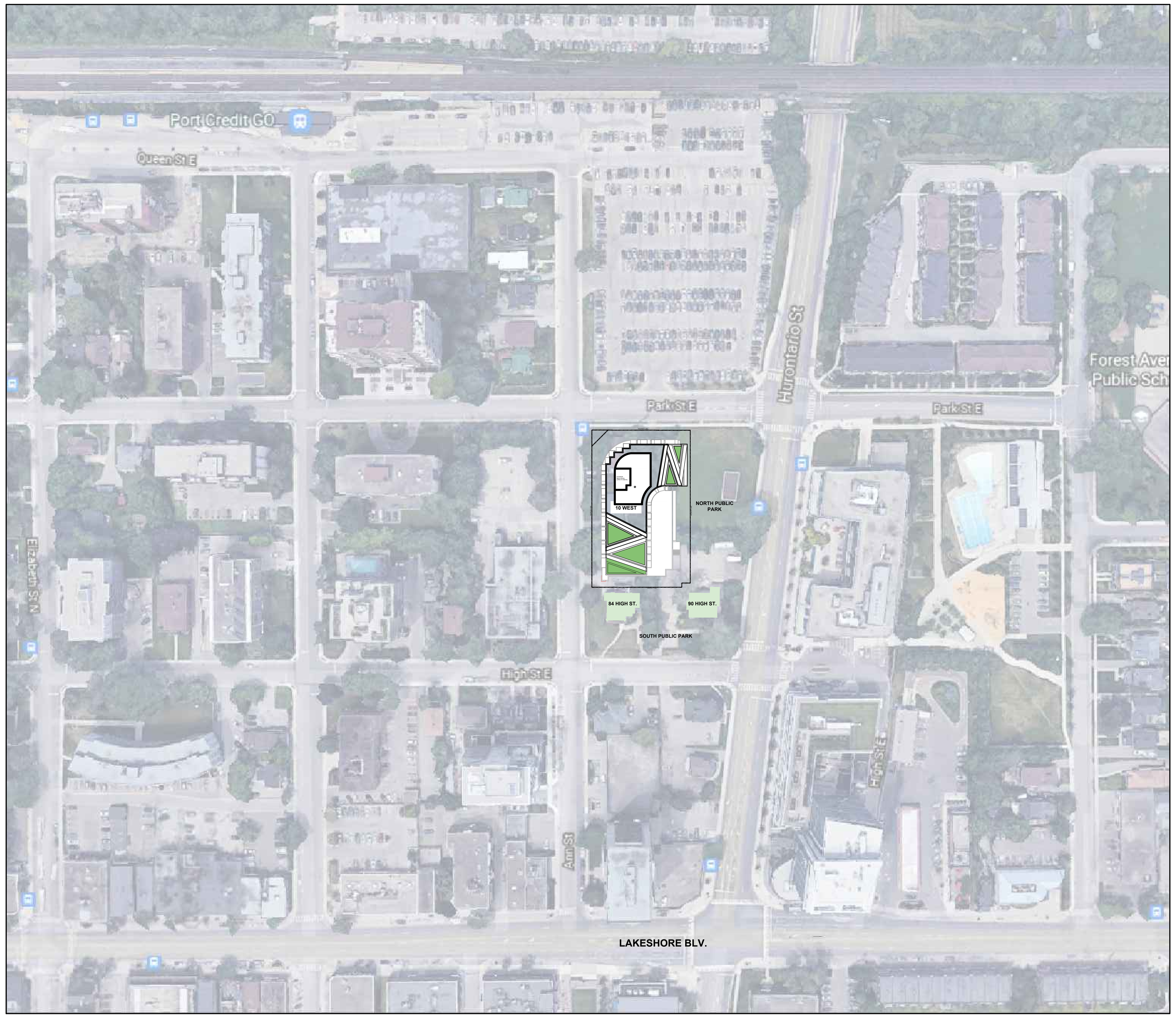

6 / A100 CONTEXT PLAN
1:3000

ABBREVIATION LEGEND

ACC	ARCHITECTURAL CONCRETE TYPE
ACT	ACOUSTIC TILE
AD	AREA DRAIN
AES	ARCHITECTURAL EXPOSED STEEL
ALUM	ALUMINUM
AFF	ABOVE FINISHED FLOOR
C	COLD
C/H	COLD & HOT
CAR	CARPET
CB	CONCRETE BLOCK
CL	CENTRE LINE
CF	CERAMIC TILE
CJ	CONCRETE FINISH TYPE
CL	CONCRETE JOINT
COL	CLOSET
CONC	CONCRETE BLOCK
CONT	CONTINUOUS
CT	CONCRETE COLUMN
C/W	COVERED WITH
D	DIAMETER, DRYER
DFJ	DEFLECTION JOINT
DN	DOWN
DWG	DRAWING
EL	ELEVATION
ELEC	ELECTRICAL
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EIF	EXTERIOR INSULATION FINISHTYPE
EXP	EXPOSED
EXJ	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN	FINISH(ED)
FL	FLOOR
FT	FOOT
FTG	FOOTING
FRG	FIBRE REINFORCED GYPSUM
GALV	GALVANIZED
GBL	GLASS BLOCK
GR	GRANITE
GL	GLASS
GWB	GYPSUM WALLBOARD
H	HOT
HD	HUB DRAIN
HM	HOLLOW METAL
HOR	HORIZONTAL
HSS	HOLLOW STEEL SECTION
HT	HEIGHT
HW	HARDWOOD STRIP
IM	INSULATED METAL
INS	INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATED
LIN	LINEN
MA	MARBLE TYPE
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
ML	MELAMINE
MOD	MODULE
MT	METAL TYPE
NFWH	NO FREEZE WATER HOSE
NIC	NOT IN CONTRACT
N°	NUMBER
NTS	NOT TO SCALE
0/C	ON CENTRE
OD	OUTSIDE DIAMETER
OH	OVERHEAD
PC	PRECAST CONCRETE
PLM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PRE-FAB	PRE-FABRICATED
PS	PRESSED STEEL
PT	PAINT
P/T	PRESSURE TREATED
QM	QUIRK MITRE
R	RISER, RADIUS
R.O.	ROUGH OPENING
R/A	RETURN AIR
RAD	RADIATOR
RB	RUBBER BASE
RC	REINFORCED CONCRETE
RD	ROOF DRAIN
REF	REFERENCE DIMENSIONS
REINF	REINFORCED, REINFORCING
