

Building Statistics		Area (m2)
Gross Floor Area (Total)		3,480
Retail GFA		1,078
Office GFA		2,402
Floor Space Index		0.54
Parking Statistics	Required	Provided
Commercial	–	135 spaces
Accessible (total)	3 spaces	6 spaces
Type A		3 spaces
Type B		3 spaces
Car Share	0	0
Short Term	0	0
Loading Spaces	2	1
Bike Parking	Required	Provided
Long-Term	5	10
Short-Term	10	19
E99/MU 1 Zone	Required	Provided
Minimum lot area (square metres):	0	6,482
Minimum lot frontage (metres):	0	49 +/-
Maximum height:	20 metres + Cupola	existing condition
Minimum front setback	3	25.1
Minimum rear setback (metres):	4	4.7
Minimum exterior setback (metres):	3	North: 1.87 South: 27.6
Minimum landscaped open space:	30%	34%
Minimum lot coverage:	55%	21.3%

Revision	Description	Date
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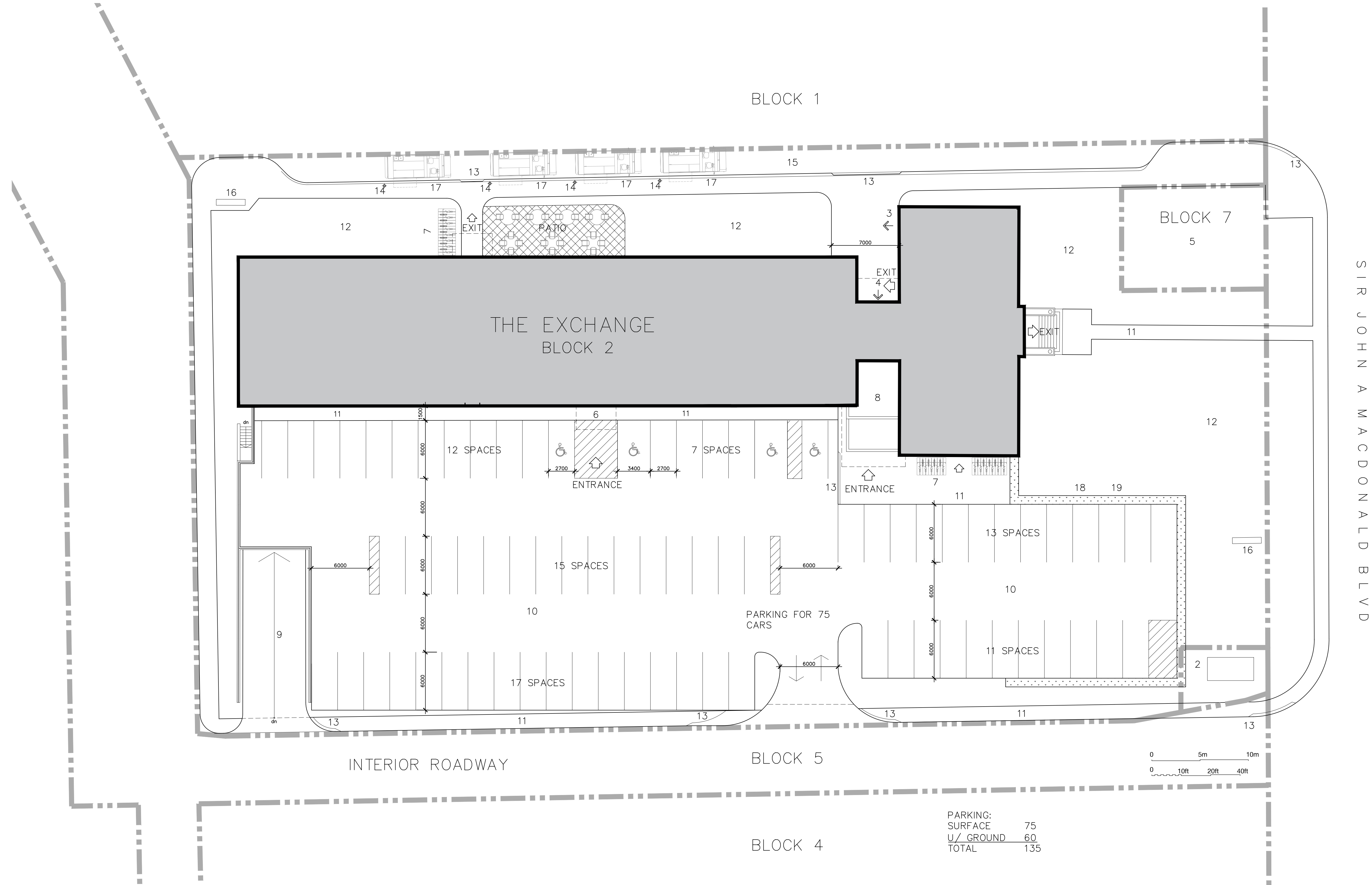
Project
The Exchange Kingston
Artisan Food Market and Offices

Location
40 Sir John A MacDonald Blvd
Kingston, Ontario

Client
Siderius Developments Ltd.

