



HIDEAWAY 6

MAPLE RIDGE, BC
HOUSING DESIGN PARTNERSHIPS

DATE
SEPTEMBER 26, 2025

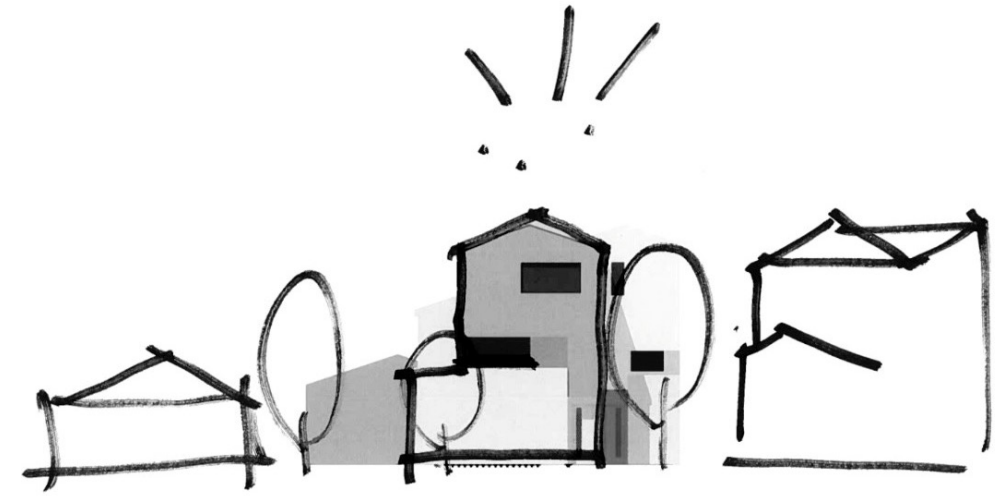


FORMED ALLIANCE Architecture STUDIO | UNIT 601, 1812 4st SW Calgary AB T2S 1W1
WWW.FAASARCH.COM | 403.214.7595 | info@faasarch.com

BRIEF DESCRIPTION

At first glance, Hideaway 6 appears to be either a single-family home or a duplex from the street. However, six dwellings have been carefully designed on an approximately 668m² mid-block lot. Two Urban Infill Residential Units, with two Secondary Suites and two Garden Suites have been proposed, which aligns with RS-1, RS-1a, and RS-1c zoning. The building massing has been oriented so that vehicular access is at the front of the lot, via a permeable paved driveway. A unit mix of one 2-storey 3-bedroom unit, one 2-storey 2-bedroom unit, and four 1-bedroom suites provide ample choice for residents. At-grade suites enable residents to age in place. The number of

dwellings can be reduced to accommodate different lot sizes, whether that be corner lots or mid-block lots. All dwellings have been provided access to discreet outdoor amenity spaces, vehicular parking stalls, and bicycle storage areas. Permeable surfaced landscaping has been incorporated when possible, and vegetation and fences have been proposed to provide adequate screening. The dwelling floor plans have been designed to accommodate energy efficient appliances and fixtures and have been designed to comply with the BC Building Code and City of Maple Ridge regulations.



PROJECT INFORMATION

APPLICABLE ZONING:

RS-1 / RS-1a, RS-1c
PROPOSED: RS-1

APPLICABLE LOT SIZE(S):

60' x 120' (MID BLOCK)
 60' x 120' (CORNER LOT)
 80' x 120' (MID BLOCK)
 80' x 120' (CORNER LOT)
PROPOSED: 60' x 120' (MID BLOCK)

PROPOSED GROSS BUILDING AREA

BUILDING A

MAIN	2062.0 sqft	191.6m2
SECOND	1700.9 sqft	158.0m2
THIRD	1219.3 sqft	113.3m2
TOTAL:	4982.8 sqft	462.9 m2

BUILDING B

MAIN	968.6 sqft	90.0 m2
TOTAL:	968.6 sqft	90.0 m2

BUILDING SETBACKS

URBAN INFILL RES.

FRONT	5.5m
REAR	6.0m
INTERIOR SIDE	1.2m
MAX HEIGHT	9.5m

GARDEN SUITE RES.

NEAREST BUILDING FACE	2.4m
REAR	1.5m
INTERIOR SIDE	1.5m
MAX HEIGHT	4.5m

LOT COVERAGE

MAX. 60% FOR 6 DWELLINGS

DWELLING BREAKDOWN

2x PRIMARY UNITS
 2x SECONDARY SUITES
 2x GARDEN SUITES

VEHICULAR PARKING

URBAN INFILL RES.

= 1.5 STALLS x UNIT
 = 1.5 x 2 UNITS
 = 3 STALLS

SUITE RES.

= 1.0 STALLS x SUITE
 = 1.0 x 4 UNITS
 = 4 STALLS

TOTAL: 7 STALLS

VEHICULAR PARKING

= 1.0 STORAGE x DWELLING
 = 1.0 x 6 DWELLINGS
 = 6 STORAGE AREAS

WASTE + RECYCLING

= 2.0 STORAGE x DWELLING
 = 2.0 x 6 DWELLINGS
 = 2 STORAGE CARTS

AMENITY

3 BED DWELLING

= 45m2 x DWELLING
 = 45m2 x 1
 = 45m2

< 2 BED DWELLING

= 30m2 x DWELLING
 = 30m2 x 5
 = 150m2

TOTAL REQ.: 195m2

PROVIDED: 209m2

BEDROOM COUNT

1x 3-BEDROOM UNIT
 1x 2-BEDROOM UNIT
 4x 1-BEDROOM SUITES

COST TO LICENSE

1 Upon receipt of a site survey to confirm that all site criteria are met, FAAS will provide a fee letter for \$10,000 to complete the scope described below:

1.5 **Scope Includes:**

- (\$5,000) • Development Permit drawing PDF set including site plan aligned with site survey provided.
- (\$10,000) • Building Permit Architectural Drawings PDF.
- Coordination with consultants as required by the approving authority.
- Construction Administration at hourly rate.*

* As required by approving authority and building code

2 Development Permit and Building Permit applications to be completed by owner.

3 Any requested or required changes to the design will be completed at an hourly rate of \$150 per hour, if feasible.

Scope Limitations:

- Covers Building Permit.
- Does not include interior design, specifications.
- Does not include tender or contract negotiations with contractor.
- Does not include any consultant fees or costs.

