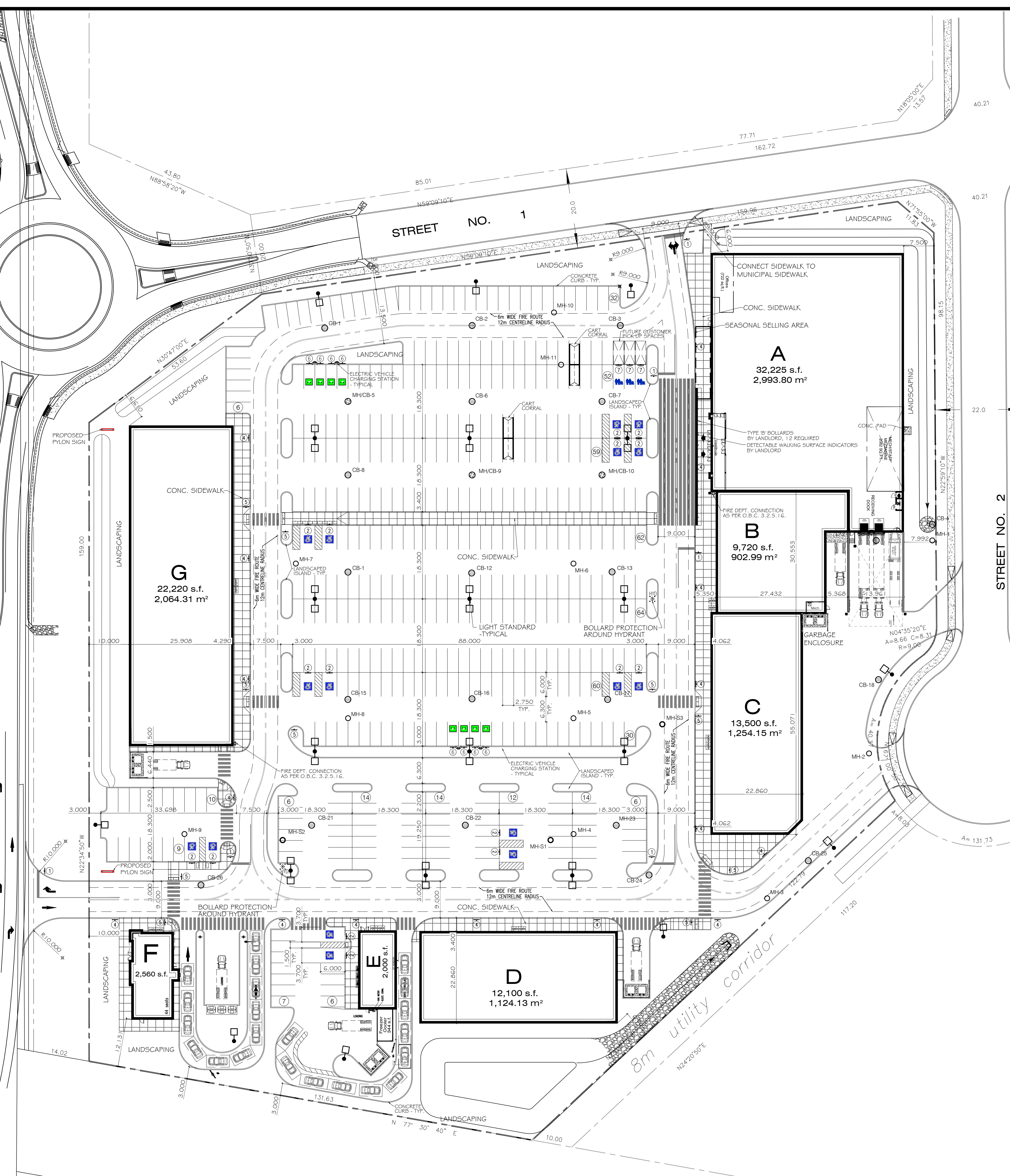


Russell Properties

ST. GUILLAUME ROAD



OP Commercial Park	REQUIRED	PROVIDED
SITE AREA	39,495.11 m ²	9.76 acres
ZONING PROVISION	REQUIRED	PROVIDED
Lot Area	900 m ²	39,495.11 m ²
Lot Frontage (Street No. 3)	30.0 m	98.18 m
Front Yard Setback	6.0 m	7.50 m
Interior Side Yard Setback	3.0 m	6.78 m
Exterior Side Yard Setback	6.0 m	6.0 m
Rear Yard Setback (St. Guillaume)	7.5 m	10.0 m
Landscaped Open Space (minimum)	10%	23.9%
Maximum Lot Coverage	-	22.2%
Building Height (maximum)	20.0 m	9.50 m
BUILDING	FLOOR AREA ft²	FLOOR AREA m²
A	32,225	2,993.80
B	9,720	902.99
C	13,500	1,254.15
D	12,100	1,124.13
E	2,000	185.81
F	2,560	237.83
G	22,220	2,064.31
GROSS FLOOR AREA	94,325	8,762.79
PARKING	REQUIRED	PROVIDED
3.00 spaces / 100 m ² Net Leasable Area	316 spaces	462 spaces
PARKING RATIO REQUIRED - 4.5 spaces/1,000 s.f. PROVIDED 4.75 spaces/1,000 s.f.		
REQUIRED PARKING SPACE : 2.80m x 5.20m, 6.0m AISLE		
PROVIDED PARKING SPACE : 2.75m x 6.0m, 6.30m AISLE		
BARRIER FREE PARKING	REQUIRED	PROVIDED
300-399 spaces required	5 spaces	14 spaces
3.70m x 5.80m, 1.50m wide Access Aisle		
FIRE ROUTE : 6.0m WIDE, MIN. 12.0m @ RADIUS		
LOADING	REQUIRED	PROVIDED
3.50m x 9.0m	exceeding 7,500 m ² = 3 spaces	9 spaces
COVERAGE CALCULATIONS		
BUILDING AREA (includes all buildings)	8,762.79 m ²	22.2 %
LANDSCAPED AREA (includes all planting areas and walkways)	9,439.73 m ²	23.9%
PAVED AREA (includes all driving aisles and parking areas)	21,292.59 m ²	53.9%

2 SITE STATISTICS

N.T.S.