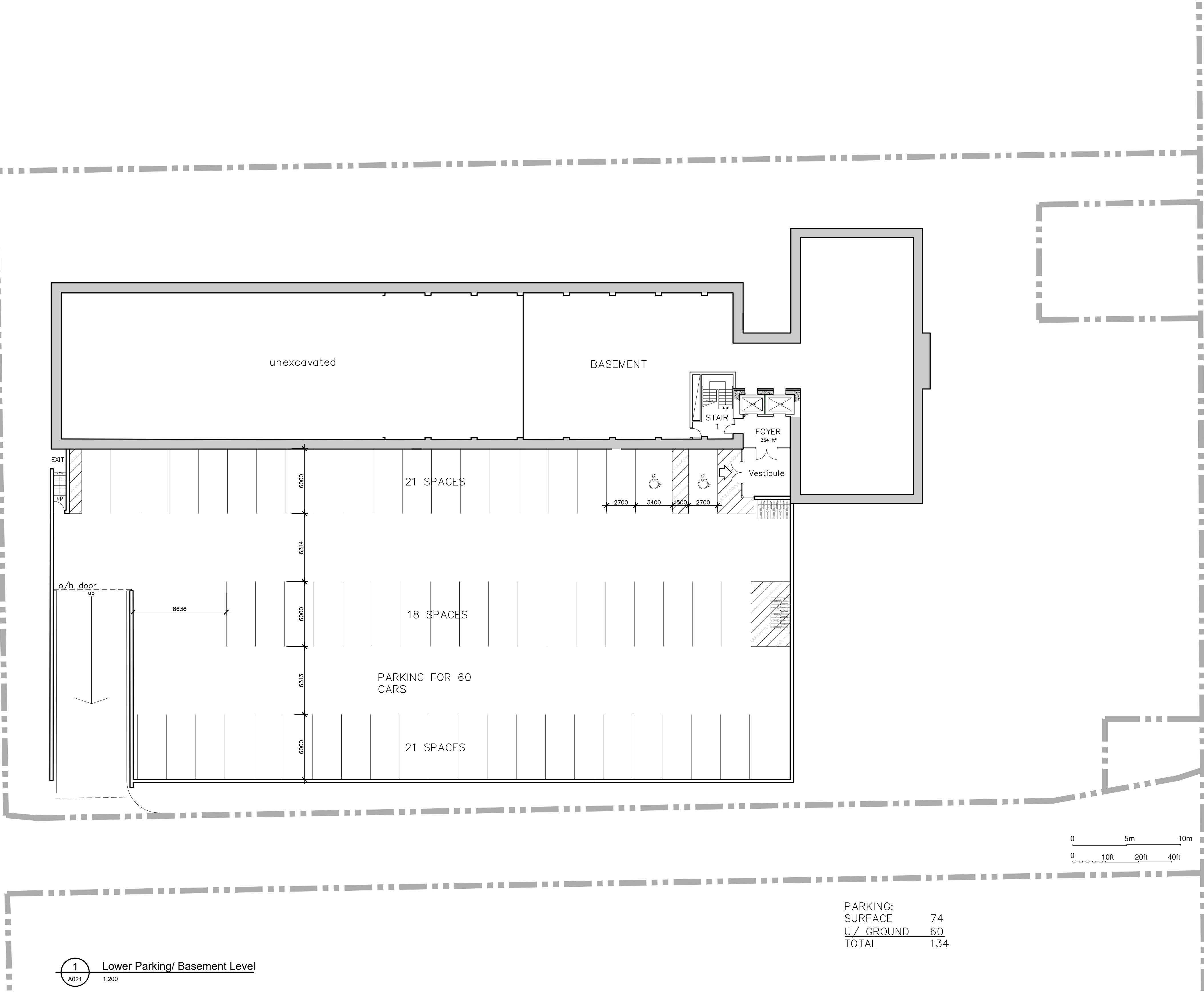
Drawing Site Plan

Drawn by J Martina		Date July 03, 2026
File Name 26043-A020		Scale 1:200
Client Project #		Drawing Number
Project # 26043	Revision #	A020

