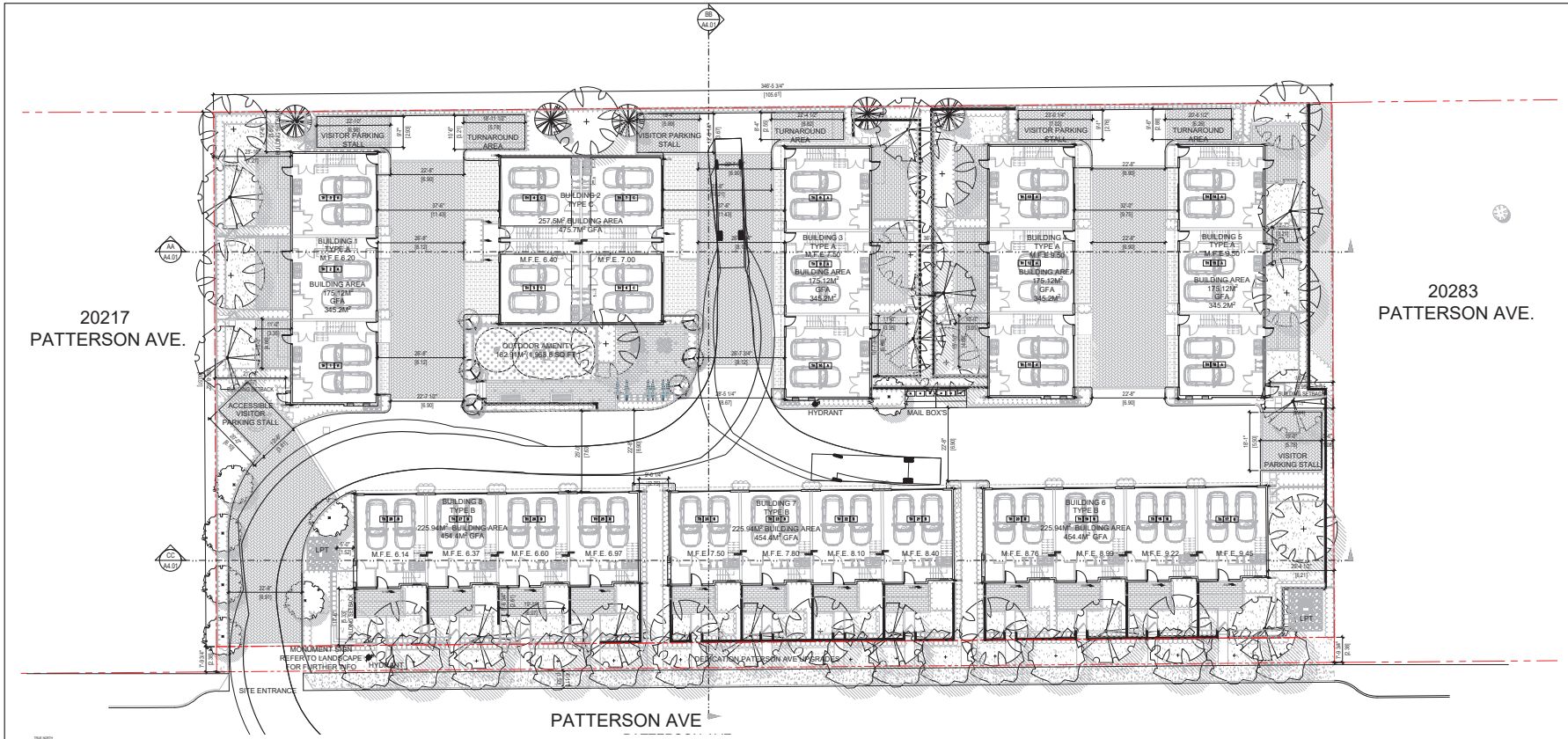

01 ARCHITECTURAL SITE PLAN FULL
SCALE: 1/16" = 1' - 0"

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	5,586.4M²	60,132 SQ.FT.	(1.38 ACRE)
DEDICATIONS	251.3M²	2,705 SQ.FT.	
NET SITE AREA (DEVELOPMENT AREA)	5,335.1M²	57,427 SQ.FT.	

DEDICATIONS

ROAD DEDICATION PATERSON	251.3M²	2,705 SQ.FT.

