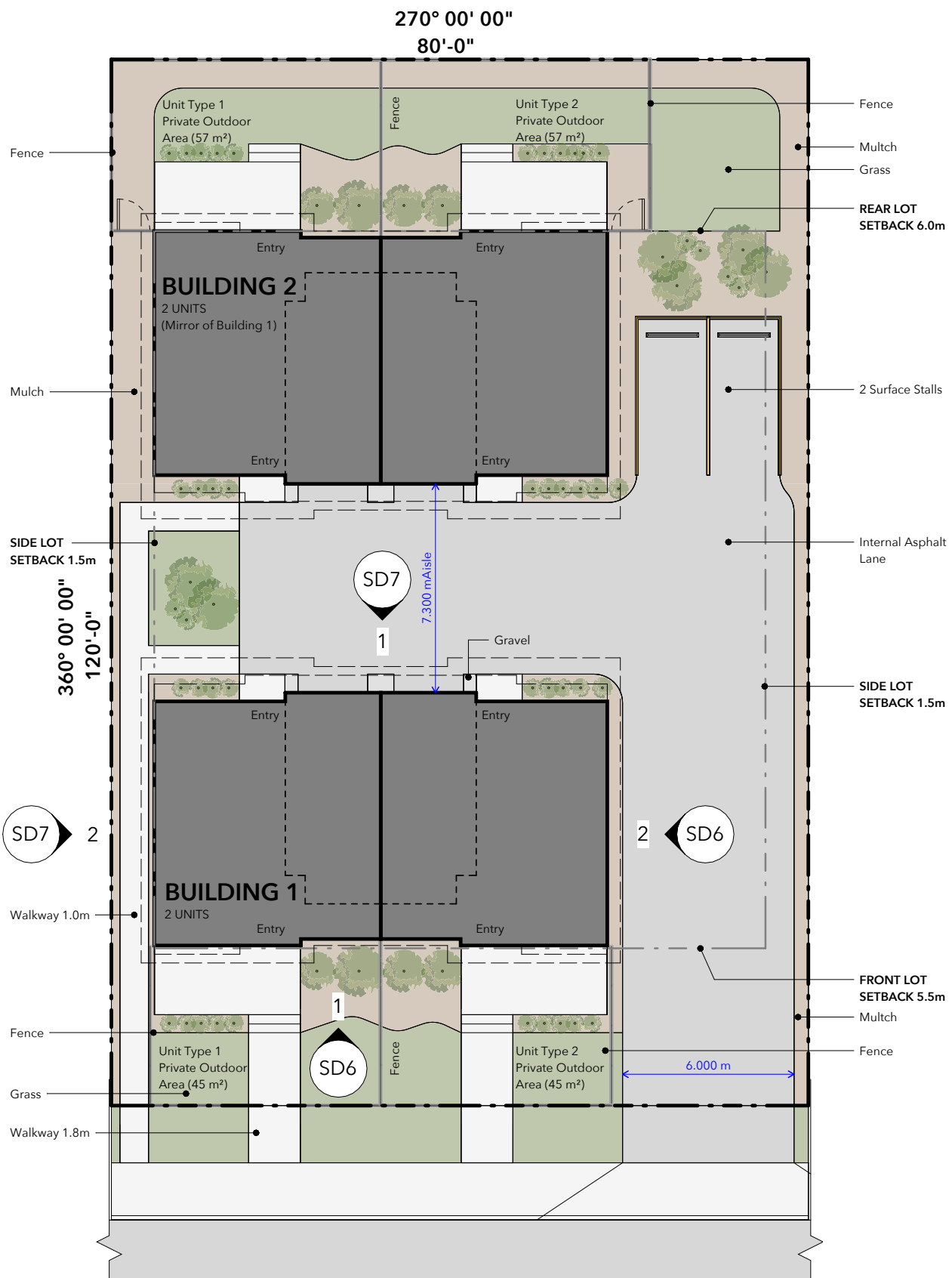


# SUGAR HAUS

25-023 Maple Ridge | Design Partnerships | 2025 09 26



**GRAVITY ARCHITECTURE**



1 Site - Large 80' x 120'  
1 : 200

**Info**

**DEVELOPMENT INFORMATION / STATISTICS**

Land Use District	402.29 Urban Infill Residential (RUR) Zone	0.09 ha	892 m <sup>2</sup>
Proposed Use	Fourplex Residential / Courtyard Residential		
Municipal Address	TBD		
Community	TBD		
Parcel Size	120' x 80'	0.09 ha	892 m <sup>2</sup>
Number of Units	Proposed 2 - 2 Storey Two-Unit (Duplex)		4 Units

