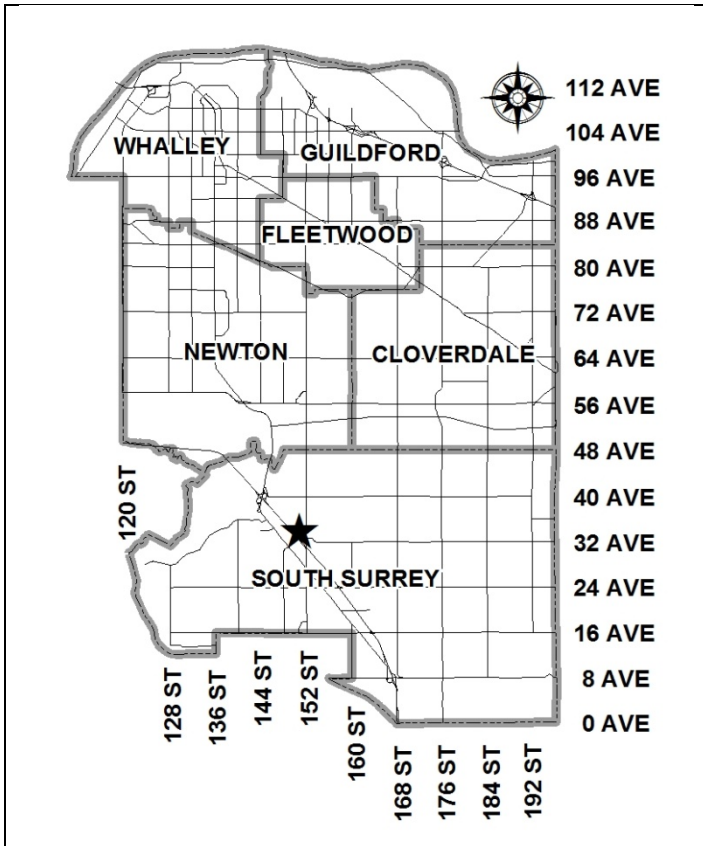


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0233-00

Planning Report Date: January 14, 2013

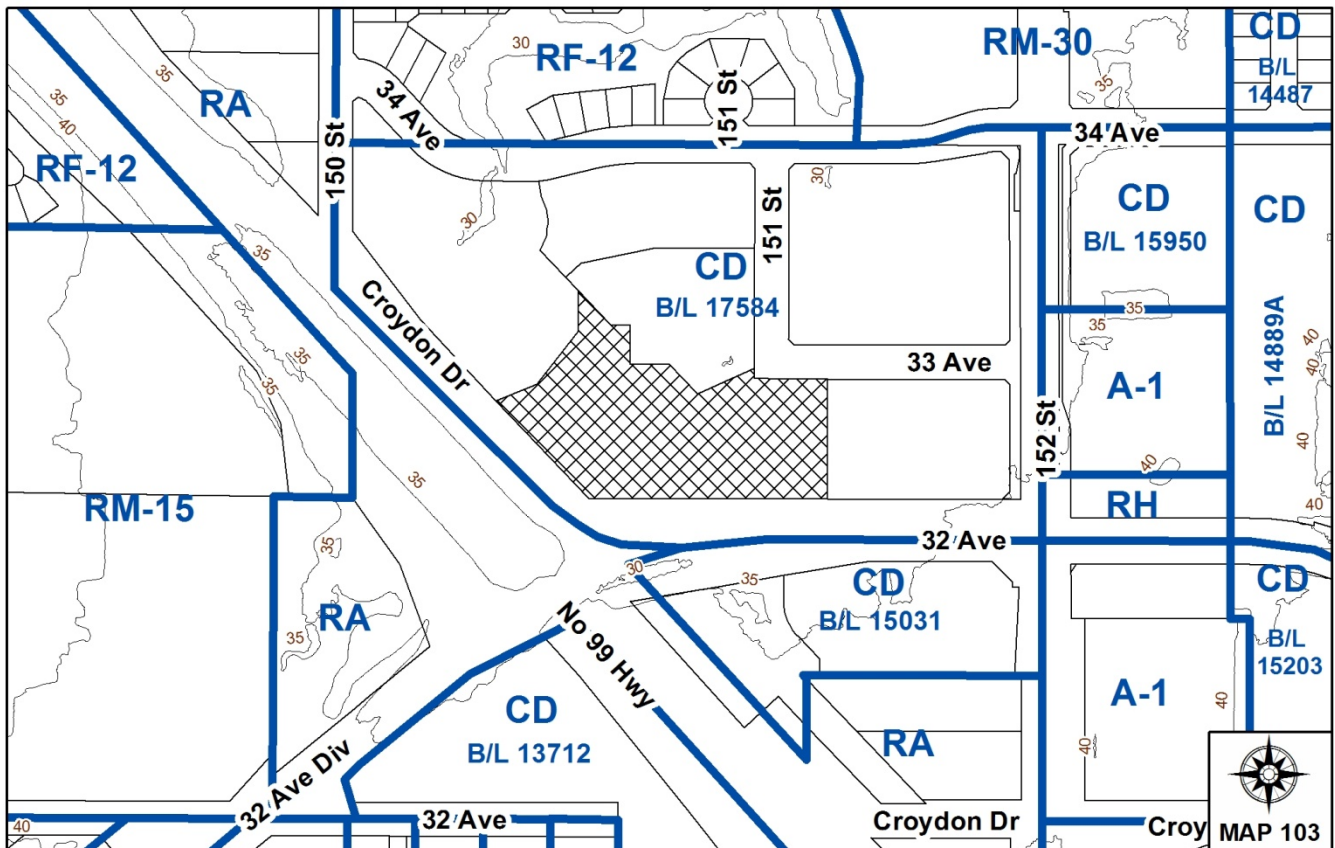


**PROPOSAL:**

- **Development Permit**

in order to permit the development of an indoor amenity building and outdoor amenity features as part of a comprehensive residential development project.

**LOCATION:** 15100 - 33 Avenue  
**OWNER:** Polygon Harvard Gardens Ltd  
**ZONING:** CD (By-law No. 17584)  
**OCP DESIGNATION:** Multiple Residential  
**NCP DESIGNATION:** Indoor/Outdoor Amenity Space



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The design and siting of the indoor amenity building, and the nature and location of the outdoor amenity features, are consistent with the generalized Development Permit established for the site, approved by Council in 2012 (File No. 7911-0241-00).
- The design is consistent with the high quality design standards outlined in the design guidelines section of the Rosemary Heights West Neighbourhood Concept Plan (NCP).
- The proposed indoor amenity building complies with all provisions of the CD Zone (By-law No. 17584).
- The design theme for the indoor amenity building matches the theme developed for the residential components of the project and is a modern interpretation of a traditional "Boston Brownstone", which has been adapted to suit our West Coast climate. All of the building materials are high-quality, attractive, sustainable and durable, and are in a neutral colour palette. The building includes a significant number of windows on all four sides.
- The landscaping plan includes trees and shrubs in a variety of coniferous and deciduous varieties to add year round visual interest and colour and to complement the architectural design of the amenity building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7912-0233-00 and authorize the Mayor and Clerk to execute the Permit.

**NOTE:** If the Development Permit as presented is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

**Engineering:** The Engineering Department has no objection to the project. Engineering servicing requirements were addressed under the previous rezoning and generalized Development Permit application for the site (File No. 7911-0241-00).

**Parks, Recreation & Culture:** No concerns.

**BC Hydro:** No objection.

**Surrey Fire Department:** No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant land

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Phase 1 of Polygon's comprehensive residential development (Harvard Gardens) – townhouses and 4-storey apartment	Multiple Residential/Apartments (4-storey max) and Townhouses (30 upa max)	CD (By-law No. 17584)

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
East:	Future apartment phase of Polygon's comprehensive residential development (Harvard Gardens)	Multiple Residential/Apartments (6-storey max)	CD (By-law No. 17584)
South (Across 32 Avenue Diversion):	Carwash and oil change business	Commercial	CD (By-law No. 15031)
West (Across Highway 99):	Townhouses	Urban	RM-15

### DEVELOPMENT CONSIDERATIONS

- The subject site is located at the southwest corner of 151 Street and 33 Avenue and is part of a comprehensive residential development project by Polygon (Polygon Harvard Gardens). The site is within the Rosemary Heights West Neighbourhood Concept Plan (NCP) area.
- In September 2012, Council approved the necessary Neighbourhood Concept Plan (NCP) Amendment and Rezoning to facilitate development of Polygon's comprehensive residential development project, which consists of 550 multiple residential units (510 apartments units and 40 townhouses) in a variety of building forms including townhouses, 4-storey and 6-storey apartment buildings, and indoor and outdoor amenity space (File No. 7911-0241-00). The project comprises 5 individual titled lots.
- At the same time, Council also approved a generalized Development Permit for the project, which establishes the overall site plan, form and character, design guidelines and landscaping for this project, and a detailed Development Permit for Phase 1, which consists of 40 townhouse units and a 4-storey apartment building located in the north-westerly portion of the project (File No. 7911-0242-00).
- The applicant now proposes a detailed Development Permit for Phase 2, which is the amenity phase of the project. The amenity phase consists of an 895 square metre (9,600 sq.ft.) indoor amenity building and a variety of outdoor amenity features. The amenity phase is located on Lot 3 which is in the southwest corner of the Polygon project and is 3.28 acres (1.3 hectares) in size. The western portion of the lot is encumbered by the BC Hydro corridor.

### DESIGN PROPOSAL AND REVIEW

- The proposed indoor amenity building complies with all provisions of the CD Zone (By-law No. 17584). The building is 2-storeys in height and contains a gymnasium, exercise room, games room, media room, lounge, kitchen, office space, storage space, and washrooms on the main floor, and a caretakers unit and 2 guest suites on the second floor.

- The design theme for the indoor amenity building matches the theme developed for the residential components of the project and is a modern interpretation of a traditional "Boston Brownstone", which has been adapted to suit our West Coast climate.
- The building features a flat-roof, and cladding materials include brick, pre-cast concrete, hardie board, and cultured stone. All of the building materials are high-quality, attractive, sustainable and durable, and are in a neutral colour palette. The building includes a significant number of windows on all four sides.
- Decorative light fixtures are located on all four sides of the building in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- To the south of the amenity building is an outdoor pool, hot tub and patio area. The outdoor patio area includes seating areas, a built-in barbeque and food preparation area, a fire pit, and lounge chair areas. The area is screened by landscaping and decorative wood trellises.
- To the north of the amenity building is a plaza area with feature brick paving and a public art piece. Public art has been approved for this location, but the details of the art piece are still being coordinated with the City's public art staff. A covenant was registered as part of the rezoning application to ensure that this public art piece is installed.
- To the west of the amenity building is an expansive outdoor amenity area under the BC Hydro corridor. Included in the outdoor amenity space is a visitor parking area providing a total of 10 stalls with convenient access to the amenity building, a one-way drive aisle connecting 32 Avenue to the central road network (33 Avenue and 151 Street), a children's play area with climbing and balancing structures, a flex field with post sleeves for volleyball and badminton nets, community garden plots with garden shed and potting table, and a rough grassed area for dogs and informal play activities.
- The Pioneer Greenway multi-use pathway extends through the outdoor amenity area and has been secured via a statutory right-of-way for public access. This portion of the pathway connects the City's greenway corridor along Highway 99 to the north of the site and the Highway 99 pedestrian overpass, with the greenway network along 32 Avenue and 152 Street to the south and west of the site. The multi-use path is a minimum 4.0 metre (13 ft.) wide asphalt pathway with decorative concrete banding on either side. Pedestrian scale lighting is providing along the length of the pathway and benches are placed intermittently as rest areas.
- The design and siting of the indoor amenity building, and the nature and location of the outdoor amenity features, are consistent with the generalized Development Permit established for the site, approved by Council in 2012 (File No. 7911-0241-00).

### Landscaping

- The landscaping plan for the amenity phase of the project includes trees and shrubs in a variety of coniferous and deciduous varieties to add year round visual interest and colour and to complement the architectural design of the amenity building. Tree planting is used extensively around the amenity building, but is limited under the BC Hydro corridor to low growing varieties.

- Decorative red unit pavers are used to highlight the plaza areas, and pedestrian crossings.
- A 1.2 metre (4 ft.) wood rail fence extends around the perimeter of the site and is also used to define public from private areas.

### Signage

- A fascia sign is proposed on the front (north) elevation of the amenity building. The sign displays the name of the building (The Rowing Club) and has a total signage area of 2.0 square metres (21 sq.ft). The sign meets the dimensional requirements for building identification signage under the Sign By-law. The sign is constructed of individual channel letters.
- It is noted that a freestanding monument sign is proposed on the southern portion of the amenity site adjacent the drive-aisle from 32 Avenue. The applicant is working on a comprehensive signage package for the project, which will include the details of this monument sign. This comprehensive signage package will be presented to Council as part of a separate Development Permit, and if necessary, Development Variance Permit application.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site as part of the original rezoning and generalized Development Permit application (7911-0241-00). The table below summarizes the applicable development features of the project based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Dedication of approximately 5.4 acres of land for parks and green space;</li> <li>• Preservation and enhancement of Barbara Creek;</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Provision of varying forms of housing to provide first time buyers and empty nesters with affordable housing choices within the community;</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Use of oil/water separators and bio-swales to clean storm water and return it to the ecosystem rather than burdening storm sewer infrastructure;</li> <li>• Commitment to sustainable building features including high efficiency lighting, dual flush toilets, and electrical equipments selected to reduce energy loads. The developer is also committed to the use of construction materials with recycled content, low off-gassing materials including carpet and paint, and other materials with lower environmental impacts.</li> </ul>

4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>Place-making and creation of a vibrant urban environment through the careful combination and linkage of amenity and residential spaces;</li> <li>Encouraging pedestrian walk-ability by building amenity spaces in close proximity to residential uses;</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Provision of substantial indoor and outdoor amenity spaces;</li> <li>Accessible designed public plazas and walkways.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>Energy Star appliances.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Public Information meeting held as part of original rezoning and generalized Development Permit application to seek public comment on the project.</li> </ul>

#### ADVISORY DESIGN PANEL

- This project was not presented to the Advisory Design Panel (ADP) but the design has been reviewed by staff and deemed to be acceptable.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	Development Permit No. 7912-0233-00

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Rositch Hemphill Architects and Perry & Associates Landscape Architects, respectively, dated November 2, 2012.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

RG/da

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## DEVELOPMENT DATA SHEET

Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		13,290 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		3,113 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	40%
SETBACKS ( in metres)		
North	4 m	9.7 m
South	7.5 m	35.6 m
East	4 m	6.6 m
West	7.5 m	>100 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	1,868 m <sup>2</sup>	895 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.60	0.29
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		10
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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# Harvard Garden - Rowing Club

3303 - 152nd Street, South Surrey, B.C.

## PROJECTS STATISTICS

**PROJECT DESCRIPTION:**  
2 STOREY WOOD FRAMED

**MUNICIPAL ADDRESS:**  
3303 - 152nd STREET, SOUTH SURREY, B.C.

**LEGAL DESCRIPTION:**

Lot 58, Lot 58 Section 27 Township 1 New Westminster District Plan 49745.

