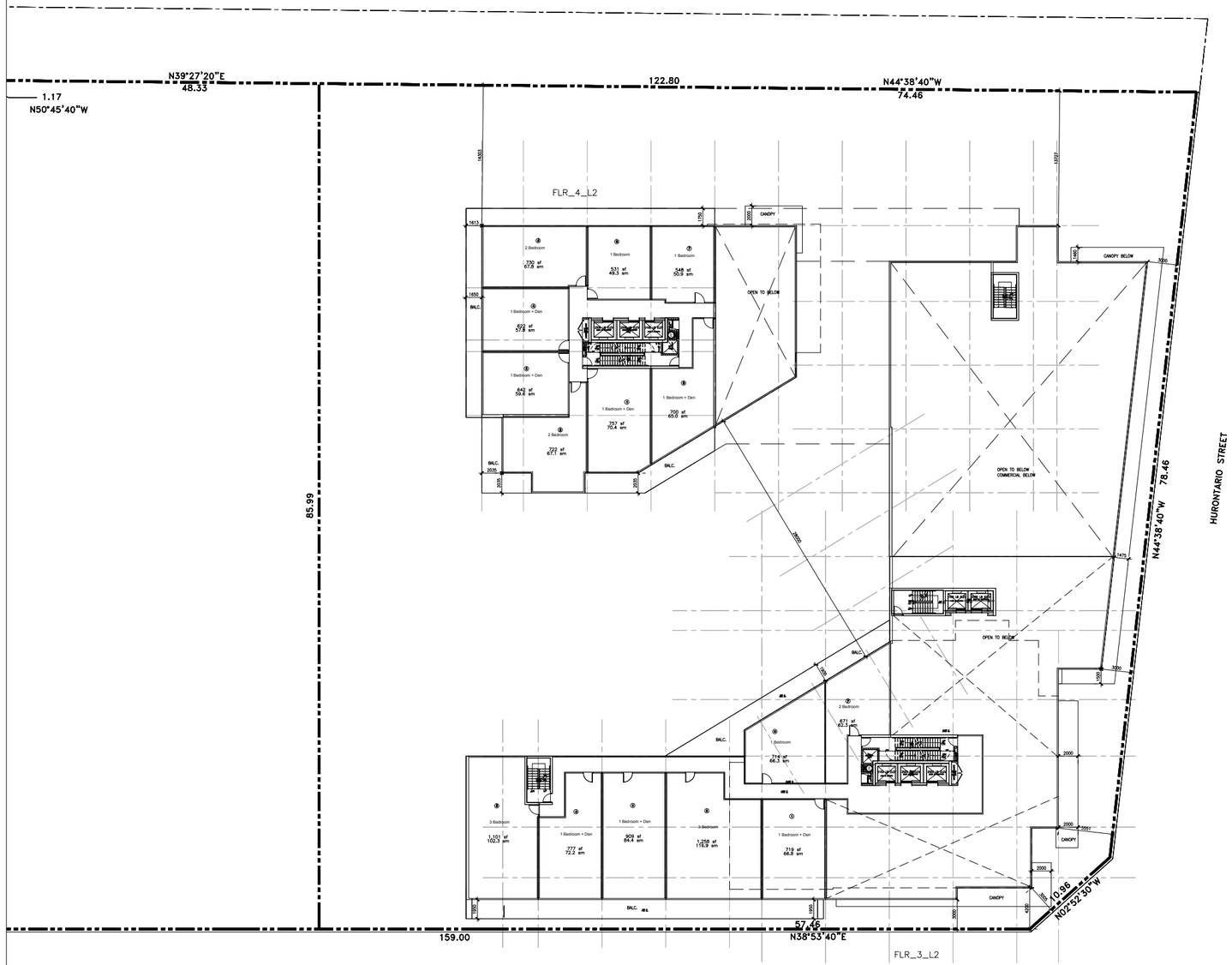
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title
GROUND FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date Plotted: 30 APR 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A301-N



GENERAL NOTES

NO	DATE	REMARKS
1	31 MAY 2018	RE-ZONING SUBMISSION

REVISIONS

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

PRINTS ARE NOT TO BE SCALED.

RICHMOND | Architects Ltd.

2423 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M6T 1R5

t: 416 963 1867
fx: 416 963 1863
RICHMONDARCH.COM

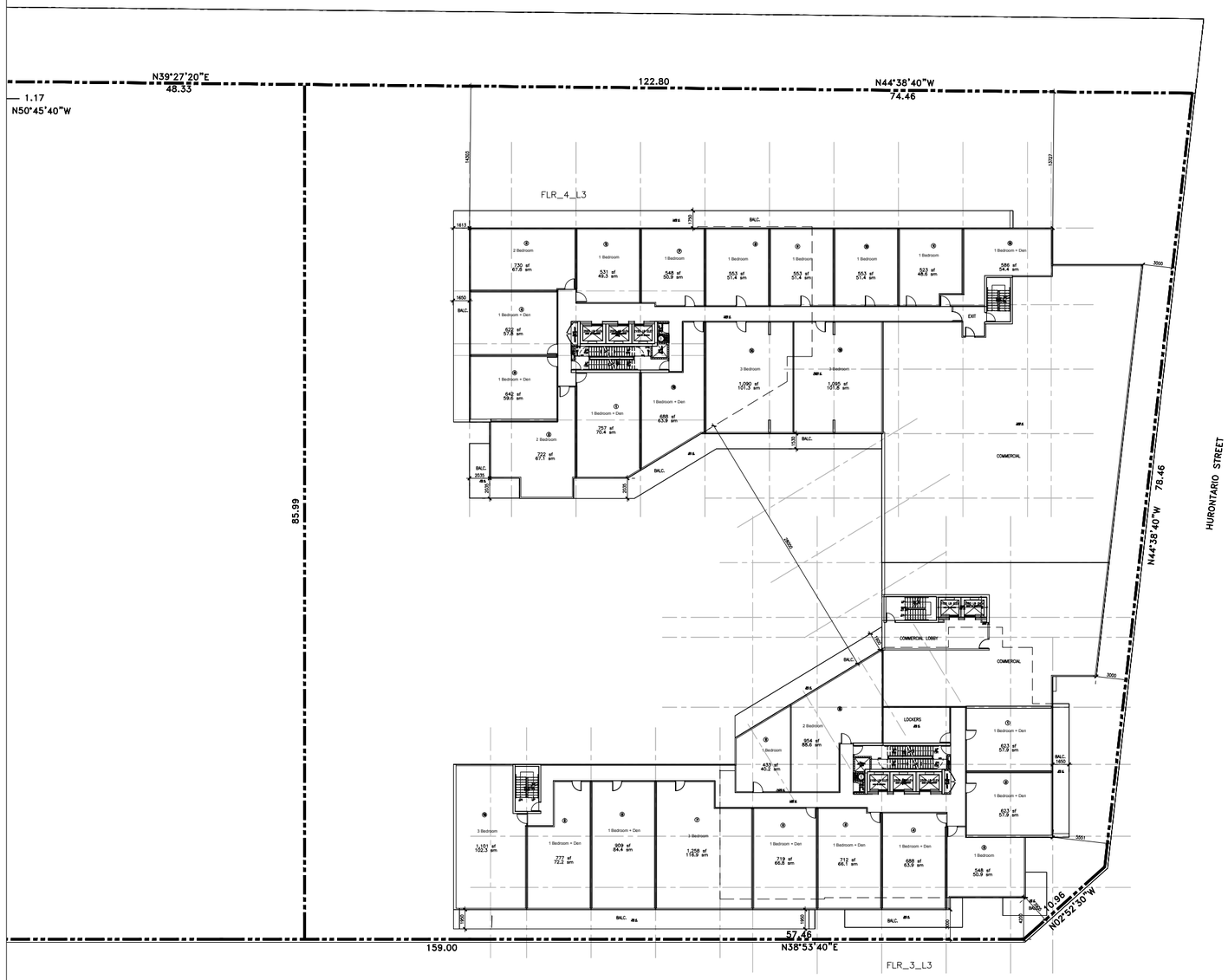
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 305-911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title
2ND FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date/Revised: 30 APR 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No: 2017-002	Sheet No: SP A302-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t: 416 961 1967
f: 416 961 1921
RICHMONDARCH.COM