Gros Floor Area	Proposed 5 Storeys	Required	Provided
		N/A	see GFA
Lot Coverage	Max. 50% Lot Coverage	Required	Provided
		50%	30.5%

Setbacks	Required	
Min. Front Lot Line Setback	5.5 m	
Min. Rear Lot Line Setback	6.0 m	
Min. Interior Side Lot Line Setback	1.5 m	

Building Height	Required	
Max. Building Height	9.5 m	

Private Outdoor Area	Required		Provided
Min. 45 m <sup>2</sup> per 3 Bedroom Unit (2 Units)	90 m <sup>2</sup>	102 m <sup>2</sup>	
Min. 30 m <sup>2</sup> per 2 Bedroom Unit (2 Units)	60 m <sup>2</sup>	102 m <sup>2</sup>	

Parking	Required		Provided
Min. Motor Vehicle Parking Stalls (1.5 / Unit)	6	6	

Waste & Recycling	Provided	
2 W&R carts per unit (See plans for more info)	8	

**PARKING COUNT**

Type	QTY
MOTOR VEHICLE	
Garage Stall	4
Surface Stall	2
TOTAL PARKING STALLS	6

**GROSS FLOOR AREA**

Unit Type	Imperial	Metric
Building 1		
Type 1	1230 ft <sup>2</sup>	114.23 m <sup>2</sup>
Type 2	1215 ft <sup>2</sup>	112.90 m <sup>2</sup>
	2445 ft <sup>2</sup>	227.13 m <sup>2</sup>
Building 2		
Type 1	1230 ft <sup>2</sup>	114.23 m <sup>2</sup>
Type 2	1215 ft <sup>2</sup>	112.90 m <sup>2</sup>
	2445 ft <sup>2</sup>	227.13 m <sup>2</sup>
GRAND TOTAL	4890 ft <sup>2</sup>	454.26 m <sup>2</sup>

**PARCEL COVERAGE**

Name	Area (m <sup>2</sup> )	% of Site
Footprint		
Lot Coverage	272 m <sup>2</sup>	30.5%
Undeveloped Area		
Landscaping Area	620 m <sup>2</sup>	69.5%
TOTAL SITE AREA	892 m <sup>2</sup>	100.0%

**PROJECT SUMMARY**

Sugar Haus introduces a contemporary fourplex courtyard residential development designed to deliver a modest density increase while maintaining a human-scaled, context-sensitive presence. Two duplex buildings are arranged on an 80' x 120' lot to create four family-oriented units, each with a private outdoor area and attached garage. The design is highly adaptable, working efficiently on flat to moderately sloped sites, can be configured for corner lots, and offers optional floor plan layouts to suit a range of household needs – from young professionals to new families and downsizers.

The architectural expression is clean and modern, featuring vertical wood-look siding, soft white brick, and light oak accents to create warmth and visual interest. Juliet balconies, canopies, and privacy screens contribute to an approachable, pedestrian-friendly streetscape.

By utilizing 30.5% lot coverage and meeting all parking, setback, and open space requirements, the development provides additional housing choices without overburdening infrastructure or altering neighbourhood character. The result is a thoughtfully scaled infill project that enhances the streetscape, promotes gentle densification, and delivers attainable, well-designed housing while providing flexibility to accommodate diverse lifestyles.

**SUGAR HAUS COST TO LICENSE**

Category	Fixed Fee
Base-package Design	\$1,500
Site-specific adaptations to be negotiated	
5% GST	75.00
<b>TOTAL</b>	<b>\$1,575.00</b>

**SUGAR HAUS ESTIMATED CONSTRUCTION COST**

Total (excl. land & GST / PST): \$2,200,000  
Class D Estimate based on conceptual design.  
Assumes modest spec, simplified façades, light civil/servicing, and efficient MEP.

