CONSULTANTS:

ARCHITECTURAL:

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LANDSCAPE:

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PHONE: (604) 461-9120
CONTACT: Paul Whitehead, BCSLA
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ARBORIST:

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EMAIL: adrian@woodridgetree.com

1035 CORNWALL STREET
NEW WESTMINSTER, B.C.

ARCHITECTURAL:

A0.00	COVER SHEET AND LIST OF DRAWINGS
A0.10	PROJECT DETAILS
A1.00	SITE PLAN
A2.10	BASEMENT FLOOR PLAN
A2.20	MAIN FLOOR PLAN
A2.30	SECOND FLOOR PLAN
A2.40	ROOF PLAN
A3.01	ELEVATIONS NORTH & SOUTH
A3.02	ELEVATIONS EAST & WEST
A4.01	SECTION AA & BB

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NO.	DATE	REVISION
1	2023.01.16	ISSUED FOR RZ SUBMISSION

DESIGN CONSULTANT

Billard Architecture

New Westminster, B.C. Canada,
(604) 619-0529

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SEAL

PROJECT
CORNWALL STREET RESIDENCE
1035 CORNWALL STREET
V3M 4E4
NEW WESTMINSTER, BC

This project is located on the stolen and occupied land of the Halq'eméylem and Hən̓q̓əmin̓əm̓ speaking people.

SHEET TITLE
COVER SHEET & LIST OF DRAWINGS

SCALE: -	SHEET NO. A0.00
DRAWN BY: JP/RGB	
CHECKED BY: RGB	PROJECT NO: FILE: 21BA09

1035 CORNWALL QUADRUPLEX

AREAS	GROSS AREA	
BUILDING	SQ.FT	SQ.M
UNIT 1	1969.80	183.00
UNIT 2	1969.80	183.00
UNIT 3	1969.80	183.00
UNIT 4	1969.80	183.00
TOTAL	7879.20	493.25

SITE & ZONING INFO		
SITE AREA	SQ.FT	SQ.M
LOT SIZE	6534.22	607.05
STEP CODE LEVEL	LEVEL 5	
EXISTING ZONE	RS-1	
ZONING PROPO.	CD	
LOT COVERAGE	SQ.FT	SQ.M
FOOTPRINT		
% COVERAGE	0.00%	0.00%
HEIGHT	ALLOWED	PROPOSED
BUILDING	15 FT (4.57 M)	7.92 FT (2.41 M)

FSR (ABOVE GRADE)		
FLOOR AREAS	SQ.FT	SQ.M
GROSS AREA	7879.20	493.25
FSR EXCLUSION	0	0
TOTAL	7879.20	493.25
FSR ABOVE GRADE	0.81	
FSR BELOW GRADE	0.40	
FSR TOTAL	1.21	

SETBACKS			
	REQUIRED	PROPOSED	COMMENT
FRONT	5.79m (19ft)	4.62m (15'-2")	CORNWALL ST
REAR	7.62m (25 ft)	12.80m (42'-0")	AUGUSTA ST
INTERIOR SIDE	1.52m (5 ft)	2.25m (7'-4 1/2")	ADJ. PROPERTY
EXTERIOR SIDE	1.52m (5 ft)	1.59m (5'-2 1/2")	ADJ. PROPERTY

TOTAL NUMBER OF UNITS	4	BASEMENT		MAIN FLOOR		SECOND FLOOR		GROSS AREA	
QUADRUPLEX	# OF BEDS	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M
UNIT 1	4	656.60	61.00	656.60	61.00	656.60	61.00	1969.80	183.00
UNIT 2	4	656.60	61.00	656.60	61.00	656.60	61.00	1969.80	183.00
UNIT 3	4	656.60	61.00	656.60	61.00	656.60	61.00	1969.80	183.00
UNIT 4	4	656.60	61.00	656.60	61.00	656.60	61.00	1969.80	183.00
TOTAL BEDS	16	2626.40	244.00	2626.40	244.00	2626.40	244.00	7879.20	732.00

PARKING RESIDENTIAL

REQUIRED PARKING (NEW WESTMINSTER)	UNITS	STALLS	REFERENCE
RESIDENTIAL	1.0 /UNIT	4	4	140.9
VISITOR	N/A	N/A	N/A	140.9
LOADING CLASS A	N/A	N/A	N/A	160.3
TOTAL RESIDENTIAL STALLS REQUIRED			4	STALLS REQUIRED
			4	STALLS PROPOSED
			0	ACCESSIBLE

PARKING RESIDENTIAL BREAKDOWN

REQUIRED PARKING (NEW WESTMINSTER)	UNITS	30% MAX.	PROPOSED	REFERENCE
COMPACT	2.44M X 4.57M		1	140.32
STANDARD	2.74M X 5.33M		3	140.31
CAR SHARE	2.74M X 5.33M		0	140.24
*ACCESSIBLE	3.90M X 5.50M		0	145.4
TOTAL			4	STALLS PROPOSED

BICYCLE PARKING RESIDENTIAL

REQUIRED PARKING (NEW WESTMINSTER)	UNITS	STALLS	REFERENCE
RESIDENTIAL	1.5 /UNIT	4	6	150.3
VISITOR	6 for 20 units or more	4	0	150.3
OFF-STREET LOADING	1 for 30 units or more	4	N/A	160.3
TOTAL RESIDENTIAL STALLS REQUIRED			6	STALLS REQUIRED
			6	STALLS PROPOSED

City of New Westminster

Based on Table 1 of the *Solid Waste Facility Guidelines for Development Applications - Residential*

Unit ratio: 5-10

Waste catagories	Storage containers		# of carts per # of Units	Required Carts	Proposed Carts	Collection Service
	Volume (L)		Number	Number	Number	
Garbage	240	Cart	1 cart per 2 units	2	2	City automated curbside collection
Recyling	360	Cart	3 Carts per 12 units	3	3	
Organics	240	Cart	1 cart per 49 units	1	1	
*Glass	N/A		N/A	0	2 bins	
*Glass bin Requirements are forthcoming. 2 27L bings are proposed for this site				Total: 6 Carts Required	Total: 6 Carts & 2 Glass bins Proposed	

