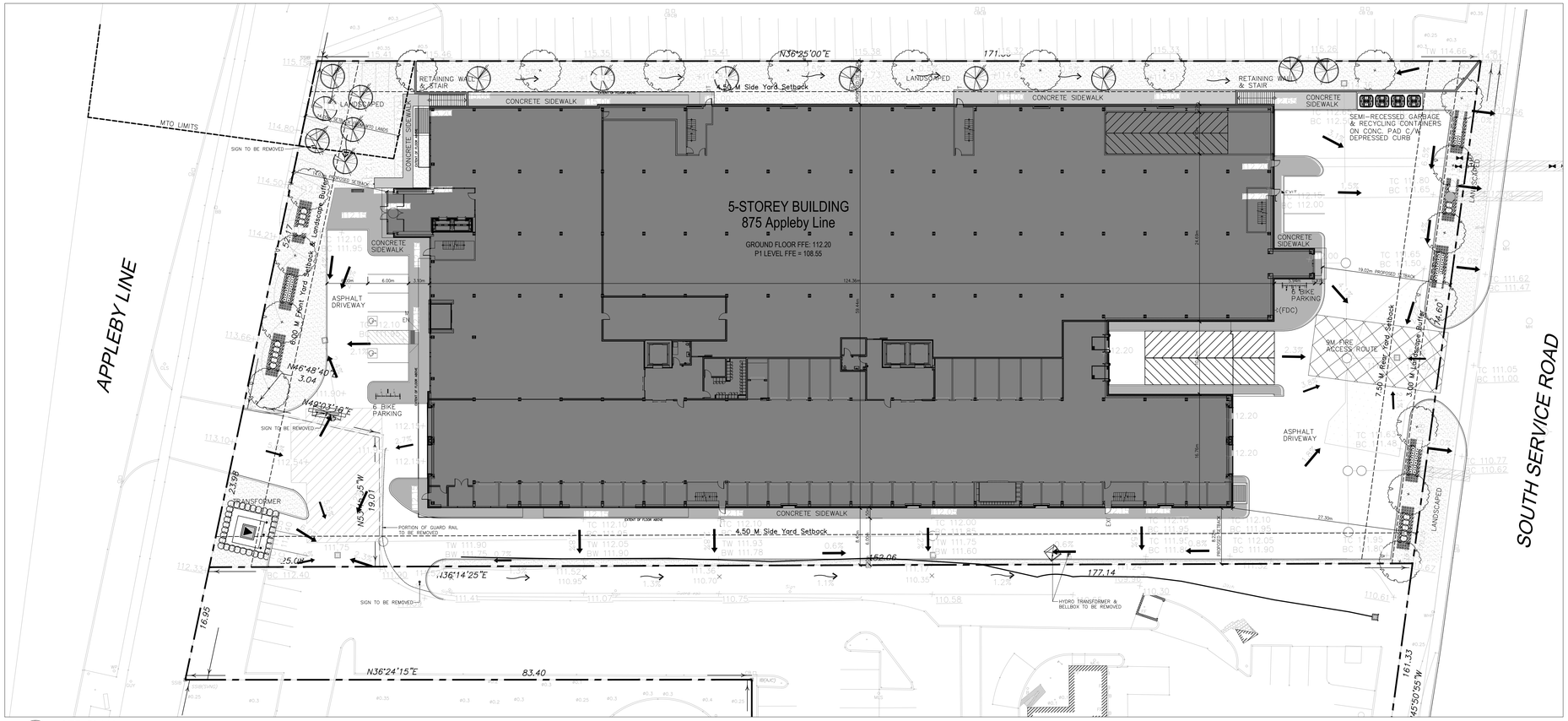


1 A101 SITE PLAN 1:300

LEGEND

- PROPOSED BUILDING LOCATION
- EXISTING NEIGHBORING BUILDINGS
- LANDSCAPED AREA
- CONCRETE/ SIDEWALK
- BARRIER FREE PARKING CLEARANCE
- CURB
- DEPRESSED CURB
- TWSI TACTILE WALKING SURFACE INDICATOR
- NEW TREE/ VEGETATION (REFER TO LANDSCAPE PLAN FOR TYPE, SIZE AND LOCATION)
- EXISTING TREE (FOR REFERENCE ONLY, REFER TO LANDSCAPE PLAN)
- BARRIER FREE PARKING
- INTERIOR PARKING
- MAN HOLE, CATCH BASIN
- SIAMESE CONNECTION
- ENTRANCE/ EXIT LOCATION
- PRINCIPAL ENTRANCE
- TRANSFORMER
- FENCE & GATE
- UTILITY POLE
- FIRE HYDRANT
- NLS (NEW LIGHT STANDARD, REFER TO ELECTRICAL)
- BOLLARD
- HYDRO POLE
- PEDESTRIAN CROSSING DEMARCATION PAINTED
- DENOTES PAINTED LINES
- DENOTES FIRE ROUTE ACCESS
- ONE-WAY SIGN
- NO ENTRY SIGN
- FIRE ROUTE ACCESS / NO PARKING SIGN
- TRAFFIC DIRECTION

BOUNDARY INFORMATION FROM SURVEY BY: SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS COMPLETED ON APRIL 22, 2018

SCALE 1 : 300

5 0 10m

SITE STATISTIC

LEGAL DESCRIPTION OF PROPERTY

PART OF LOT 5 CONCESSION 3, SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF NELSON)
CITY OF BURLINGTON, REGIONAL MUNICIPALITY OF HALTON
SURVEYED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS 2022

ZONING REGULATION (By-law BC1-62)	PROPOSED		REQUIRED	COMPLIANCE
Lot Area	12,922.9sm	[139,101sf]		
Building Area (footprint)	7,096.2sm	[76,383sf] 54.91%		
Paved Area	3,191.0sm	[34,348sf] 24.69%		
Landscaped Area	2,635.7sm	[28,371sf] 20.40%		
Building Setbacks				
Setback from Appleby Line - Front yard	14.03m (min.)		6.0m	YES
Setback from the northeast property line - Rear yard	27.30m (min.)		7.5m	YES
Setback from the northwest property line - Side yard	6.34 (min.)		4.5m	YES
Setback from the southeast property line - Side yard	8.23m (min.)		4.5m	YES
Building Height	30.78mm - 6 storeys (from ground floor to top of parapet) 34.55m (from ground floor to top of lantern canopy)		No maximum	YES
Permited uses	Retails, Offices & Self-Storage Warehouse			NO-storage/retail not permitted
Parking spaces	166 parking spaces		306	NO
Office (Other) - 3 spaces/100 m^2 GFA			156	
Retail Store - 3.5 spaces/100 m^3 GFA			41	
Storage Locker Facility - 0.5 spaces/100 m^2 GFA			109	
Accessible Parking Spaces - 3% of required parking	Total provided: 5 spaces (2 at grade, 3 at P1)		10	NO
Bicycle Parking Spaces - 2 spaces plus 1 spaces/1000 m^2 GFA	24 spaces (12 at grade, 12 at P1)		14	YES
Landscape Buffers				
Abutting South Service Rd.	3.0m		3.0m	YES
Abutting Appleby Line	6.0m		6.0m	YES
Loading	1 interior Loading and Parking		N/A	
Drive Aisle Width	6.0m (two-way)		6.0m	YES

GFA BREAKDOWN

	P1	GF	2F	3F	4F	5F	RF	Total GFA / Use	% over GFA
Dymon Reception (Retail)		1,159.0sm [12,475sf]						**1,159.0sm [12,475sf]**	3.7%
Dymon Work Refined (Office)			1,508.0sm [16,232sf]	1,508.0sm [16,232sf]	1,371.4sm [14,762sf]	807.8sm [8,695sf]		**5,195.2sm [55,921sf]**	16.8%
Storage		3,832.7sm [41,255sf]	5,741.2sm [61,798sf]	5,741.2sm [61,798sf]	5,478.9sm [58,974sf]	916.4sm [9,864sf]		**21,710.4sm [233,689sf]**	70.1%
Storage 1		3,305.3sm [35,578sf]							
Storage 2		353.7sm [3,807sf]							
Storage Lobby 1		96.0sm [1,033sf]							
Storage Lobby 2		77.8sm [837sf]							
Conditioned Storage		117.5sm [1,265sf]						**117.5sm [1,265sf]**	0.4%
Interior Loading		1,596.7sm [17,187sf]						**1,596.7sm [17,187sf]**	5.2%
Parking	7,003.7sm [75,387sf]							**7,003.7sm [75,387sf]**	22.6%
Ramp		183.8sm [1,978sf]						**183.8sm [1,978sf]**	0.6%
Stairs		147.7sm [1,590sf]	162.2sm [1,746sf]	162.2sm [1,746sf]	187.0sm [2,013sf]	66.9sm [720sf]		**726.0sm [7,815sf]**	2.3%
Stair A		25.0sm [269sf]	29.1sm [313sf]	29.1sm [313sf]	78.2sm [842sf]	37.8sm [407sf]			
Stair B		22.9sm [246sf]	22.9sm [246sf]	22.9sm [246sf]	22.9sm [246sf]				
Stair C		27.2sm [293sf]	26.7sm [287sf]	26.7sm [287sf]	26.7sm [287sf]				
Stair D		24.2sm [260sf]	26.2sm [282sf]	26.2sm [282sf]	26.2sm [282sf]				
Stair E		24.2sm [260sf]	33.1sm [356sf]	33.1sm [356sf]	33.1sm [356sf]	29.1sm [313sf]			
Stair F		24.3sm [262sf]	24.3sm [262sf]	24.3sm [262sf]					
Elevator		59.7sm [643sf]	59.7sm [643sf]	59.7sm [643sf]	61.4sm [661sf]	33.0sm [355sf]		**273.6sm [2,945sf]**	0.9%
Elevator A		15.9sm [171sf]	15.9sm [171sf]	15.9sm [171sf]	17.6sm [189sf]	17.6sm [189sf]			
Elevator B		15.4sm [166sf]	15.4sm [166sf]	15.4sm [166sf]	15.4sm [166sf]	15.4sm [166sf]			
Elevator C		28.4sm [306sf]	28.4sm [306sf]	28.4sm [306sf]	28.4sm [306sf]				
Lantern*							76.2sm [820sf]	[820sf]	
Marquee*						120.5sm [1,297sf]	235.7sm [2,537sf]	356.2sm [3,834sf]	
Roof*						4,621.2sm [49,742sf]	1,716.3sm [18,474sf]	6,337.5sm [68,216sf]	
Terrace*					359.3sm [3,868sf]	546.7sm [5,885sf]		906.1sm [9,753sf]	
Total GFA / Floor(*)	**7,003.7sm [75,387.0sf]**	**7,097.1sm [76,393.0sf]**	**7,471.2sm [80,419.0sf]**	**7,471.2sm [80,419.0sf]**	**7,098.7sm [76,410.0sf]**	**1,824.1sm [19,634sf]**		**30,962.2sm [333,275sf]**	