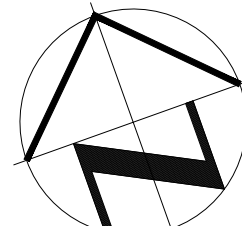


1 Site Plan
A020 1:200

PARKING:	
SURFACE	75
U/ GROUND	60
TOTAL	<u>135</u>

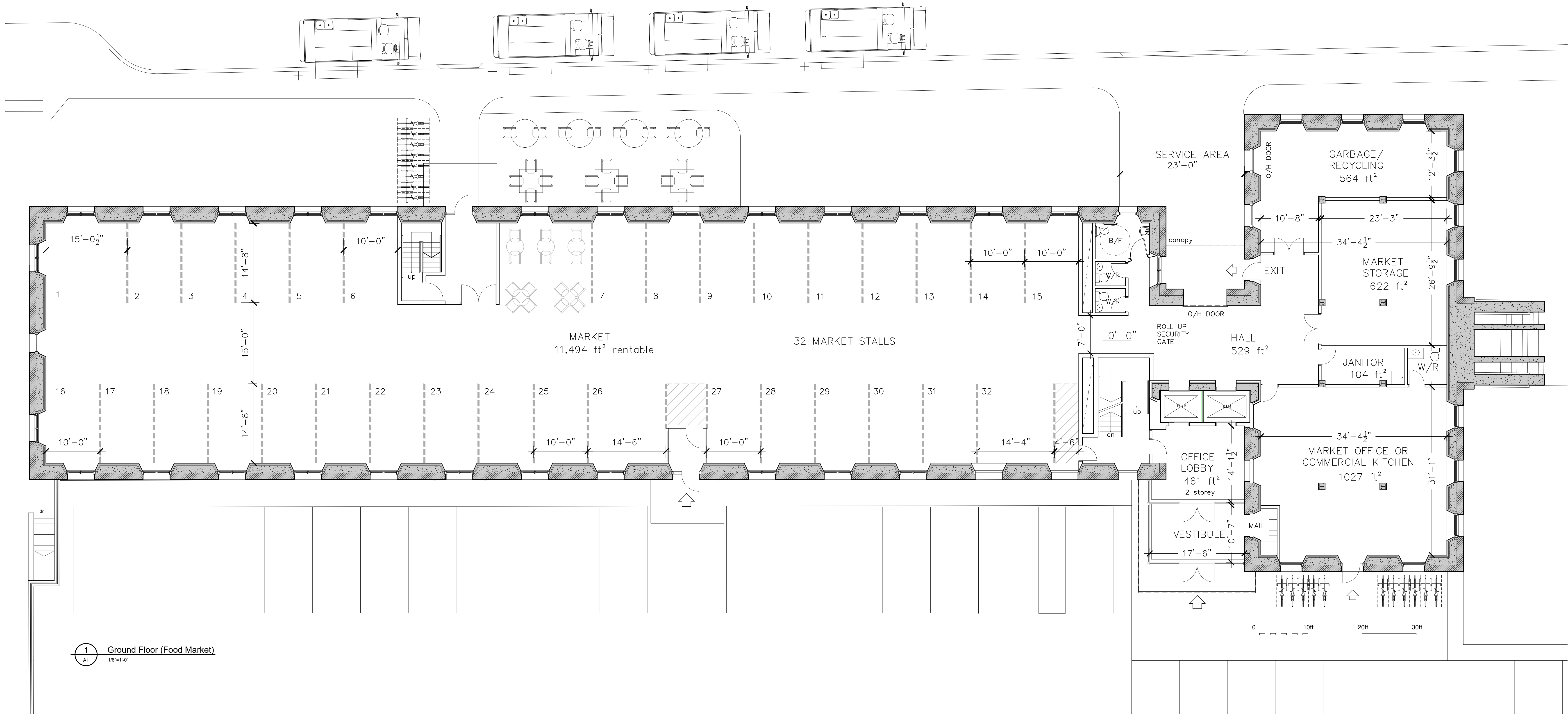


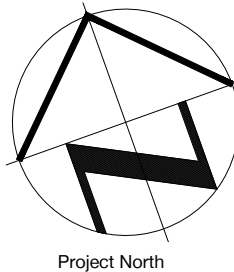
Revision	Description	Date
Project		
The Exchange Kingston Artisan Food Market and Offices		
Location		
40 Sir John A MacDonald Blvd Kingston, Ontario		
Client		
Siderius Developments Ltd.		
Drawing		
Lower Parking/ Basement Plan		
Drawn by		Date
J Martina		June17 2026
File Name		Scale
26043-A020		1:200
Client Project #		Drawing Number
26043		A021



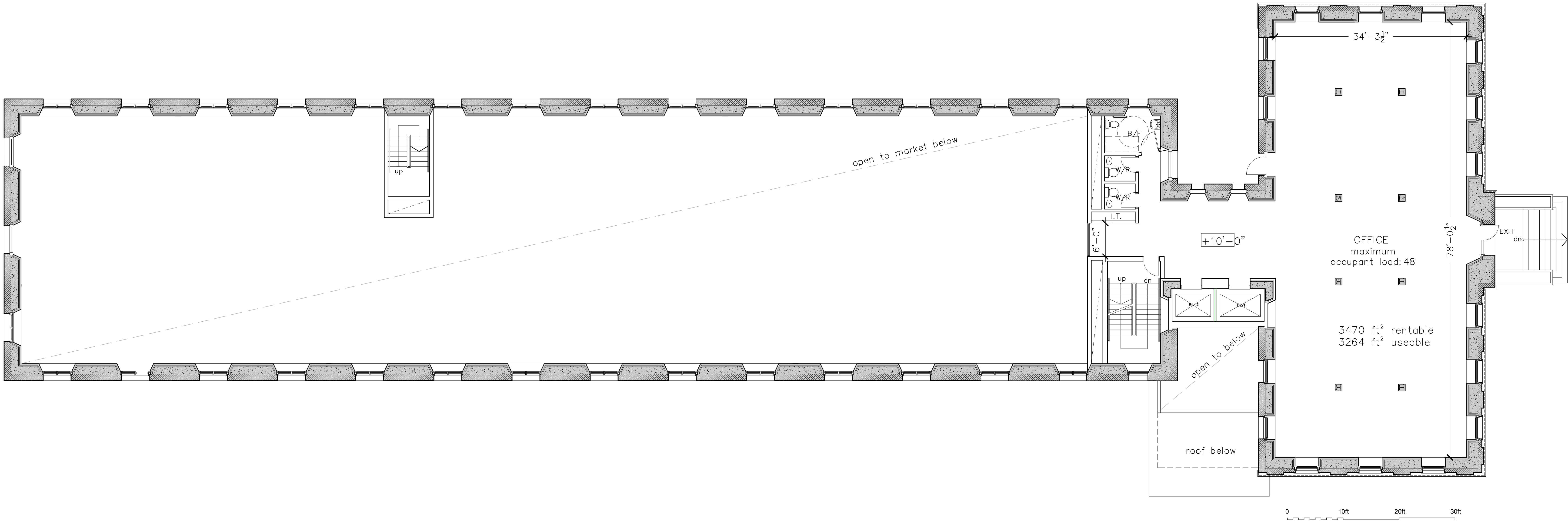
Schedule of Areas

Area	Useable	Basement Office Proportion of 354 ft²	Ground Floor Office Proportion of 461 ft²	Ground Floor Building Proportion of 1197 ft²	Rentable
Ground Floor Market	11143	0	0	29.31%=351	11494
Second Floor Office	3264	12.14%=43	12.38%=60	8.58%=103	3470
Third Floor Office	11803	43.93%=155	43.93%=203	31.05%=372	12533
Fourth Floor Office	11803	43.93%=155	43.93%=203	31.05%=372	12533
Total	38013	353	466	1198	40030