ESTIMATED CONSTRUCTION COST

Estimated Cost per square foot in Maple Ridge is \$325.

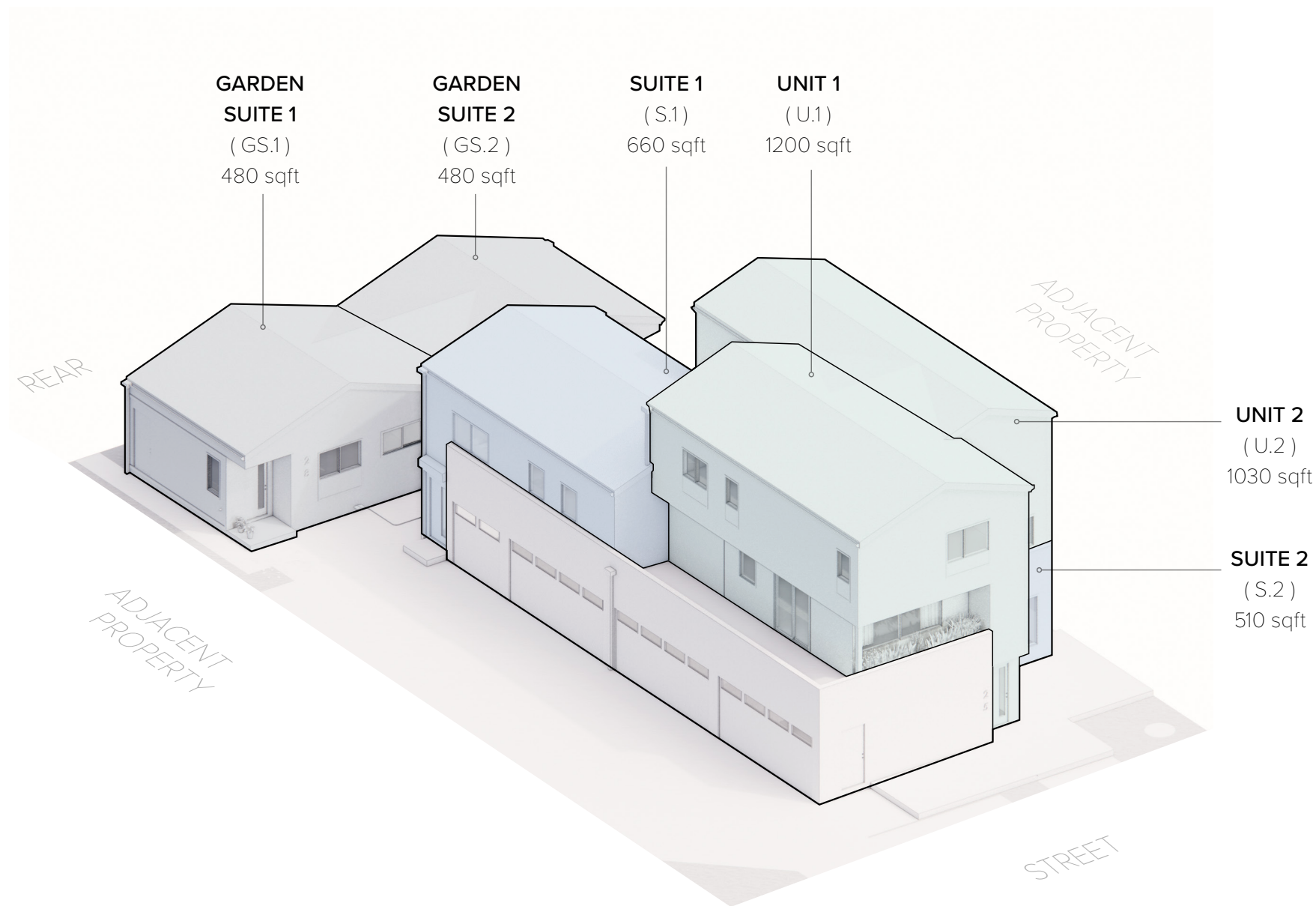
Total Building Area = 5951.4 sqft

Total Hard Cost = \$1,934,200

SITE CRITERIA

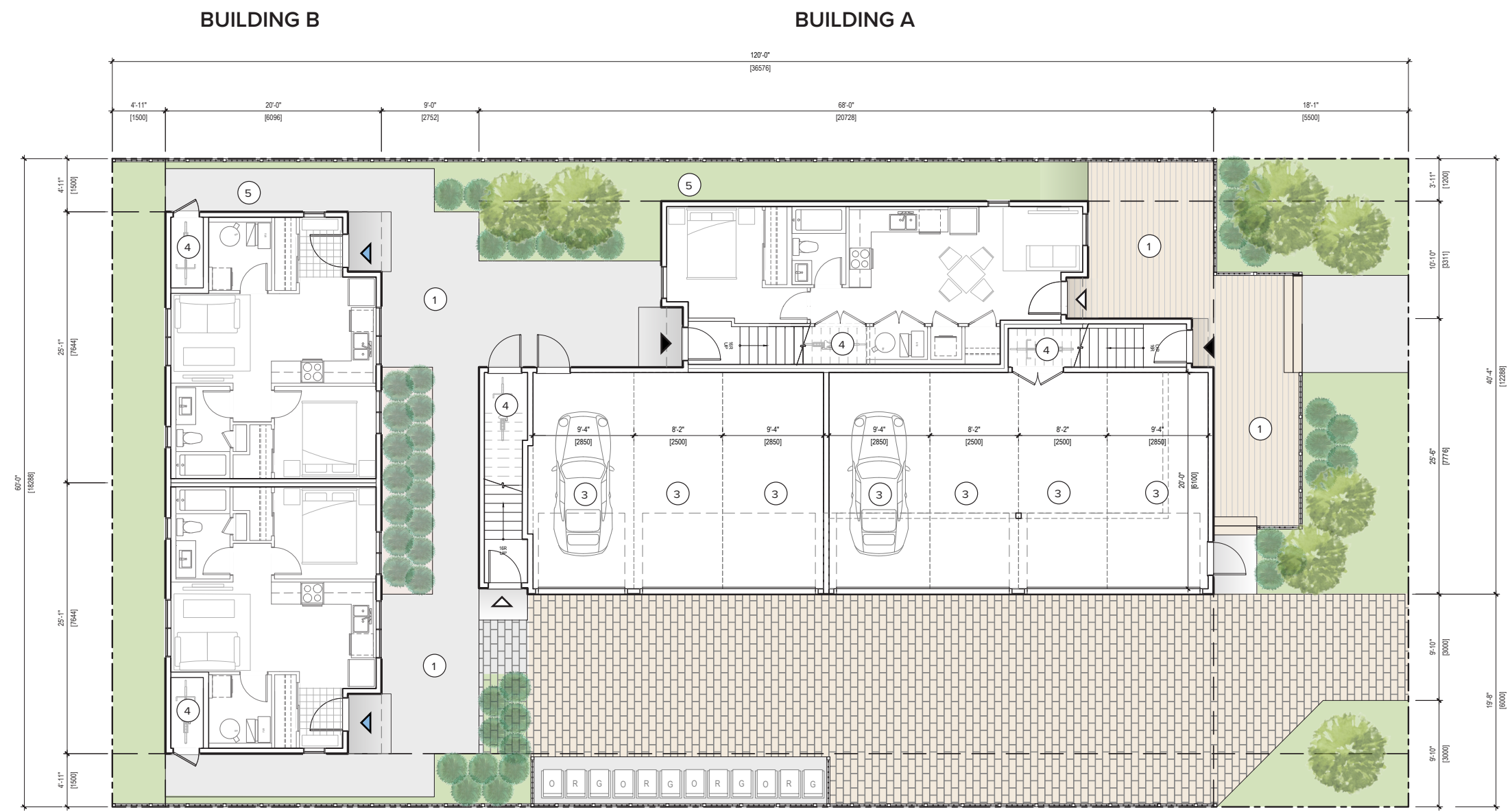
- Minimum Site Dimensions: 60' x 120'.
- No adjacent overhead powerlines within 4m.
- No Utility or Public Right of Way.
- Any conditions that prevent the construction of the project as designed.
- Slopes not exceeding 11% across site.

MASSING



UNIT 1	3-BEDROOM
UNIT 2	2-BEDROOM
SUITE 1	1-BEDROOM
SUITE 2	1-BEDROOM
GARDEN SUITE 1	1-BEDROOM
GARDEN SUITE 2	1-BEDROOM

SITE PLAN



KEY

- ▶ Primary Unit Entry
- ▷ Secondary Suite Entry
- ▷ Garden Suite Entry

- ① Communal Amenity
- ② Waste & Recycling
- ③ Parking
- ④ Bicycle Storage
- ⑤ Meter Location