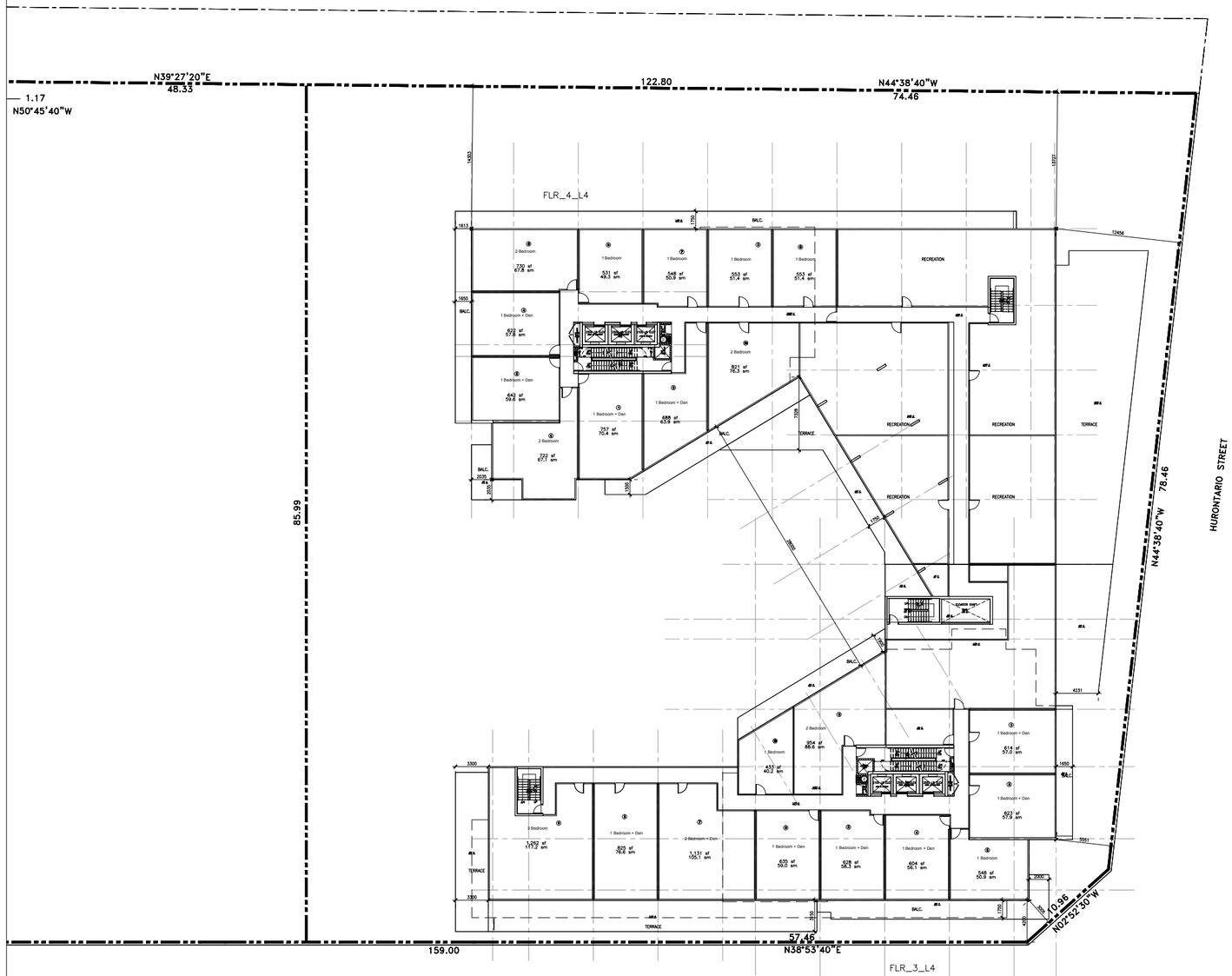
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300-911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title: 3RD FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date/Noted: 30 APR 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A303-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t: 416 961 1967
f: 416 961 1823
RICHMONDARCH.COM

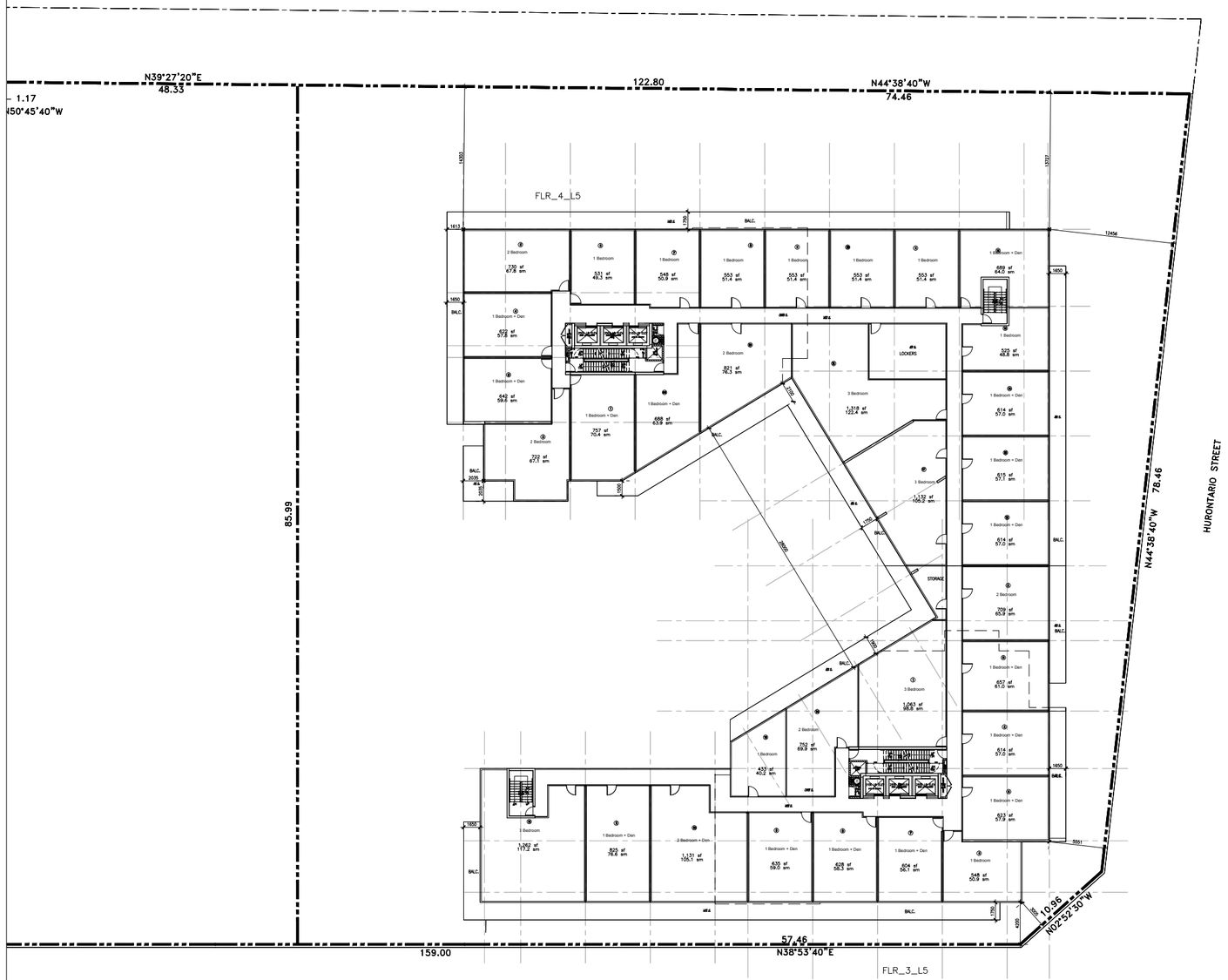
PROPOSED CONDOMINIUM DEVELOPMENT
"WATERGARDEN (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300-911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title:
4TH FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date/Noted: 05 JUN 2017	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A304-N



GENERAL NOTES

NO	DATE	REMARKS
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.

PLANS ARE NOT TO BE SCALED.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t: 416 963 1967
fr: 416 963 1963
RICHMONDARCH.COM

