

**Attachment 2**  
*Drawing Package*



**CITY OF NEW WESTMINSTER**  
**INFINITY TOWNHOMES**  
**REISSUED FOR SECOND HEARING**  
**FEBRUARY 14 2022**

1032 AND 1036 ST. ANDREWS STREET,  
 NEW WESTMINSTER, B.C.

**LEGAL DESCRIPTION:**

LOTS 19 & 18, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 7, GROUP 1, OF LOTS 12, 13, 20 & 21.

**Zoning Bylaw Analysis**  
**405 Infill Townhouse and Rowhouse Residential District (RT)**

Section	Required		Proposed	
	Metric	Imperial	Metric	Imperial
<b>405.4 Density</b>				
Above Basement	0.85 max, 1375.14 m <sup>2</sup>	14,801.9 ft <sup>2</sup>	0.8498	14798.07 ft <sup>2</sup>
Basement	0.15 max, 242.67 m <sup>2</sup>	2,612.10 ft <sup>2</sup>	0.1495	2603.88 ft <sup>2</sup>
Total	1.0 max, 1,617.81 m <sup>2</sup>	1,7414 ft <sup>2</sup>	0.9993	17401.95 ft <sup>2</sup>
405.5 Basement elevation	Basement no part more than 1 meter (3.28 feet) out of the ground		Complies	
405.6 Basement size	Basement not larger than the floor above		Complies	
<b>405.7 Principal building height</b>				
Building A height	10.67 m	35 ft	10.01 m	32.84 ft
Building B height	10.67 m	35ft	9.87 m	32.40 ft
Average garage	53.82 m	176.58 ft		
<b>405.8 Detached accessory buildings</b>				
a) Max 15% site coverage	242.67 m <sup>2</sup>	2612.08 ft <sup>2</sup>	14.93 m <sup>2</sup>	160.71 ft <sup>2</sup>
b) Height	One storey		Complies	
c) Location	Not in front yard		Complies	
d) Height	3.6 m	11.81 ft	2.19 m	7.17 ft
e) Enclosed	2 sides max.		Not enclosed	
f) Dormers	No dormers permitted		Complies	
g) Separation from principal building	1 m	3.28 feet	1.21	3.98 ft
h) Setback from lane	Not required – Belleville Street is not a lane		Not required	
i) Setback from a corner	Site is mid-block – not required		Not required	
j) Setback from Belleville street	1.52 m	5 ft	4.88 m	16 ft
<b>405.9 Parking</b>				
a) resident	12 spaces		12 spaces	
b) visitor	1.2 spaces		1 space	
c) Visitor parking	not required in a non-stratified development		stratified	
d) Location	No parking in front yard		Complies	
e) Access	From lane wider than 3.66 metres (12 feet)		Access from Belleville Street	
f) Access	From lane narrower than 3.66 metres (12 feet)		Access from Belleville Street	
i) Setback from Corner	Site is mid-block – not required		Not required	
<b>405.10 Bicycle Parking</b>				
Short Term bicycle	4 space		4 space	
Long Term bicycle	12 space		12 space	

**Townhouse and Rowhouse Development Permit Area – Setback and Separation Requirements**

Section	Required		Proposed	
	m	ft	m	ft
Front Setback	4.27	14.00	4.46	14.63
Rear Setback	7.62	25.00	7.71	25.30
Side Setback - east	4.27	14.00	4.35	14.27
Side Setback - west	4.27	14.00	4.38	14.37
Separation between buildings	8.53	28.00	8.70	28.54
Maximum Building Length	38.10	125.00	28.04	92.00

**PROJECT OWNER**  
**1151840 BC LTD.**

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**PRINCIPAL, SW LANDSCAPE ARCHITECT**

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**ARBORIST**

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**ARCHITECTURAL DRAWING LIST**

