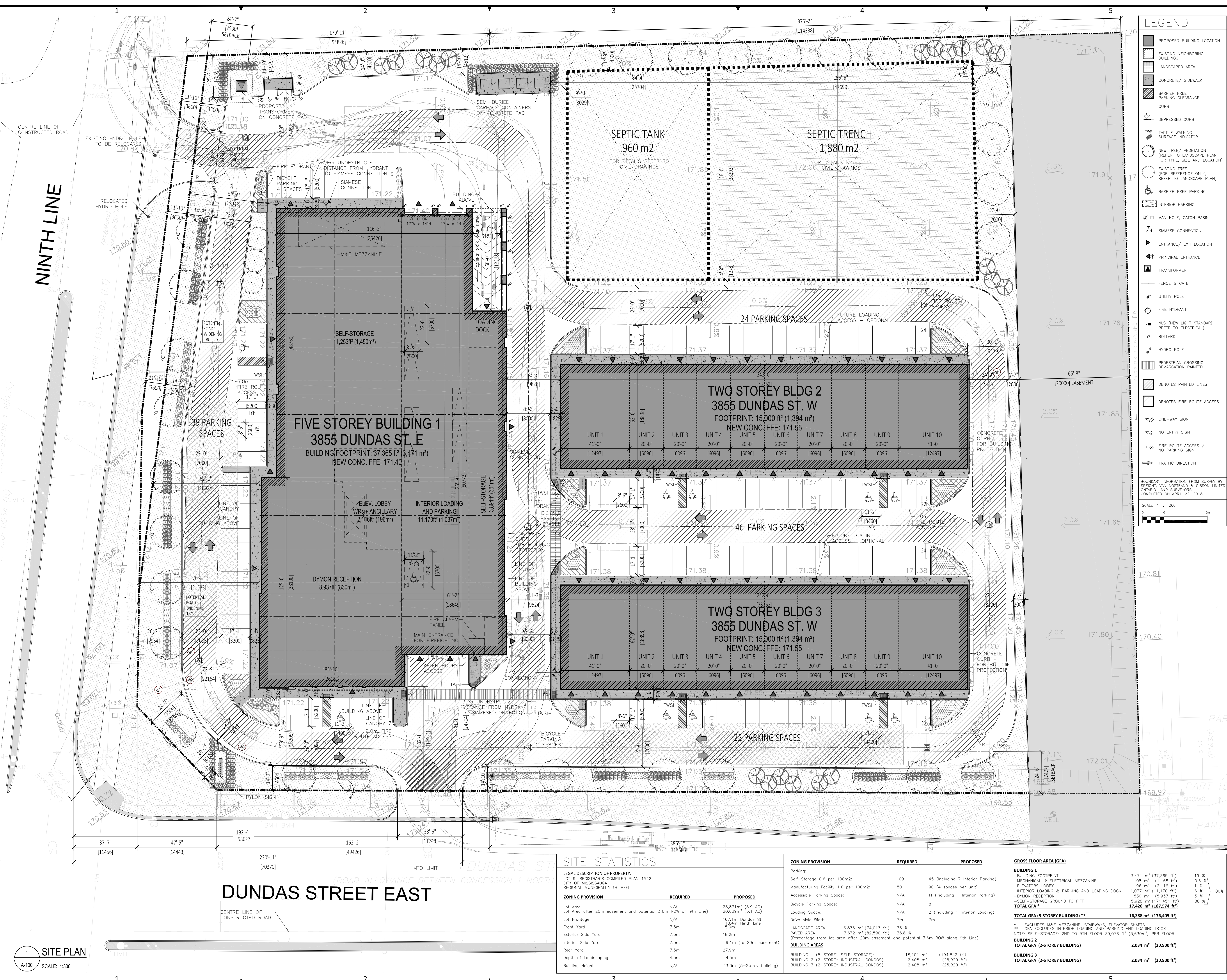


Arch D (24636) title block © 2018, Nicholas Caragianis Architect Inc.

V:\DYMOM\18020 Mississauga 3855 Dundas E (9th line)\3.0 DRAWINGS\18020 A-100 SP - JAVIERGU - 2020-11-25



### LEGEND

- PROPOSED BUILDING LOCATION
- EXISTING NEIGHBORING BUILDINGS
- LANDSCAPED AREA
- CONCRETE/ SIDEWALK
- BARRIER FREE PARKING CLEARANCE
- CURB
- DEPRESSED CURB
- 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
- SIAMSESE 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

**nicholas caragianis architect inc.**

137 Pamilla Street  
Ottawa ON K1S 3K9  
613 237 6801 ncarchitect.ca

PROJECT NORTH

ARCHITECT'S SEAL

ONTARIO ASSOCIATION OF ARCHITECTS  
N. Caragianis  
NICHOLAS CARAGIANIS  
LICENCE 5057

Notes: Contractor must verify all drawings, dimensions, details and specifications and report any discrepancies to the architect before proceeding with work. All drawings and specifications are instruments of service and the property of the architect, and these must be returned at the completion of the project, and may not be reproduced without the architect's written permission. All drawings are to be read in conjunction with specifications and consultants' documents. Do not scale drawings. Do not use for construction unless both indicated as "For Construction" and bearing the architect's stamp and signature. All construction to meet local, provincial and federal requirements.