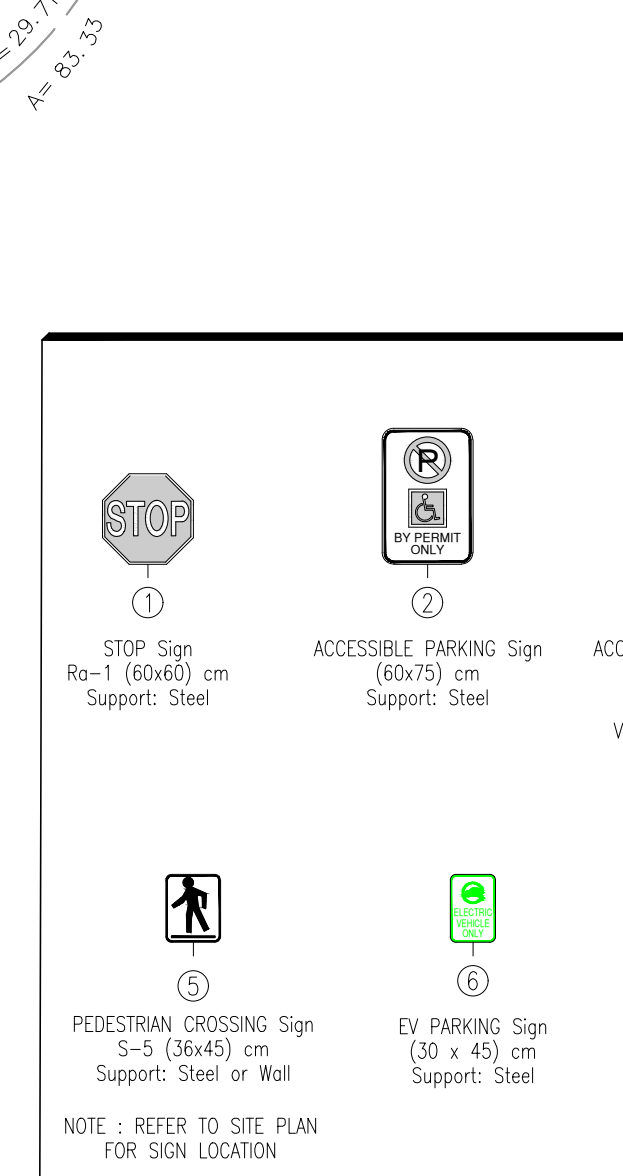


1 SITE PLAN

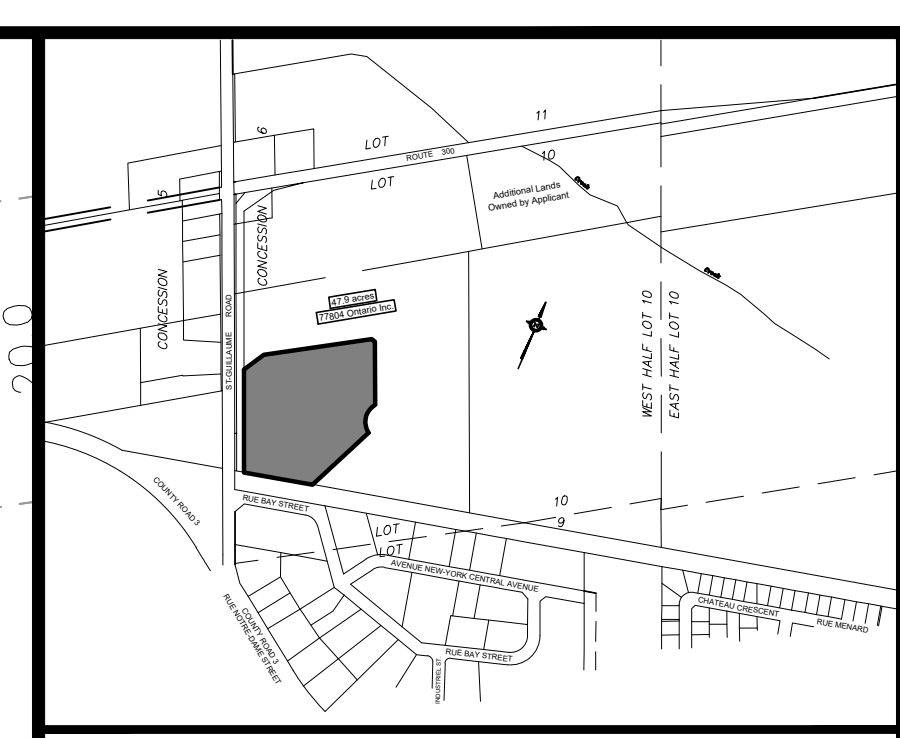
1 : 500

NOTE: ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE

3 TRAFFIC SIGN LEGEND

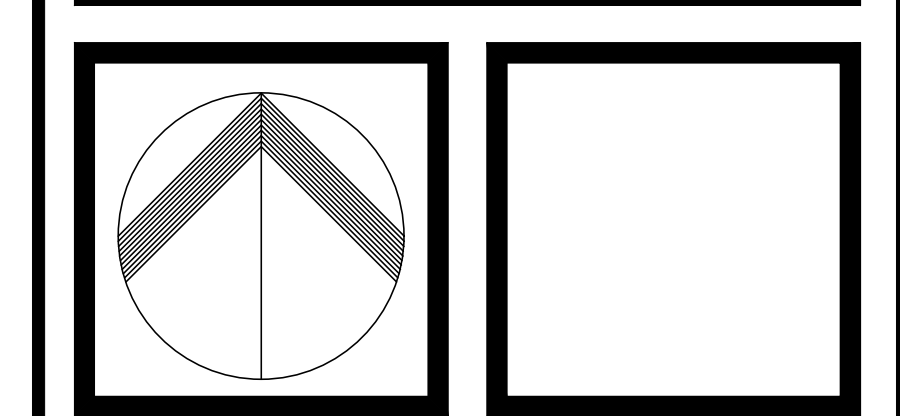


N.T.S.



KEY PLAN

Date	Revision	By
2022-12-07	Revised as per Metro	G.B.
2022-12-01	Buildings B, C revised	G.B.
2022-11-06	Coordination - Traffic & Services	G.B.
2022-10-20	Second Pylon added, Elect. Vehicle spaces added	G.B.
2022-10-17	Civil & Electrical coordination	G.B.



CLARE AVENUE DESIGN INC.
 1112 Clare Avenue, Cambridge, Ontario N3H 2E1
 Phone: 519-498-7847 Email: greg@clareave.com

ROS-BAY DEVELOPMENTS INC.
 37 Advance Road
 Unit 101
 TORONTO, ONTARIO
 M8Z 2S6
 416. 975. 4444

Project: **COMMERCIAL DEVELOPMENT**
 St. Guillaume Road
 EMBRUN, ONTARIO

Drawing Title: **SITE PLAN**

Drawn by: G.B.
 Checked by:
 Scale: 1 : 500
 Date: December 7, 2022
 Job no.: 210604

A-1