



PROJECT CONTACTS

PROPERTY OWNER
KC (MR DEWDNEY) LIMITED PARTNERSHIP
c/o NATHALIA FERNANDES
205 43995 PROGRESS WAY,
CHILLIWACK, BC V2R 0E6
EMAIL: nfernandes@kerkhoff.ca
TEL : 604-824-4122

ARCHITECT
FORMOSIS ARCHITECTURE INC.
c/o TOM BUNTING
200 - 211 COLUMBIA STREET
VANCOUVER, B.C. V6A 2R5
EMAIL: tbunting@formosis.ca
TEL : 604-688-7582

CODE
MCAULEY CONSULTING CP
c/o TAVIS MCAULEY
116 - 119 WEST PENDER STREET
VANCOUVER, B.C. V6B 1S5
EMAIL: tavis@mcauleyconsulting.ca
TEL : 778-834-6569

ELECTRICAL
STRAITON ENGINEERING LTD.
c/o MEGAN SIBLEY
203 - 33386 SOUTH FRASER WAY
ABBOTSFORD, BC, V2S 2B5
EMAIL: sibley@straitoneng.com
TEL : 778-752-5835

GEOTECHNICAL
GEOPACIFIC CONSULTANTS LTD.
c/o DANIEL KOKAN
1779 WEST 75TH AVE
VANCOUVER, BC. V6P 6P2
EMAIL: dkokan@geopacific.ca
TEL : 604-439-0922

LANDSCAPE ARCHITECT
GREENWAY LANDSCAPE ARCHITECTURE
c/o PAUL WHITEHEAD
2280 PARK CRESCENT
COQUITLAM BC V3J 6T4
EMAIL: paul@greenwayla.ca
TEL : 604-461-9120

MECHANICAL
YONEDA & ASSOCIATES
c/o ALEXIS LAM
720 - 1140 WEST PENDER ST.
VANCOUVER, BC. V6B 4G1
EMAIL: alexisL@yoneda.ca
TEL : 604-684-3412

STRUCTURAL
WEILER SMITH BOWERS
c/o DARRYL BOWERS
118-3855 HENNING DR.
BURNABY, BC. V5C 6N3
EMAIL: bowers@wsb-eng.com
TEL : 604-294-3753

ENVELOPE & ENERGY
AQUA-COAST ENGINEERING LTD.
c/o JASON Z. WEN
201-5155 LADNER TRUNK RD.
DELTA, BC
EMAIL: jwen@aqua-coast.ca
TEL : 604 946 9910

CIVIL
MCELHANNEY LTD.
c/o MIKE CANNING
100 8837 201 STREET
LANGLEY, BC, V2Y 0C8
EMAIL: mcanning@mcelhanney.com
TEL : 604-424-4867

SPRINKLER
CARDINAL ENGINEERING LTD.
c/o RYAN PAVEY
SUITE 470, 688 WEST HASTINGS STREET
VANCOUVER, BC, V6B 1P1
EMAIL: pavey@cardinalfire.ca
TEL : 604-605-0606

PROJECT INFORMATION

LEGAL ADDRESS
LOT 231 PLAN 58011;
LOT 223 & 224 PLAN 57491;
LOT 218 PLAN 56868;
ALL OF SECTION 17 TP 12 NWD

CIVIC ADDRESS
22936, 22944, 22952, 22964, 22974 DEWDNEY TRUNK ROAD
MAPLE RIDGE, B.C. V2X 3K7

ZONING
REZONED TO: RM-2 (MEDIUM DENSITY APARTMENT RESIDENTIAL)

OCCUPANCY
EXISTING: C RESIDENTIAL
PROPOSED: C RESIDENTIAL

ALTERNATIVE SOLUTIONS
AS-1 - PARKADE ASSAULT SECURITY GLAZING
AS-2 - OMISSION OF SMOKE DAMPERS,
AS-3 - EXIT EXPOSURE PROTECTION
REFER TO REPORT PREPARED BY MCAULEY CONSULTING

SHEET LIST		
Number	Name	Issued
A000	COVER PAGE	2024-11-25
A001	SITE CONTEXT & PROJECT STATISTICS	2024-11-25
A121	ASSEMBLIES	2024-11-25
A122	ASSEMBLIES	2024-11-25
A131	DOOR SCHEDULE	2024-11-25
A132	DOOR SCHEDULE	2024-11-25
A133	WINDOW SCHEDULE	2024-11-25
A151	SITE PLAN	2024-11-25
A171	LEVEL 1 & LEVEL 2 AREA PLANS	2024-11-25
A172	LEVEL 3 & LEVEL 4 AREA PLANS	2024-11-25
A173	LEVEL 5 & LEVEL 6 AREA PLANS	2024-11-25
A174	ROOF AREA PLAN & FSR CALCULATIONS	2024-11-25
A201	PARKING LEVEL 2 PLAN	2024-11-25
A202	PARKING LEVEL 1 PLAN	2024-11-25
A211	LEVEL 1 PLAN	2024-11-25
A211b	LEVEL 1 SLAB PLAN	2024-11-25
A212	LEVEL 2 - LEVEL 4 TYPICAL PLAN	2024-11-25
A213	LEVEL 5 PLAN	2024-11-25
A214	LEVEL 6 PLAN	2024-11-25
A215	ROOF PLAN	2024-11-25
A216	T.O. ROOF MECH PLAN	2024-11-25
A301	PARKING LEVEL 2 RCP	2024-11-25
A302	PARKING LEVEL 1 RCP	2024-11-25
A303	LEVEL 1 RCP	2024-11-25
A304	LEVEL 2 - 4 TYPICAL RCP	2024-11-25
A305	LEVEL 5 RCP	2024-11-25
A306	LEVEL 6 RCP	2024-11-25
A401	ELEVATIONS	2024-11-25
A402	ELEVATIONS	2024-11-25
A403	COURTYARD ELEVATIONS	2024-11-25
A451	SECTIONS	2024-11-25
A452	SECTIONS	2024-11-25
A453	SECTIONS	2024-11-25
A454	SECTIONS	2024-11-25
A501	UNIT LAYOUTS A01-B05	2024-11-25
A502	UNIT LAYOUTS B06-B11	2024-11-25
A503	UNIT LAYOUTS C01-C04	2024-11-25
A504	UNIT LAYOUTS C05-C08	2024-11-25
A505	UNIT LAYOUTS C09-C12	2024-11-25
A506	UNIT LAYOUTS C13-C16	2024-11-25
A507	UNIT LAYOUTS C17-C19	2024-11-25
A508	UNIT LAYOUTS D01-D02	2024-11-25
A509	ENLARGED FLOOR PLANS	2024-11-25
A601	STAIR 1 PLAN + DETAILS	2024-11-25
A602	STAIR 2 PLAN + DETAILS	2024-11-25
A603	STAIR 3 PLAN + DETAILS	2024-11-25
A604	STAIR 4 PLAN + DETAILS	2024-11-25
A611	TYPICAL STAIR DETAILS	2024-11-25
A612	STAIR DETAILS	2024-11-25
A613	RAMP DETAILS	2024-11-25

SHEET LIST		
Number	Name	Issued
A701	WALL SECTIONS	2024-11-25
A702	WALL SECTIONS	2024-11-25
A801	TYPICAL PLAN DETAILS	2024-11-25
A802	PLAN DETAILS	2024-11-25
A811	TYPICAL SECTION DETAILS	2024-11-25
A812	SECTION DETAILS	2024-11-25
A813	SECTION DETAILS	2024-11-25
A814	SECTION DETAILS	2024-11-25
A815	SECTION DETAILS	2024-11-25
A816	SECTION DETAILS	2024-11-25
A817	SECTION DETAILS	2024-11-25

ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS,
USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR
WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR
CONFORMANCE WITH CODES AND BY-LAWS AND SHALL
ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE
CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS
TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY.
THE CONTRACTOR AND ANY PERSON USING THIS
DRAWING FOR INFORMATION ARE ADVISED TO REFER TO
CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER,
ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN
DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO
THOSE DISCIPLINES.