REQ'D	REQUIRED
RV	REVEAL
REV	REVERSE
R INSUL	RIGID INSULATION
RM	ROOM
S	SINK
S/A	SUPPLY AIR
SC	SEALED CONCRETE
SD	SCUPPER DRAIN
SPEC	SPECIFICATION
SQ	SQUARE
SQ FT	SQUARE FEET
SSTL	STAINLESS STEEL
STL	STEEL
SIM	SIMILAR
ST	STONE TYPE
STOR	STORAGE
STRUCT	STRUCTURE, STRUCTURAL
SW	SWITCH
T	TREAD
TBB	TILE BACKER BOARD
TEL	TELEPHONE
THK	THICK, THICKNESS
T&G	TONGUE & GROOVE
TV	TELEVISION
TYP	TYPICAL
T/O	TOP OF SLAB
T.O.B.	TOP OF BEAM
T.O.W.	TOP OF WALL
U/S	UNDERSIDE
V	VOLT
VB	VAPOUR BARRIER
VCT	VINYL COMPOSITE TILE TYPE
VERT	VERTICAL
VEST	VESTIBULE
VP	VAPOUR BARRIER
W	WASHER, WIDE
WD	WOOD TYPE
WF	WOOD FINISH TYPE
WP	WORKING POINT
W.P.	WATERPROOF (MEMBRANE)
W.R.T.	WITH RESPECT TO
W/	WITH
XGWB	EXTERIOR GYPSUM BOARD

3 / A100 ABBREVIATION LEGEND
REF.

ARCHITECTURAL DRAWING LIST

DRAWING NO.	TITLE	CONSULTANT
SCHEDULES		
A001	TITLE	CORE
A100	CONTEXT PLAN, STATISTICS, ABBREV., DRAWINGS LIST & ZONING	CORE
A100a	RESIDENTIAL SOLID WASTE MANAGEMENT	CORE
A101a	SUN-SHADOW STUDY	CORE
A101b	SUN-SHADOW STUDY	CORE
A101c	SUN-SHADOW STUDY	CORE
A101d	SUN-SHADOW STUDY	CORE
A101e	SUN-SHADOW STUDY	CORE
A101f	SUN-SHADOW STUDY	CORE
A101g	SUN-SHADOW STUDY	CORE
A102	SURVEY	JD BARNES
A103	PARCEL PLAN	CORE
A104	SITE PLAN	CORE
PLANS		
A200	P6 PARKING LEVEL	CORE
A201	P5 PARKING LEVEL	CORE
A202	P4 PARKING LEVEL	CORE
A203	P3 PARKING LEVEL	CORE
A204	P2 PARKING LEVEL	CORE
A205	P1 PARKING LEVEL	CORE
A206	GROUND LEVEL	CORE
A207	LEVEL 2 (MEZZ)	CORE
A208	LEVEL 3	CORE
A209	LEVELS 4-7	CORE
A210	LEVEL 8	CORE
A211	LEVELS 9-11	CORE
A212	LEVEL 12	CORE
A213	LEVELS 13-15	CORE
A214	LEVEL 16	CORE