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SEAL

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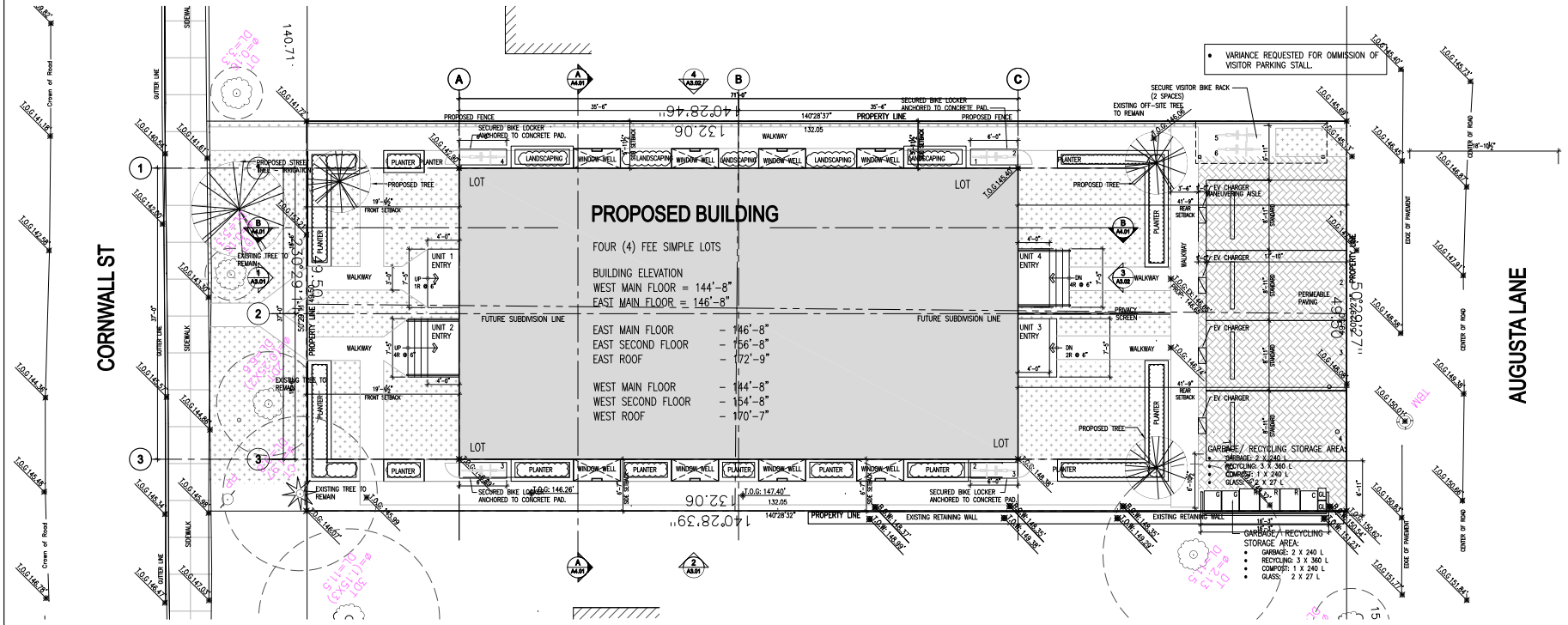
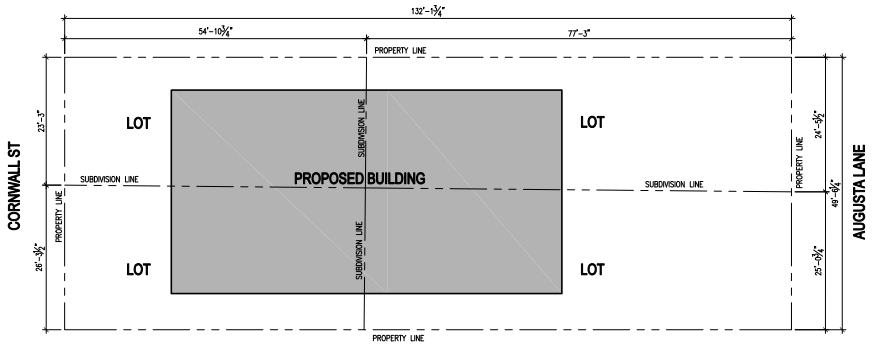
SHEET TITLE

PROJECT DETAILS

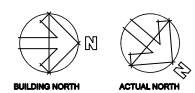
SCALE:	SHEET NO.
DRAWN BY: JP/RGB	A0.10
CHECKED BY: RB	PROJECT NO: FILE: 23BA07



1 A1.00 **SITE PLAN**
5/32"=1'-0"



2 A1.00 **KEY PLAN - LOT SUBDIVISION**
3/32"=1'-0"



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SHEET TITLE

SITE PLAN

SCALE: AS NOTED	SHEET NO. A1.00
DRAWN BY: JP/RGB	
CHECKED BY: RB	PROJECT NO: FILE: 23BA07

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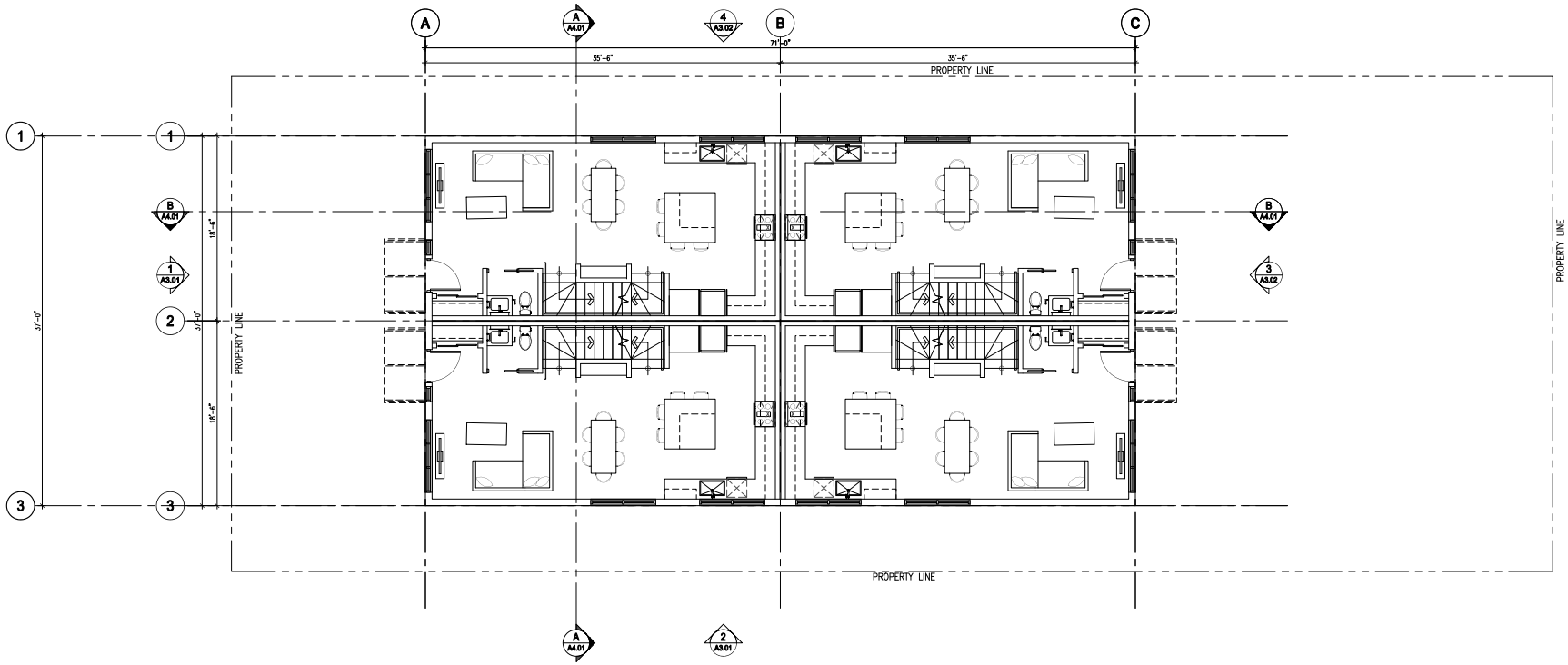