- Wood Patio
- Softsurfacing
- Permeable Pavers
- Pavement

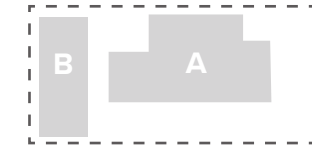
STATS

PARCEL AREA:
668.9 m² | 7200.0 ft²

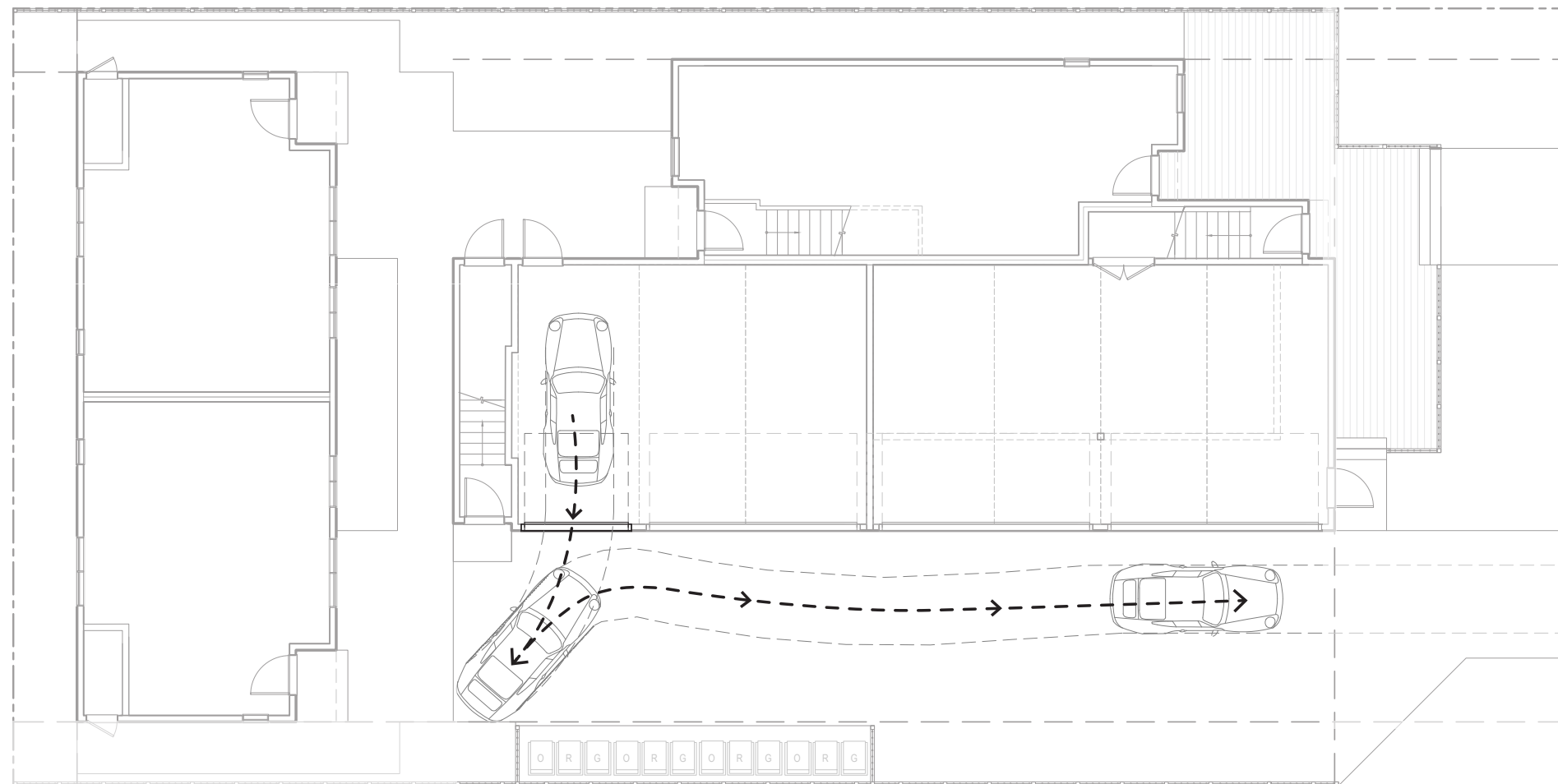
PARCEL COVERAGE
(MAX 60% LOT AREA)
281.6 m² | 3030.6 ft²
= 42%