DRAWING NO.	TITLE	CONSULTANT
PLANS		
A215	LEVEL 17	CORE
A216	LEVELS 18-23	CORE
A217	LEVEL MECHANICAL PENTHOUSE	CORE
A218	LEVEL ROOF	CORE
ELEVATIONS / SECTIONS		
A400	SOUTH ELEVATION	CORE
A401	EAST ELEVATION	CORE
A402	NORTH ELEVATION	CORE
A403	WEST ELEVATION	CORE
A410	SECTION 1	CORE
A411	SECTION 2	CORE
PERSPECTIVES		
A600	BUILDING PERSPECTIVE	CORE
A601	BUILDING PERSPECTIVE	CORE
A602	BUILDING PERSPECTIVE	CORE
A603	BUILDING PERSPECTIVE	CORE
A604	BUILDING PERSPECTIVE	CORE
A605	BUILDING PERSPECTIVE	CORE

2 / A100 DRAWING LIST
REF.

10 West - Mississauga

21-182 22-Nov-24

22 Storey Residential

BUILDING AREA

RESIDENTIAL

LEVELS	GCA (m2)	GCA (Sq Ft)	GFA (m2)	GFA (Sq Ft)
P-6	729.17	7,849	59.82	644
P-5	2,840.02	30,570	132.81	1,430
P-4	2,840.02	30,570	132.81	1,430
P-3	2,840.02	30,570	132.81	1,430
P-2	2,794.19	30,076	136.85	1,473
P-1	2,761.88	29,729	200.05	2,153
Ground	1,825.33	19,648	1,306.24	14,060
Level 2	1,308.33	14,083	908.42	9,778
Level 3	1,446.68	15,572	910.72	9,803
Level 4	1,446.68	15,572	1,383.87	14,896
Level 5	1,446.68	15,572	1,383.87	14,896
Level 6	1,446.68	15,572	1,383.87	14,896
Level 7	1,446.68	15,572	1,383.87	14,896
Level 8	1,301.59	14,010	1,238.77	13,334
Level 9	1,301.59	14,010	1,238.77	13,334
Level 10	1,301.59	14,010	1,238.77	13,334
Level 11	1,301.59	14,010	1,238.77	13,334
Level 12	1,035.47	11,146	972.66	10,470
Level 13	1,035.47	11,146	972.66	10,470
Level 14	1,035.47	11,146	972.66	10,470
Level 15	1,035.47	11,146	972.66	10,470
Level 16	1,035.47	11,146	961.52	10,350
Level 17	789.61	8,499	730.24	7,860
Level 18	789.61	8,499	730.24	7,860
Level 19	789.61	8,499	730.24	7,860
Level 20	789.61	8,499	730.24	7,860
Level 21	789.61	8,499	730.24	7,860
Level 22	789.61	8,499	730.24	7,860
Level 23	789.61	8,499	730.24	7,860
Mech PH	298.97	3,218	35.86	386
Total - Below Grade	14,805.29	159,363	795.15	8,559
Total - Above Grade	26,576.99	286,072	23,615.70	254,197
Total	41,382.28	445,435	24,410.86	262,756

RETAIL	GCA (m2)	GCA (SQ Ft)	GFA (m2)	GFA (Sq Ft)
Ground	333.64	3,591	311.97	3,358
Mezz	7.24	78	7.24	78
Total	340.88	3,669	319.21	3,436
Total Residential + Retail	41,723.16	449,104.38	24,730.07	266,192.21

5 / A100 GCA / GFA STATISTICS
REF.