1 A2.10 **MAIN FLOOR PLAN**
3/16"=1'-0"

MAIN FLOOR TOTAL
2626.44 SQ. FT

INDIVIDUAL UNITS
656.6 SQ. FT.

BUILDING NORTH

ACTUAL NORTH

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SHEET TITLE
MAIN LEVEL FLOOR PLAN

SCALE:	SHEET NO.
3/16"=1'-0"	A2.10
DRAWN BY: JP/RGB	
CHECKED BY: RB	PROJECT NO: FILE: 23BA07

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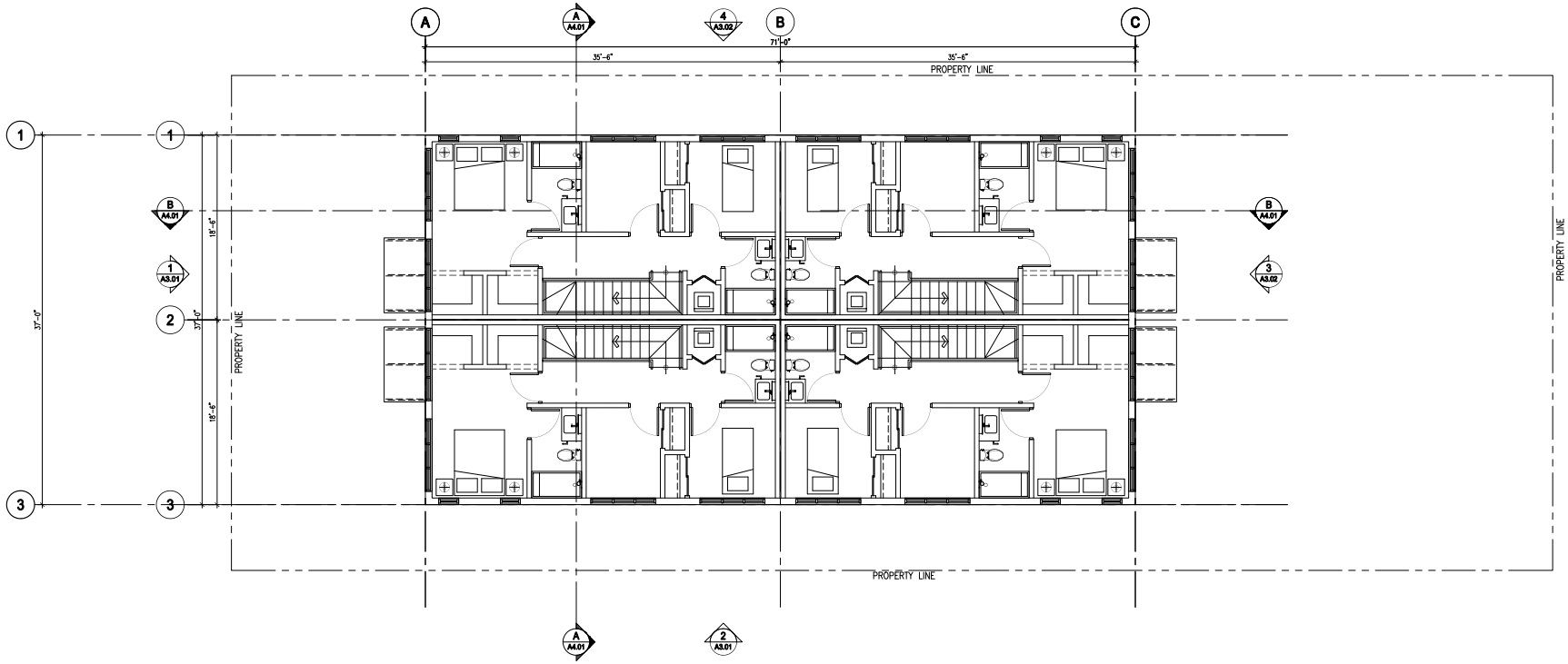

2ND FLOOR TOTAL
2626.44 SQ. FT.

INDIVIDUAL UNITS
656.6 SQ. FT.

1 / A2.20 **2ND FLOOR PLAN**
3/16"=1'-0"