Category	Assumption	Subtotal
Hard Costs (Target)		
Residential (4,890 ft <sup>2</sup> )	≈ \$242/ft <sup>2</sup>	\$1,184,444
Garages / Mech (1,132 ft <sup>2</sup> )	≈ \$161/ft <sup>2</sup>	\$182,222
Site work / Landscape / Servicing	Lump Sum	\$151,852
Soft Costs	~25% of Hard	\$379,630
Contingency	10% of Hard	\$151,852
Municipal Fees	DCCs + permits	≈ \$150,000
<b>TOTAL</b>		<b>\$2,200,000</b>

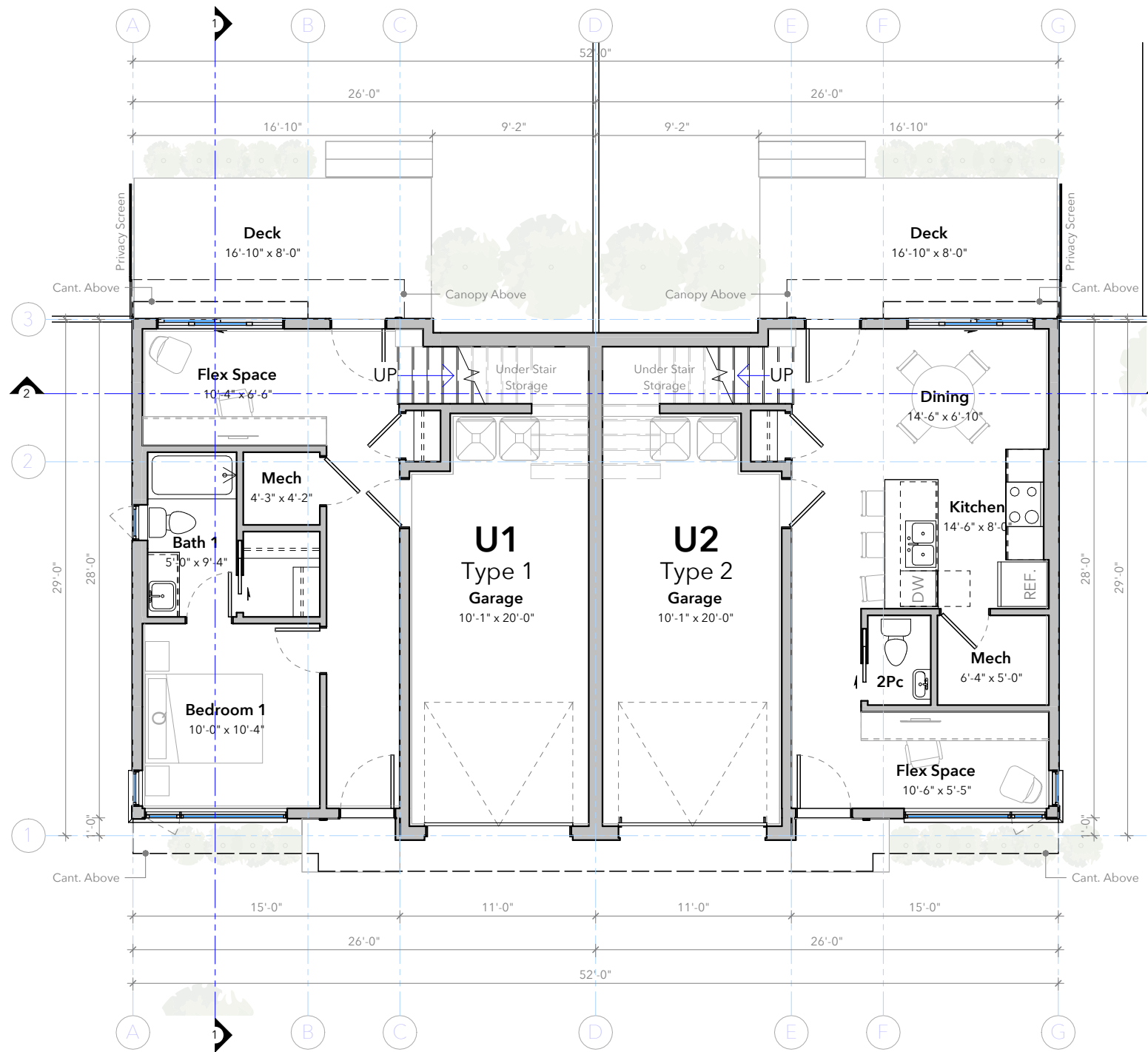
Per-Unit Cost: ~\$550K / Per Finished ft<sup>2</sup>: ~\$450/ft<sup>2</sup> / Built Area (6,022 ft<sup>2</sup>): ~\$365/ft<sup>2</sup>



