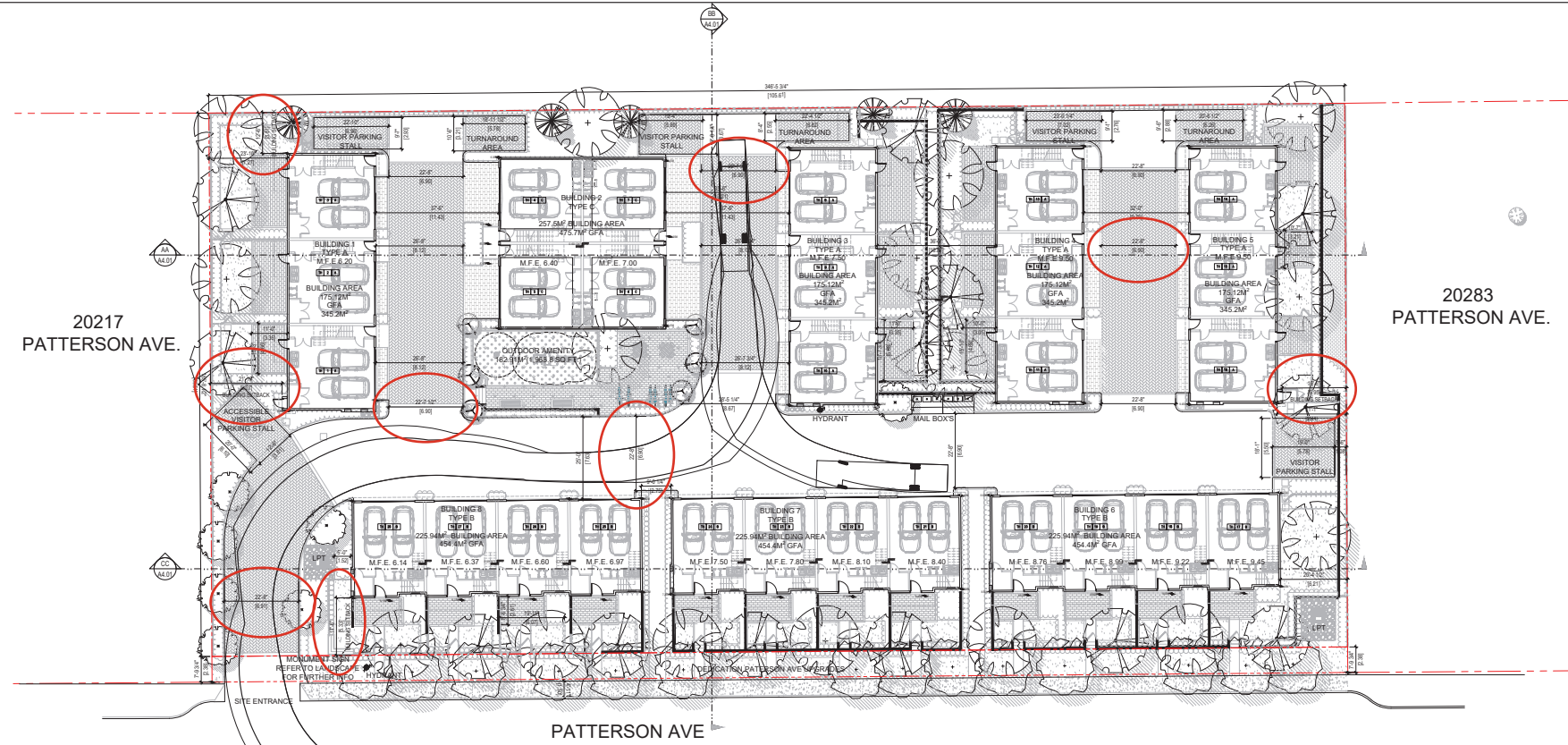


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THIS TEXT SHOULD BE RED. FOR BEST CLARITY ENSURE THESE DRAWINGS ARE PLOTTED IN COLOUR.



REV.	DATE	DESCRIPTION
3	2025/10/22	RE-ISSUED FOR BUILDING PERMIT
2	2025/10/10	RE-ISSUED FOR BUILDING PERMIT
1	2025/07/30	ISSUED FOR BUILDING PERMIT

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS SHALL NOT BE SCALED.
ARCHITECT