Parcel A Lot 32: Parcel "A" (Reference Plan 27509) Lot 32  
Section 27 Township 1 New Westminster District Plan 8995

Lot 32: Lot 32 Except, Firstly: Parcel "A" (Reference Plan 27509)  
Secondly: Parcel "1" (Bylaw Plan 62662), Thirdly: Plan on Highway  
Plan 25810 Section 27 Township 1 New Westminster District Plan 8995

Lot 31 Except: Firstly: Part shown Red and Green on  
Highway Plan 25810 Secondly: 27 Township 1 New Westminster District Plan 8995

**ZONE CD**

**LOT AREA:**

GROSS LOT AREA = 1.229 HA (3.034 AC) (13,290 M<sup>2</sup>) (143,052.4 FT<sup>2</sup>)  
NET LOT AREA = 0.311 HA (0.769 AC) (3,113 M<sup>2</sup>) (33,508 FT<sup>2</sup>)  
AS PROVIDED BY OLSEN & ASSOCIATES LAND SURVEYOR

**BUILDING HEIGHT**

ALLOWED 11 M (36 FT.)  
PROVIDED 9.0 M - 2 STOREYS REFER TO ELEVATION SHEETS A4.1 TO A4.2

**LOT COVERAGE**

ALLOWED 60 %  
PROVIDED 40 %

**SETBACKS**

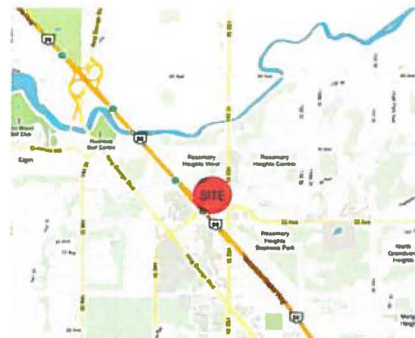
	REQUIRED	PROVIDED
NORTH	4.00 M	9.75 M
EAST	4.00 M	11.20 M
SOUTHWEST (HYDRO ROW)	6.60 M	6.60 M
WEST	.64	.64
SOUTH	7.50 M	35.61 M

**FIRE PROTECTION:**

SPRINKLERED BUILDING, COMBUSTIBLE CONSTRUCTION

**DENSITY:**

ALLOWED F.A.R. = 0.60 1,867.79 M<sup>2</sup> (20,105.4 FT<sup>2</sup>)  
(BASED FROM NET LOT AREA = 3,113 M<sup>2</sup> (33,508 FT<sup>2</sup>))  
PROVIDED 894.35 M<sup>2</sup> (9,627 FT<sup>2</sup>)



LOCATION MAP

## PROJECT DIRECTORY:

**OWNER:** POLYGON HOMES LTD.  
SUITE 800 - 1333 WEST BROADWAY,  
VANCOUVER, B.C., V6H 4C2

**CONTACTS:** KEVIN SHOEMAKER  
MARC MACCAULL  
Phone: 604-877-1131  
Fax: 604-876-1258  
Emails: kshoemaker@polyhomes.com  
mmaccaull@polyhomes.com

**LANDSCAPE ARCHITECT:** PERRY AND ASSOCIATES  
200 1558 WEST 6TH AVENUE  
VANCOUVER, B.C., V6J 1R2

**CONTACTS:** ROB BARNES  
JOSE WEJNS  
Phone: 604-738-4118  
604-738-4118  
Fax: 604-738-4118  
Email: rjb@perryandassociates.ca  
jw@perryandassociates.ca

**ARCHITECT:** ROSITCH HEMPHILL  
AND ASSOCIATES ARCHITECTS  
819 - 130 POWELL STREET  
VANCOUVER, B.C. V6A 1G1

**CONTACT:** KEITH HEMPHILL  
LUS BONDIO  
AMY YUNG  
Phone: 604-688-6002  
Fax: 604-688-1801  
Email: staff@rositchhemphill.com

**SURVEYOR:** OLSEN AND ASSOCIATES  
BRITISH COLUMBIA LAND SURVEYORS  
204 - 1558S 24TH AVENUE  
SURREY, B.C. V4A 2M4

**CONTACT:** GARY ROWSBOTHAM  
Phone: 604-531-4067  
Fax: 604-531-5811  
Email: gowen\_surveying@telus.net

## DRAWING LIST

A0.0	COVER PAGE / PROJECT STATISTICS	N/A
A0.1	3D MASSING	N/A
A0.2	3D MASSING	N/A
A0.3	3D MASSING	N/A
A2.0	OVERALL SITE PLAN	1"=40'-0"
A2.1	PARTIAL SITE PLAN	1/16"=1'-0"
A3.0	1st LEVEL FLOOR PLAN	1/8"=1'-0"
A3.1	2nd LEVEL FLOOR PLAN	1/8"=1'-0"
A3.4	ROOF PLAN	1/8"=1'-0"
A4.0	MATERIAL LEGEND	1/4"=1'-0"
A4.1	BUILDING ELEVATIONS	1/8"=1'-0"
A4.2	BUILDING ELEVATIONS	1/8"=1'-0"
A5.0	BUILDING SECTIONS	1/8"=1'-0"
L1.0	LANDSCAPE SITEPLAN	
L2.0	LANDSCAPE PLANTING PLAN	
L3.0	LANDSCAPE CROSS SECTIONS	
L4.0	LANDSCAPE DETAILS & IMAGES	
TOTAL PAGES 17		



DESIGN CHARACTER



Rositch Hemphill Architects

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Vancouver, BC Canada  
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F 604.689.1091

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**ISSUED:** DATE:  
1. D.P.A. 02 AUG 2012  
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02 NOV. 2012

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ARCHITECTURAL SEAL:

**CLIENT:** POLYGON  
POLYGON DEVELOPMENT 279 LTD.  
279 WEST 10TH STREET VANCOUVER, BC

**PROJECT:** ROWING CLUB  
AT HARVARD GARDENS  
3303 - 152ND ST, CITY OF SURREY, B.C.

**DRAWING TITLE:** COVER

**DATABASE:** 1216-AD 0.dwg  
**SCALE:** NTS  
**PLOT DATE:** NOV 02, 2012  
**DRAWN:** LB  
**CHECKED:** HSH

**PROJECT NO.:** 1216



DWG. NO.

**A0.0**

D.P. No.

R.P. No.

226

APPENDIX II

227



VIEW FROM 151 ST. LOOKING SOUTH



VIEW ALONG 32 AVE LOOKING SOUTHWEST



VIEW OF PLAZA LOOKING SOUTHEAST

STREET VIEWS



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CLIENT:



**PROJECT:**  
**ROWING CLUB  
AT HARVARD GARDENS**  
3303 - 152ND ST. CITY OF SURREY, B.C.

**DRAWING TITLE:**  
**3D MASSING**

DATABASE:	1216-A0.1.dwg
SCALE:	NTS
PLOT DATE:	NOV 02, 2012
DRAWN:	LS
CHECKED:	KSH

**PROJECT NO. 1216**



DRWG. NO.

**A0.1**

D.P. No.  
R.P. No.



SOUTHWEST CORNER



NORTHWEST CORNER

AERIAL VIEWS

228



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AT HARVARD GARDENS**  
3303 - 152ND ST, CITY OF SURREY, B.C.  
DRAWING TITLE:  
**3D MASSING**

DATABASE: 1216-A0.1.dwg  
SCALE: NTS  
PLOT DATE: NOV 02, 2012  
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PROJECT NO. **1216**



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R.P. No.



SOUTHEAST CORNER



NORTHEAST CORNER

AERIAL VIEWS

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ARCHITECTURAL SEAL:

CLIENT:  
**POLYGON**  
POLYGON DEVELOPMENT LTD.  
1000 - 152ND STREET, SURREY, B.C.  
CANADA V4W 1S2 (360.667.881) (888.674.66)

PROJECT:  
**ROWING CLUB**  
AT HARVARD GARDENS  
3303 - 152ND ST. CITY OF SURREY, B.C.

DRAWING TITLE:  
**3D MASSING**

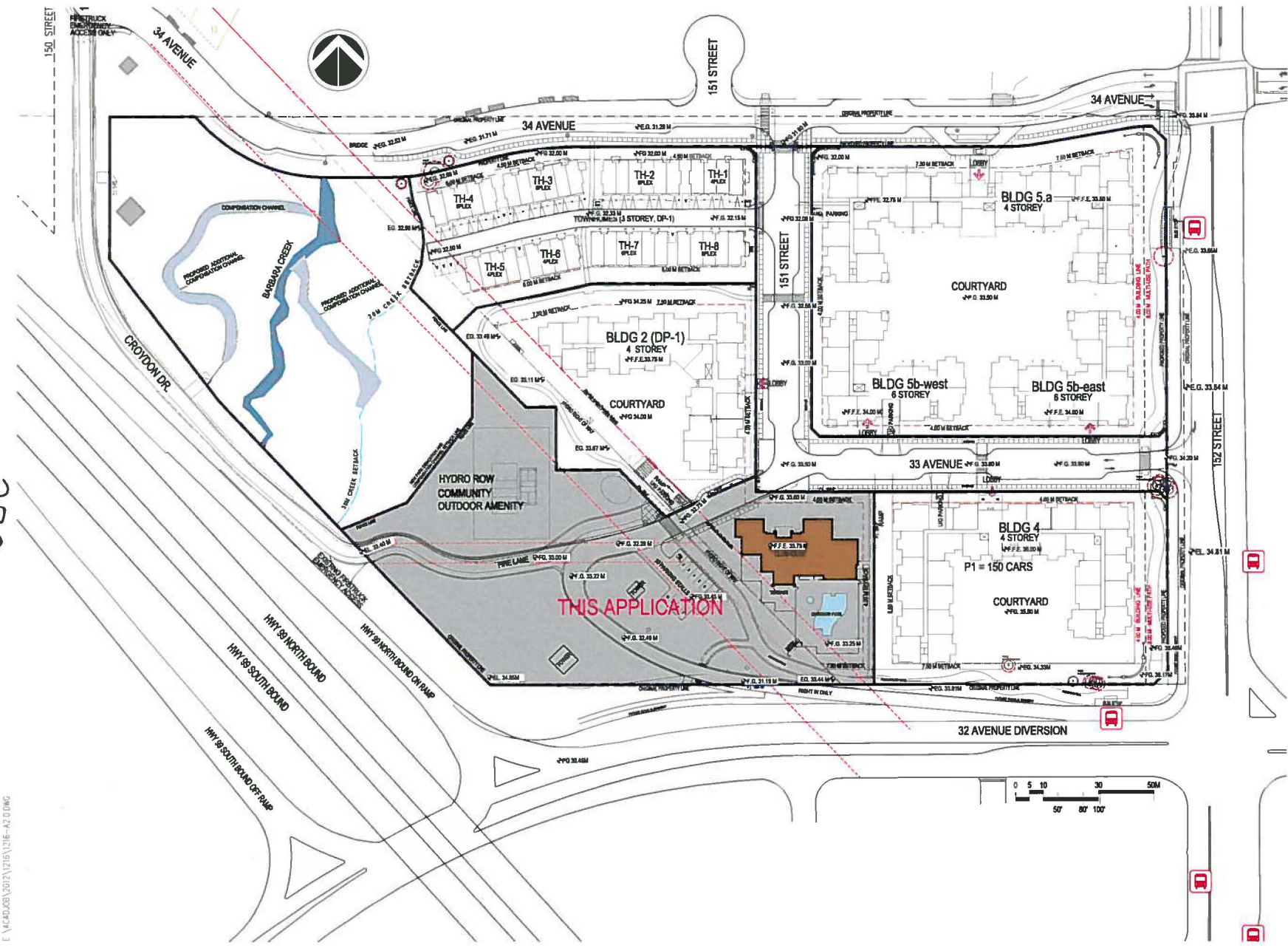
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SCALE: NTS  
PLOT DATE: NOV 02, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO.: **1216**

DRWG. NO.:  
**A0.3**

D.P. No:  
S.P. No:

230



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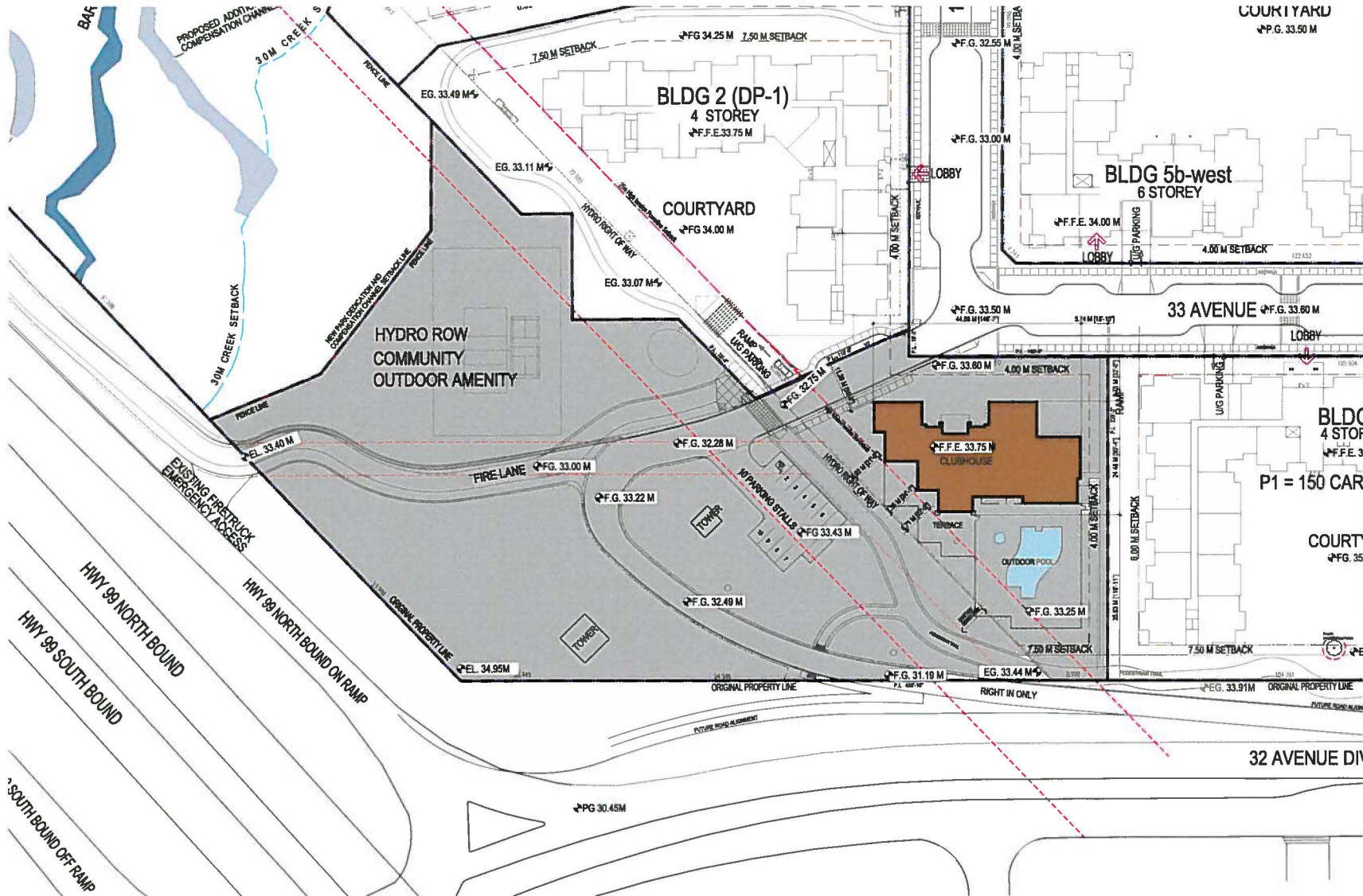
ARCHITECTURAL SEAL:  
  
CLIENT:  
**POLYGON**  
POLYGON DEVELOPMENT LTD.  
3300 - 152ND ST, CITY OF SURREY, B.C.

PROJECT:  
**ROWING CLUB  
AT HARVARD GARDENS**  
3300 - 152ND ST, CITY OF SURREY, B.C.  
DRAWING TITLE:  
**OVERALL SITE PLAN**

DATABASE: 1216-A1.0.dwg  
SCALE: 1"=40'-0"  
PLOT DATE: NOV 08, 2012  
DRAWN: LB  
CHECKED: KSH  
PROJECT NO: **1216**

DWG. NO:  
**A2.0**  
D.P. No:  
R.P. No:

231



**COURTYARD**  
 P.P.G. 33.50 M



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**REVISED D.P.**  
 03 NOV 2012

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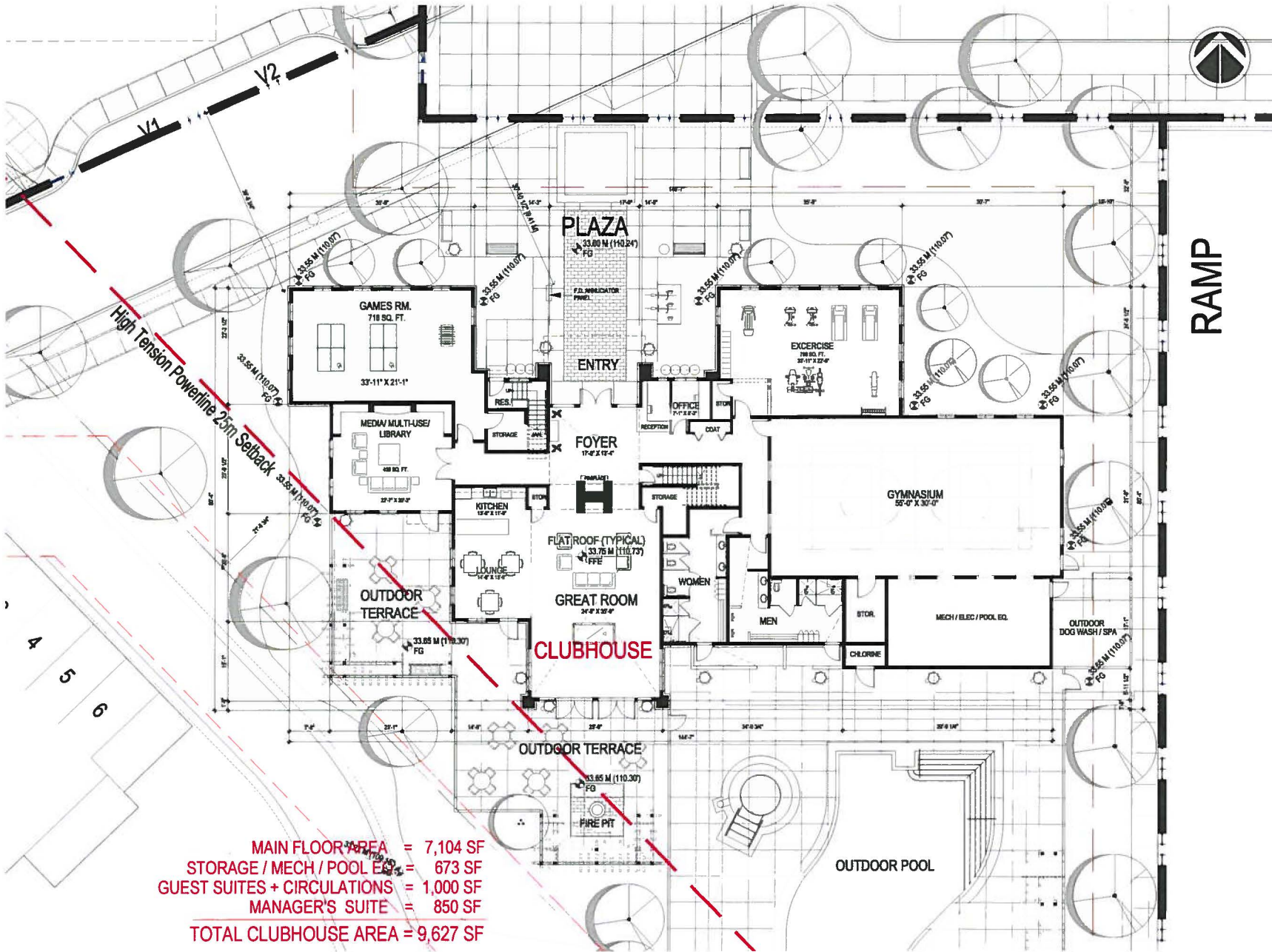


PROJECT:  
**ROWING CLUB  
 AT HARVARD GARDENS**  
 3302 - 552ND ST, CITY OF SURREY, B.C.  
 DRAWING TITLE:  
**SITEPLAN**

DATABASE: 1216-A1.0.dwg  
 SCALE: 1/32"=1'-0"  
 PLOT DATE: NOV 08, 2012  
 DRAWING: LB  
 CHECKED: KSH  
 PROJECT NO: **1216**

UNL. NO.  
**A2.1**  
 S.P. No.  
 B.P. No.