PERMEABLE SURFACE
(MIN. 40% LOT AREA)
268.7 m² | 2892.0 ft²
= 40%

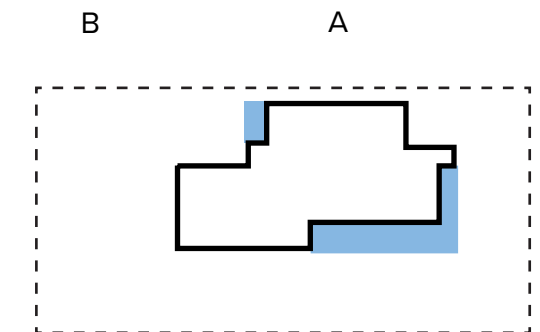
STREET



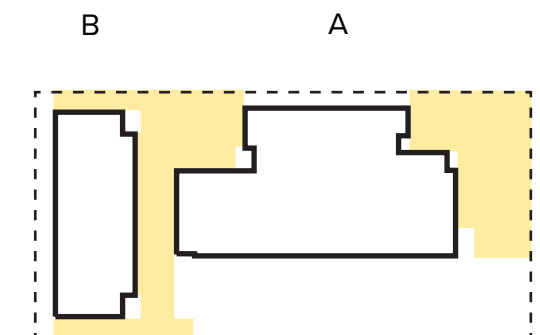
SITE DIAGRAMS



DRIVE AISLE DIAGRAM

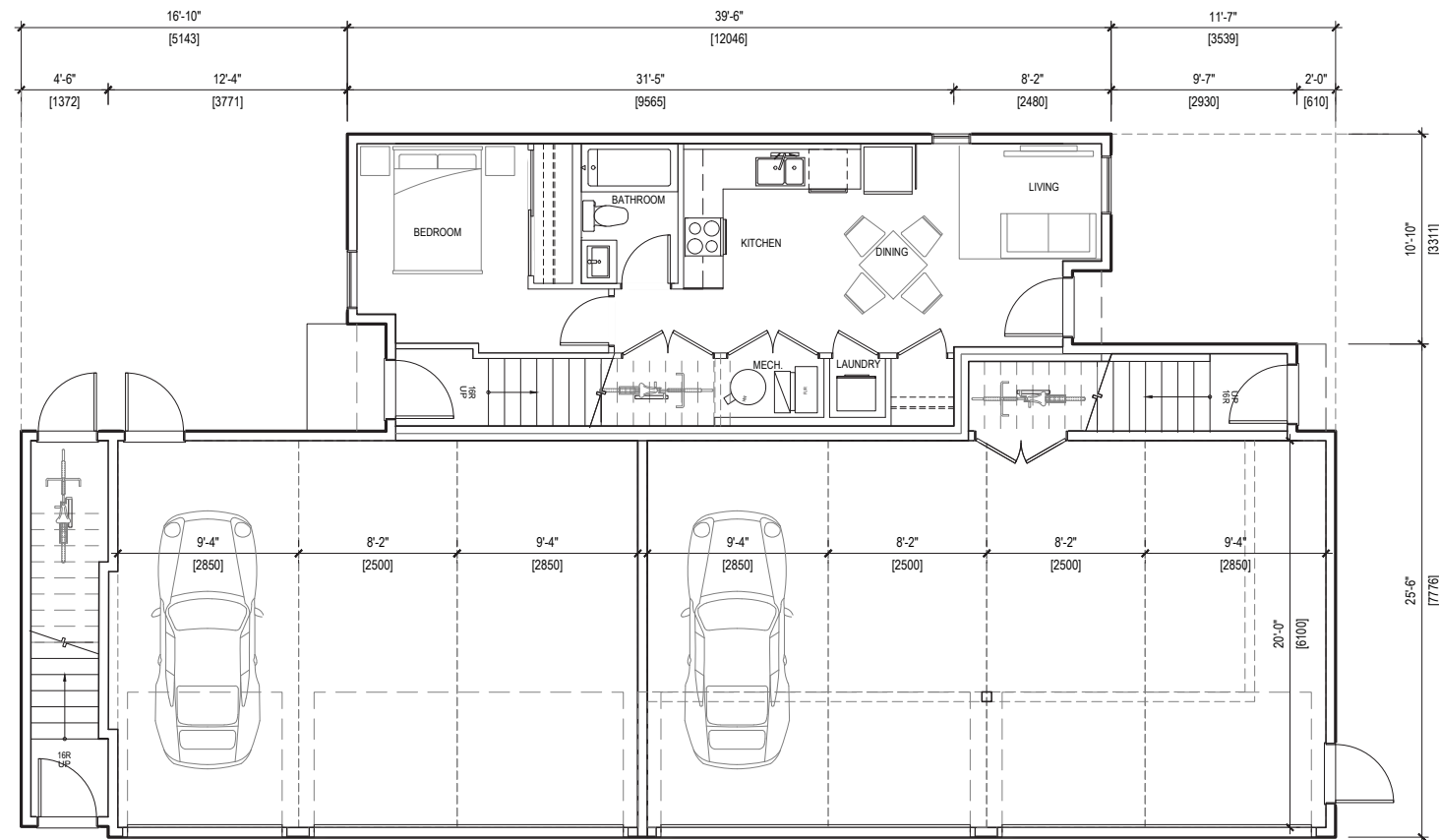
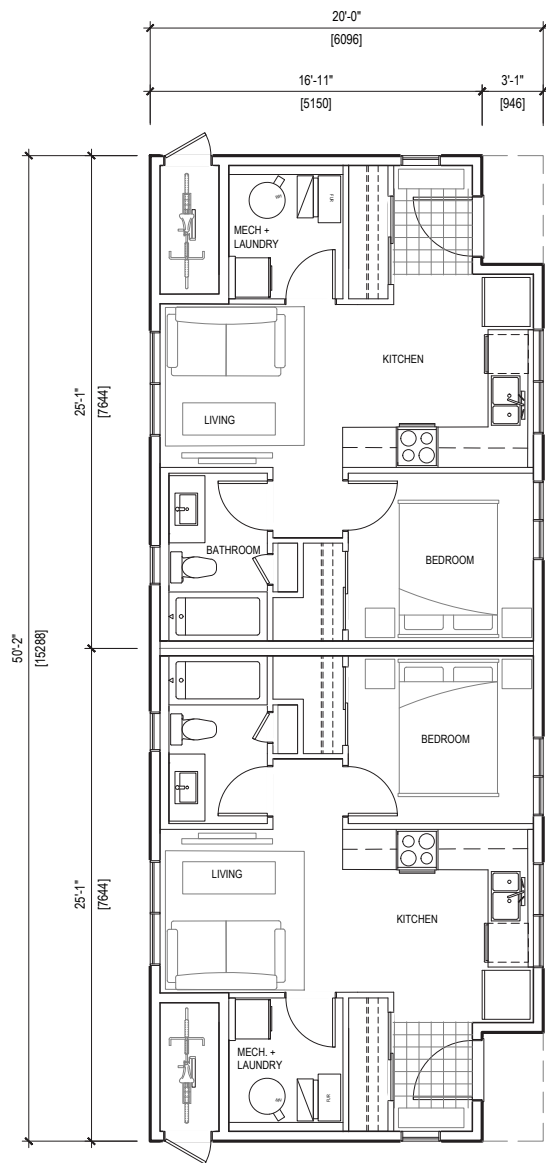


SECOND FLOOR
PRIVATE AMENITY: 29.7 m² | 320.0 ft²



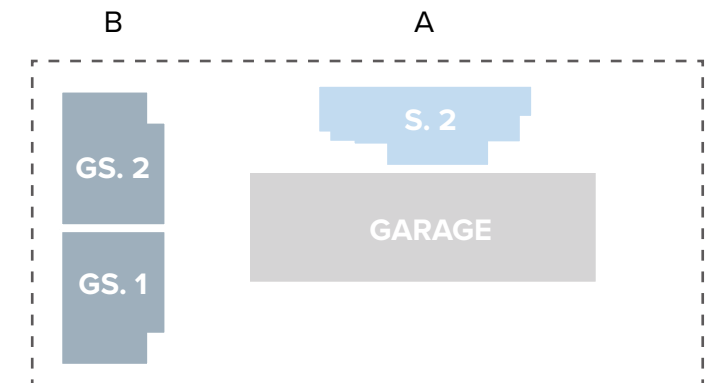
AT-GRADE
COMMON AMENITY: 179 m² | 1930 ft²