BUILDING NORTH

ACTUAL NORTH

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SHEET TITLE

2ND LEVEL FLOOR PLAN

SCALE:	SHEET NO.
3/16"=1'-0"	A2.20
DRAWN BY: JP/RGB	
CHECKED BY: RB	PROJECT NO: FILE: 23BA07

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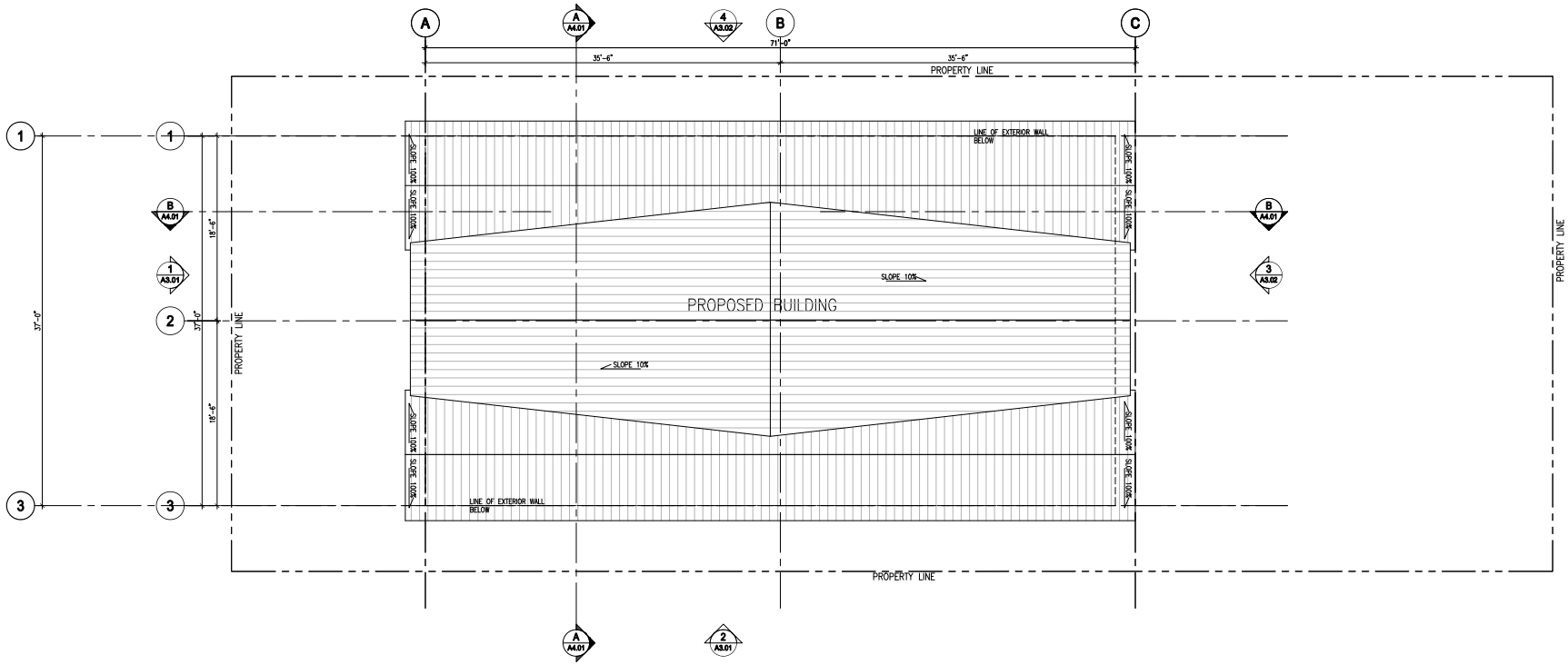
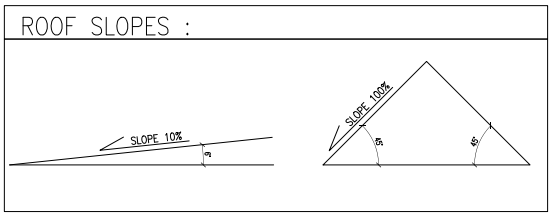


1 A2.30 **ROOFPLAN**
1/4"=1'-0"



BUILDING NORTH

ACTUAL NORTH

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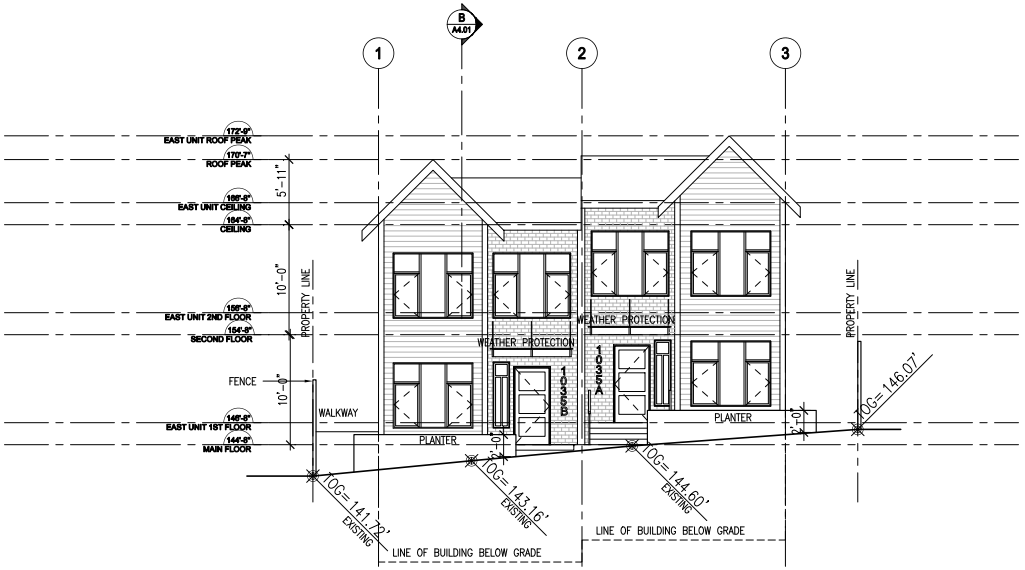
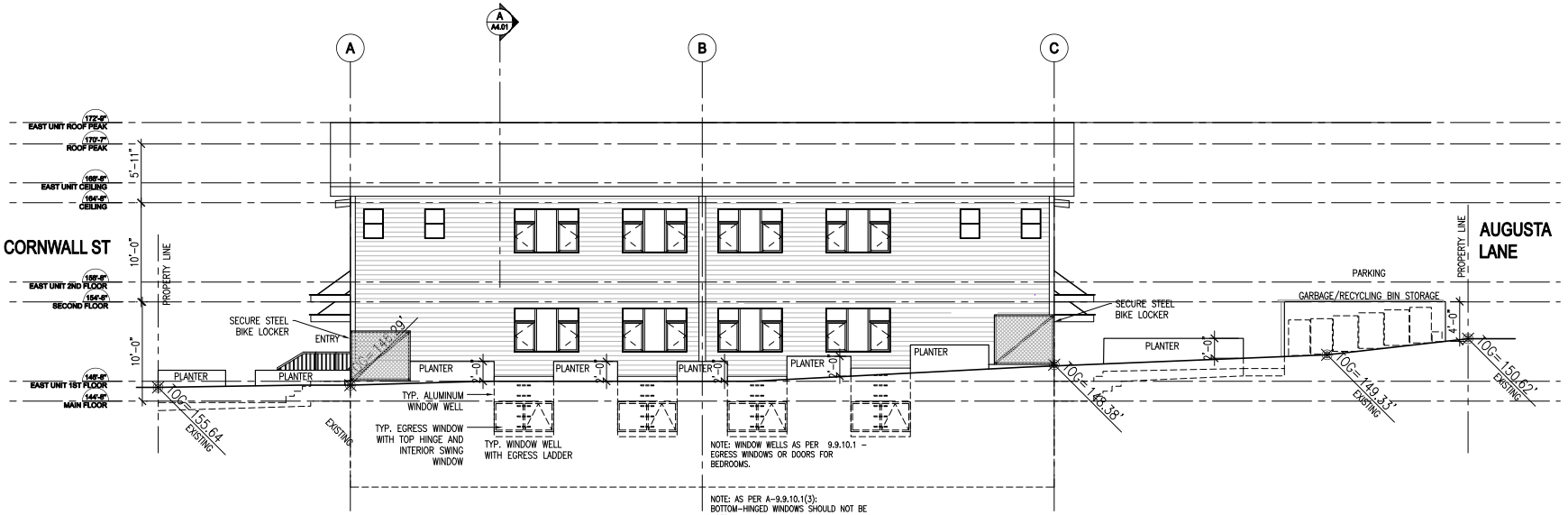
SHEET TITLE