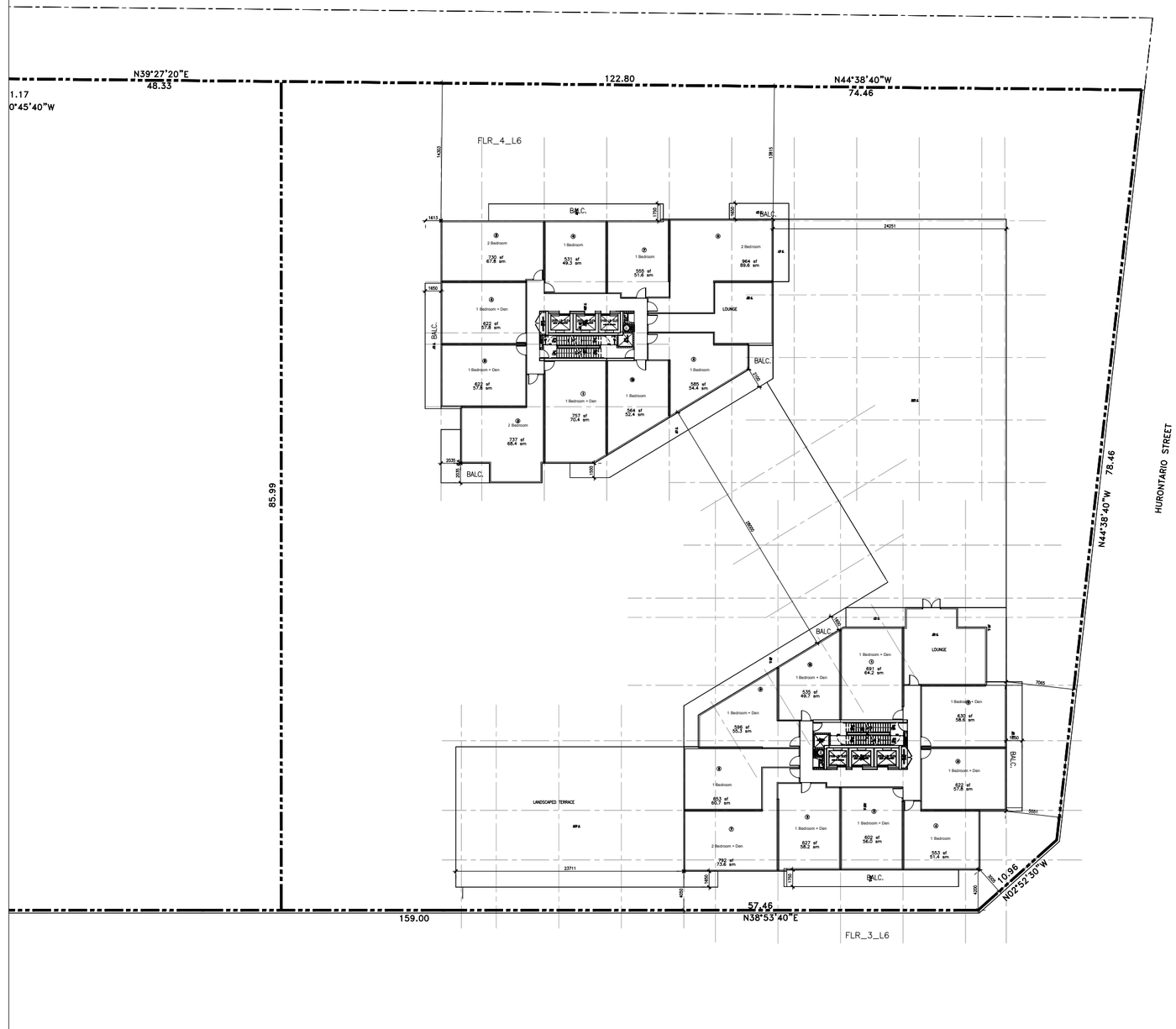
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300–911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title:
5TH FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Std.

Date Plotted: 23 OCT 2017	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A305-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 963 1867
fr. 416 963 1201
RICHMONDARCH.COM

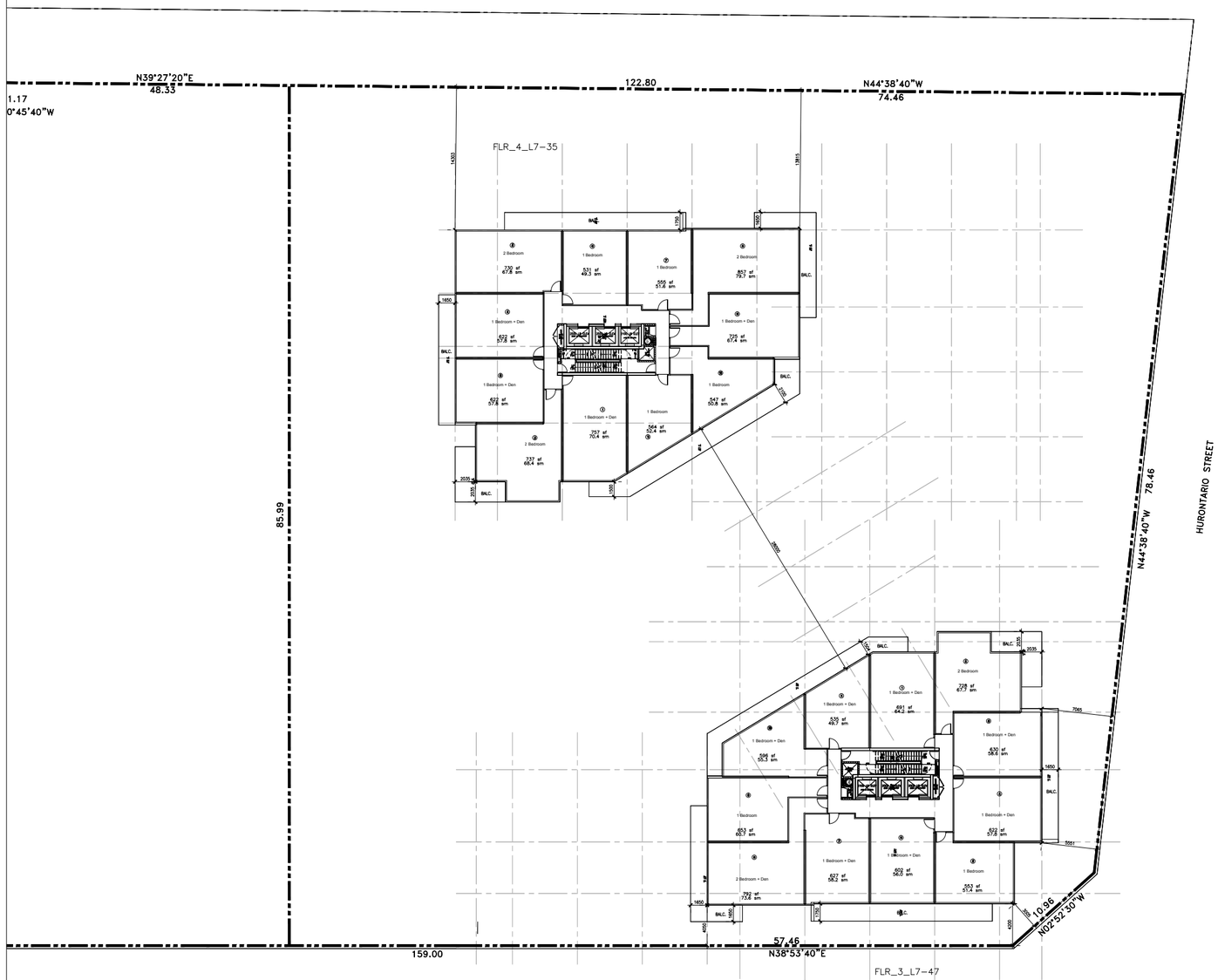
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300–911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title: 6TH FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date Plotted: 30 APR 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A306-N



GENERAL NOTES

NO	DATE	REMARKS
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.

PLANS ARE NOT TO BE SCALED.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 963 1967
fr. 416 963 1963
RICHMONDARCH.COM

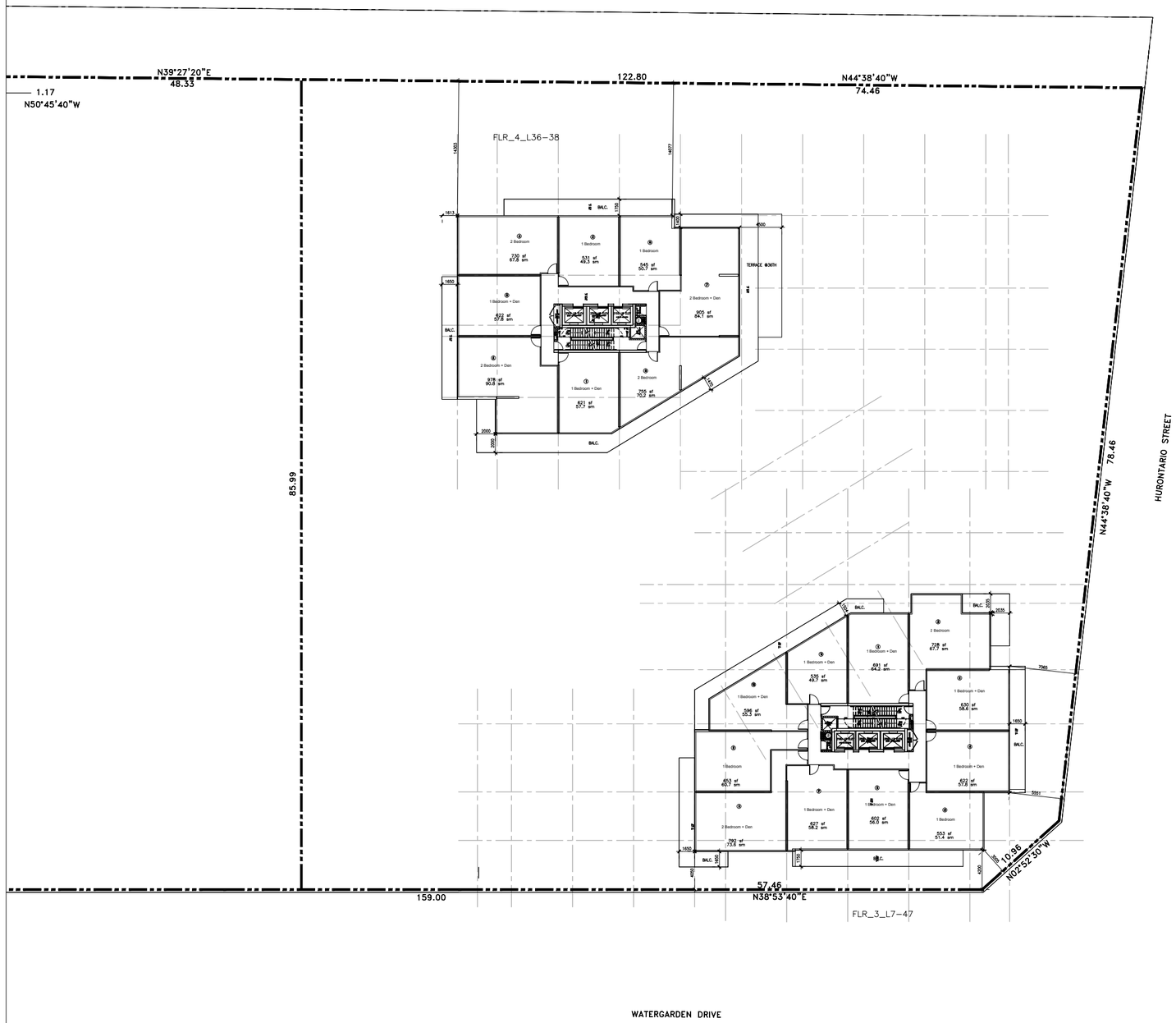
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title:
7TH TO 35TH FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date Plotted: 30 APR 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A307-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