MAIN FLOOR

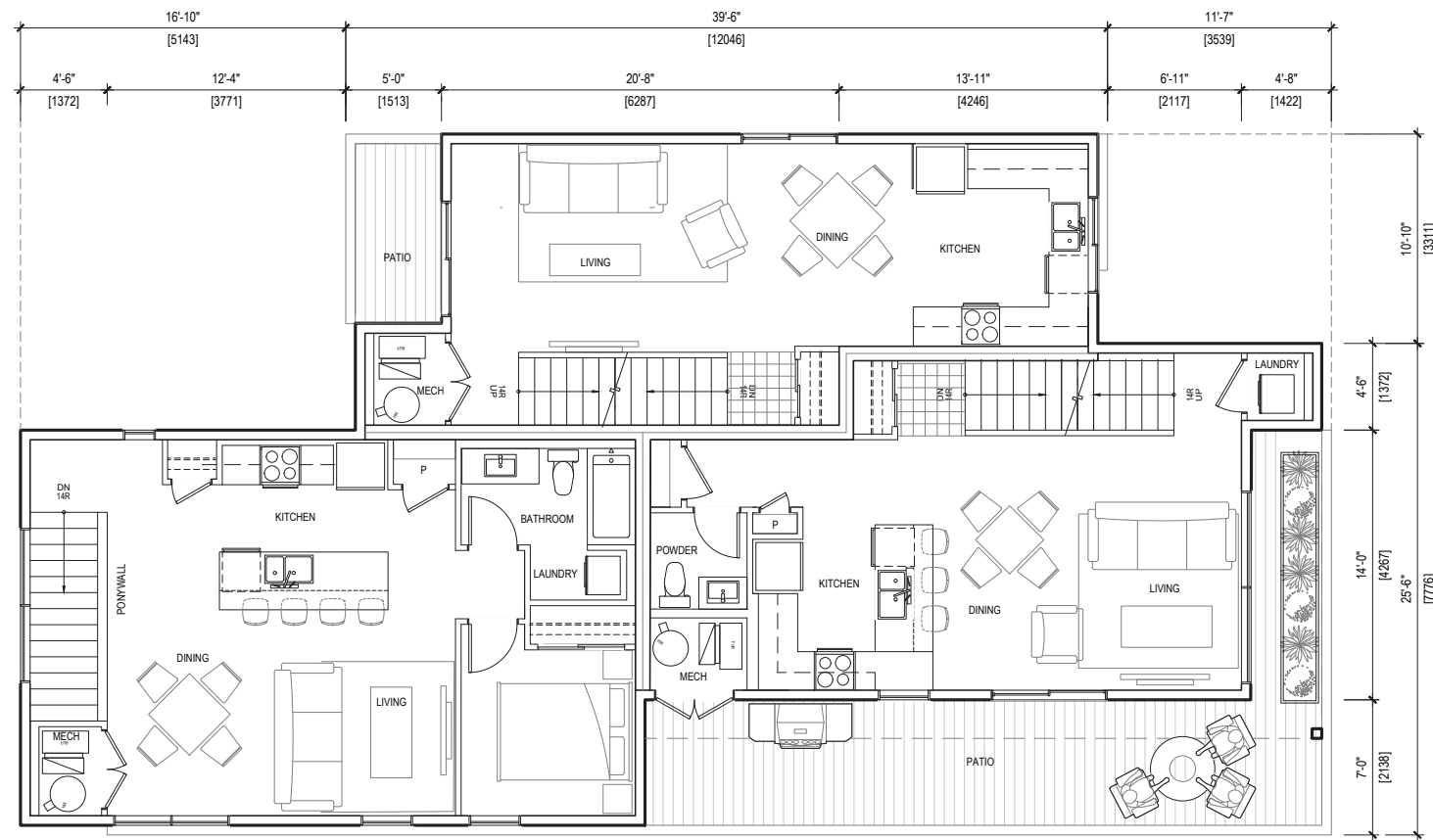
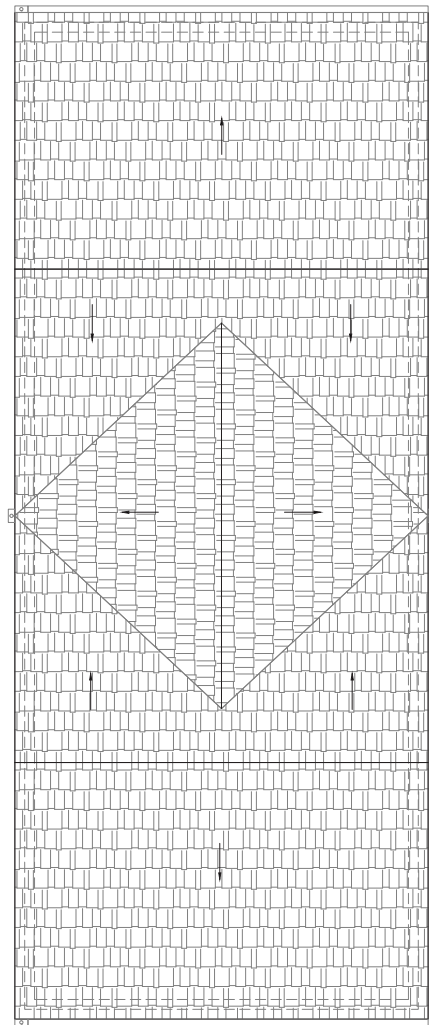


APPROX. DWELLING AREAS

SUITE 2	510 sqft	47 m ²
GARDEN SUITE 1	480 sqft	45 m ²
GARDEN SUITE 2	480 sqft	45 m ²
GARAGE	1290 sqft	120 m ²

