

PRIVATE OUTDOOR AREA	Private patio on ground floor & Private balcony on all other floor				(sq. m)
	Required (sq. m)	Provided (sq. m)			
	Adaptable Unit	Patio/Balcony	Lawn	Total	
GROUND FLOOR					
UNIT 101		4.60	15.36	12.99	28.35
UNIT 102		4.60	21.65	17.76	39.41
UNIT 103		4.60	17.42	5.69	23.11
UNIT 104	X	4.60	22.45	12.23	34.68
UNIT 105		4.60	23.74	8.70	32.44
UNIT 106		4.60	23.28	8.26	31.54
UNIT 107		4.60	15.19	9.29	24.48
UNIT 109	X	4.60	15.98	11.40	27.38
SECOND FLOOR					
UNIT 201	X	4.60	5.16	-	5.16
UNIT 202		4.60	10.22	-	10.22
UNIT 203		4.60	16.13	-	16.13
UNIT 204	X	4.60	11.89	-	11.89
UNIT 205		4.60	8.18	-	8.18
UNIT 206		4.60	8.18	-	8.18
UNIT 207		4.60	8.48	-	8.48
UNIT 208		4.60	9.29	-	9.29
UNIT 209		4.60	5.33	-	5.33
THIRD FLOOR					
UNIT 301	X	4.60	5.16	-	5.16
UNIT 302		4.60	10.22	-	10.22
UNIT 303		4.60	16.13	-	16.13
UNIT 304	X	4.60	11.89	-	11.89
UNIT 305		4.60	8.18	-	8.18
UNIT 306		4.60	8.18	-	8.18
UNIT 307		4.60	8.48	-	8.48
UNIT 308		4.60	9.29	-	9.29
UNIT 309		4.60	5.33	-	5.33
FOURTH FLOOR					
UNIT 401	X	4.60	5.16	-	5.16
UNIT 402		4.60	10.22	-	10.22
UNIT 403		4.60	16.13	-	16.13
UNIT 404	X	4.60	11.89	-	11.89
UNIT 405		4.60	8.18	-	8.18
UNIT 406		4.60	8.18	-	8.18
UNIT 407		4.60	8.48	-	8.48
UNIT 408		4.60	9.29	-	9.29
UNIT 409		4.60	5.33	-	5.33
FIFTH FLOOR					
UNIT 501	X	4.60	5.33	-	5.33
UNIT 502		4.60	23.31	-	23.31
UNIT 503		4.60	19.84	-	19.84
UNIT 504	X	4.60	11.89	-	11.89
UNIT 505		4.60	8.18	-	8.18
UNIT 506		4.60	8.18	-	8.18
UNIT 507		4.60	8.48	-	8.48
UNIT 508		4.60	20.90	-	20.90
UNIT 509		4.60	5.52	-	5.52
SIXTH FLOOR					
UNIT 601	X	4.60	5.79	-	5.79
UNIT 602		4.60	8.45	-	8.45
UNIT 603		4.60	12.84	-	12.84
UNIT 604	X	4.60	11.89	-	11.89
UNIT 605		4.60	8.18	-	8.18
UNIT 606		4.60	8.18	-	8.18
UNIT 607		4.60	8.48	-	8.48
UNIT 608		4.60	8.27	-	8.27
UNIT 609		4.60	5.94	-	5.94

ACCESSIBLE / ADAPTABLE UNIT					
	Studio	1BR	2BR	3BR	Total
Ground Floor	0	2	0	0	2
Second Floor	0	2	0	0	2
Third Floor	0	2	0	0	2
Fourth Floor	0	2	0	0	2
Fifth Floor	0	2	0	0	2
Sixth Floor	0	2	0	0	2
Total (26.9%)	0	12	0	0	12

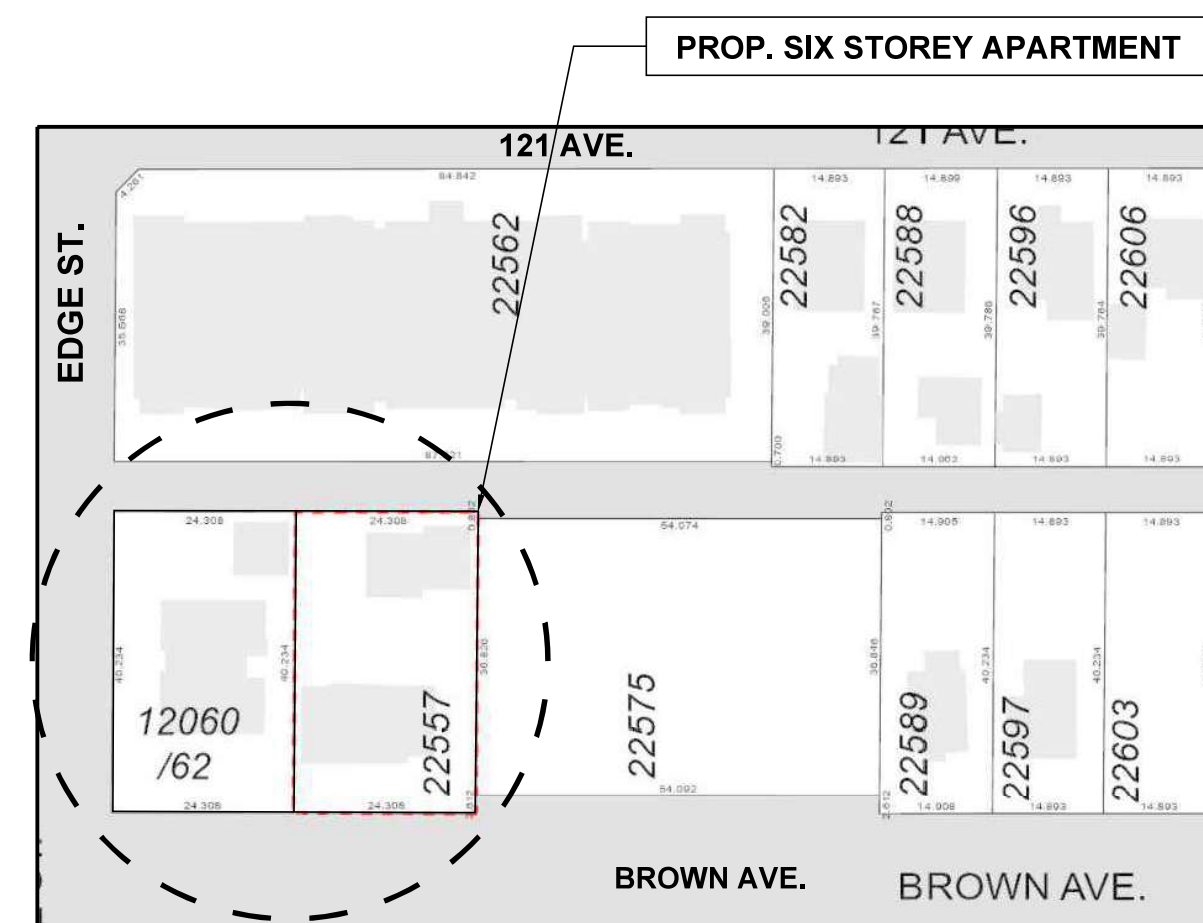
UNIT	STUDIO	1BR	1BR+DEN	2BR	3BR	total per floor
1ST FLOOR	0	3	3	2	0	8
2nd FLOOR	1	2	3	1	2	9
3rd FLOOR	1	2	3	1	2	9
4th FLOOR	1	2	3	1	2	9
5th FLOOR	1	3	2	3	0	9
6th FLOOR	1	3	2	3	0	9
total	5	15	16	11	6	53

PARKING	Unit type	Area / Unit	Spaces	
required for residential units	Studio	0.90	x 5 UNITS	4.5
	1 bedroom	1.00	x 31 UNITS	31.00
	2 bedroom	1.10	x 11 UNITS	12.10
	3 bedroom	1.20	x 6 UNITS	7.20
total required for residential units				55
required for visitors	vistor	0.10	53 UNITS	6
total required				61
total provided				48

BICYCLE	required/unit	Unit	
long term required	1.25	53	67
long term provided	27 Verticle + 40 Regular		67
short term required	0.30	53	16
short term provided			16

AMENITY		Unit	(sq. m)
indoor required	1.0m2/unit	53	53.00
indoor provided			54.00
outdoor required	1.0m2/unit	53	53.00
outdoor provided	Eastside social patio		85.27
	Play area		95.46
Total			180.73

COMMON OPEN AREA		Site Area	(sq. m)
required	0.30	x 1769.70	530.91
provided	Eastside social patio		85.27
	Play area		95.46
	Landscape		326.42
	Private open area (patio & lawn)		232.26
total			739.41



LOCATION PLAN

Scale NOT TO SCALE

ADDRESS	
22551 BROWN AVENUE, MAPLE RIDGE	
ZONING	
original - RS-1	
proposed - RM-3 HIGH DENSITY APARTMENT RESIDENTIAL DISTRICT	
SITE AREA (sq. m)	
gross	1955.50
dedication	BROWN AVE
	4m x 4m corner
	lane
net site area	1769.70

SITE COVERAGE		(sq. m)
basic	NO REQUIRMENT	
proposed		821.51
percentage	46.42%	(821.51 / 1769.70)

DENSITY (Allowed)		(sq. m)
basic	1.20 x 1769.70	2123.64
bonus- all parking underground	0.10	176.97
bonus- all parking underground	0.20	353.94
bonus- additional sixth floor	0.25	442.43
total	1.75	3096.98

FSR & EXCLUSIONS	GROSS	EXCLUDED	(sq. m)
	(sq. m)	(sq. m)	(sq. m)
1ST FLOOR	636.17	189.72	446.45
2nd FLOOR	633.91	104.70	529.21
3rd FLOOR	633.91	104.70	529.21
4th FLOOR	633.91	104.70	529.21
5th FLOOR	600.98	102.12	498.86
6th FLOOR	600.98	102.12	498.86
Total gross floor area	3739.86	708.06	3031.80
Total FSR	1.71	(3031.80/1769.7)	

HEIGHT		(m)
allow		43.00
provided		19.10

SETBACK		req'd (m)	prov'd (m)
front (west lot line Edge Street)		7.50	Variance Required
rear		7.50	10.40
side - Lane		7.50	8.26
side - Brown Avenue		7.50	8.42

DRAWING INDEX :			
A-0	COVER SHEET	A-8	SIXTH FLOOR PLAN
A-1	STATISTICS	A-9	ROOF PLAN
A-1a	SURVEY PLAN & BASE PLAN	A-10	UNIT PLAN - A
A-2	SITE PLAN	A-11	UNIT PLAN - B
A-2a	COMMON OPEN AREA PLAN	A-12	UNIT PLAN - C
A-2b	GROSS FLOOR AREA EXCLUSION	A-13	ELEVATION - A
A-2c	PROJECTION PLAN	A-14	ELEVATION - B
A-3	UNDERGROUND PLAN	A-15	PERSPECTIVE - A
A-4	GROUND FLOOR PLAN	A-16	SECTION - A
A-5	SECOND FLOOR PLAN	A-17	SECTION - B & C
A-6	THIRD & FOURTH FLOOR PLAN	A-18	SHADOW STUDY
A-7	FIFTH FLOOR PLAN		

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ISSUE FOR ADP	4	06-21-25					
ISSUE FOR DP	3	04-04-25					
ISSUE FOR DP	2	02-10-25					
ISSUE FOR DP	1	01-11-24					
	(Rev.)		Date				Description

Ionic Architecture Inc.
architects o.i.b.c.
 201-5500 152nd Street
 Surrey B.C. V3S 2P9
 Tel: (778) 571-0618
 Fax: (778) 571-0619
 office@ionic-architecture.com

STATISTICS
 Drawing Title: **PROPOSED SIX STOREY APARTMENT**
 Project Title: **22551 BROWN AVE. MAPLE RIDGE**

Scale: As Noted
 Date: -
 Revision: **5**
 Project No: **22-2248**
 Sheet: **A-1**

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-09-25

TOPOGRAPHICAL AND PROPOSED CONSOLIDATION PLAN FOR LOTS 8 AND 9
WEST HALF BOTH OF SECTION 20 TOWNSHIP 12 NWD PLAN 8081

Scale 1:200
The intended plot size of this plan is 457mm in width by 609mm in height (Arch C size) when plotted at a scale of 1:200.

All Distances And Elevation Are In Metres And Decimals Thereof Unless Otherwise Stated.

Legend:

- Tree (diameter in mm, measured at 300mm Decel 1.4m above ground and Species)
- Power Pole
- Guy Wire
- Lamp Standard
- Water Valve
- Catch Basin
- Sign
- Manhole
- Inspection Chamber

Suffix:
(?) - Elevation of top of wall

Benchmark Notes:

Elevations Are Geodetic (C1028GVR02018)
Referred to Monument B4H0012
Monument Elevation: 39.032m

Grid bearings are derived from observations between geodetic control monuments B4H0012 and B4H9990
Lot dimensions are based on field survey.

Notes:

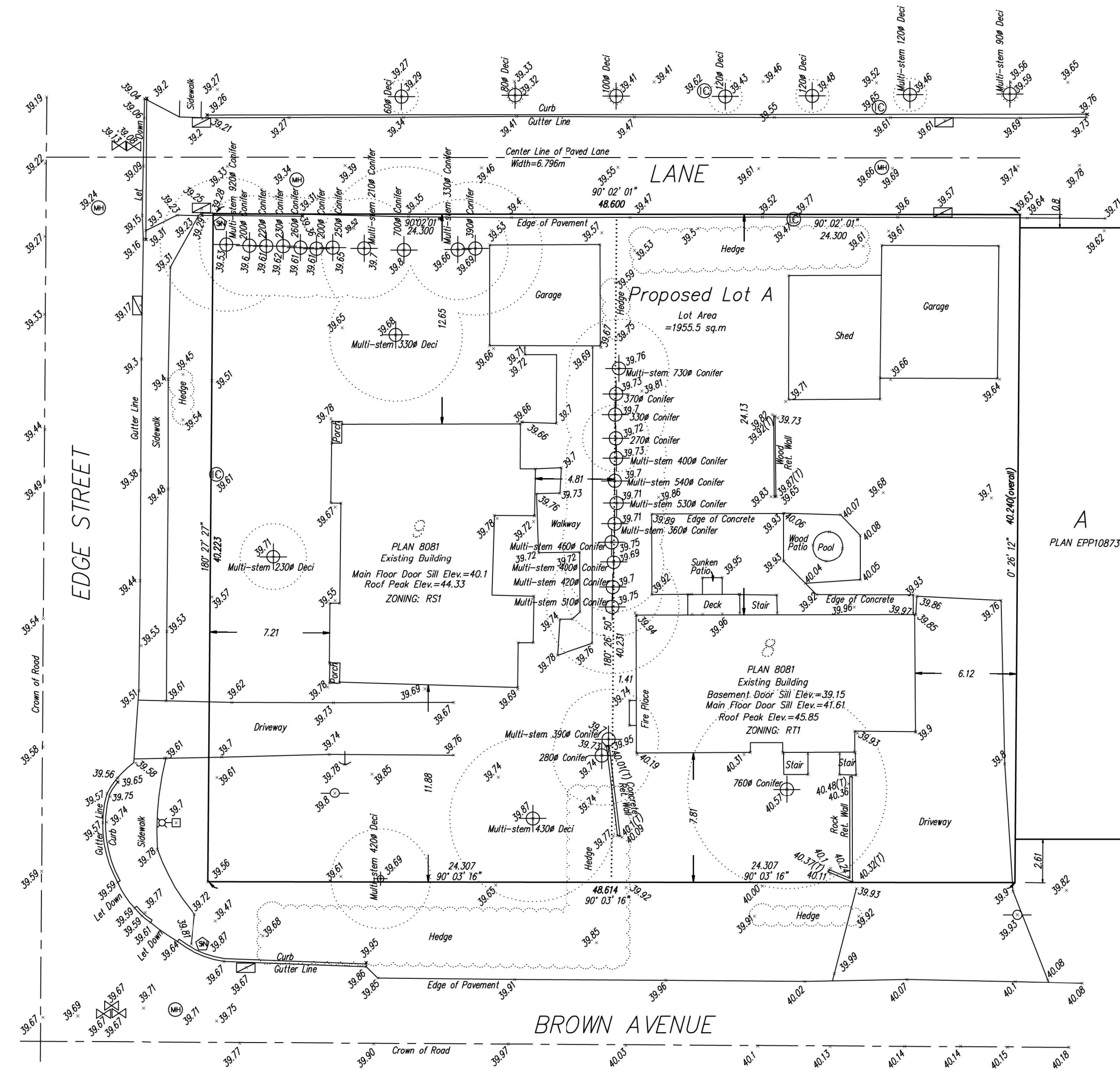
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Offsets shown are to exterior wall unless otherwise indicated. And dimensions are to outside of main walls.

The property may be subject to the following charges:
90392C

Amray Land Surveying Ltd. 2022 #201-5010 Smith Avenue, Burnaby, BC, V5G 2W5 Tel: (604)620-5299 Email: raymond@amraysurveying.com

CIVIC ADDRESS:
Lot 8: 22557 Brown Avenue
Maple Ridge, B.C.
PID: 000-741-981
Lot 9: 12060 Edge Street
Maple Ridge, B.C.
PID: 000-480-354



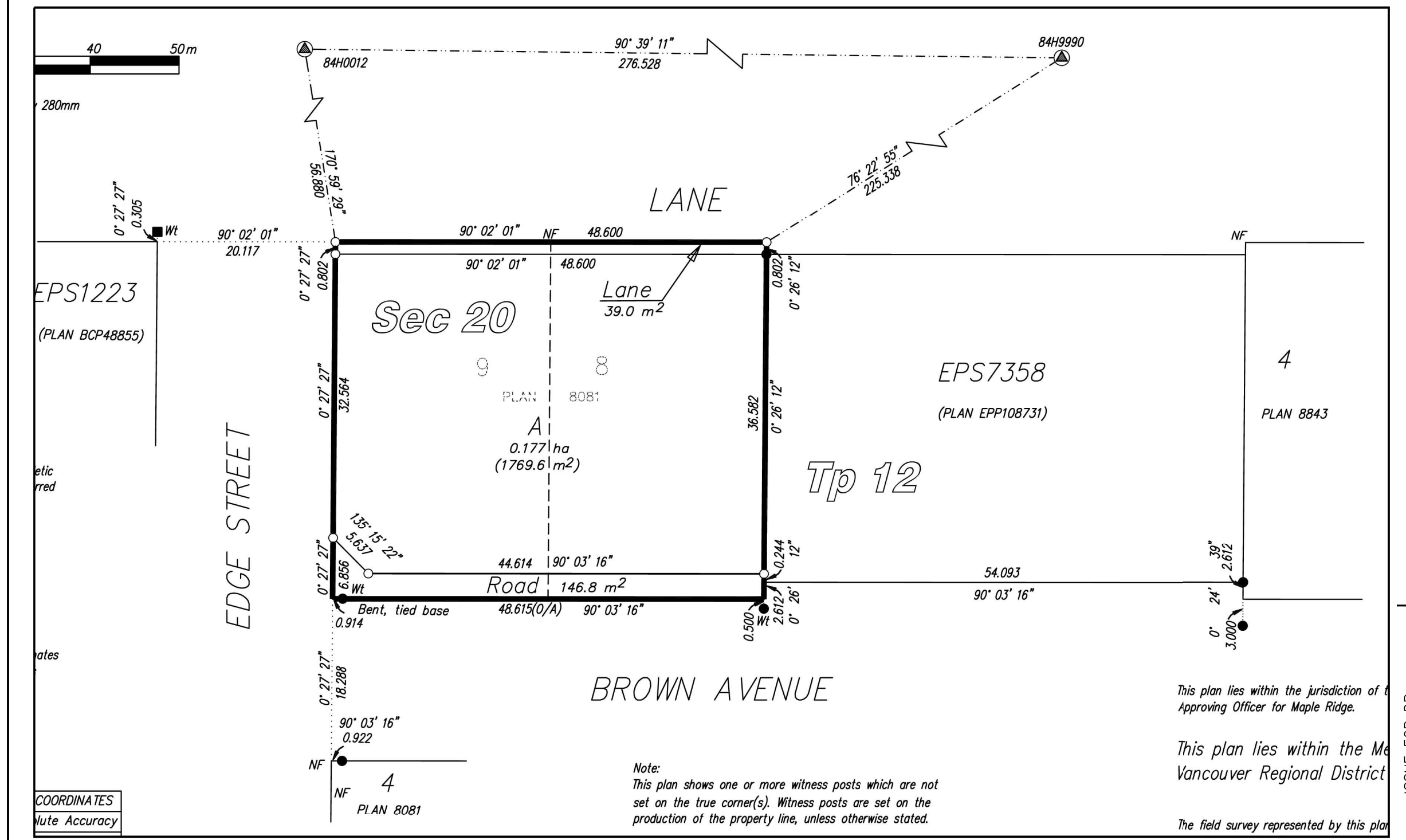
This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 6th day of October, 2022.