Note:
The area is calculated from midpoint to midpoint of demising walls and to the outside edge of exterior walls. The area of elevator shafts, stairs & building services are determined using the exterior perimeter of a walls.
Total Building GFA excludes P1

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Civil Engineer
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1	JUL 13, 23	FOR REVIEW & COMMENT

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ONTARIO ASSOCIATION OF ARCHITECTS — PROJECT NORTH

DYMON STORAGE

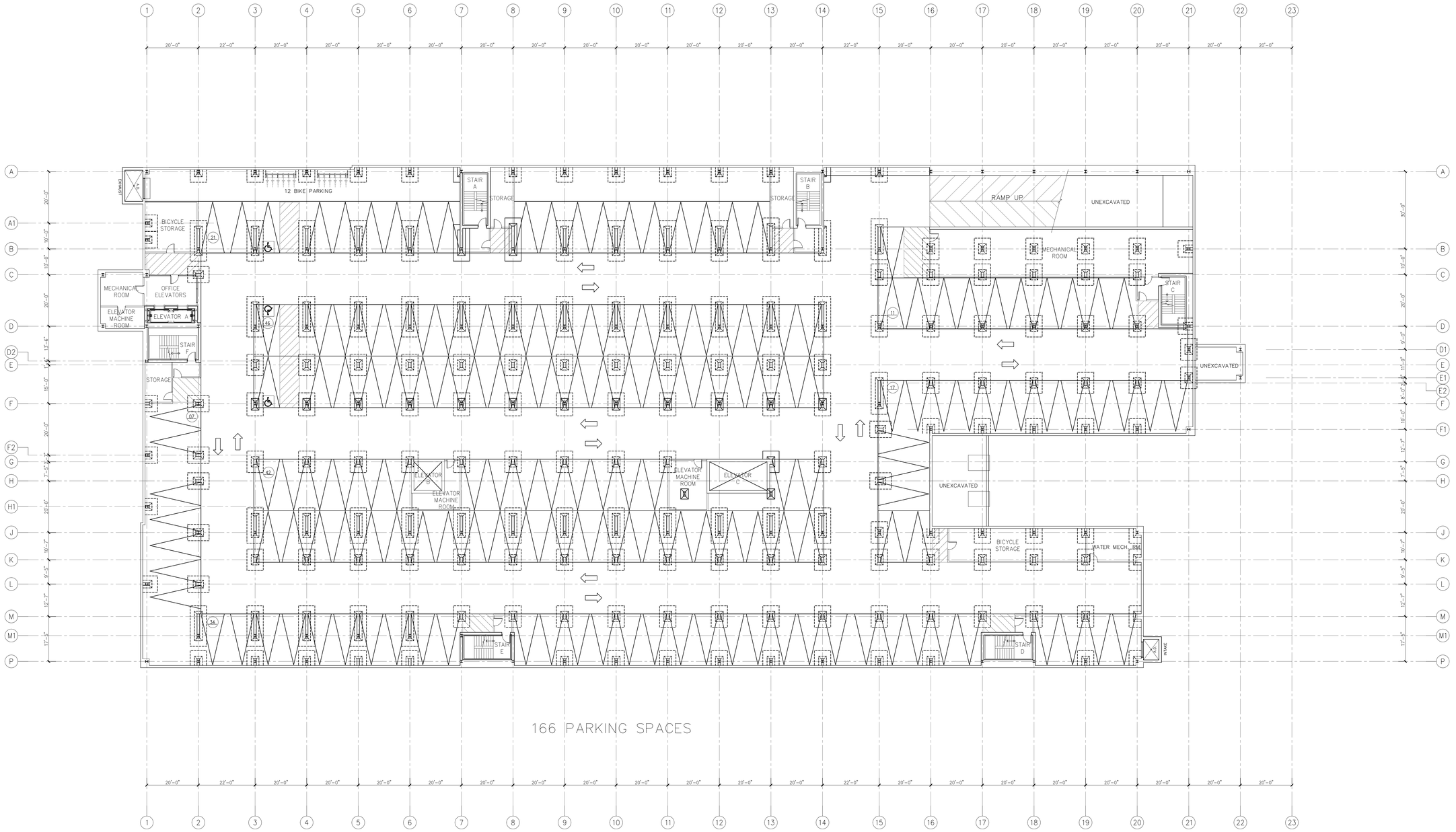
DYMON CAPITAL CORP.
2-1830 WALKLEY ROAD
OTTAWA ON. K1H 8K3

PROJECT NAME
5 STOREY SELF STORAGE, OFFICE & RETAIL
875 APPLEBY LINE
BURLINGTON, ONTARIO

DRAWN BY: AT
CHECKED BY: R.P.
DATE: November 22, 2023
SCALE: AS NOTED

DRAWING TITLE
SITE PLAN

PROJECT NO. 22-09
DRAWING NO. A101



1 PARKING LEVEL 1 PLAN

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PROJECT NORTH

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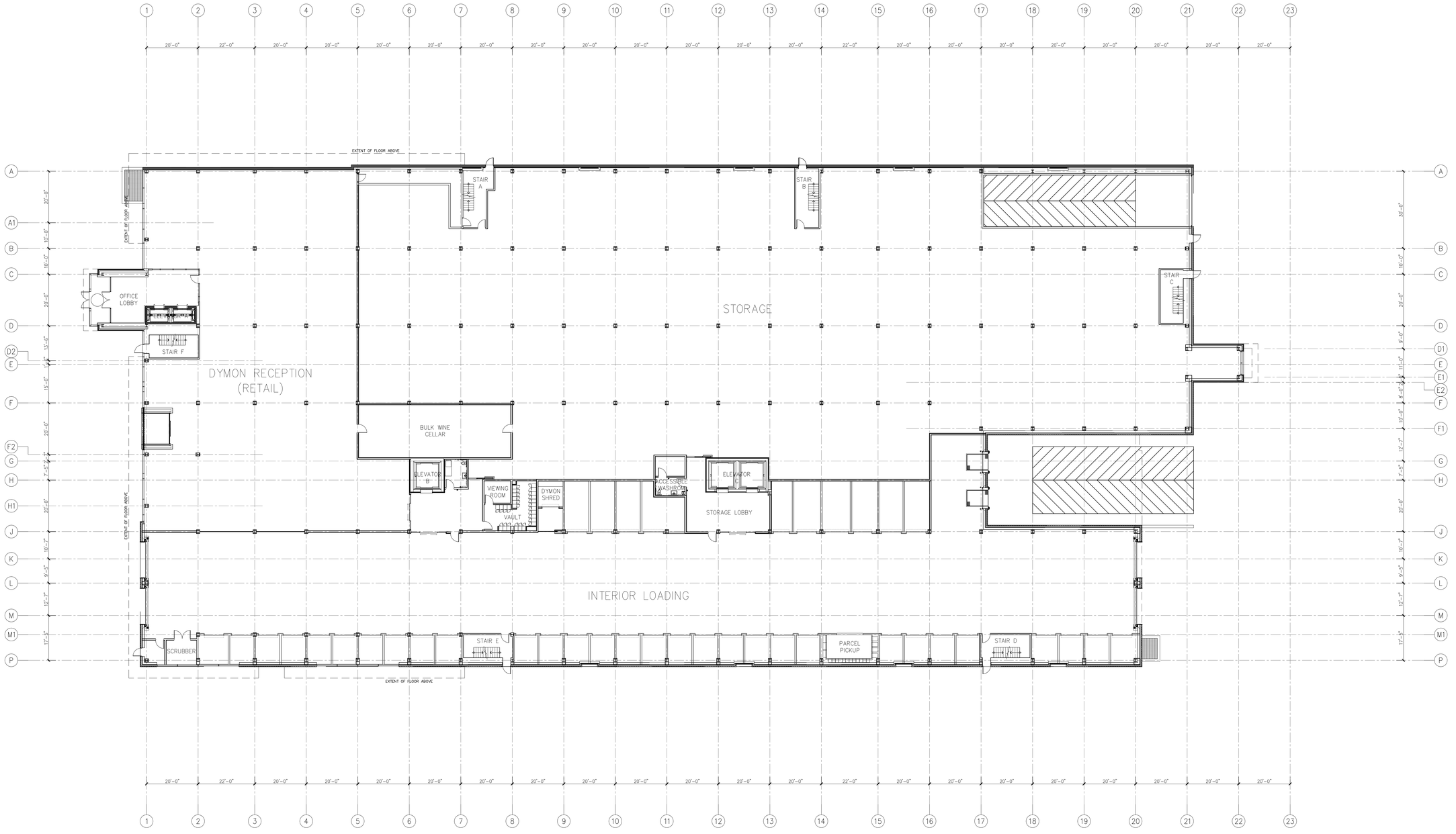
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PROJECT NAME
5 STOREY SELF STORAGE, OFFICE & RETAIL
875 APPLEBY LINE
BURLINGTON, ONTARIO