SHEET NUMBER	SHEET NAME	CURRENT REVISION	REVISION DATE
A0001	COVER PAGE	5	2022-02-14
A0002	ABBREVIATIONS	4	2022-02-14
A0003	3D VIEWS	4	2022-02-14
A0004	3D VIEWS	3	2022-02-14
A0005	3D VIEWS	3	2022-02-14
A0006	3D ENVELOPE HEIGHT	3	2022-02-14
A0007	SHADOW STUDY 9 am	1	2022-02-14
A0008	SHADOW STUDY 12 pm	1	2022-02-14
A0009	SHADOW STUDY 3 pm	1	2022-02-14
A0010	SHADOW STUDY 6 pm	1	2022-02-14
A0100	SITE PLAN-BUILDING SITING	2	2022-02-14
A0101	SITE PLAN	5	2022-02-14
A0103	CONTEX PLAN-STREET SCAP VIEW	2	2022-02-14
A0104	SITE PLAN-ACCESSIBILITY	2	2022-02-14
A0105	VEHICLE MANEUVERING	2	2022-02-14
A0106	SITE PLAN MATERIAL & FINISHES	2	2022-02-14
A0201	BASEMENT FLOOR PLAN & PATIO LAYOUTS	4	2022-02-14
A0202	LEVEL 1 FLOOR PLAN	4	2022-02-14
A0203	LEVEL 2 FLOOR PLAN	4	2022-02-14
A0204	LEVEL 3 FLOOR PLAN	4	2022-02-14
A0207	ROOF PLAN	4	2022-02-14
A0208	ADAPTABLE SUITE LAYOUT	1	2022-02-14
A0221	BASEMENT AREA PLAN	4	2022-02-14
A0222	LEVEL 1 ARE PLAN	4	2022-02-14
A0223	LEVEL 2 AREA PLAN	3	2022-02-14
A0224	LEVEL 3 AREA PLAN	3	2022-02-14
A0301	LEVEL 1 RCP	1	2022-02-14
A0401	BLDG A-NORTH&SOUTH ELEVATIONS	4	2022-02-14
A0402	BLDG B-NORTH&SOUTH ELEVATIONS	4	2022-02-14
A0403	BLDG A -EAST&WEST ELEVATIONS	4	2022-02-14
A0404	BLDG B -EAST&WEST ELEVATIONS	4	2022-02-14
A0405	BLDG A&B&NEIGHBOURS ELEVATIONS OVERLAY	2	2022-02-14
A0501	BUILDING A SECTIONS	4	2022-02-14
A0502	BUILDING B SECTIONS	2	2022-02-14
A0503	ENVELOPE PROJECTION SECTIONS	2	2022-02-14
A0504	NEIGHBOURHOOD SECTIONS	2	2022-02-14