LIMING YUAN B.C.L.S.
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File No. MR4616

REF SURVEY PLAN

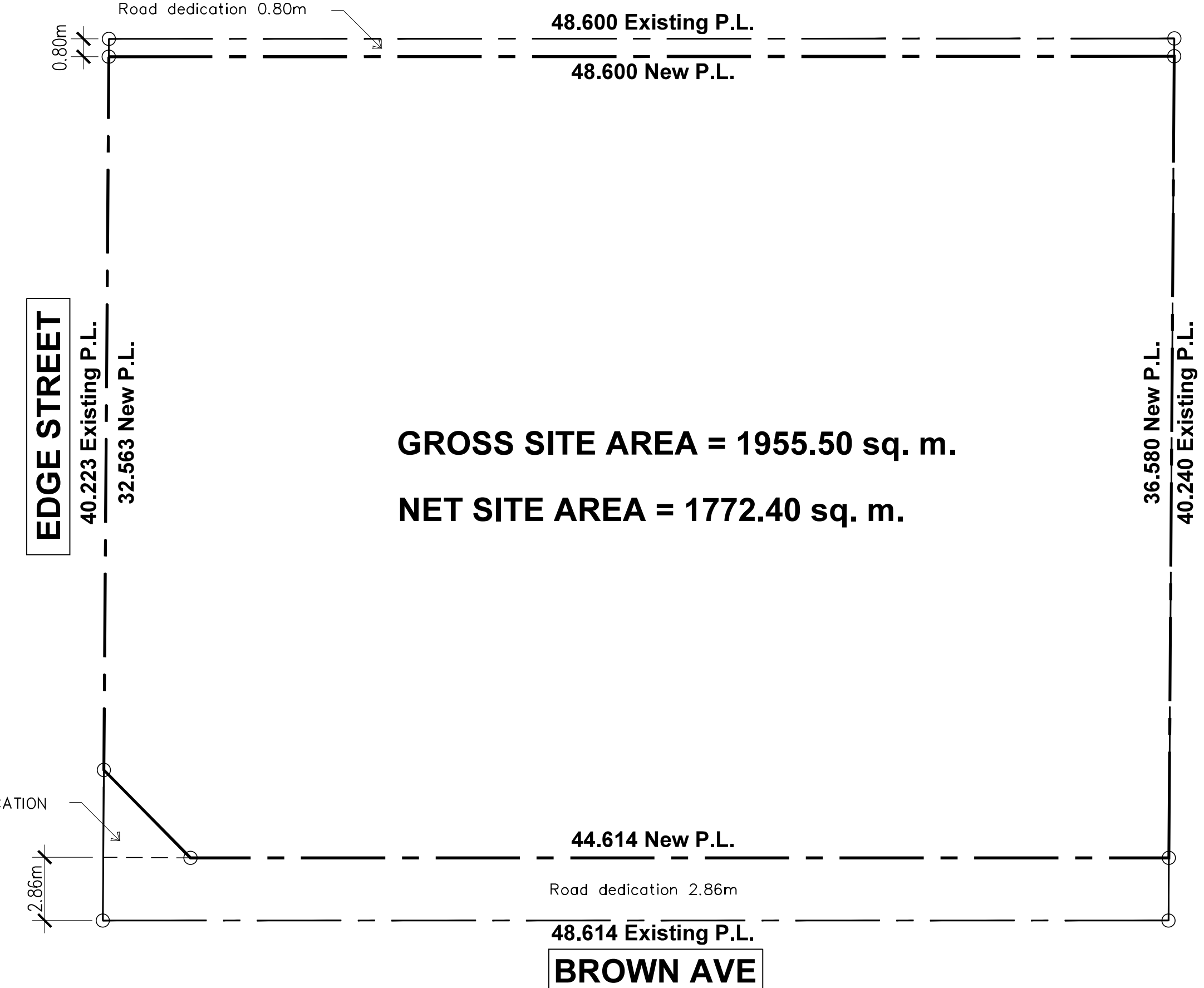
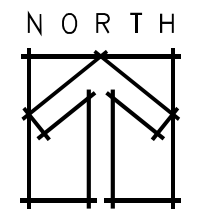
Scale NOT TO SCALE

REF to Amray Land Surveying Ltd
File: MR4616



REF SURVEY PLAN

Scale NOT TO SCALE



BASE PLAN

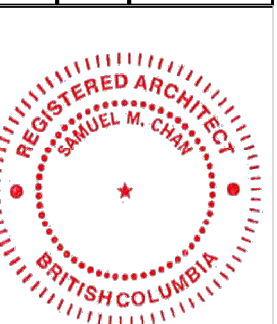
Scale N.T.S.

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2	02-10-25	ISSUE FOR DP
1	01-11-24	ISSUE FOR DP

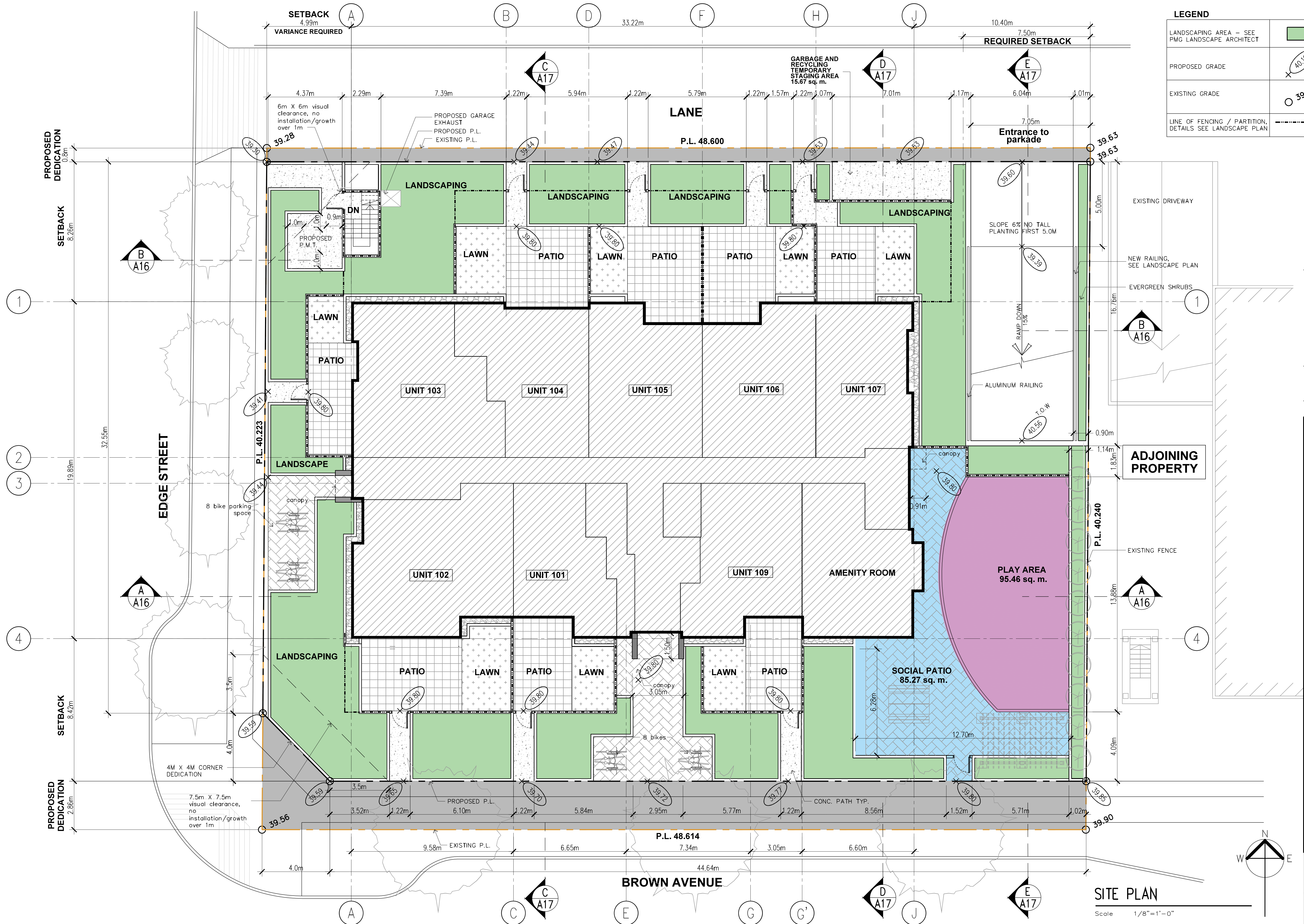
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architects a.i.b.c.
201-5600 152nd Street
Surrey B.C. V3R 9P9
tel: (778) 571-0618
fax: (778) 571-0619
office@ionic-architecture.com

Drawing Title: SURVEY PLAN
Project Title: PROPOSED SIX STOREY APARTMENT
22557 BROWN AVE.
MAPLE RIDGE

Sheet of
Project No. 22-2248
Revision 5
A-1a



2025-09-25



LEGEND

LANDSCAPING AREA - SEE PMG LANDSCAPE ARCHITECT	
PROPOSED GRADE	
EXISTING GRADE	
LINE OF FENCING / PARTITION, DETAILS SEE LANDSCAPE PLAN	

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 architects a.i.b.c.
 201-5500 152nd Street
 P.O. Box 39
 Surrey B.C.
 office@ionic-architecture.com
 Tel: (778) 571-0618
 Fax: (778) 571-0619

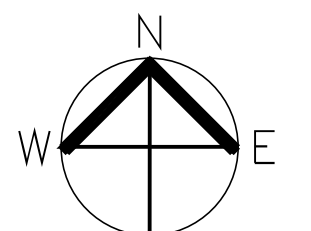
SITE PLAN
 Drawing Title:
 Project Title:
PROPOSED SIX STOREY APARTMENT
 22551 BROWN AVE.
 MAPLE RIDGE

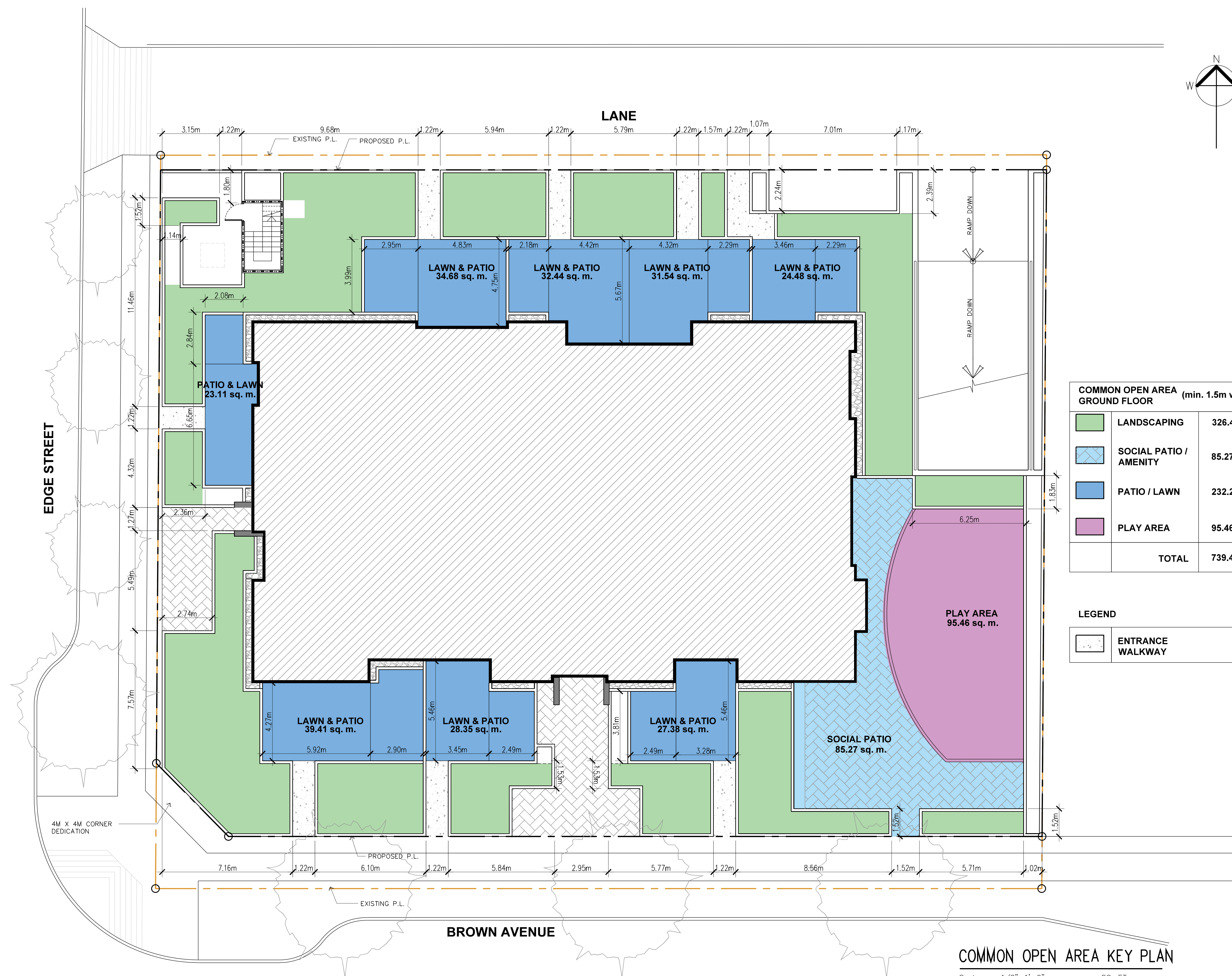
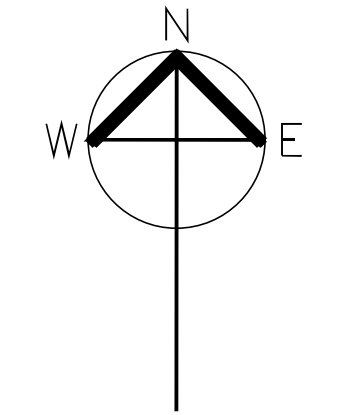
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 Date: -
 Revision: 5
 Project No: 22-2248
 Sheet: **A-2**



SITE PLAN

Scale 1/8" = 1'-0"





COMMON OPEN AREA GROUND FLOOR (min. 1.5m wide)

	LANDSCAPING	326.42 m2
	SOCIAL PATIO / AMENITY	85.27 m2
	PATIO / LAWN	232.26 m2
	PLAY AREA	95.46 m2
	TOTAL	739.41 m2

LEGEND

	ENTRANCE WALKWAY
--	------------------

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COMMON OPEN AREA PLAN

PROPOSED SIX STOREY APARTMENT
22551 BROWN AVE.
MAPLE RIDGE

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Date: -
Revision: 5

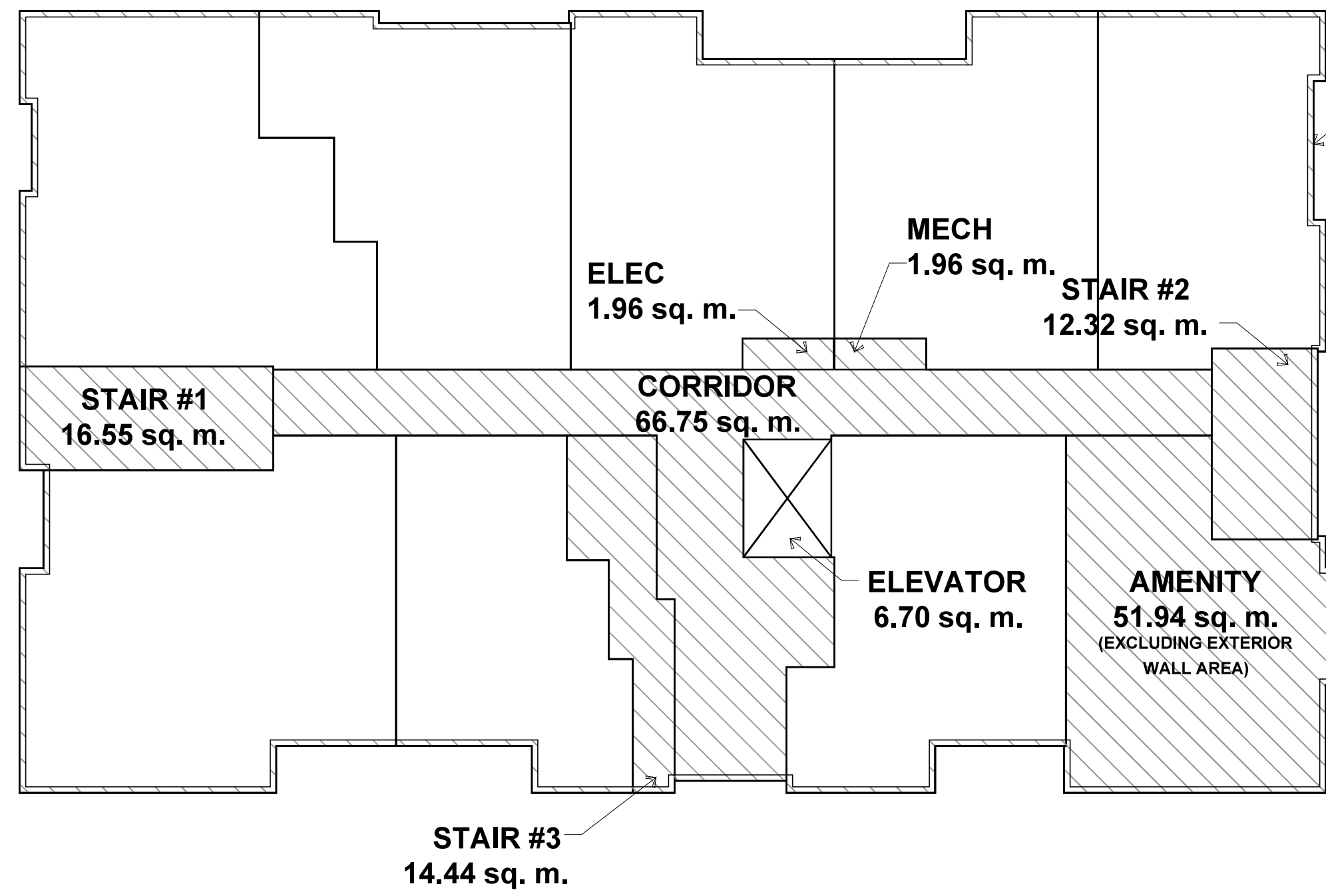
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Revision: 5

A-2a

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architects a.i.b.c.
201-5500 152nd Street
P.O. Box 39
Surrey B.C.
tel: (778) 571-0618
fax: (778) 571-0619
office@ionic-architecture.com

2025-09-25

COMMON OPEN AREA KEY PLAN
Scale 1/8"=1'-0" SQ. FT.

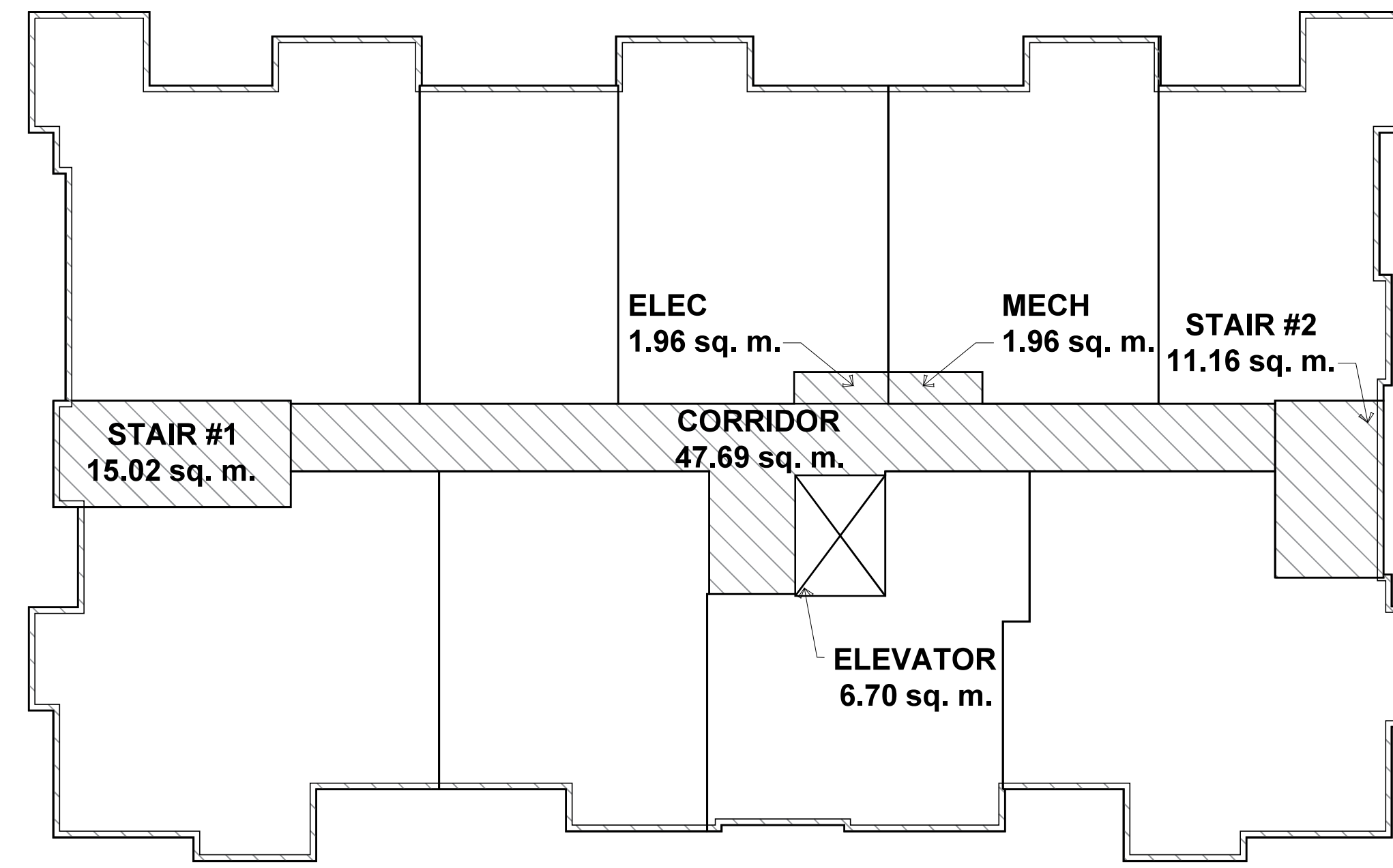


GROUND FLOOR

Scale N.T.S.