DRAWN BY	AT
CHECKED BY	R.P.
DATE	February 7, 2023
SCALE	AS NOTED

DRAWING TITLE
PARKING LEVEL P1

PROJECT NO.	DRAWING NO.
22-09	A200



1 GROUND FLOOR PLAN
1/16" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS — ANDREA POSSEMAN LICENCE 5081

PROJECT NORTH

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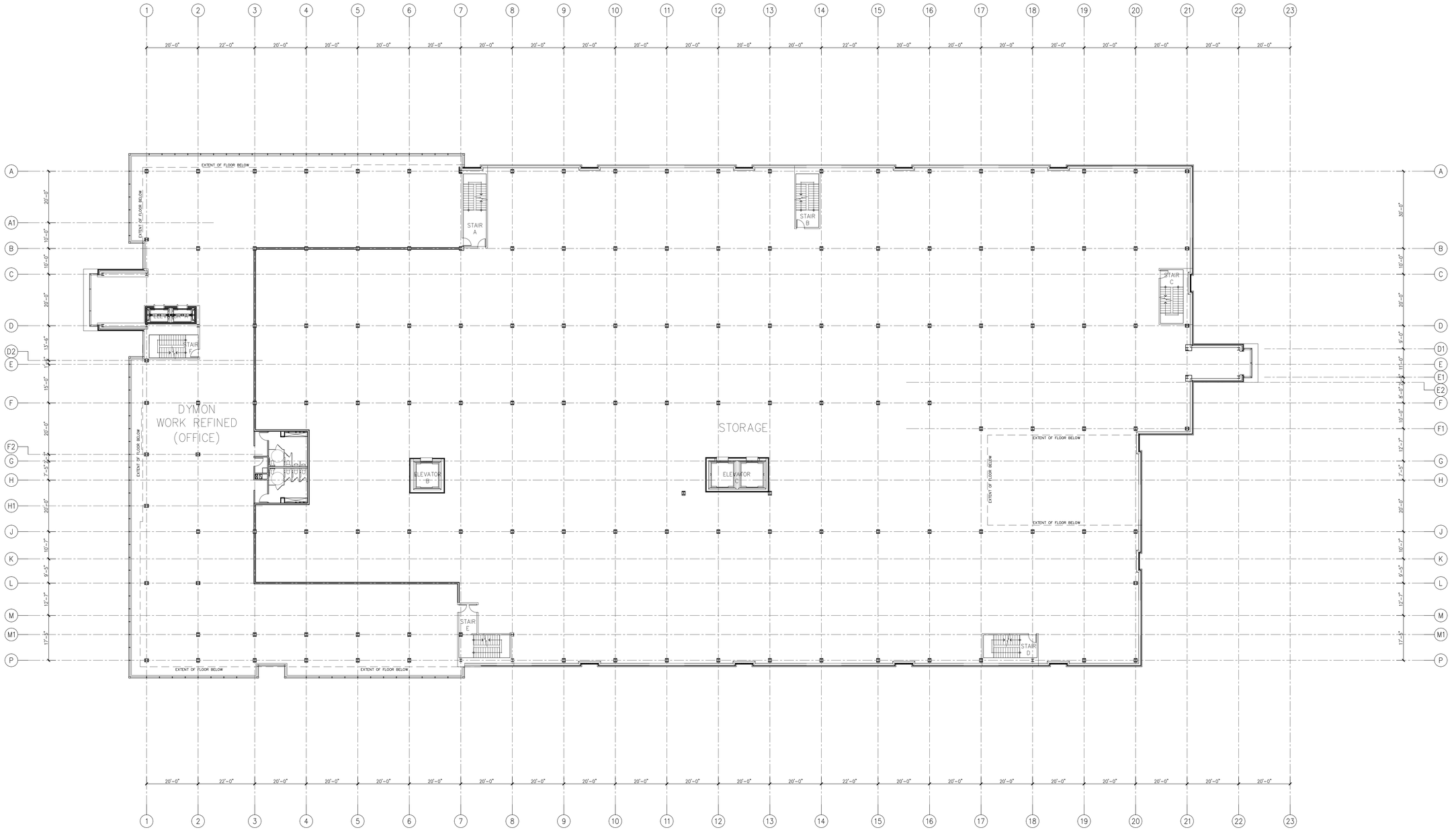
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BURLINGTON, ONTARIO

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DATE	February 7, 2023
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DRAWING TITLE
GROUND FLOOR

PROJECT NO.	DRAWING NO.
22-09	A201



1 2ND FLOOR PLAN
1/16" = 1'-0"

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PROJECT NORTH

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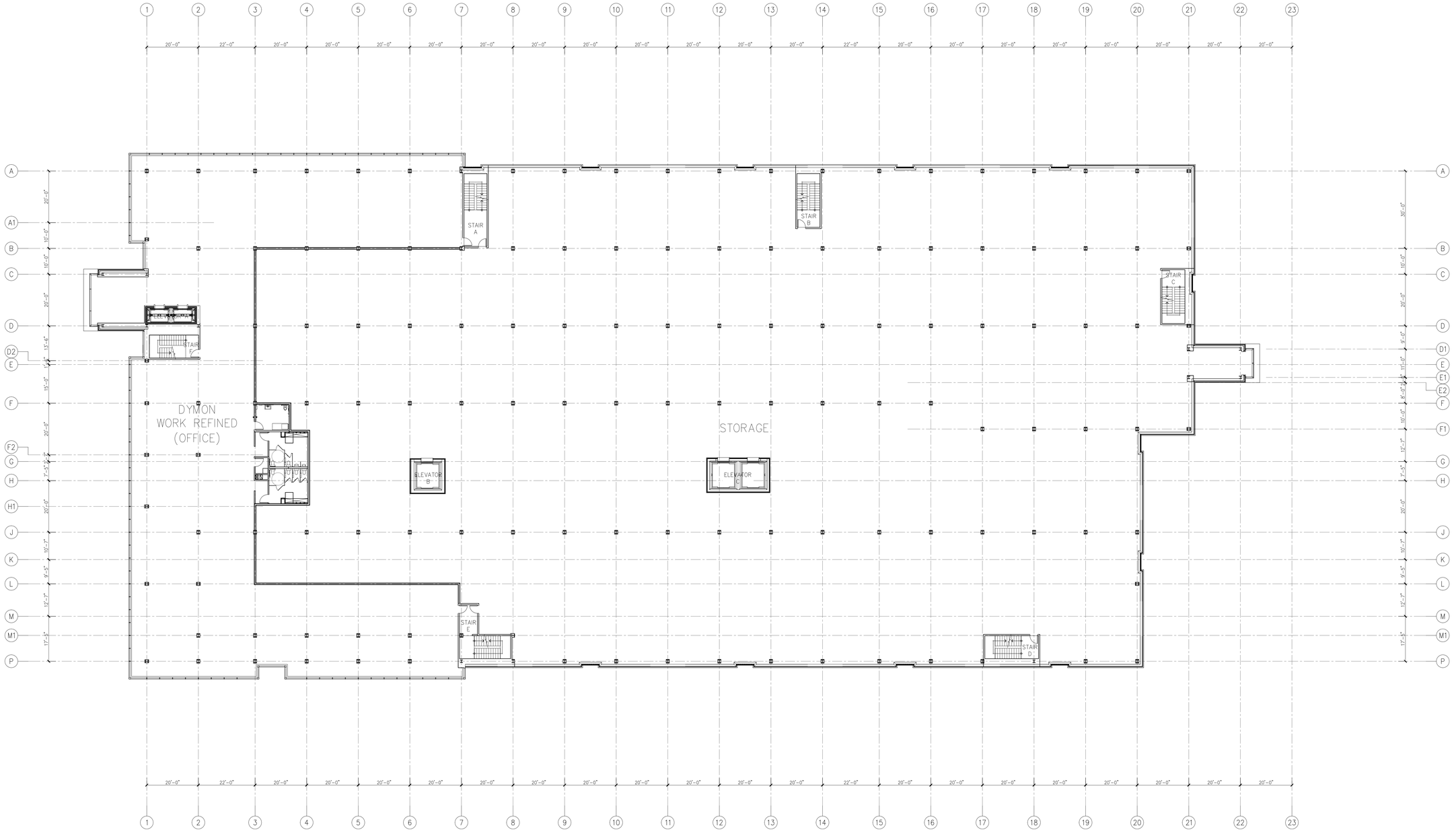
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PROJECT NAME
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DRAWING TITLE
2ND FLOOR