CONSULTANT

DEVELOPER

200-211 Columbia Street
Vancouver, BC. V6A 2R5
T 604 688 7582
formosis.ca

PROJECT NO. 2006

01	ISSUED FOR COORDINATION	2023-11-01
02	ISSUED FOR ENERGY MODEL	2023-11-16
03	ISSUED FOR 25% COORDINATION	2023-11-22
04	ISSUED FOR 50% COORDINATION	2023-12-14
05	ISSUED FOR 75% COORDINATION	2023-01-17
06	ISSUED FOR 80% COORDINATION	2024-01-29
07	ISSUED FOR 85% COORDINATION	2024-02-07
08	ISSUED FOR BUILDING PERMIT	2024-02-14
09	REISSUED FOR DP	2024-11-25

SEAL

PROJECT

22936-22974
DEWDNEY TRUNK ROAD
MAPLE RIDGE, BRITISH COLUMBIA

DRAWING

COVER PAGE

LOCATION	DRAWN BY
MAPLE RIDGE, BC	SP
DATE	SCALE
2024-11-25	
DWG No.	

A000

STATISTICS

PROGRAMMING SUMMARY						
SITE AREA		53,935 SF	5,010.7 m ²			
Lane Dedication		4,372 SF	406.2 m ²			
Net Site Area		49,563 SF	4,604.5 m ²			
RESIDENTIAL	AREA (TOTAL)	EXCLUSIONS	AREA (GROSS)	FAR	COMMENTS	
GROUND FLOOR	26,418 SF	6,982 SF	19,436 SF		Zoning Bylaw 403.3 - gross areas exclude 1" thickness of exterior cladding	
SECOND FLOOR	26,372 SF	3,802 SF	22,570 SF			
THIRD FLOOR	26,372 SF	3,802 SF	22,570 SF			
FOURTH FLOOR	26,372 SF	3,802 SF	22,570 SF			
FIFTH FLOOR	21,765 SF	3,924 SF	17,841 SF			
SIXTH FLOOR	20,414 SF	2,724 SF	17,690 SF			
ROOF	677 SF	677 SF	0 SF			
TOTAL (GBA)		148,390 SF (13,785.9 m ²)	25,713 SF (2,388.8 m ²)	122,677 SF (11,397.1 m ²)	2.48	Efficiency 82.7%

PARKING					
	BY-LAW	REQUIRED		PROVIDED	
RESIDENTIAL (178 UNITS)	RM-2				
1 STUDIO UNITS	1.5 / RES. UNIT	267.0	REGULAR	229	
54 ONE-BED UNITS			SMALL	(26)	9.9%
116 TWO-BED UNITS					
7 THREE-BED UNITS					
VISITORS	0.2 / UNIT	35.6		33	
SUB-TOTAL		303		262	
				-13%	
				-41	
ACCESSIBLE STALLS - OVER 200 STALLS	4	10	VOIDED ACCESSIBLE	5	
For rationale for variance to parking spaces, refer to traffic impact assessment by CTS.					

ZONING DATA				
CURRENT				
	RS1	RM2	PROPOSED	VARIANCE
Zone:	RS-1	RM2	RM2	
Proposed Uses:	Residential	Residential	Residential	
Density:	N/A	2.50 FSR	2.48 FSR	DENSITY BONUS OF 0.1 FSR FOR UNDERGROUND PARKING AND 0.6 FOR MAJOR CORRIDOR RESIDENTIAL.
Site Coverage			53.3%	
Buildings Setbacks:				
Front:		7.5m	4.45m (14'-7")	VARIANCE OF 3.05m REQUESTED
West Side:		7.5m	9.99m (32'-3")	
Temporary West to Lane:		7.5m	2.50m (8'-3")	TEMPORARY VARIANCE OF 5.00m REQUESTED
East Side:		7.5m	6.65m (21'-10")	VARIANCE OF 0.85m REQUESTED
Rear:		7.5m	3.00m (9'-10")	VARIANCE OF 4.50m REQUESTED
Underground Parking Setback:				
Front:	1.5m	0.23m (9")		VARIANCE OF 1.27m REQUESTED
West Side:	0m	0.23m (9")		
East Side:	0m	0.23m (9")		
Rear:	1.5m	0.23m (9")		VARIANCE OF 1.27m REQUESTED
Height:	15m	21.29 m (69'-10")		VARIANCE OF 6.29M IN HEIGHT REQUESTED TO MATCH ADJACENT TOWN CENTRE AREA HEIGHT.
Number of Storeys:	4	6		VARIANCE OF 2 STOREYS REQUESTED TO MATCH ADJACENT TOWN CENTRE AREA.
Average Finished Grade:			51.15m	
North-West Corner			50.38m	
North-East Corner			51.56m	
South-East Corner			51.87m	
South-West Corner			50.78m	
Parking		303	262	VARIANCE OF 41 PARKING SPACES REQUESTED
Loading		-	1	
Bicycle Short Term		-	10	
Bicycle Long Term		-	63	
Common Open Area		1,381.4 m ²	2,304.6 m ²	
Outdoor Amenity Area		178.0 m ²	962.2 m ²	
Private Outdoor Area		Min. 4.6m ²	Provided for all units except 3	VARIANCE OF 3 UNITS REQUESTED
Indoor Amenity Area		178.0 m ²	193.6 m ²	

CONTEXT PLAN



UNIT COUNT	PHASE 1			
	STUDIO	1-BED	2-BED	3-BED
GROUND FLOOR	1	10	17	1
SECOND FLOOR	0	11	21	1
THIRD FLOOR	0	11	21	1
FOURTH FLOOR	0	11	21	1
FIFTH FLOOR	0	5	19	1
SIXTH FLOOR	0	6	17	2
SUBTOTALS	1	54	116	7
	1%	30%	65%	4%
				178

AMENITY REQUIREMENTS			
OUTDOOR AMENITY	REQUIRED	10.76 SF / UNIT =	1,916 SF
INDOOR AMENITY	REQUIRED	10.76 SF / UNIT =	1,916 SF
	PROVIDED		10,357 SF
	PROVIDED		2,084 SF

BICYCLE PARKING			
	REQUIRED		PROVIDED
	Long Term	Short Term	Long Term
RESIDENTIAL (@ 178 UNITS)			63
			10
TOTAL	-	-	63
			10

Common Open Area - Metric

AREA NAME	AREA
-----------	------

Outdoor Amenity Area	
Roof Deck	962.2 m ²
Outdoor Amenity Area	962.2 m ²

Private Outdoor Area	
Balcony	1097.4 m ²
Patio	245.0 m ²
Private Outdoor Area	1342.4 m ²
Total Common Open Area	2304.6 m ²

Indoor Amenity Area - Metric

AREA NAME	AREA
-----------	------

Indoor Amenity Area	
LEVEL 1	
Amenity	50.2 m ²
Amenity	51.2 m ²
LEVEL 5	
Amenity	92.3 m ²
	193.6 m ²
Total Area	193.6 m ²

Common Open Area - Imperial

AREA NAME	AREA
-----------	------

Outdoor Amenity Area	
Roof Deck	10357 SF
Outdoor Amenity Area	10357 SF

Private Outdoor Area	
Balcony	11813 SF
Patio	2637 SF
Private Outdoor Area	14450 SF
Total Common Open Area	24806 SF

Indoor Amenity Area - Imperial

AREA NAME	AREA
-----------	------

Indoor Amenity Area	
LEVEL 1	
Amenity	540 SF
Amenity	551 SF
LEVEL 5	
Amenity	993 SF
	2084 SF
Total Area	2084 SF