2429 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M6T 1B5

t: 416 961 1867
f: 416 961 1921
RICHMOND@RICH.COM

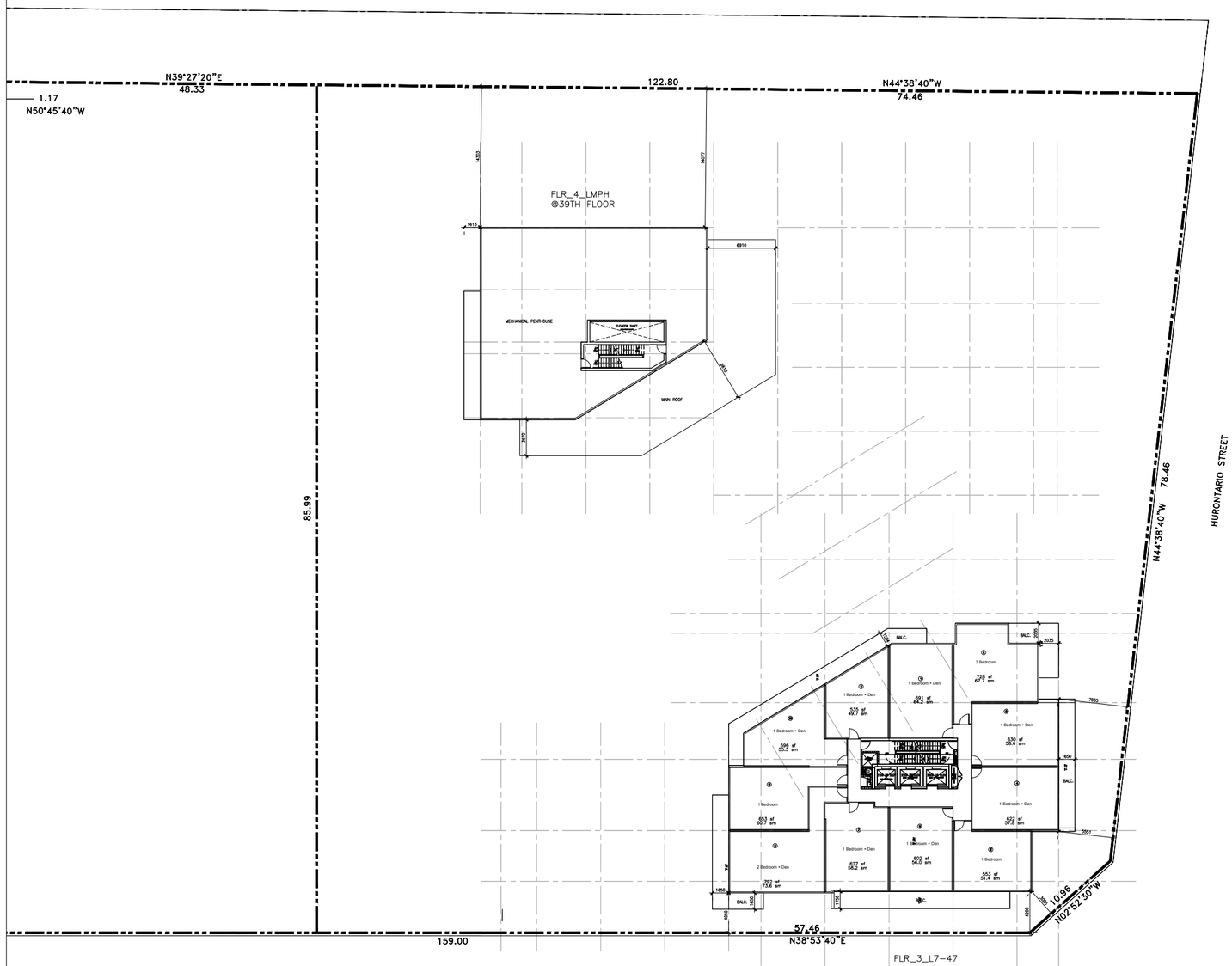
PROPOSED CONDOMINIUM DEVELOPMENT
"WATERGARDEN" (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7147 Fax (604) 680 7749

Sheet Title
36TH TO 38TH FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date/Revised: 30 APR 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A308-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

2429 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M6T 1B5

t: 416 961 1867
f: 416 961 1921
RICHMONDARCH.COM

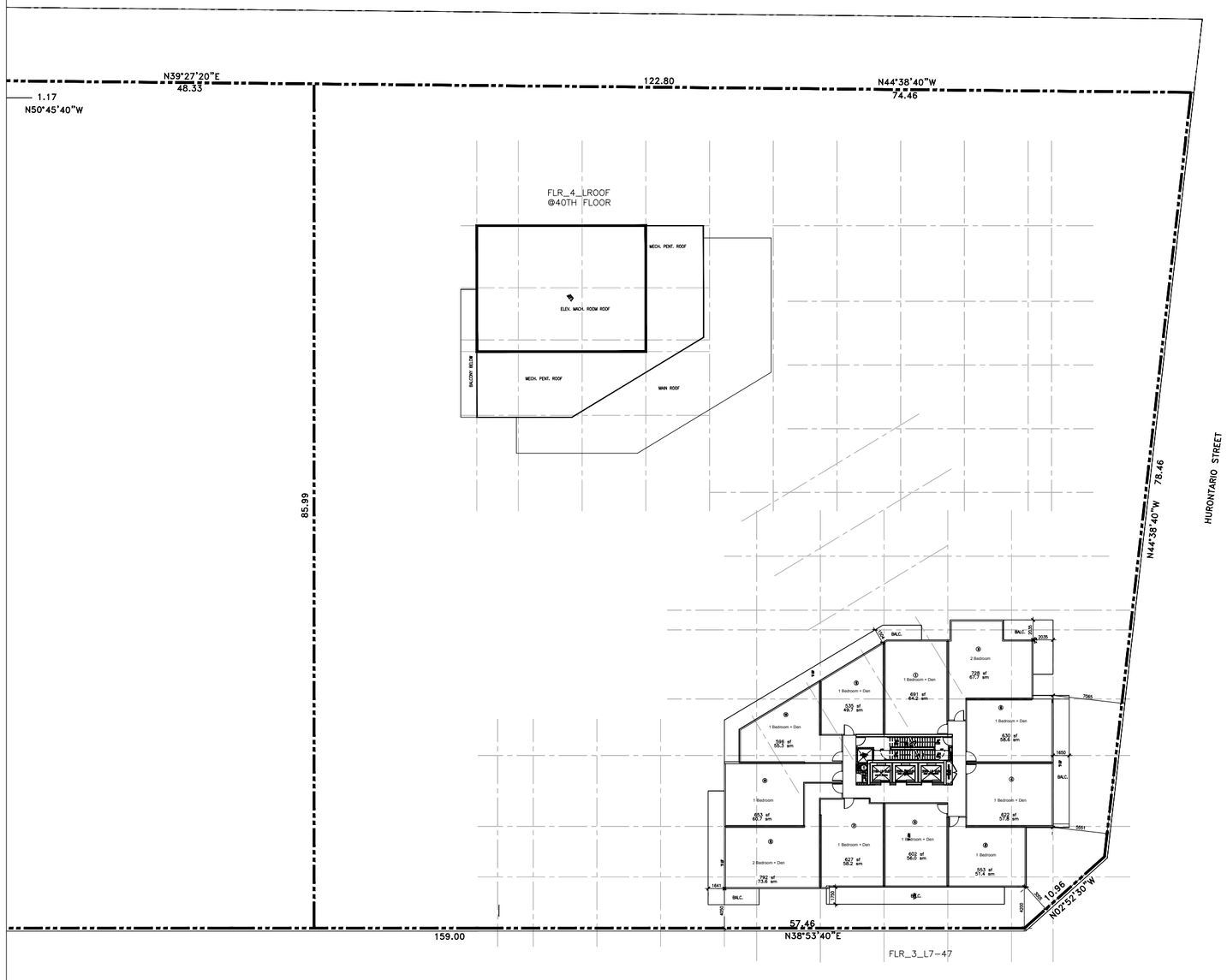
PROPOSED CONDOMINIUM DEVELOPMENT
"WATERGARDEN" (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title:
39TH FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date Plotted: 30 APR 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A309-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 963 1867
f. 416 963 1921
RICHMONDARCH.COM