PROJECT NO.	DRAWING NO.
22-09	A202



1 3RD FLOOR PLAN

1/16" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
RYAN PATRICK POSSMAN
LICENCE
5081

PROJECT NORTH

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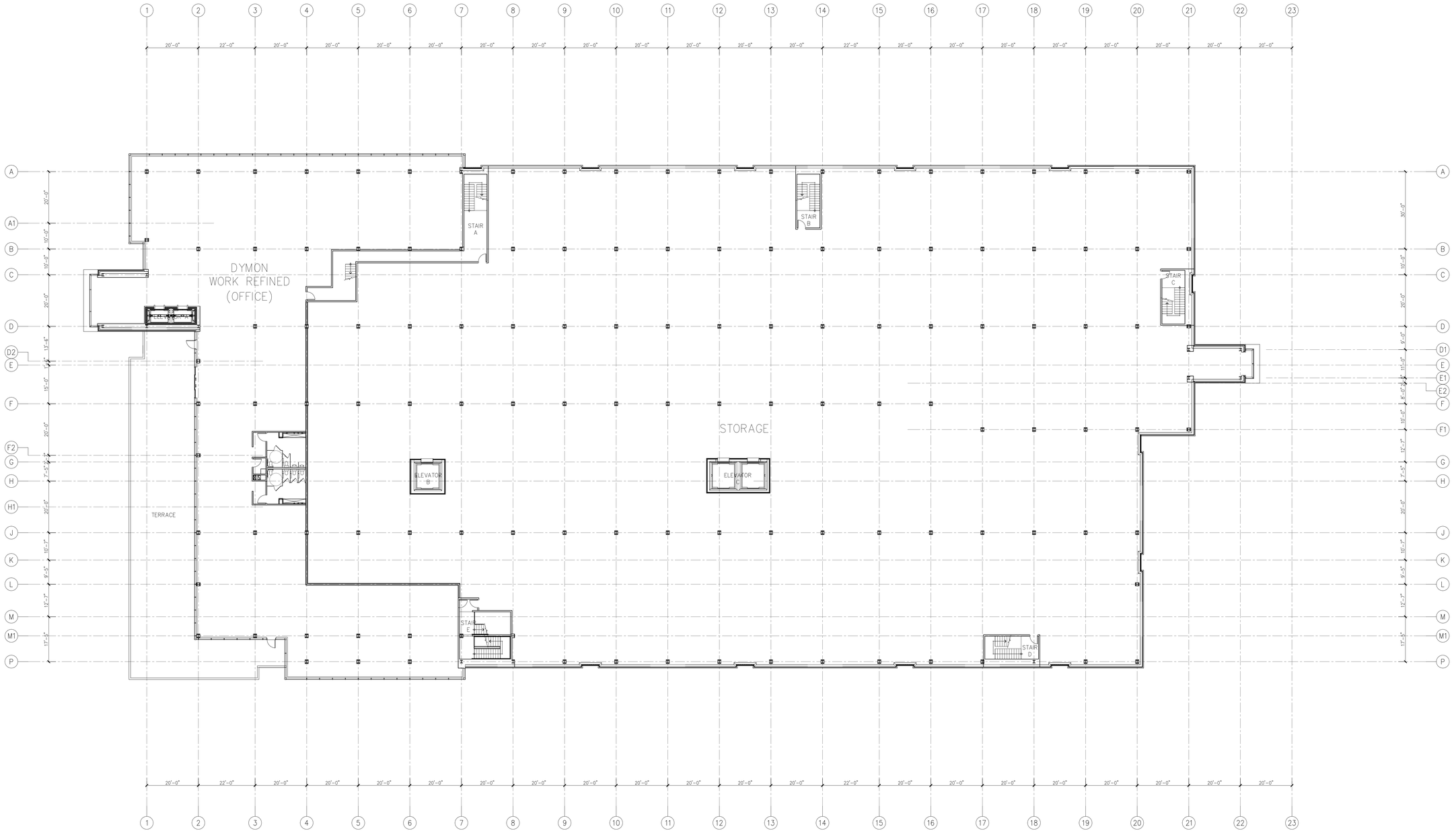
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DRAWING TITLE
3RD FLOOR

PROJECT NO.	DRAWING NO.
22-09	A203



1 4TH FLOOR PLAN
1/16" = 1'-0"

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ANDREW ROSSMAN
LICENCE
5081

PROJECT NORTH

DYMON STORAGE

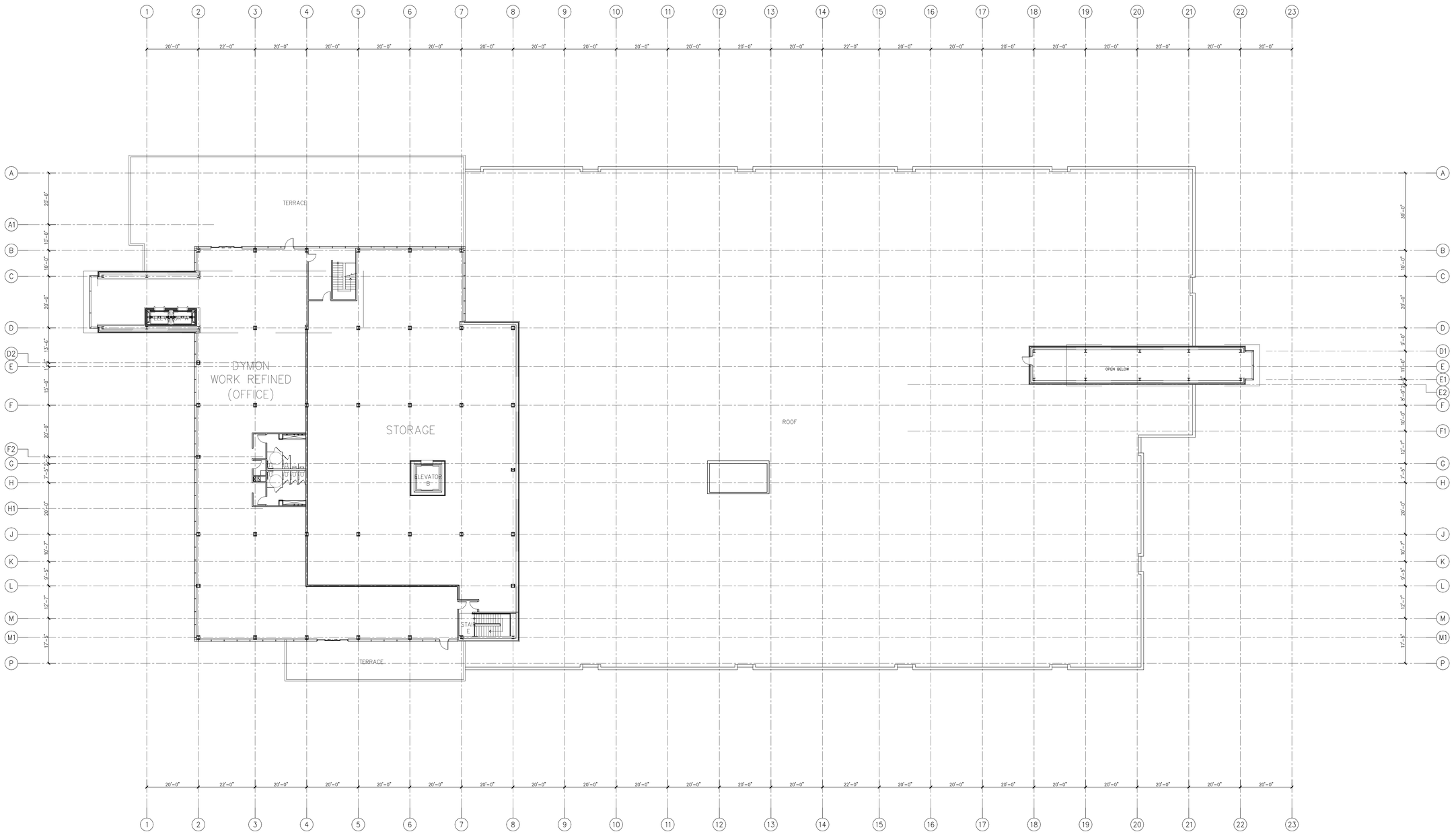
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OTTAWA ON. K1H 8K3

PROJECT NAME
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OFFICE & RETAIL
875 APPLEBY LINE
BURLINGTON, ONTARIO

DRAWN BY	AT
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DATE	February 7, 2023
SCALE	AS NOTED

DRAWING TITLE
4TH FLOOR

PROJECT NO. 22-09
DRAWING NO. A204



1 5TH FLOOR PLAN
1/16" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
PATRICK ROSSMAN DOSANJH
5081