ROOF PLAN

SCALE: 1/4"=1'-0"	SHEET NO. A2.30
DRAWN BY: JP/RGB	
CHECKED BY: RB	PROJECT NO: FILE: 23BA07



1 A3.01 **SOUTH ELEVATION**
3/16"=1'-0"



2 A3.01 **EAST ELEVATION**
3/16"=1'-0"

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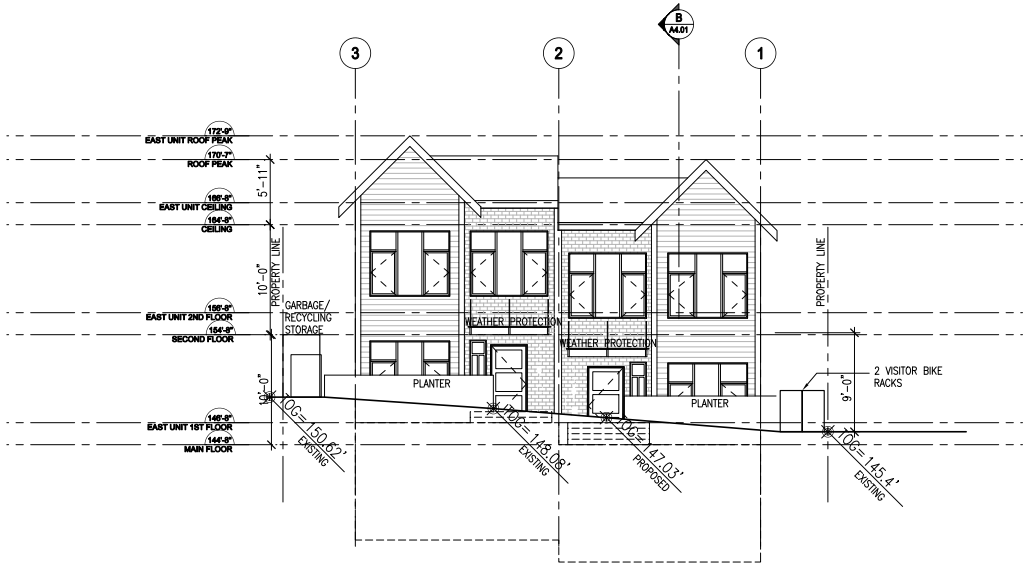
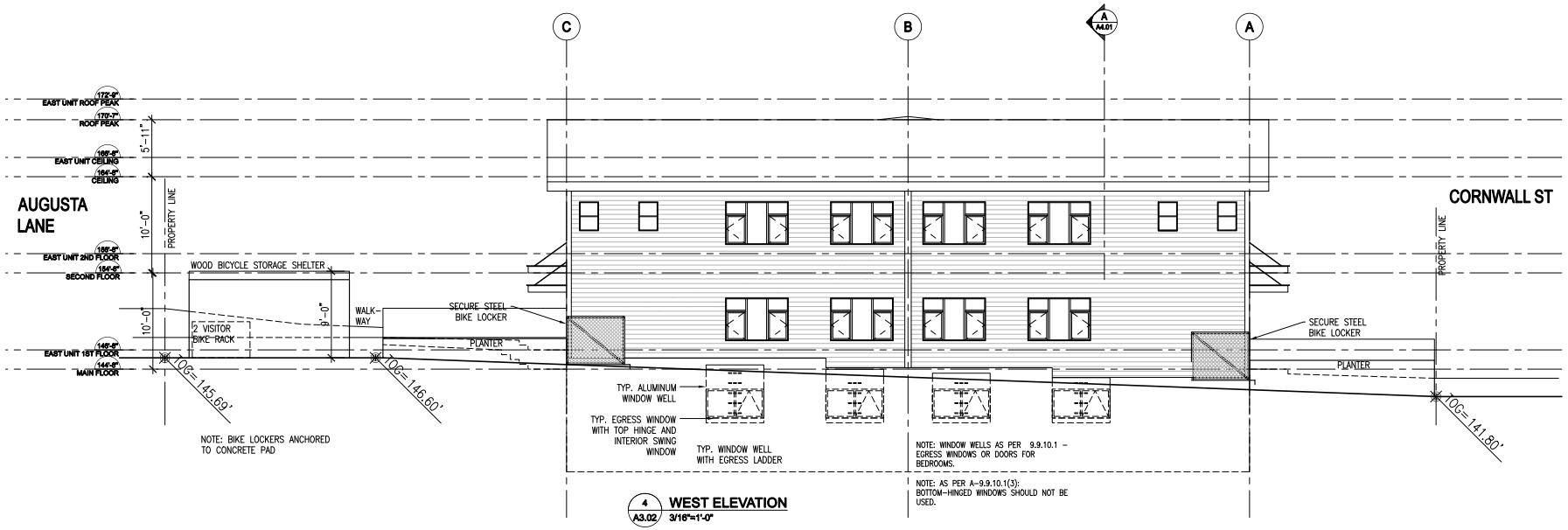
SHEET TITLE