0.165 m exterior x perimeter wall 18.00 sq. m.

Gross Floor Area	636.17 (sq. m.)
Exclusion Allowed (sq. m.)	
Corridor	65.85
Elevator	6.70
Stair #1	16.55
Stair #2	12.32
Stair #3	14.44
Amenity	51.94
Exterior Wall	18.00
Mech	1.96
Elec	1.96
Total Exclusion	189.72
Net Floor Area	446.45

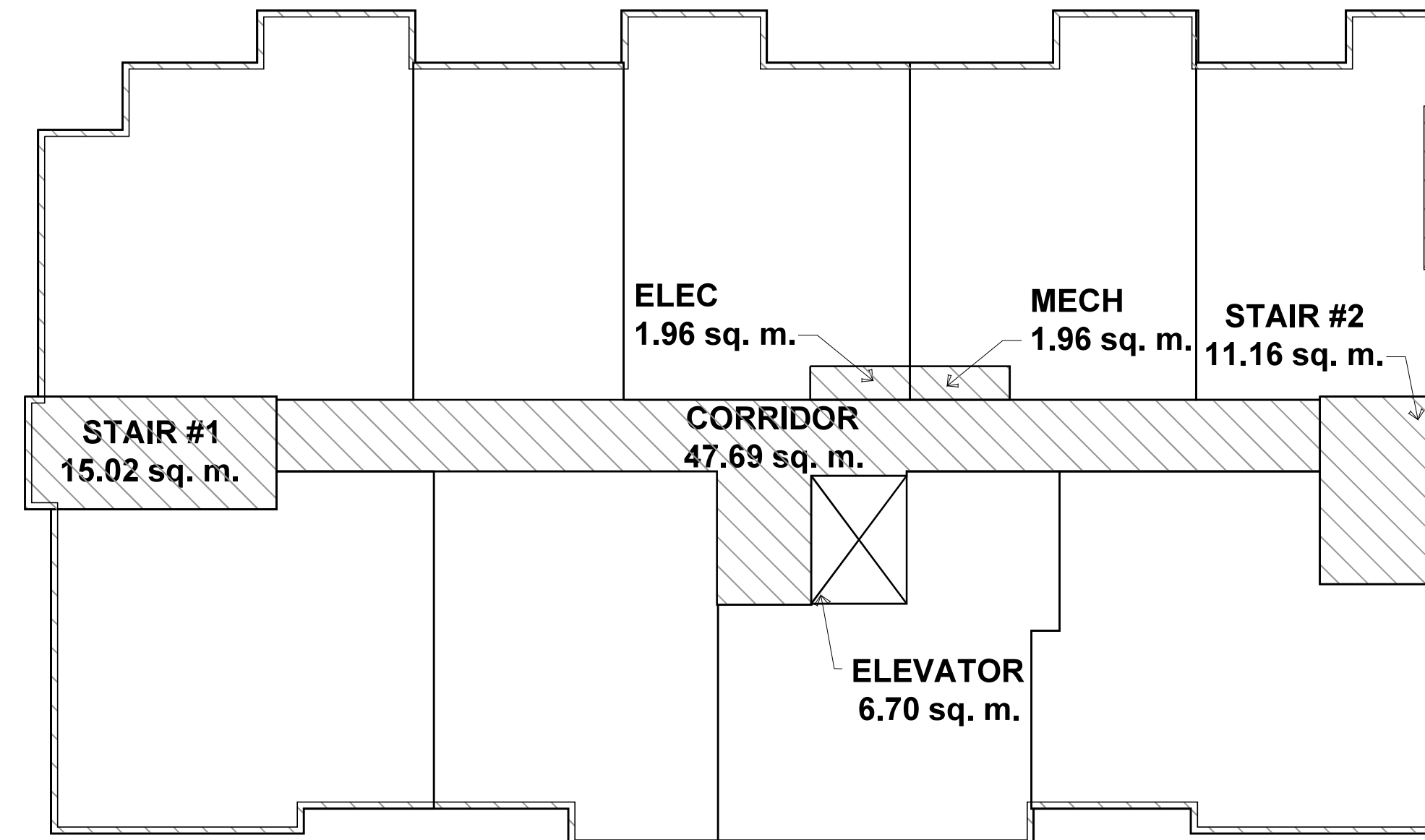


2ND FLOOR - 4TH FLOOR

Scale N.T.S.

0.165 m exterior x perimeter wall 20.31 sq. m.

Gross Floor Area	633.91 (sq. m.)
Exclusion Allowed	
Corridor	47.69
Elevator	6.70
Stair #1	15.02
Stair #2	11.16
Exterior Wall	20.21
Mech	1.96
Elec	1.96
Total Exclusion	104.70
Net Floor Area	529.21



5TH - 6TH FLOOR

Scale N.T.S.

0.165 m exterior x perimeter wall 17.63 sq. m.

Gross Floor Area	600.98 (sq. m.)
Exclusion Allowed	
Corridor	47.69
Elevator	6.70
Stair #1	15.02
Stair #2	11.16
Exterior Wall	17.63
Mech	1.96
Elec	1.96
Total Exclusion	102.12
Net Floor Area	498.86

KEY PLAN FOR GROSS FLOOR AREA EXCLUSION

Scale N.T.S.

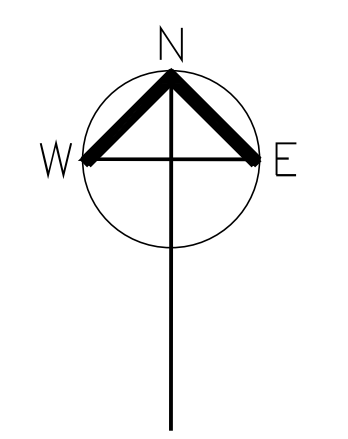
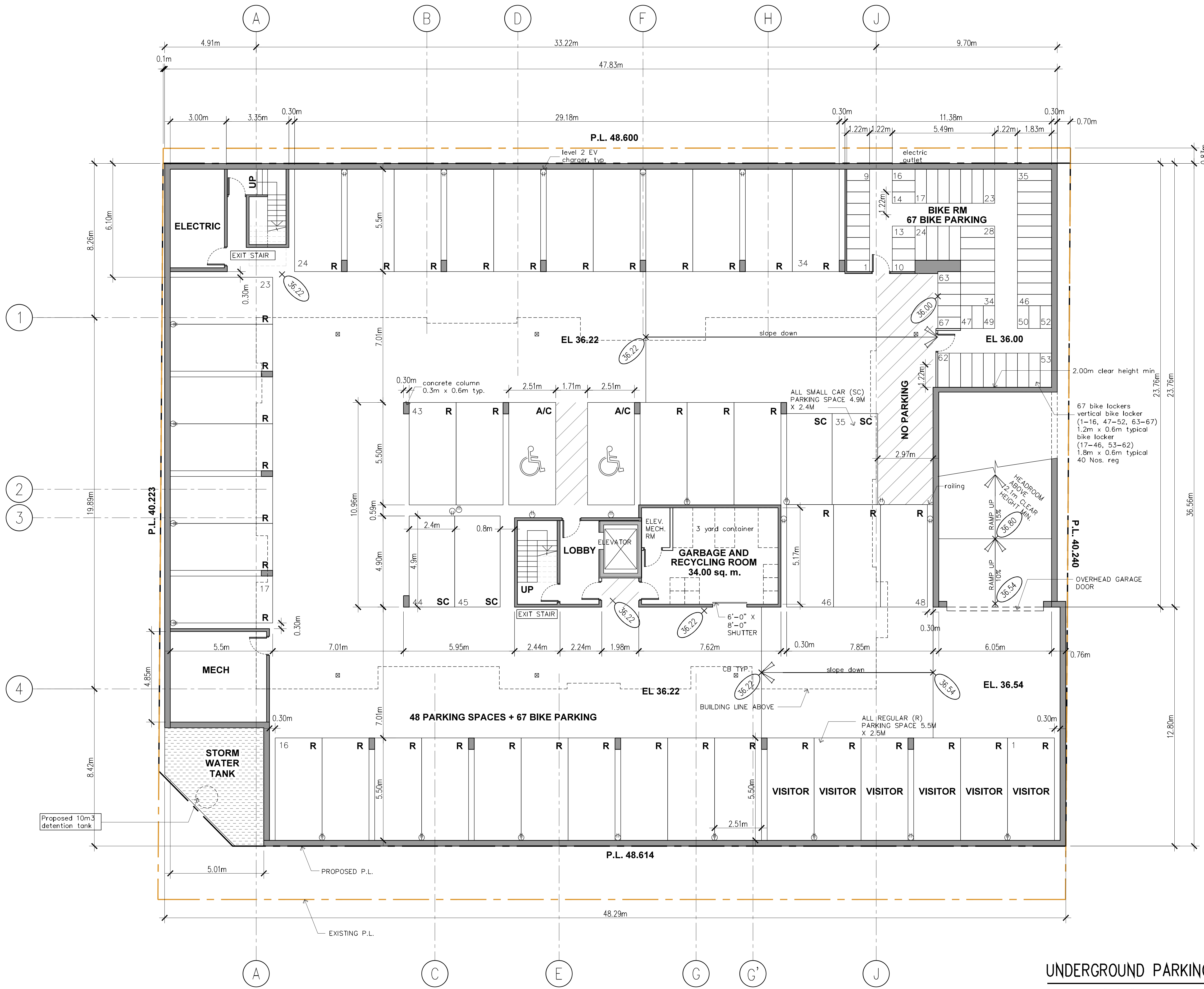
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Ionic Architecture Inc.
 architects a.i.b.c.
 201-5500 152nd Street
 Surrey B.C. V3V 2J9
 Tel: (778) 571-0618
 Fax: (778) 571-0619
 office@ionic-architecture.com

Drawing Title: **GROSS FLOOR AREA EXCLUSION**
 Project Title: **PROPOSED SIX STOREY APARTMENT**
 22551 BROWN AVE.
 MAPLE RIDGE

Sheet **A-2b** of
 Project No. **22-2248**
 Revision **5**





LEGEND

R	REGULAR (R) PARKING SPACE 5.5M X 2.5M
SC	SMALL CAR (SC) PARKING SPACE 4.9M X 2.4M
	level 2 EV charger, typ

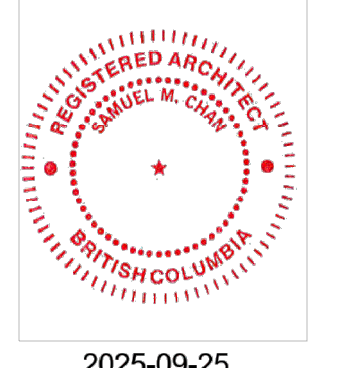
NOTE
DEDICATED CHARGER TO BE PROVIDED TO ALL PARKING SPACE

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architects a.i.b.c.
201-5500 152nd Street
Surrey B.C. V3V 2P9
tel: (778) 571-0618
fax: (778) 571-0619
office@ionic-architecture.com

Drawing Title: **UNDERGROUND FLOOR PLAN**
Project Title: **PROPOSED SIX STOREY APARTMENT**
22551 BROWN AVE.
MAPLE RIDGE

Scale:	As Noted
Date:	-
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Sheet:	A-3



UNDERGROUND PARKING PLAN

Scale 1/8"=1'-0" 1,648.22 SQ. M.



NOTE
Minimum one electric outlet to be provided in bike room

LEGEND

PROPOSED GRADE	40.19
EXISTING GRADE	39.63

GROUND FLOOR PLAN 636.17 sq. m.
Scale 1/8" = 1'-0" SQ. FT.

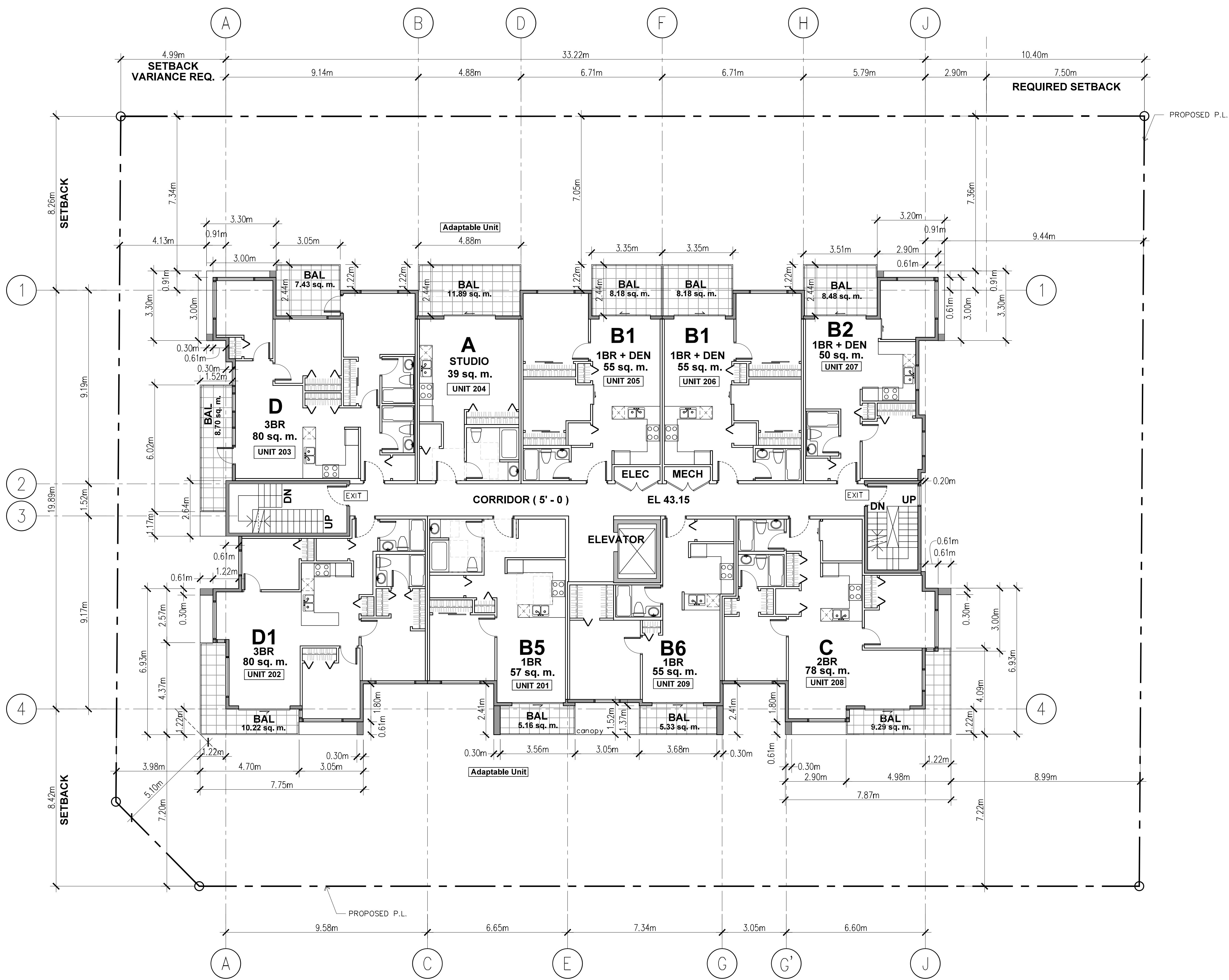
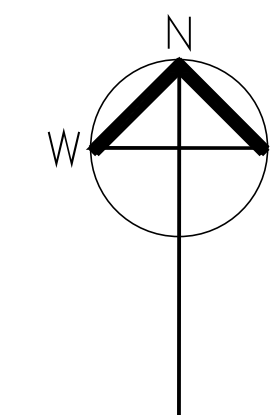
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Ionic Architecture Inc.
architects a.i.b.c.
201-5500 152nd Street
Surrey B.C. V3S 2P9
tel: (778) 571-0618
ext: (778) 571-0619
office@ionic-architecture.com

Drawing Title: **GROUND FLOOR PLAN**
Project Title: **PROPOSED SIX STOREY APARTMENT**
22551 BROWN AVE.
MAPLE RIDGE

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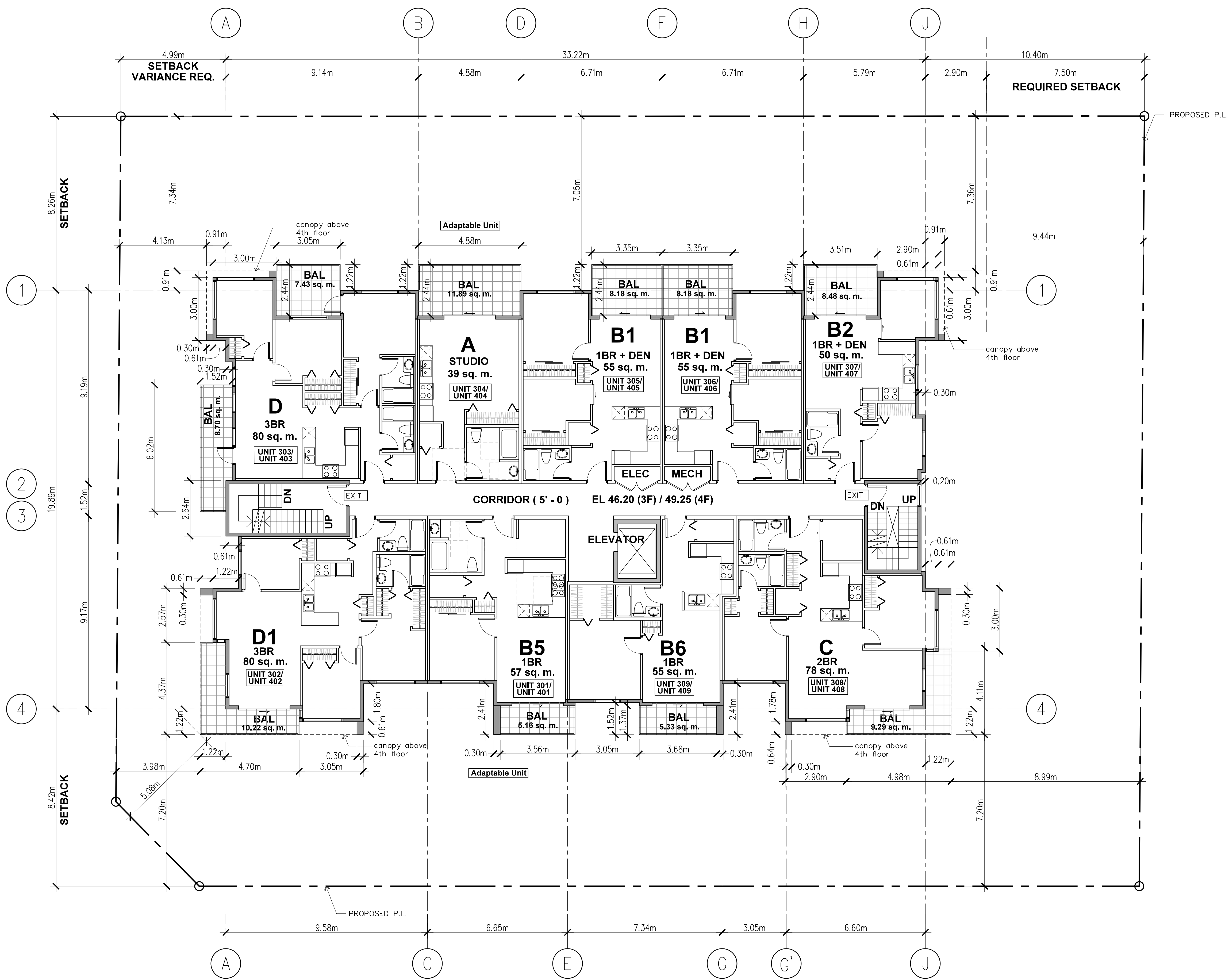
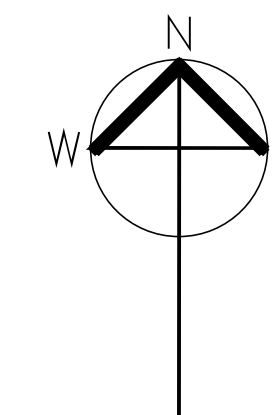
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 architects a.i.b.c.
 201-5500 152nd Street
 Surrey B.C.
 Tel: (778) 571-0618
 Fax: (778) 571-0619
 office@ionic-architecture.com

Drawing Title: **2F PLAN**
 Project Title: **PROPOSED SIX STOREY APARTMENT**
 22551 BROWN AVE.
 MAPLE RIDGE

Scale:	As Noted
Date:	-
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2ND FLOOR PLAN 633.91 sq. m.
 Scale 1/8"=1'-0"





3RD - 4TH FLOOR PLAN
 Scale 1/8"=1'-0"
 633.91 sq. m.