PROJECT NORTH

DYMON STORAGE

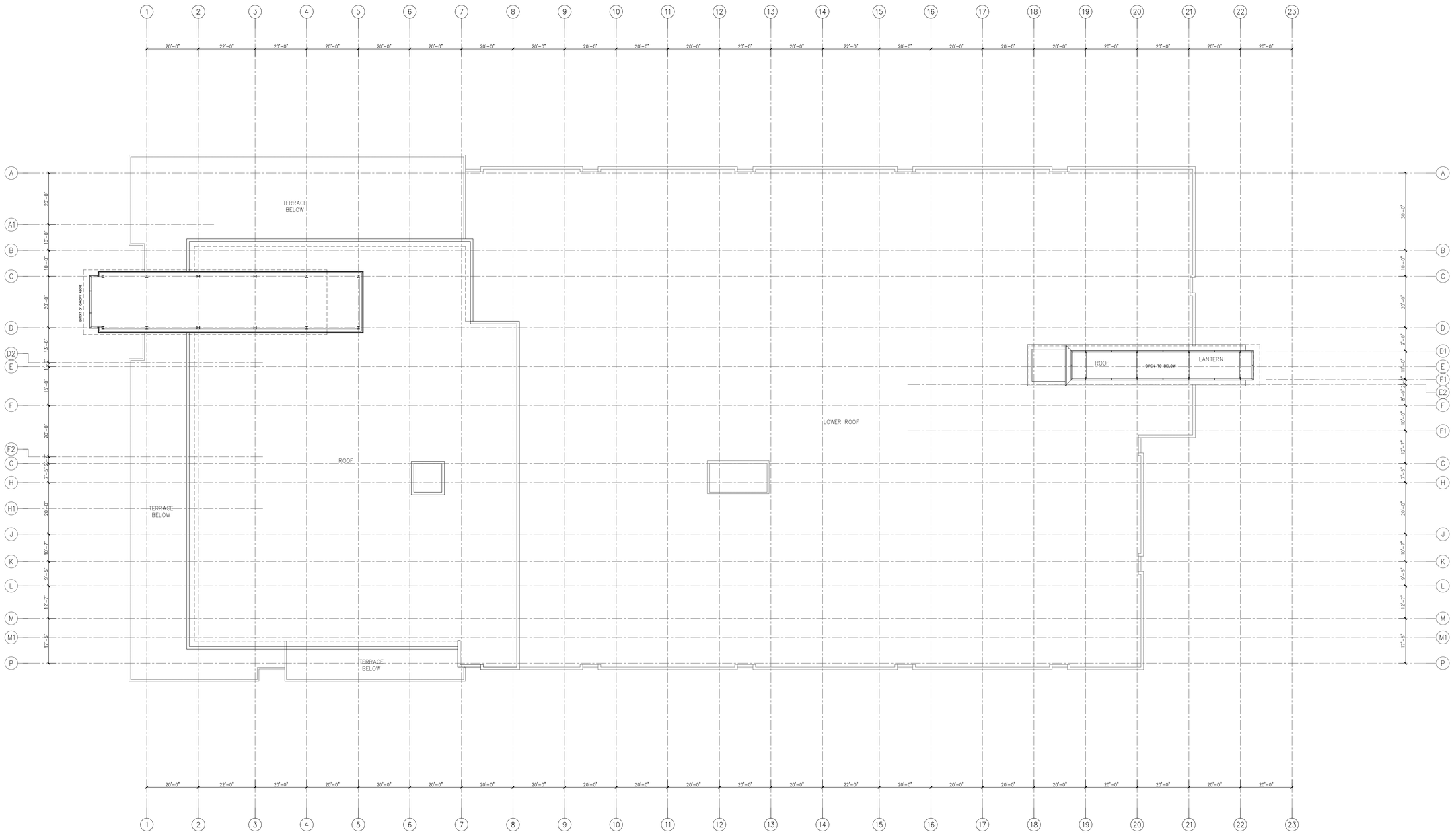
DYMON CAPITAL CORP.
2-1830 WALKLEY ROAD
OTTAWA ON. K1H 8K3

PROJECT NAME
5 STOREY SELF STORAGE,
OFFICE & RETAIL
875 APPLEBY LINE
BURLINGTON, ONTARIO

DRAWN BY	AT
CHECKED BY	R.P.
DATE	February 7, 2023
SCALE	AS NOTED

DRAWING TITLE
5TH FLOOR

PROJECT NO.	DRAWING NO.
22-09	A205



1 ROOF PLAN

1/16" = 1'-0"

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tel: (905) 761-5588

Civil Engineer
C.F. Crozier & Associates
Consulting Engineers
211 Yonge street, Suite 301,
Toronto ON. M5B 1M4
tel: (416) 477-3392

NO.	DATE	DESCRIPTION
9	SEPT 12, 24	REVISED BLDG ELEVATIONS FOR OPA/ZBA SUBMISSION
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1	JUL 13, 23	FOR REVIEW & COMMENT

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ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW PEDDLEMAN
LICENCE
5081

PROJECT NORTH

DYMON STORAGE

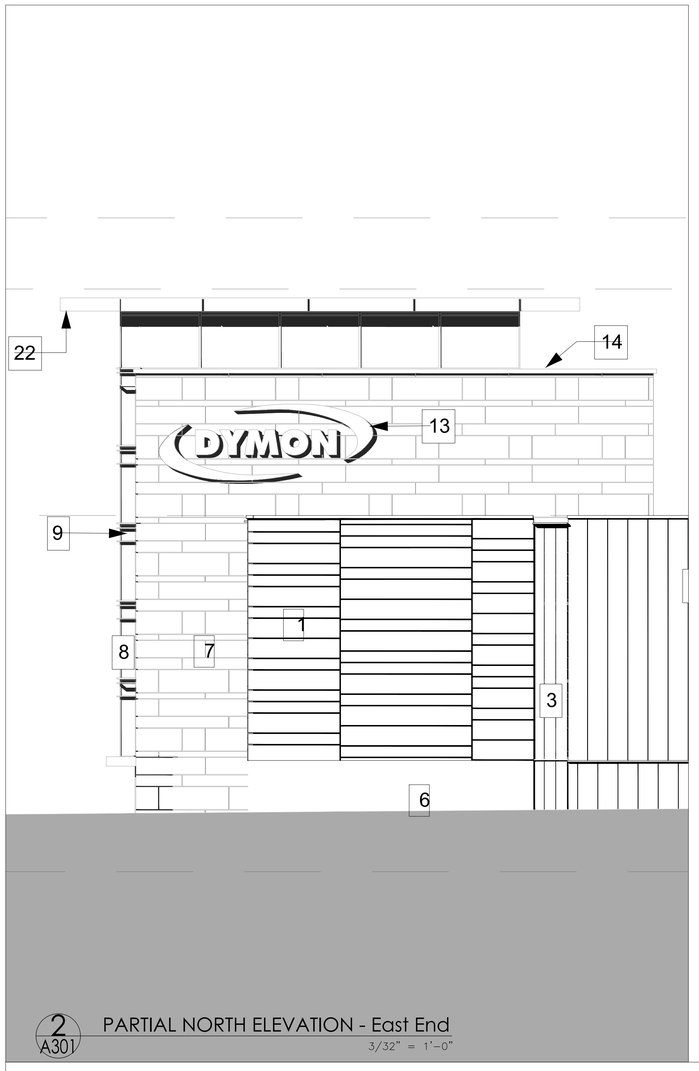
DYMON CAPITAL CORP.
2-1830 WALKLEY ROAD
OTTAWA ON. K1H 8K3

