

PROJECT INFORMATION		BUILDING STATISTICS (PHASE #1)	
ZONING	MC(2264) S349-F	GROSS BUILDING - AREA	
SITE AREA (OVERALL)	54 acres 2,185,530 sq. m. 2,352,240 sq. ft.	GROUND FLOOR	466.3 sq. m. 5,019 sq. ft.
SITE AREA (SOUTH PHASE)	8.08 acres 352,004 sq. ft.	2nd-4th FLOOR	4,703.5 sq. m. 50,628 sq. ft.
TRANSIT PLAZA	1.31 acres 5,292.0 sq. ft. 56,962 sq. ft.	5th FLOOR	1,417.8 sq. m. 15,281 sq. ft.
REQUIRED		6th FLOOR	2,071.7 sq. m. 22,300 sq. ft.
BUILDING HEIGHT	21 STORIES - 151.79m A.S.L.	7th FLOOR (TOWER A)	696.2 sq. m. 7,484 sq. ft.
FRONT & CORNER YARD SETBACK	0.0 m.	7th FLOOR (TOWER B)	695.1 sq. m. 7,482 sq. ft.
INTERIOR YARD SETBACK	2.0 m.	8th - 19th FLOOR (TOWER A)	8,466.1 sq. m. 91,128 sq. ft.
REAR YARD SETBACK	2.0 m.	8th - 19th FLOOR (TOWER B)	12 x 7,056 sq. ft. 8,466.1 sq. m. 91,128 sq. ft.
AMENITY AREA PER UNIT	6.0 sq. m.	20th FLOOR (TOWER B)	350.1 sq. m. 3,768 sq. ft.
TOWER FOOTPRINT	750 sq. m.	20th FLOOR (TOWER A)	350.1 sq. m. 3,768 sq. ft.
VEHICLE PARKING - RESIDENTIAL	NOT REQUIRED	21st FLOOR (TOWER A)	350.1 sq. m. 3,768 sq. ft.
VEHICLE PARKING - VISITOR ONLY	30 PER BUILDING	21st FLOOR (TOWER B)	350.1 sq. m. 3,768 sq. ft.
BICYCLE PARKING - RESIDENTIAL	0.5 PER UNIT	TOTAL AREA	28,383.0 sq. m. 305,512 sq. ft.
BICYCLE PARKING - COMMERCIAL	1 PER 250m ² GFA	UNIT STATISTICS	
PROVIDED		STUDIO UNIT	0
BUILDING HEIGHT	21 STORIES - 151.79m A.S.L.	1 BEDROOM UNIT	163
FRONT & CORNER YARD SETBACK	0.0 m.	1 BEDROOM + DEN UNIT	100
INTERIOR YARD SETBACK	2.0 m.	2 BEDROOM UNIT	123
REAR YARD SETBACK	2.0 m.	3 BEDROOM	40
AMENITY AREA PER UNIT	6.0 sq. m.	TOTAL	446
TOWER FOOTPRINT (STAGE 1, 4)	890 sq. m.	COMMERCIAL RETAIL	466.3 sq. m. 5,019 sq. ft.
TOWER FOOTPRINT (STAGE 2, 3)	750 sq. m.	PHASE 2 ZONING AREA BASED ON 75% CONSTRUCTION	
TOTAL GFA	116,674.3 sq. m. 1,254,794 sq. ft.	GROUND FLOOR	1,485.5 sq. m. 15,990 sq. ft.
TOTAL UNIT COUNT	1,710	PODIUM 2nd - 4th FLOOR	4,764.3 sq. m. 51,282 sq. ft.
VEHICLE PARKING - RESIDENTIAL	1,042	PODIUM 5th & 6th FLOOR	4,084.5 sq. m. 43,965 sq. ft.
VEHICLE PARKING - VISITOR ONLY	120	TOWER A 7th - 19th FLOOR	7,555.2 sq. m. 81,323 sq. ft.
BICYCLE PARKING - RESIDENTIAL	1,710	TOWER B 7th - 19th FLOOR	7,555.2 sq. m. 81,323 sq. ft.
BICYCLE PARKING - COMMERCIAL	1 PER 250m ² GFA	TOWER A 20th & 21st FLOOR	764.5 sq. m. 8,229 sq. ft.
TOTAL AMENITY AREA	12,488 sq. m.	TOWER B 20th & 21st FLOOR	764.5 sq. m. 8,229 sq. ft.
SITE PLAN SYMBOLS:		TOTAL AREA	29,683.8 sq. m. 319,514 sq. ft.
[Symbol]	SOFT LANDSCAPE	UNIT COUNT	403