**MAIN FLOOR AREA = 7,104 SF**  
**STORAGE / MECH / POOL EQ. = 673 SF**  
**GUEST SUITES + CIRCULATIONS = 1,000 SF**  
**MANAGER'S SUITE = 850 SF**  
**TOTAL CLUBHOUSE AREA = 9,627 SF**

232

RAMP



Rositch Hemphill Architects

120 Powell Street, Unit 10  
 Vancouver, BC Canada  
 V6A 1G1

T 604.669.5002  
 F 604.669.1091

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ISSUED: DATE:  
 1. B.P.A. 02 AUG 2012  
 2. REVISED D.P. 02 NOV 2012

ISSUED FOR  
**REVISED D.P.**  
 02 NOV 2012

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 CLIENT:  
**POLYGON**  
 POLYGON DEVELOPMENT 279 LTD.  
 1500 - 152ND ST, CITY OF SURREY, B.C.

PROJECT:  
**ROWING CLUB**  
**AT HARVARD GARDENS**  
 3303 - 152ND ST, CITY OF SURREY, B.C.  
 DRAWING TITLE:  
**GROUND FLOOR**

DATABASE: 1216-A1.0.dwg  
 SCALE: 1/8"=1'-0"  
 PLOT DATE: JAN. 09, 2012  
 DRAWN: LB  
 CHECKED: KSH  
 PROJECT NO. **1216**

DWG. NO.  
**A3.0**

B.P. No.  
 B.P. No.



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**D.P. APPLICATION**  
02 AUG 2012

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 POLYGON POLYCON DEVELOPMENT LTD.  
1000 WEST BROADWAY SUITE 1000  
VANCOUVER, BC V6Z 1W1

PROJECT:  
**ROWING CLUB  
AT HARVARD GARDENS**  
3303 - 152ND ST, CITY OF SURREY, B.C.

DRAWING TITLE:  
**2ND FLOOR**

DATABASE: 1216-A3.0.dwg  
SCALE: 1/8"=1'-0"  
PLOT DATE: OCT. 17, 2012  
DRAWN: LB  
CHECKED: KSH

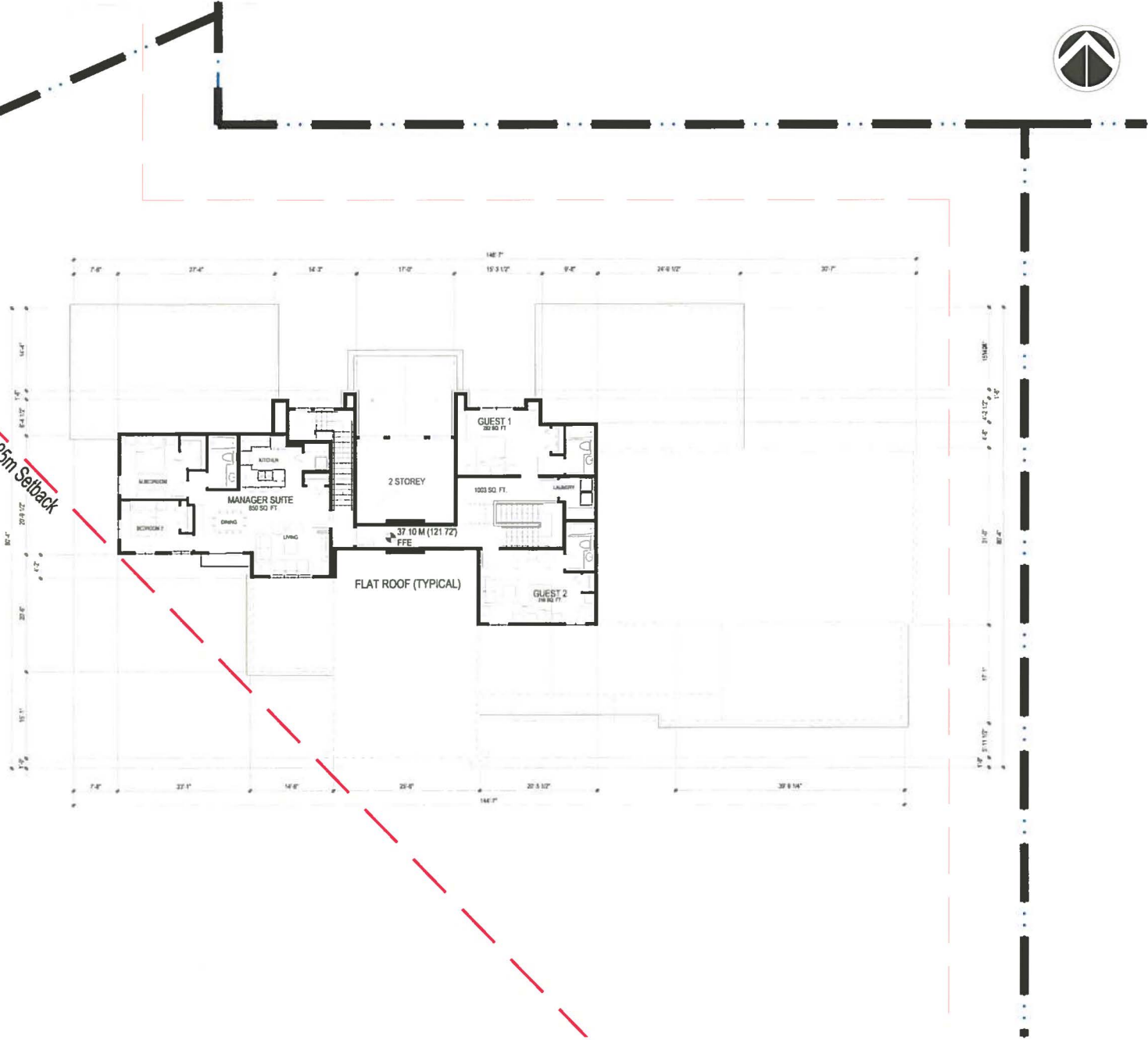
PROJECT NO.: 1216

DWG. NO.:  
 **A3.1**

D.P. No.  
S.P. No.

233

High Tension Powerline 25m Setback





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Vancouver, BC Canada  
V6A 1G1

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**D.P. APPLICATION**  
02 AUG 2012

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ARCHITECTURAL SEAL:

CLIENT:



PROJECT:

**ROWING CLUB  
AT HARVARD GARDENS**  
3303 - 152ND ST, CITY OF SURREY, B.C.

DRAWING TITLE:  
**ROOF PLAN**

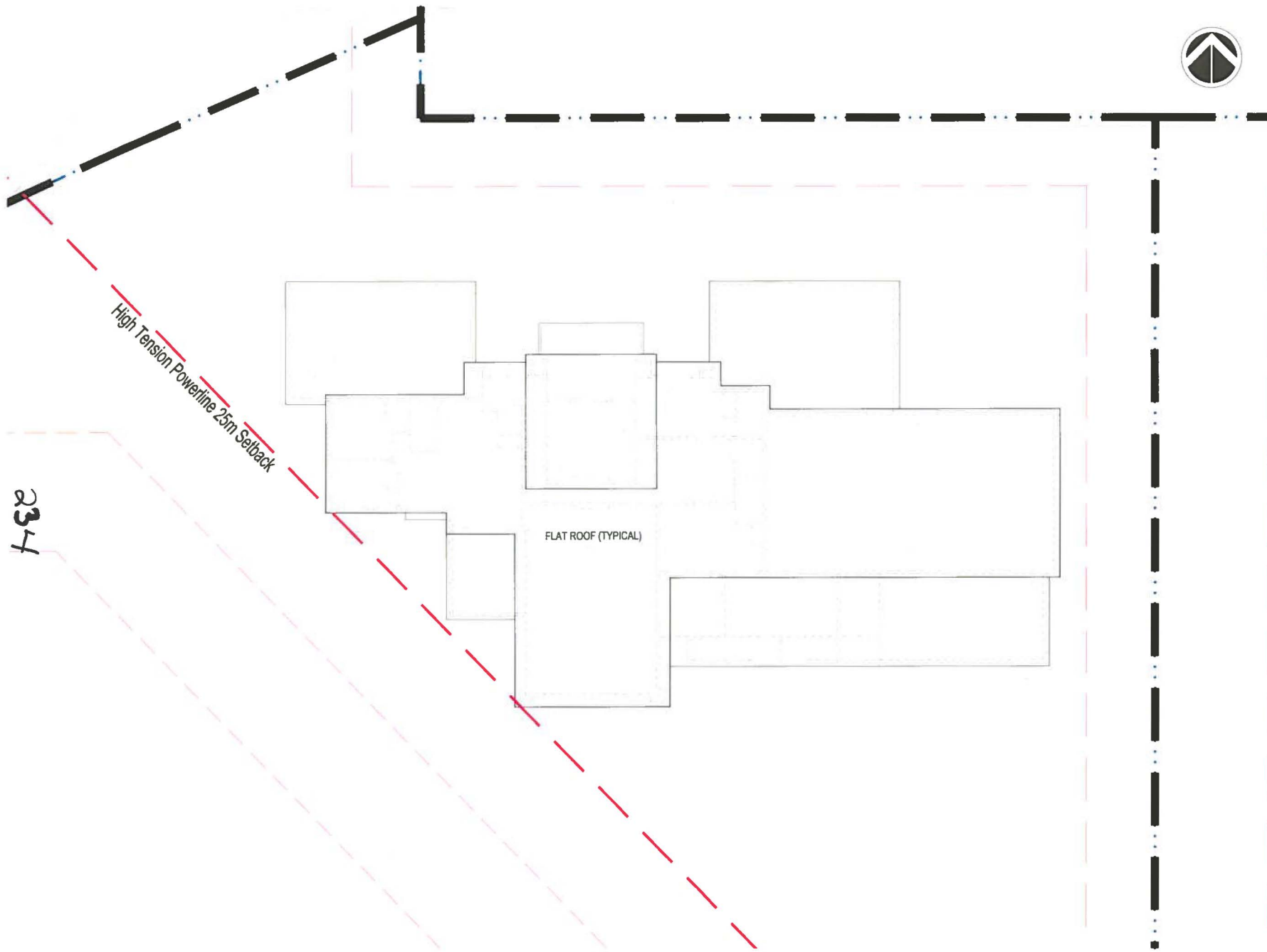
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PLOT DATE: OCT. 17, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. **1216**



DWG. NO.  
**A3.2**

D.P. No.  
S.P. No.



High Tension Powerline 25m Setback

FLAT ROOF (TYPICAL)

734

235

MATERIAL LEGEND	
1	ROOF FASCIA
2	PRE-FAB DENTILS
3	ARCHITECTURAL DETAILS (PRE-CAST CONCRETE)
4	ENTRY CANOPY CABLE AND ANCHORS
5	BRICK CLADDING
6	PRE-CAST CONCRETE WINDOW TRIM & HEADERS
7	HARDEE HORIZONTAL SIDING
8	DBLE. GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME
9	ALUM. STOREFRONT WINDOWS AND DOORS AT MAIN ENTRY
10	CULTURED STONE
11	WOOD TRELLIS
12	ALUMINUM FENCE
13	LIGHT FIXTURES
14	PUBLIC ART



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ISSUED:	DATE:
1. D.P.A	02 AUG 2012
2. REVISED D.P	02 NOV 2012

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02 NOV 2012

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CLIENT:  
**POLYGON**  
POLYGON DEVELOPMENT LTD.  
1000 WEST 10TH AVENUE, SUITE 200  
VANCOUVER, BC V6H 2Y6

PROJECT:  
**ROWING CLUB**  
AT HARVARD GARDENS  
3303 - 182ND ST, CITY OF SURREY, B.C.

DRAWING TITLE:  
**ELEVATIONS**

DATABASE: 1216-A4.0.dwg  
SCALE: 1/4"=1'-0"  
PLOT DATE: NOV 02, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO.: **1216**

DWG. NO.:  
**A4.0**

D.P. No.:  
S.P. No.:



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1. L.P.A.	02 AUG 2012
2. REVISED D.P.	02 NOV 2012

ISSUED FOR	DATE:
REVISED D.P.	02 NOV 2012

NO. REVISION	DATE:
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ARCHITECTURAL SEAL:

CLIENT:

PROJECT:

**ROWING CLUB  
AT HARVARD GARDENS**  
3303 182ND ST, CITY OF SURREY, B.C.

DRAWING TITLE:  
ELEVATIONS

DATABASE: 1216-A4.0.dwg  
SCALE: 1/4"=1'-0"  
PLOT DATE: NOV 02, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO.: 1216



D.P. No:  
S.P. No:



236



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1. D.P.A	03 AUG 2012
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ISSUED FOR  
**REVISED D.P.**  
02 NOV. 2012

NO. REVISION:      DATE:

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ARCHITECTURAL SEAL:

CLIENT:  
 POLYGON POLYCON DEVELOPMENT LTD.  
3303 - 152ND ST, CITY OF SURREY, B.C.

PROJECT:  
**ROWING CLUB  
AT HARVARD GARDENS**  
3303 - 152ND ST, CITY OF SURREY, B.C.

DRAWING TITLE:  
**ELEVATIONS**

DATABASE: 1216-A4.0.dwg  
SCALE: 1/4"=1'-0"  
PLOT DATE: NOV 02, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. **1216**

DWG. NO.  
 **A4.2**

D.P. No.  
S.P. No.



237



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V6A 1G1

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ISSUED:	DATE:
1. D.P.A.	02 AUG 2012

ISSUED FOR  
**D.P. APPLICATION**  
02 AUG 2012

NO. REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

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ARCHITECTURAL SEAL:

CLIENT:  
 POLYGON POLYGON DEVELOPMENT LTD.  
COMMERCIAL DEVELOPMENT GROUP

PROJECT:  
**ROWING CLUB  
AT HARVARD GARDENS**  
3303 -152ND ST, CITY OF SURREY, B.C.

DRAWING TITLE:  
**SECTIONS**

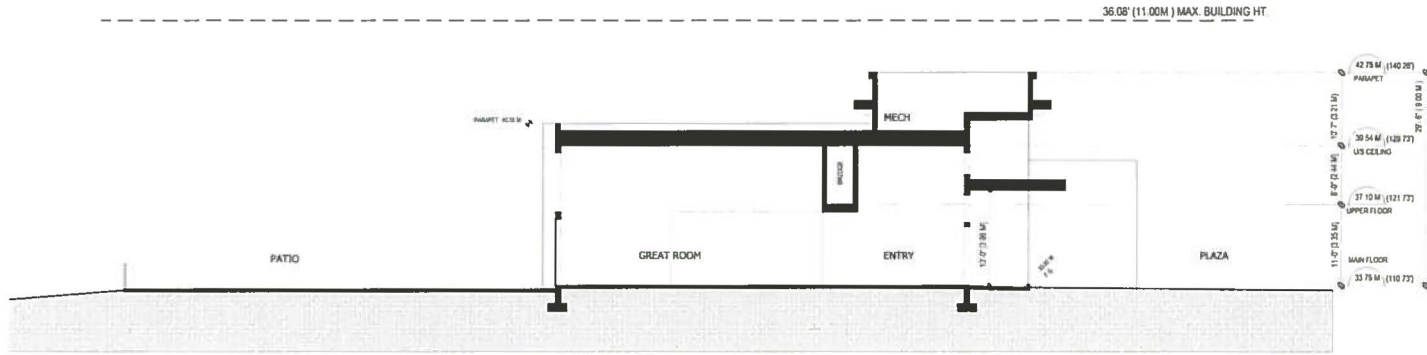
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PLOT DATE: OCT. 17, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO.: **1216**

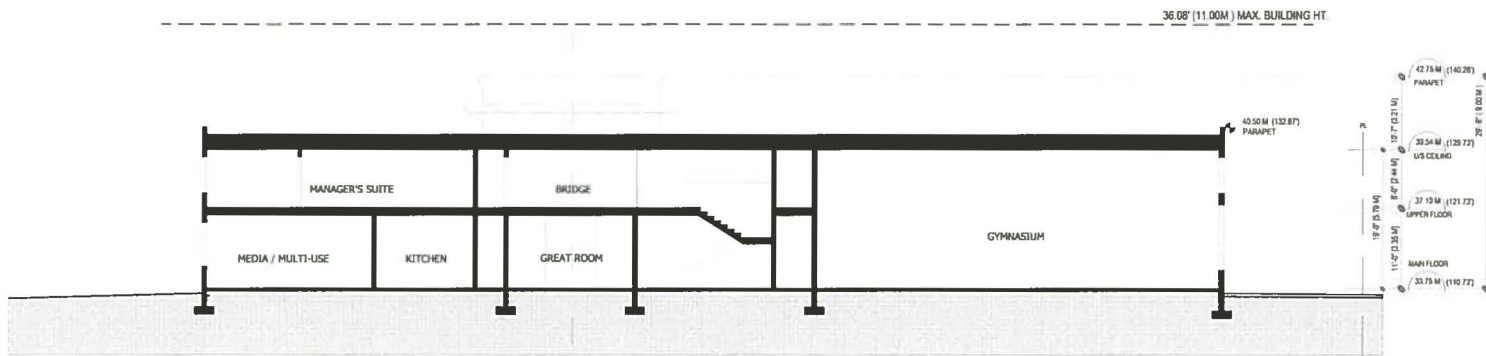
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 **A5.0**