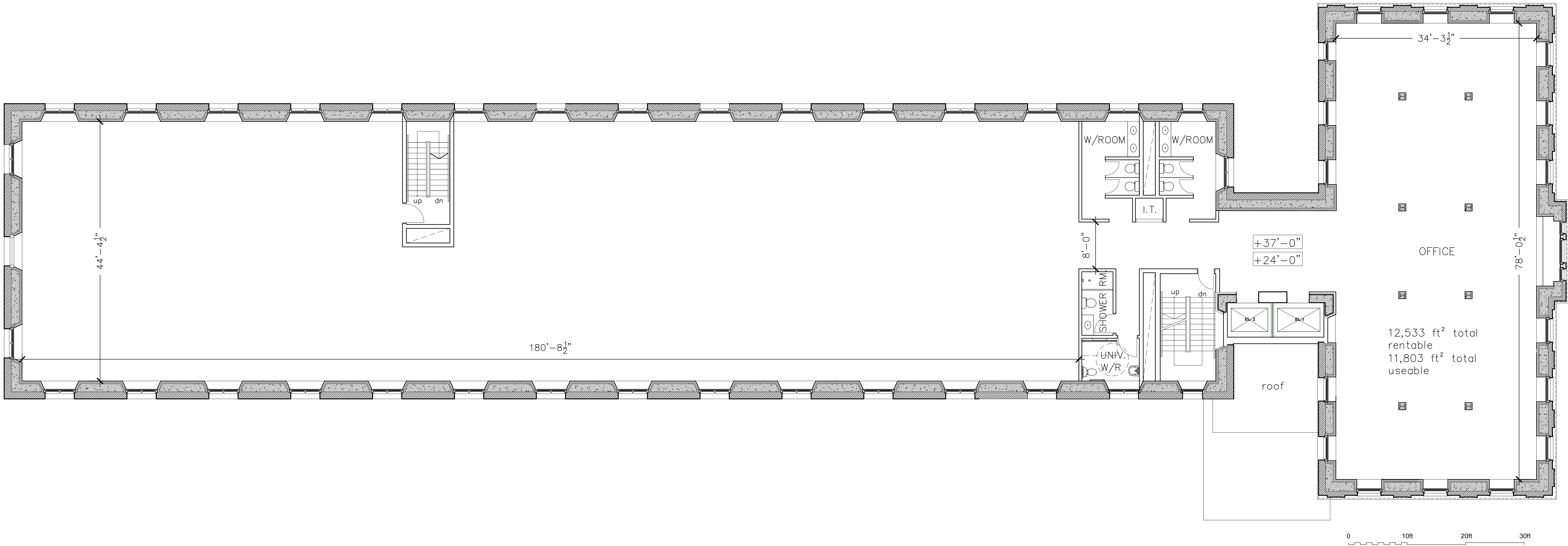
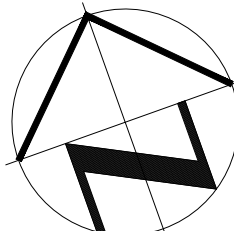


Project North
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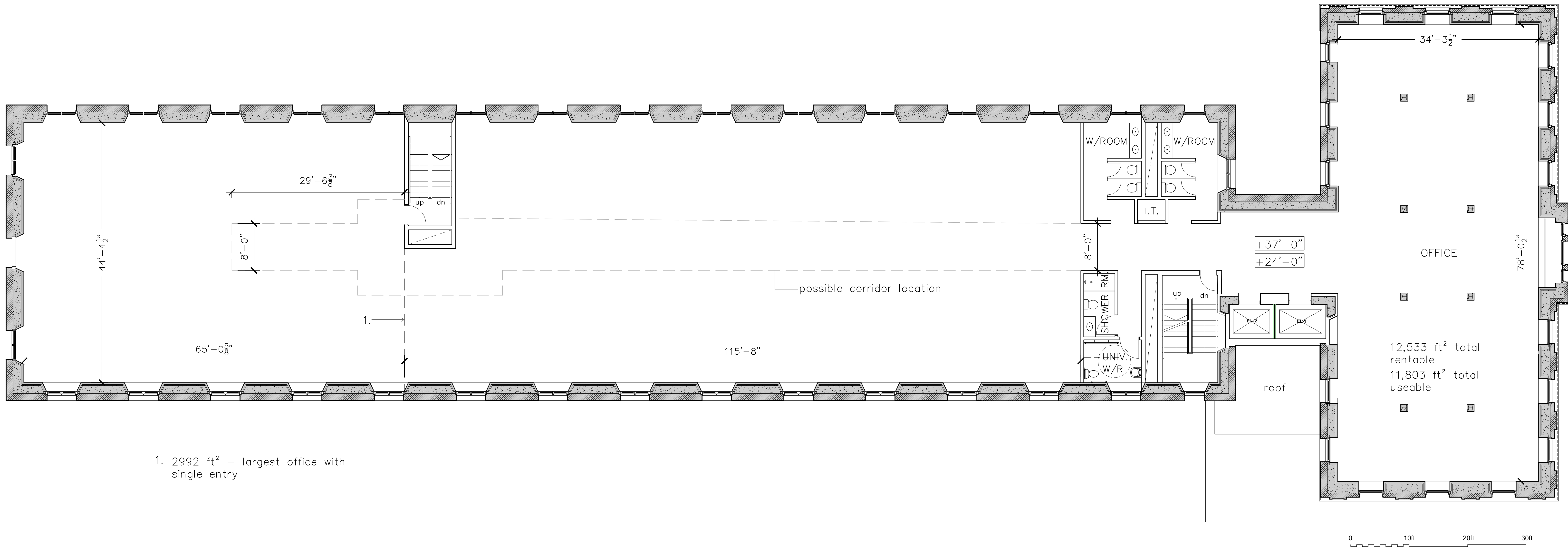
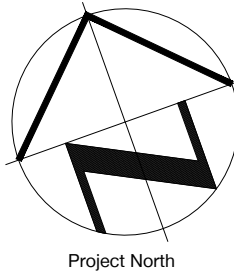
1 Second Floor (Office)
A2 1/8"=1'-0"