[Symbol]	TRANSIT PLAZA	RESIDENCE PARKING - 0.6 PER UNIT	242
[Symbol]	CONCRETE SIDEWALK	VISITOR PARKING	30
[Symbol]	PAVERS @ TERRACE LEVEL	BICYCLE PARKING	403
[Symbol]	PROPERTY LINE	AMENITY SPACE - 6.0m ² PER UNIT	2,418 sq. m.
[Symbol]	BUILDING SETBACK LINE	PHASE 3 ZONING AREA BASED ON 75% CONSTRUCTION	
[Symbol]	FENCE LINE	GROUND FLOOR	1,502.2 sq. m. 16,170 sq. ft.
[Symbol]	BIKE RACK	PODIUM 2nd - 4th FLOOR	4,888.7 sq. m. 52,622 sq. ft.
[Symbol]	ENTRANCE / EXIT DOOR	PODIUM 5th & 6th FLOOR	4,048.2 sq. m. 43,575 sq. ft.
[Symbol]	COMMERCIAL / EXIT DOOR	TOWER A 7th - 19th FLOOR	7,555.2 sq. m. 81,323 sq. ft.
[Symbol]	FIRE HYDRANT	TOWER B 7th - 19th FLOOR	7,555.2 sq. m. 81,323 sq. ft.
[Symbol]	VEHICULAR DIRECTION	TOWER A 20th & 21st FLOOR	764.5 sq. m. 8,229 sq. ft.
[Symbol]	EXISTING TREE TO REMAIN	TOWER B 20th & 21st FLOOR	764.5 sq. m. 8,229 sq. ft.
[Symbol]	SIAMSE CONNECTION	TOTAL AREA	27,078.5 sq. m. 291,470 sq. ft.
NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN		UNIT COUNT	404
		RESIDENCE PARKING - 0.6 PER UNIT	242
		VISITOR PARKING	30
		BICYCLE PARKING	404
		AMENITY SPACE - 6.0m ² PER UNIT	2,424 sq. m.
		PHASE 4 ZONING AREA BASED ON 80% CONSTRUCTION	
		GROUND FLOOR	1,503.7 sq. m. 16,186 sq. ft.
		PODIUM 2nd - 4th FLOOR	4,913.9 sq. m. 52,886 sq. ft.
		PODIUM 5th & 6th FLOOR	4,277.3 sq. m. 46,040 sq. ft.
		TOWER A 7th - 19th FLOOR	9,246.5 sq. m. 99,529 sq. ft.
		TOWER B 7th - 19th FLOOR	9,246.5 sq. m. 99,529 sq. ft.
		TOWER A 20th & 21st FLOOR	1,120.9 sq. m. 12,085 sq. ft.
		TOWER B 20th & 21st FLOOR	1,120.9 sq. m. 12,085 sq. ft.
		TOTAL AREA	31,429.0 sq. m. 338,300 sq. ft.
		UNIT COUNT	457
		RESIDENCE PARKING - 0.6 PER UNIT	274
		VISITOR PARKING	30
		BICYCLE PARKING	457
		AMENITY SPACE - 6.0m ² PER UNIT	2,742 sq. m.
		LOT COVERAGE	
		PAVED SURFACE =	3,529.1 sq. m. 10.8%
		BUILDING FOOTPRINT =	15,887.2 sq. m. 48.8%
		LANDSCAPE OPEN SPACE =	7,993.9 sq. m. 24.4%
		TRANSIT PLAZA =	5,292.0 sq. m. 16.2%
		TOTAL =	32,702.2 sq. m. 100.0%
		AMENITY SPACE	
		EXTERIOR AT GRADE =	1,188.0 sq. m.
		GROUND FLOOR COMMUNAL INTERIOR =	1,500.0 sq. m.
		5th FLOOR COMMUNAL INTERIOR =	400.0 sq. m.
		5th FLOOR COMMUNAL EXTERIOR PATIO =	2,400.0 sq. m.
		7th FLOOR COMMUNAL INTERIOR =	400.0 sq. m.
		7th FLOOR COMMUNAL EXTERIOR PATIO =	1,600.0 sq. m.
		PRIVATE BALCONIES =	5,000.0 sq. m.
		TOTAL =	12,488.0 sq. m.
		TOTAL COMMUNAL =	7,500.0 sq. m.
		REQUIRED - 6.0m ² PER UNIT (1,710) =	10,260.0 sq. m.
		REQUIRED COMMUNAL @ 50% =	5,130.0 sq. m.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