D.P. No

R.P. No

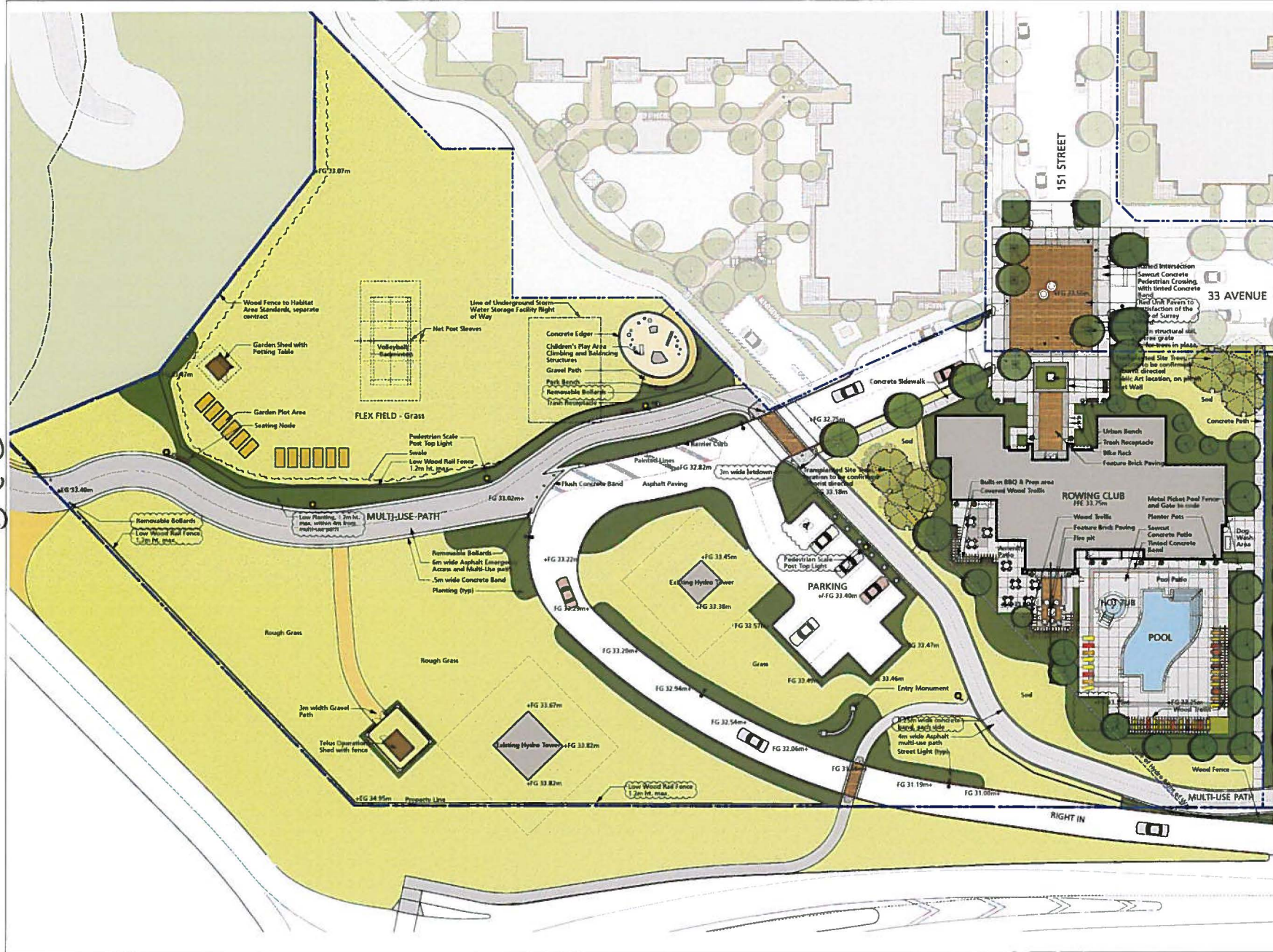


CROSS SECTION



LONGITUDINAL SECTION

238



10 Release for Final DP Requirements	1/8/13
9 Release for Final DP Requirements	01/04/13
8 Release for Final DP Requirements	1/23/12
7 Release for Final DP Requirements	1/20/12
6 Release for Final DP Requirements	1/17/12
5 Issue for Final DP Requirements	11/29/12
4 Release for DP Permit	11/23/12
3 Release for DP Permit	08/01/12
2 Issue for Development Permit	07/25/12
1 Issue for Client Review	
Revision No.	Date

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**Polygon Development**

Project Title:  
**Harvard Gardens Rowing Club**

Drawing Title:  
**Final Development Permit Requirements Landscape Plan**

Project North	Drawn By	JW
	Checked By	RB
Scale	Job No.	11-040
Sheet No.	1:250	11-040



**Notes:**  
 All plants and planting to be to City of Surrey Standard Specifications  
 All plants and planting to be to BCNA/BCSLA Standard Specifications  
 Sod to be un-netted.

**Topsoil depths:**  
 Trees - 300mm min. around rootballs  
 Shrubs - 450mm  
 Sod - 100mm

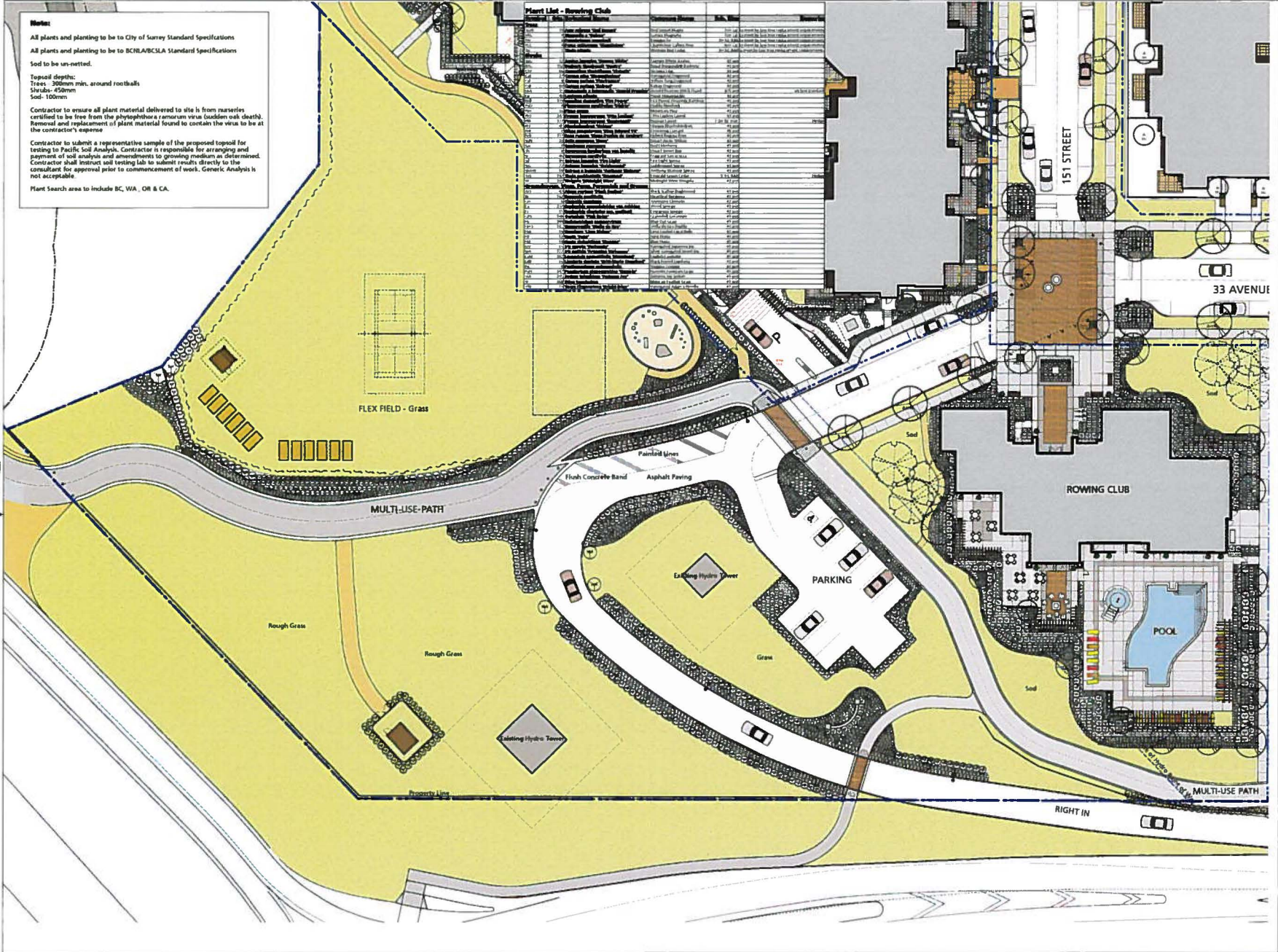
Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death). Removal and replacement of plant material found to contain the virus to be at the contractor's expense.

Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.

Plant Search area to include BC, WA, OR & CA.

Plant List - Rowing Club	Quantity	Plant Name	Plant Size	Plant Spacing	Plant Notes
1	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
2	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
3	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
4	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
5	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
6	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
7	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
8	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
9	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
10	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
11	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
12	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
13	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
14	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
15	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
16	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
17	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
18	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
19	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
20	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
21	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
22	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
23	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
24	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
25	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
26	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
27	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
28	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
29	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
30	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
31	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
32	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
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34	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
35	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
36	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
37	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
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39	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
40	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
41	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
42	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
43	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
44	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
45	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
46	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
47	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
48	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
49	1	Redwood	100mm	100mm	Plant in 100mm x 100mm
50	1	Redwood	100mm	100mm	Plant in 100mm x 100mm

07-2



**P+A**  
 Perry & Associates  
 Landscape Architects  
 200 1500 W 4th Avenue  
 Vancouver, B.C. V6L 2Y2  
 604 278-8116  
 www.perryandassociates.ca



4 Release for DP	11/23/12
3 Release for DP	11/21/12
2 Issue for Development Permit	08/01/12
1 Issue for Client Review	07/25/12
Revision No.	Date

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 Client

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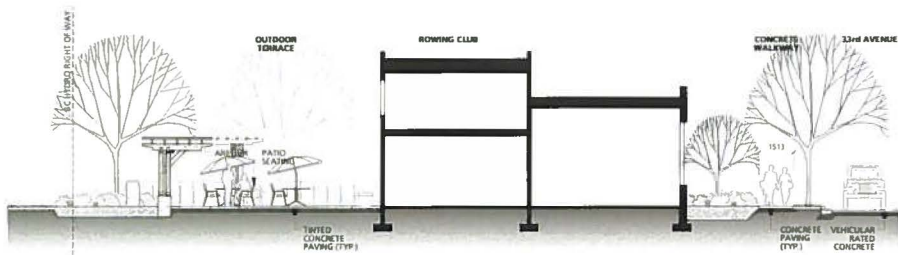
Project Title  
**Harvard Gardens Rowing Club**

Drawing Title  
**Planting Plan**

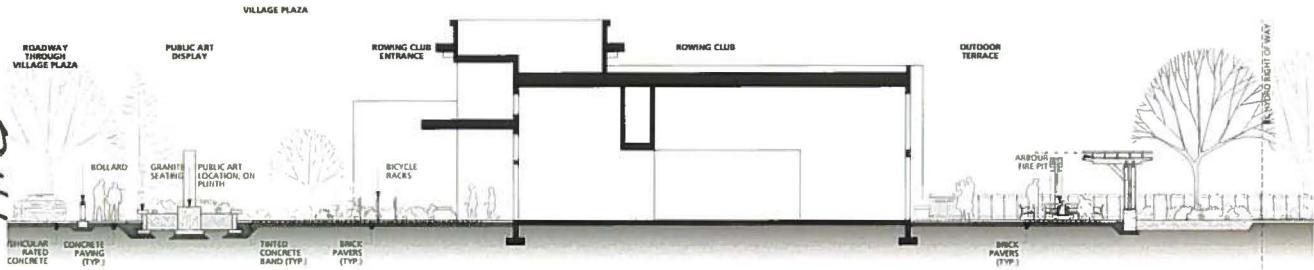
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 Scale 1:250  
 Job No. 11-040  
 Sheet No.

Drawn By: JFW  
 Checked By: RB

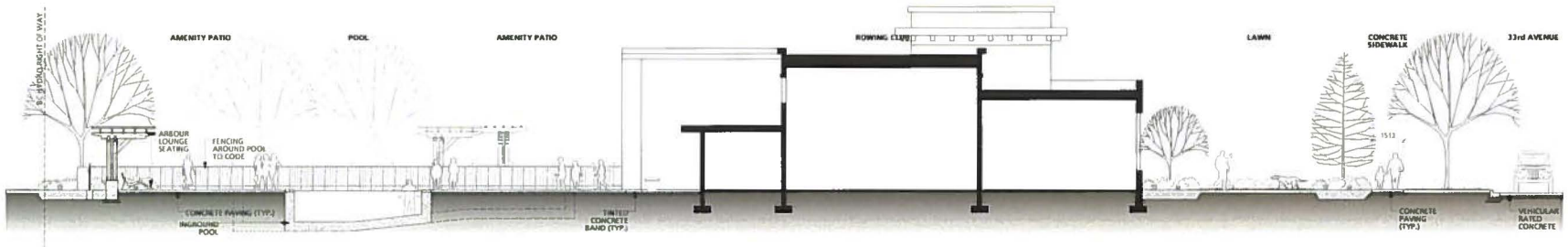
**L2.0**



SECTION 1. LOOKING WEST.



SECTION 2. LOOKING EAST.



SECTION 3. LOOKING WEST.

3	Reissue for DP	11/23/12
2	Reissue for DP	11/21/12
1	Issue for Development Permit	08/01/12
	Revision No	Date

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Client:

**Polygon Development**

Project Title: **Harvard Gardens Rowing Club**

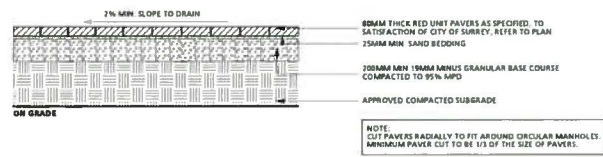
Drawing Title: **Sections**

Project Month:     Drawn By: **KG**  
 Checked By: **RB**

Scale:     Job No: **11-040**

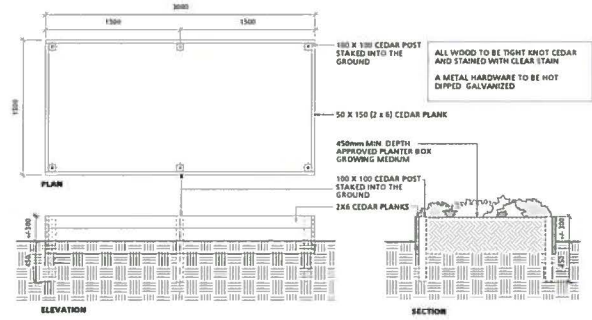
Sheet No:



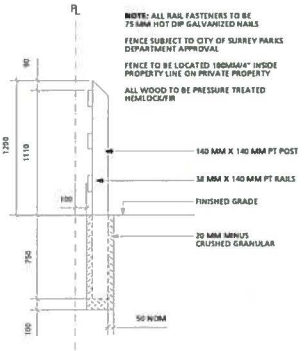
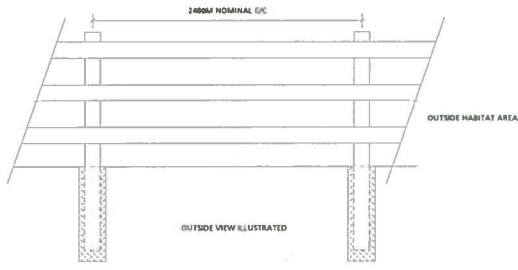


NOTE:  
 CUT PAVERS RADIALLY TO FIT AROUND CIRCULAR MANHOLES.  
 MINIMUM PAVES CUT TO BE 1/3 OF THE SIZE OF PAVERS.

1 RED UNIT PAVERS (VEHICULAR)  
 L3.1 1:20



2 RAISED PLANTER  
 L3.1 1:25



3 FENCE TYPE 1 - LOW WOOD RAIL FENCE  
 L3.1 1:20



4 BENCH  
 L3.1 NTS



5 TRASH RECEPTACLE  
 L3.1 NTS



6 POST TOP LIGHT  
 L3.1 NTS

MLWR-200 Trash Receptacle  
 Magin Site Furniture

Beta Pendant Street Light  
 Selux Lighting

243



Pool Patio with Loungers and Tables



Outdoor Built-in BBQ and Prep. Area



Firepit



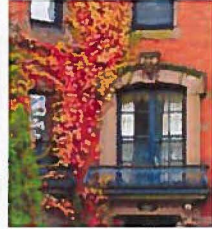
Children's Play Area

4 Release for Final DP Requirements	01/04/13
3 Release for DP	11/23/12
2 Release for DP	11/22/12
1 Issue for Development Permit	08/09/12
Revision No.	Date

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Climbing Vine



Climbing Vine



Stipa tenuissima/Mexican Feather Grass



Yucca 'Bright Edge'/Bright Edge Adam's Needle



Ceanothus 'Victoria'



Cedar Hedging with lower foreground planting

Polygon Development

Project Title	
Harvard Gardens Rowing Club	
Drawing Title	
Landscape Details & Images	
Project Month	Drawn By
	JW
	Checked By
	RB
Scale	Job No.
as noted	11-840
Sheet No.	