Grand total: 36



PROJECT NO.	18203	REV. DATE	2022-02-14
DRAWING NO.	<b>A0001</b>	REVISION	<b>5</b>

ACC	ACCESSIBLE	HB	HOSE BIB	RWL	RAINWATER LEADER
ACFL	ACCESS FLOOR	HC	HOLLOW CORE		
ACT	ACOUSTICAL CEILING TILE	H/C	HANDICAP	S/A	SUPPLY AIR
AD	AREA DRAIN	HCW	HOLLOW CORE WOOD	SAM	SELF-ADHERED MEMBRANE
ADJ	ADJACENT	HD	HANGAR DOOR	SC	SOLID CORE
AFF	ABOVE FINISHED FLOOR	HDR	HEADER	SCW	SOLID CORE WOOD
ALUM	ALUMINUM	HDWD	HARDWOOD	SD	SINGLE SWING DOOR
ANIP	ANNUNCIATOR PANEL	HDWR	HARDWARE	SF	SQUARE FEET
ANOD	ANODIZED	HM	HOLLOW METAL	SFL	SAFETY FLOOR
APPROX	APPROXIMATE	HO	HONEY-COMB	SG	STRUCTURAL GLAZING
ARCH	ARCHITECTURAL	HOR	HORIZONTAL	SHT	SHEET
AUTO	AUTOMATIC	HR	HOUR	SIA	SIAMESE CONNECTION
AVB	AIR VAPOUR BARRIER	HSKG	HOUSEKEEPING	SIM	SIMILAR
AVM	AIR VAPOUR MOISTURE BARRIER	HSS	HOLLOW STEEL SECTION	SL	SLIDING DOOR
		HT	HEIGHT	SMC	STEEL METAL CARRIER
B	BASE	HVAC	HEATING / VENTING / AIR CONDITIONING	SOG	SLAB ON GRADE
BF	BIFOLD DOOR	HVY	HEAVY	SP	STAND PIPE
BLDG	BUILDING	HW	HOT WATER	SPEC	SPECIFICATION
BM	BEAM			SQ	SQUARE
B/O	BOTTOM OF	ID	INSIDE DIAMETER	SS	STAINLESS STEEL
BOL	BOLLARD	INFO	INFORMATION	SSM	SOLID SURFACING MATERIAL
BUR	BUILT UP ROOFING	INSUL	INSULATION	ST	STONE
		INT	INTERIOR	STC	SOUND TRANSMISSION CLASS
CAB	CABINET	IMP	INSULATED METAL PANEL	STD	STANDARD
CB	CATCH BASIN	ISO	POLYISOCYANURATE	STL	STEEL
CD	COILING DOOR			STOR	STORAGE
CG	CORNER GUARD	JAN	JANITOR CLOSET	STRUCT	STRUCTURAL
CIP	CAST IN PLACE			SUSP	SUSPENDED
CJ	CONTROL JOINT	KIT	KITCHEN		
CL	CENTRE LINE			TBD	TO BE DETERMINED
CLG	CEILING	L	LENGTH	TD	TRENCH DRAIN
CLR	CLEARANCE	LAV	LAVATORY	TEL	TELEPHONE
OMP	COMPOSITE METAL PANEL	LINO	LINOLEUM	TEMP	TEMPORARY
CMU	CONCRETE MASONRY UNIT	LL	LIVE LOAD	TERR	TERRAZZO
COL	COLUMN	LVR	LOUVER	T/O	TOP OF
COM	CUSTOMERS OWN MATERIAL			TOC	TOP OF CURB
CONC	CONCRETE	m	METER	TOF	TOP OF FLOOR
CONST	CONSTRUCTION	MATL	MATERIAL	TOS	TOP OF STEEL
CONT	CONTINUOUS	MAX	MAXIMUM	TPO	THERMOPLASTIC POLYOLEFIN
CORR	CORRIDOR	MECH	MECHANICAL	TS	TRANSITION STRIP
CPT	CARPET	MED	MEDIUM	TSG	TEMPERED SAFETY GLASS
CPT-T	CARPET TILE	MEL	MELAMINE	TYP	TYPICAL
CS	COUNTER SHUTTER	MEP	MECHANICAL, ELECTRICAL AND PLUMBING		
CT	CERAMIC TILE	MEZZ	MEZZANINE	U/G	UNDER GROUND
CW	CURTAIN WALL	MF	MINERAL FIBRE	UNO	UNLESS NOTED OTHERWISE
CW	COMPLETE WITH	MFR	MANUFACTURER	U/S	UNDERSIDE
		MH	MANHOLE		