SUITE SCHEDULE

#	BEDS	TYPE	AREA
---	------	------	------

LEVEL 1

101	2-BED	C01	791 SF
102	2-BED	C05	651 SF
103	2-BED	C01	780 SF
104	2-BED	C04	677 SF
105	2-BED	C01	780 SF
106	2-BED	C09	735 SF
107	3-BED	D01	872 SF
108	2-BED	C01	780 SF
109	2-BED	C01	780 SF
110	2-BED	C07	633 SF
111	1-BED	B04	448 SF
112	1-BED	B03	501 SF
113	STUDIO	A01	505 SF
114	1-BED	B01	520 SF
115	1-BED	B01	520 SF
116	1-BED	B02	517 SF
117	1-BED	B02	517 SF
118	1-BED	B01	520 SF
119	1-BED	B01	520 SF
120	2-BED	C16	578 SF
121	2-BED	C14	746 SF
122	2-BED	C18	767 SF
123	1-BED	B03	501 SF
124	1-BED	B10	613 SF
125	2-BED	C07	633 SF
126	2-BED	C01	747 SF
127	2-BED	C06	711 SF
128	2-BED	C09	735 SF
129	2-BED	C17	754 SF

LEVEL 1: 29

SUITE SCHEDULE

#	BEDS	TYPE	AREA
---	------	------	------

LEVEL 2

201	2-BED	C01	791 SF
202	2-BED	C05	651 SF
203	2-BED	C01	781 SF
204	2-BED	C04	678 SF
205	2-BED	C01	781 SF
206	2-BED	C09	735 SF
207	3-BED	D01	873 SF
208	2-BED	C01	781 SF
209	2-BED	C01	781 SF
210	2-BED	C07	634 SF
211	1-BED	B04	449 SF
212	1-BED	B03	501 SF
213	2-BED	C12	832 SF
214	1-BED	B01	520 SF
215	1-BED	B01	520 SF
216	1-BED	B01	520 SF
217	1-BED	B02	517 SF
218	1-BED	B02	517 SF
219	1-BED	B01	520 SF
220	1-BED	B01	520 SF
221	2-BED	C10	661 SF
222	2-BED	C11	744 SF
223	2-BED	C19	743 SF
224	1-BED	B03	501 SF
225	2-BED	C01	781 SF
226	2-BED	C07	634 SF
227	2-BED	C01	781 SF
228	2-BED	C06	711 SF
229	2-BED	C01	781 SF
230	2-BED	C09	735 SF
231	1-BED	B05	527 SF
232	2-BED	C02	751 SF
233	2-BED	C08	629 SF

LEVEL 2: 33

SUITE SCHEDULE

#	BEDS	TYPE	AREA
---	------	------	------

LEVEL 3

301	2-BED	C01	791 SF
302	2-BED	C05	651 SF
303	2-BED	C01	781 SF
304	2-BED	C04	678 SF
305	2-BED	C01	781 SF
306	2-BED	C09	735 SF
307	3-BED	D01	873 SF
308	2-BED	C01	781 SF
309	2-BED	C01	781 SF
310	2-BED	C07	634 SF
311	1-BED	B04	448 SF
312	1-BED	B03	501 SF
313	2-BED	C12	832 SF
314	1-BED	B01	520 SF
315	1-BED	B01	520 SF
316	1-BED	B01	520 SF
317	1-BED	B02	517 SF
318	1-BED	B02	517 SF
319	1-BED	B01	520 SF
320	1-BED	B01	520 SF
321	2-BED	C10	661 SF
322	2-BED	C11	744 SF
323	2-BED	C19	743 SF
324	1-BED	B03	501 SF
325	2-BED	C07	634 SF
326	2-BED	C01	781 SF
327	2-BED	C01	781 SF
328	2-BED	C06	711 SF
329	2-BED	C01	781 SF
330	2-BED	C09	735 SF
331	1-BED	B05	527 SF
332	2-BED	C02	751 SF
333	2-BED	C08	629 SF

LEVEL 3: 33

SUITE SCHEDULE

#	BEDS	TYPE	AREA
---	------	------	------

LEVEL 4

401	2-BED	C01	791 SF
402	2-BED	C05	651 SF
403	2-BED	C01	781 SF
404	2-BED	C04	678 SF
405	2-BED	C01	781 SF
406	2-BED	C09	735 SF
407	3-BED	D01	873 SF
408	2-BED	C01	781 SF
409	2-BED	C01	781 SF
410	2-BED	C07	634 SF
411	1-BED	B04	449 SF
412	1-BED	B03	501 SF
413	2-BED	C12	832 SF
414	1-BED	B01	520 SF
415	1-BED	B01	520 SF
416	1-BED	B01	520 SF
417	1-BED	B02	517 SF
418	1-BED	B02	517 SF
419	1-BED	B01	520 SF
420	1-BED	B01	520 SF
421	2-BED	C10	661 SF
422	2-BED	C11	744 SF
423	2-BED	C19	743 SF
424	1-BED	B03	501 SF
425	2-BED	C07	634 SF
426	2-BED	C01	781 SF
427	2-BED	C01	781 SF
428	2-BED	C06	711 SF
429	2-BED	C09	735 SF
430	2-BED	C01	781 SF
431	1-BED	B05	527 SF
432	2-BED	C02	751 SF
433	2-BED	C08	629 SF

LEVEL 4: 33

SUITE SCHEDULE

#	BEDS	TYPE	AREA
---	------	------	------

LEVEL 5

501	2-BED	C01	791 SF
502	2-BED	C05	651 SF
503	2-BED	C01	781 SF
504	2-BED	C04	678 SF
505	2-BED	C01	781 SF
506	2-BED	C09	735 SF
507	3-BED	D01	873 SF
508	2-BED	C01	781 SF
509	2-BED	C01	781 SF
510	2-BED	C07	634 SF
511	1-BED	B04	449 SF
512	1-BED	B03	501 SF
513	2-BED	C13	750 SF
514	1-BED	B06	517 SF
515	2-BED	C08	629 SF
516	2-BED	C02	751 SF
517	1-BED	B05	527 SF
518	2-BED	C09	735 SF
519	2-BED	C01	781 SF
520	2-BED	C06	711 SF
521	2-BED	C01	781 SF
522	2-BED	C01	781 SF
523	2-BED	C07	634 SF
524	1-BED	B03	501 SF
525	2-BED	C19	743 SF