PROJECT NAME
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875 APPLEBY LINE
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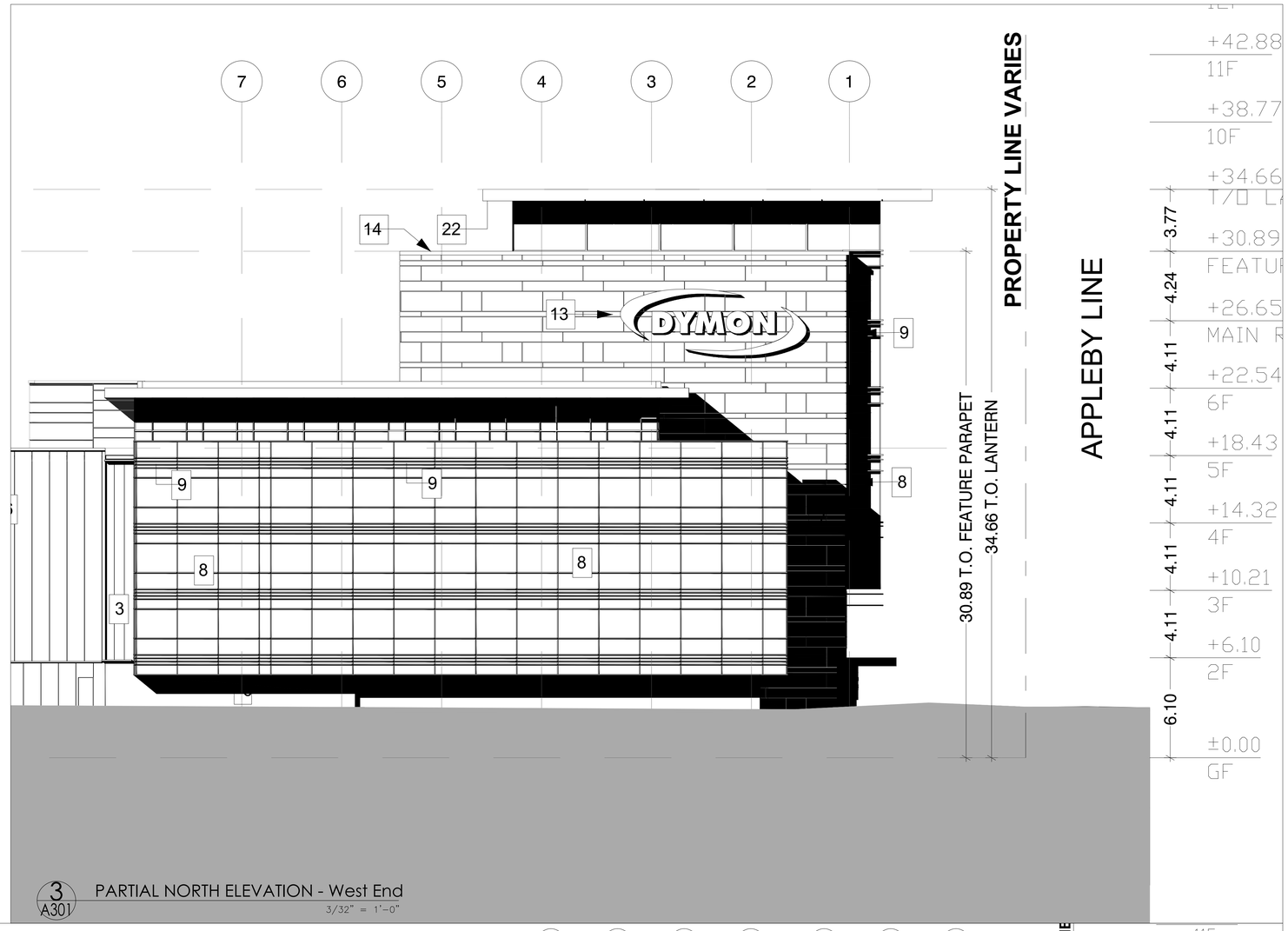
DRAWING TITLE
ROOF PLAN

PROJECT NO.	DRAWING NO.
22-09	A206



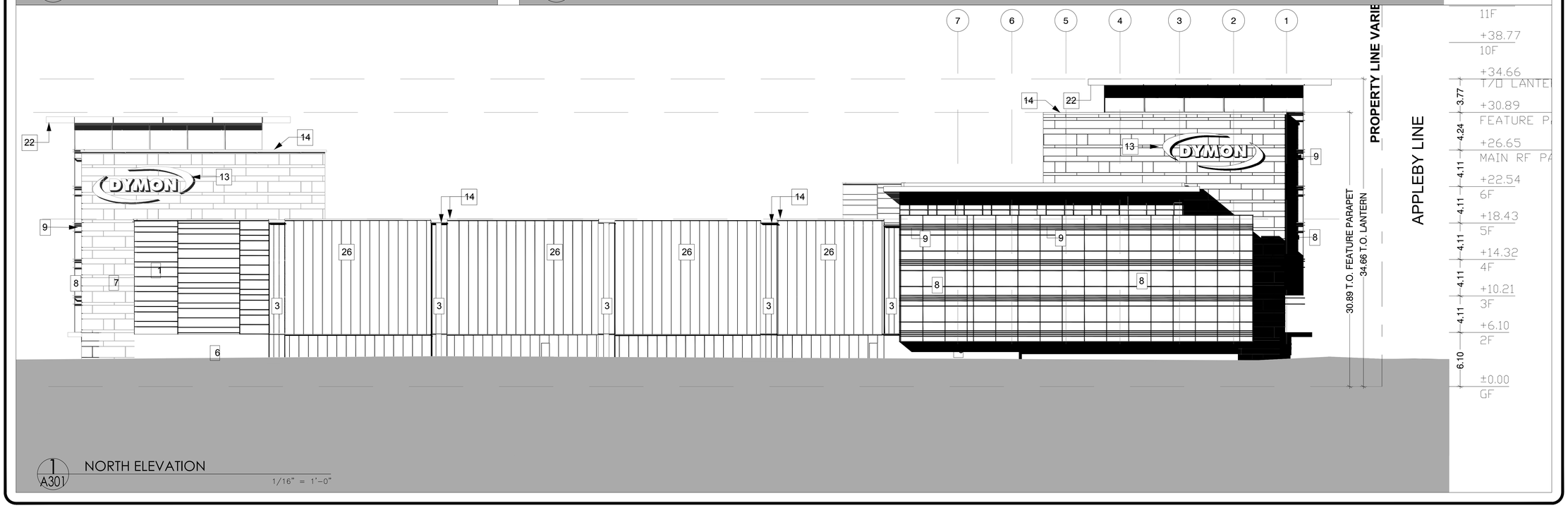
2 A301 PARTIAL NORTH ELEVATION - East End

3/32" = 1'-0"



3 A301 PARTIAL NORTH ELEVATION - West End

3/32" = 1'-0"



1 A301 NORTH ELEVATION

1/16" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
KYUNG PYO NAM
LICENCE 5081

PROJECT TRUE NORTH

DYMON STORAGE

DYMON CAPITAL CORP.
2-1830 WALKLEY ROAD
OTTAWA ON. K1H 8K3

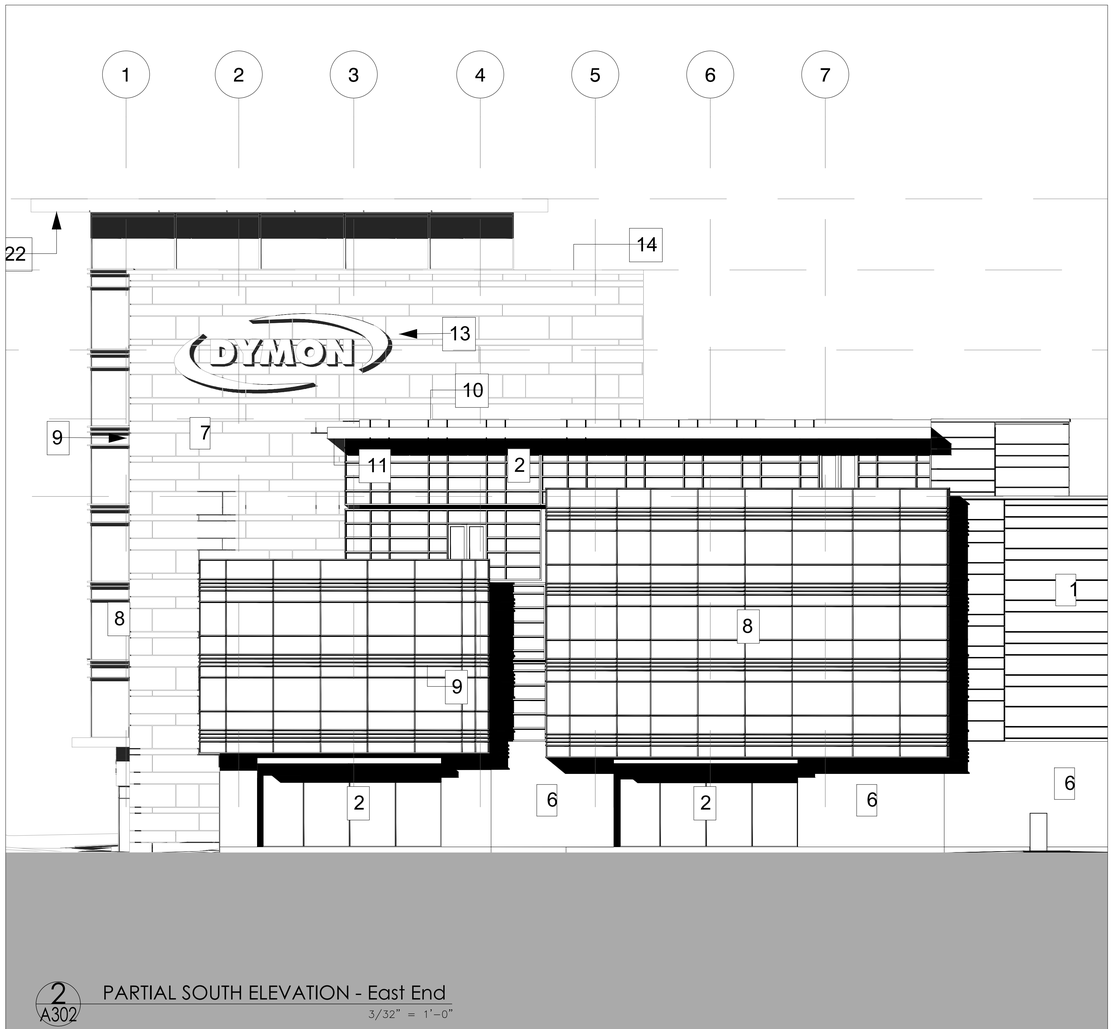
PROJECT NAME
5 STOREY SELF STORAGE, OFFICE & RETAIL
875 APPLEBY LINE
BURLINGTON, ONTARIO