(N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(A) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.

(W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.

(D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.

(P) - DETAIL NUMBER

(S) - TITLE

(R) - DETAIL REFERENCE PAGE

(C) - DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

(A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.

(B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A800 SERIES.

(C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.

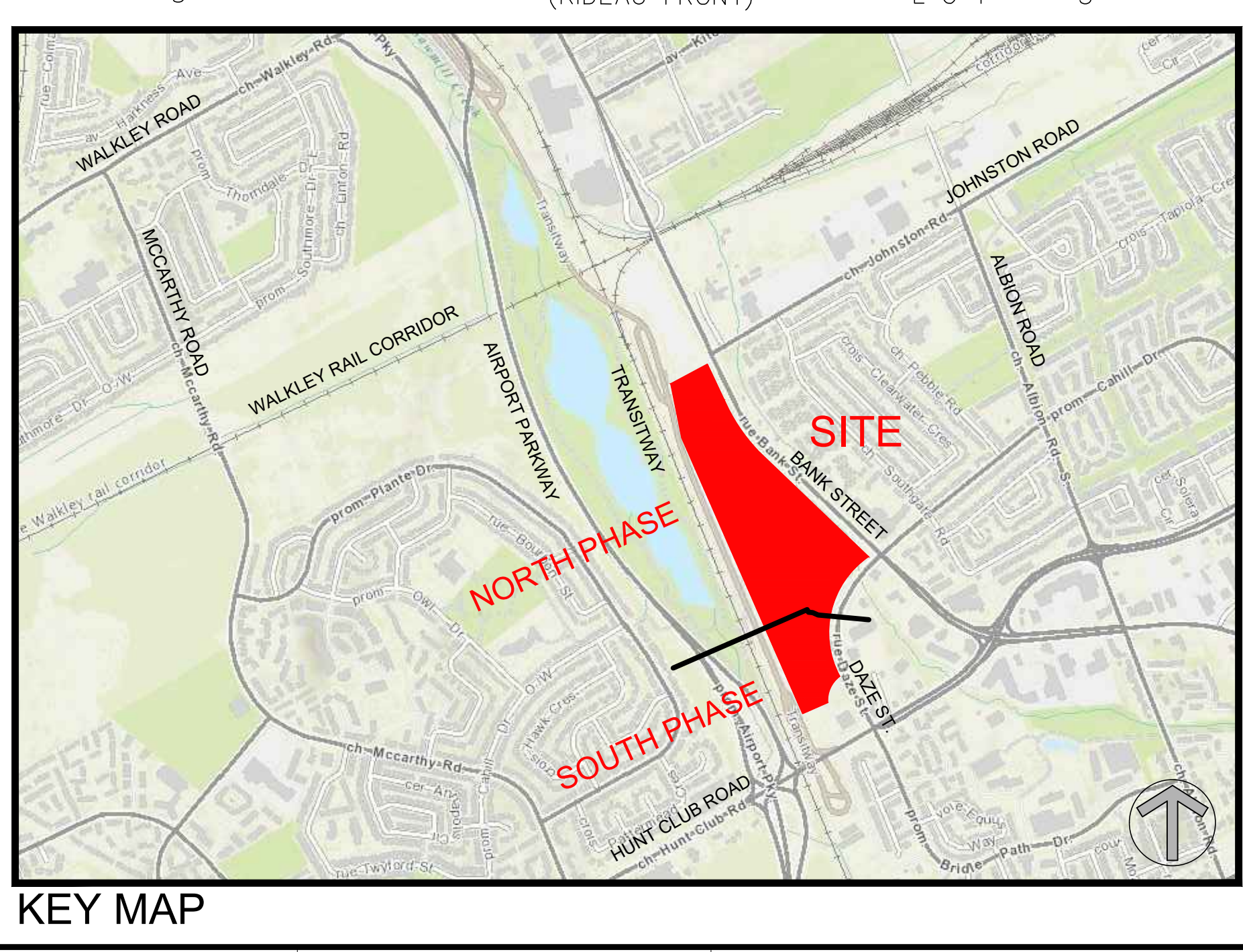
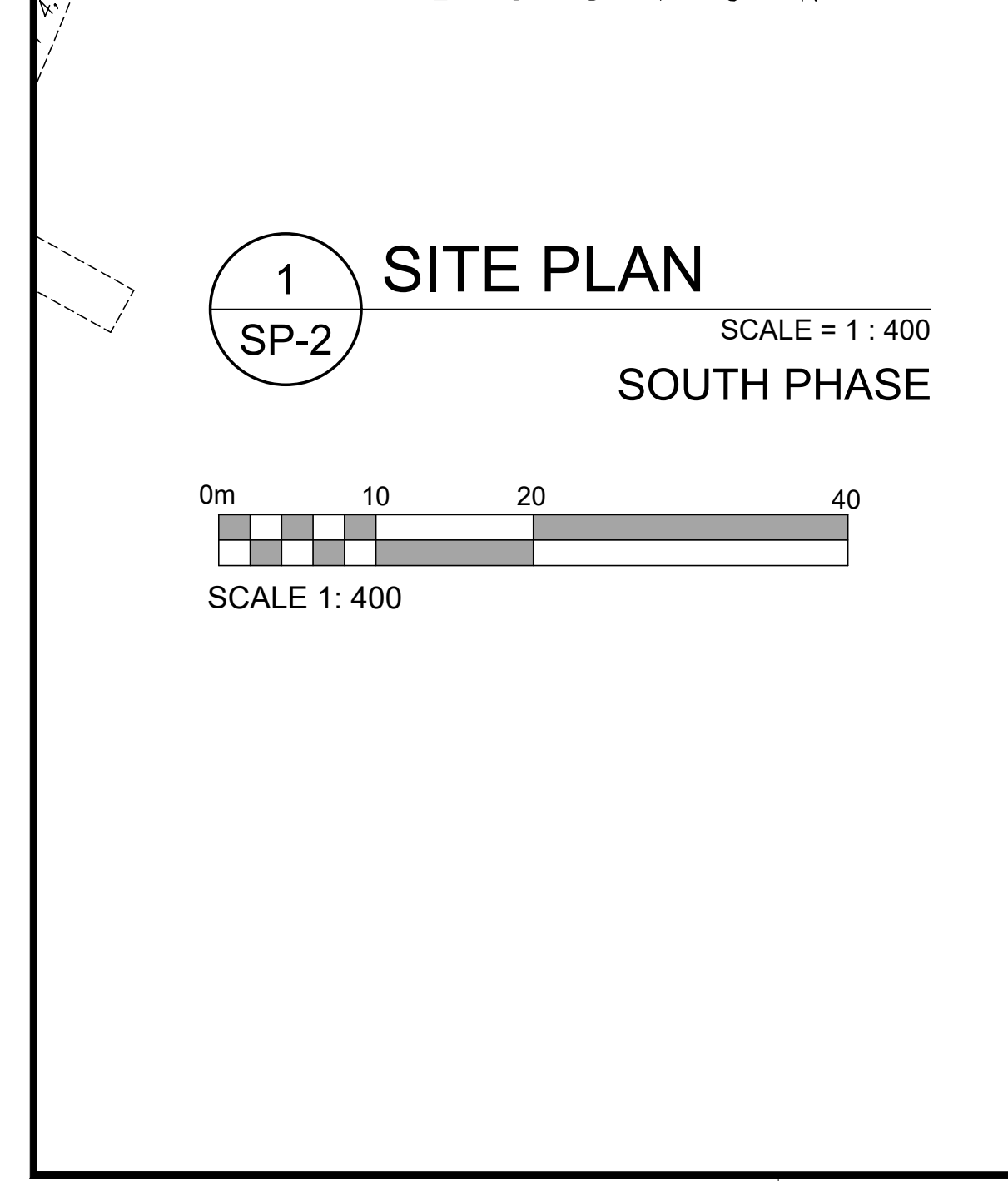
(D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.