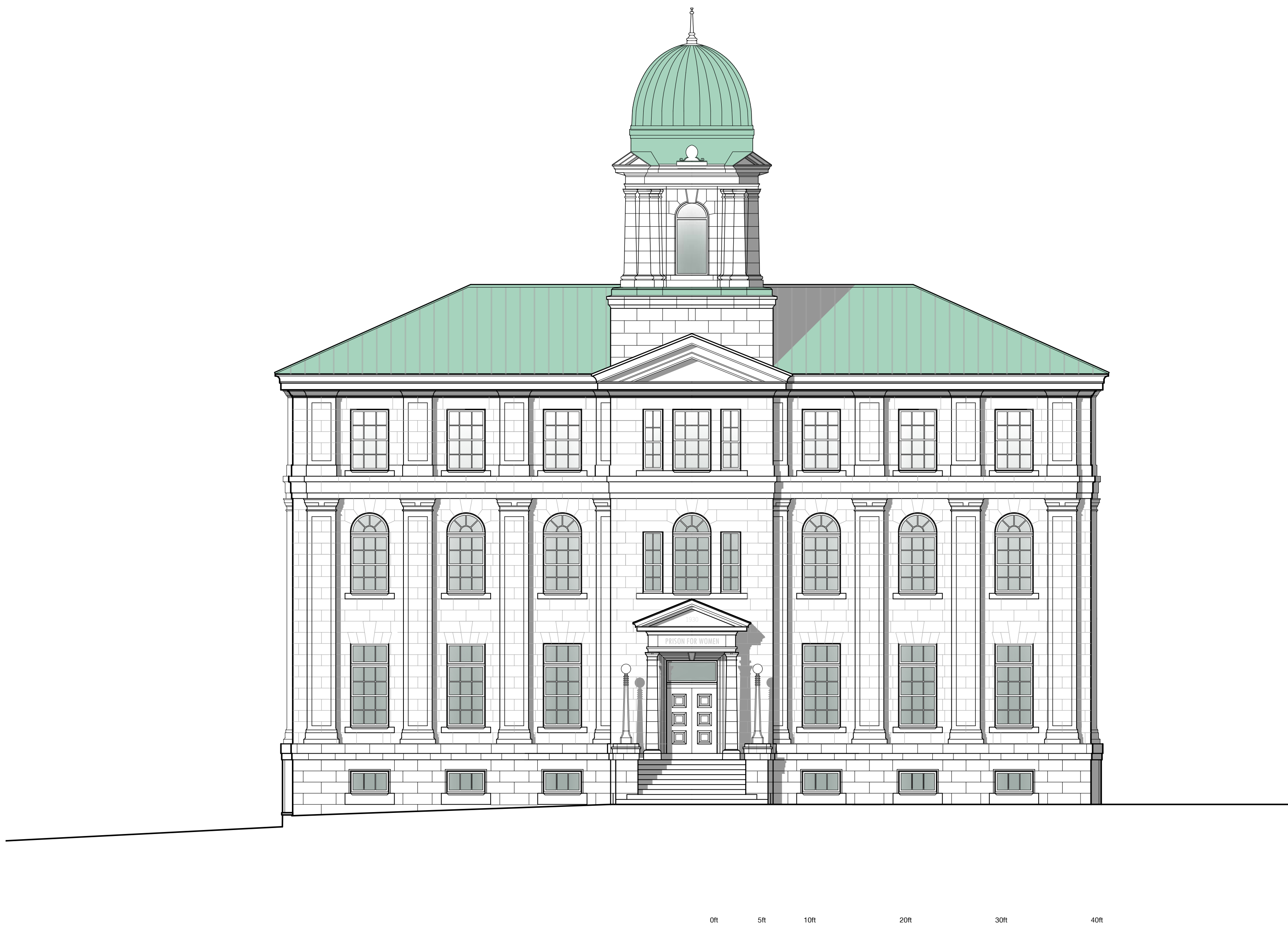
Rev.	Description	Date
Project	The Exchange Kingston Market and Offices	Artisan Food
Location	40 Sir John A MacDonald Blvd.	
Kingston, ON		
Client	Siderius Developments Ltd.	
Drawing	Second Floor Plan	
Drawn by	JM	Date June 18 2026
File Name	26043-A1	Scale 1/8" = 1'-0"
Client Project #	#	Drawing Number
Project #	26043	Revision # #
		A2