SOUTH & EAST ELEVATIONS

SCALE:	SHEET NO.
3/16"=1'-0"	A3.01
DRAWN BY: JP/RGB	
CHECKED BY: RB	PROJECT NO: FILE: 23BA07



3 A3.02 **NORTH ELEVATION**
3/16"=1'-0"



4 A3.02 **WEST ELEVATION**
3/16"=1'-0"

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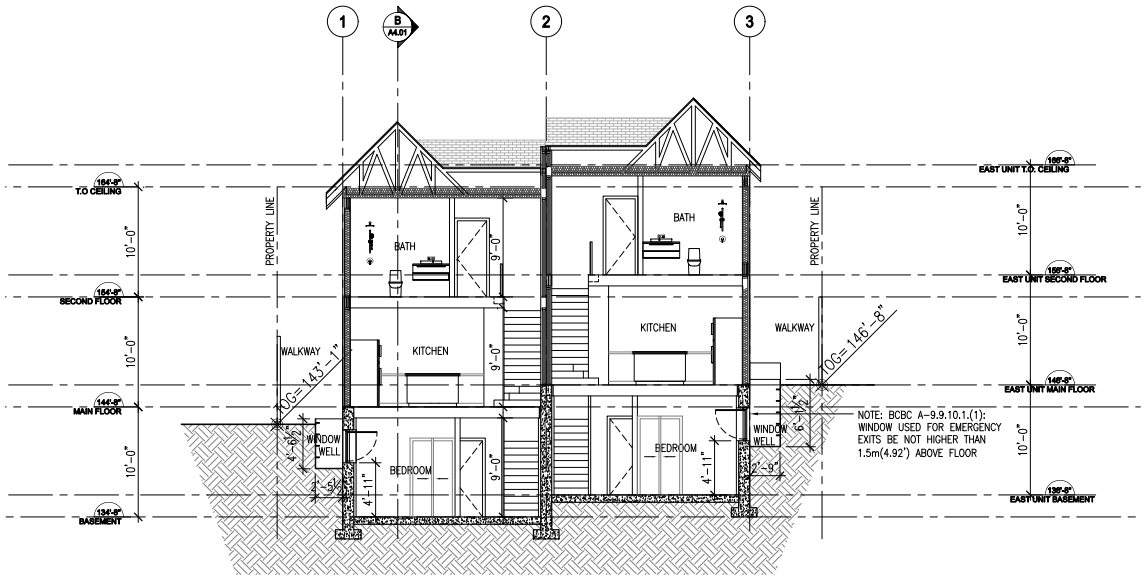
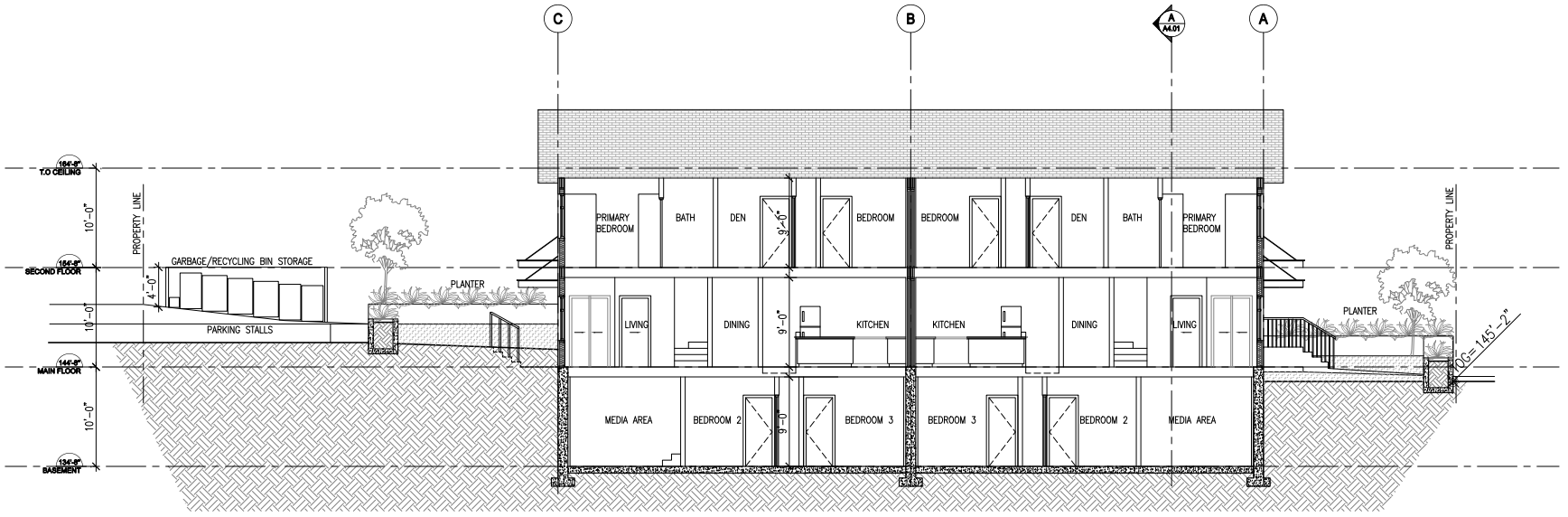
SHEET TITLE
NORTH & WEST ELEVATIONS