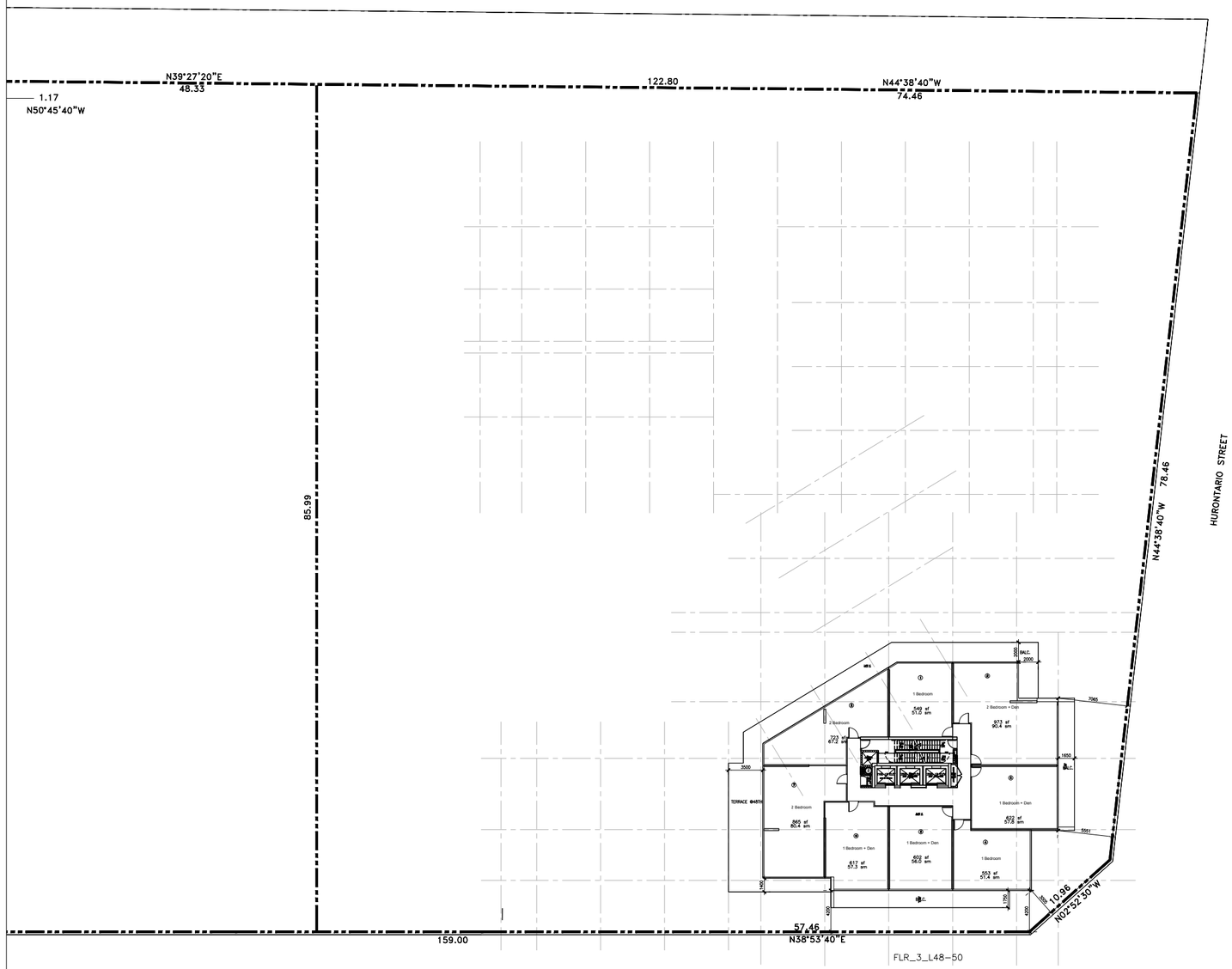
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300-911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title
40TH TO 47TH FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date / Plotted: 23 OCT 2017	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A310-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t: 416 961 1967
f: 416 961 1921
RICHMONDARCH.COM

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:
48TH TO 50TH FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North:

Seal:

Date/Plotted: 30 APR 2018

Date: 25 MAY 2018

Drawn By: AA

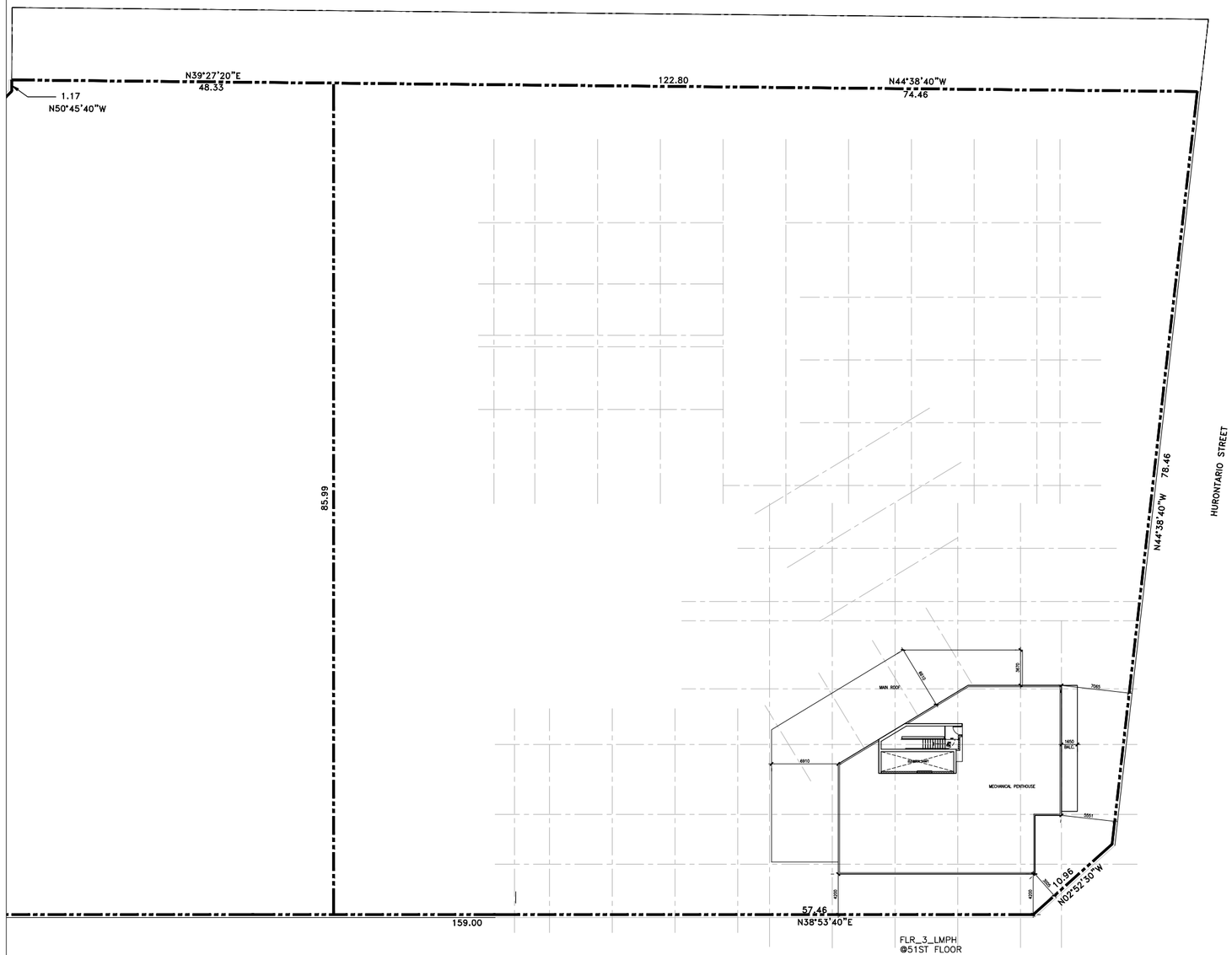
Scale: 1:150

Checked By:

Revision Number:

Job No: 2017-002

Sheet No: SP A311-N



FLR_3_LMPH
@51ST FLOOR

GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

249 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

ph 416 961 1967
fx 416 961 1921
RICHMONDARCH.COM

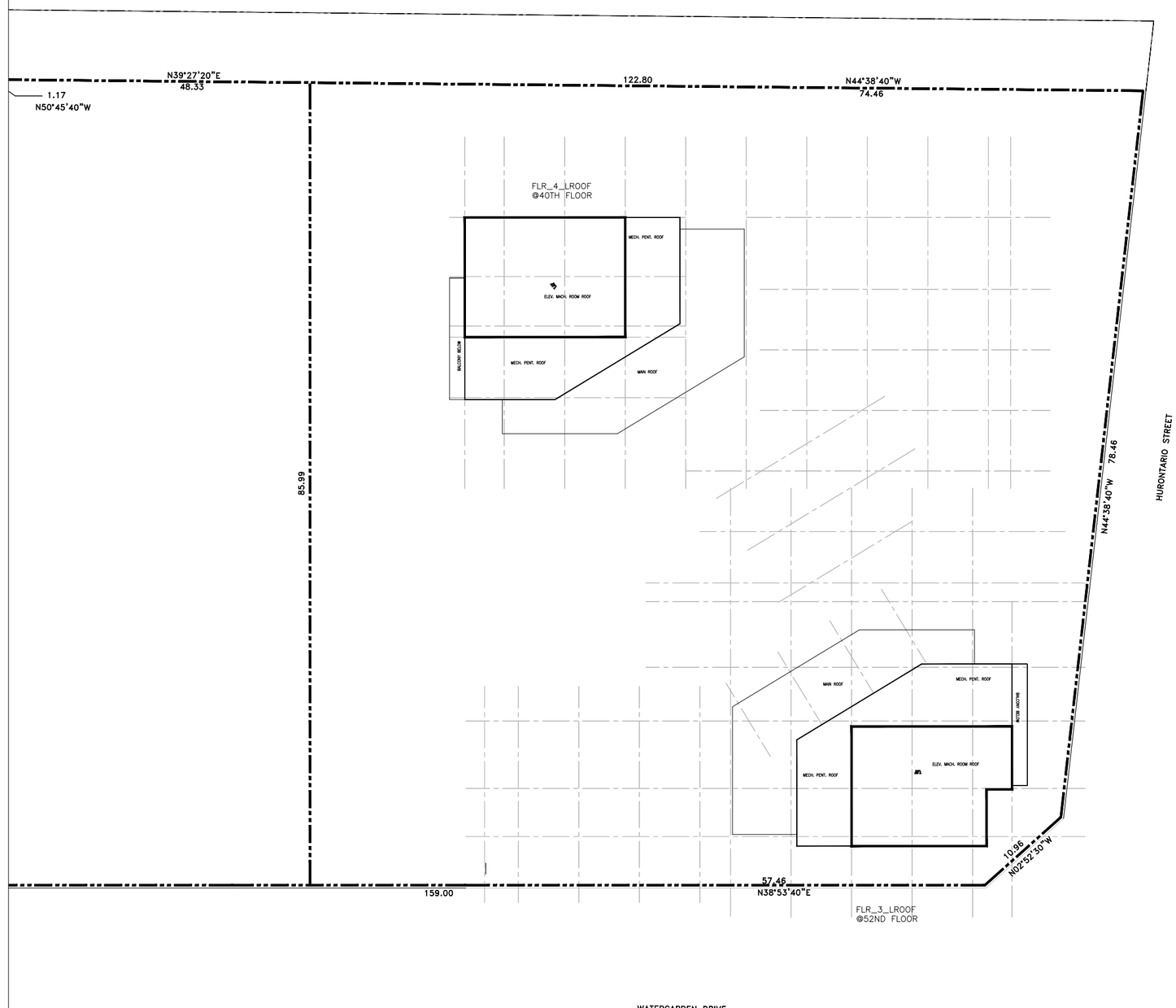
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) &
(PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC. V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title
51ST FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date Issued: 30 APR 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A312-N



GENERAL NOTES

NO	DATE	REMARKS
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.

PLANS ARE NOT TO BE SCALED.

RICHMOND | Architects Ltd.

2143 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M6T 1R5

t: 416 963 1867
fx: 416 963 1863
RICHMONDARCH.COM

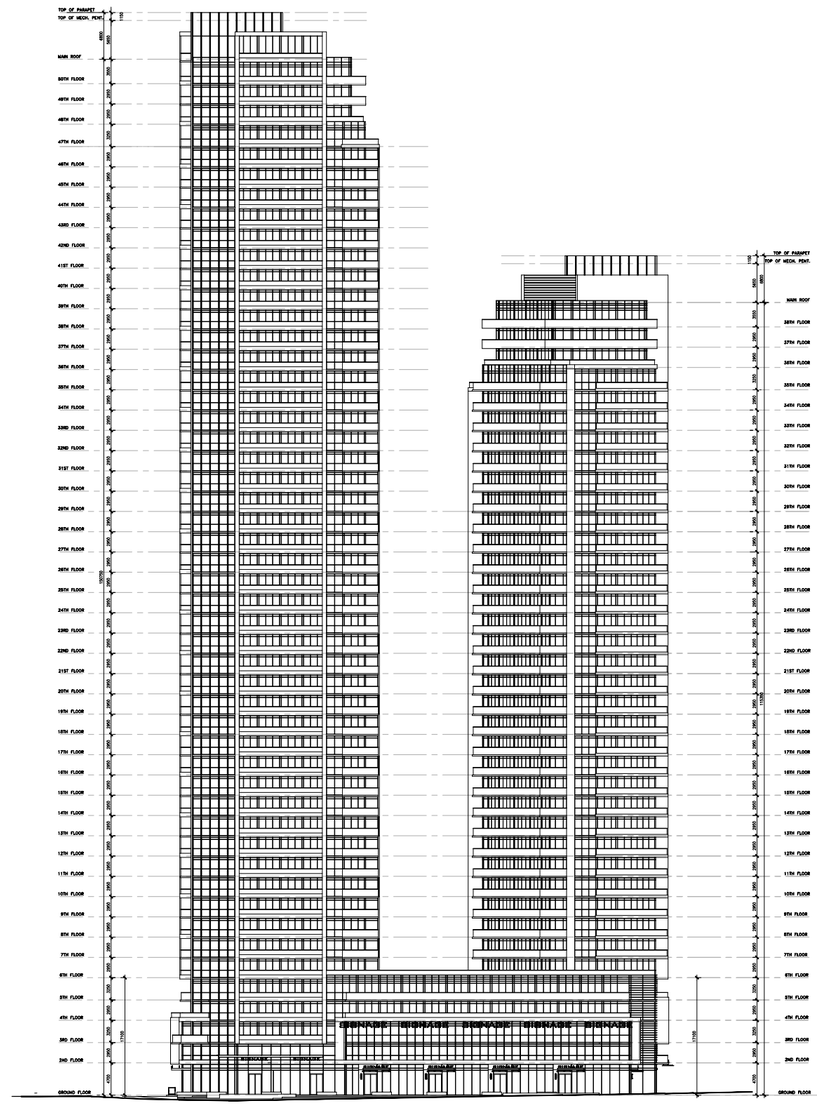
PROPOSED CONDOMINIUM DEVELOPMENT
'WATERGARDEN' (PHASE 4, PART 2)(H-RA5-43) & (PHASE 5)(H-RA5-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300- 911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title:
ROOF FLOOR PLAN
PHASE 4,PART 2 (BLDG. 3&4)

North

Seal

Date Plotted: 05 JUN 2017	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:150
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A313-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

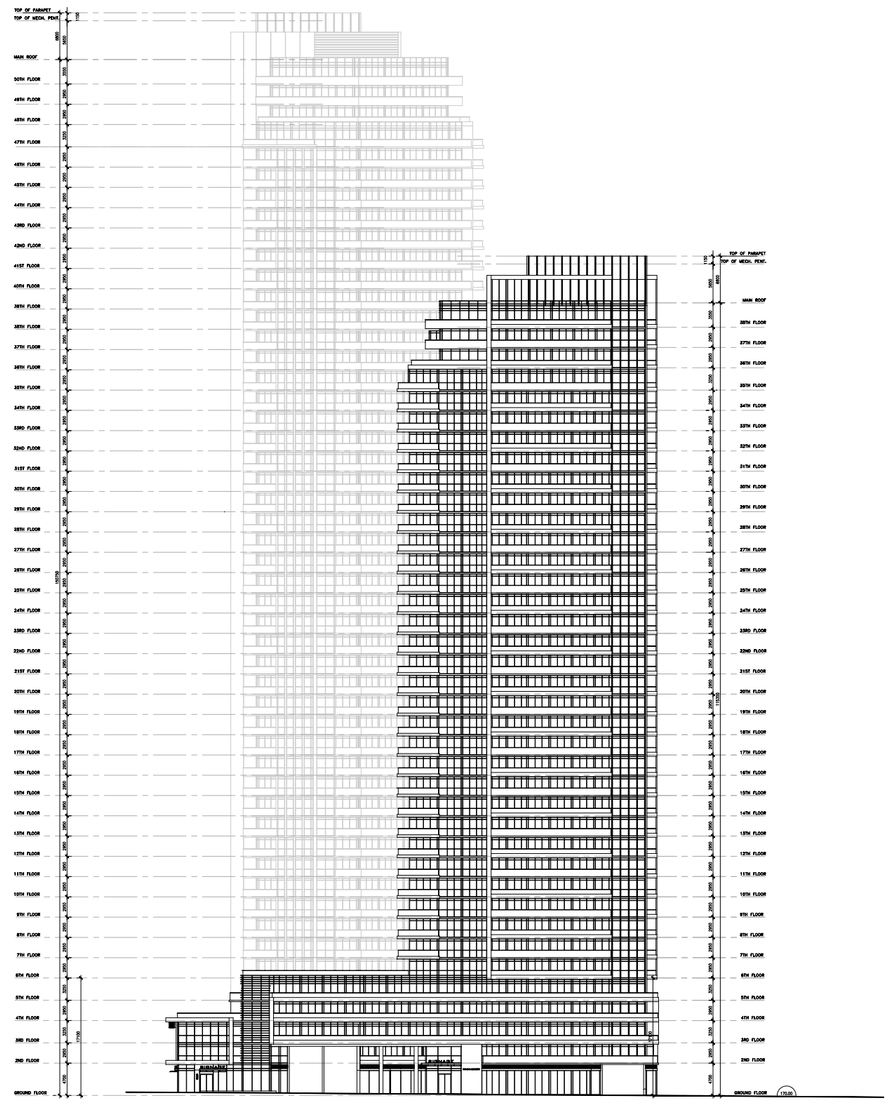
2420 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M6T 1S5

t: 416 961 1567
f: 416 961 1302
RICHMONDARCH.COM

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:
EAST ELEVATION
PHASE 4,PART 2 (BLDG. 3&4)