LEVEL 5: 25

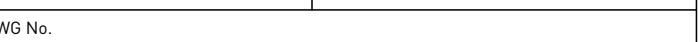
SUITE SCHEDULE

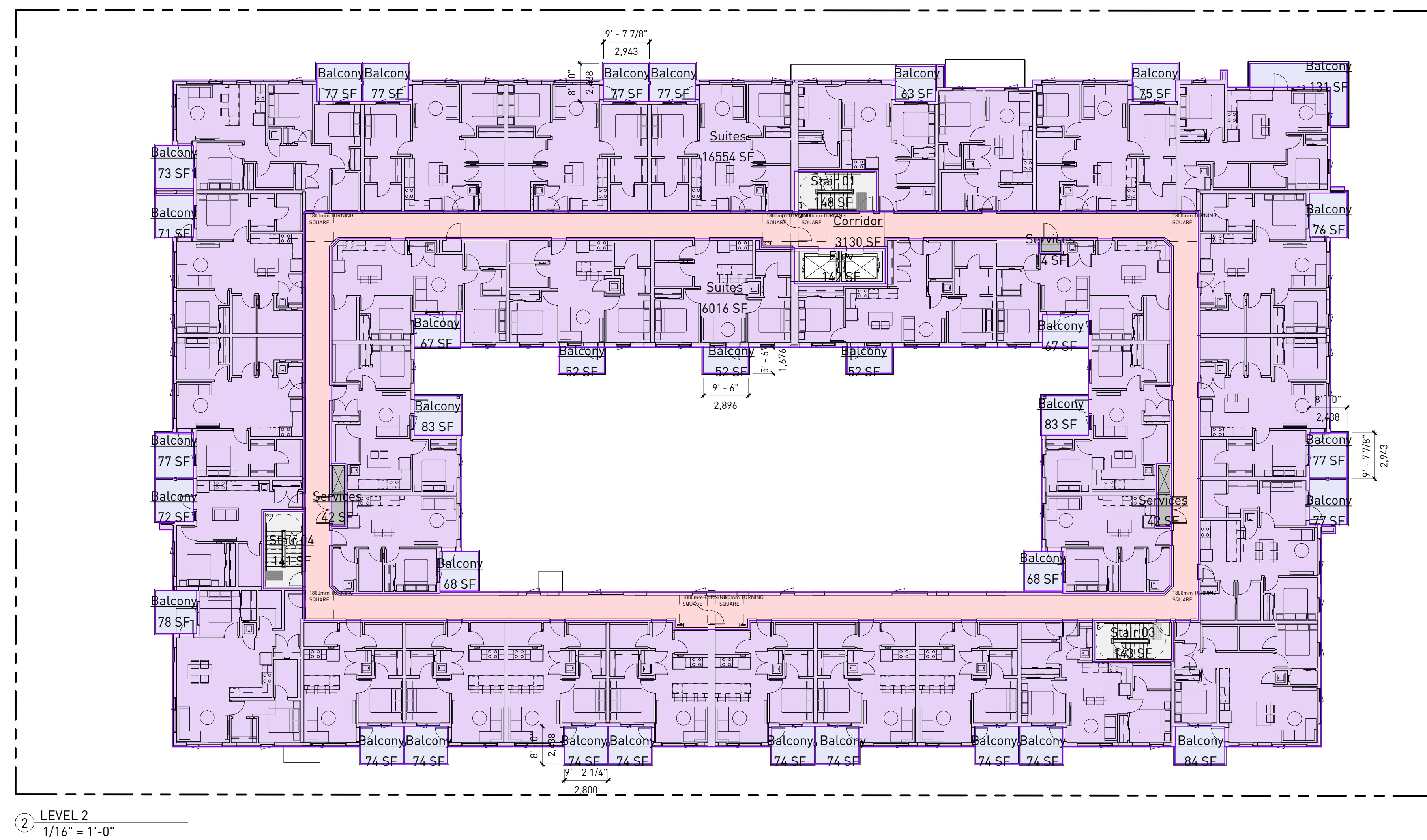
#	BEDS	TYPE	AREA
---	------	------	------

LEVEL 6

01	2-BED	C03	704 SF
02	2-BED	C05	651 SF
03	2-BED	C03	696 SF
04	2-BED	C04	678 SF
05	2-BED	C03	696 SF
06	2-BED	C09	735 SF
07	3-BED	D01	873 SF
08	2-BED	C01	781 SF
09	2-BED	C01	781 SF
10	2-BED	C07	634 SF
11	1-BED	B07	392 SF
12	3-BED	B03	502 SF
13	1-BED	D02	1016 SF
14	1-BED	B11	536 SF
15	2-BED	C02	751 SF
16	1-BED	B05	527 SF
17	2-BED	C09	735 SF
18	2-BED	C01	781 SF
19	2-BED	C06	710 SF
20	2-BED	C01	781 SF
21	2-BED	C07	634 SF
22	2-BED	C01	781 SF
23	1-BED	B09	489 SF
24	1-BED	B08	563 SF
25	2-BED	C15	751 SF

AVERAGE FINISHED GRADE	
NW CORNER	50.38m
NE CORNER	51.56m
SE CORNER	51.87m
<u>SW CORNER</u>	<u>50.78m</u>
AVERAGE GRADE	51.15m





FSR Calculations - Level 1

Lot Area		49,563 SF
AREA NAME	AREA	FSR
Gross Floor Area		
Suites	5388 SF	0.11
Suites	3307 SF	0.07
Suites	1929 SF	0.04
Suites	4519 SF	0.09
Suites	4294 SF	0.09
Gross Floor Area	19436 SF	0.39

Exclusions		
Elev	142 SF	0.00
Stair 01	135 SF	0.00
Stair 02	158 SF	0.00
Stair 03	230 SF	0.00
Stair 04	256 SF	0.01
Common Area	96 SF	0.00
Common Area	76 SF	0.00
Common Area	155 SF	0.00
Common Area	592 SF	0.01
Corridor	3954 SF	0.08
Amenity	540 SF	0.01
Amenity	551 SF	0.01
Services	42 SF	0.00
Services	42 SF	0.00
Services	14 SF	0.00
Exclusions	6982 SF	0.14
Total Building Area	26418 SF	0.53

Building Area Legend

-  Circulation
-  Common Area
-  Corridor
-  Indoor Amenity Area
-  Outdoor Amenity Area
-  Private Outdoor Area
-  Services
-  Suite Area

Common Open Area Calculations - Level 1

AREA NAME	AREA DIMENSION		AREA
	WIDTH	LENGTH	
Outdoor Amenity Area			
Roof Deck	35' - 3"	174' - 0 3/4"	6136 SF
			6136 SF

Private Outdoor Area			
Patio	6' - 9 7/8"	9' - 9"	67 SF
Patio	9' - 5 1/2"	10' - 11"	103 SF
Patio	8' - 6 3/4"	9' - 5 5/8"	81 SF
Patio	8' - 7"	8' - 7 1/8"	74 SF
Patio	9' - 4 1/8"	10' - 11"	102 SF
Patio	9' - 7 7/8"	9' - 9"	76 SF
Patio	6' - 6 3/8"	20' - 2 1/4"	132 SF
Patio	6' - 6 3/8"	19' - 10 1/2"	130 SF
Patio	8' - 7 1/4"	13' - 7 1/2"	117 SF
Patio	8' - 4 7/8"	13' - 9 3/4"	116 SF
Patio	9' - 7 5/8"	12' - 7 3/8"	122 SF
Patio	9' - 7 3/4"	12' - 7 3/8"	122 SF
Patio	6' - 11 1/8"	11' - 11 5/8"	83 SF
Patio	6' - 10 1/8"	11' - 10 1/4"	81 SF
Patio	9' - 0 3/4"	9' - 7 7/8"	87 SF
Patio	9' - 0"	9' - 0 3/4"	82 SF
Patio	7' - 11 1/8"	8' - 9 3/4"	70 SF
Patio	7' - 11 1/8"	9' - 2 1/4"	73 SF
Patio	7' - 11 1/8"	9' - 2 1/4"	73 SF
Patio	7' - 11 1/8"	9' - 2 1/4"	73 SF
Patio	7' - 11 1/8"	9' - 2 1/4"	73 SF
Patio	7' - 11 1/8"	9' - 2 1/4"	73 SF
Patio	7' - 11 1/8"	9' - 2 1/4"	73 SF
Patio	7' - 11 1/8"	9' - 2 1/4"	73 SF
Patio	7' - 5"	11' - 2 5/8"	83 SF
Patio	7' - 2 3/4"	15' - 7"	113 SF
Patio	9' - 2 3/8"	12' - 7"	116 SF
Patio	7' - 4 1/8"	23' - 4 1/8"	171 SF

Total Common Open Area	8773 SF
------------------------	---------

FSR Calculations - Level 2

Lot Area		49,563 SF
AREA NAME	AREA	FSR
Gross Floor Area		
Suites	16554 SF	0.33
Suites	6016 SF	0.12
Gross Floor Area	22570 SF	0.46