SCALE: 3/16"=1'-0"	SHEET NO. A3.02
DRAWN BY: JP/RGB	
CHECKED BY: RB	PROJECT NO: FILE: 23BA07



1 A4.01 **SECTION AA**
3/16"=1'-0"



2 A4.01 **SECTION BB**
3/16"=1'-0"

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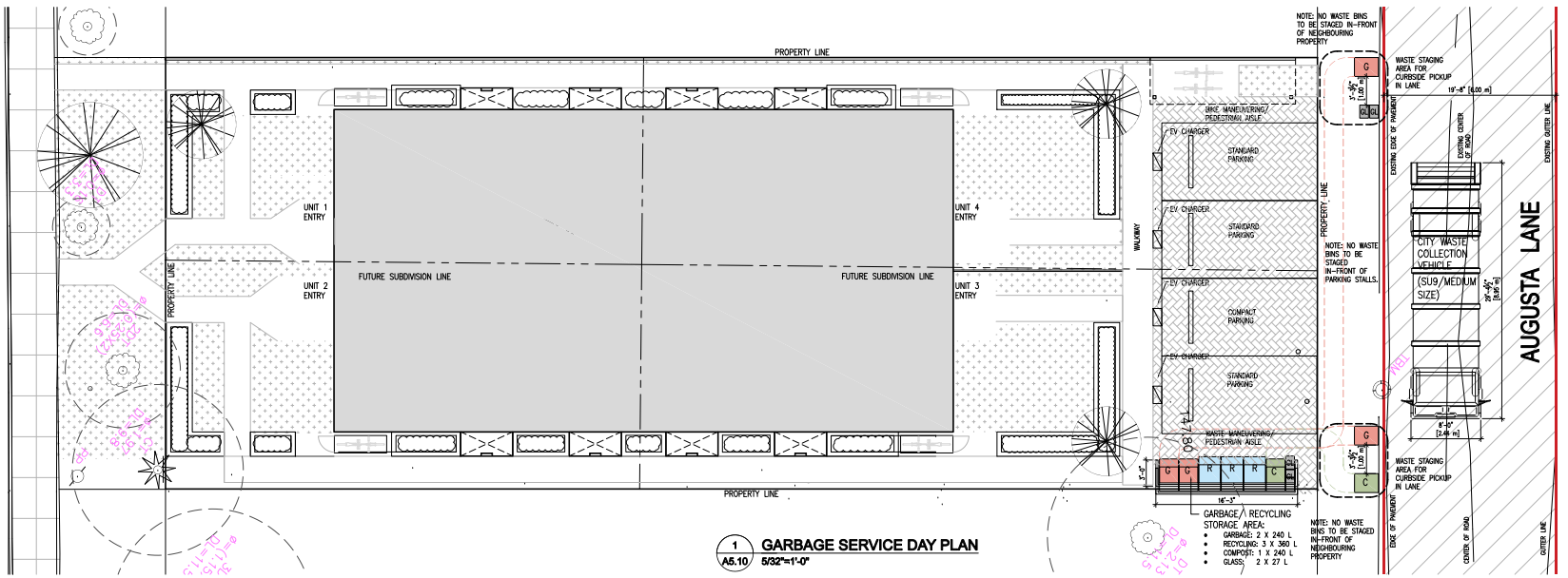
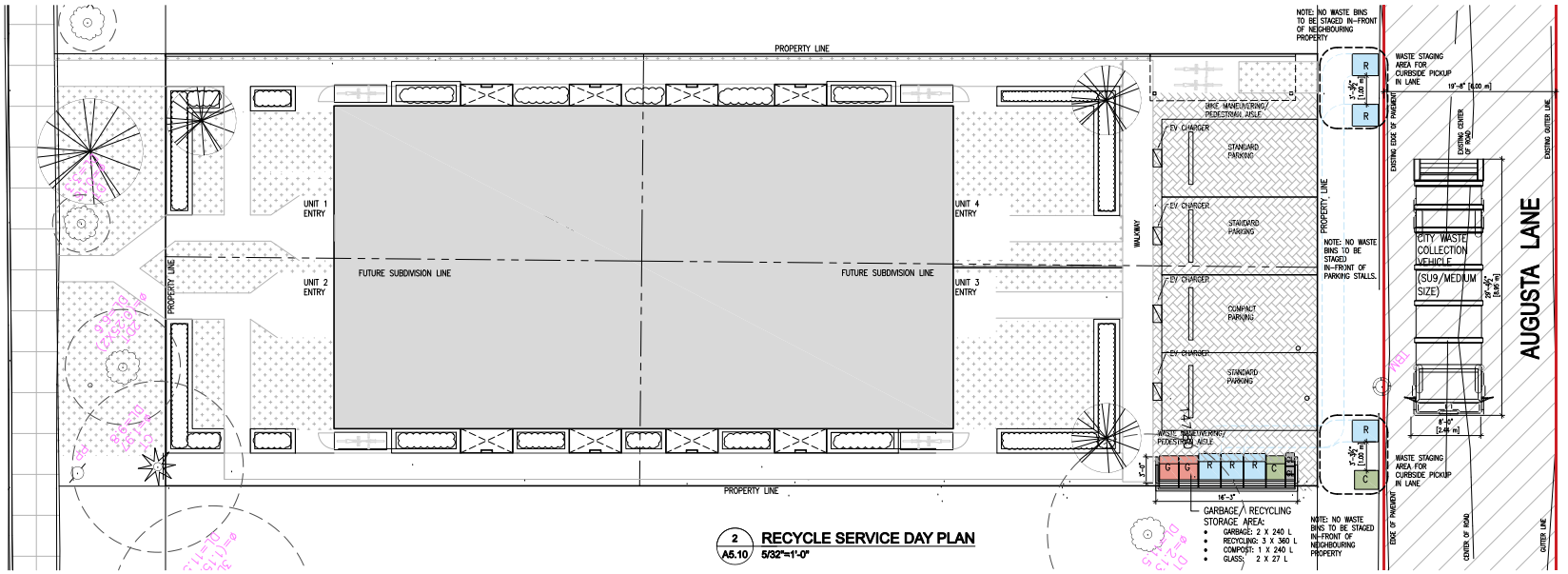
SHEET TITLE
BUILDING SECTION AA & BB

SCALE: 3/16"=1'-0"	SHEET NO. A4.01
DRAWN BY: JP/RGB	
CHECKED BY: RB	PROJECT NO: FILE: 23BA07



1 A5.10 **GARBAGE SERVICE DAY PLAN**
5/32"=1'-0"



2 A5.10 **RECYCLE SERVICE DAY PLAN**
5/32"=1'-0"

WASTE SERVICING LEGEND:

G	GARBAGE BIN 240 L
R	RECYCLING BIN 360 L
C	COMPOST BIN 240 L
GL	GLASS BIN 27 L

NOTE: PLANS ARE BASED ON THE PREMISE THAT GARBAGE AND RECYCLING PICKUP ON ALTERNATE WEEKS. REFERENCED FROM THE 2023 ZONE MAP AND COLLECTION SCHEDULE CALENDAR.

NOTE: 2 27L GLASS BINS ARE PROVIDED. GLASS PICKUP IS BASED ON THE 2023 ZONE MAP AND COLLECTION SCHEDULE CALENDAR.