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DRAWN BY: NZ PROJECT: AS

PATTERSON TOWNHOUSES
20257 PATTERSON AVE, MAPLE RIDGE

DRAWING: SITE PLAN

PROJECT NUMBER: 23-043 DRAWING NUMBER: A1.1

SCALE: 1/16" = 1'-0"
DATE: 2025/07/30 REGION: 2025/10/10

01 ARCHITECTURAL SITE PLAN FULL
SCALE: 1/16" = 1'-0"

PROJECT STATISTICS

AUTHORITY HAVING JURISDICTION CITY OF MAPLE RIDGE	
CIVIC ADDRESS 20257, PATTERSON AVE.	
LEGAL DESCRIPTION LT 52 DL 222: NWD; PL: NWP35806 LT 51 DL 222: NWD; PL: NWP35806 LT 50 DL 222: NWD; PL: NWP35806	
ZONING CURRENT: RS-1 PROPOSED: RM-1	
LAND USE CURRENT: LOW DENSITY RESIDENTIAL PROPOSED: LOW DENSITY RESIDENTIAL	
SITE AREA GROSS SITE AREA: 5,566.4M ² (60,132 SQ.FT.) (1.38 ACRE) DEDICATIONS: 251.3M ² 2,705 SQ.FT. NET SITE AREA (DEVELOPMENT AREA): 5,335.1M ² 57,427 SQ.FT.	
DEDICATIONS ROAD DEDICATION PATTERSON: 251.3M ² 2,705 SQ.FT.	
NET SITE AREA DEVELOPMENT AREA: 5,335.1M ² 57,427 SQ.FT. (1.32 ACRE)	
PROJECT TOTAL UNIT TOTAL: 28	

LOT STATISTICS

NET SITE AREA 5,335.1M ² 57,427 SQ.FT. (1.32 ACRE)	
LOT COVERAGE MAXIMUM ALLOWED: N/A PROPOSED LOT COVERAGE: 29.7% 1612.8 m ² (17,360 SQ.FT.)	
BUILDING HEIGHT ALLOWABLE: 9.5M PROPOSED: 9.42M BUILDING HEIGHT VARIANCE REQUIRED FOR BUILDING C PROPOSED: 9.65M	
SETBACKS	
ELEVATION	MINIMUM
SOUTH (FRONT)	6.0M (19'-8") 5.33M (17'-6")
NORTH (REAR)	7.5M (24'-7") 3.81M (12'-6")
EAST (INT SIDE)	7.5M (24'-7") 5.95M (19'-4")
WEST (INT SIDE)	7.5M (24'-7") 6.67M (21'-10")
UNIT COUNT	
BUILDING TYPE A	3 UNITS 110.4M ² 1,188 SQ.FT.
BUILDING TYPE B	4 UNITS 116.1M ² 1,250 SQ.FT.
BUILDING TYPE C	4 UNITS 117.1M ² 1,260 SQ.FT.

FLOOR AREA RATIOS

GFA BUILDING TYPE A	345.2M ² (3,716.06 SQ.FT.)	4 BUILDINGS
GFA BUILDING TYPE B	454.4M ² (4,891.150 FT.)	3 BUILDINGS
GFA BUILDING TYPE C	475.7M ² (5,121.43 SQ.FT.)	1 BUILDING
ALLOWED F.S.R. 0.6 PROPOSED F.S.R. = 3,148,195,335.14 = 0.59		
UNIT MATRIX		

PARKING

2 STALL PER DWELLING UNIT	+0.2 FOR VISITOR STALLS PER DWELLING UNIT.		
6 VISITOR STALLS REQUIRED (0.2X28) = 5.6	1 STALLS TO BE ACCESSIBLE AS PER 7663-2020 (4.3)		
6 STALL PROVIDED			
LEVEL 2 CHARGING TO BE PROVIDED IN ALL CONCEALED GARAGE AND FOR 50% OF VISITOR STALLS.			
AMENITY			
OUTDOOR REQUIRED = 5 M ² PER UNIT OF PUBLIC AMENITY = 140 M ² (1,507 SQ.FT.) PROVIDED = 182.9 M ² (1,968.8 SQ.FT.)			
PRIVATE AMENITY			
BUILDING TYPE	REQUIRED	PROPOSED	LOCATION
TYPE A	8.8M ² (95 SQ.FT.)	22.4M ² (242 SQ.FT.)	BACK YARD
TYPE A.1 (80% MIN UNIT AT ENTRY)	8.8M ² (95 SQ.FT.)	15.8M ² (170 SQ.FT.)	BACK YARD
TYPE B	11.33M ² (122 SQ.FT.)	14.9M ² (160 SQ.FT.)	FRONT YARD
TYPE C	12.9M ² (139 SQ.FT.)	33.4M ² (360 SQ.FT.)	ROOF TOP PATIO

COMMON OPEN AREA

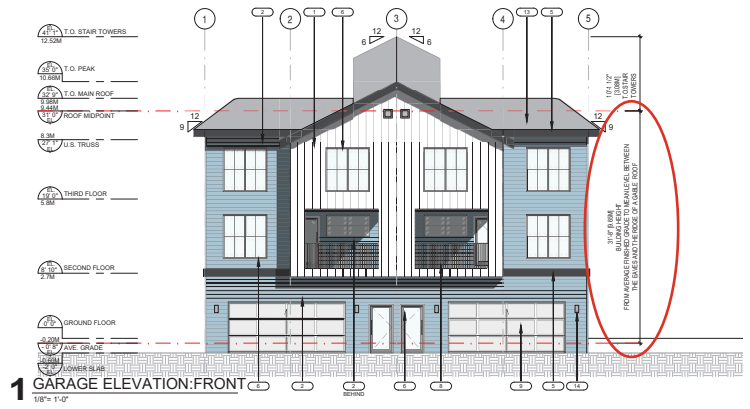
REQUIRED = 45 M ² PER UNIT OF PUBLIC AMENITY = 1,260 M ² (13,557 SQ.FT.) PROVIDED = 1,521.5 M ² (16,377.8 SQ.FT.) INCLUDING PRIVATE OUTDOOR AREA EXCLUDES AREA USED FOR OFF-STREET PARKING, OFF-STREET LOADING AND SERVICE DRIVEWAY