DCRON	DURACRON	MIN	MINIMUM	V	VENEER
DD	DOUBLE SWING DOOR	MISC	MISCELLANEOUS	VB	VAPOUR BARRIER
DEG	DEGREES	MLDG	MOULDING	VCT	VINYL COMPOSITE TILE
DEMO	DEMOLITION	MLWK	MILLWORK	VERT	VERTICAL
DF	DRINKING FOUNTAIN	mm	MILLIMETER	VEST	VESTIBULE
DIA	DIAMETER	MP	METAL PANEL	VIF	VERIFY IN FIELD
DIM	DIMENSION	MTD	MOUNTED		
DL	DEAD LOAD	MTL	METAL	W	WIDTH
DN	DOWN			WC	WALL COVERING
DNAR	DURANAR	N/A	NOT APPLICABLE	W/C	WATER CLOSET
DP	DEPTH	NF	NO FRAME (FRAMELESS)	WD	WOOD
DR	DOOR	NIC	NOT IN CONTRACT	WH	WATER HEATER
DW	DISH WASHER	No.	NUMBER	WP	WATERPROOF
DWG	DRAWING	NTS	NOT TO SCALE	WPR	WALL PROTECTION
				WRM	WASHROOM
				WV	WOOD VENEER
EA	EACH	O/C	ON CENTRE		
EJ	EXPANSION JOINT	OD	OUTSIDE DIAMETER	X-HVY	EXTRA HEAVY
EL	ELEVATION	OH	OVERHEAD DOOR		
ELEC	ELECTRICAL	O/H	OVERHEAD		
ELEV	ELEVATOR	OPNG	OPENING		
EP	ELECTRICAL PANEL	OPP	OPPOSITE		
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)	OS	OWNER SUPPLIED		
EPX	EPOXY	OWSJ	OPEN WEB STEEL JOIST		
EQ	EQUAL				
ES	EMERGENCY SHOWER	P	PAINT (colour)		
EXIST	EXISTING	PC	POWDER COAT		
EXP	EXPOSED	P.CONC	POLISHED CONCRETE		
EXP-S	EXPOSED STRUCTURE	PD	PLANTER DRAIN		
EXT	EXTERIOR	PERP	PERPENDICULAR		
EWS	EYE WASH STATION	PH	PHASE		
		PL	PROPERTY LINE		
F	FRAME	PLAM	PLASTIC LAMINATE		
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PLYWD	PLYWOOD		
FAB	FABRIC	PO	POLYSTYRENE		
FC	FLASH COVE	POLY	POLYETHYLENE		
FD	FLOOR DRAIN	POLY-U	POLYURETHANE		
FDN	FOUNDATION	PREFAB	PREFABRICATED		
FE	FIRE EXTINGUISHER	PREFIN	PREFINISHED		
FFE	FINISH FLOOR ELEVATION	PS	PRESSED STEEL		
FF&E	FURNITURE FIXTURES & EQUIPMENT	PSFR	PRESSED STEEL FRAME		
FHC	FIRE HOSE CABINET	PT	PRESSURE TREATED		
FLR	FLOOR	PTD	PAINTED		
F/O	FACE OF				
FOC	FACE OF CONCRETE	QT	QUARRY TILE		
FOG	FACE OF GLAZING				
FOS	FACE OF STUD	R	RADIUS		
FP	FRAME PROTECTION	R/A	RETURN AIR		
FRR	FIRE RESISTANCE RATING	RB	RUBBER BASE		
FT	FOOT/FEET	RCP	REFLECTED CEILING BASE		
		RD	ROOF DRAIN		
		RE	REVOLVING DOOR		
G ( )	GLASS (type)	REINF	REINFORCED		
GA	GAUGE	REF	REFERENCE		
GALV	GALVANIZED	REFR	REFRIGERATOR		
GB	GRAB BAR	REQ'D	REQUIRED		
GBN	GARBAGE BIN	RES	RESILIENT FLOORING		
GC	GENERAL CONTRACTOR	REV	REVISION		
GL	GLASS / GLAZING	RM	ROOM		
GRD	GROUND	RO	ROLLING DOOR		
GWB	GYPSPUM WALL BOARD	RR	RAPID ROLL DOOR		
GWG	GEORGIAN WIRE GLASS	RSF	RESILIENT SHEET FLOORING		
GYP	GYPSPUM	RUB	RUBBER		