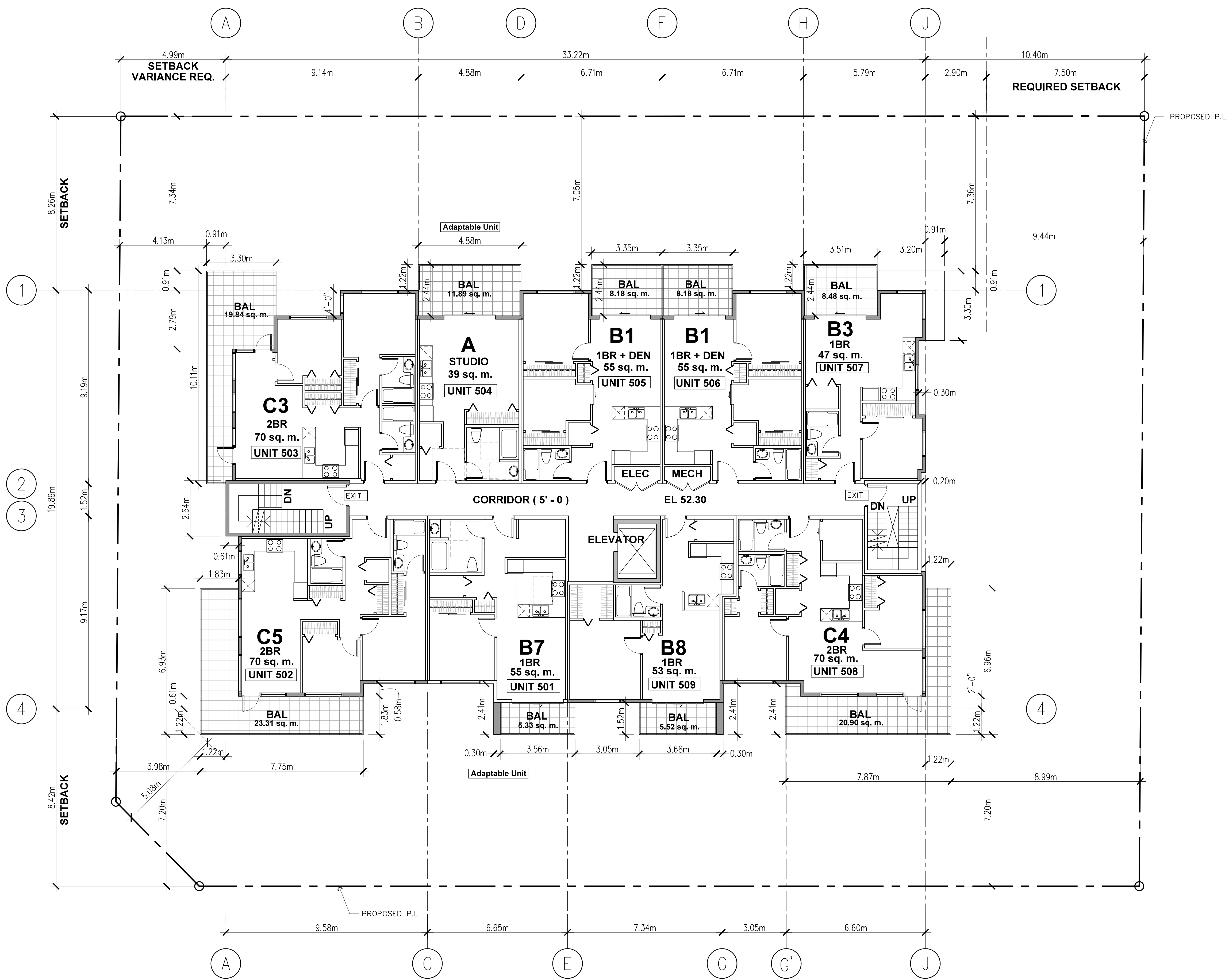
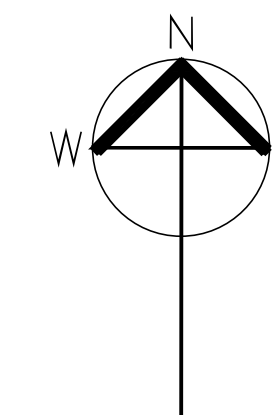
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2	02-10-25	ISSUE FOR DP
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Ionic Architecture inc.
 architects a.i.b.c.
 201-5500 152nd Street
 Surrey B.C.
 Tel: (778) 571-0618
 Fax: (778) 571-0619
 office@ionic-architecture.com

Drawing Title: **3F - 4F PLAN**
 Project Title: **PROPOSED SIX STOREY APARTMENT**
 22551 BROWN AVE.
 MAPLE RIDGE

Scale:	AS NOTED
Date:	-
Revision:	5
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Sheet:	A-6





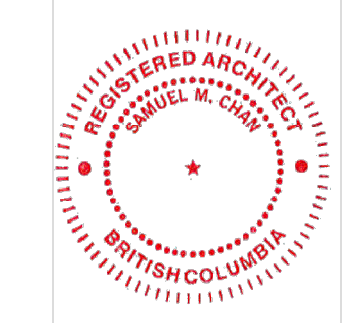
5TH FLOOR PLAN 600.98 sq. m.
Scale 1/8"=1'-0"

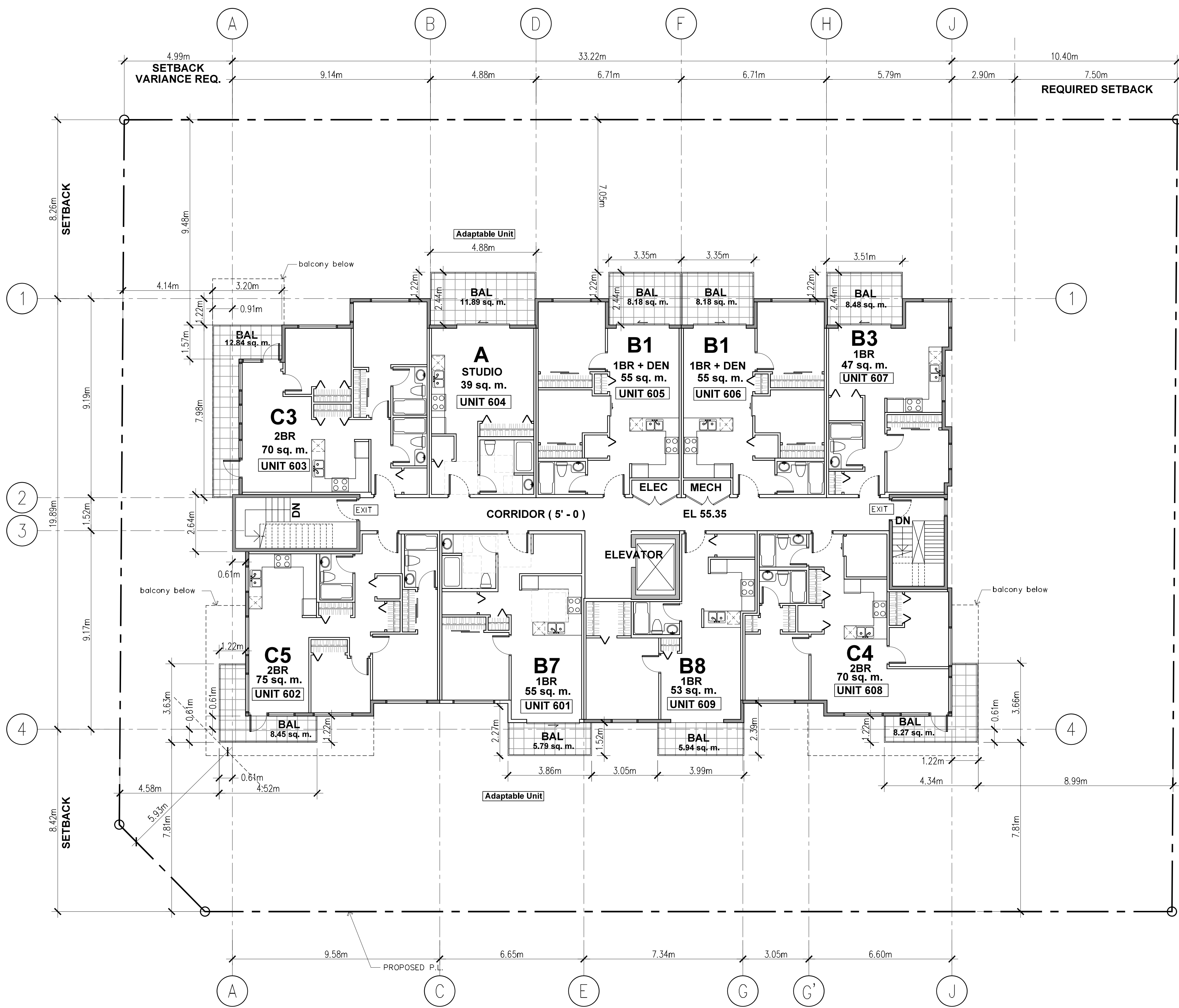
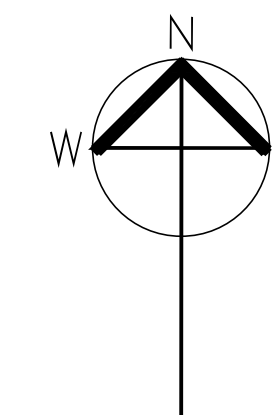
Rev.	Date	Description
5	09-25-25	ISSUE FOR DP
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Ionic Architecture Inc.
architects a.i.b.c.
201-5500 152nd Street
RIS, 3rd Floor
Surrey B.C.
office@ionic-architecture.com
tel: (778) 571-0618
ext: (778) 571-0619

Drawing Title: **5F PLAN**
Project Title: **PROPOSED SIX STOREY APARTMENT**
22551 BROWN AVE.
MAPLE RIDGE

Scale: As Noted
Date: -
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Project No: 22-2248
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6TH FLOOR PLAN 600.98 sq. m.

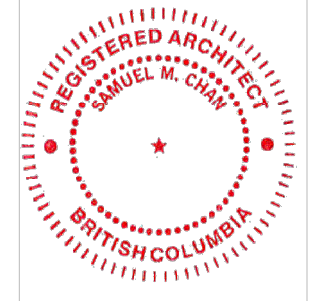
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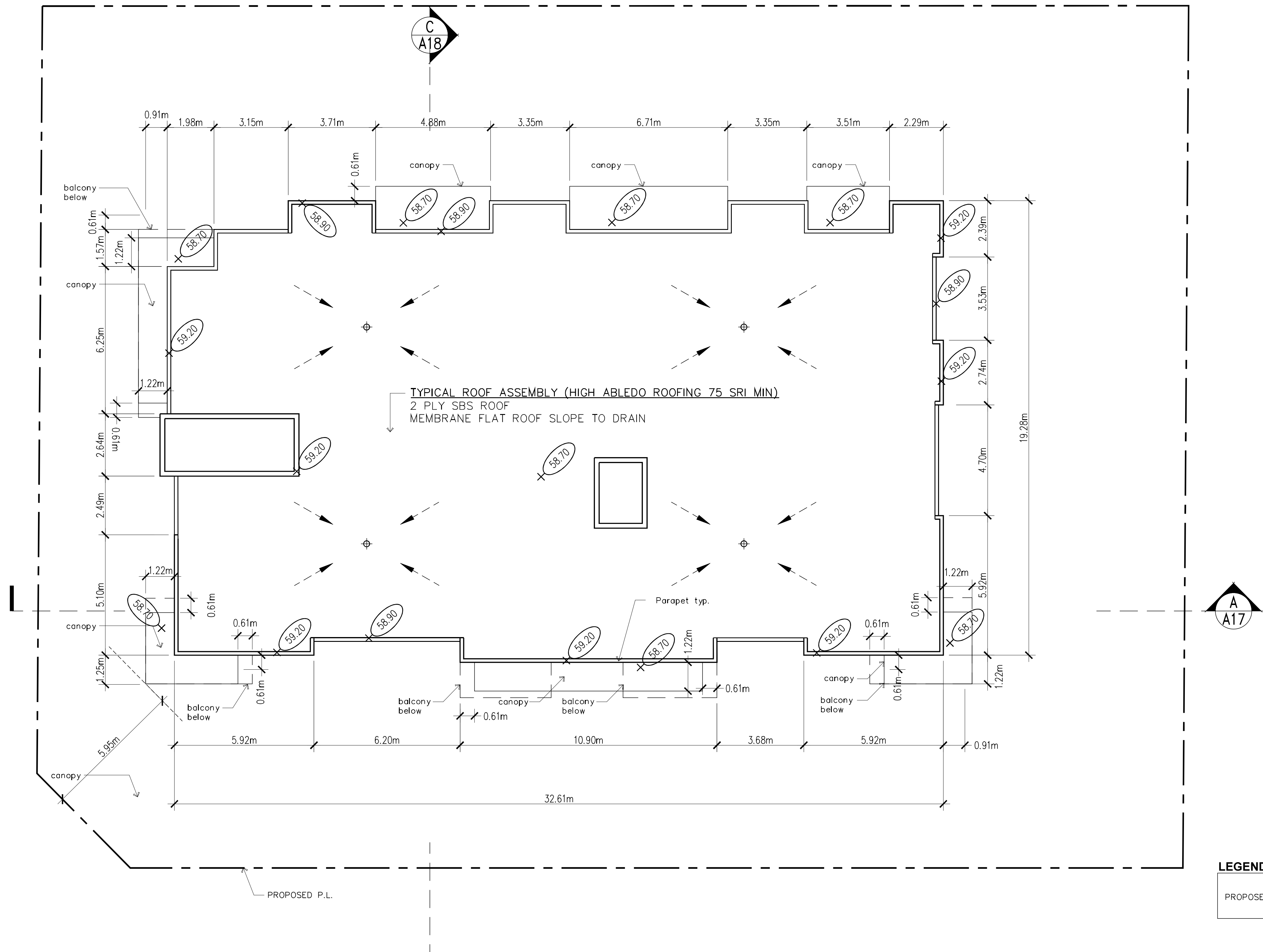
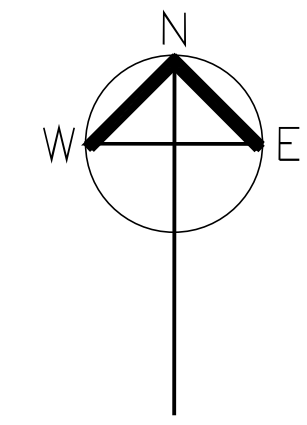
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Ionic Architecture Inc.
 architects a.i.b.c.
 201-5500 152nd Street
 Surrey B.C.
 Tel: (778) 571-0618
 Fax: (778) 571-0619
 office@ionic-architecture.com

Drawing Title: **6F PLAN**
 Project Title: **PROPOSED SIX STOREY APARTMENT**
 22551 BROWN AVE.
 MAPLE RIDGE

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LEGEND

PROPOSED LEVEL	
----------------	--

ROOF PLAN
Scale 1/8"=1'-0"

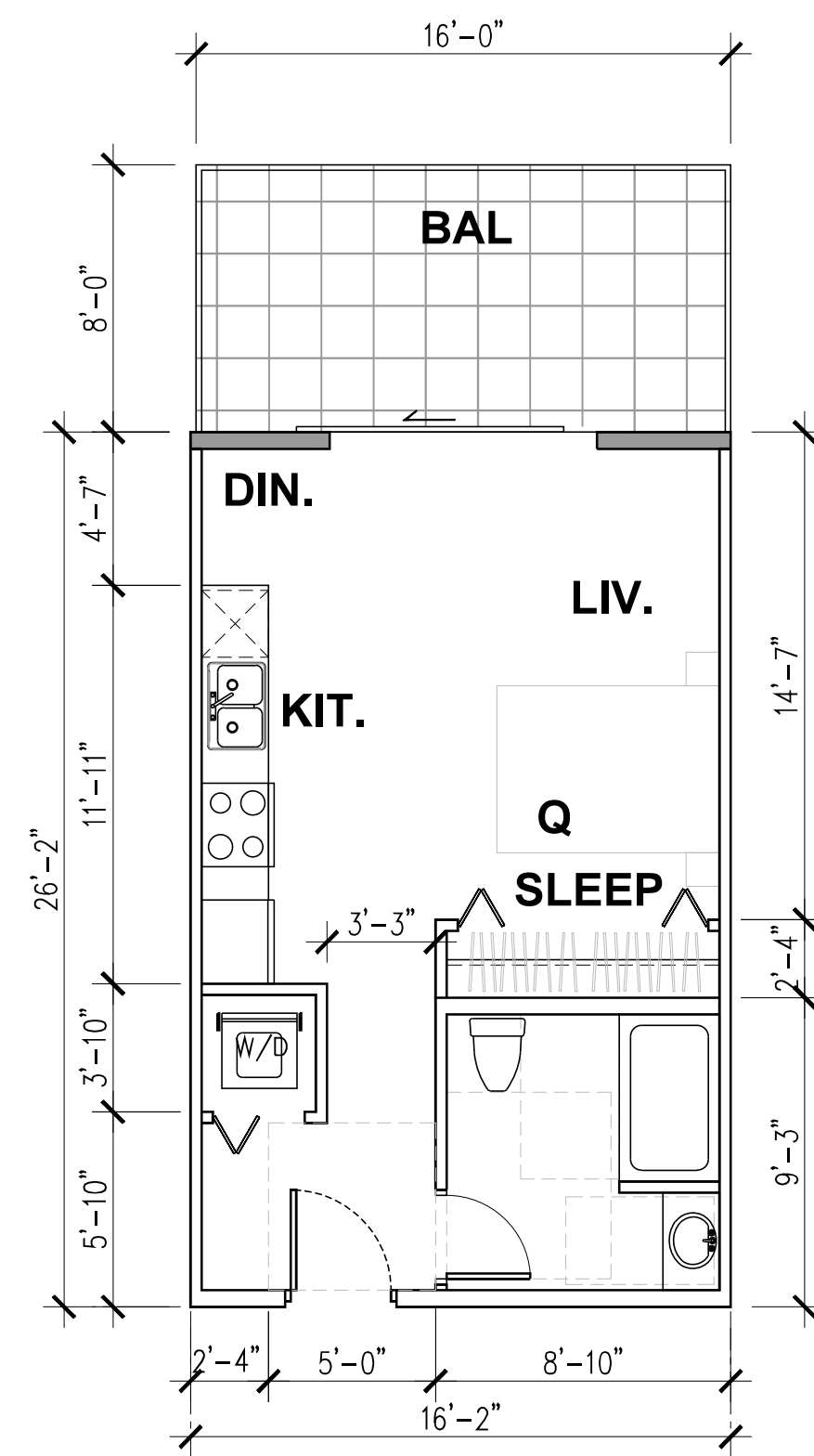
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architects a.i.b.c.
201-5500 152nd Street
Surrey B.C.
tel: (778) 571-0618
fax: (778) 571-0619
office@ionic-architecture.com