DRAWN BY	AT
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DRAWING TITLE

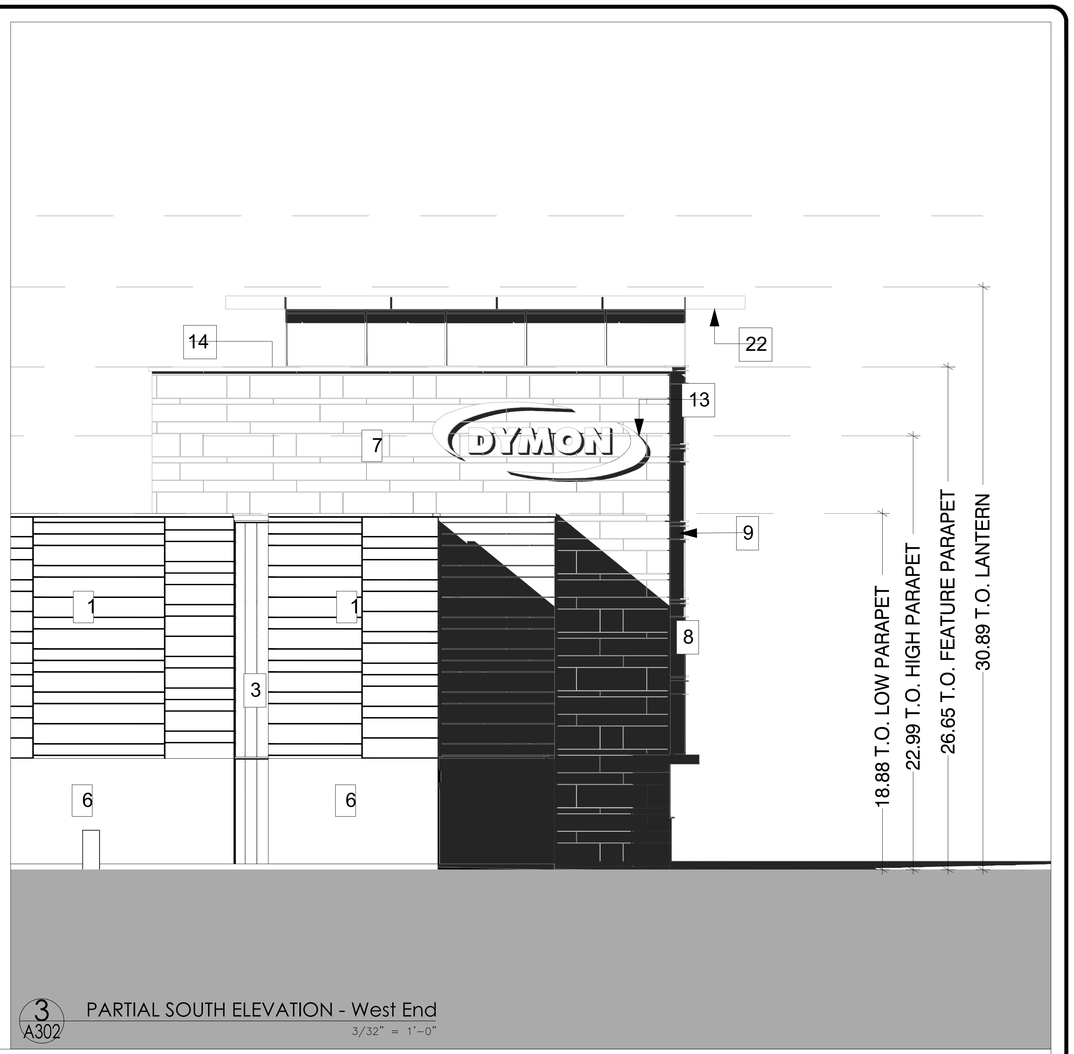
NORTH ELEVATION

PROJECT NO.	DRAWING NO.
22-09	A301



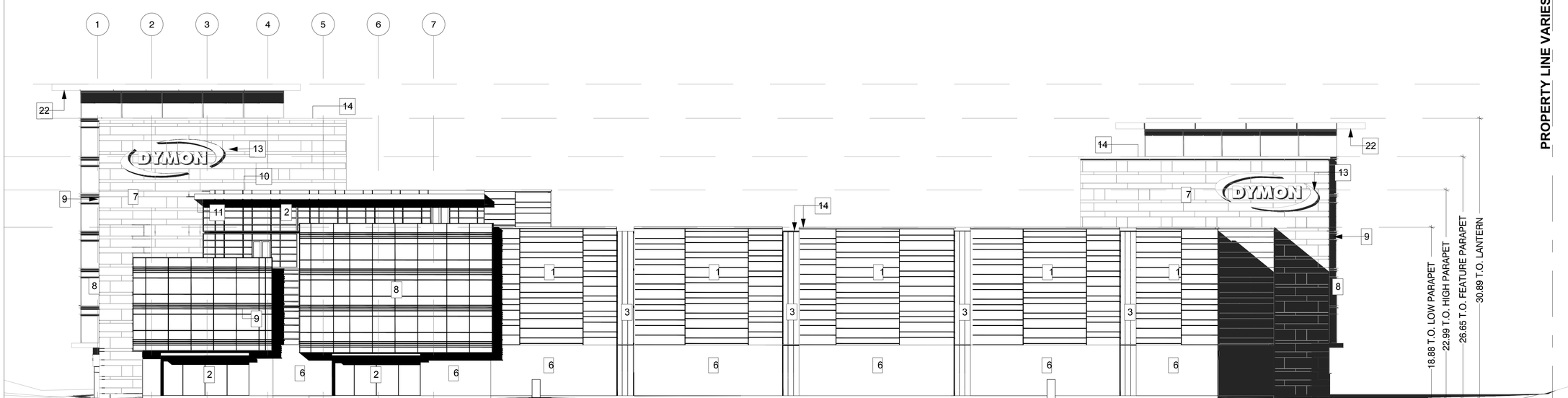
2 A302 PARTIAL SOUTH ELEVATION - East End

3/32" = 1'-0"



3 A302 PARTIAL SOUTH ELEVATION - West End

3/32" = 1'-0"



1 A302 SOUTH ELEVATION

1/16" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW PEDERSEN
LICENCE
5081

PROJECT NORTH

DYMON STORAGE

DYMON CAPITAL CORP.
2-1830 WALKLEY ROAD
OTTAWA ON. K1H 8K3

PROJECT NAME
5 STOREY SELF STORAGE, OFFICE & RETAIL
875 APPLEBY LINE
BURLINGTON, ONTARIO

DRAWN BY: AT
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SCALE: AS NOTED