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ENG COMMENTS

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

**APPENDIX IV**

NO.: 7912-0233-00

Issued To: POLYGON HARVARD GARDENS LTD., INC. NO. 877466

("the Owner")

Address of Owner: 900 - 1333 West Broadway  
Vancouver, BC  
V6H 4C2

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-955-129  
Lot 3 Section 27 Township 1 New Westminster District Plan EPP23195

15100 - 33 Avenue

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7912-0233-00(A) through to and including 7912-0233-00(S) (the "Drawings") which are attached hereto and form part of this development permit.
5. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
6. (a) The landscaping shall conform to drawings numbered 7912-0233-00(N) through to and including 7912-0233-00(S) (the "Landscaping").

- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$724,450.00

(the "Security")

- (d)
  - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
  - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
  - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

- 7. This development permit supplements Development Permit No. 7911-0241-00
- 8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.



11. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .  
ISSUED THIS DAY OF , 20 .

\_\_\_\_\_  
Mayor - Dianne L. Watts

\_\_\_\_\_  
City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: (Signature)

\_\_\_\_\_  
Name: (Please Print)

OR

  
\_\_\_\_\_  
Owner: (Signature)

  
\_\_\_\_\_  
Name: (Please Print)

# Harvard Garden - Rowing Club

3303 - 152nd Street, South Surrey, B.C.

## PROJECTS STATISTICS

### PROJECT DESCRIPTION

2 STOREY WOOD FRAMED

### MUNICIPAL ADDRESS

3303 - 152nd STREET, SOUTH SURREY, B.C.

### LEGAL DESCRIPTION

Lot 58, Lot 59 Section 27 Township 1 New Westminster District Plan 49745.

Parcel A Lot 32, Parcel "A" (Reference Plan 27500) Lot 32  
Section 27 Township 1 New Westminster District Plan 6885

Lot 32, Lot 32 Except, Finally, Parcel "A" (Reference Plan 27500)  
Secondly, Parcel "L" (By New Plan 63552; Thirdly, Part on Highway  
Plan 25810 Section 27 Township 1 New Westminster District Plan 6885

Lot 31 Except, Finally, Part shown Red and Green on  
Highway Plan 25810, Secondly, 27 Township 1 New Westminster District Plan 6885

### ZONE

CD

### LOT AREA

GROSS LOT AREA = 1.328 HA (3.284 AC) (13,280 SF) (143,952.4 FT<sup>2</sup>)

NET LOT AREA = 0.311 HA (0.769 AC) (3,113 MF) (33,508 FT<sup>2</sup>)

AS PROVIDED BY OLSEN & ASSOCIATES LAND SURVEYOR

### BUILDING HEIGHT

ALLOWED 11 M (36 FT.)

PROVIDED 8.8 M - 2 STOREYS REFER TO ELEVATION SHEETS A1.1 TO A1.2

### LOT COVERAGE

ALLOWED 60 %

PROVIDED 49 %

### SETBACKS

	REQUIRED	PROVIDED
NORTH	4.00 M	9.75 M
EAST	4.00 M	11.20 M
SOUTHWEST (HYDRO ROW)	6.60 M	6.60 M
WEST	4M	4M
SOUTH	7.50 M	35.81 M

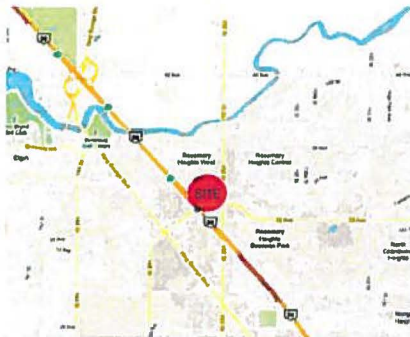
### FIRE PROTECTION

SPRINKLERED BUILDING, COMBUSTIBLE CONSTRUCTION

### DENSITY

ALLOWED F.A.R. = 0.60, 1,867.79 MF ( 20,105.4 FT<sup>2</sup>)  
(BASED FROM NET LOT AREA = 3,113 MF ( 33,508 FT<sup>2</sup>))

PROVIDED 894.35 MF ( 9,627 FT<sup>2</sup>)



LOCATION MAP

## PROJECT DIRECTORY:

### OWNER:

POLYGON HOMES LTD.  
SUITE 600 - 1323 WEST BROADWAY,  
VANCOUVER, B.C., V6H 4C2

### CONTACTS:

KEVIN SHOENMAKER  
MARC MACCALL  
Phone: 604-877-1131  
604-878-1250  
Email: kshoenmaker@polyhomes.com  
mmaccall@polyhomes.com

### LANDSCAPE ARCHITECT:

PERRY AND ASSOCIATES  
205 - 1558 WEST 6TH AVENUE  
VANCOUVER, B.C., V6J 1R2

### CONTACTS:

ROB BARNES  
JOSE WIEGAS  
Phone: 604-738-4118  
604-738-4118  
Fax: 604-738-4118  
Email: rb@perryandassociates.ca  
jw@perryandassociates.ca

### ARCHITECT:

ROSTICH HEMPHILL  
AND ASSOCIATES ARCHITECTS  
810 - 120 POWELL STREET  
VANCOUVER, B.C. V6A 1G1

### CONTACT:

KEITH HEMPHILL  
LUIS BORDOC  
AMY YUNG  
Phone: 604-669-6002  
604-669-1091  
Email: ksh@rosthichemphill.com

### SURVEYOR:

OLSEN AND ASSOCIATES  
BRITISH COLUMBIA LAND SURVEYORS  
204 - 15685 24TH AVENUE  
SURREY, B.C. V4A 2J4

### CONTACT:

GARY ROWBOTHAM  
Phone: 604-531-4267  
604-531-5811  
Email: golan\_surveying@telus.net

## DRAWING LIST

NO.	DESCRIPTION	SCALE
A0.0	COVER PAGE / PROJECT STATISTICS	N/A
A0.1	3D MASSING	N/A
A0.2	3D MASSING	N/A
A0.3	3D MASSING	N/A
A2.0	OVERALL SITE PLAN	1"=40'-0"
A2.1	PARTIAL SITE PLAN	1/16"=1'-0"
A3.0	1st LEVEL FLOOR PLAN	1/8"=1'-0"
A3.1	2nd LEVEL FLOOR PLAN	1/8"=1'-0"
A3.4	ROOF PLAN	1/8"=1'-0"
A4.0	MATERIAL LEGEND	1/4"=1'-0"
A4.1	BUILDING ELEVATIONS	1/8"=1'-0"
A4.2	BUILDING ELEVATIONS	1/8"=1'-0"
A5.0	BUILDING SECTIONS	1/8"=1'-0"
L.1.0	LANDSCAPE SITEPLAN	
L.2.0	LANDSCAPE PLANTING PLAN	
L.3.0	LANDSCAPE CROSS SECTIONS	
L.4.0	LANDSCAPE DETAILS & IMAGES	
TOTAL PAGES: 17		



DESIGN CHARACTER



Rositch Hemphill Architects

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

704.689.8002  
1.604.669.1091

www.rharchitects.ca

ISSUED:  
1. D.P.A  
3. REVISED D.P.

DATE:  
02 AUG 2013  
02 NOV 2013

ISSUED FOR  
REVISED D.P.  
02 NOV, 2013

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

LIGHT:  
POLYGON  
POLYGON DEVELOPMENT LTD.  
Suite 600 - 1323 West Broadway, Vancouver, BC V6H 4C2

PROJECT:  
ROWING CLUB  
AT HARVARD GARDENS  
303 - 152ND ST, CITY OF SURREY, B.C.

DRAWING TITLE:  
COVER

DATE:  
1216-40.0.dwg  
SCALE:  
NTS  
LOT DATE:  
NOV 02, 2012  
DRAWN:  
LB  
CHECKED:  
KSH

PROJECT NO.  
1216

PRINTING:  
A0.0

D.P. No.  
R.P. No.

249

Handwritten signature

7912-0233-00 (A)

E:\ACAD\009\2012\1216\1216-40.0.dwg



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Vancouver, BC Canada  
V6A 1G1

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ARCHITECTURAL SEAL:



VIEW FROM 151 ST. LOOKING SOUTH



VIEW ALONG 32 AVE LOOKING SOUTHWEST



VIEW OF PLAZA LOOKING SOUTHEAST

STREET VIEWS

7912-0233-00 (B)

**POLYGON**  
POLYGON DEVELOPMENT LTD.  
1000 10th Street, Suite 100, Vancouver, BC V6Z 1Y7

**ING CLUB**  
ARVARD GARDENS  
82ND ST, CITY OF SURREY, B.C.

TITLE:  
LSSING

1216-AD-1.dwg  
NTS  
NOV 02, 2012  
LB  
HSH

1216

ENCL. NO.

**A0.1**

D.P. No.

R.P. No.

250

W.



SOUTHWEST CORNER



NORTHWEST CORNER

AERIAL VIEWS

251

Mr.



Rositch Hemphill Architects

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Vancouver, BC Canada  
V6A 1G1

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ARCHITECTURAL SEAL

CLIENT:  
**POLYGON**  
POLYGON DEVELOPMENT 278 LTD.  
118-1187 152 Street, Surrey, BC  
V4A 4L2

PROJECT:  
**ROWING CLUB**  
AT HARVARD GARDENS  
3303 - 183RD ST, CITY OF SURREY, B.C.  
DRAWING TITLE:  
**3D MASSING**

DATABASE: 1216-A0.1.dwg  
SCALE: NTS  
PLOT DATE: NOV 02, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. 1216

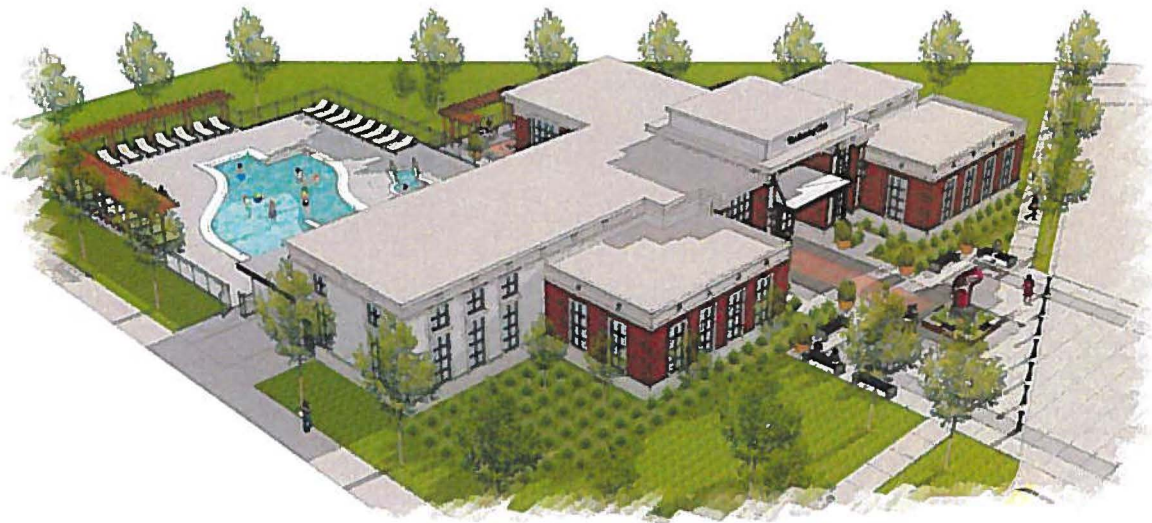
DWG. NO. **A0.2**

D.P. No.  
S.P. No.

7912-0233-00 (C)



SOUTHEAST CORNER



NORTHEAST CORNER

AERIAL VIEWS

252

M.



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**REVISED D.P.**  
02 NOV, 2012

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ARCHITECTURAL SEAL:

CLIENT:  
**POLYGON**  
POLYGON DEVELOPMENT LTD.  
100-1100 152nd Street, Surrey, BC  
Canada V4N 2C2 | Contact: 604.591.8888

PROJECT:  
**ROWING CLUB**  
AT HARVARD GARDENS  
3303 - 182ND ST, CITY OF SURREY, B.C.  
DRAWING TITLE:  
**3D MASSING**

DATABASE: 1216-A0.1.dwg  
SCALE: NTS  
PLOT DATE: NOV 02, 2012  
DRAWN: LB  
CHECKED: KSH  
PROJECT NO.: 1216

ISS. NO. 0096. NO. **A0.3**  
D.P. No. B.P. No.

7912-0233-00 (D)



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ARCHITECTURAL SEAL

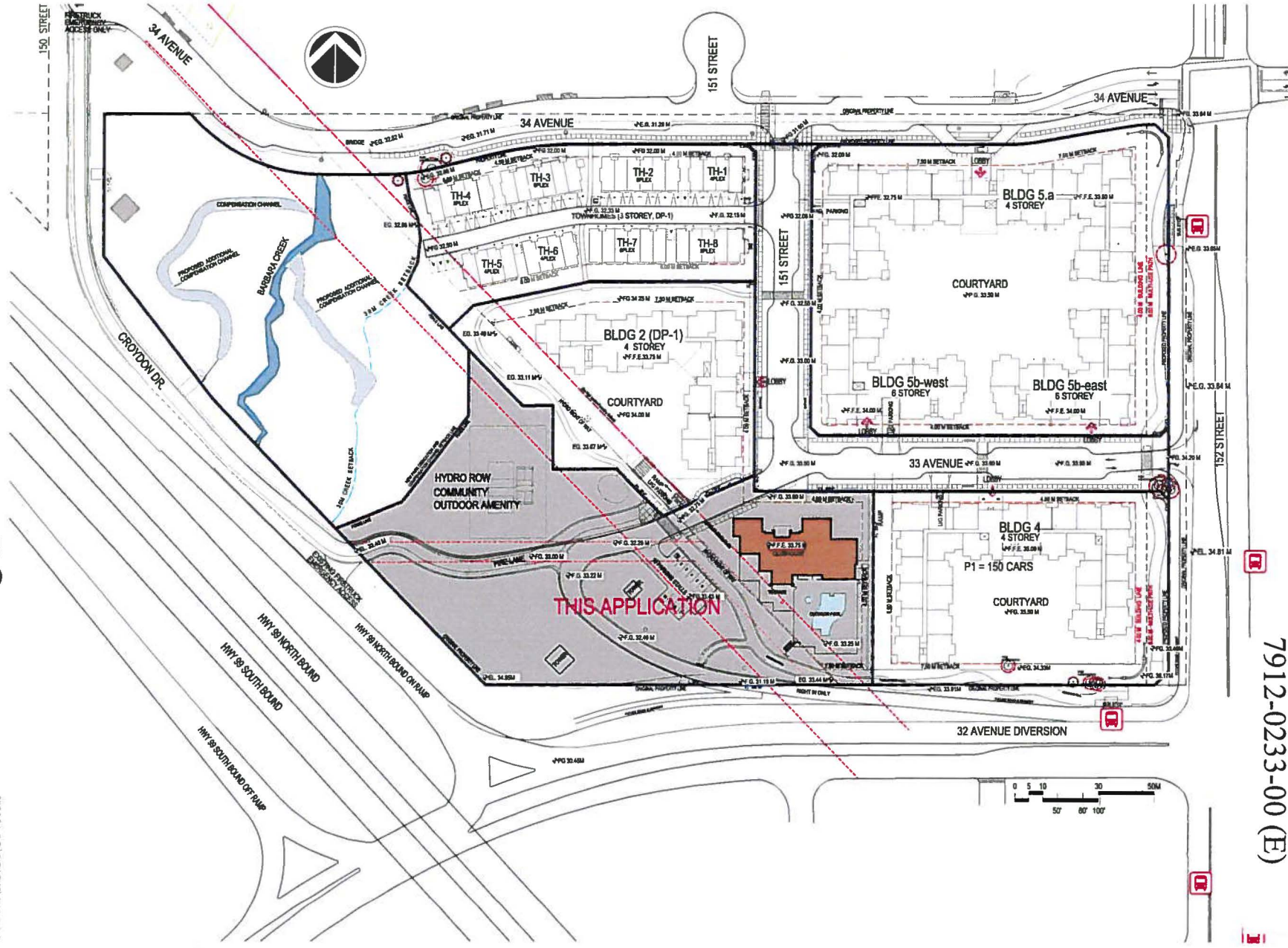


CLIENT: POLYGON  
POLYGON DEVELOPMENT INC.  
PROJECT: ROWING CLUB  
AT HARVARD GARDENS  
3309 - 152ND ST. CITY OF SURREY, B.C.  
DRAWING TITLE: OVERALL SITEPLAN

DATABASE: 1216-A1.0.dwg  
SCALE: 1"=40'-0"  
PLOT DATE: NOV 08, 2012  
DRAWN: LS  
CHECKED: KSH  
PROJECT NO: 1216

DWG. NO: A2.0

S.P. No:  
R.P. No:



THIS APPLICATION

7912-0233-00 (E)

253

W.