Exclusions		
Elev	142 SF	0.00
Stair 01	148 SF	0.00
Stair 03	143 SF	0.00
Stair 04	141 SF	0.00
Corridor	3130 SF	0.04
Services	42 SF	0.00
Services	42 SF	0.00
Services	14 SF	0.00
Exclusions	3802 SF	0.08
Total Building Area	26372 SF	0.53

Building Area Legend

-  Circulation
-  Corridor
-  Private Outdoor Area
-  Services
-  Suite Area

Common Open Area Calculations - Level 2

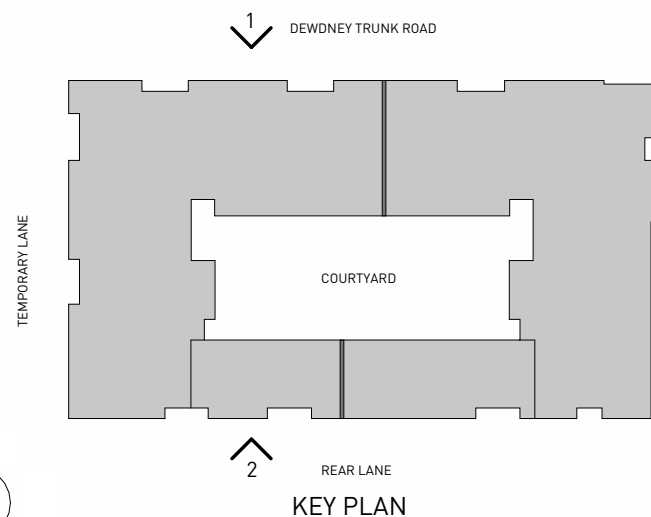
AREA NAME	AREA DIMENSION		AREA
	WIDTH	LENGTH	
Private Outdoor Area			
Balcony	5' - 6"	9' - 6"	52 SF
Balcony	6' - 9 7/8"	9' - 9"	67 SF
Balcony	8' - 1"	8' - 4 3/8"	68 SF
Balcony	8' - 4"	9' - 11"	83 SF
Balcony	8' - 0"	9' - 7 1/2"	77 SF
Balcony	8' - 0"	9' - 7 7/8"	77 SF
Balcony	7' - 4 3/8"	8' - 6"	63 SF
Balcony	8' - 0"	9' - 7 7/8"	77 SF
Balcony	8' - 0"	9' - 7 7/8"	77 SF
Balcony	7' - 2"	10' - 5 7/8"	75 SF
Balcony	4' - 5 7/8"	29' - 2 1/8"	131 SF
Balcony	7' - 3 3/8"	10' - 4 1/2"	76 SF
Balcony	8' - 0"	9' - 7 7/8"	77 SF
Balcony	8' - 0"	9' - 7 1/2"	77 SF
Balcony	7' - 10 3/4"	10' - 7 1/4"	84 SF
Balcony	8' - 0"	9' - 2 1/4"	74 SF
Balcony	8' - 0"	9' - 2 1/4"	74 SF
Balcony	8' - 0"	9' - 2 1/4"	74 SF
Balcony	8' - 0"	9' - 2 1/4"	74 SF
Balcony	8' - 0"	9' - 2 1/4"	74 SF
Balcony	8' - 0"	9' - 2 1/4"	74 SF
Balcony	8' - 0"	9' - 2 1/4"	74 SF
Balcony	8' - 3 1/8"	9' - 5 1/2"	78 SF
Balcony	8' - 0"	9' - 0"	72 SF
Balcony	8' - 0"	9' - 7 7/8"	77 SF
Balcony	8' - 0"	8' - 10 3/4"	71 SF
Balcony	8' - 0"	9' - 1 1/8"	73 SF
Balcony	5' - 6"	9' - 6"	52 SF
Balcony	5' - 6"	9' - 6"	52 SF
Balcony	6' - 9 7/8"	9' - 9"	67 SF
Balcony	8' - 4"	9' - 11"	83 SF
Balcony	8' - 1"	8' - 4 3/8"	68 SF

Total Common Open Area	2441 SF
------------------------	---------

EXTERIOR MATERIAL FINISH SCHEDULE

CN-01 ARCHITECTURAL CONCRETE WITH ELASTOMERIC PAINT: LIGHT GREY
CP-01 FIBRE CEMENT PANEL - COLOUR: OFF WHITE
(W/ PRE-PAINTED COLOUR MATCHED TRIM)
CP-02 FIBRE CEMENT PANEL - COLOUR: CHARCOAL GREY
(W/ PRE-PAINTED COLOUR MATCHED TRIM)
CP-03 FIBRE CEMENT HORIZONTAL LAP CLADDING - COLOUR: LIGHT GREY
(W/ PRE-PAINTED COLOUR MATCHED TRIM)
WO-01 WOOD LOOK CLADDING

MT-01 PRE-FINISHED SINGLE-SKIN METAL FLASHING: DARK GREY
MT-02 POWDER COATED METAL CANOPY C/W TEMPERED GLASS CANOPY
VW-01 DOUBLE GLAZED VINYL FRAMED WINDOW: DARK GREY FRAME
GL-01 TEMPERED GLASS GUARD W/ PRE-FINISHED ALUMINUM SUPPORT: GREY
GL-02 TEMPERED OBSCURED GLASS, PRIVACY SCREEN W/ ALUMINUM SUPPORT
MG-01 PRE-FINISHED METAL SECURITY GATE
AL-01 ALUMINUM STOREFRONT GLAZING, CLEAR ANODIZED ALUMINUM
AL-02 MECHANICAL SCREEN (50% OPEN) : GREY



ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS,
USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR
WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR
CONFORMANCE WITH CODES AND BY-LAWS AND SHALL
ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE
CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO
THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY.
THE CONTRACTOR AND ANY PERSON USING THIS
DRAWING FOR INFORMATION ARE ADVISED TO REFER TO
CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER,
ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN
DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO
THOSE DISCIPLINES.

CONSULTANT

DEVELOPER



200-211 Columbia Street
Vancouver, B.C. V6A 2R5
T 604 688 7582
formosis.ca

PROJECT NO. 2006

DRAWING ISSUED

01	ISSUED FOR ENERGY MODEL	2023-11-16
02	ISSUED FOR 25% COORDINATION	2023-11-22
03	ISSUED FOR 50% COORDINATION	2023-12-14
04	ISSUED FOR 75% COORDINATION	2023-01-17
05	ISSUED FOR BP CODE REPORT	2024-01-23
06	ISSUED FOR 80% COORDINATION	2024-01-29
07	ISSUED FOR 85% COORDINATION	2024-02-07
08	ISSUED FOR BUILDING PERMIT	2024-02-14
09	REISSUED FOR DP	2024-11-25

SEAL



PROJECT 22936-22974
DEWDNEY TRUNK ROAD
MAPLE RIDGE, BRITISH COLUMBIA

DRAWING
ELEVATIONS

LOCATION MAPLE RIDGE, BC
DRAWN BY LD

DATE 2024-11-25
SCALE As indicated

DWG No.