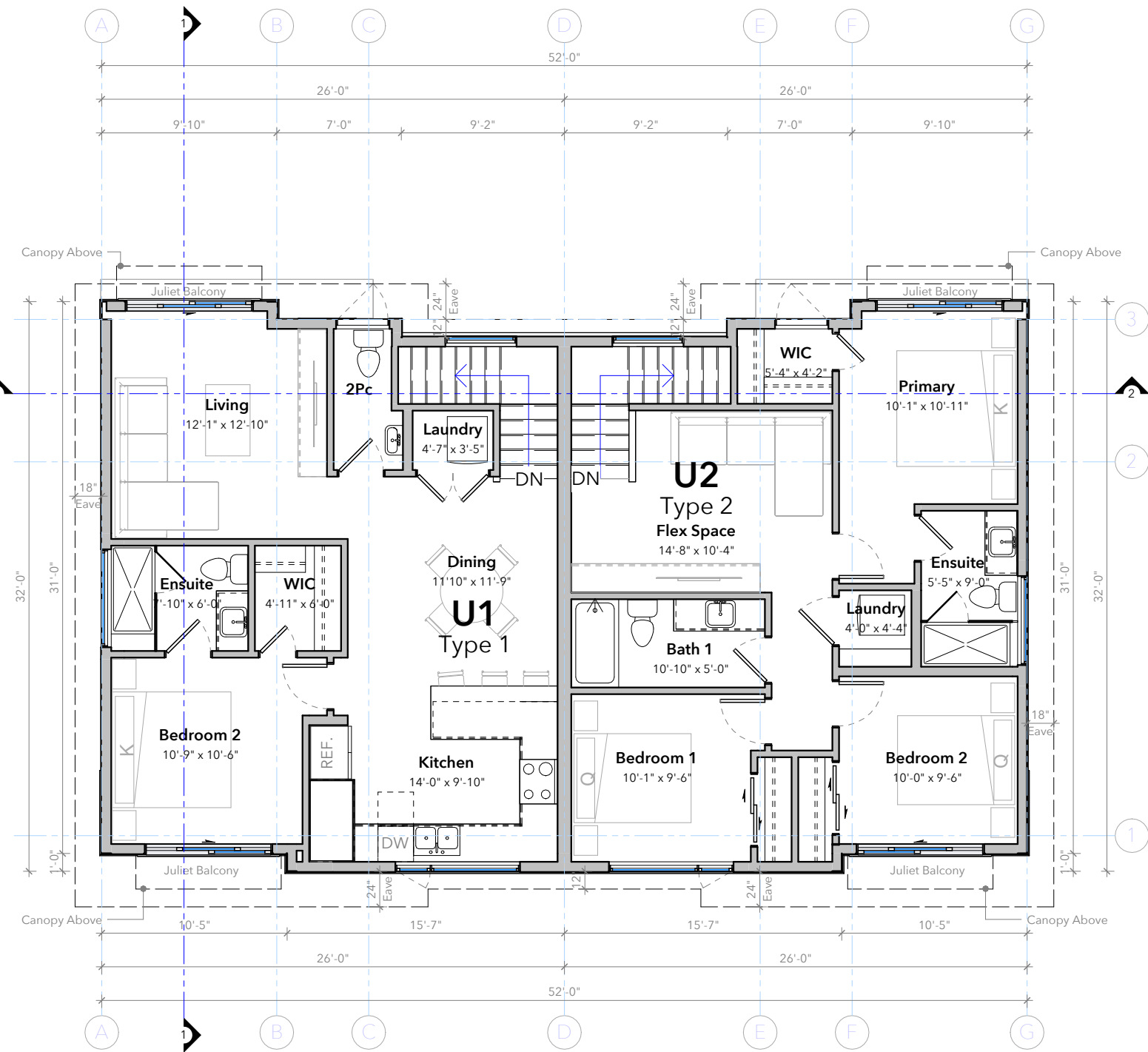
**Front Right Render**



**Front Left Render**



**1 First