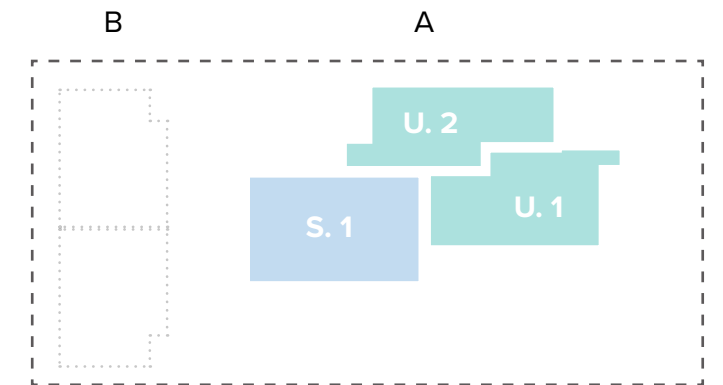


SECOND FLOOR

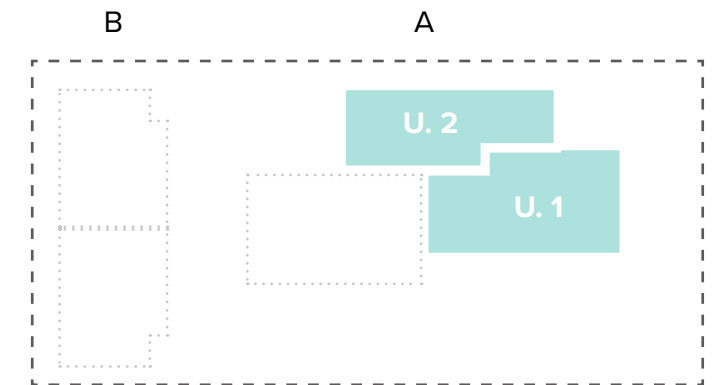
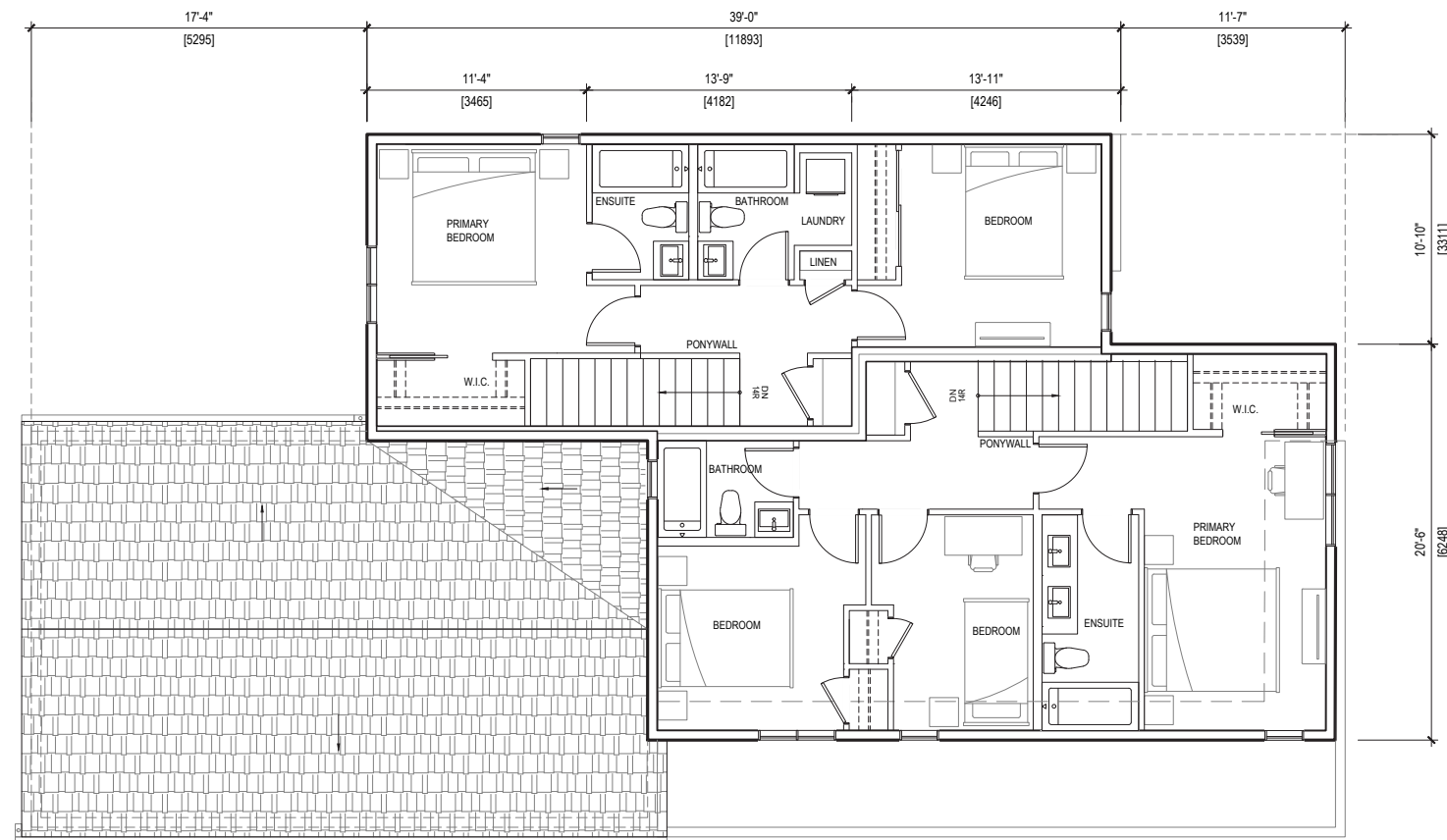
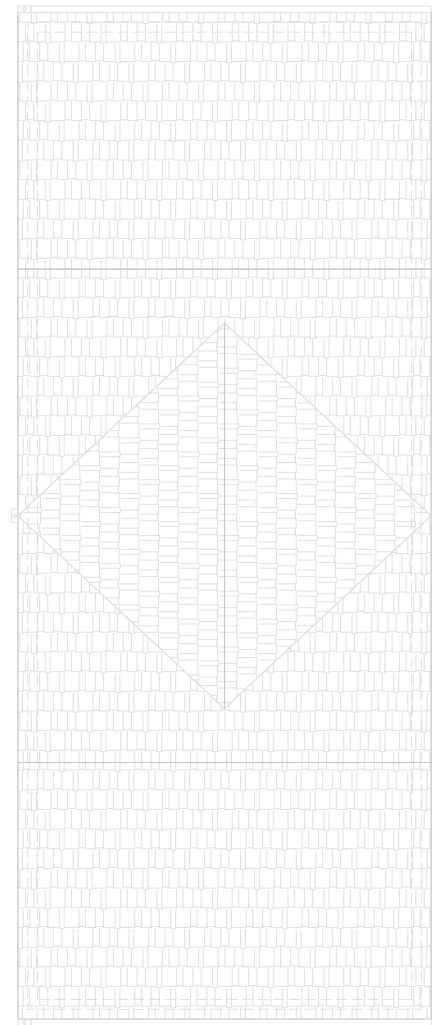