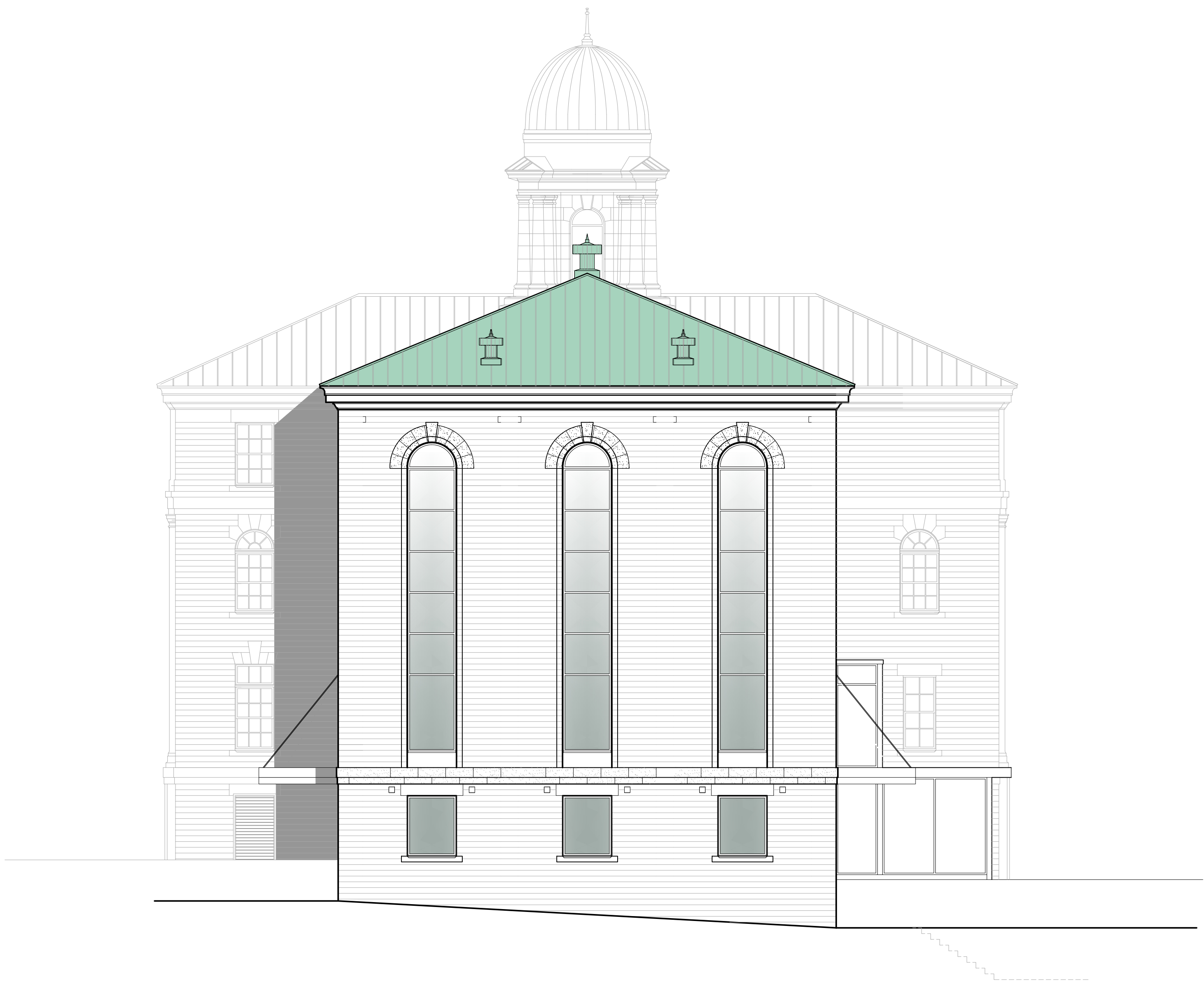
2 Third Floor (Office)
AS 1/8"=1'-0"

Rev.	Description	Date
Project	The Exchange Kingston Market and Offices	Artisan Food
Location	40 Sir John A MacDonald Blvd.	
Client	Siderius Developments Ltd.	
Drawing	Third Floor Plan	
Drawn by	JM	Date July 3, 2026
File Name	26043-A1	Scale 1/8" = 1'-0"
Client Project #	#	Drawing Number
Project #	26043	Revision # #
		A3