NET SITE AREA

DEVELOPMENT AREA	5,335.1M²	57,427 SQ.FT.	(1.32 ACRE)

PROJECT TOTAL
UNIT TOTAL 28

LOT STATISTICS

NET SITE AREA 5,335.1M² 57,427 SQ.FT. (1.32 ACRE)

LOT COVERAGE
MAXIMUM ALLOWED: N/A
PROPOSED LOT COVERAGE: 29.7% 1612.8 m2 (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	PROPOSED VARIANCE
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'-6")
WEST (INT SIDE)	7.5M (24'-7")	6.67M (21'-10")

UNIT COUNT

BUILDING TYPE A	3 UNITS	110.4M²	1,188 SQ.FT.
BUILDING TYPE B	4 UNITS	116.1M²	1,250 SQ.FT.
BUILDING TYPE C	4 UNITS	117.1M²	1,260 SQ.FT.

FLOOR AREA RATIOS

GFA BUILDING TYPE A	345.2M²	(3,716.06 SQ.FT.)	4 BUILDINGS
GFA BUILDING TYPE B	454.4M²	(4,891.1SQ.FT.)	3 BUILDINGS
GFA BUILDING TYPE C	475.7M²	(5,121.43 SQ.FT.)	1 BUILDING

ALLOWED F.S.R. 0.6
PROPOSED F.S.R. = 3,148.19/5,335.14 = 0.59

UNIT MATRIX

UNIT TYPE	NUMBER	#BED	GROUND/1ST FLOOR	2ND FLOOR	3RD FLOOR	G.F.A.R. (LIVABLE)	TOTAL G.F.A.R. (LIVABLE)
A	12	3	3.2 M² (34.88 SQ.FT.)	56.89 M² (618.38 SQ.FT.)	53.27 M² (578.98 SQ.FT.)	114.47 M² (1,232.24 SQ.FT.)	1,373.74 M² (14,786.68 SQ.FT.)
B	12	3	4.5 M² (48.97 SQ.FT.)	55.95 M² (608.16 SQ.FT.)	50.21 M² (545.74 SQ.FT.)	111.7 M² (1,202.8 SQ.FT.)	1,341.00 M² (14,434.44 SQ.FT.)
C	4	3	2.69 M² (29.33 SQ.FT.)	54.96 M² (597.44 SQ.FT.)	49.65 M² (539.62 SQ.FT.)	108.3 M² (1,166.39 SQ.FT.)	433.44 M² (4,665.5 SQ.FT.)
TOTAL 28							3,148.19 M² (33,886.88 SQ.FT.)

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 7863-2020 (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 M² PER UNIT OF PUBLIC AMENITY = 140 M² (1,507 SQ.FT.)
PROVIDED = 182.9 M² (1,968.8 SQ.FT.)

PRIVATE AMENITY

BUILDING TYPE	REQUIRED	PROPOSED	LOCATION
TYPE A	8.8M² (95 SQ.FT.)	22.4M² (242 SQ.FT.)	BACK YARD
TYPE A.1 (SOUTH UNIT AT ENTRY)	8.8M² (95 SQ.FT.)	15.8M² (170 SQ.FT.)	BACK YARD
TYPE B	11.33M² (122 SQ.FT.)	14.9M² (160 SQ.FT.)	FRONT YARD
TYPE C	12.9M² (139 SQ.FT.)	33.4M² (360 SQ.FT.)	ROOF TOP PATIO

COMMON OPEN AREA
REQUIRED = 45 M² PER UNIT OF PUBLIC AMENITY = 1,260 M² (13,557 SQ.FT.)
PROVIDED = 1,521.5 M² (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 — CALLOUT NUMBER / REFERENCE PAGE
- TAG: ELEVATION — ELEVATION NUMBER / REFERENCE PAGE
- TAG: BUILDING SECTION — SECTION NUMBER / REFERENCE PAGE
- TAG: WALL SECTION — SECTION NUMBER / REFERENCE PAGE
- DRAWING NOTE
- SPOT ELEVATION
- PROPERTY LINE
- BUILDING SETBACK
- RETAINING WALL- REFER TO GEOTECH / LANDSCAPE DRAWING FOR INFO.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.
THIS TEXT SHOULD BE RED. FOR BEST CLARIFY ENSURE THESE DRAWINGS ARE PLOTTED IN COLOUR.

REV	DATE	DESCRIPTION
3	2026/01/22	RE-ISSUED FOR BUILDING PERMIT
2	2025/10/10	RE-ISSUED FOR BUILDING PERMIT
1	2025/07/30	ISSUED FOR BUILDING PERMIT

CONSULTANT

CONSULTANT SEAL

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

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ARCHITECTURAL SEAL

REGISTERED ARCHITECT — ANDREA SCOTT — BRITISH COLUMBIA

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DRAWN BY NZ
APPROVED AS

PROJECT
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
REVISION 2025/10/10

20257 PATTERSON AVE, MAPLE RIDGE (23-043)