A401



1 North Elevation
3/32" = 1'-0"

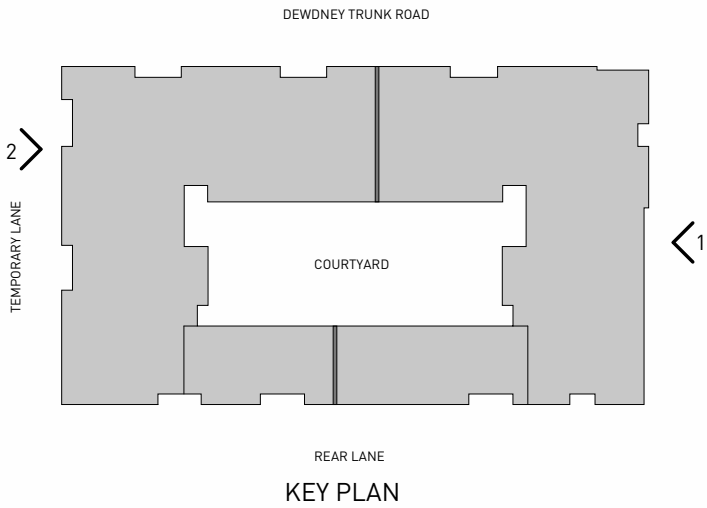


2 South Elevation
3/32" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE

CN-01 ARCHITECTURAL CONCRETE WITH ELASTOMERIC PAINT: LIGHT GREY
CP-01 FIBRE CEMENT PANEL - COLOUR: OFF WHITE
(W/ PRE-PAINTED COLOUR MATCHED TRIM)
CP-02 FIBRE CEMENT PANEL - COLOUR: CHARCOAL GREY
(W/ PRE-PAINTED COLOUR MATCHED TRIM)
CP-03 FIBRE CEMENT HORIZONTAL LAP CLADDING - COLOUR: LIGHT GREY
(W/ PRE-PAINTED COLOUR MATCHED TRIM)
WO-01 WOOD LOOK CLADDING

MT-01 PRE-FINISHED SINGLE-SKIN METAL FLASHING: DARK GREY
MT-02 POWDER COATED METAL CANOPY C/W TEMPERED GLASS CANOPY
VW-01 DOUBLE GLAZED VINYL FRAMED WINDOW: DARK GREY FRAME
GL-01 TEMPERED GLASS GUARD W/ PRE-FINISHED ALUMINUM SUPPORT: GREY
GL-02 TEMPERED OBSCURED GLASS, PRIVACY SCREEN W/ ALUMINUM SUPPORT
MG-01 PRE-FINISHED METAL SECURITY GATE
AL-01 ALUMINUM STOREFRONT GLAZING, CLEAR ANODIZED ALUMINUM
AL-02 MECHANICAL SCREEN (50% OPEN) : GREY



① East Elevation
3/32" = 1'-0"



② West Elevation
3/32" = 1'-0"

ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS,
USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR
WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR
CONFORMANCE WITH CODES AND BY-LAWS AND SHALL
ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE
CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO
THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.
THE CONTRACTOR AND ANY PERSON USING THIS
DRAWING FOR INFORMATION ARE ADVISED TO REFER TO
CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER,
ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN
DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO
THOSE DISCIPLINES.

CONSULTANT

DEVELOPER



200-211 Columbia Street
Vancouver, BC. V6A 2R5
T 604 688 7582
formosis.ca

PROJECT NO. 2006

DRAWING ISSUED

01	ISSUED FOR ENERGY MODEL	2023-11-16
02	ISSUED FOR 25% COORDINATION	2023-11-22
03	ISSUED FOR 50% COORDINATION	2023-12-14
04	ISSUED FOR 75% COORDINATION	2023-01-17
05	ISSUED FOR BP CODE REPORT	2024-01-23
06	ISSUED FOR 80% COORDINATION	2024-01-29
07	ISSUED FOR 85% COORDINATION	2024-02-07
08	ISSUED FOR BUILDING PERMIT	2024-02-14
09	REISSUED FOR DP	2024-11-25

SEAL



PROJECT
22936-22974
DEWDNEY TRUNK ROAD
MAPLE RIDGE, BRITISH COLUMBIA

DRAWING

ELEVATIONS

LOCATION
MAPLE RIDGE, BC
DRAWN BY
LD

DATE
2024-11-25
SCALE
As indicated

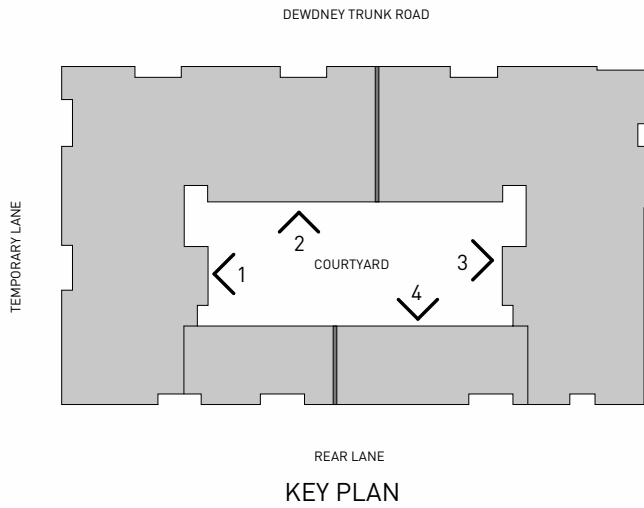
DWG No.

A402

EXTERIOR MATERIAL FINISH SCHEDULE

CN-01 ARCHITECTURAL CONCRETE WITH ELASTOMERIC PAINT: LIGHT GREY
CP-01 FIBRE CEMENT PANEL - COLOUR: OFF WHITE
(W/ PRE-PAINTED COLOUR MATCHED TRIM)
CP-02 FIBRE CEMENT PANEL - COLOUR: CHARCOAL GREY
(W/ PRE-PAINTED COLOUR MATCHED TRIM)
CP-03 FIBRE CEMENT HORIZONTAL LAP CLADDING - COLOUR: LIGHT GREY
(W/ PRE-PAINTED COLOUR MATCHED TRIM)
WO-01 WOOD LOOK CLADDING

MT-01 PRE-FINISHED SINGLE-SKIN METAL FLASHING: DARK GREY
MT-02 POWDER COATED METAL CANOPY C/W TEMPERED GLASS CANOPY
VW-01 DOUBLE GLAZED VINYL FRAMED WINDOW: DARK GREY FRAME
GL-01 TEMPERED GLASS GUARD W/ PRE-FINISHED ALUMINUM SUPPORT: GREY
GL-02 TEMPERED OBSCURED GLASS, PRIVACY SCREEN W/ ALUMINUM SUPPORT
MG-01 PRE-FINISHED METAL SECURITY GATE
AL-01 ALUMINUM STOREFRONT GLAZING, CLEAR ANODIZED ALUMINUM
AL-02 MECHANICAL SCREEN (50% OPEN) : GREY



ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS,
USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR
WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR
CONFORMANCE WITH CODES AND BY-LAWS AND SHALL
ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE
CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO
THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY.
THE CONTRACTOR AND ANY PERSON USING THIS
DRAWING FOR INFORMATION ARE ADVISED TO REFER TO
CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER,
ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN
DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO
THOSE DISCIPLINES.

CONSULTANT

DEVELOPER



200-211 Columbia Street
Vancouver, BC. V6A 2R5
T 604 688 7582
formosis.ca

PROJECT NO. 2006

DRAWING ISSUED

01	ISSUED FOR ENERGY MODEL	2023-11-16
02	ISSUED FOR 25% COORDINATION	2023-11-22
03	ISSUED FOR 50% COORDINATION	2023-12-14
04	ISSUED FOR 75% COORDINATION	2023-01-17
05	ISSUED FOR 80% COORDINATION	2024-01-29
06	ISSUED FOR 85% COORDINATION	2024-02-07
07	ISSUED FOR BUILDING PERMIT	2024-02-14
08	REISSUED FOR DP	2024-11-25

SEAL



PROJECT
22936-22974
DEWDNEY TRUNK ROAD
MAPLE RIDGE, BRITISH COLUMBIA

DRAWING
**COURTYARD
ELEVATIONS**

LOCATION
MAPLE RIDGE, BC

DRAWN BY
LD

DATE
2024-11-25

SCALE
As indicated

DWG No.