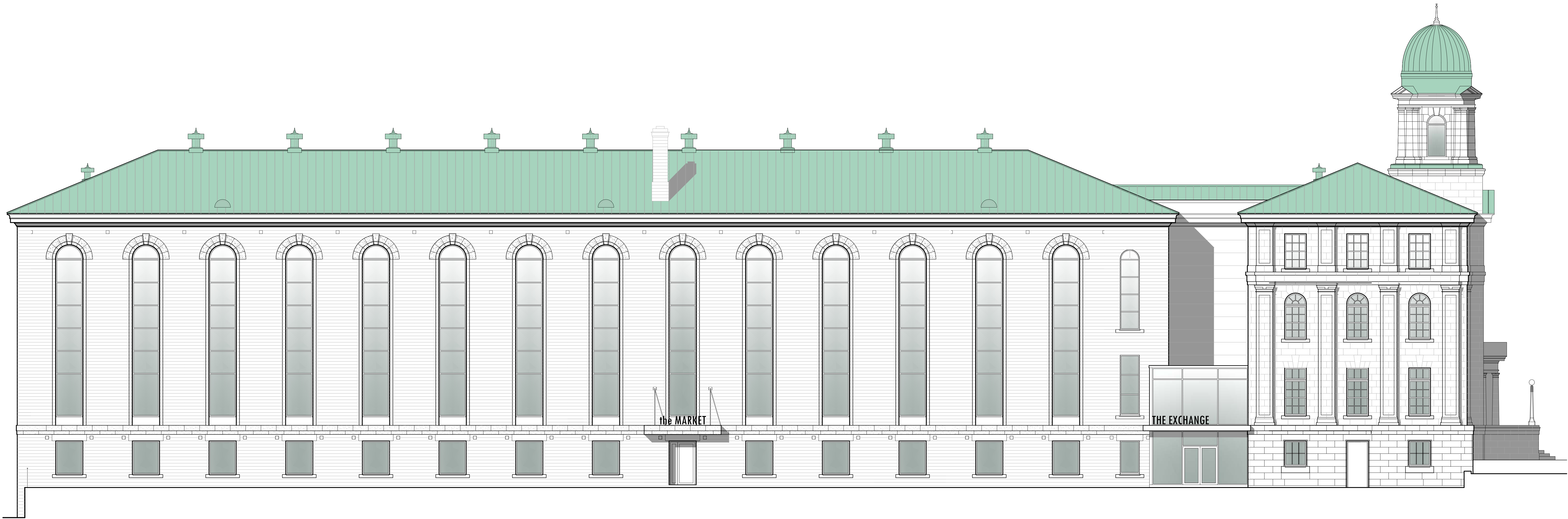


1 Administration - East Elevation
A201
1/8"=1'-0"

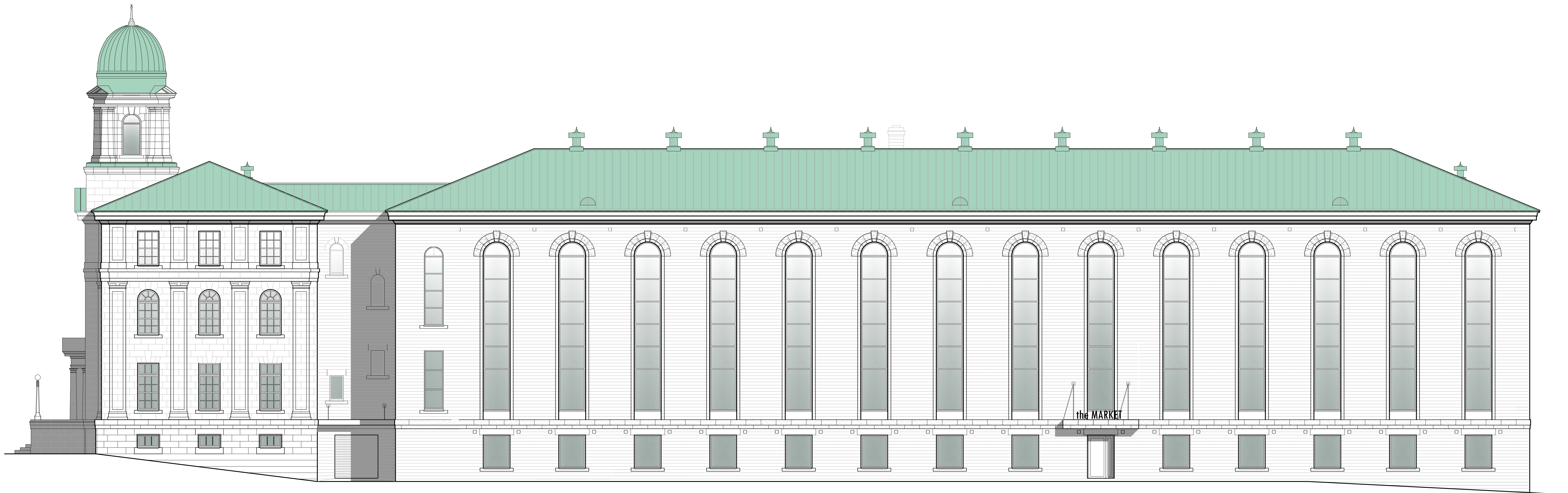


2 Range - West Elevation
A201
1/8"=1'-0"

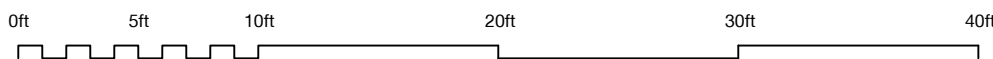
Rev.	Description	Date
1	The Exchange Kingston Market and Offices	Artisan Food
2	40 Sir John A MacDonald Blvd.	
3	Kingston, ON	
4	Siderius Developments Ltd.	
5	Administration - East Elevation Range - West Elevation	
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1 Range and Administration South Elevation
A-2 1/8"=1'-0"



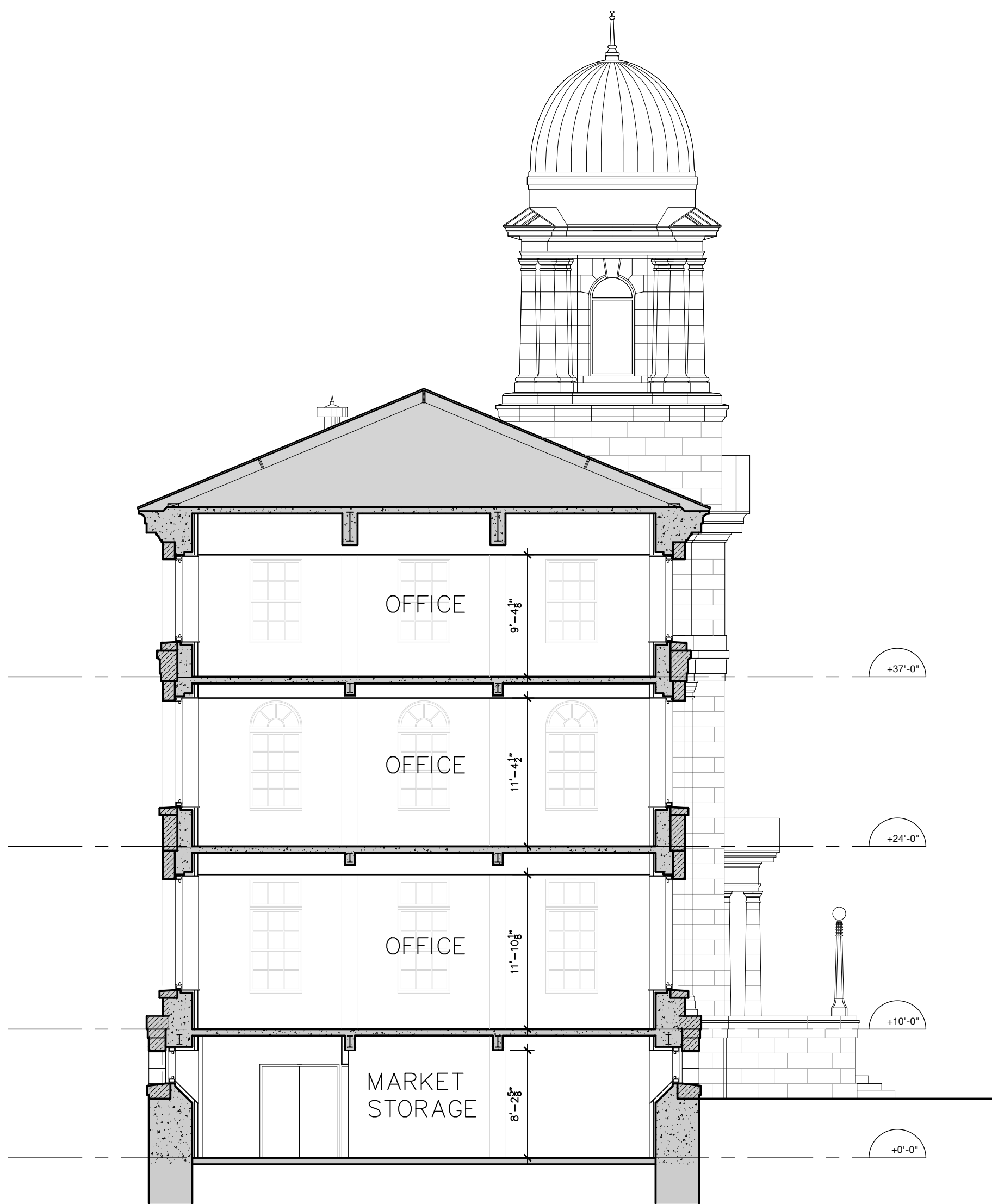
1 Range and Administration North Elevation
A-205 1/8"=1'-0"