Infinity Townhouses - Unit Summaries

Unit	Total Floor Area Above the Basement		Basement Floor Area		Balcony Area		Semi Public Front Door Patio Area		Private Rear Yard Area	
	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
A01	121.713	1,310.11	29.877	321.59	21.683	233.39	16.519	177.81	19.252	207.23
A02	121.726	1,310.25	29.877	321.59	21.749	234.10	16.033	172.58	19.568	210.63
A03	121.726	1,310.25	29.877	321.59	21.749	234.10	16.222	174.61	19.624	211.23
A04	121.627	1,309.18	31.323	337.16	18.418	198.25	16.101	173.31	19.633	211.33
A05	98.912	1,064.68	0	0.00	0	0.00	20.236	217.82	32.560	350.47
A06	101.689	1,094.57	0	0.00	0	0.00	18.379	197.83	0.000	0.00
B01	121.713	1,310.11	29.877	321.59	21.683	233.39	16.239	174.80	31.406	338.05
B02	121.726	1,310.25	29.877	321.59	21.749	234.10	16.120	173.51	19.568	210.63
B03	121.726	1,310.25	29.877	321.59	21.749	234.10	16.325	175.72	19.624	211.23
B04	121.627	1,309.18	31.323	337.16	18.418	198.25	16.102	173.32	19.633	211.33
B05	98.912	1,064.68	0	0.00	0	0.00	19.595	210.92	32.560	350.47
B06	101.689	1,094.57	0	0.00	0	0.00	17.649	189.97	0.000	0.00
<b>TOTAL</b>	<b>1,374.786</b>	<b>14,798.07</b>	<b>241.908</b>	<b>2,603.88</b>	<b>167.198</b>	<b>1,799.70</b>	<b>205.520</b>	<b>2,212.20</b>	<b>233.428</b>	<b>2,512.60</b>

Infinity Townhouses - Site summary

Category	Area m²	Area ft²	Percent site Coverage
Site Coverage	617.78	6,649.73	38.19%
Common Open Space	195.52	2,104.54	12.09%
Project Shared Gardens & Amenity	149.90	1,613.48	9.27%
Site Services	26.11	280.99	1.61%
Parking	189.57	2,040.47	11.72%
Private Rear Yard Area	205.52	2,212.20	12.70%
Semi Public Front Door Patio Area	233.43	2,512.60	14.43%
<b>Total</b>	<b>1617.81</b>	<b>17,414.00</b>	<b>100.00%</b>

BLDG AVERAGE GRADE CALCULATION

BLDG A-AVERAGE GRADE CALCULATION				
Ex. GRADE LEVEL -BLDG NORTH EAST	54.56	m	179	ft
Ex. GRADE LEVEL-BLDG NORTH WEST	53.86	m	176.72	ft
Ex. GRADE LEVEL-BLDG SOUTH EAST	52.30	m	171.59	ft
Ex. GRADE LEVEL-BLDG SOUTH WEST	52.17	m	171.15	ft
AVERAGE EXISTING GRADE	53.22	m	174.62	ft
BLDG A ROOF RIDGE	63.23	m	207.46	ft
BLDG A HEIGHT	10.01	m	32.85	ft
BLDG B-AVERAGE GRADE CALCULATION				
Ex. GRADE LEVEL -BLDG NORTH EAST	55.66	m	182.6	ft
Ex. GRADE LEVEL-BLDG NORTH WEST	55.70	m	182.74	ft
Ex. GRADE LEVEL-BLDG SOUTH EAST	53.59	m	175.83	ft
Ex. GRADE LEVEL-BLDG SOUTH WEST	52.76	m	173.1	ft
AVERAGE EXISTING GRADE	54.43	m	178.56	ft
BLDG B ROOF RIDGE	64.30	m	210.96	ft
BLDG B HEIGHT	9.88	m	32.40	ft

4	2022-02-14	REISSUED FOR SECOND HEARING	AF
3	2021-04-14	REISSUED FOR FIRST HEARING	AF
2	2020-02-24	REISSUED FOR FIRST HEARING	AF
1	2019-07-17	ISSUED FOR FIRST HEARING	AF
REV.	YYYYMMDD	REVISION / DRAWING ISSUE	REVIEW