A403



1 East Courtyard Elevation
3/32" = 1'-0"



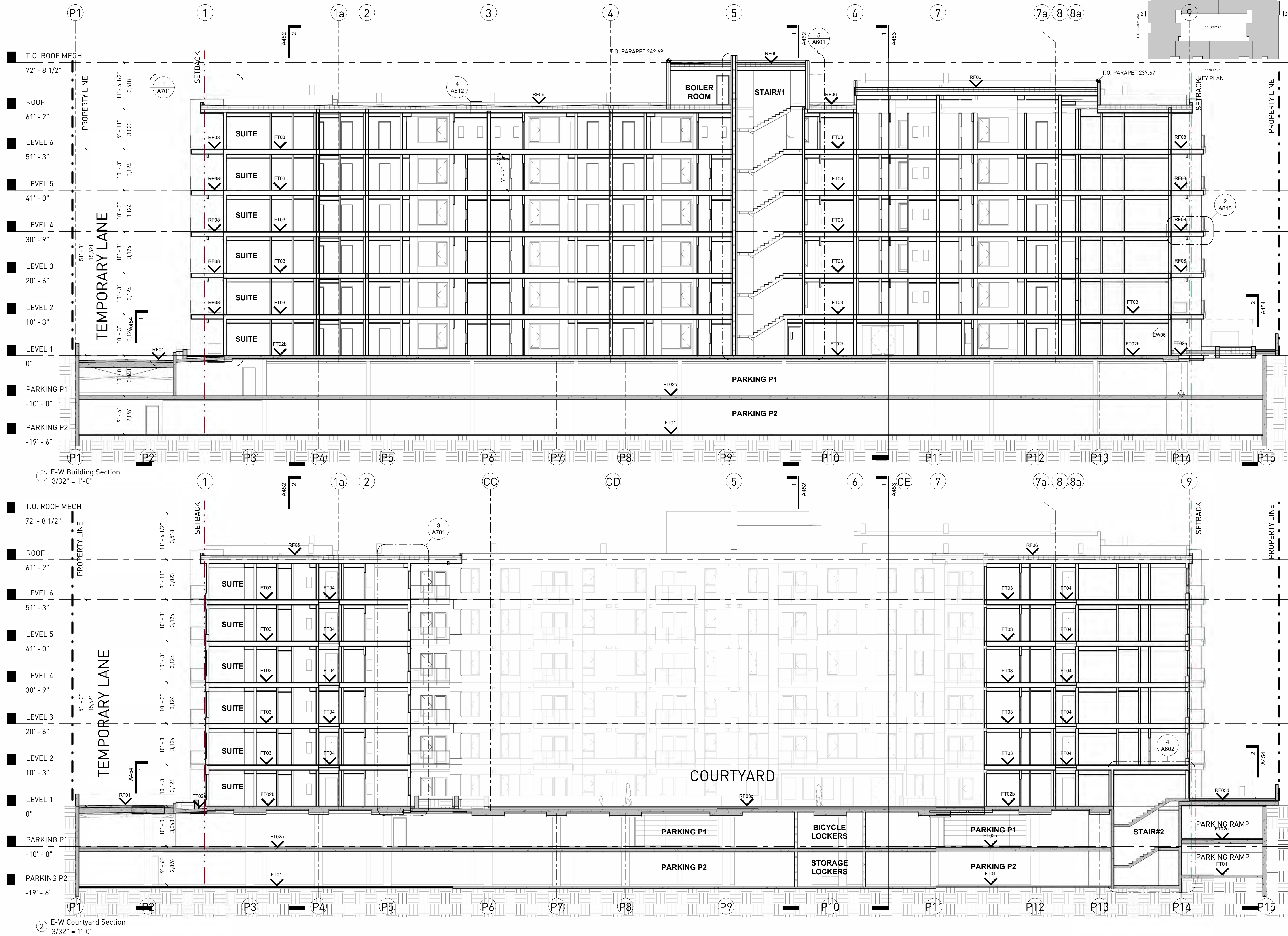
2 North Courtyard Elevation
3/32" = 1'-0"



4 West Courtyard Elevation
3/32" = 1'-0"



3 South Courtyard Elevation
3/32" = 1'-0"



ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS, USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

CONSULTANT

DEVELOPER

kerkhoff
DEVELOP • BUILD

FORMOSIS
architecture

200-211 Columbia Street
Vancouver, BC. V6A 2R5
T 604 688 7582
formosis.ca

PROJECT NO. 2006

DRAWING ISSUED		
01	ISSUED FOR COORDINATION	2023-11-01
02	ISSUED FOR ENERGY MODEL	2023-11-16
03	ISSUED FOR 25% COORDINATION	2023-11-22
04	ISSUED FOR 50% COORDINATION	2023-12-14
05	ISSUED FOR 75% COORDINATION	2023-01-17
06	ISSUED FOR BP CODE REPORT	2024-01-23
07	ISSUED FOR 80% COORDINATION	2024-01-29
08	ISSUED FOR 85% COORDINATION	2024-02-07
09	ISSUED FOR BUILDING PERMIT	2024-02-14
010	REISSUED FOR DP	2024-11-25

SEAL

PROJECT

22936-22974
DEWDNEY TRUNK ROAD
MAPLE RIDGE, BRITISH COLUMBIA

DRAWING

SECTIONS

LOCATION

MAPLE RIDGE, BC

DATE

2024-11-25

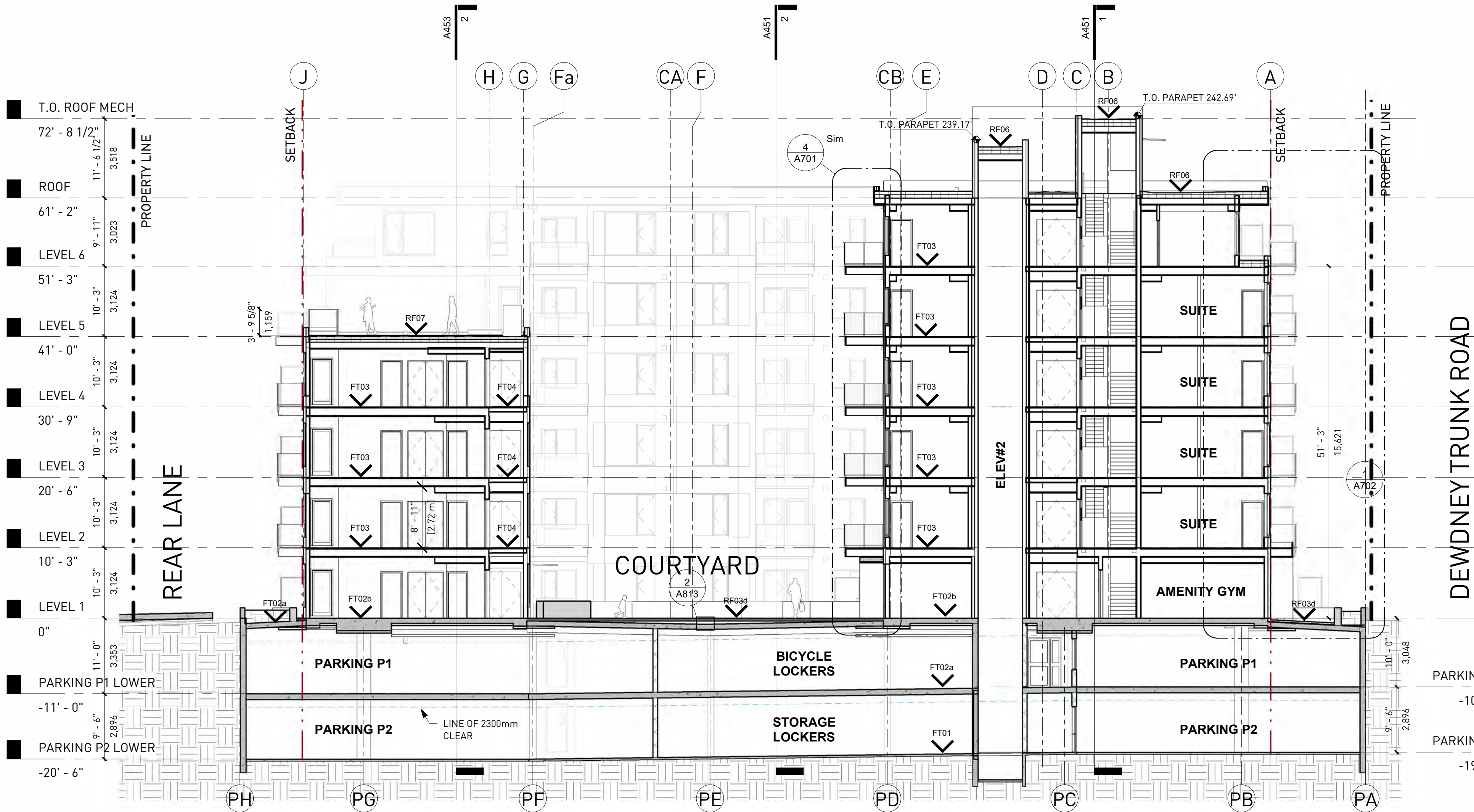
DWG No.