North	Grid
Date/Revised: 25 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:250
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A401-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

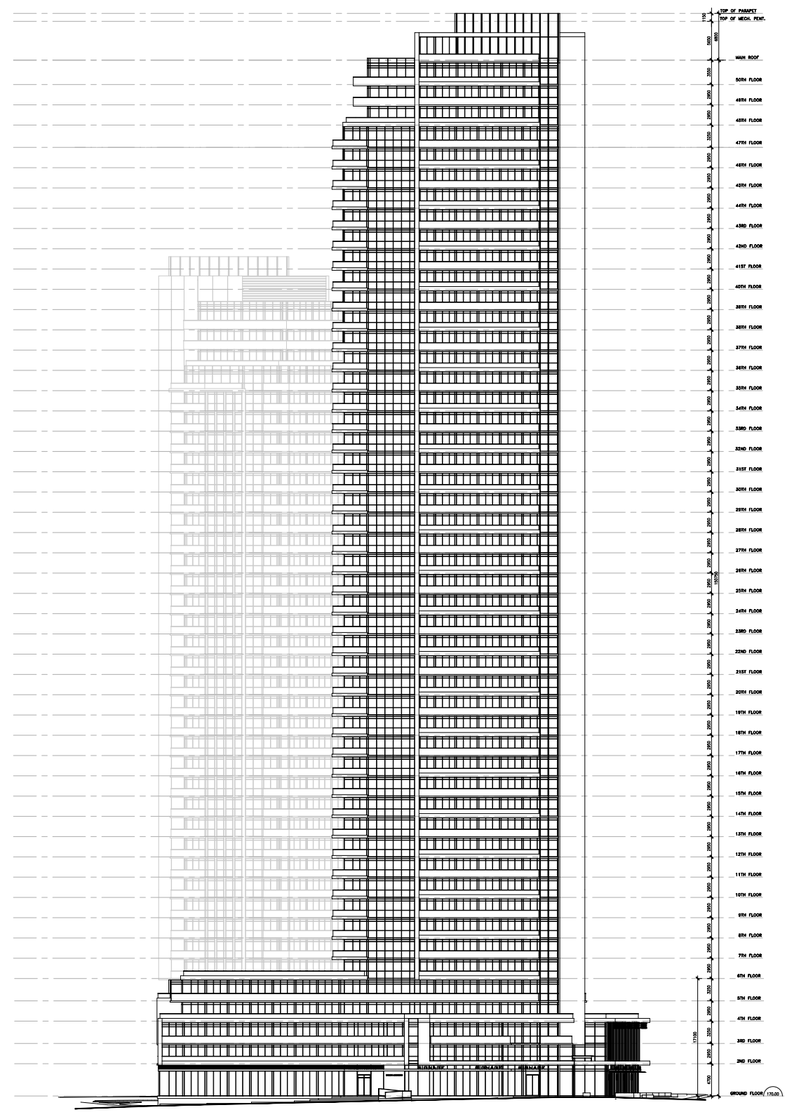
243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 961 1967
f. 416 961 1921
RICHMONDARCH.COM

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) 688 7749

Sheet Title:
NORTH ELEVATION
PHASE 4,PART 2 (BLDG. 3&4)

North:	Seal:
Date/Revised: 25 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:250
Checked By:	Revision Number:
Job No: 2017-002	Sheet No: SP A402-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 963 1567
fr. 416 963 1561
RICHMONDARCH.COM

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 (BLDG. 3&4)

North

Seal

Date Plotted: 25 MAY 2018

Date: 25 MAY 2018

Drawn By: AA

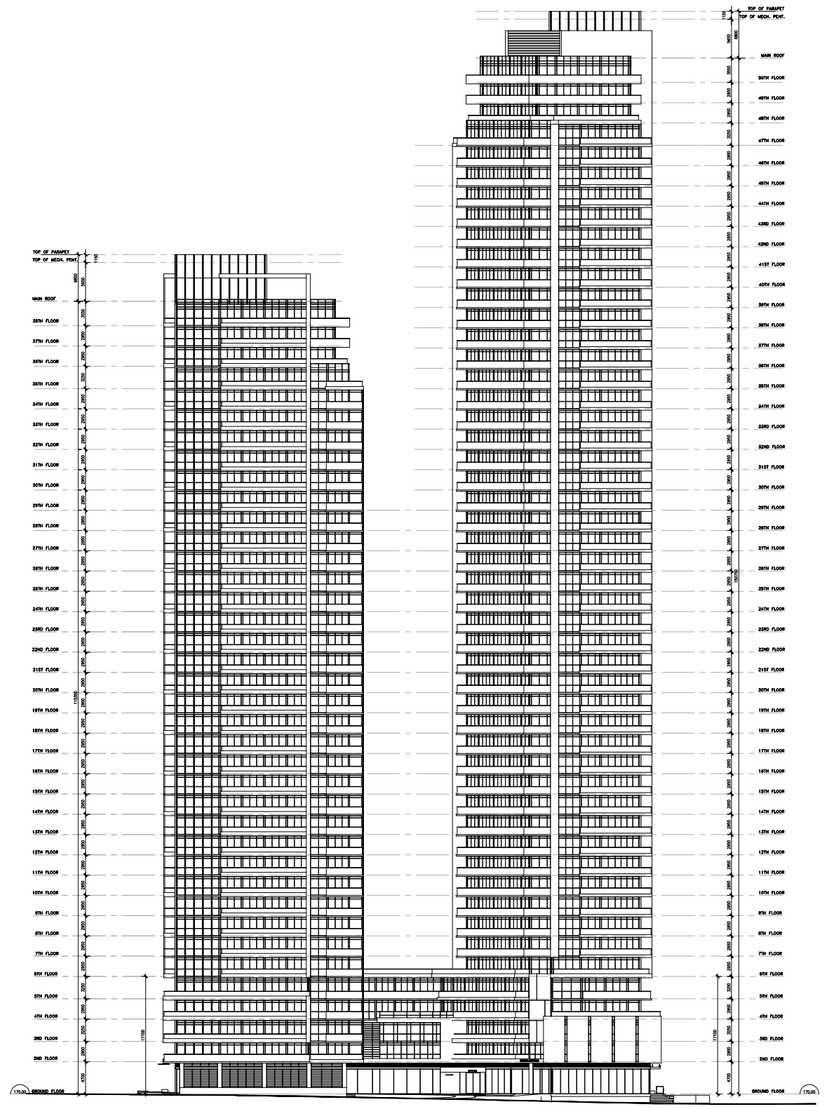
Scale: 1:250

Checked By:

Revision Number:

Job No.: 2017-002

Sheet No.: SP A403-N



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

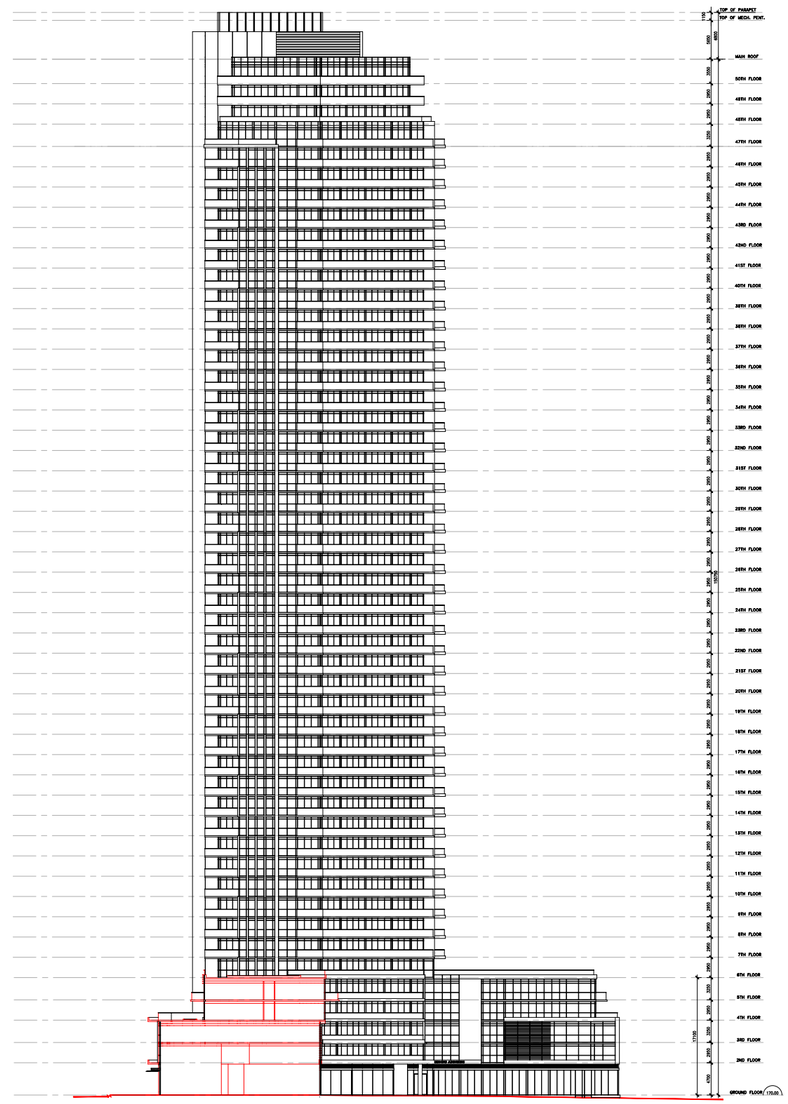
243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 963 1967
f. 416 963 1925
RICHMONDARCH.COM

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
WEST ELEVATION
PHASE 4,PART 2 (BLDG. 3&4)

North	Seal
Date Plotted: 25 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:250
Checked By:	Revision Number:
Job No.: 2017-002	Sheet No.: SP A404-N



GENERAL NOTES

NO	DATE	REMARKS
1	31 MAY 2018	RE-ZONING SUBMISSION

REVISIONS

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

PRINTS ARE NOT TO BE SCALED.

RICHMOND | Architects Ltd.

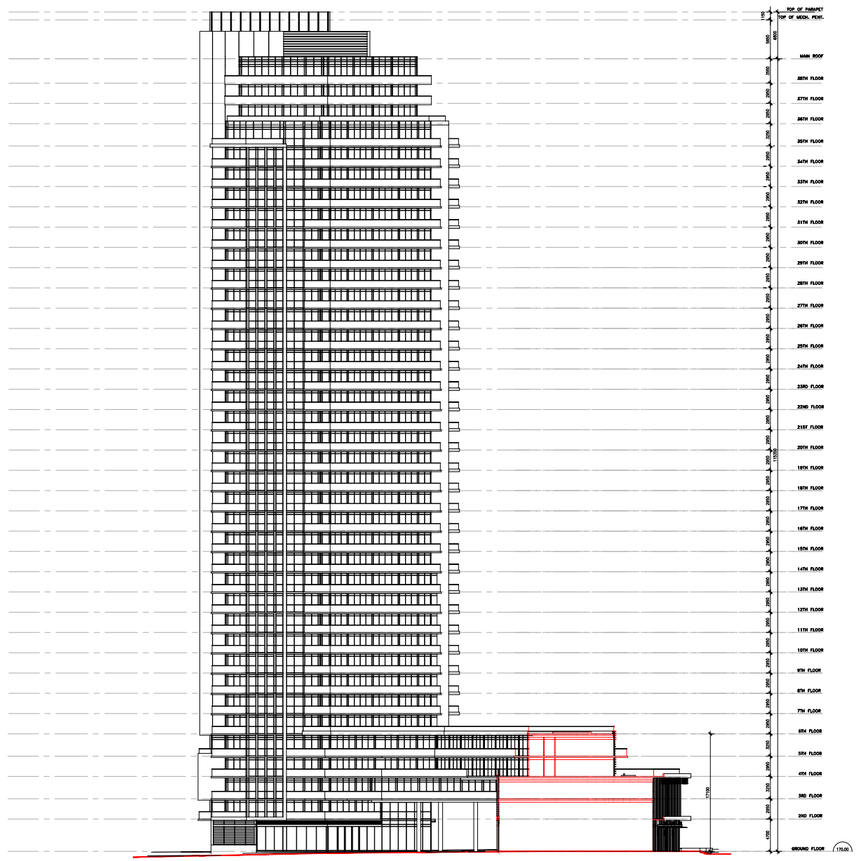
2420 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M6T 1R6

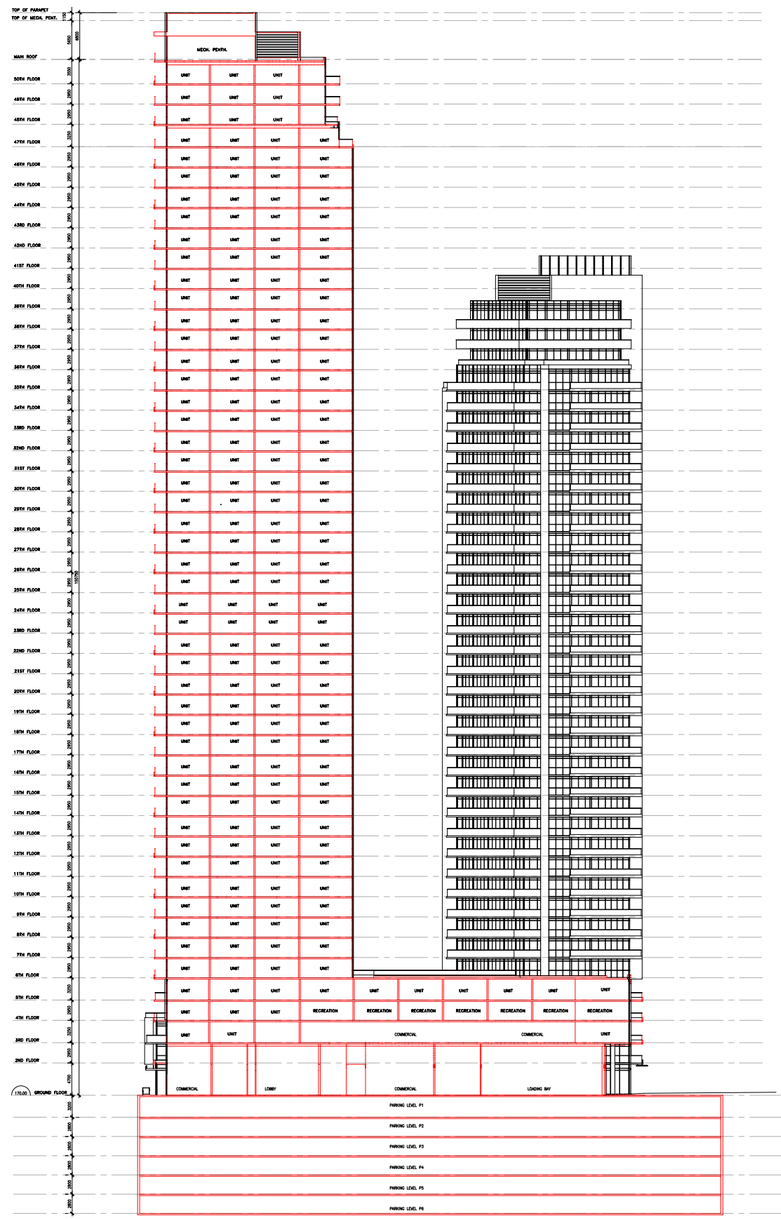
t: 416 963 1867
f: 416 963 1863
RICHMONDARCH.COM

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 305-911 Homer Street
Vancouver, BC, V6B 2W6
PH. (604) 602 7747 Fax (604) 680 7749

Sheet Title:
ELEVATION NORTH INTERN
PHASE 4,PART 2 (BLDG. 3&4)

North:	Seal:
Date/Plotted: 18 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:250
Checked By:	Revision Number:
Job No: 2017-002	Sheet No: SP A405-N


TOP OF PARAPET
TOP OF MECH. PENT.
MAIN ROOF
30TH FLOOR
29TH FLOOR
28TH FLOOR
27TH FLOOR
26TH FLOOR
25TH FLOOR
24TH FLOOR
23RD FLOOR
22ND FLOOR
21ST FLOOR
20TH FLOOR
19TH FLOOR
18TH FLOOR
17TH FLOOR
16TH FLOOR
15TH FLOOR
14TH FLOOR
13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
GROUND FLOOR
1100
3000
3000
3000



GENERAL NOTES

NO	DATE	REMARKS
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.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

t. 416 961 1967
f. 416 961 1921
RICHMONDARCH.COM

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) 688 7749

Sheet Title:
SECTION
PHASE 4,PART 2 (BLDG. 3&4)

North | Seal

Date/Noted: 18 MAY 2018	Date: 25 MAY 2018
Drawn By: AA	Scale: 1:250
Checked By:	Revision Number:
Job No: 2017-002	Sheet No: SP A501-N