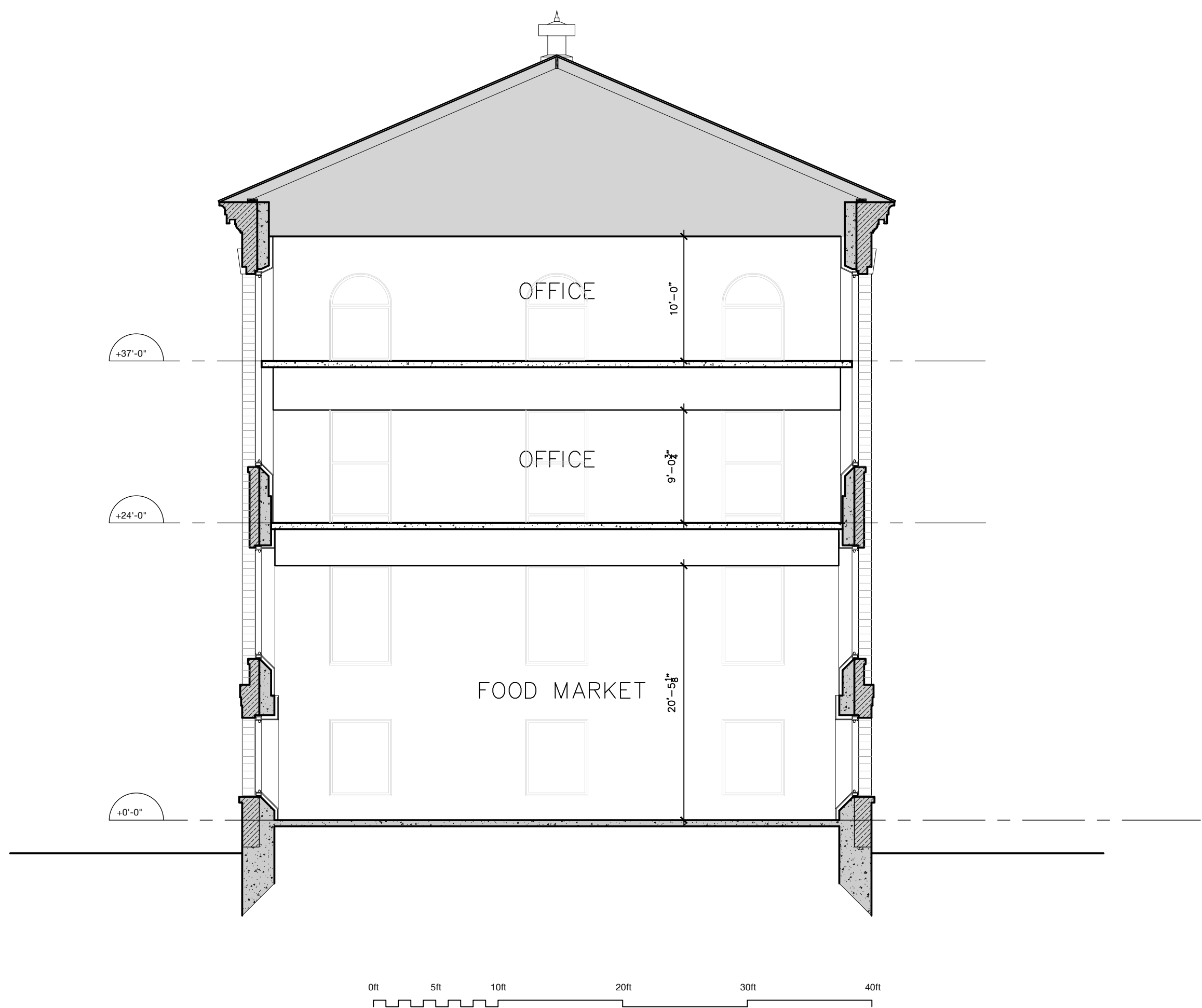
Rev.	Description	Date
1	The Exchange Kingston Market and Offices	Artisan Food
Location		
40 Sir John A MacDonald Blvd.		
Kingston, ON		
Client		
Siderius Developments Ltd.		

Drawing
Range and Administration - North and South Elevations

Drawn by JM	Date July 3, 2026
File Name 26043-A200	Scale 1/8"=1'-0"
Client Project # #	Drawing Number A202
Project # 26043	Revision # #



1 Administration - Cross Section
A301 1/8"=1'-0"



2 Range - Cross Section
A301 1/8"=1'-0"

Rev.	Description	Date
Project	The Exchange Kingston Artisan Food Market and Offices	
Location	40 Sir John A MacDonald Blvd.	
Client	Siderius Developments Ltd.	
Drawing	Sections	

Drawn by	JM	Date	June 18 2026
File Name	26043 - A051	Scale	1/8"=1'-0"
Client Project #	#	Drawing Number	A301
Project #	26043	Revision #	#