

Conceptual Site Layout



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and

consultants

This drawing must not be scaled.
The contractor shall verify all levels, details, and dimensions
prior to commencement of work. All errors and omissions must
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Issue No.	Date	Description
1	2019-09-09	Issued for Land Use Re-designation
2	2019-11-20	Re-issued for Land Use Re-designation
3	2020-02-08	Re-issued for Land Use Re-designation
4	2020-05-21	Re-issued for Land Use Re-designation
5	2021-01-18	Re-issued for Land Use Re-designation
6	2021-05-18	Re-issued for Land Use Re-designation
7	2021-08-26	Re-issued for Land Use Re-designation
8	2021-08-31	Re-issued for Land Use Re-designation

2021-06-28

JOMAA & SONS
CONSTRUCTION LTD.

952 - 85 St. SW

project file

WEST SPRINGS LANDING

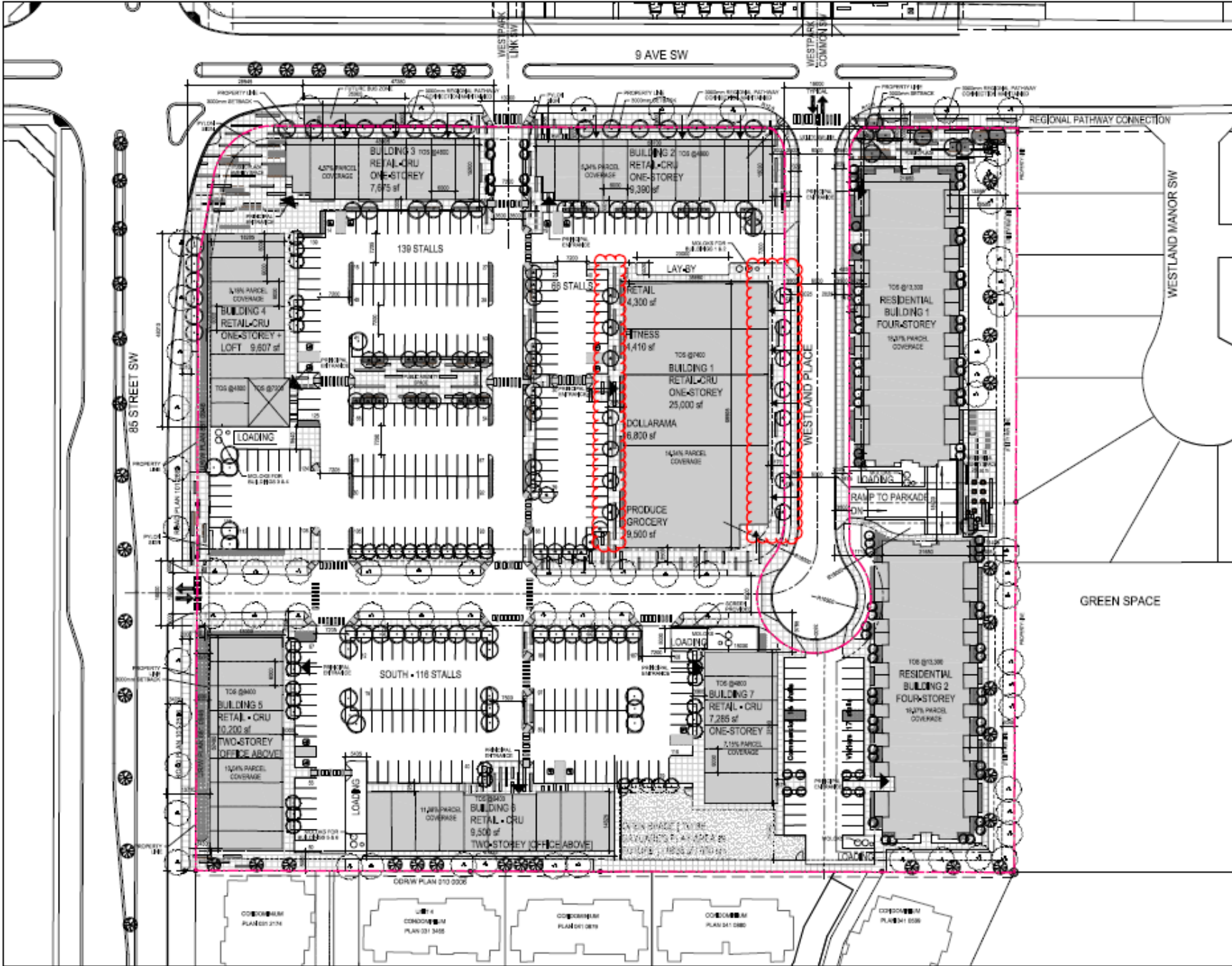
918 85 STREET SW
952 85 STREET SW

drawing file

CONCEPT PLAN

scale: 1 : 500
drawn by: SK
checked by: SB
project no: 212-161
date issued: 2021-08-03

revision no: 8
sheet no: A1.3



SITE SYNOPSIS	
SITE AREA	
BUILDING AREA	
TOTAL GFA - 94,800 sf	
GFA COMMERCIAL - 78,657 sf	
GFA OFFICE - 16,145 sf	
GFA RESIDENTIAL - 121,158 sf	
with four levels of residential	
GFA BUILDING 1 - 59,115 sf	
with four levels of residential	
GFA BUILDING 2 - 62,043 sf	
with four levels of residential	
RETAIL	
GFA COMMERCIAL	± 58,957 sf
GFA COMMERCIAL WITH OFFICE ABOVE	± 19,700 sf
TOTAL GFA COMMERCIAL	± 78,657 sf
GFA OFFICE	± 16,145 sf
TOTAL GFA	± 94,800 sf
RESIDENTIAL	
BLDG#1	± 57 UNITS-CONDO
BLDG#2	± 59 UNITS
TOTAL	± 116 UNITS
PARKING REQUIRED	
RETAIL 4 / 100 sqm	290 stalls
OFFICE ±3 / 100 sqm	45 stalls
RESI RESIDENT 1.25/UNIT	
PARKING-U/G BLDG 1	72 stalls
PARKING-U/G BLDG 2	74 stalls
RESI VISITOR 0.15/UNIT	17 stalls
PARKING PROVIDED	
COMMERCIAL	335 stalls
PARKING-SURFACE	335 stalls
PARKING-U/G	OPTIONAL/ NOT REQUIRED
RESIDENTIAL - RESIDENT	
PARKING-U/G BLDG 1	87 stalls
PARKING-U/G BLDG 2	89 stalls
RESIDENTIAL - VISITOR	
PARKING-SURFACE	17 stalls