BUILDING NORTH

ACTUAL NORTH

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NO.	DATE	REVISION
1	2024.10.17	ISSUED FOR DP

DESIGN CONSULTANT

New Westminster, B.C. Canada,
(604) 619-0529

info@billardarchitecture.ca
www.billardarchitecture.ca

SEAL

PROJECT

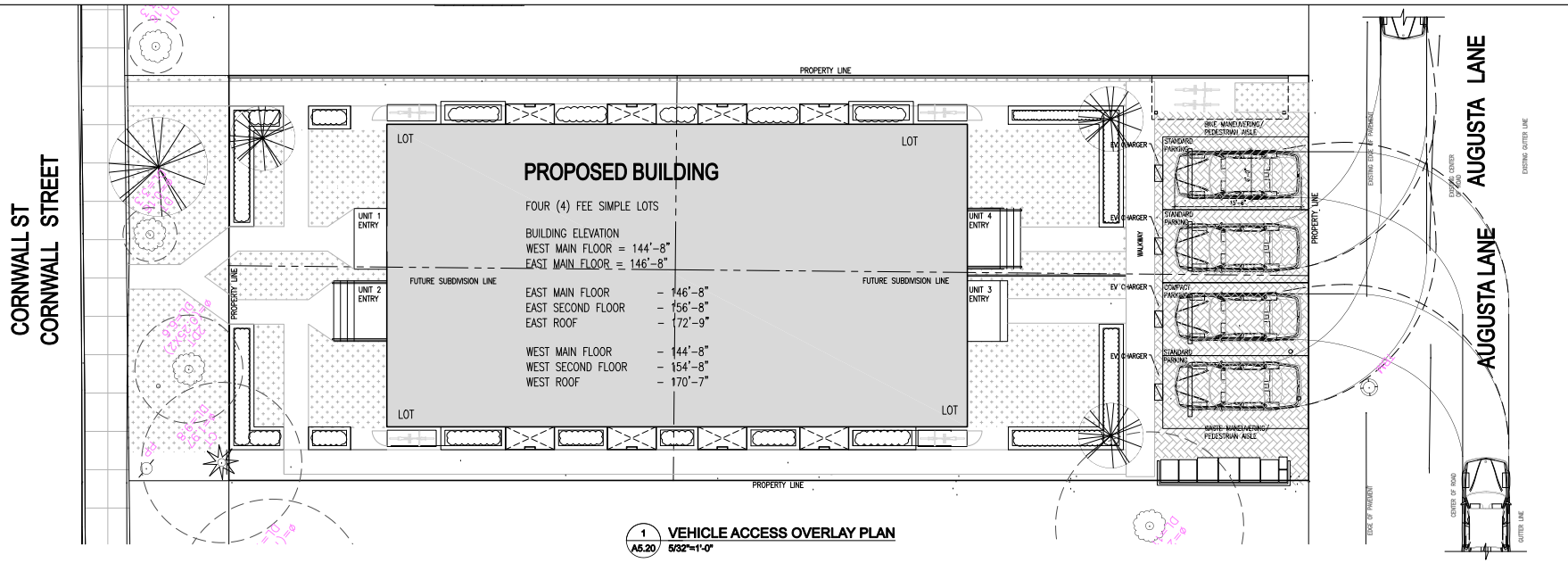
CORNWALL STREET RESIDENCE
1035 CORNWALL STREET
V3M 4E4
NEW WESTMINSTER, BC

This project is located on the stolen and occupied land Halq̓eméylem and Hən̓q̓əmin̓əm̓ speaking people.

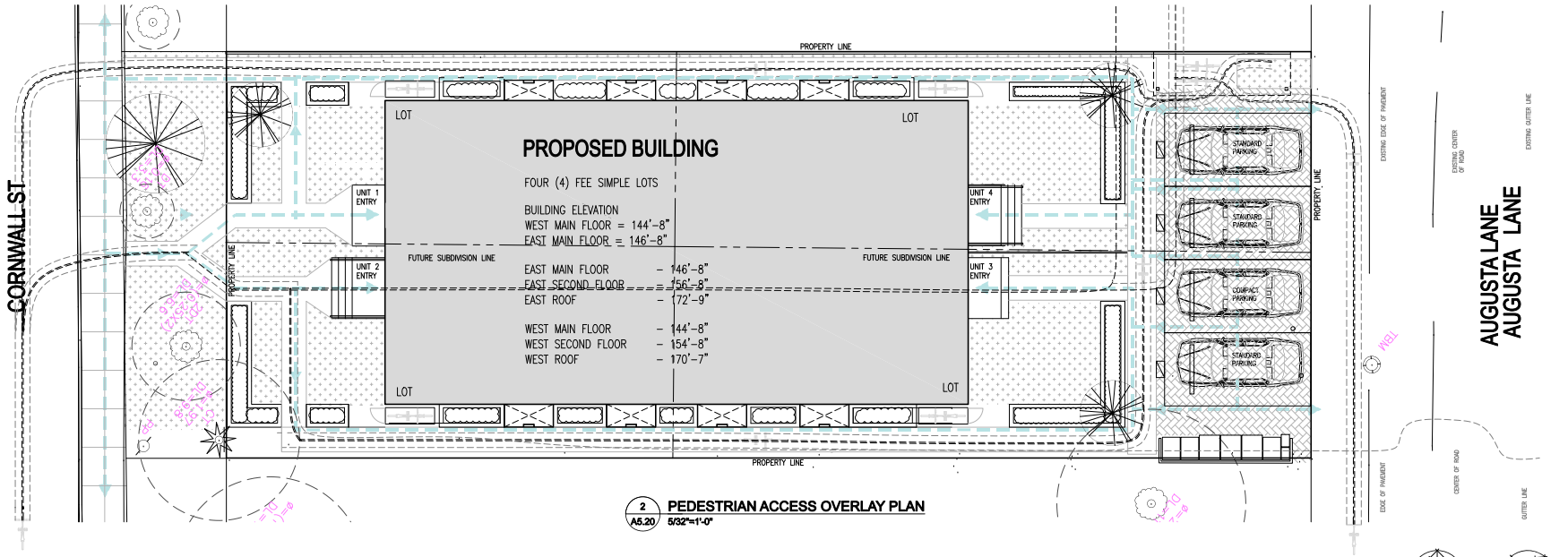
SHEET TITLE

WASTE SERVICE PLANS

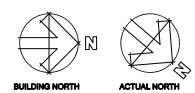
SCALE: AS NOTED	SHEET NO. A5.10
DRAWN BY: JP/RGB	
CHECKED BY: RB	PROJECT NO: FILE: 23BA07



1 A5.20 **VEHICLE ACCESS OVERLAY PLAN**
5/32"=1'-0"



2 A5.20 **PEDESTRIAN ACCESS OVERLAY PLAN**
5/32"=1'-0"



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SHEET TITLE

ACCESS AND CIRCULATION PLANS

SCALE: AS NOTED	SHEET NO. A5.20
DRAWN BY: JP/RGB	
CHECKED BY: RB	PROJECT NO: FILE: 21BA09