VEHICULAR PARKING								
Levels	Visitor/Retail	84 High Street	84 High Visitor	90 High Street	Car-Share	Residential	Total	Accessible
P-6						11	11	0
P-5						69	69	0
P-4						69	69	0
P-3						69	69	0
P-2	34					25	59	2
P-1	21	6	1	7	2		37	1
Total Provided	55	6	1	7	2	236	307	4
Ratio Required	0.15/UNIT					0.65/UNIT		
Total Required	55	5	1	7		236	304	4

BICYCLE PARKING					
Levels	Visitor(Indoor)	Retail (Indoor)	Retail (Outdoor)	Residential	Total
P-1	0	0	0	246	246
Ground	21	1	1	0	23
Total Provided	21	1	1	246	269
Ratio Required	0.05/UNIT	0.15/100m2	0.02/100m2	0.6/UNIT	
Total Required	19	1	1	218	

AMENITY	Indoor (m2)	Outdoor (m2)	Total (m2)
Ground	189.80	266.14	455.94
Level 2	235.27	0.00	235.27
Level 3	471.80	453.30	925.10
Total Provided	896.87	719.44	1,616.31
Ratio Provided	4.46 m2/unit		
Ratio Required	5.60 m2/unit		

LANDSCAPE	AREA(m2)
Total Provided	1,123.75
Ratio Provided	34.23%
Ratio Required	30.00%

4 / A100 PARKING & AMENITY STATISTICS
REF.

UNIT DISTRIBUTION	1Bed	1Bed + Den	2Bed	2Bed+Den	Units per Floor	Saleable Area m2
Ground	0	0	2	2	4	395.20
Level 2	1	7	0	0	8	411.69
Level 3	8	1	5	0	14	738.61
Level 4	10	8	5	1	24	1,256.35
Level 5	10	8	5	1	24	1,256.35
Level 6	10	8	5	1	24	1,256.35
Level 7	10	8	5	1	24	1,256.35
Level 8	7	8	5	1	21	1,135.24
Level 9	7	8	5	1	21	1,135.24
Level 10	7	8	5	1	21	1,135.24
Level 11	7	8	5	1	21	1,135.24
Level 12	7	4	3	2	16	883.49
Level 13	7	4	3	2	16	883.49
Level 14	7	4	3	2	16	883.49
Level 15	7	4	3	2	16	883.49
Level 16	7	4	2	2	15	827.14
Level 17	4	3	0	4	11	667.17
Level 18	4	3	0	4	11	667.17
Level 19	4	3	0	4	11	667.17
Level 20	4	3	0	4	11	667.17
Level 21	4	3	0	4	11	667.17
Level 22	4	3	0	4	11	667.17
Level 23	4	3	0	4	11	667.17
Total Units	140	113	61	48	362	
Percentage	39%	31%	17%	13%	100%	
Total Saleable Area (m2)						20,143.14
Average Unit Area (m2)						55.64