(E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.

(F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

ISSUED FOR SPC APPLICATION	2021 10 28
ISSUED WITH GENERAL UPDATES	2021 10 26
ISSUED FOR CONSULTANT START UP	2021 08 31

No.	DESCRIPTION	DATE
404	REVISIONS:	
242	ARCHITECT SEAL	
30	ARCHITECT ASSOCIATION OF ONTARIO	
404	ARCHITECT'S LICENCE	
2,424	SEAL DATE: STAMP DATE	
	CLIENT:	
	SMARTCENTRES REAL ESTATE INVESTMENT TRUST	
	ARCHITECT:	
	rla/architecture roderick lahey architect inc.	
	56 beech street, ottawa, ontario K1S 3J6 t: 613.724.9932 f: 613.724.1209 rlaarchitecture.ca	
	PROJECT TITLE:	
	SOUTHKEYS MALL 2200 BANK STREET	
	OTTAWA ONTARIO	
	SHEET TITLE:	
	SITE PLAN SOUTH PHASE	
	DRAWN: R.V.	CHECKED: A.K.
	SCALE: 1:400	SHEET No.
	PROJECT No. 2030	SP-2



URBAN PLANNER Stantec 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) - Email: barrett.wagar@stantec.com	PROJECT DEVELOPER SMART CENTRES 3200 Highway 7, Vaughan, Ontario, L4K 5Z5 Tel: (416) 970-5294 E-Mail: hjenkins@smartcentres.com
CIVIL ENGINEER IBI GROUP 333 Preston Street, Suite 400 Ottawa, ON K1S 5N4 Tel: (613) 225-1311 Fax: (613) 225-9868 Email: DHook@IBIGroup.com	LEGAL DESCRIPTION TOPOGRAPHIC SKETCH OF ALL OF BLOCK 2, PART OF BLOCK 1 REGISTERED PLAN 4M-944 AND PART OF LOT 3 (RIDEAU FRONT) (GEORGIAN TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA
LANDSCAPE ARCHITECT Levstek Consultants 5871 Hugh Crescent Ottawa, (Osgoode) ON K0A 2W0 Tel: (613) 826-0518 Email: rlevstek@larocquelevstek.com	SURVEYOR Stantec 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: BWebster@stantec.com
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