CONSULTANT

PROJECT

**INFINITY TOWNHOMES**

1032 AND 1036 ST. ANDREWS STREET, NEW WESTMINSTER, B.C.

DRAWING TITLE

**ABBREVIATIONS**

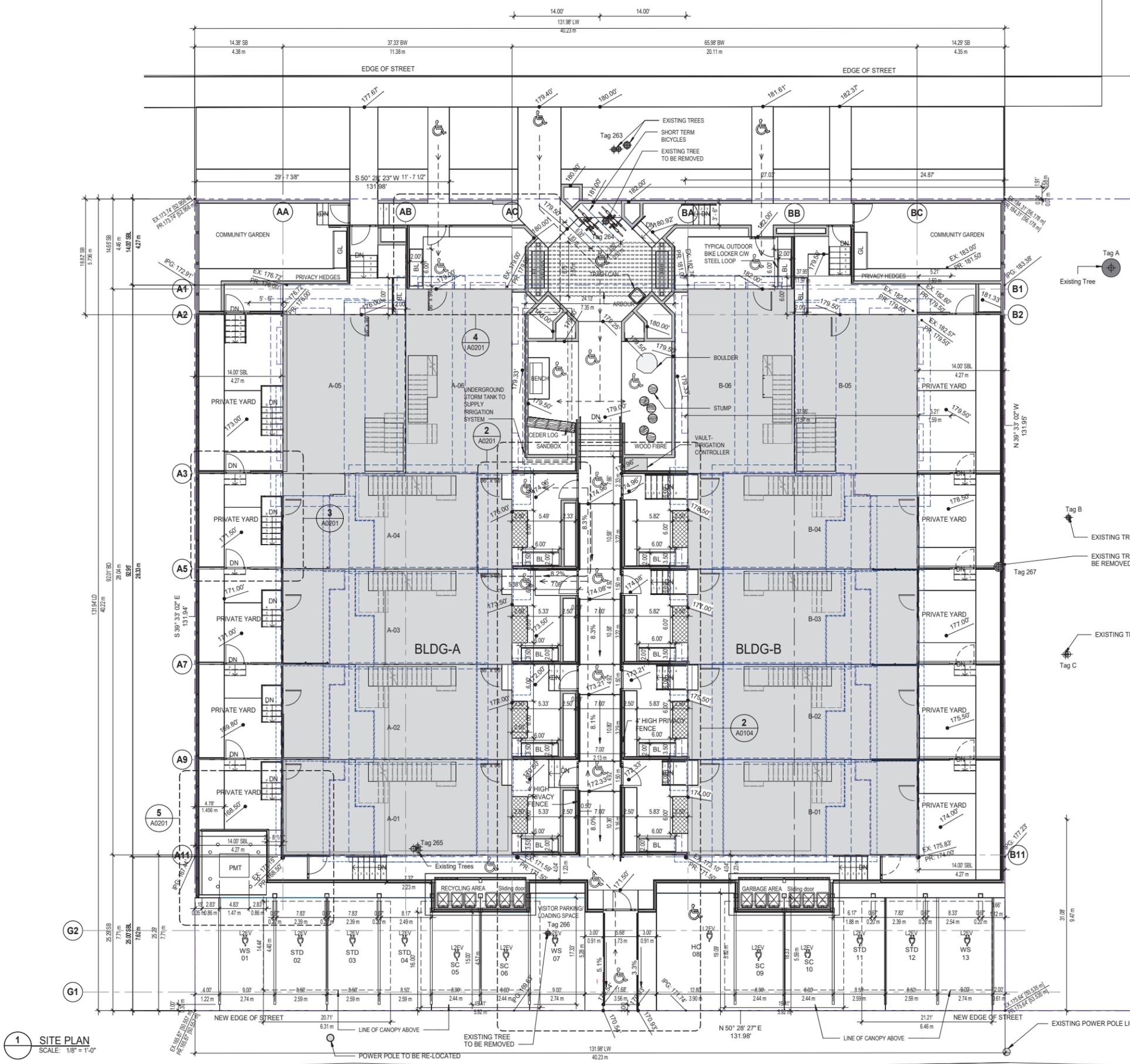
DRAWING ISSUE

**REISSUED FOR SECOND HEARING**

PROJECT NO.	PLOT DATE	DRAWN	MG
18203	FEBRUARY 14 2022	REVIEWED	AF
DRAWING NO.	<b>A0002</b>	REVISION	<b>4</b>



# ST. ANDREWS STREET



TREE TABLE - IDENTIFICATION & OVERVIEW						
Tree #	Tree type	Location	DBH (cm)	TPZ	General tree observations & condition	Action
263	Sawara Cypress	North boulevard	80	RQD	City of New Westminster tree, tree will require removal to create main access to the proposed development	RETAIN
264	Lawson Cypress	Northwest corner of #1032 St. Andrew's St	33	NOT RQD	Small, semi mature tree. Previously topped at 6 ft above ground, multiple regrown stems from this...	REMOVE
265	Lawson Cypress	Centre of rear garden #1036	54	NOT RQD	Mature Cypress multi-stem tree. Canopy of the tree appears to be 80% dead, which...	REMOVE
266	Lawson Cypress	Southeast corner of #1036	19	NOT RQD	Semi-mature tree, appears in good condition	REMOVE
267	Lawson Cypress	East property line of #1036	45	NOT RQD	Mature Cypress tree, with a significant lean to the west. Potentially a shared tree with the neighbouring property to the east	REMOVE
A	Willow	East neighbour's Northwest corner	90	RQD	Neighbour's tree has been identified purely for the purpose of highlighting the tree protection requirements	RETAIN
B	Apple	East neighbour's property	19	RQD	Neighbour's tree has been identified purely for the purpose of highlighting the tree protection requirements	RETAIN
C	Apple	East neighbour's property	20	RQD	Neighbour's tree has been identified purely for the purpose of highlighting the tree protection requirements	RETAIN