E:\MAD\08\12012\1216\1216-A1.0.DWG



**COURTYARD**  
P.P.G. 33.50 M



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Vancouver, BC Canada  
V6A 1G1

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F 604.669.1991

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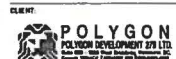
ISSUED: DATE:  
1. D.P.A. 02 AHD 2012  
2. REVISED D.P. 02 NOV 2012

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**REVISED D.P.**  
02 NOV 2012

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**POLYGON**  
POLYMER DEVELOPMENT 270 LTD.  
10000 136th Street, Surrey, BC V3V 2E7

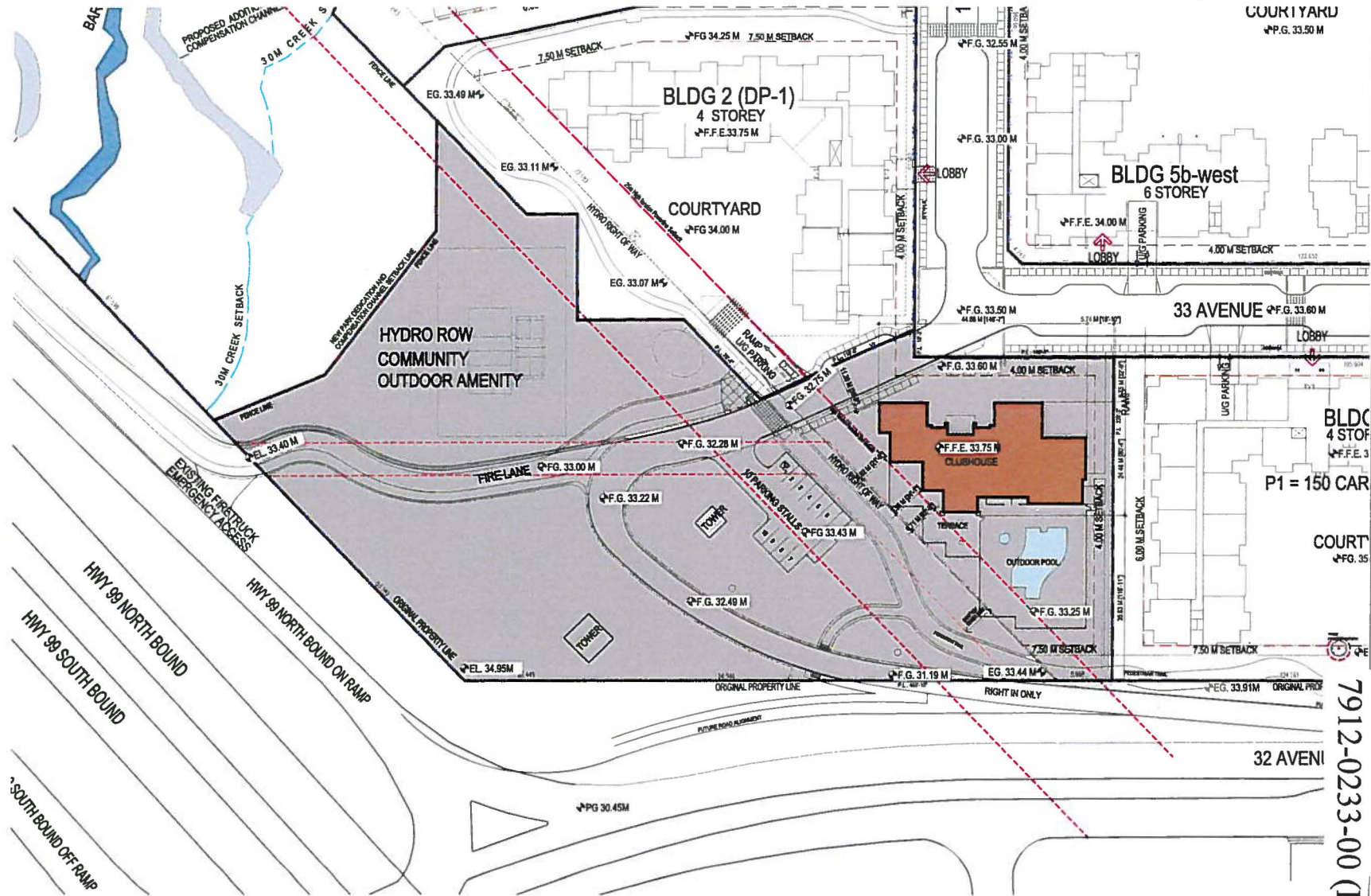
PROJECT:  
**ROWING CLUB  
AT HARVARD GARDENS**  
3303 - 152ND ST. CITY OF SURREY, B.C.

DRAWING TITLE:  
**SITEPLAN**

DATABASE: 1216-A.L.O.DWG  
SCALE: 1/32"=1'-0"  
PLOT DATE: NOV 08, 2012  
DRAWN: LB  
CHECKED: KSH  
PROJECT NO: 1216

DWG. NO:  
**A2.1**  
D.P. No:  
B.P. No:

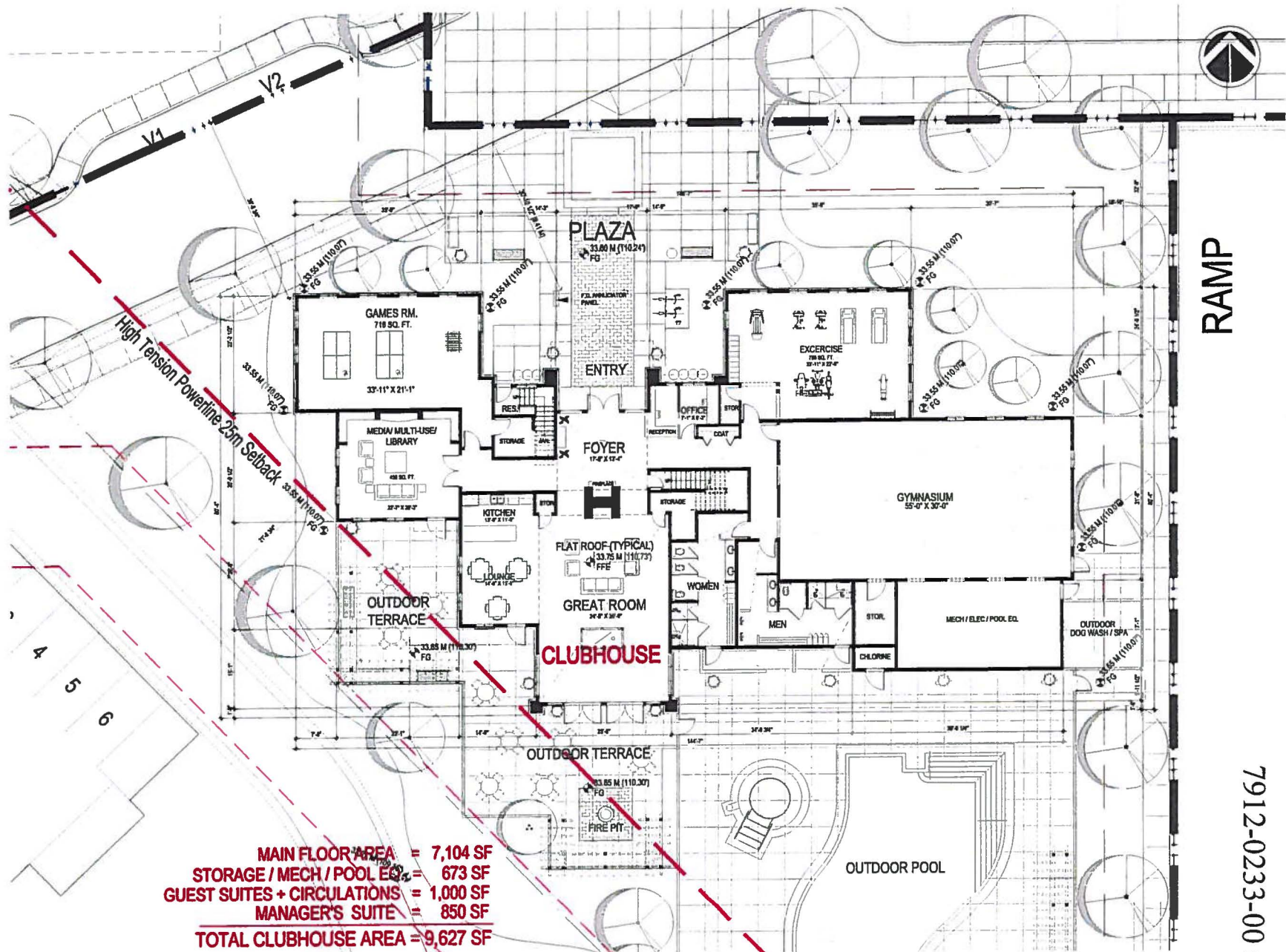
7912-0233-00 (F)



254

W.

E:\A-10\08\2012\1216\1216-A2.0.DWG



**MAIN FLOOR AREA = 7,104 SF**  
**STORAGE / MECH / POOL EQ. = 673 SF**  
**GUEST SUITES + CIRCULATIONS = 1,000 SF**  
**MANAGER'S SUITE = 850 SF**  
**TOTAL CLUBHOUSE AREA = 9,627 SF**



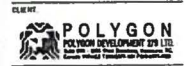
**RHA**  
 Resitch Hemphill Architects  
 120 Powell Street, Unit 10  
 Vancouver, BC Canada  
 V6A 1G1  
 1 604.668.6002  
 1 604.669.1091  
 www.rharchitects.ca

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 DATE: 02 AUG 2012 02 NOV 2012

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**REVISED D.P.**  
 02 NOV, 2012

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ARCHITECTURAL SCALE:



CLIENT: POLYGON  
 POLYGON DEVELOPMENT LTD.  
 PROJECT: **ROWING CLUB**  
**AT HARVARD GARDENS**  
 3362 - 152ND ST, CITY OF SURREY, B.C.  
 DRAWING TITLE: **GROUND FLOOR**

DATABASE: 1216-ALD.rvtg  
 SCALE: 1/8"=1'-0"  
 PLOT DATE: JAN, 09, 2012  
 DRAWN: LN  
 CHECKER: KSH  
 PROJECT NO: 1216

DWR NO: **A3.0**  
 D.P. No:  
 R.P. No:

7912-0233-00 (G)





Rositch Hemphill Architects

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Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
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D.P. APPLICATION  
02 AUG 2012

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ARCHITECTURAL SEAL:

CLIENT:  
 POLYGON DEVELOPMENT 219 LTD.  
219-100-100 Street, Vancouver, BC  
Canada (V6C 1G5) / (604) 681-7300

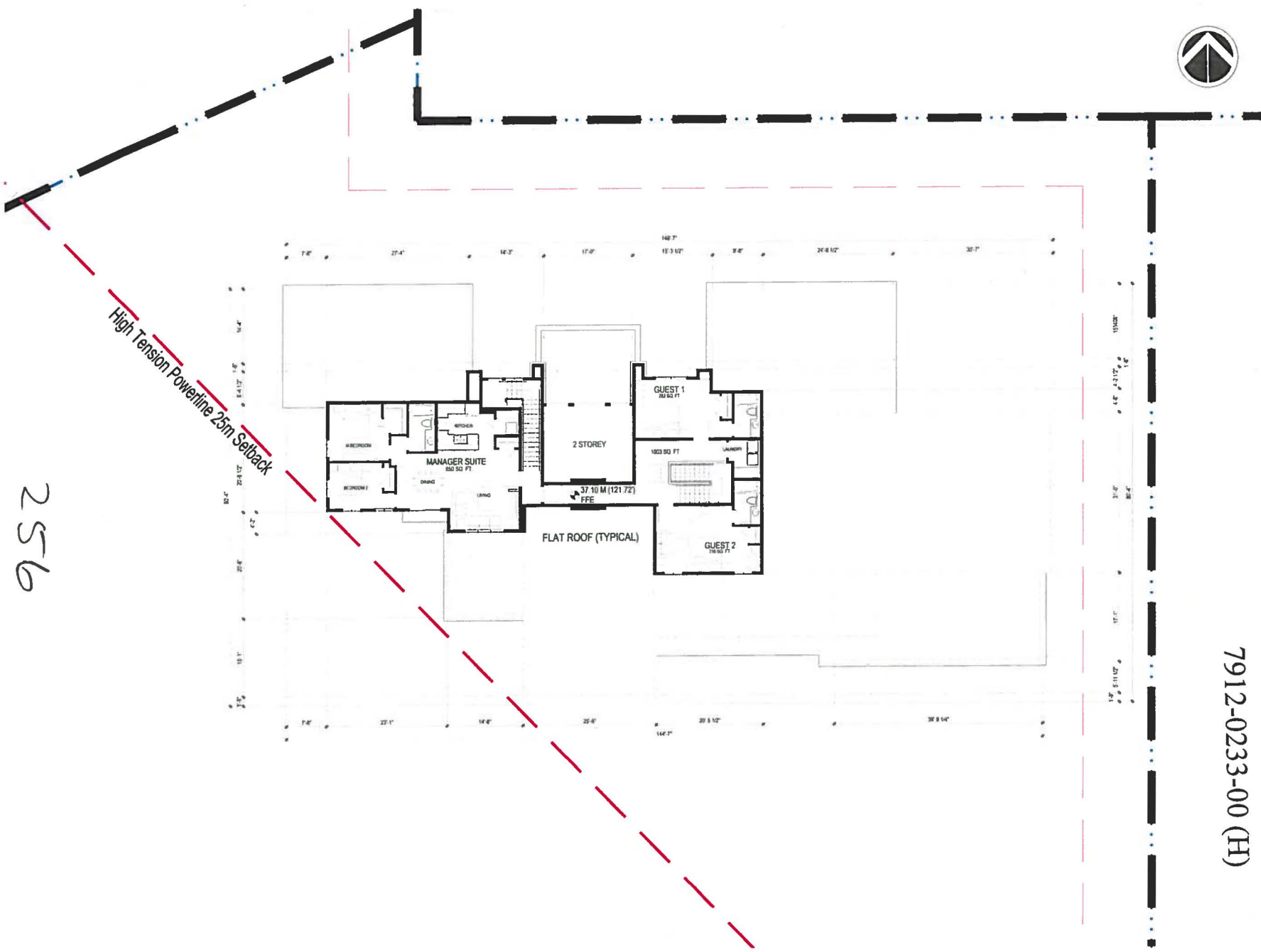
PROJECT:  
**ROWING CLUB  
AT HARVARD GARDENS**  
3303 - 182ND ST, CITY OF SURREY, B.C.  
DRAWING TITLE:  
**2ND FLOOR**

DATABASE: 1216-A1.0.dwg  
SCALE: 1/8"=1'-0"  
PLOT DATE: OCT. 17, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. 1216

DWG. NO.  
 **A3.1**

D.P. No:  
S.P. No:



High Tension Powerline 25m Setback

256

Mr.

7912-0233-00 (H)



Rositch Hemphill Architects

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

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ISSUED FOR:  
I.D.P.A. DATE: 02 AUG 2012

ISSUED FOR:  
D.P. APPLICATION  
02 AUG 2012

NO. REVISION. DATE:  
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ARCHITECTURAL SEAL:

CLIENT:  
 POLYGON DEVELOPMENT 299 LTD.  
299 and 100 West Georgia, Vancouver, BC  
Canada (Vancouver January 19th 2009-2010)

PROJECT:  
ROWING CLUB  
AT HARVARD GARDENS  
3303 - 152ND ST, CITY OF SURREY, B.C.

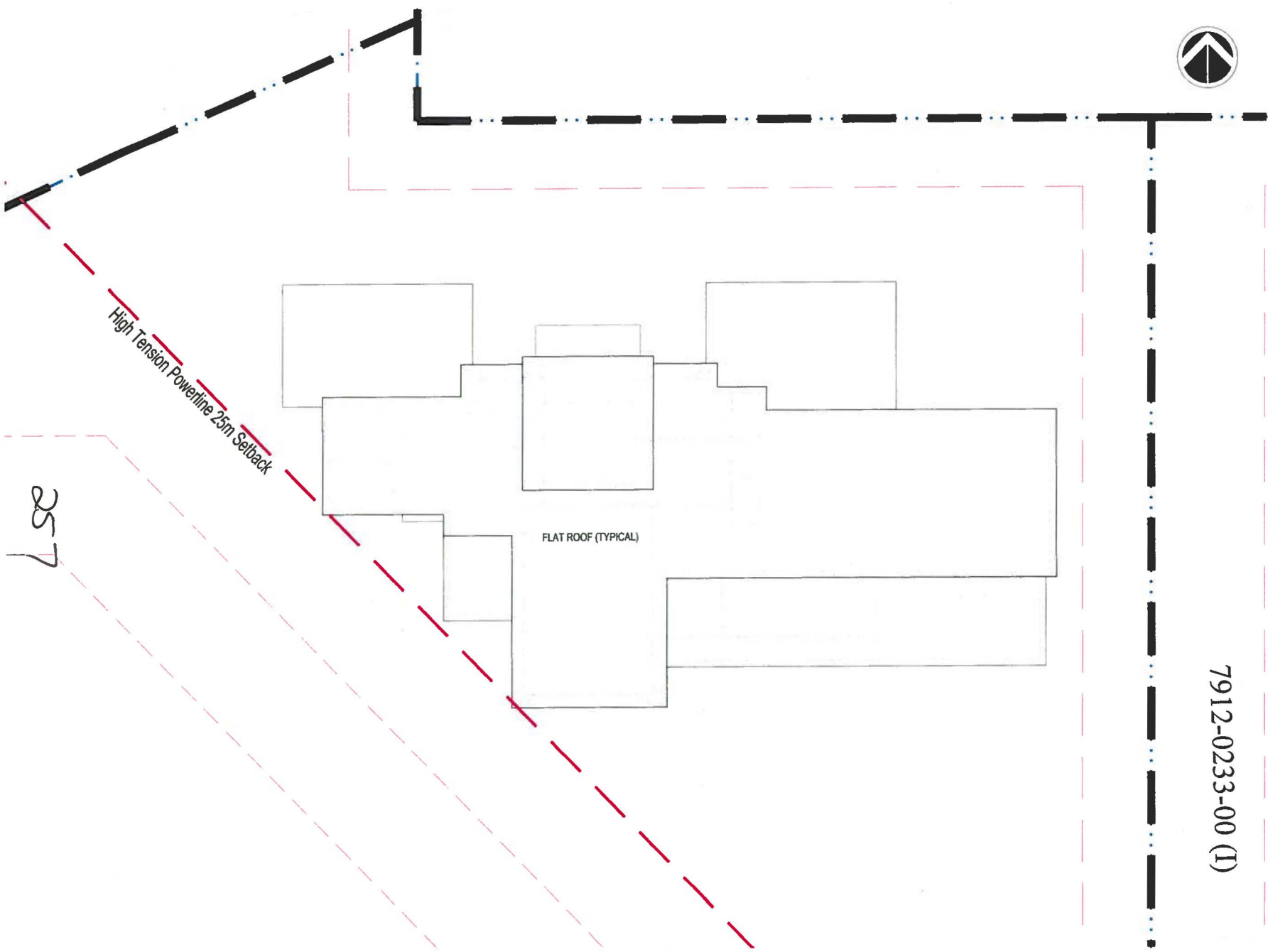
DRAWING TITLE:  
ROOF PLAN

DATABASE: 000-A.I.D.dwg  
SCALE: 1/8"=1'-0"  
PLOT DATE: OCT. 17, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO: 1216

DWG. NO:  
 A3.2

I.P. No:  
S.P. No:



High Tension Powerline 25m Setback

FLAT ROOF (TYPICAL)

257

h.