APPROX. DWELLING AREAS

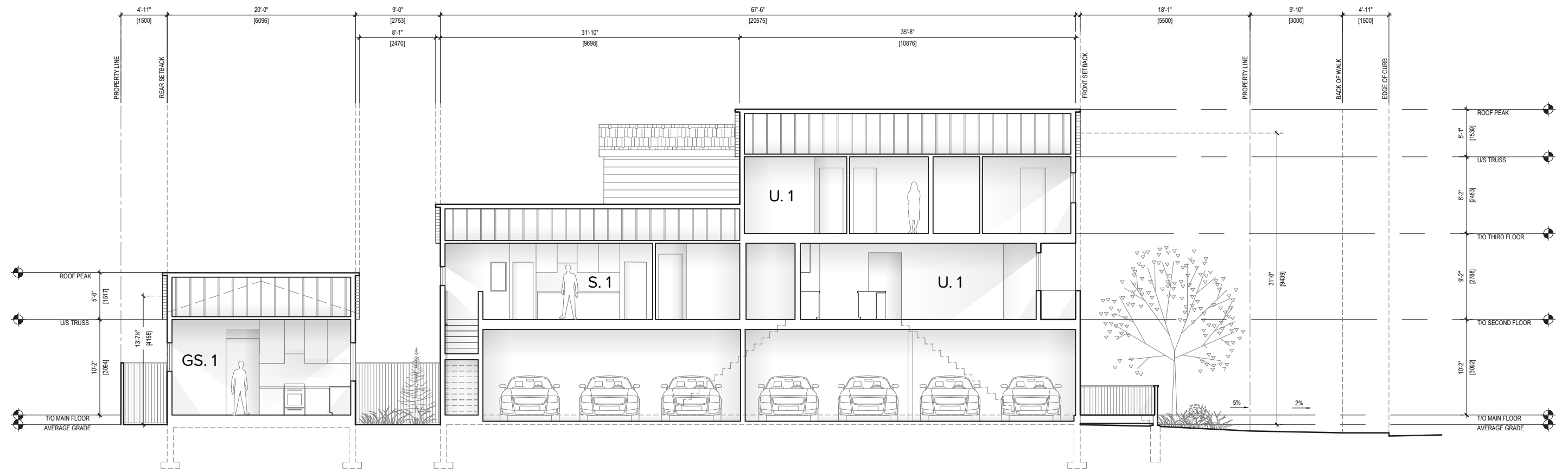
UNIT 1	1200 sqft	112 m2
UNIT 2	1030 sqft	96 m2
SUITE 1	660 sqft	61 m2



THIRD FLOOR

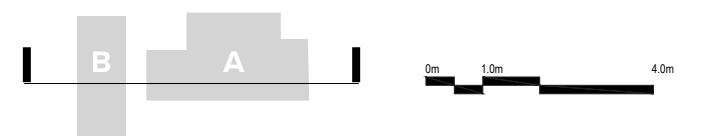


SECTION



B

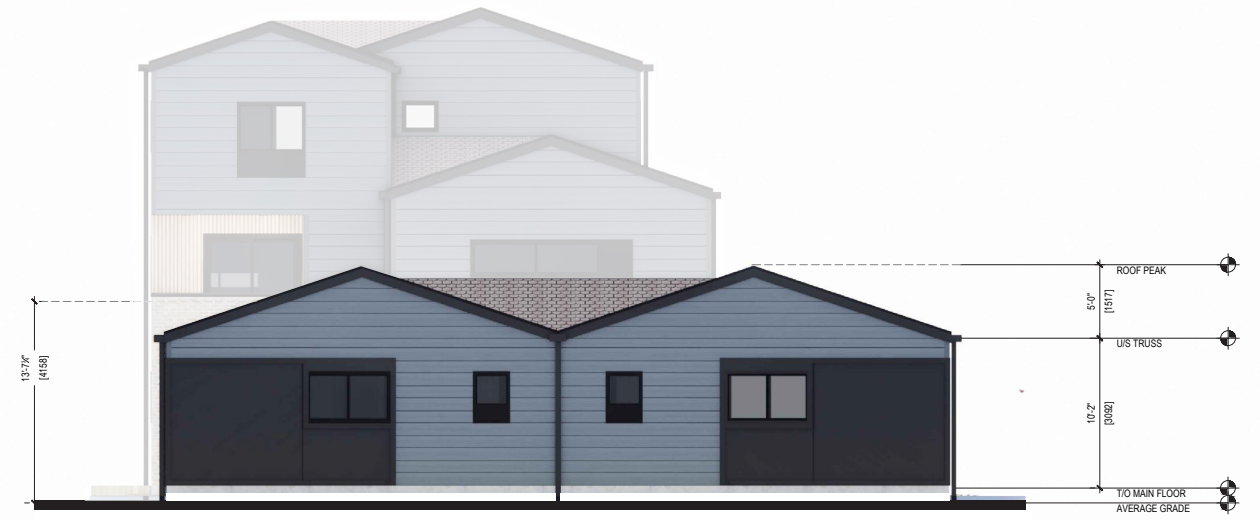
A



ELEVATIONS



EAST | BUILDING A



WEST | BUILDING B



EAST | BUILDING B



WEST | BUILDING A

ELEVATIONS



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06