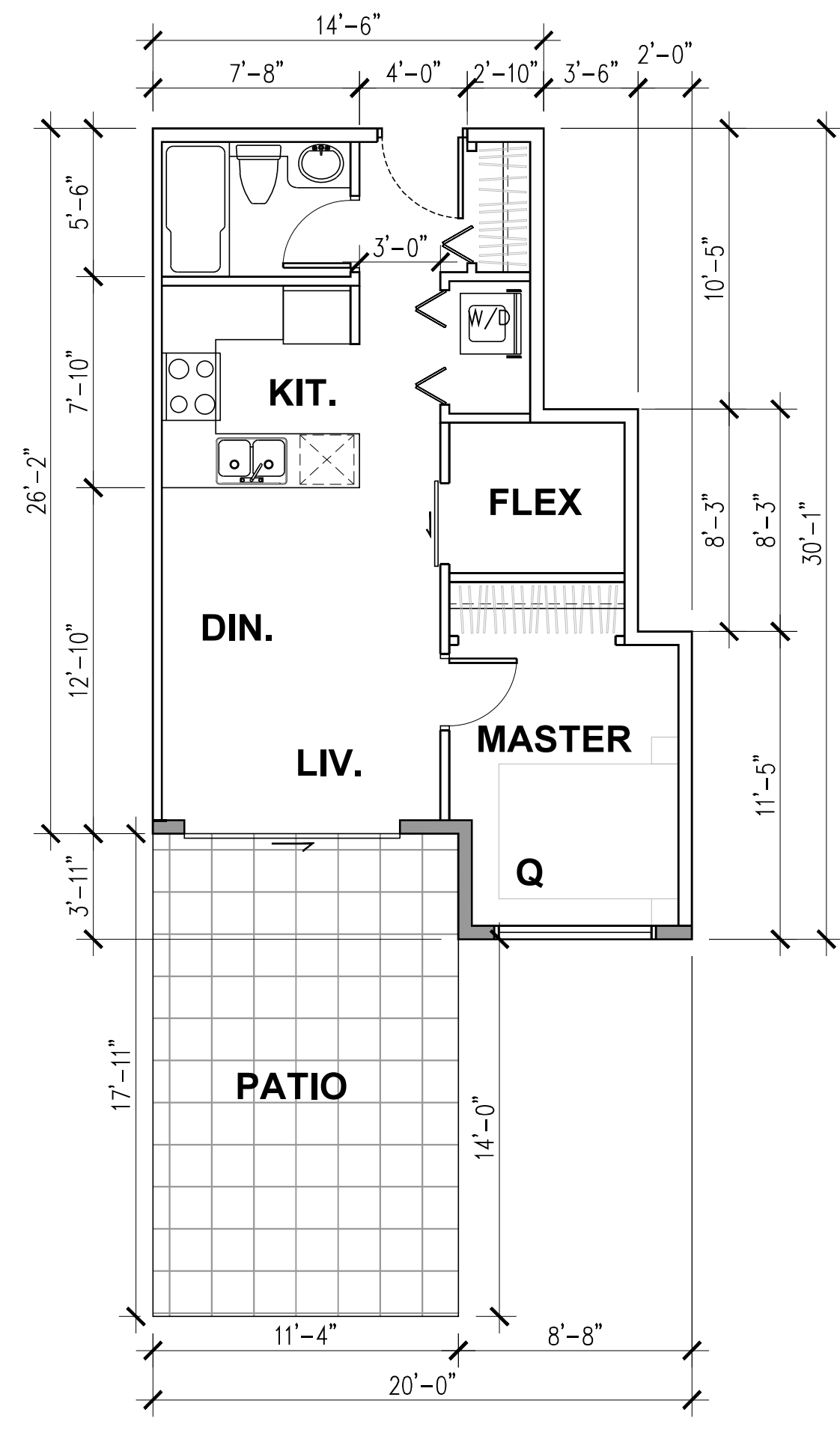
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Drawing Title:
PROPOSED SIX STOREY APARTMENT
Project Title:
22551 BROWN AVE.
MAPLE RIDGE

Scale: As Noted
Date: -
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Sheet **A-9** of -

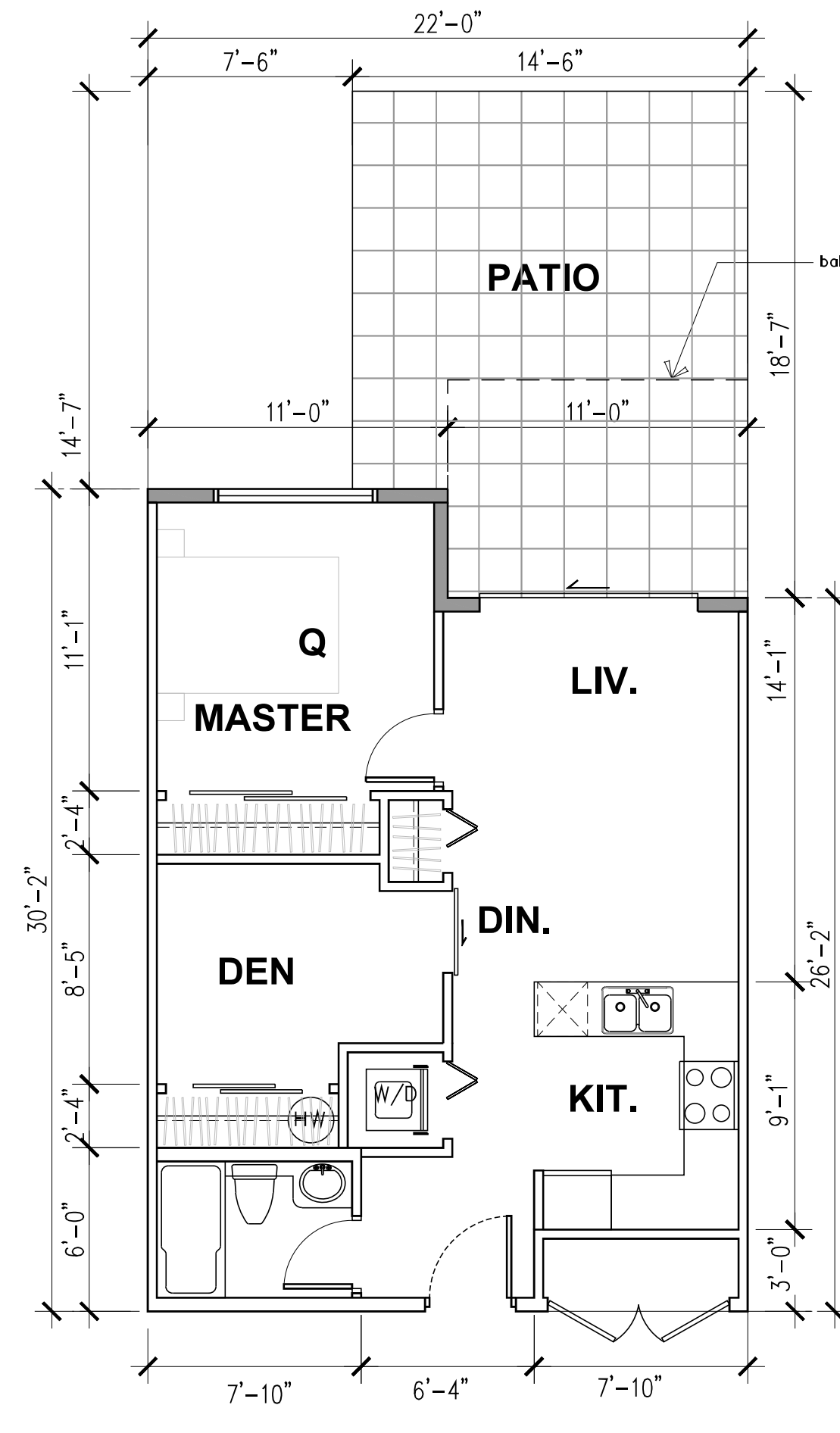




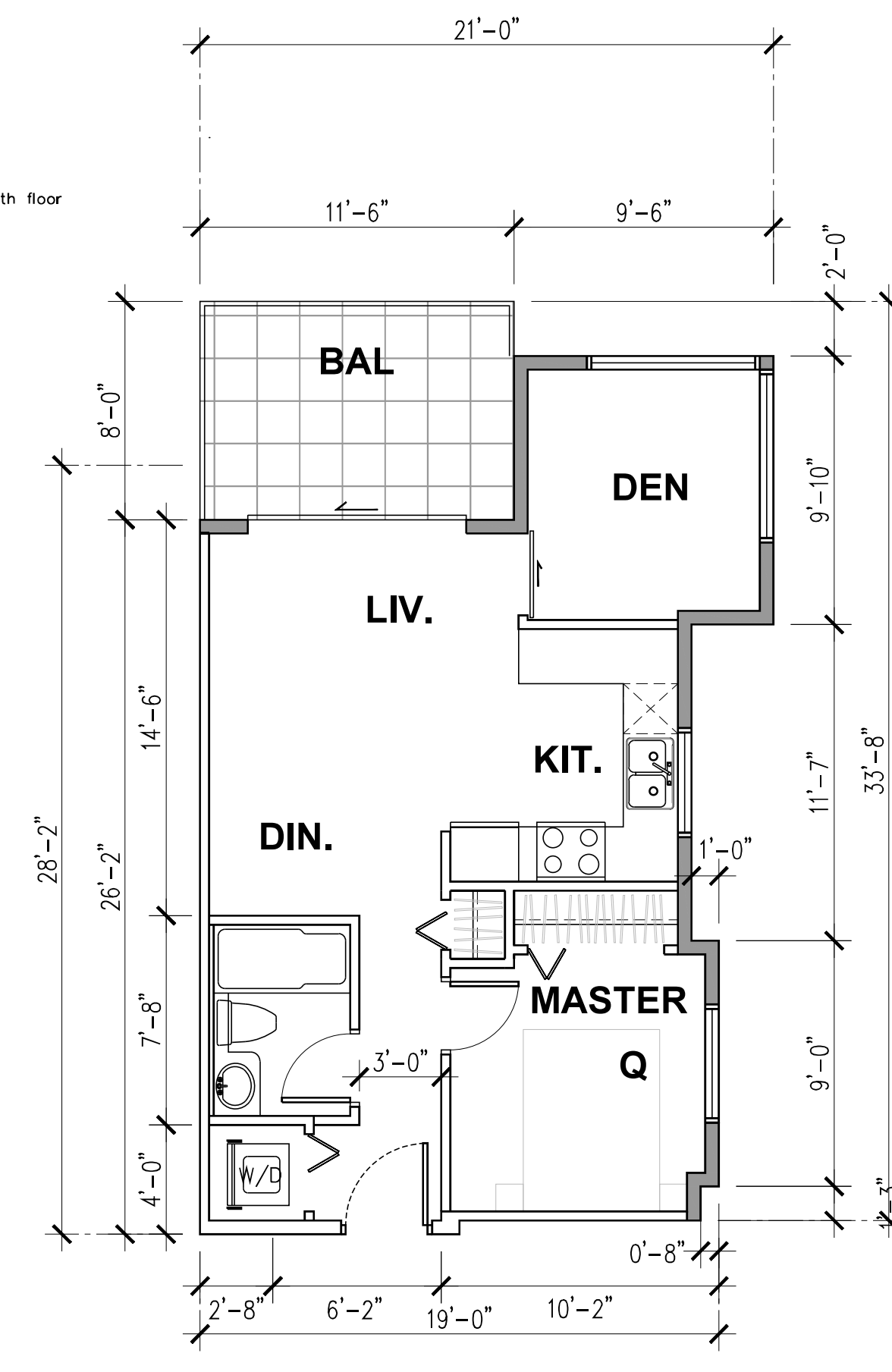
A studio
39 m²
(ADAPTABLE UNIT)