7912-0233-00 (1)



Rositch Hemphill Architects

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

T 604.699.6002  
F 604.699.1091

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ISSUED FOR DATE  
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2. REVISED D.P. 02 NOV 2012

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02 NOV 2012

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ARCHITECTURAL SEAL:

CLIENT:



PROJECT:  
**ROWING CLUB  
AT HARVARD GARDENS**  
3303 - 129th ST, CITY OF SURREY, B.C.

DRAWING TITLE:  
**ELEVATIONS**

DATABASE: 1216-R4 D.dwg  
SCALE: 1/4"=1'-0"  
PLOT DATE: NOV 02, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO.:  
**1216**

DWG. NO.:  
**A4.0**

D.P. No.  
S.P. No.

MATERIAL LEGEND	
1	ROOF FASCIA
2	PRE-FAB DENTILS
3	ARCHITECTURAL DETAILS (PRE-CAST CONCRETE)
4	ENTRY CANOPY CABLE AND ANCHORS
5	BRICK CLADDING
6	PRE-CAST CONCRETE WINDOW TRIM & HEADERS
7	HARDE HORIZONTAL SIDING
8	DOUBLE GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME
9	ALUM. STOREFRONT WINDOWS AND DOORS AT MAIN ENTRY
10	CULTURED STONE
11	WOOD TRELLIS
12	ALUMINUM FENCE
13	LIGHT FIXTURES
14	PUBLIC ART



258

h.

7912-0233-00 (J)



Rositch Hemphill Architects

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

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ISSUED:	DATE:
1. D.P.A.	03 AUG 2012
2. REVISED D.P.	02 NOV 2012

ISSUED FOR	DATE:
REVISED D.P.	02 NOV 2012

NO. REVISION	DATE
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ARCHITECTURAL SEAL:

CLIENT:

PROJECT:  
**ROWING CLUB  
AT HARVARD GARDENS**  
3303 - 152ND ST. CITY OF SURREY, B.C.

DRAWING TITLE:  
**ELEVATIONS**

DATABASE: 1216-A4\_0.dwg  
SCALE: 1/4"=1'-0"  
PLOT DATE: NOV 02, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO: **1216**

DATE: NOV. 02, 2012  
**A4.1**

D.P. No:  
S.P. No:



7912-0233-00 (K)

259

h.

E:\ACAD\05\2012\1216\1216-A4.1.dwg



Rositch Hemphill Architects

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

T 604.689.6002  
F 604.689.1091

www.rharchitects.ca

ISSUED:	DATE:
1. D.P.A.	09 AUG 2013
2. REVISED D.P.	02 NOV 2013

ISSUED FOR  
**REVISED D.P.**  
02 NOV 2013

NO. REVISION:	DATE:
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ARCHITECTURAL SEAL



PROJECT:  
**ROWING CLUB  
AT HARVARD GARDENS**  
3303 - 132ND ST, CITY OF SURREY, B.C.

DRAWING TITLE:  
**ELEVATIONS**

DATABASE: 1216-A4.D.dwg  
SCALE: 1/4"=1'-0"  
PLOT DATE: NOV 02, 2012  
DRAWN: LB  
CHECKED: KSH

PROJECT NO:  
**1216**

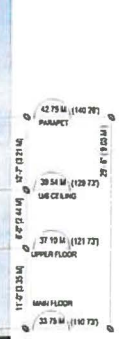
DWG. NO.  
**A4.2**

S.P. No.  
R.P. No.



151 STREET

R-SIDE ELEVATION ( EAST )



REAR ELEVATION ( SOUTH )

7912-0233-00 (L)

260

h.



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ISSUED FOR: I. D. P. A. DATE: 02 AUG 2012

ISSUED FOR  
**D.P. APPLICATION**  
02 AUG 2012

NO. REVISION: DATE:  
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ARCHITECTURAL SEAL:

CLIENT: **POLYGON**  
POLYGON DEVELOPMENT LTD.  
1122 WEST 102ND STREET, VANCOUVER, BC V6P 6E6

PROJECT: **ROWING CLUB AT HARVARD GARDENS**  
3303 - 152ND ST, CITY OF SURREY, B.C.

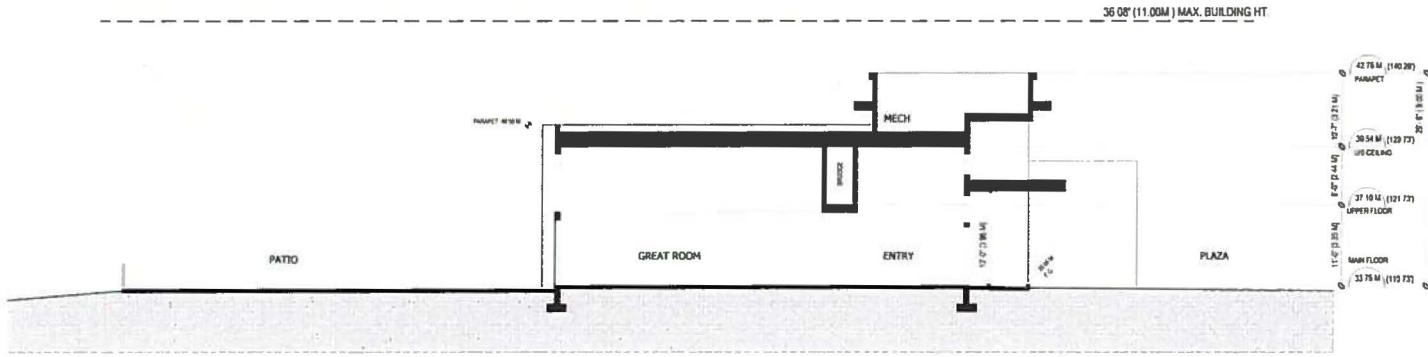
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PLOT DATE: OCT. 17, 2012  
DRAWN: LB  
CHECKED: KSH

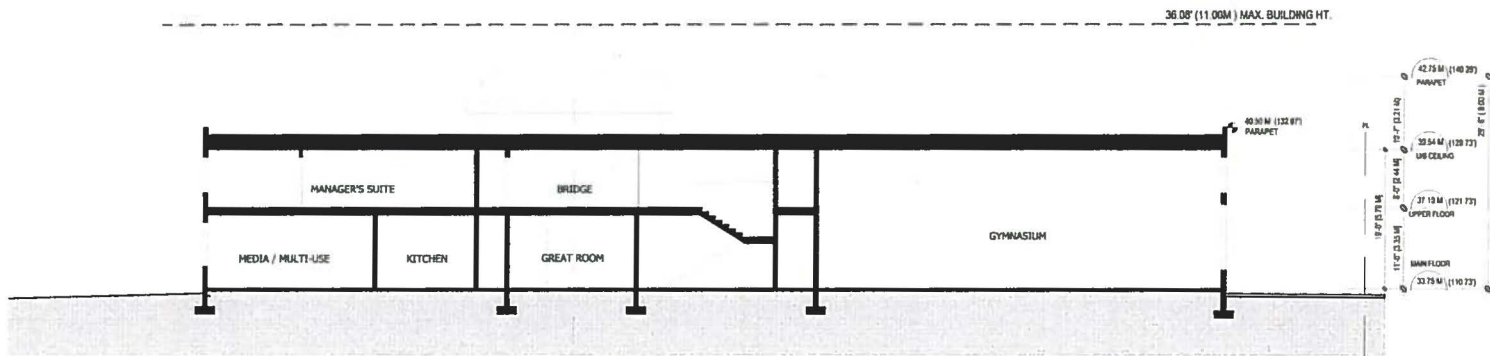
PROJECT NO. 1216

DWG. NO. **A5.0**

D.P. No.  
S.P. No.



CROSS SECTION



LONGITUDINAL SECTION

261

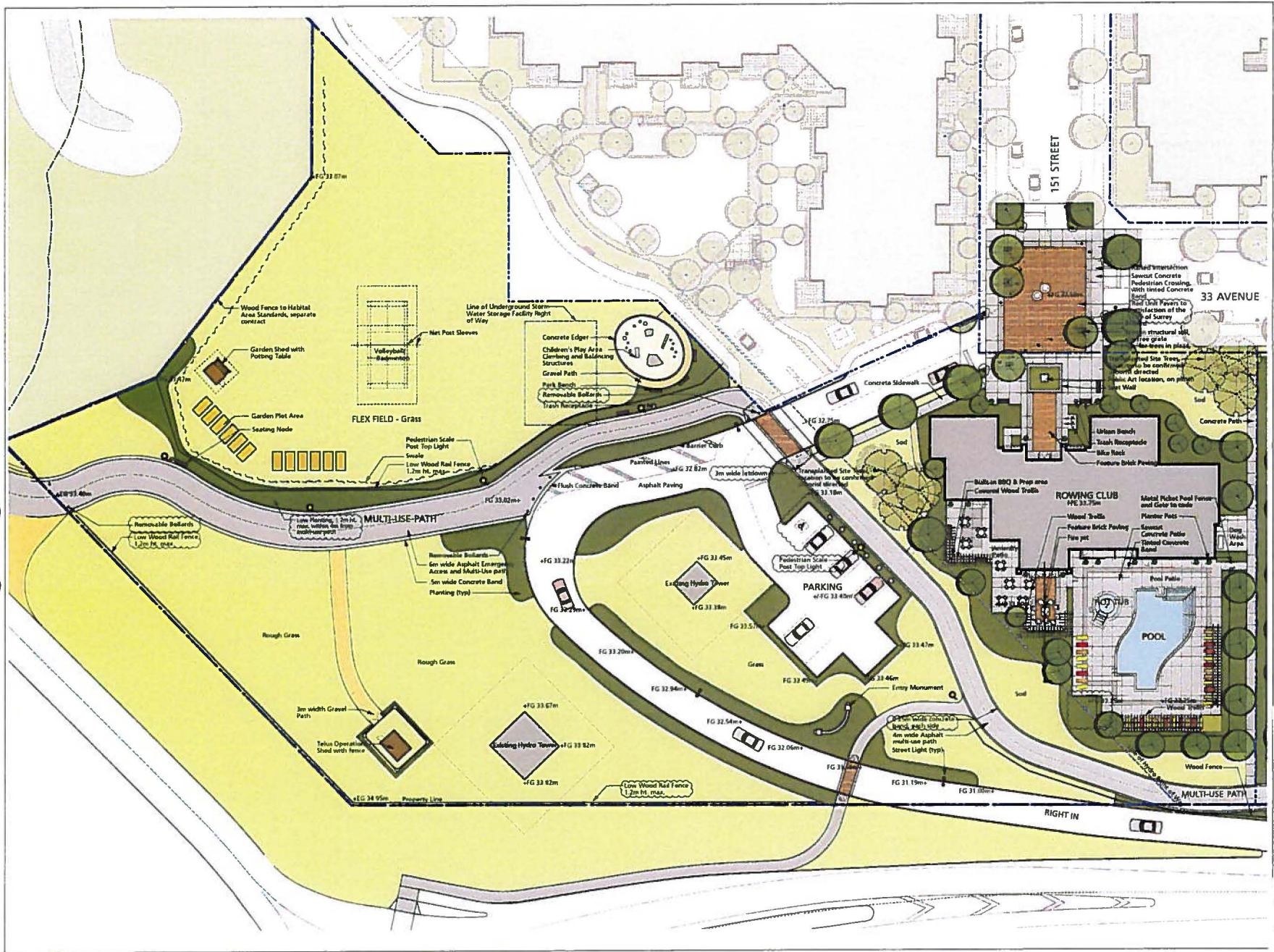
7912-0233-00 (M)

E:\ACAD\JOB\2012\1216\1216-A5.0.DWG

Handwritten initials

2602

Mr.



P+A

Perry + Associates  
 Suite 208 1540 West Avenue  
 Vancouver, B.C. V6L 1A3  
 1 604 278-8120  
 1 604 278-0115  
 www.perryandassociates.ca



10 Release for Final DP Requirements	1/6/13
9 Release for Final DP Requirements	01/04/13
8 Release for Final DP Requirements	12/12/12
7 Release for Final DP Requirements	12/20/12
6 Release for Final DP Requirements	12/17/12
5 Issue for Final DP Requirements	11/29/12
4 Release for DP	11/23/12
3 Release for DP	11/21/12
2 Issue for Development Permit	06/01/12
1 Issue for Client Review	07/25/12
Revision No.	Date

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Client

Polygon Development

7912-0233-00 (N)  
 Harvard Gardens Rowing Club

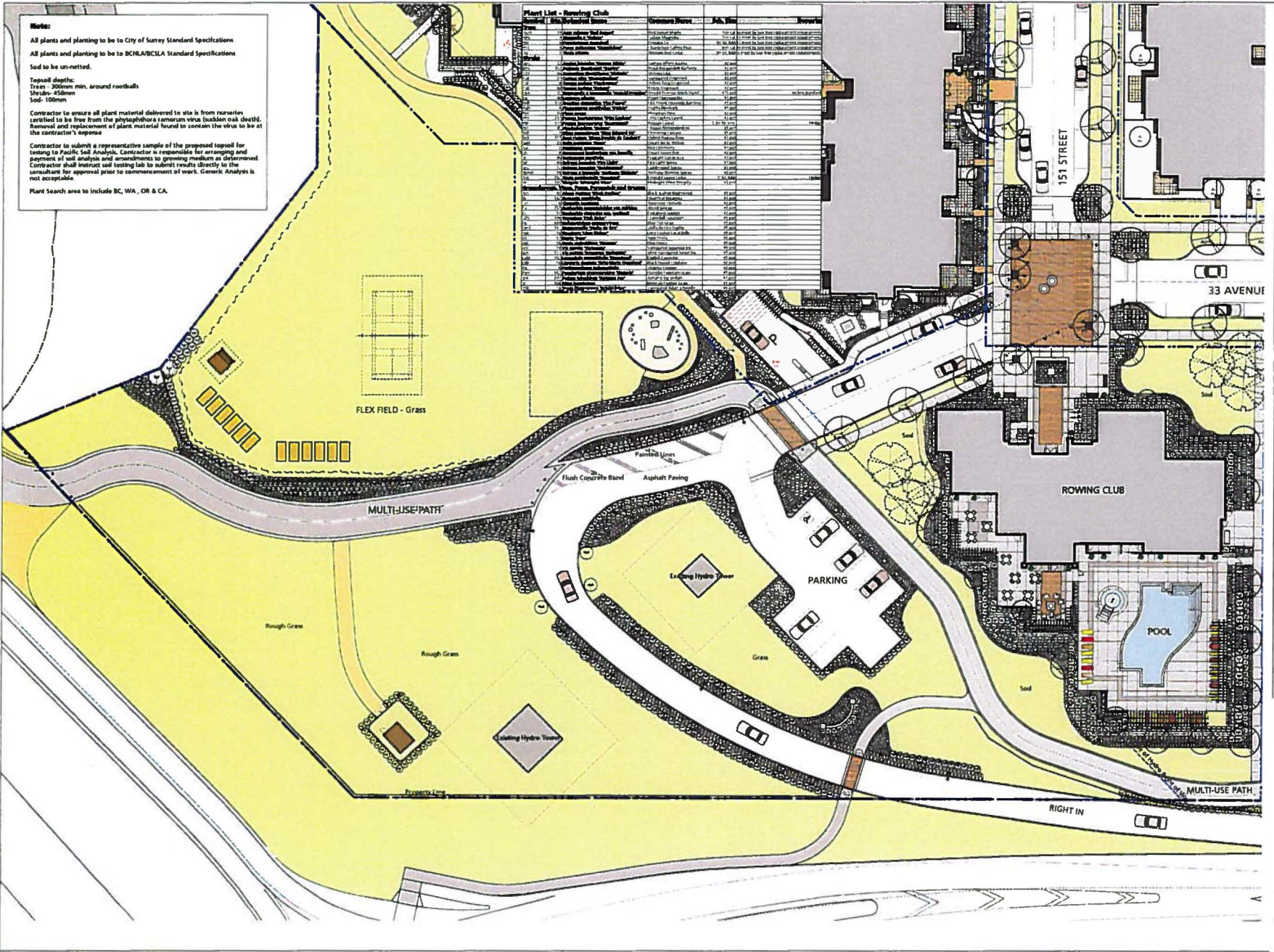
Final Development Requirements Landscape Plan

Drawn By	JW
Checked By	RB
Job No	11-040
1:250	11-040

L1.0

**Notes:**  
 All plants and planting to be to City of Surrey Standard Specifications  
 All plants and planting to be to BCNA/BCSA Standard Specifications  
 Sod to be un-netted.  
 Topsoil depth:  
 Trees - 300mm min. around rootballs  
 Shrubs - 450mm  
 Sod - 100mm  
 Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death). Removal and replacement of plant material found to contain the virus to be at the contractor's expense  
 Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.  
 Plant Search area to include BC, WA, OR & CA.