10 WEST GO			
SITE AREA	3,273.96 SQ. M. 35,241 SQ. FT.	ZONING	RA1-24, H-RA2-48, D CITY OF MISSISSAUGA BY LAW 0225-2007
PROGRAM	RESIDENTIAL (GROUP C), GROUND LEVEL TO LEVEL 25	RETAIL (GROUP E), GROUND LEVEL	
GROSS FLOOR AREA	PROPOSED	SQ. M.	SQ. FT.
	RESIDENTIAL ABOVE GRADE GFA =	23,615.70	254,197
	RESIDENTIAL BELOW GRADE GFA =	795.15	8,559
	TOTAL =	24,410.86	262,756
NO. DWELLING UNITS	1BED/ 1BED+DEN	2BED/ 2BED+DEN	TOTAL
	253 UNITS / 70%	109 UNITS / 30%	362 UNITS
	REQUIRED	**PROPOSED**	
FLOOR SPACE INDEX	N/A (REFER TO ZONING BY-LAW 0225-2007)	7.53	
PERCENTAGE OF SITE AS LANDSCAPE AREA	N/A (REFER TO ZONING BY-LAW 0225-2007)	1123.75 m2	34.23%
HEIGHT	SEE SCHEDULE RA-1, H-RA2-48, D	77.1m	
SETBACKS	SEE SCHEDULE RA-1, H-RA2-48, D	SEE DRAWINGS	
LOADING	N/A	1 FORMAL LOADING SPACE 1 PROPOSED SMALLER LOADING SPACE	
OFF-STREET LOADING PASSENGER	N/A (REFER TO ZONING BY-LAW 0225-2007)	N/A	
PERCENTAGE OF GROUND FLOOR AS RETAIL/COMMERCIAL	N/A (REFER TO ZONING BY-LAW 0225-2007)	15.45%	
AMENITY SPACE	5.6m2 PER UNIT REQUIRED AT PER ZONING BY-LAW TOTAL = 2296 m2	INTERIOR AMENITY EXTERIOR AMENITY TOTAL	896.87 m2 719.44 m2 1616.31 m2 (AS PER 4.46 m2/UNIT)
RESIDENTIAL PARKING	0.65 PARKING PER UNIT 0.65 X 362 UNITS = 236 20% OF TOTAL REQUIRED RESIDENTIAL PARKING TO BE EVSE 0.2 X 236 = 48 EVSE SPACES	188 REGULAR PARKING SPACES PROVIDED AT P-2 TO P-6 PARKING LEVELS 48 EVSE PARKING SPACES PROVIDED AT P-2 TO P-3 PARKING LEVELS TOTAL 236 PARKING SPACES MINIMUM 0.65 PER UNIT	
VISITOR PARKING	0.15 PARKING PER UNIT 0.15 X 362 UNITS = 55 10% OF TOTAL REQUIRED VISITOR PARKING TO BE EVSE 0.1 X 55 = 6 SPACES	49 REGULAR PARKING SPACES PROVIDED AT P-1 AND P-2 PARKING LEVEL 6 EVSE PARKING SPACES PROVIDED AT P-1 PARKING LEVEL TOTAL 55 VISITOR PARKING SPACES MINIMUM 0.18 PER UNIT	
PARKING ALLOCATION FOR 84 & 90 HIGH STREET	0.8 PARKING SPACES PER UNIT. 6 X 0.8 = 5 RESIDENTIAL PARKING SPACES FOR 84 HIGH ST. 7 PARKING SPACES FOR 90 HIGH STREET 1 VISITOR PARKING SPACES FOR 84 HIGH STREET 10% OF TOTAL REQUIRED VISITOR PARKING TO BE EVSE 0.1 X 1 = 1 EVSE SPACE FOR 84 HIGH VISITOR 20% OF TOTAL REQUIRED RESIDENTIAL PARKING TO BE EVSE 0.2 X 5 = 1 EVSE SPACE FOR 84 HIGH, 0.2 X 7 = 1 EVSE SPACE FOR 90 HIGH	5 REGULAR PARKING SPACES FOR 84 HIGH STREET PROVIDED AT P-1 PARKING LEVEL 1 EVSE PARKING SPACE FOR 84 HIGH STREET PROVIDED AT P-1 PARKING LEVEL 6 REGULAR PARKING SPACES FOR 90 HIGH STREET PROVIDED AT P-1 PARKING LEVEL 1 EVSE PARKING SPACE FOR 90 HIGH STREET PROVIDED AT P-1 PARKING LEVEL 1 VISITOR EVSE PARKING SPACES FOR 84 HIGH STREET PROVIDED AT P-1 PARKING LEVEL	
RESIDENTIAL BICYCLE PARKING	0.6 BIKE PARKING PER UNIT AS PER ZONING BY LAW 0.6 X 362 UNITS = 218	TOTAL OF 218 BIKE PARKING SPACES PROVIDED AT P-1 PARKING LEVEL	
VISITOR BICYCLE PARKING	0.05 BIKE PARKING PER UNIT AS PER ZONING BY LAW 0.05 X 362 UNITS = 19 0.15 INDOOR BIKE PARKING PER 100 m2 OF NON-RESIDENTIAL SPACE AS PER ZONING BY LAW 0.15 X 321m2 / 100 = 1 0.20 OUTDOOR BIKE PARKING PER 100 m2 OF NON-RESIDENTIAL SPACE AS PER ZONING BY LAW 0.2 X 321m2 / 100 = 1	19 INDOOR BIKE PARKING FOR RESIDENTIAL VISITOR 1 INDOOR BIKE PARKING FOR NON-RESIDENTIAL VISITOR TOTAL OF 20 INDOOR VISITOR BIKE PARKING SPACES PROVIDED AT GROUND LEVEL TOTAL OF 1 OUTDOOR VISITOR BIKE PARKING SPACES PROVIDED AT GROUND LEVEL	

1 / A100 UNIT DISTRIBUTION / SUMMARY
REF.

No.	Revisions	Date
05	RE-ISSUED FOR OPA / REZONING	09 DEC 2024
04	RE-ISSUED FOR OPA / REZONING	01 AUG 2024
03	RE-ISSUED FOR OPA / REZONING	17 AUG 2023
02	RE-ISSUED FOR OPA / REZONING	28 OCT 2022
01	ISSUED FOR OPA / REZONING	17 DEC 2021

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

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N

ONTARIO ASSOCIATION OF ARCHITECTS
BABAK ESLAHJOU
LICENCE
4706

Drawn	Scale
CW	NTS
Checked	**Date**
CY	17 DEC 2021

Title
CONTEXT PLAN, STATISTICS ABBREV., DRAWINGS LIST & ZONING

Project No.	Drawing No.
21-182	A100