DRAWN BY

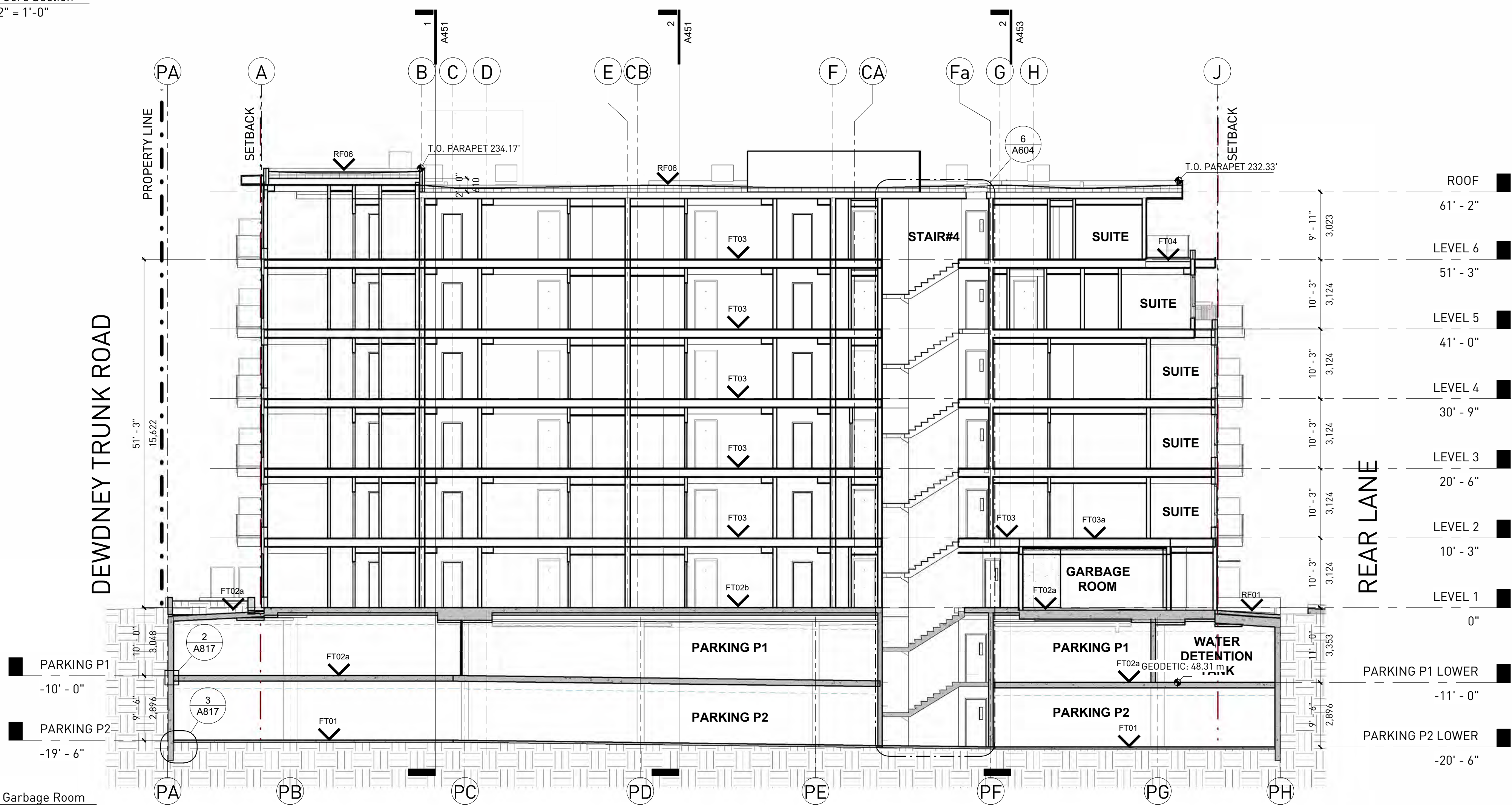
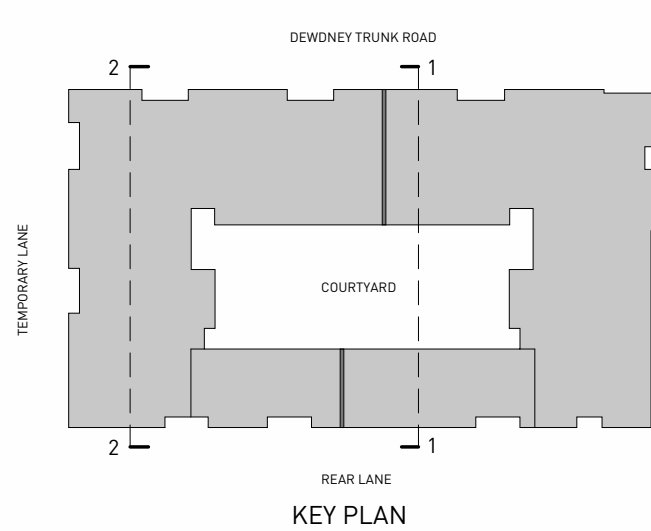
NC

SCALE

As indicated



1 N-S Core Section
3/32" = 1'-0"



2 N-S Garbage Room
3/32" = 1'-0"

ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS, USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

CONSULTANT

DEVELOPER

200-211 Columbia Street
Vancouver, BC. V6A 2R5
T 604 688 7582
formosis.ca

PROJECT NO. 2006

01	ISSUED FOR COORDINATION	2023-11-01
02	ISSUED FOR ENERGY MODEL	2023-11-16
03	ISSUED FOR 25% COORDINATION	2023-11-22
04	ISSUED FOR 50% COORDINATION	2023-12-14
05	ISSUED FOR 75% COORDINATION	2023-01-17
06	ISSUED FOR BP CODE REPORT	2024-01-23
07	ISSUED FOR 80% COORDINATION	2024-01-29
08	ISSUED FOR 85% COORDINATION	2024-02-07
09	ISSUED FOR BUILDING PERMIT	2024-02-14
010	REISSUED FOR DP	2024-11-25

SEAL

PROJECT

22936-22974
DEWDNEY TRUNK ROAD
MAPLE RIDGE, BRITISH COLUMBIA

DRAWING

SECTIONS

LOCATION	DRAWN BY
MAPLE RIDGE, BC	NC
DATE	SCALE
2024-11-25	As indicated
DWG No.	

A452