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DESIGN ARCHITECT  
TACT Architecture Inc  
660R College Street (Rear Lane) Toronto ON, M6G 1B8  
tel: (416) 516-1949  
email: info@tactdesign.ca

DATE	DESCRIPTION	FOR
27	2020/11/25	FOR COORDINATION
26	2020/11/18	FOR COORDINATION
25	2020/10/08	FOR COORDINATION
24	2020/09/29	FOR COORDINATION
23	2020/09/16	FOR COORDINATION
22	2020/09/09	FOR DISCUSSION
21	2020/08/28	FOR DISCUSSION
20	8/20/2020	FOR DISCUSSION
19	2020/06/27	FOR DISCUSSION
18	2020/03/06	FOR DISCUSSION
17	2020/02/13	FOR DISCUSSION
16	2018-11-21	ISSUED FOR ZBA
ISSUE	YYYYMMDD	ISSUES DESCRIPTION

**DYMON STORAGE**

CLIENT NAME AND ADDRESS:  
**DYMON CAPITAL CORP.**  
2-1830 WALKLEY ROAD  
OTTAWA ON, K1H 8K3

PROJECT NAME & LOCATION:  
**9th LINE & DUNDAS**  
3855 DUNDAS ST. E  
MISSISSAUGA ON

NCA PROJECT NUMBER: 2018.0020 FILE NUMBER:  
OWNER'S CONTRACT NUMBER: OWNER'S PROJECT NUMBER:

CAD FILE NAME: 18020 A-100 SP

SHEET TITLE: **SITE PLAN**

SCALE: 1:300 SHEET ID:

DRAWN BY: CLW/SG  
DATE CREATED: 2018.03.07

**A-100**

### SITE STATISTICS

LEGAL DESCRIPTION OF PROPERTY:  
LOT 9, REGISTRAR'S COMPILED PLAN 1542  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

ZONING PROVISION	REQUIRED	PROPOSED
Lot Area	N/A	23,871 m <sup>2</sup> (5.9 AC)
Lot Area after 20m easement and potential 3.6m ROW on 9th Line	N/A	20,639 m <sup>2</sup> (5.1 AC)
Lot Frontage	N/A	167.1m Dundas St 118.4m Ninth Line
Front Yard	7.5m	18.2m
Exterior Side Yard	7.5m	27.9m
Interior Side Yard	7.5m	9.1m (to 20m easement)
Rear Yard	7.5m	27.9m
Depth of Landscaping	4.5m	4.5m
Building Height	N/A	23.3m (5-Storey building)

ZONING PROVISION	REQUIRED	PROPOSED
Parking:		
Self-Storage 0.6 per 100m <sup>2</sup> :	109	45 (Including 7 Interior Parking)
Manufacturing Facility 1.6 per 100m <sup>2</sup> :	80	90 (4 spaces per unit)
Accessible Parking Space:	N/A	11 (Including 1 Interior Parking)
Bicycle Parking Space:	N/A	8
Loading Space:	N/A	2 (Including 1 Interior Loading)
Drive Aisle Width	7m	7m
LANDSCAPE AREA	6,876 m <sup>2</sup> (74,013 ft <sup>2</sup> )	33 %
PAVED AREA	7,672 m <sup>2</sup> (82,590 ft <sup>2</sup> )	36.8 %
(Percentage from lot area after 20m easement and potential 3.6m ROW along 9th Line)		
<b>BUILDING AREAS</b>		
BUILDING 1 (5-STOREY SELF-STORAGE):	18,101 m <sup>2</sup> (194,842 ft <sup>2</sup> )	
BUILDING 2 (2-STOREY INDUSTRIAL CONDOS):	2,408 m <sup>2</sup> (25,920 ft <sup>2</sup> )	
BUILDING 3 (2-STOREY INDUSTRIAL CONDOS):	2,408 m <sup>2</sup> (25,920 ft <sup>2</sup> )	

GROSS FLOOR AREA (GFA)	REQUIRED	PROPOSED
<b>BUILDING 1</b>		
-BUILDING FOOTPRINT	3,471 m <sup>2</sup> (37,365 ft <sup>2</sup> )	19 %
-MECHANICAL & ELECTRICAL MEZZANINE	108 m <sup>2</sup> (1,168 ft <sup>2</sup> )	0.6 %
-ELEVATORS LOBBY	196 m <sup>2</sup> (2,116 ft <sup>2</sup> )	1 %
-INTERIOR LOADING & PARKING AND LOADING DOCK	1,037 m <sup>2</sup> (11,170 ft <sup>2</sup> )	6 %
-DYMON RECEPTION	830 m <sup>2</sup> (8,937 ft <sup>2</sup> )	5 %
-SELF-STORAGE GROUND TO FIFTH	15,928 m <sup>2</sup> (171,451 ft <sup>2</sup> )	88 %
<b>TOTAL GFA*</b>	<b>17,426 m<sup>2</sup> (187,574 ft<sup>2</sup>)</b>	
<b>TOTAL GFA (5-STOREY BUILDING)**</b>	<b>16,388 m<sup>2</sup> (176,405 ft<sup>2</sup>)</b>	
* EXCLUDES MAE MEZZANINE, STAIRWAYS, ELEVATOR SHAFTS		
** GFA EXCLUDES INTERIOR LOADING AND PARKING AND LOADING DOCK		
NOTE: SELF-STORAGE: 2ND TO 5TH FLOOR 39,076 ft <sup>2</sup> (3,630m <sup>2</sup> ) PER FLOOR		
<b>BUILDING 2</b>		
<b>TOTAL GFA (2-STOREY BUILDING)</b>	<b>2,034 m<sup>2</sup> (20,900 ft<sup>2</sup>)</b>	
<b>BUILDING 3</b>		
<b>TOTAL GFA (2-STOREY BUILDING)</b>	<b>2,034 m<sup>2</sup> (20,900 ft<sup>2</sup>)</b>	