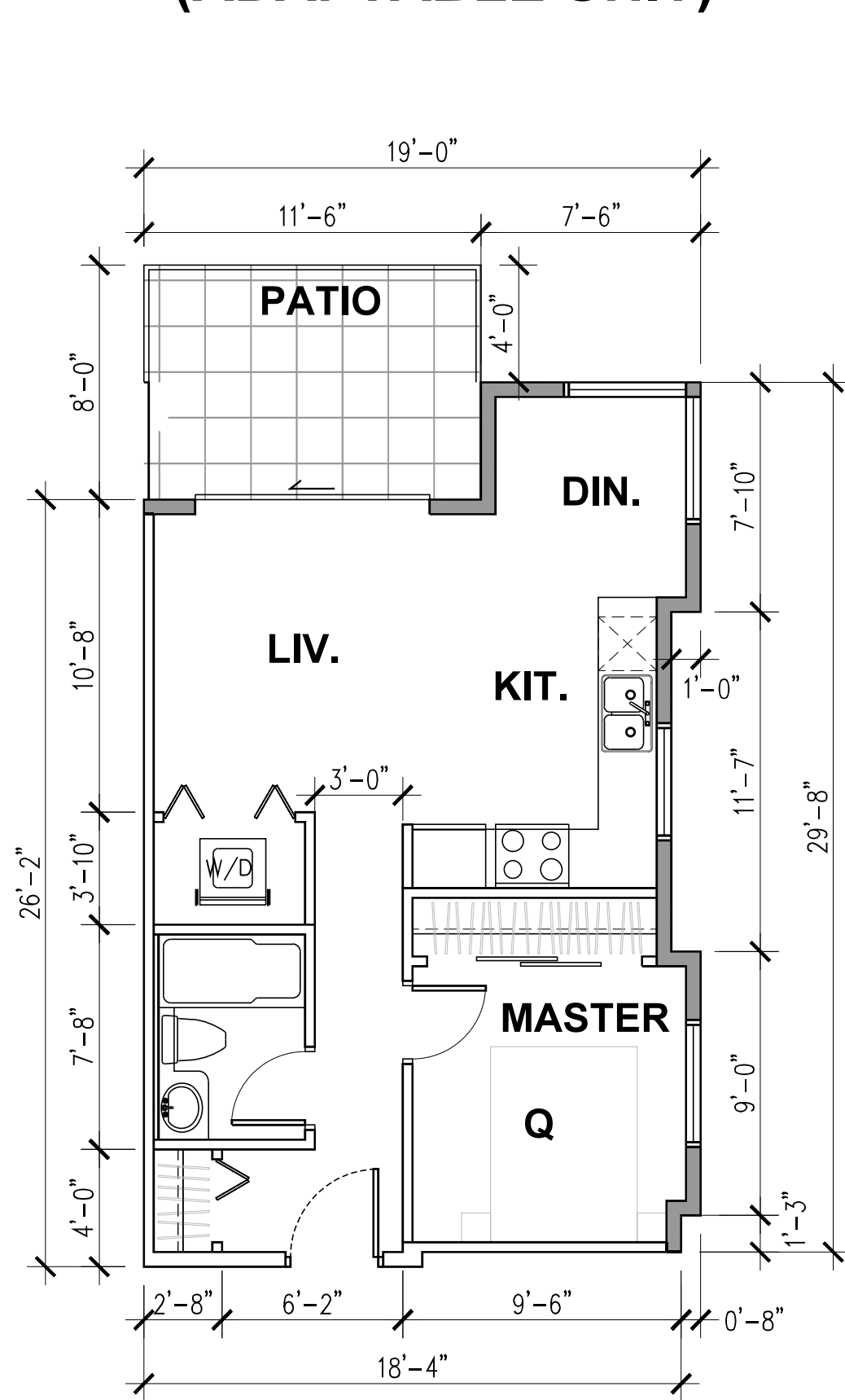
B 1-bedroom + flex
44 m²



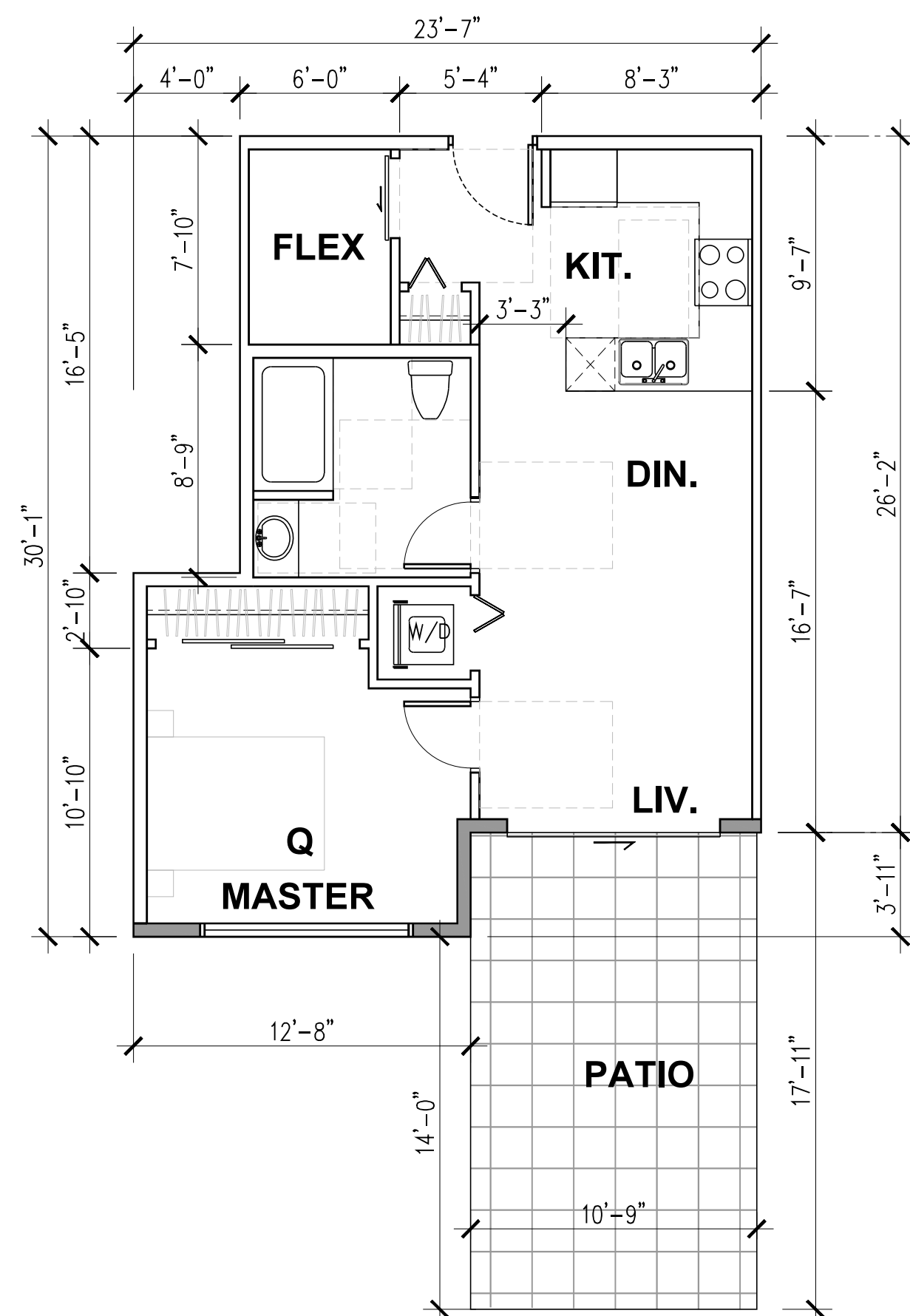
B1 1-bedroom + den
55 m²



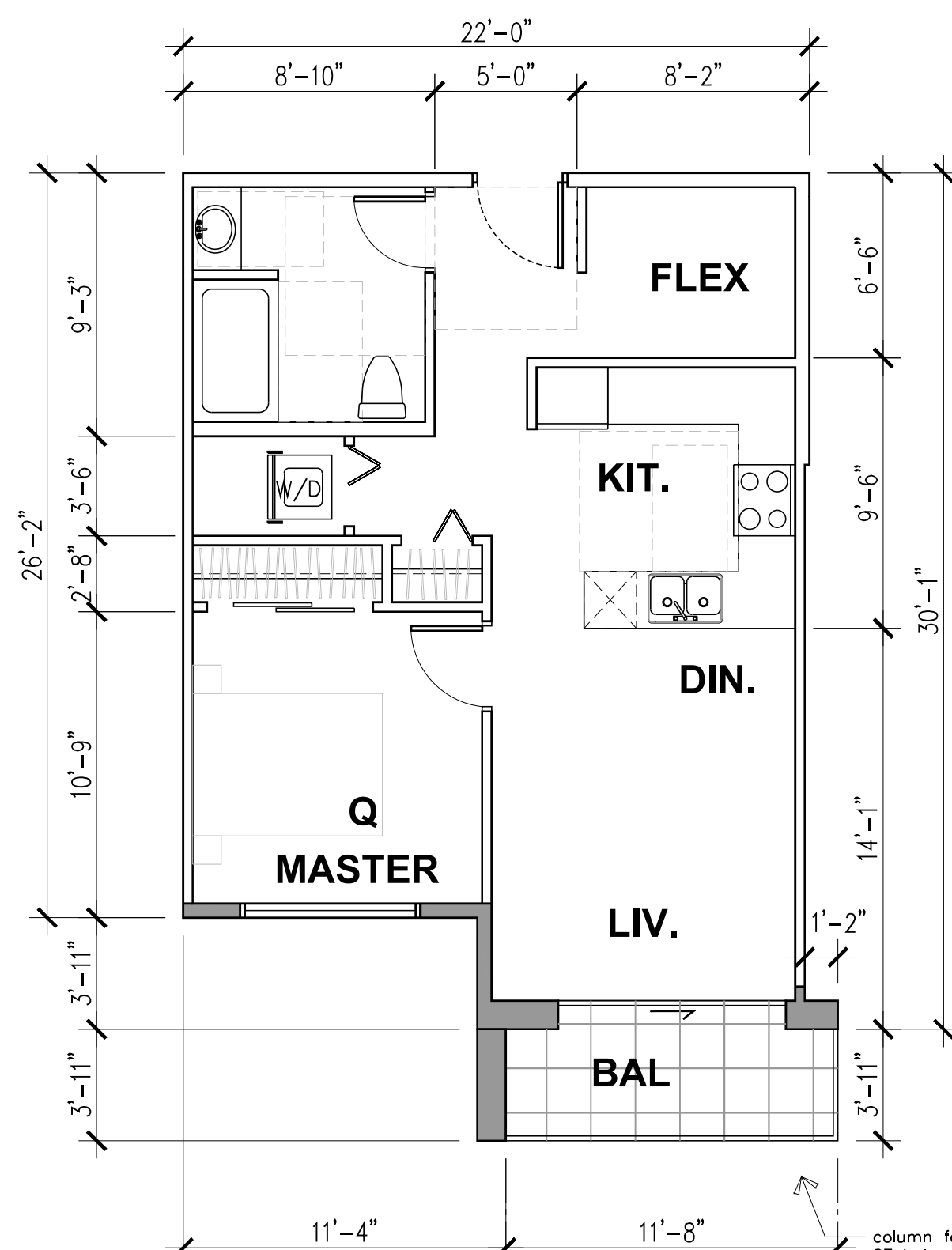
B2 1-bedroom + den
50 m²



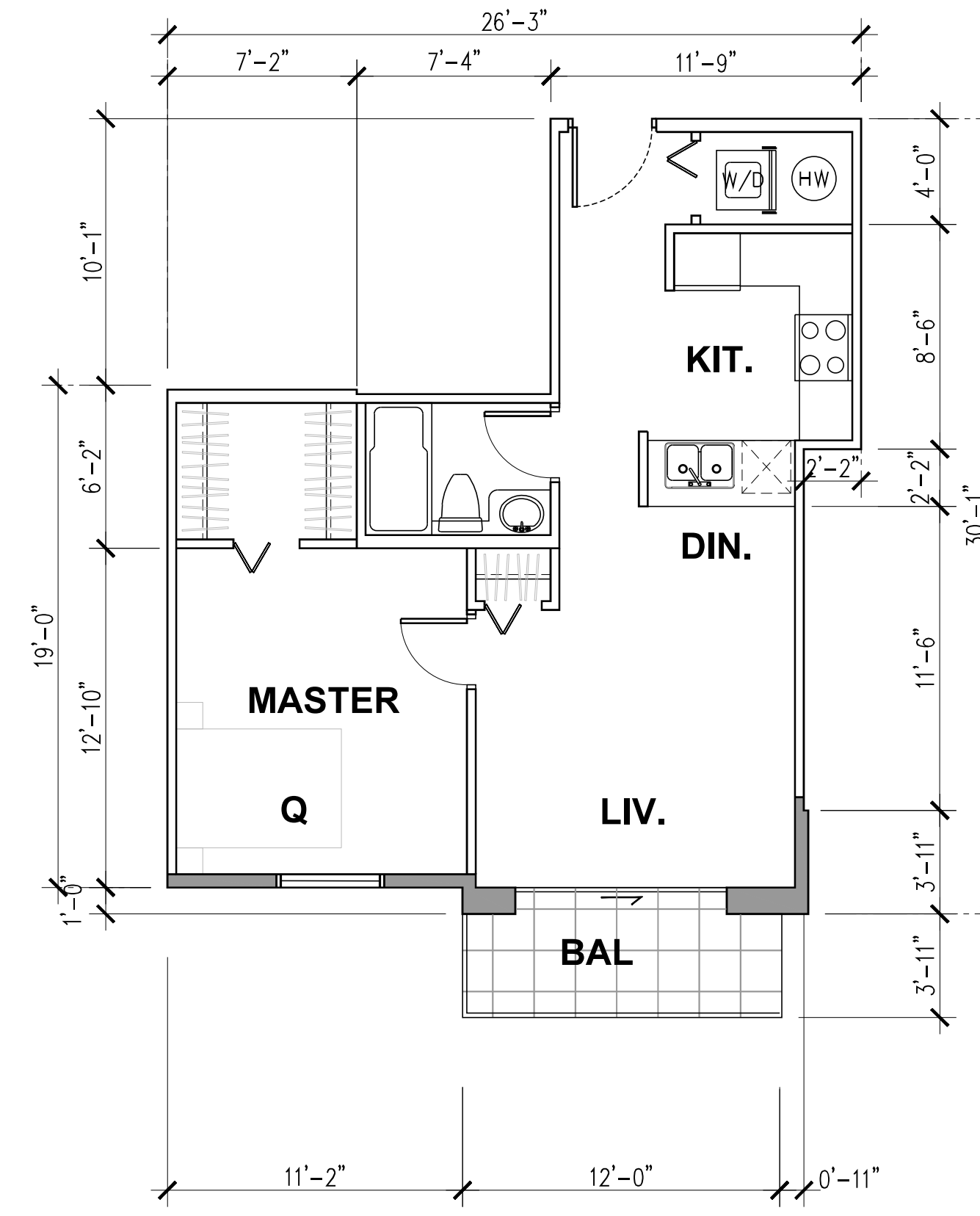
B3 1-bedroom
47 m²



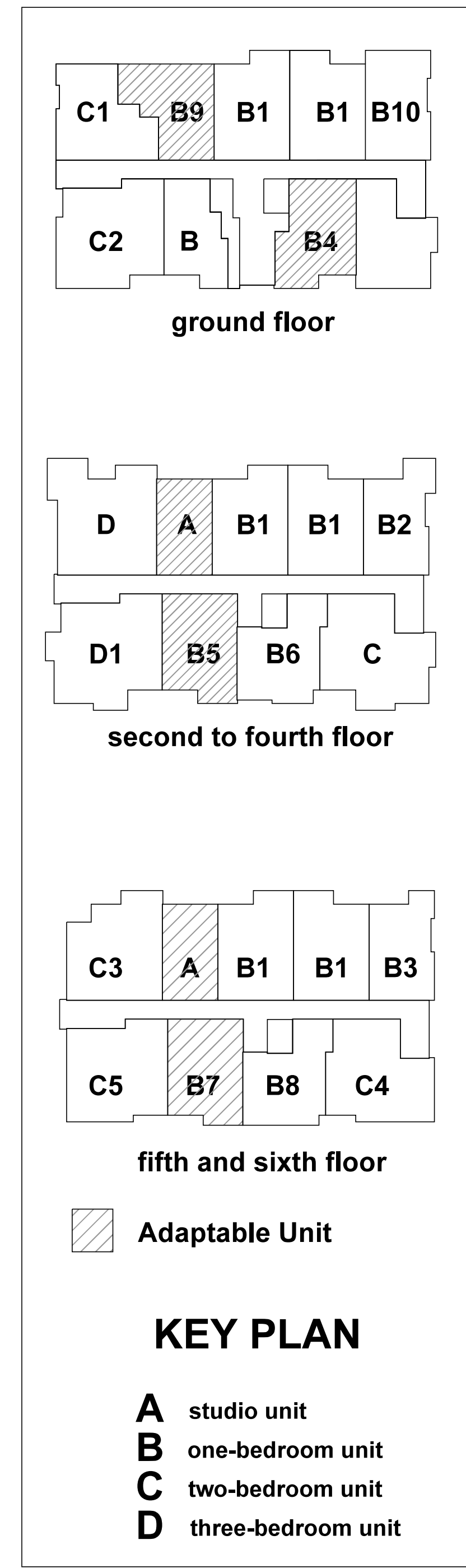
B4 1-bedroom + flex
55 m²
(ADAPTABLE UNIT)



B5 1-bedroom + flex
57 m²
(ADAPTABLE UNIT)



B6 1-bedroom
55 m²



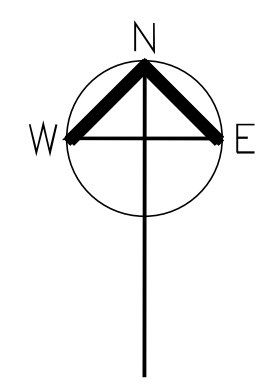
KEY PLAN

A studio unit
B one-bedroom unit
C two-bedroom unit
D three-bedroom unit

LEGEND

T twin size bed
D double size bed
Q queen size bed
K king size bed

ADAPTABLE UNIT



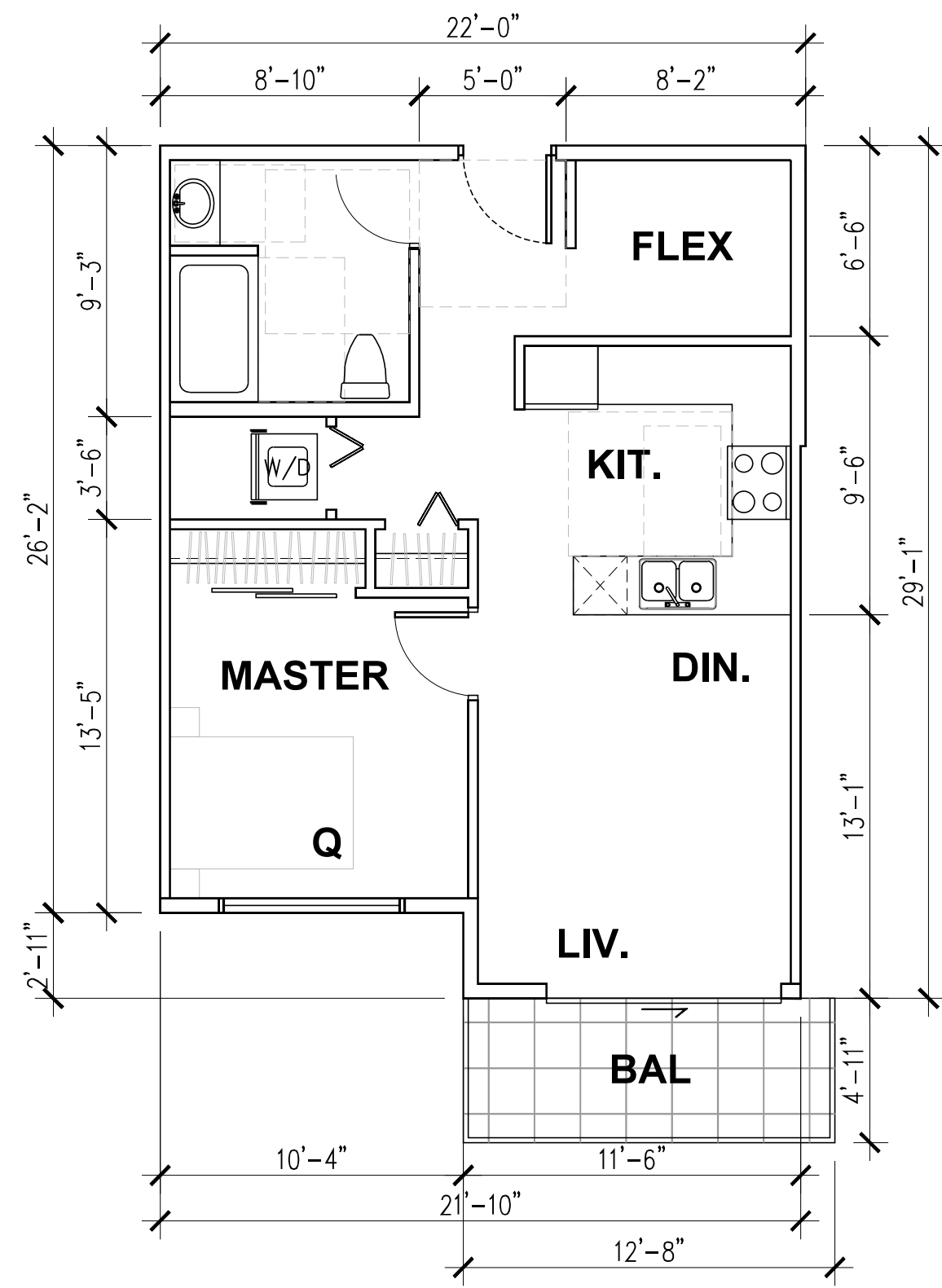
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Ionic Architecture inc.
architects a.i.b.c.
201-5500 152nd Street
205 J55 J5P
Surrey B.C.
tel: (778) 571-0618
ext: (778) 571-0619
office@ionic-architecture.com

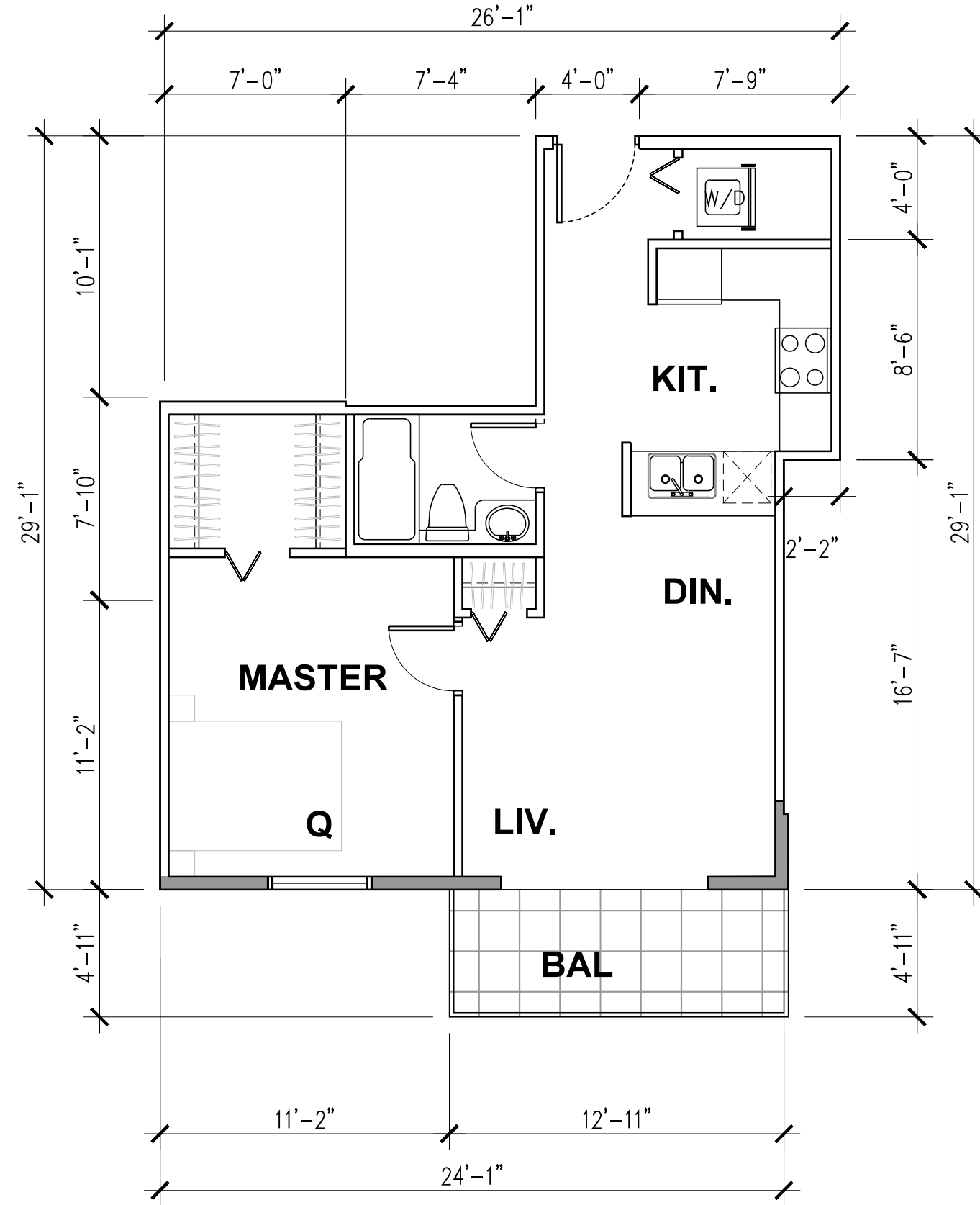
Drawing Title: **UNIT PLAN - A**
Project Title: **PROPOSED SIX STOREY APARTMENT**
22551 BROWN AVE.
MAPLE RIDGE

Scale: As Noted	Sheet: -	of: -
Date: -	Project No: 22-2248	A-10
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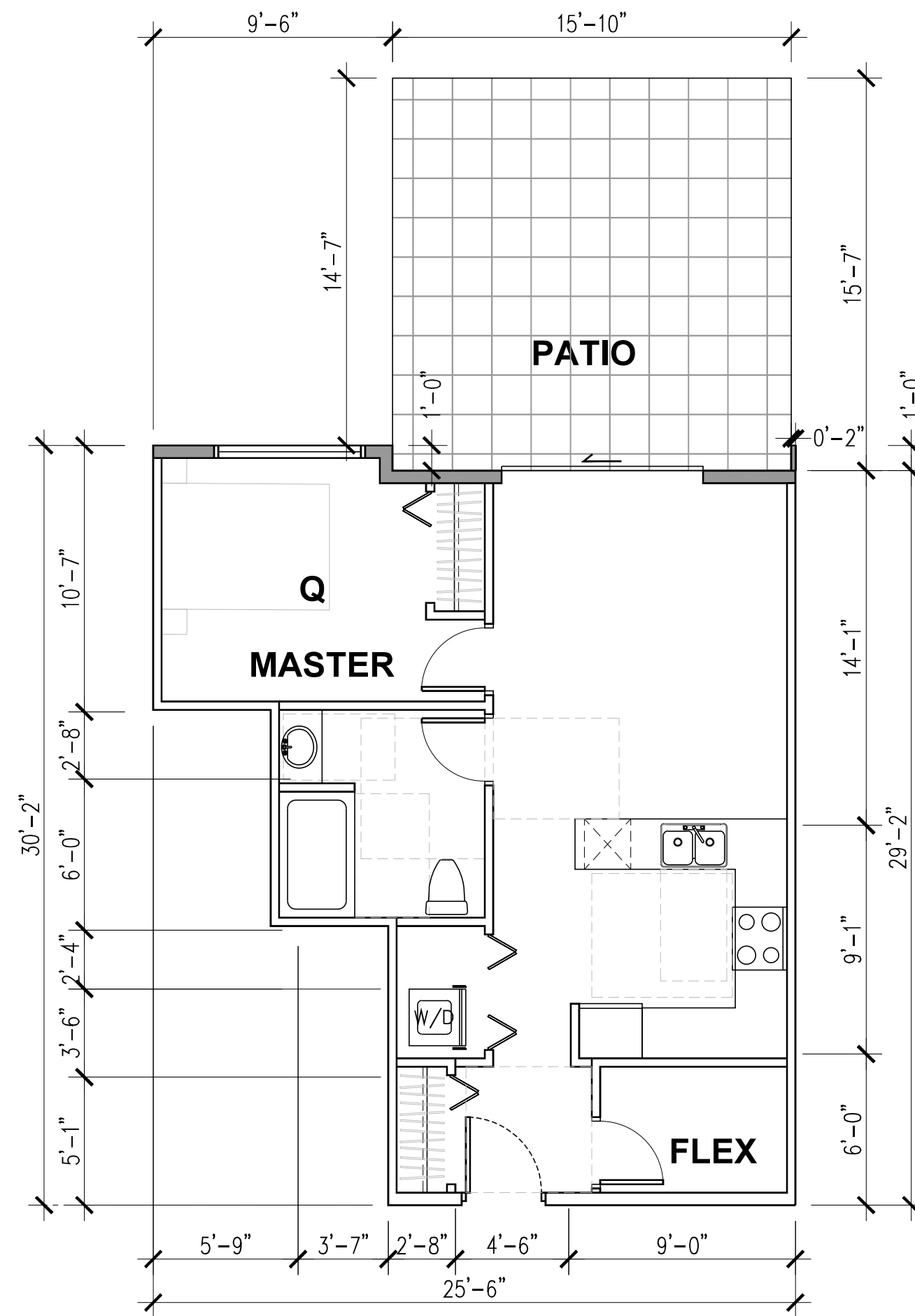