DRAWING TITLE
SOUTH ELEVATION

PROJECT NO. 22-09
DRAWING NO. A302

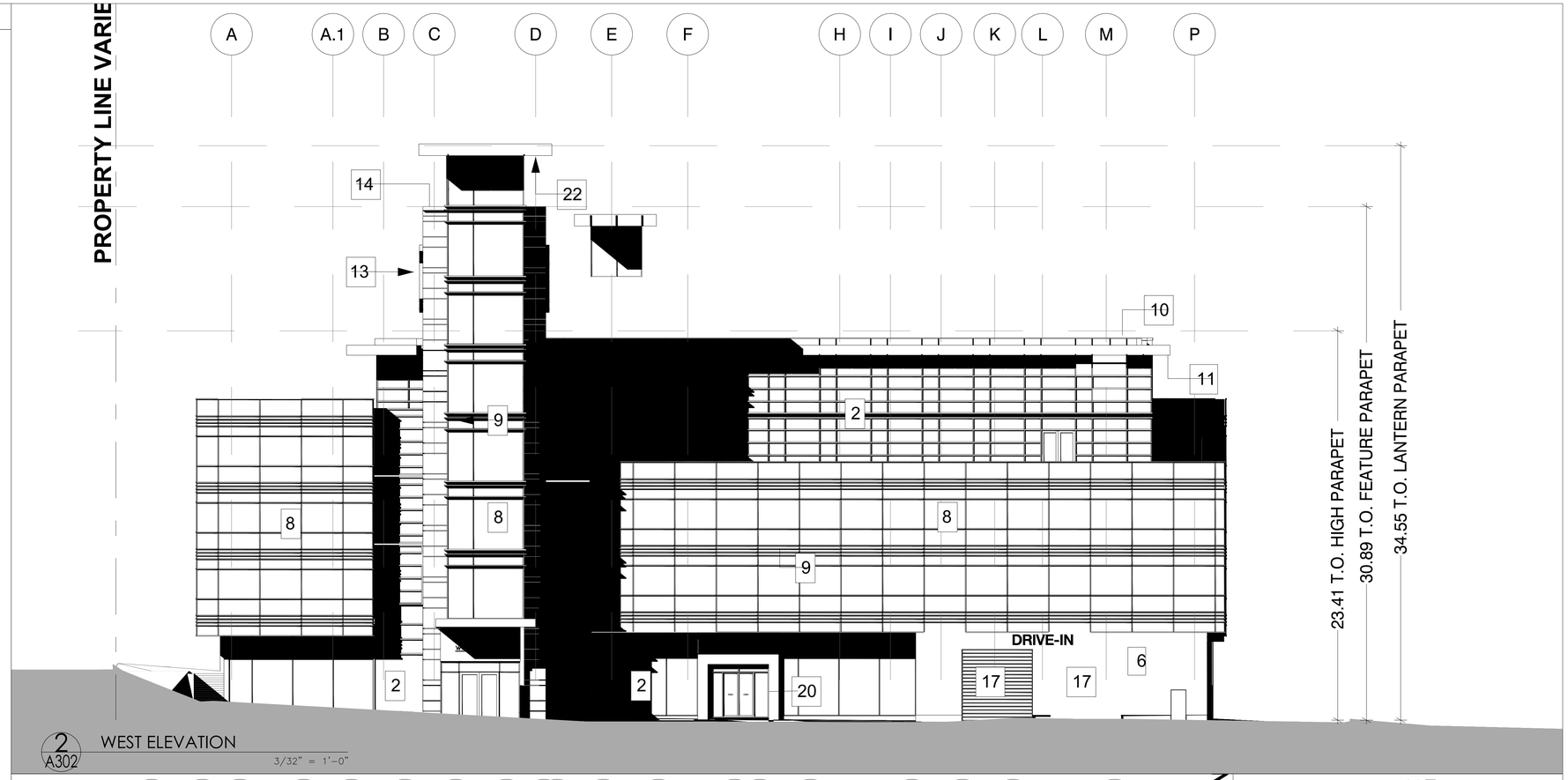
COLOUR/MATERIAL LEGEND

1. INSULATED METAL PANEL (IMP) SYSTEM
   – HORIZONTAL ORIENTATION – 'MINI MICRO-RIB' PROFILE
   – COLOUR: 'PEWTER'
3. INSULATED METAL PANEL (IMP) SYSTEM
   – VERTICAL ORIENTATION (RECESSES & REVEALS)
   – 'EMBOSSED SHADOWLINE' PROFILE – COLOUR: 'DARK BRONZE'
4. KINGSPAN KARRIER FIN
   – STANDAR RECTANGLE FIN – COLOUR: 'PEWTER'
5. LIMESTONE
   – COLOUR: DARK BROWN
6. 3 ½" ARCHITECTURAL MASONRY UNIT
   – ARRISCRAFT ADAIR LIMESTONE
   – FINISH: FINE DRESSED "SEPIA-VEINED" – RUNNING BOND
7. ALUCOIL LARSON
   – ALUMINUM COMPOSITE MATERIAL
   – FINISH: 'LIGHT WENGE' 4mm FR CORE
8. GLAZING
   – VISION GLASS
9. SPANDREL PANEL
   – COLOUR: TO MATCH IMP 'PEWTER'
10. PARAPET
11. METAL CANOPY W/ UNDERSIDE OF ALUMINUM COMPOSITE PANEL
    – FINISH: 'LIGHT WENGE'
12. PRECAST CONCRETE SILL
    – COLOUR: TO MATCH 'SEPIA-VEINED' ADAIR LIMESTONE
13. INTERNALLY LIT SIGNAGE
    – COLOUR: TBD.
13A. GLASS & METAL SIGNAGE BAND
14. FIRESTONE PREFINISHED METAL CAP.
    – FINISH: 'SLATE GREY' (ALL BENT METAL CAP PARAPETS)
15. PREFINISHED METAL IMP STACK JOINT COVER TRIM
    – COLOUR: TO MATCH IMP 'PEWTER'
16. INSULATED HOLLOW METAL DOOR
    – COLOUR: TO MATCH IMP 'PEWTER'
17. HIGH SPEED ROLL-UP O/H DOOR
18. INSULATED O/H DOOR
    – COLOUR: TO MATCH IMP 'PEWTER'
19. POURED COMCRETE
20. BACK-LIT GLASS W/ FRIT PATTERN
    – COLOUR: TO MATCH 'BOLD BLUE' W/ WHITE FRITTING
21. VENTILATION GRILLE
22. METAL PANEL
    – ALUMINUM COMPOSITE MATERIAL – COLOUR: MATCH TO 'PEWTER'
23. CONTINUOUS BENT FLASHING SILL
24. ARCHITECTURE OF RECORD PLAQUE
    – DETAILS: TBD.
25. BIRD FRIENDLY GLAZING (REFER TO GLAZING LEGEND FOR DETAILS)
26. INSULATED METAL PANEL (IMP) SYSTEM
    – VERTICAL ORIENTATION – 'MINI MICRO-RIB' PROFILE
    – COLOUR: 'PEWTER'
27. 3'-6"(H.) METAL RAILING

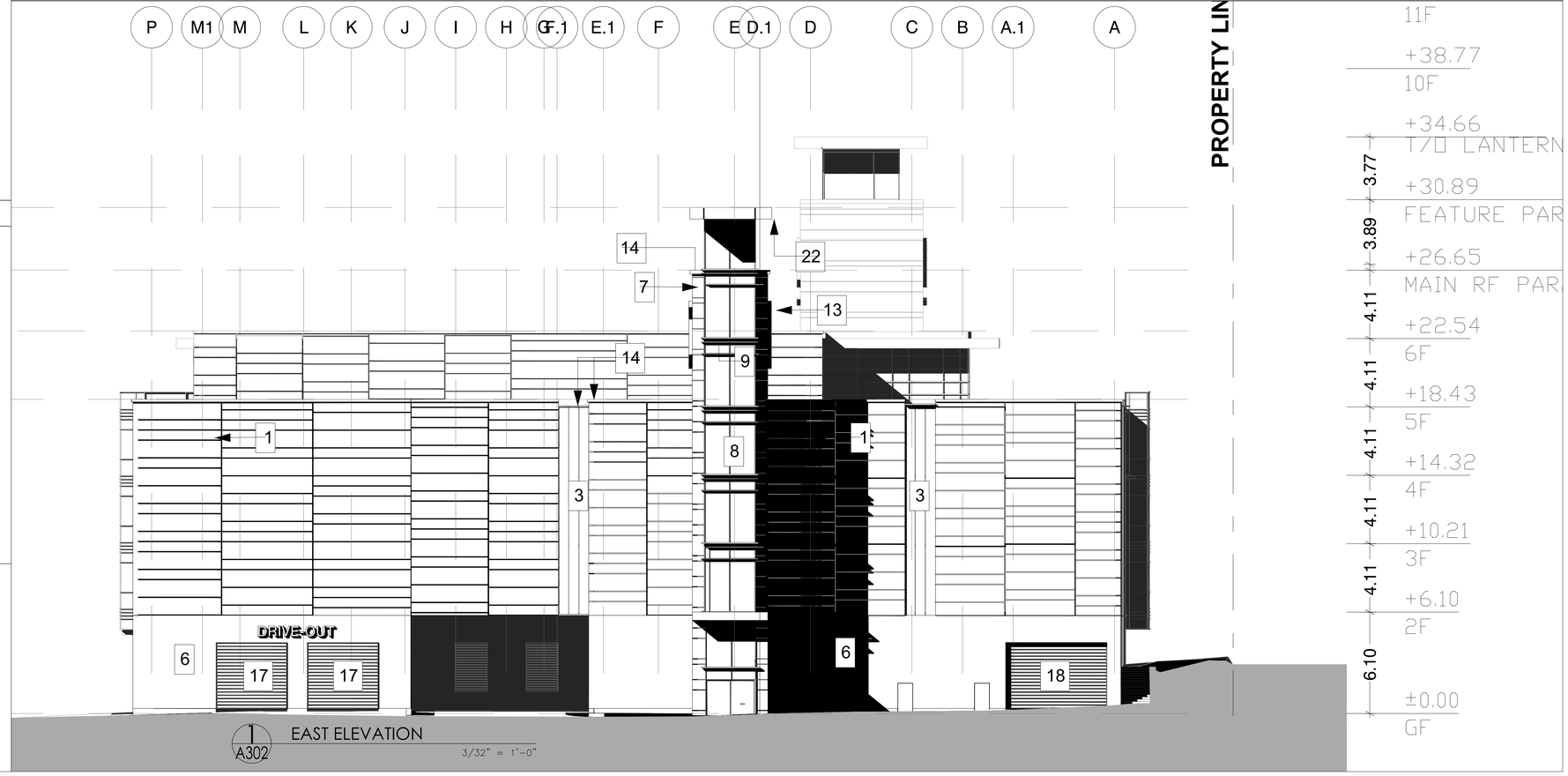
GLAZING LEGEND

ALL GLAZING TO BE TINTED (SOLARBAN 70 XL)
DOUBLE GLAZED SEALED WINDOW UNITS IN THERMALLY BROKEN PREFINISHED ALUMINUM FRAMES (DURANAR XL FINISH)
LOW E AND ARGON FILLED COLOURS AS SELECTED BY DESIGN ARCHITECT

- 25A BIRD FRIENDLY FRITTED GLASS (MARQUEE)
- 25B BIRD FRIENDLY GLAZING: VISUAL MARKERS CONSISTING OF 5mm OPAQUE POINTS ON THE EXTERIOR SURFACE OF THE GLASS W/ A MAX. SPACING OF 50mm X 50mm
- 25C BIRD FRIENDLY LOW REFLECTANCE OPAQUE GLASS SPANDRAL PANEL
- 9 PREFINISHED METAL SPANDRAL PANEL
- 8 CLEAR GLASS



2 A302 WEST ELEVATION
3/32" = 1'-0"



1 A302 EAST ELEVATION
3/32" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS — ANDREW THOMAS MAH LICENCE 5081

PROJECT NORTH

DYMON STORAGE

DYMON CAPITAL CORP.
2-1830 WALKLEY ROAD
OTTAWA ON. K1H 8K3

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875 APPLEBY LINE
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DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO. 22-09
DRAWING NO. A303