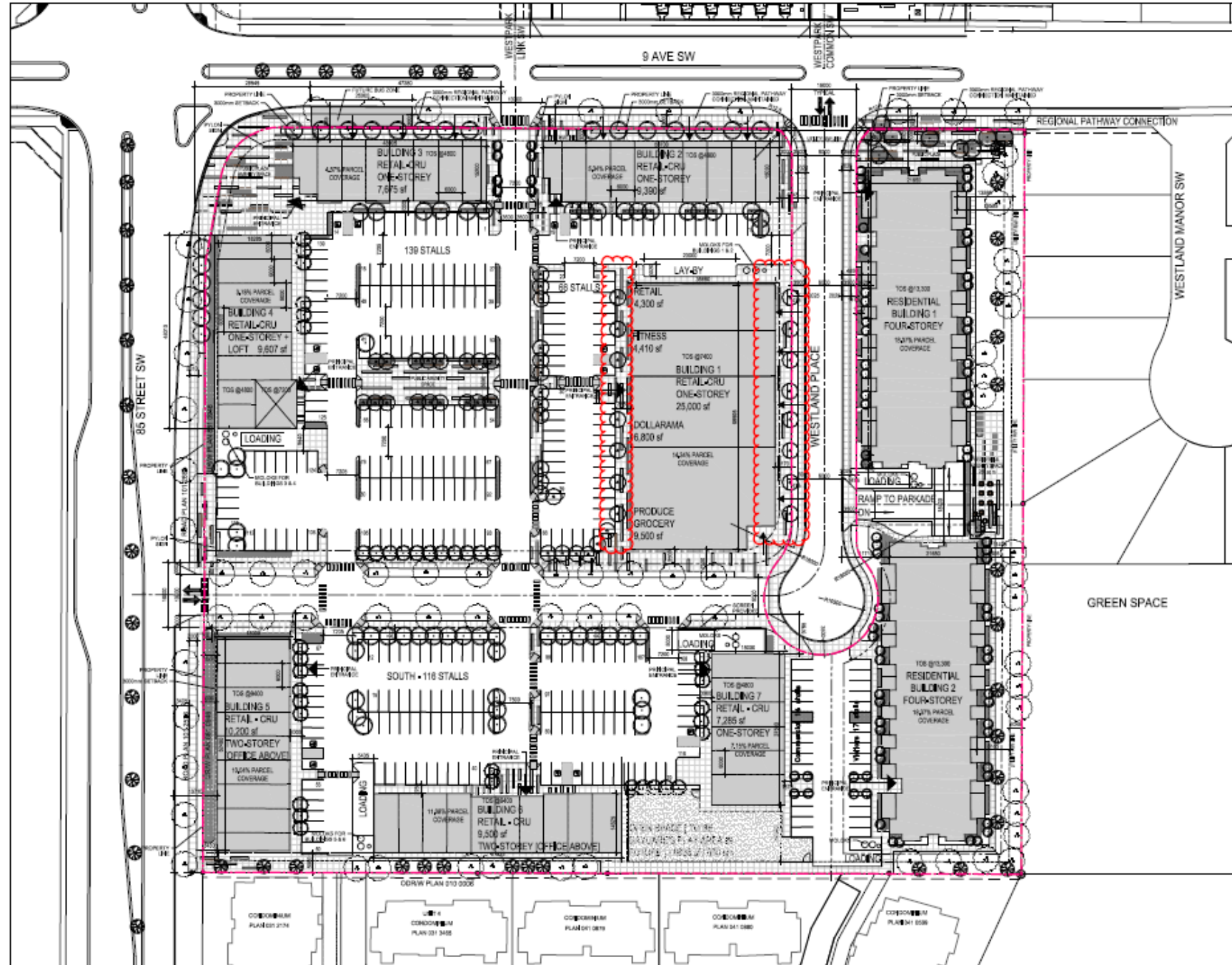


Conceptual Site Layout



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	± 38,957 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	335 stalls
RETAIL 4 / 100 sqm	280 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	335 stalls
COMMERCIAL	
PARKING-SURFACE	335 stalls
PARKING-U/G	OPTIONAL/ NOT REQUIRED
RESIDENTIAL - RESIDENT	
PARKING-U/G BLDG 1	57 stalls
PARKING-U/G BLDG 2	59 stalls
RESIDENTIAL - VISITOR	
PARKING-SURFACE	17 stalls



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No.	Date	Description
1	2019-08-08	Issued for Land Use Re-designation
2	2019-11-26	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	2021-03-18	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 title
WEST SPRINGS LANDING

918 85 STREET SW
952 85 STREET SW

drawing title

CONCEPT PLAN

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

sheet no.: 8 of 8
sheet title: A1.3