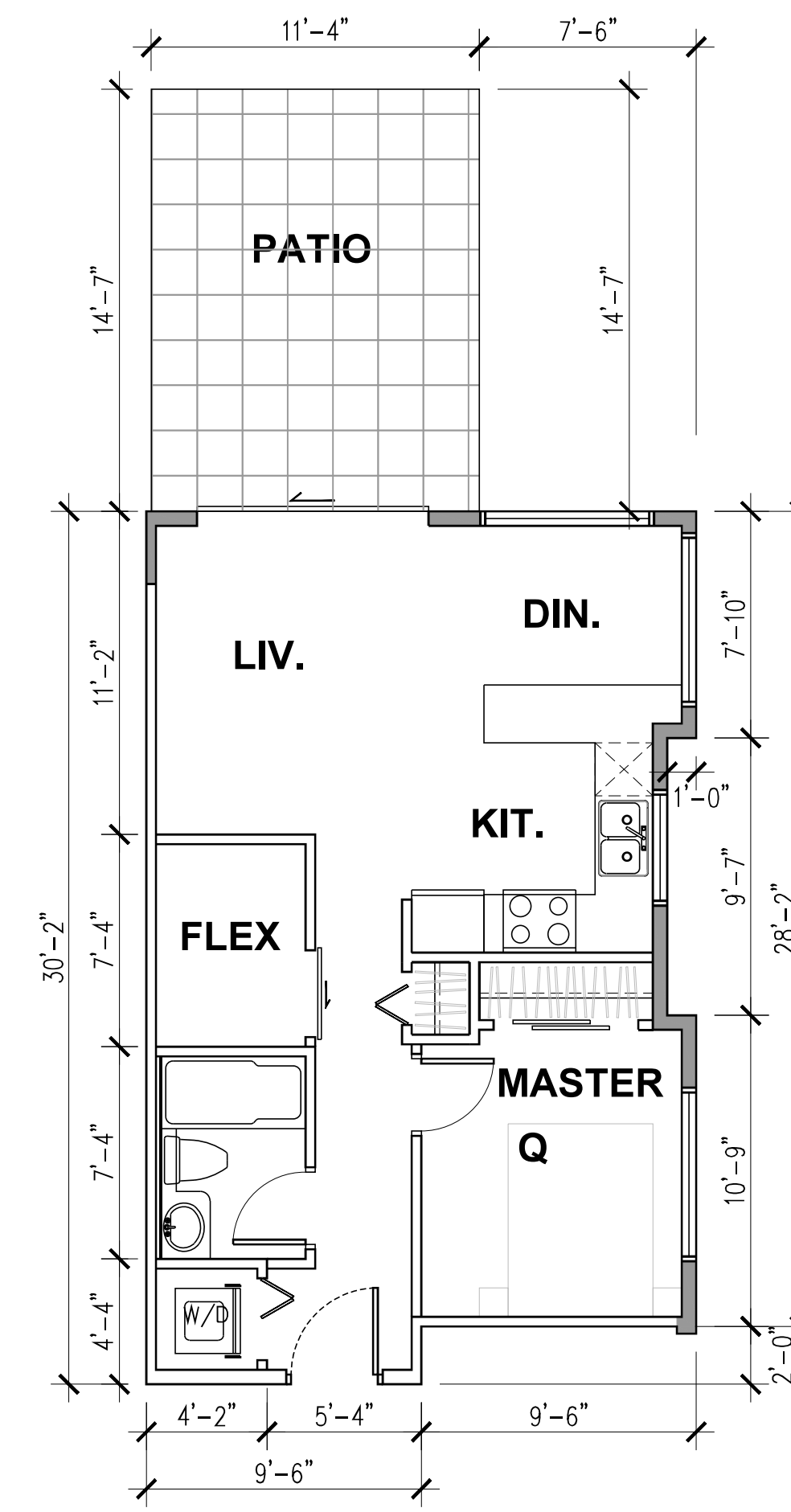
B7 1-bedroom + flex
55 m²
(ADAPTABLE UNIT)



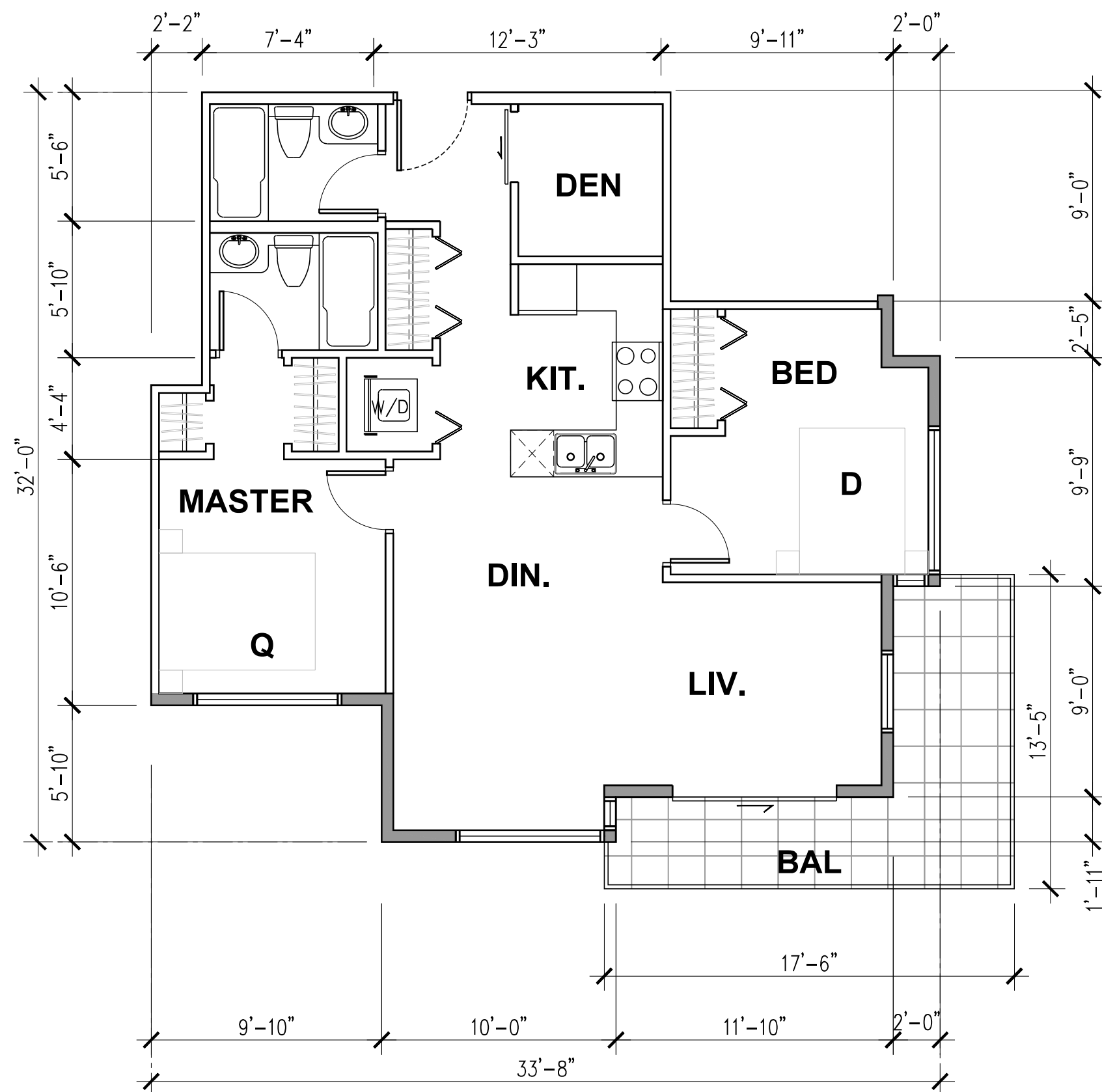
B8 1-bedroom
53 m²



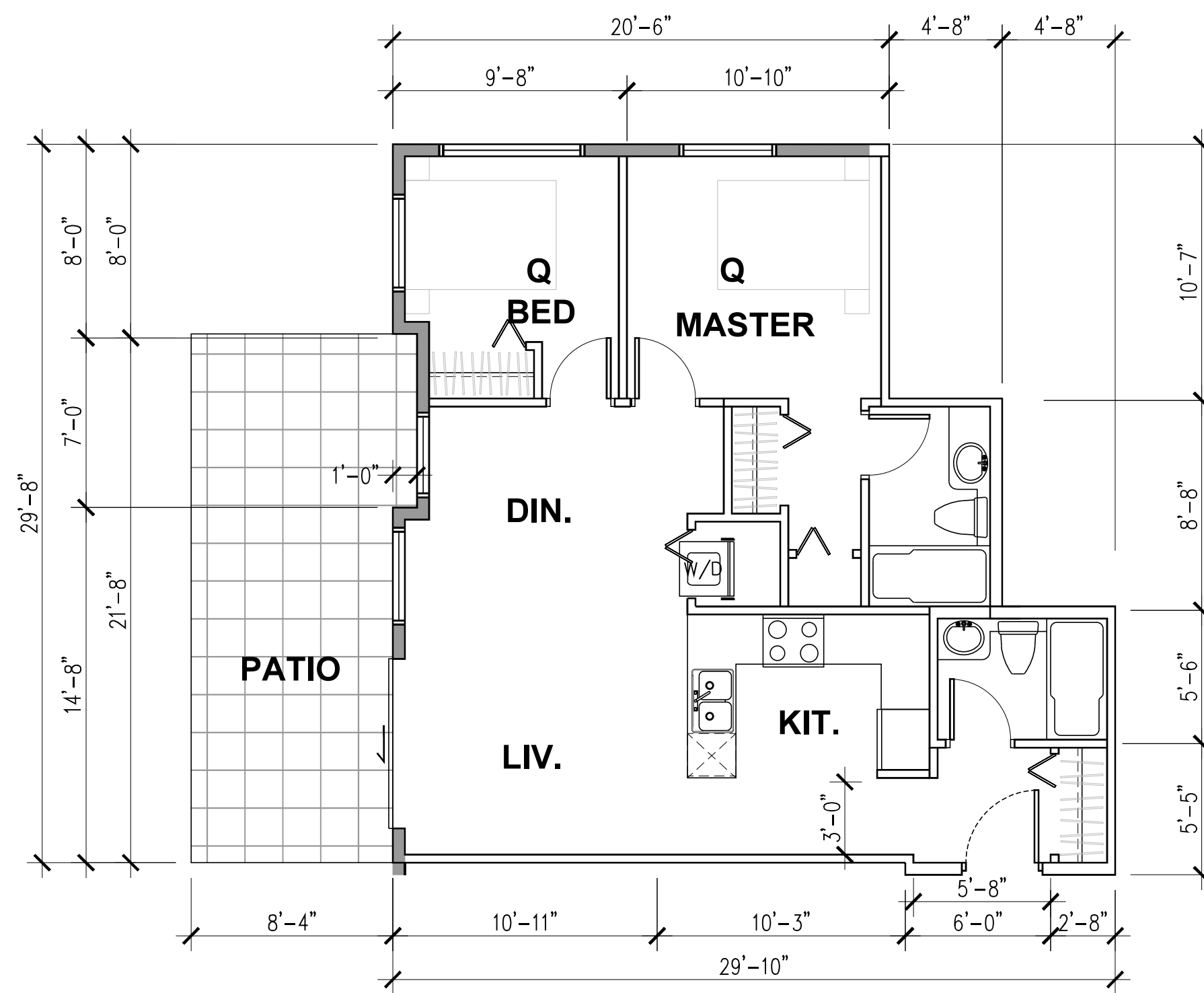
B9 1-bedroom + den
56 m²
(ADAPTABLE UNIT)



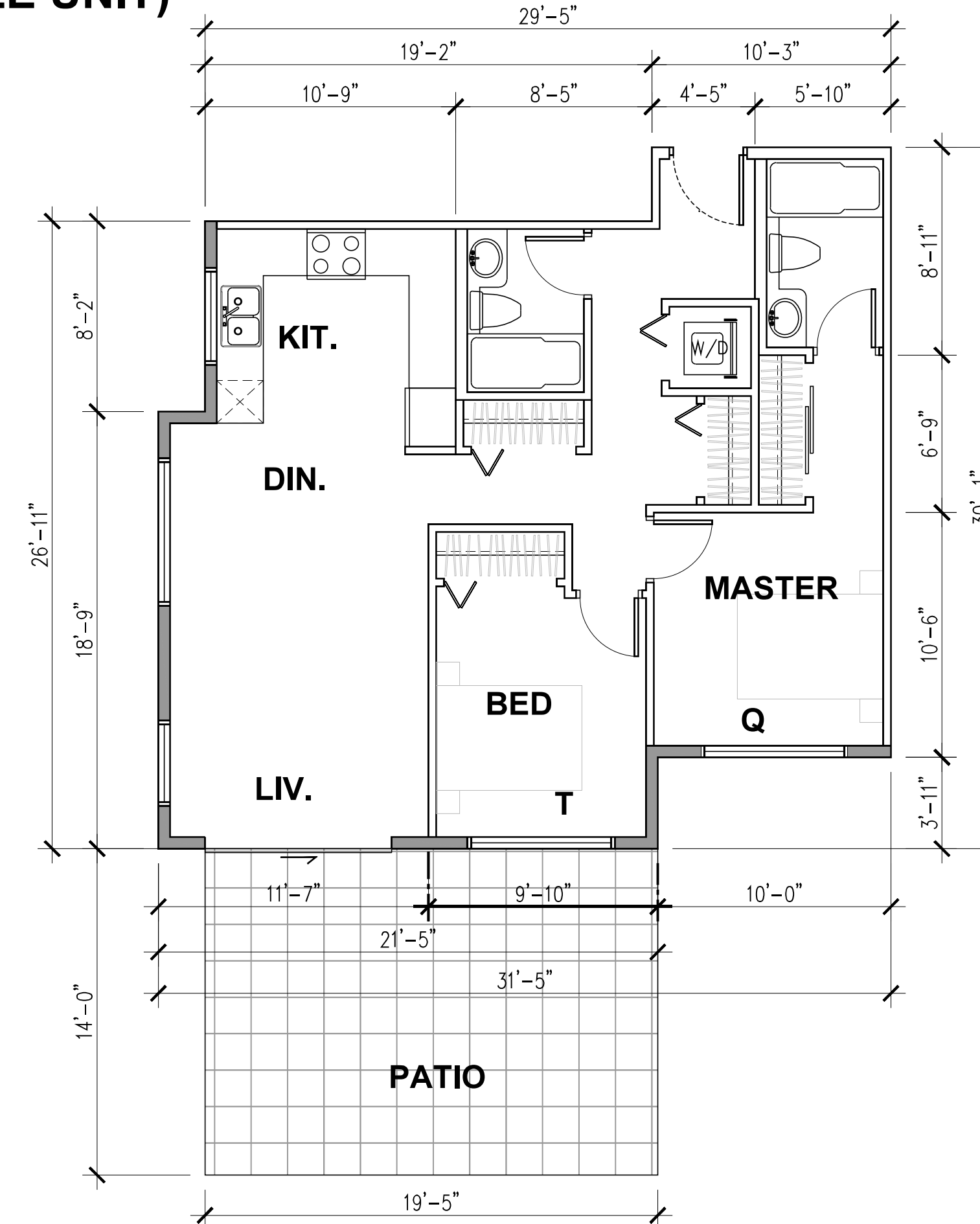
B10 1-bedroom + flex
59 m²



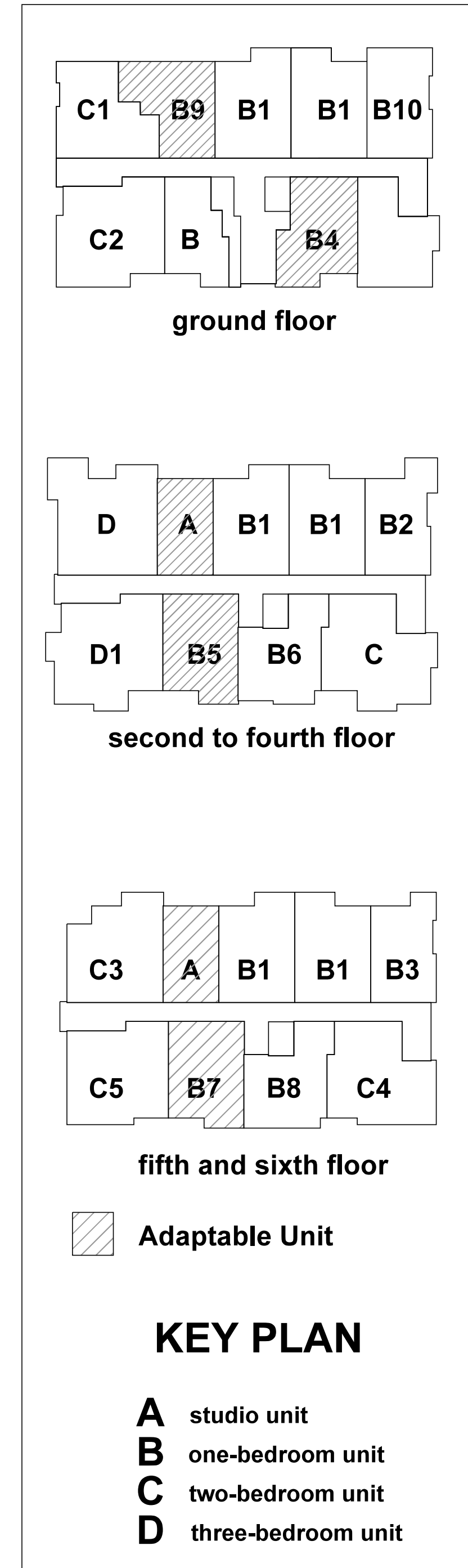
C 2-bedroom + den
78 m²



C1 2-bedroom
69 m²



C2 2-bedroom
76 m²

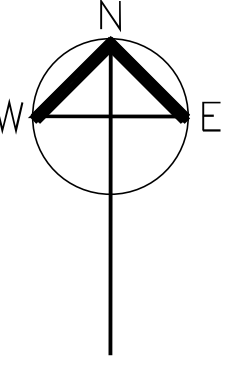


KEY PLAN

- A** studio unit
- B** one-bedroom unit
- C** two-bedroom unit
- D** three-bedroom unit

LEGEND

- T** twin size bed
- D** double size bed
- Q** queen size bed
- K** king size bed

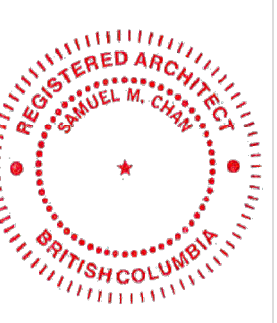


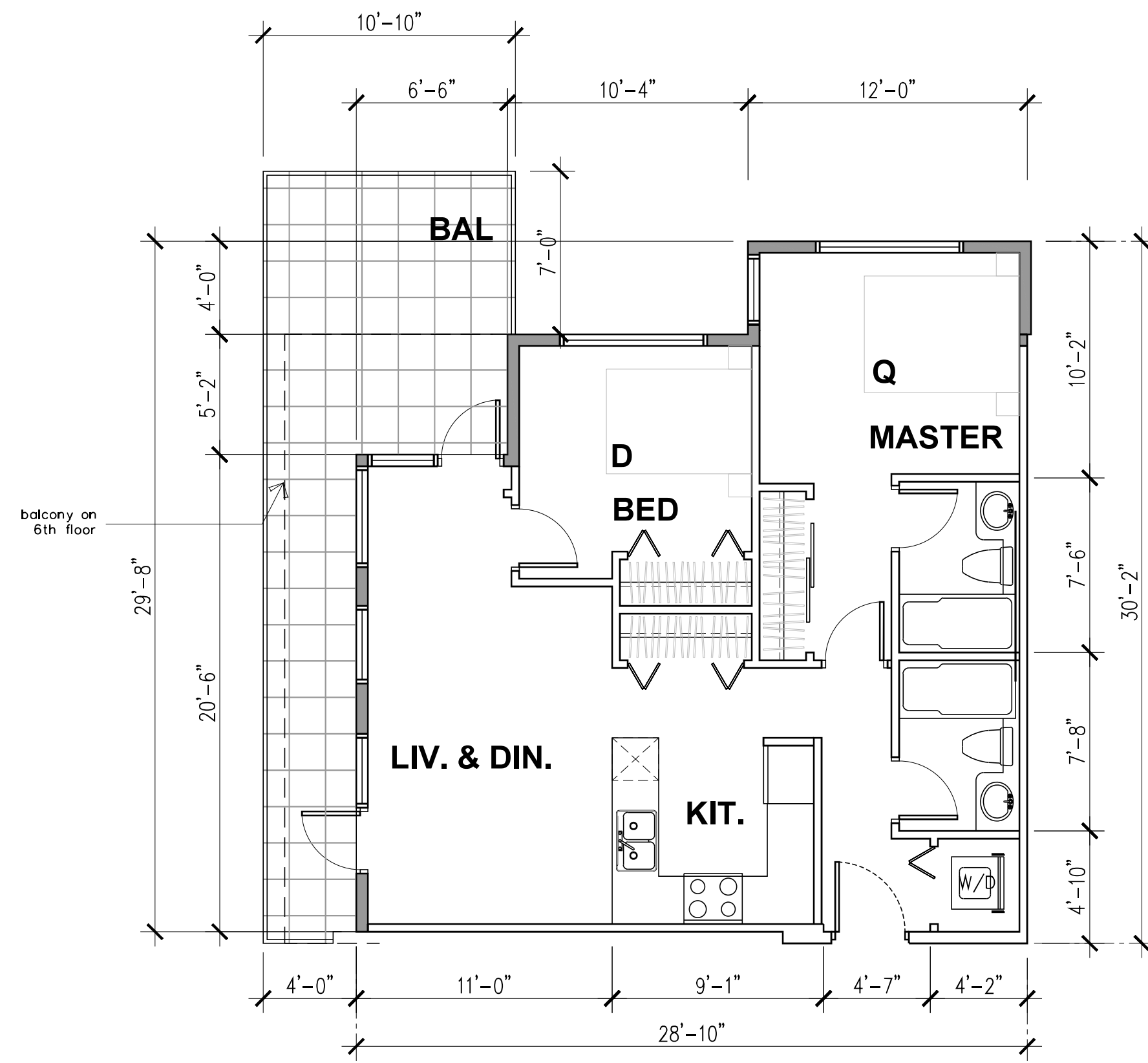
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Ionic Architecture inc.
architects o.i.b.c.
201-5500 152nd Street
255-2559
Surrey B.C.
office@ionic-architecture.com
tel: (778) 571-0618
ext: (778) 571-0619