Floor**  
1/8" = 1'-0"



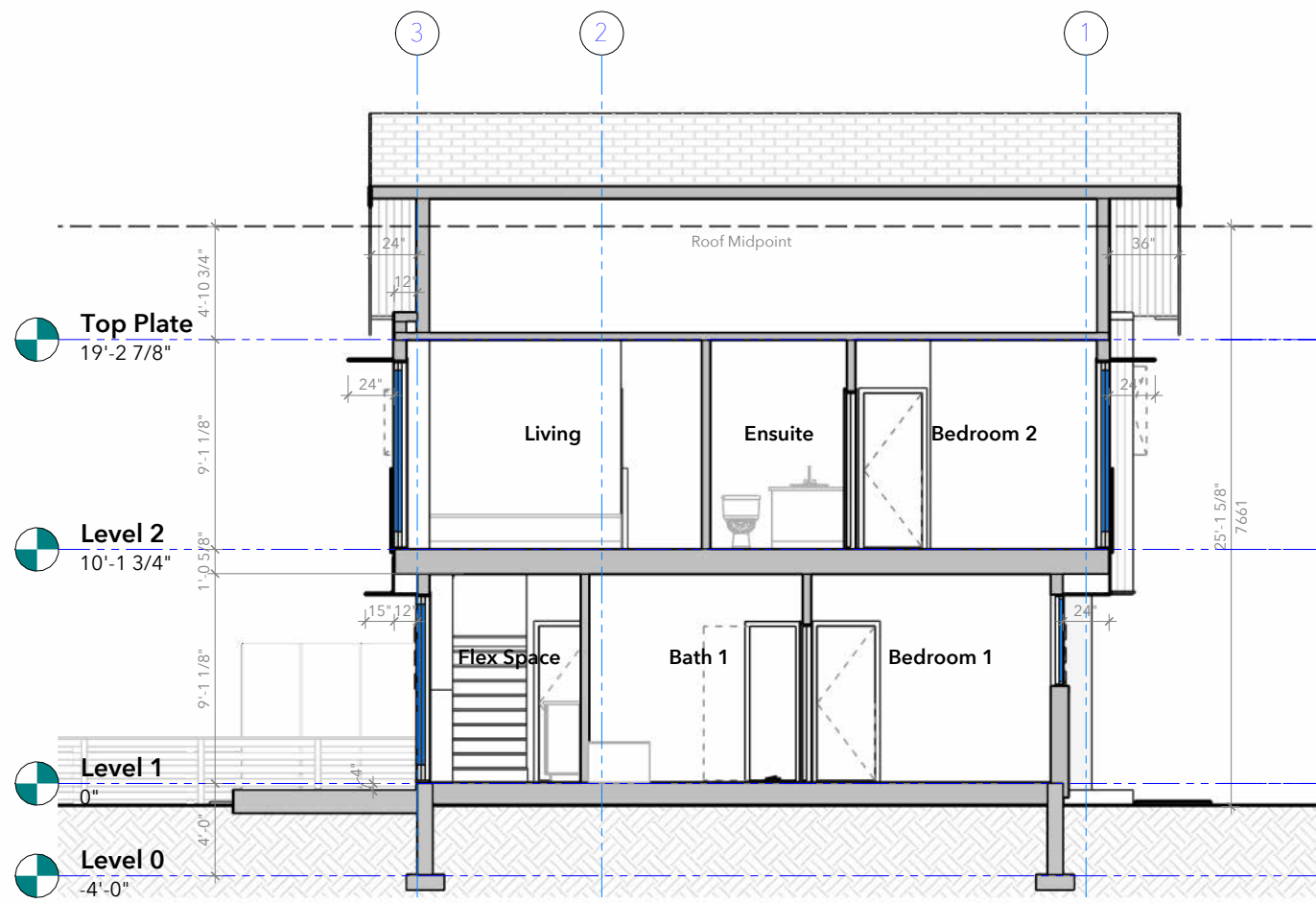
**2 Second Floor**  
1/8" = 1'-0"