The development proposal for the two properties listed in this report is to combine the properties and create a townhouse complex. For such a project, this will mean the removal of all trees on the two properties to make way for the construction of all proposed houses, access roadway, walkways and landscaping. At this time the above trees have been highlighted to indicate if removal at this time is recommended due to health, risk and structural integrity.

### SITE PLAN LINE TYPES

- OLD PROPERTY LINE - - - - -
- PROPERTY LINE - - - - -
- SETBACK LINE - - - - -
- LEVEL 1 OUTLINE - - - - -
- LEVEL 2 OUTLINE - - - - -
- LEVEL 3 OUTLINE - - - - -
- LOWER ROOF OUTLINE - - - - -
- UPPER ROOF OUTLINE - - - - -
- 6' HIGH SECURITY FENCE x x x x

### SITE PLAN LEGEND

- SAND SURFACING
- PERMEABLE CONCRETE PAVER
- STAMPED ASPHALT
- WOOD DECKING
- CONCRETE SLAB (GRAY)
- LAWN
- GARDEN
- COMMUNITY GARDEN
- BUILDING FOOTPRINT LEVEL 1
- LIGHT WELL

1 SITE PLAN  
SCALE: 1/8" = 1'-0"

# BELLEVILLE STREET



5-1430 MARINE DRIVE, NORTH VANCOUVER  
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REV	DATE	DESCRIPTION	BY
5	2022-02-14	REISSUED FOR SECOND HEARING	AF
4	2021-10-14	REISSUED FOR FIRST HEARING	AF
3	2021-04-14	REISSUED FOR FIRST HEARING	AF
2	2020-02-24	REISSUED FOR FIRST HEARING	AF
1	2019-07-17	ISSUED FOR FIRST HEARING	AF
REV	YYYYMMDD	REVISION / DRAWING ISSUE	REVIEW

PROJECT  
**INFINITY TOWNHOMES**  
1032 AND 1036 ST. ANDREWS STREET, NEW WESTMINSTER, B.C.

DRAWING TITLE  
**SITE PLAN**  
DRAWING ISSUE  
**REISSUED FOR SECOND HEARING**

PROJECT NO.	PLOT DATE	DRAWN	MG
18203	FEBRUARY 14 2022		
DRAWING NO.	SCALE	REVIEWED	AF
A0101	As indicated		
			5