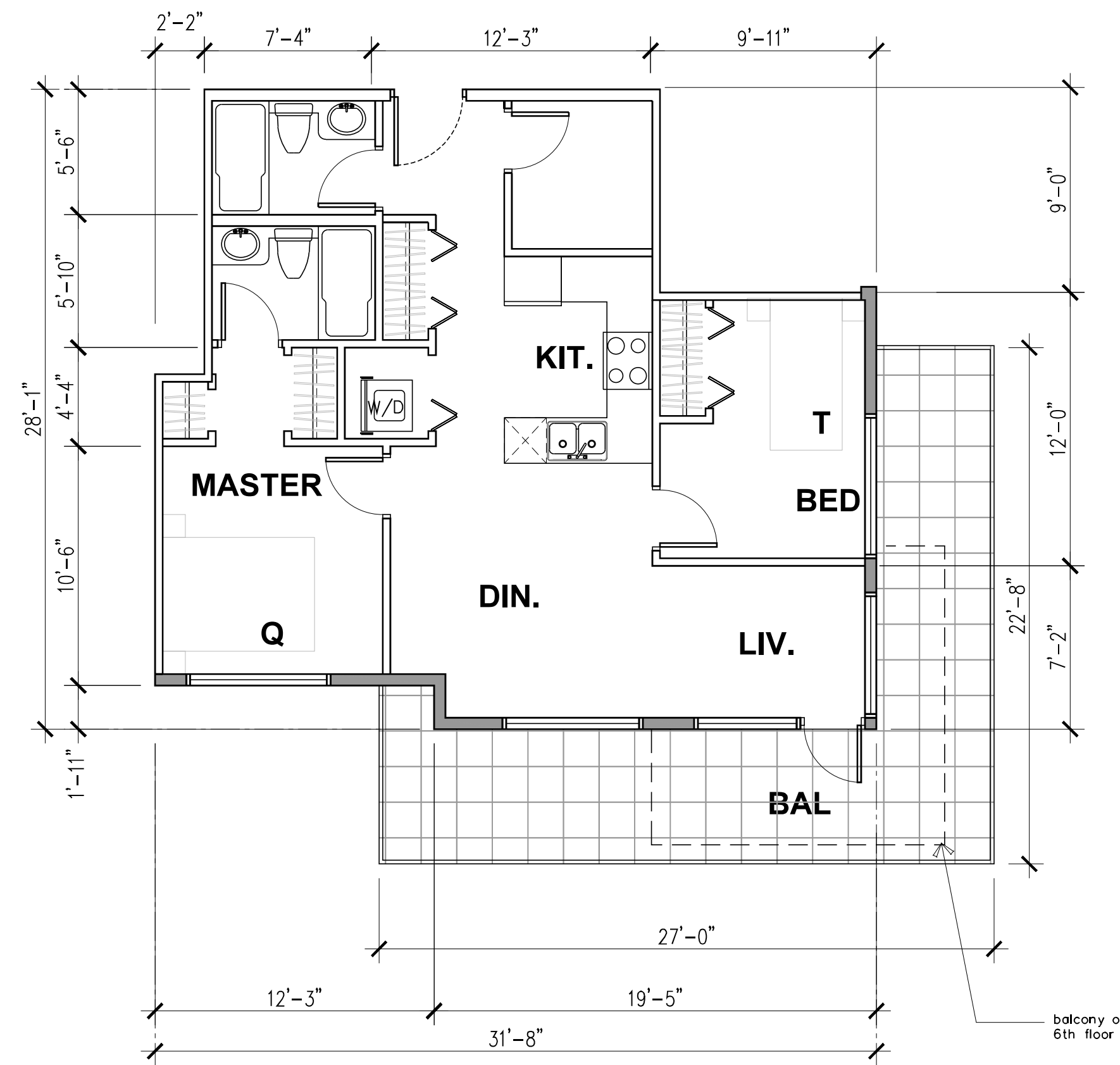
UNIT PLAN - B
Project Title: **PROPOSED SIX STOREY APARTMENT**
22551 BROWN AVE.
MAPLE RIDGE

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Date:		Revision	Project No.	22-2248
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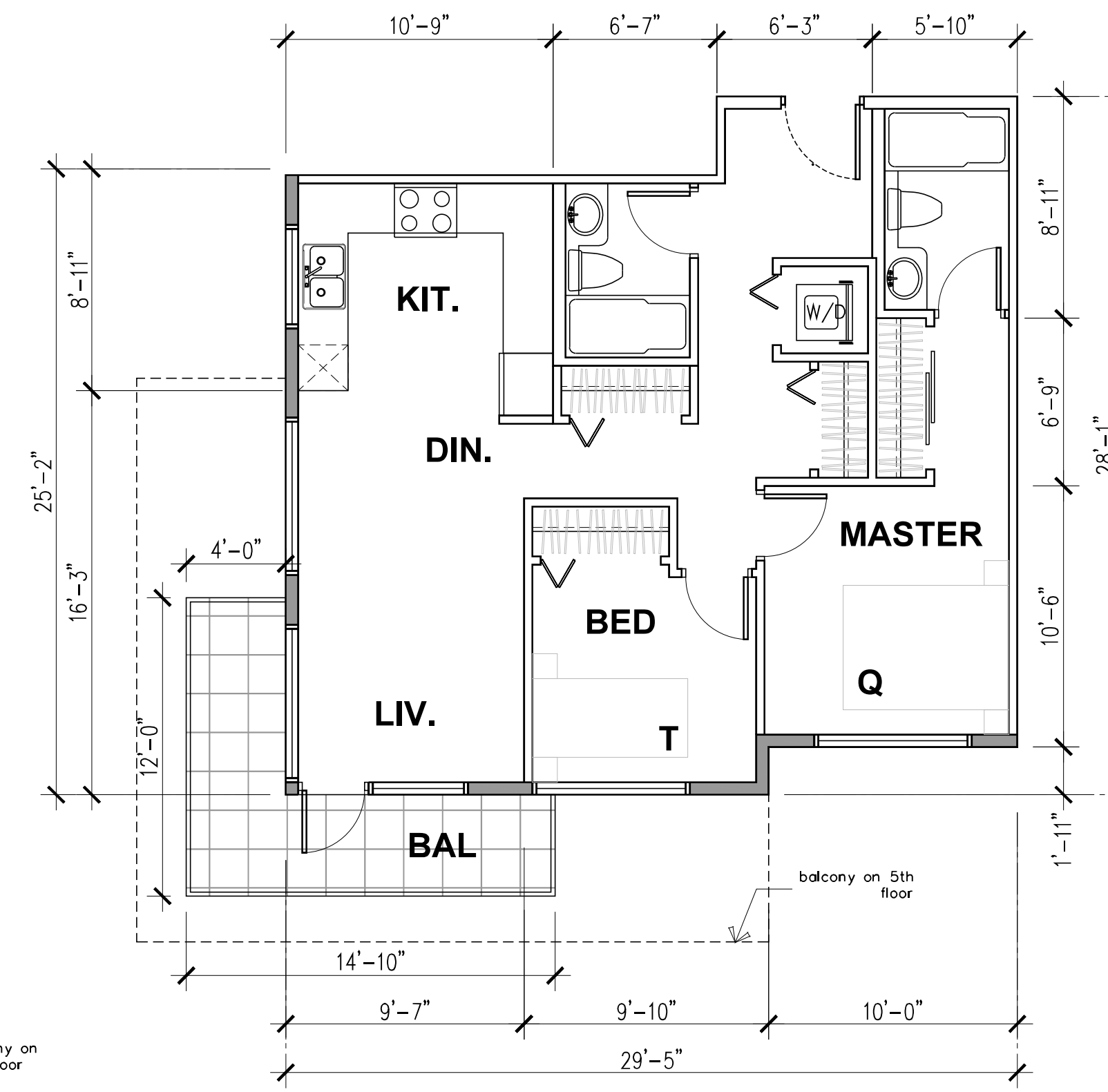




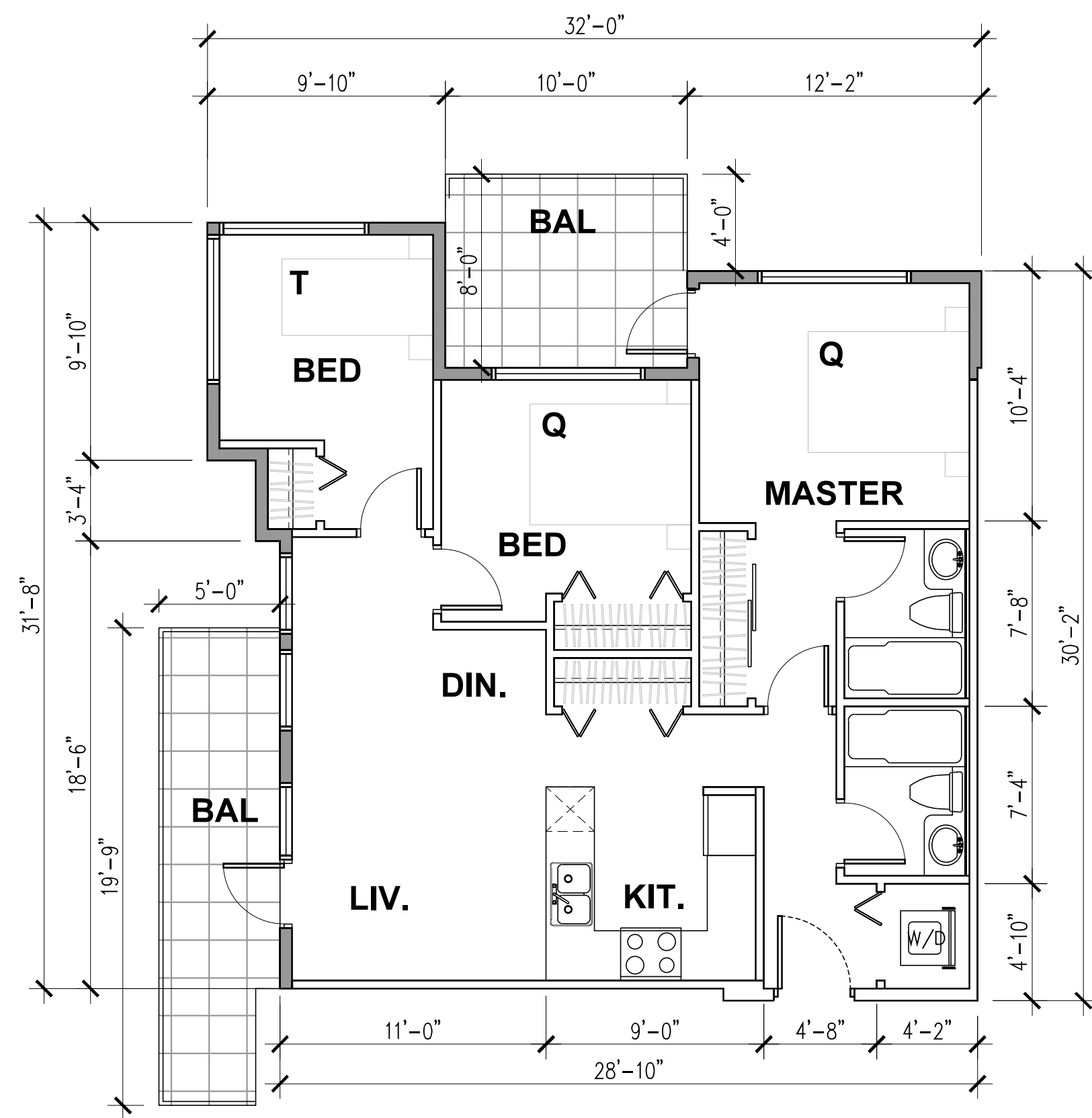
C3 2-bedroom
70 m²



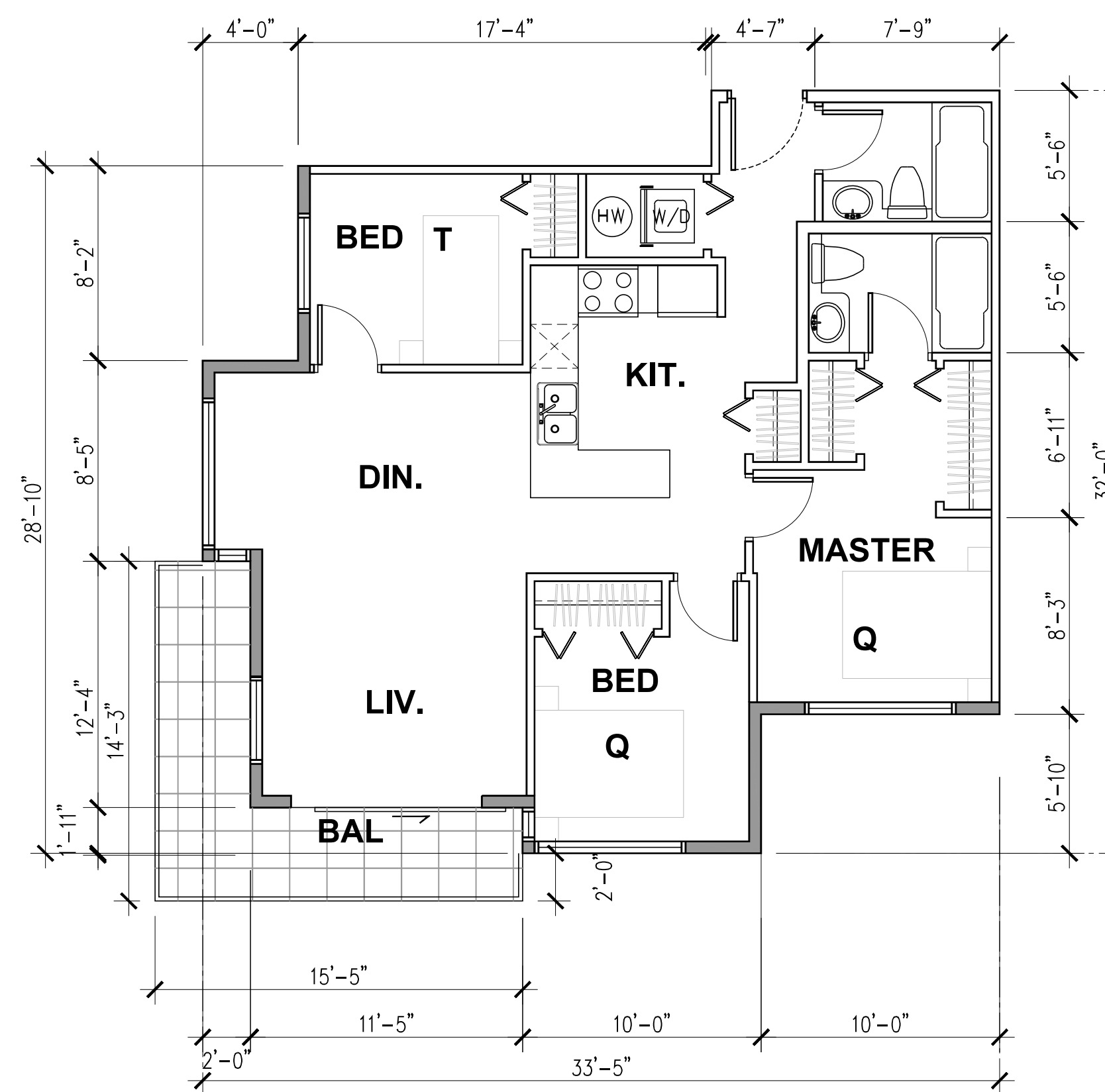
C4 2-bedroom
70 m²



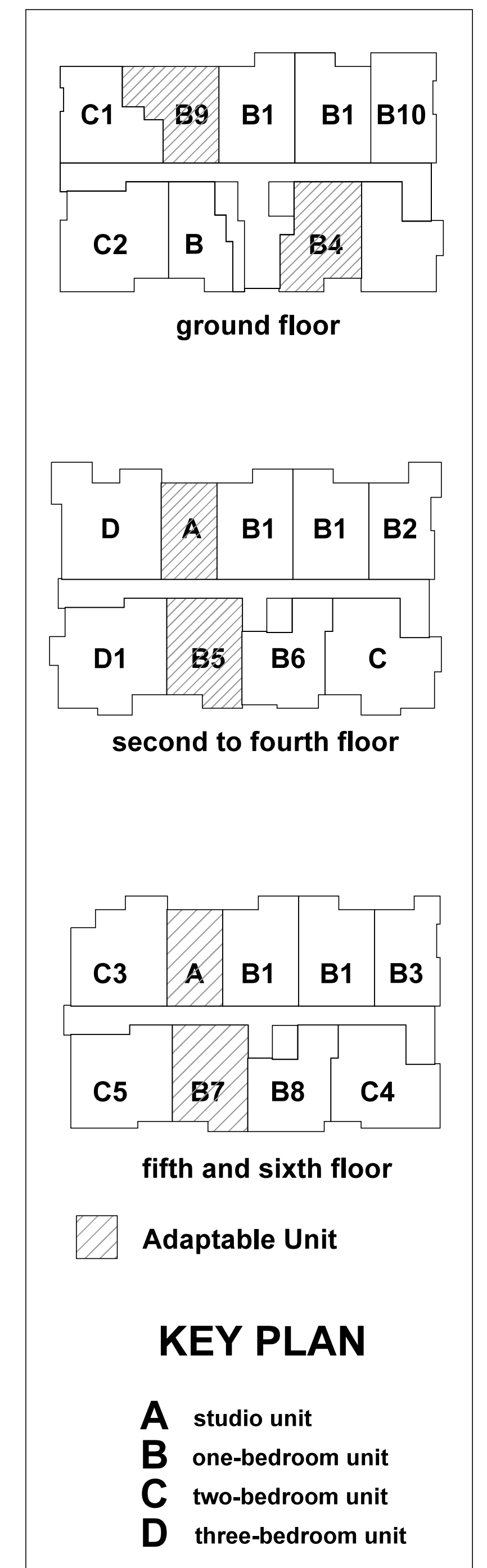
C5 2-bedroom
70 m²



D 3-bedroom
80 m²



D1 3-bedroom
80 m²

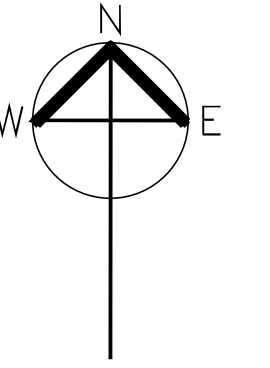


KEY PLAN

- A** studio unit
- B** one-bedroom unit
- C** two-bedroom unit
- D** three-bedroom unit

LEGEND

- T** twin size bed
- D** double size bed
- Q** queen size bed
- K** king size bed



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Ionic Architecture inc.
architects o.i.b.c.
201-5500 152nd Street
Surrey B.C. V3V 2S5
tel: (778) 571-0618
fax: (778) 571-0619
office@ionic-architecture.com

UNIT PLAN - C
Project Title: **PROPOSED SIX STOREY APARTMENT**
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MAPLE RIDGE

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