UNIT AREAS		
Area Name	Imperial	Metric
Type 1		
Finished Areas		
First Floor	452 ft <sup>2</sup>	42.00 m <sup>2</sup>
Second Floor	777 ft <sup>2</sup>	72.22 m <sup>2</sup>
	1230 ft <sup>2</sup>	114.23 m <sup>2</sup>
Unfinished Areas		
Garage	258 ft <sup>2</sup>	23.93 m <sup>2</sup>
Mechanical	18 ft <sup>2</sup>	1.70 m <sup>2</sup>
	276 ft <sup>2</sup>	25.63 m <sup>2</sup>
	1505 ft <sup>2</sup>	139.86 m <sup>2</sup>

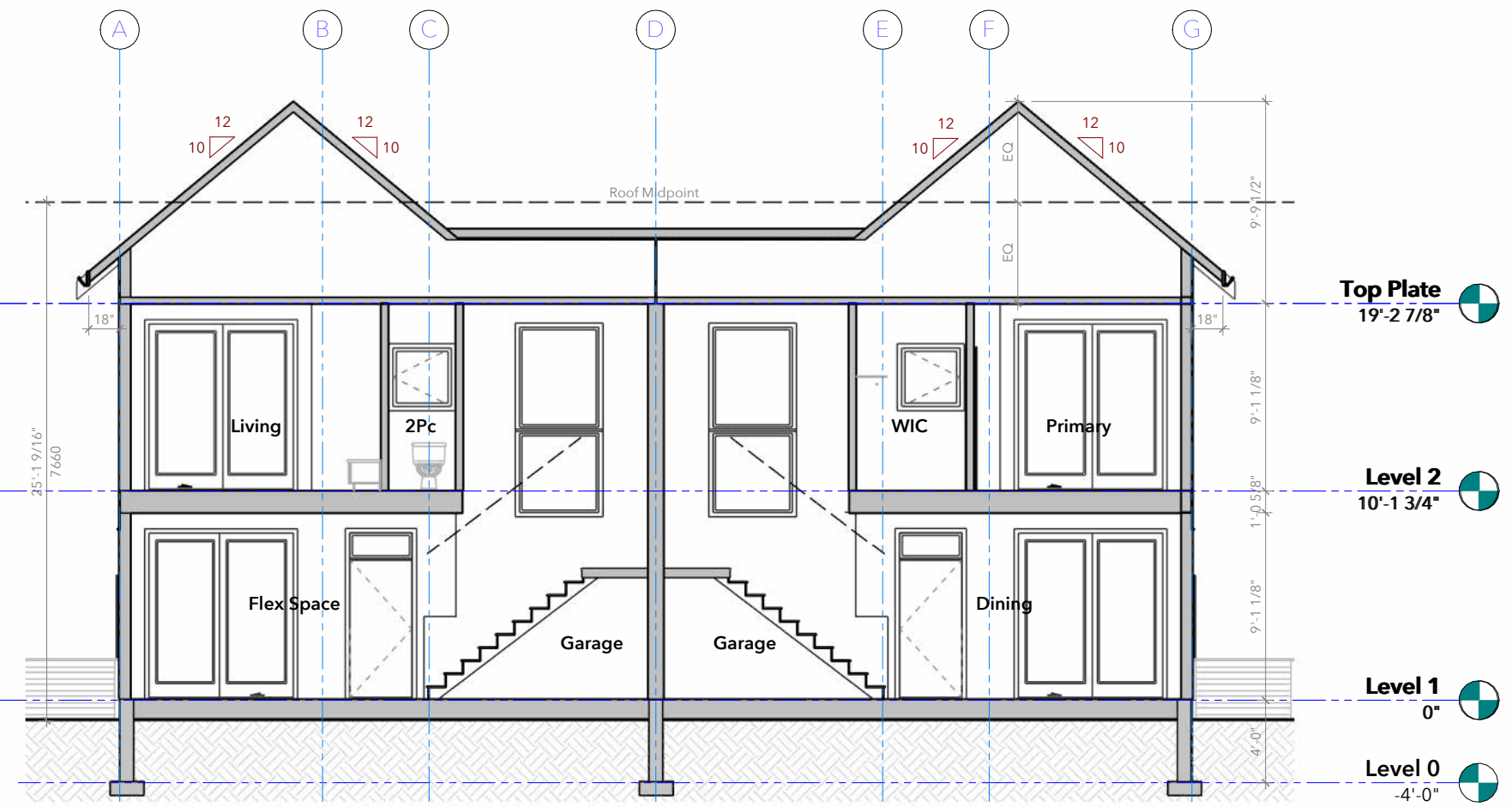
UNIT AREAS		
Area Name	Imperial	Metric
Type 2		
Finished Areas		
First Floor	438 ft <sup>2</sup>	40.68 m <sup>2</sup>
Second Floor	777 ft <sup>2</sup>	72.22 m <sup>2</sup>
	1215 ft <sup>2</sup>	112.90 m <sup>2</sup>
Unfinished Areas		
Garage	258 ft <sup>2</sup>	23.93 m <sup>2</sup>
Mechanical	33 ft <sup>2</sup>	3.02 m <sup>2</sup>
	290 ft <sup>2</sup>	26.95 m <sup>2</sup>
	1505 ft <sup>2</sup>	139.86 m <sup>2</sup>