PLAN SYMBOL:

- TAG DETAIL
- TAG ELEVATION
- TAG BUILDING SECTION
- TAG WALL SECTION
- DRAWING NOTE
- SPOT ELEVATION
- PROPERTY LINE
- BUILDING SETBACK
- RETAINING WALL - REFER TO GEOTECH / LANDSCAPE DRAWING FOR INFO.

20257 PATTERSON AVE, MAPLE RIDGE (23-043)

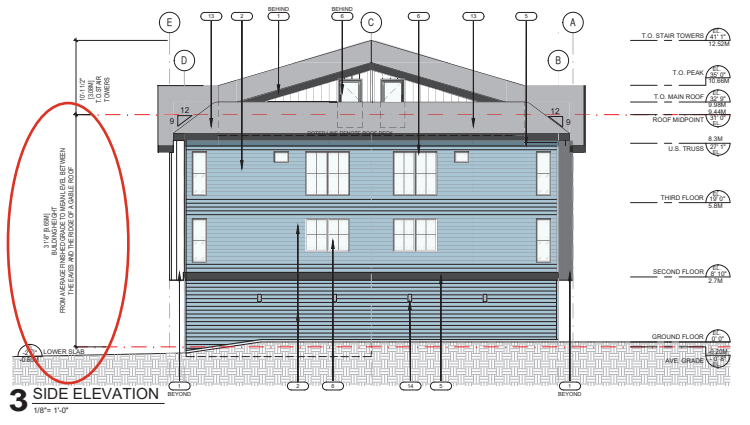
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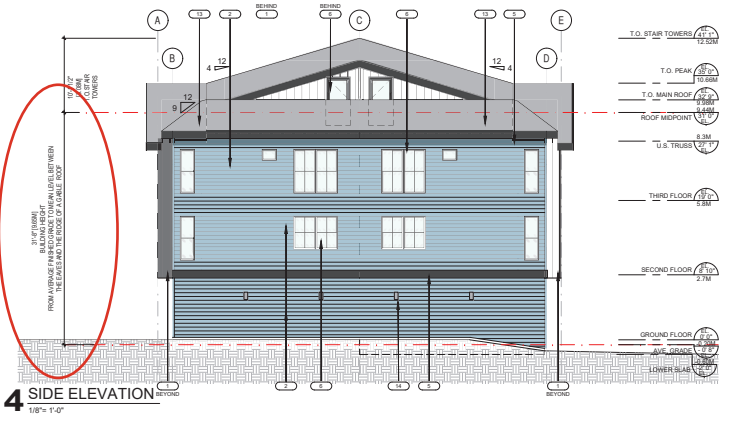
1 GARAGE ELEVATION: FRONT
1/8"= 1'-0"



2 GARAGE ELEVATION: REAR
1/8"= 1'-0"



3 SIDE ELEVATION
1/8"= 1'-0"



4 SIDE ELEVATION
1/8"= 1'-0"

EXTERIOR FINISHES LEGEND

- (1) CONC. FOUNDATION - PAINTED - (IRON GRAY)
- (2) FIBER CEMENT BOARD AND BATTEN SIDING - (ARCTIC WHITE) WITH LIGHT TRIM (BLUE AND TRIM SYSTEM - (ANODIZED WHITE), SMOOTH FIBER CEMENT VERTICAL ARTISAN SQUARE CHANNEL SIDING - (2\"/>

REV	DATE	DESCRIPTION
3	2026/10/22	RE-ISSUED FOR BUILDING PERMIT
2	2025/07/30	RE-ISSUED FOR BUILDING PERMIT
1	2025/07/30	ISSUED FOR BUILDING PERMIT

*COLOURS SHOWN IN TABLE AND ON ELEVATIONS MAY DIFFER IN TONE DUE TO GRAPHICAL REPRESENTATION.

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DESIGN BY: NZ APPROVED BY: AS
PROJECT: PATTERSON TOWNHOUSES
20257 PATTERSON AVE, MAPLE RIDGE
DRAWING: BUILDING TYPE C ELEVATIONS

PROJECT NUMBER: 23-043 DRAWING NUMBER: A3.31
SCALE: 1/8"= 1'-0"
DATE: 2025/07/30 REGION: 2025/10/10

20257 PATTERSON AVE, MAPLE RIDGE (23-043)