Plant	Quantity	Plant Name	Plant Size	Notes
1	1	... ..	...	...
2	1	... ..	...	...
3	1	... ..	...	...
4	1	... ..	...	...
5	1	... ..	...	...
6	1	... ..	...	...
7	1	... ..	...	...
8	1	... ..	...	...
9	1	... ..	...	...
10	1	... ..	...	...
11	1	... ..	...	...
12	1	... ..	...	...
13	1	... ..	...	...
14	1	... ..	...	...
15	1	... ..	...	...
16	1	... ..	...	...
17	1	... ..	...	...
18	1	... ..	...	...
19	1	... ..	...	...
20	1	... ..	...	...
21	1	... ..	...	...
22	1	... ..	...	...
23	1	... ..	...	...
24	1	... ..	...	...
25	1	... ..	...	...
26	1	... ..	...	...
27	1	... ..	...	...
28	1	... ..	...	...
29	1	... ..	...	...
30	1	... ..	...	...
31	1	... ..	...	...
32	1	... ..	...	...
33	1	... ..	...	...
34	1	... ..	...	...
35	1	... ..	...	...
36	1	... ..	...	...
37	1	... ..	...	...
38	1	... ..	...	...
39	1	... ..	...	...
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46	1	... ..	...	...
47	1	... ..	...	...
48	1	... ..	...	...
49	1	... ..	...	...
50	1	... ..	...	...



**Perry & Associates**  
 Landscape Architects  
 2440 West 4th Avenue  
 Vancouver, BC V6K 3K5  
 604-276-8118  
 www.perryandassociates.ca



4 Release for DP	11/23/12
3 Release for DP	11/2/12
2 Issue for Development Permit	08/01/12
1 Issue for Client Review	03/25/12
Revision No	Date

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**Polygon Development**

7912-0233-00 (0)

Project Name: **Harvard Gardens Rowing Club**

Planting Plan

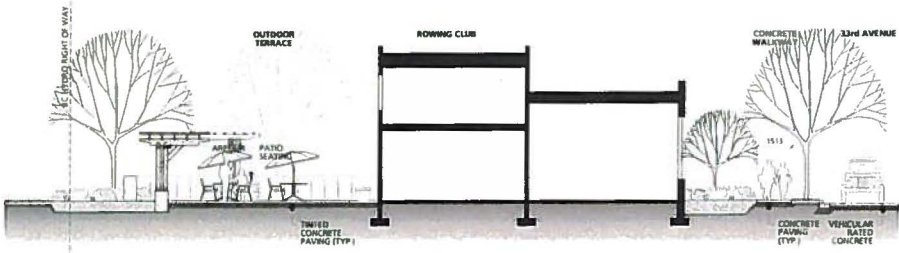
Drawn By: JKW  
 Checked By: RB  
 Job No: 11-840  
 Scale: 1:250

**L2.0**

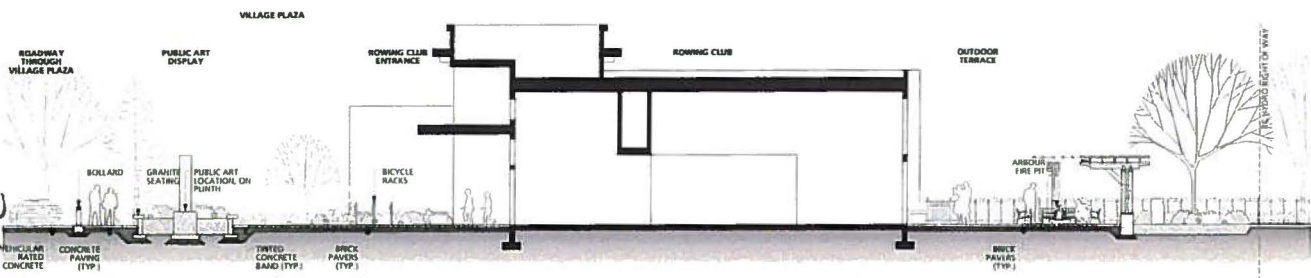
263

M.

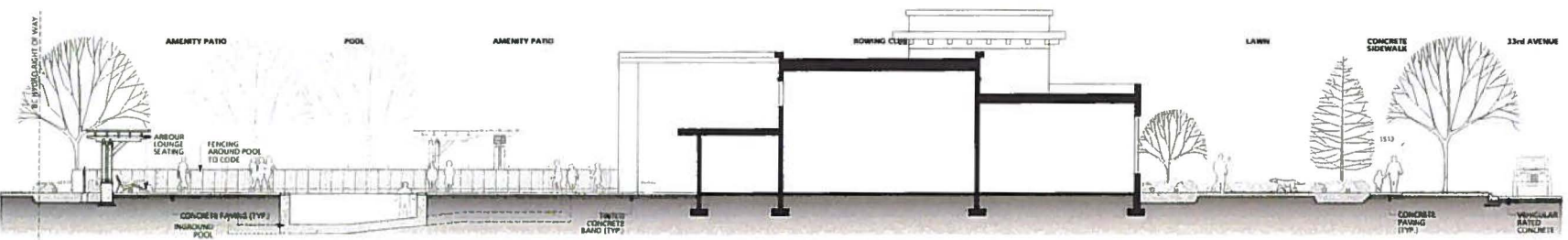




SECTION 1. LOOKING WEST.



SECTION 2. LOOKING EAST.



SECTION 3. LOOKING WEST.

3	Reissue for DP	11/23/
2	Reissue for DP	11/21/
1	Issue for Development Permit	08/01/
Revision No.		D.

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Polygon Development

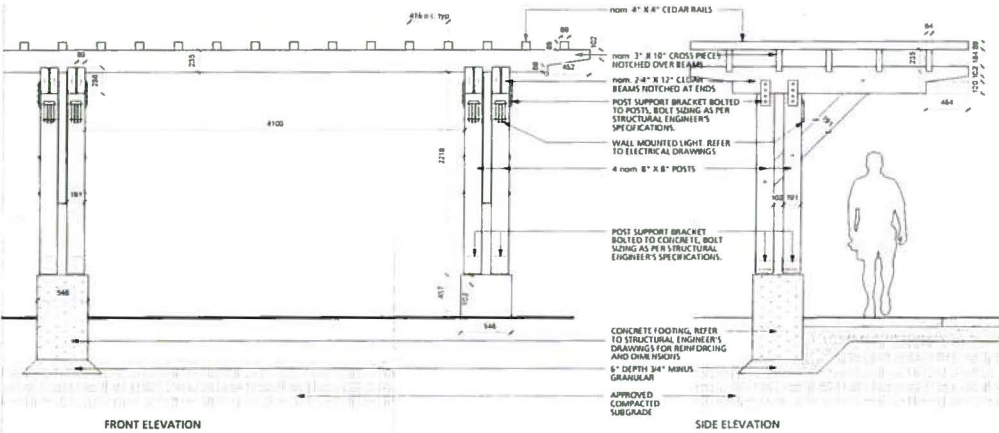
7912-0233-00 (P)

Project Title	Harvard Garden Rowing Club
Drawing Title	Section
Project Number	Drawn By
Scale	1:100m
Sheet No.	11 of 11

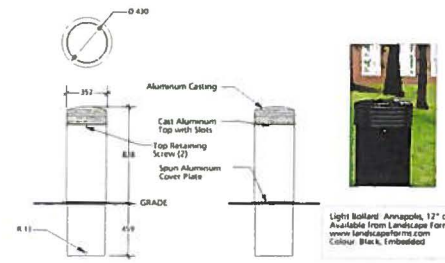
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202

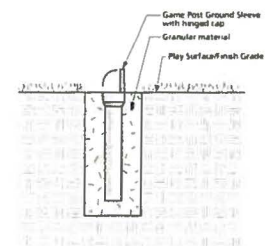
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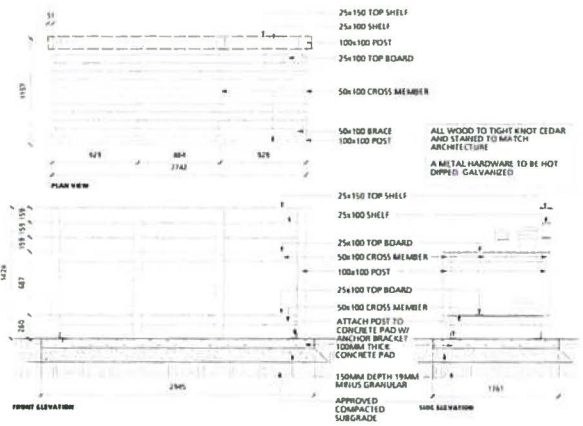
1 WOODEN TRELLIS  
 L4.0 1:25



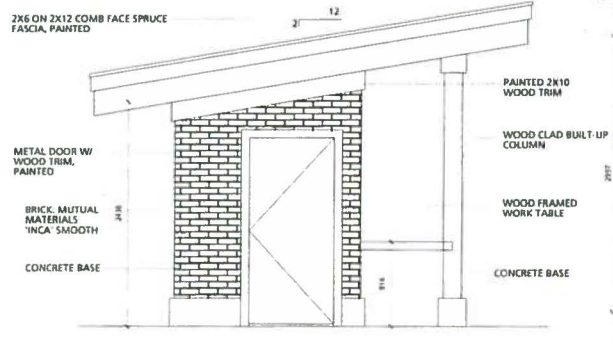
2 BOLLARD  
 L4.0 1:20



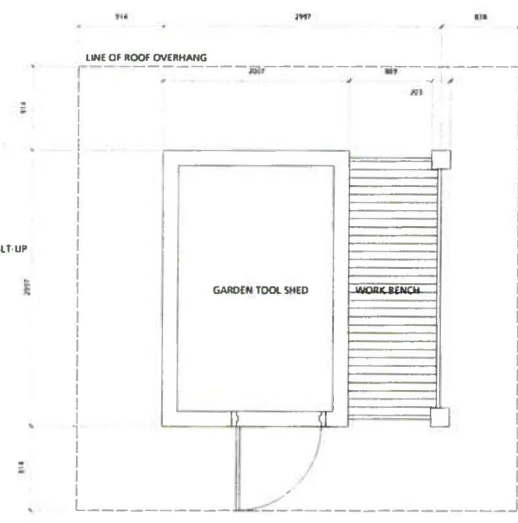
3 SPORTS NET POST SLEEVE  
 L4.0 NTS



5 POTTING TABLE  
 L4.0 1:25



6 GARDEN SHED  
 L4.0 1:25



7912-0233-00 (0)

3	Reissue for DP	11/23
2	Reissue for DP	11/21
1	Issue for Development Permit	08/01/2021
Revision No		Du

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 Client:

**Polygon Development**

Project Title  
**Harvard Gardens Rowing Club**

Drawing Title  
**Landscape Detail & Image**

Project Month  
 Drawn By  
 Checked By

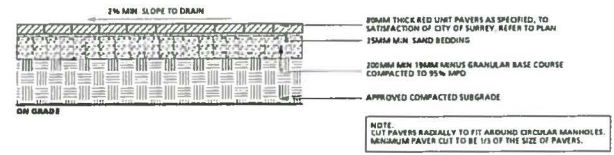
Scale  
 as noted  
 Job No  
 11 04

Sheet No

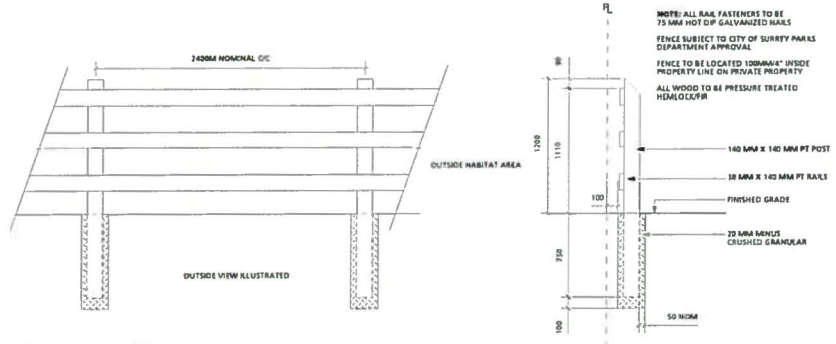
L3.C

265

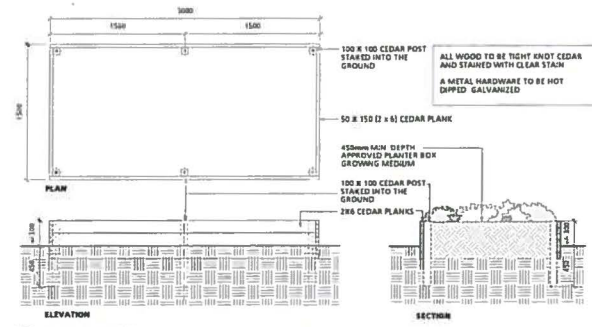
Mr.



1 RED LINT PAVERS (VEHICULAR)  
 L3.1/ 1:20



3 FENCE TYPE 1 - LOW WOOD RAIL FENCE  
 L3.1/ 1:20



2 RAISED PLANTER  
 L3.1/ 1:25



4 BENCH  
 L3.1/ NTS



5 TRASH RECEPTACLE  
 L3.1/ NTS



6 POST TOP LIGHT  
 L3.1/ NTS

266



Pool Patio with Loungers and Tables



Outdoor Built-in BBQ and Prep Area



Firepit



Children's Play Area



Climbing Vine



Climbing Vine



Stipa tenuissima/Mexican Feather Grass



Yucca 'Bright Edge'/'Bright Edge Adam's Needle



Ceanothus 'Victoria'



Cedar Hedging with lower foreground planting

7912-0233-00 (R)

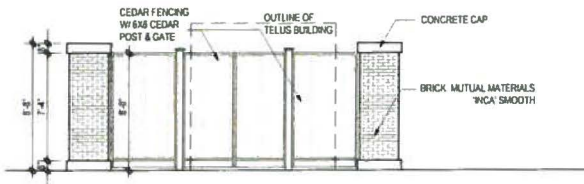
4 Release for Final DP	01/04/13
3 Release for DP	11/23/12
2 Release for DP	11/2/12
1 Issue for Development Permit	08/07/12
Revision No.	Date

Client

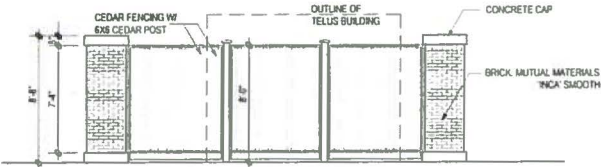
Polygon Development

Project Title	Harvard Gardens Rowing Club
Drawing Title	Landscape Details & Images
Project North	Drawn By JW
	Checked By RB
Scale	Job No. 11-040
Sheet No.	

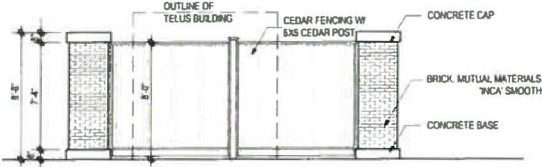
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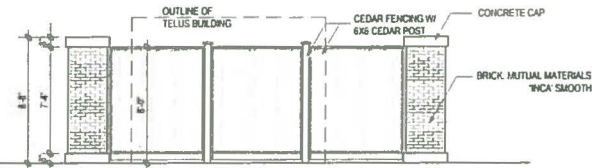
2 SCALE 1/4" = 1'-0"  
**FRONT ELEV. FENCE ENCLOSURE**



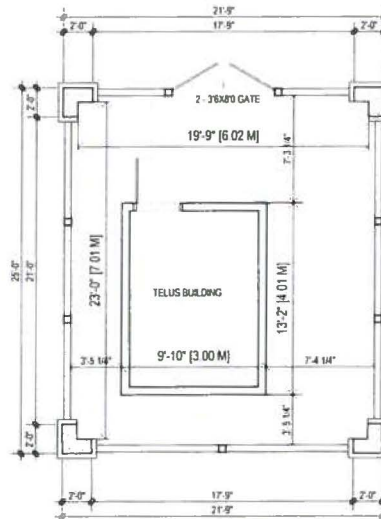
3 SCALE 1/4" = 1'-0"  
**SIDE ELEV. FENCE ENCLOSURE**



4 SCALE 1/4" = 1'-0"  
**REAR ELEV. FENCE ENCLOSURE**



5 SCALE 1/4" = 1'-0"  
**SIDE ELEV. FENCE ENCLOSURE**



1 SCALE 1/4" = 1'-0"  
**TELUS BLDG. FENCE ENCLOSURE**

11 TELUS ENCLOSURE  
 14.2/ NTS

267

Ma

7912-0233-00 (S)

3	Reissue for DP	11/23
2	Reissue for DP	1/12
1	Issue for Development Permit	08/01
Revision No.		1

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Client

**Polygon Development**

Project Title  
**Harvard Garden Rowing Club**

Drawing Title  
**Landscape Detail & Image**

Project Month  
 Drawn By  
 Checked By

Scale  
 as noted  
 Job No.  
 11 0

Sheet No

L3.2