GROSS FLOOR AREA		
Unit Type	Imperial	Metric
Building 1		
Type 1	1230 ft <sup>2</sup>	114.23 m <sup>2</sup>
Type 2	1215 ft <sup>2</sup>	112.90 m <sup>2</sup>
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Building 2		
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Type 2	1215 ft <sup>2</sup>	112.90 m <sup>2</sup>
	2445 ft <sup>2</sup>	227.13 m <sup>2</sup>
<b>GRAND TOTAL</b>	<b>4890 ft<sup>2</sup></b>	<b>454.26 m<sup>2</sup></b>

# Floor Plans

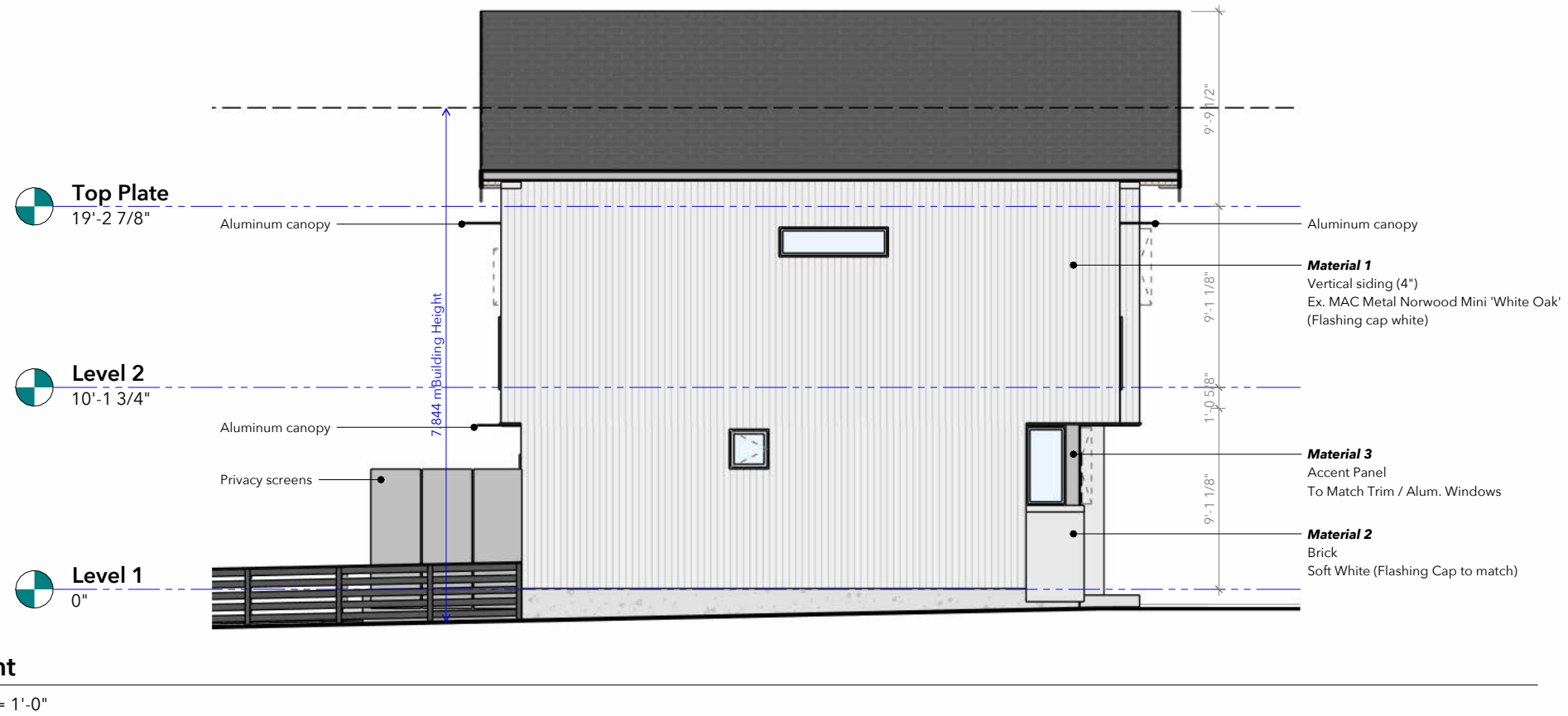


**1 Section 1**  
1/8" = 1'-0"

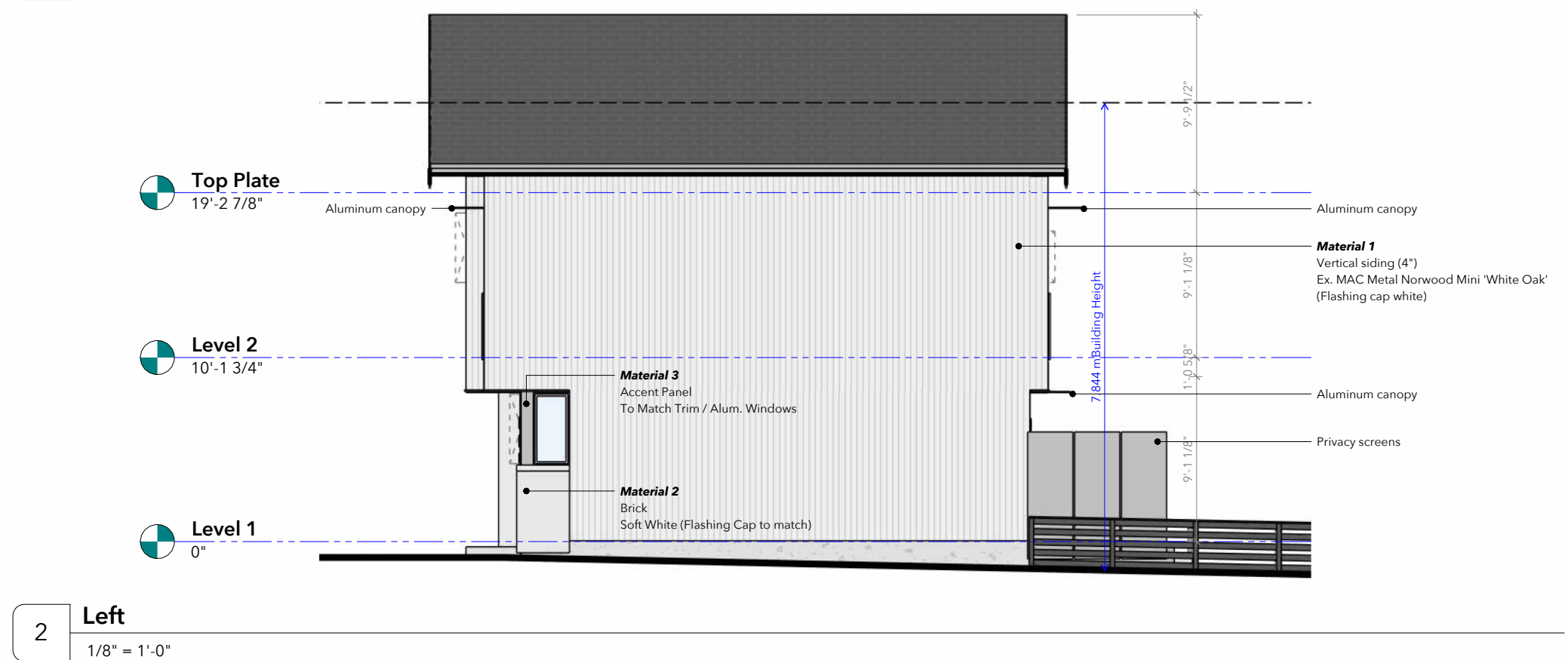


**2 Section 2**  
1/8" = 1'-0"

## Sections



# Elevations



# Elevations