



To: Development Permit Panel

Date: August 5, 2026

From: Joshua Reis
Director, Development

File: DP 26-007148

Re: Application by Yuanheng Seaside Developments Ltd. for a Development Permit
at 3311 No. 3 Road

Staff Recommendation

1. That a Development Permit be issued which would:
 - a. Permit the construction of a hotel containing approximately 206 suites at 3311 No. 3 Road on a site zoned “Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)”; and
 - b. Vary Section 20.30.11.1 to permit hotel use within Area “B”, above the first two storeys of a building.

Staff Report

Origin

Yuanheng Seaside Developments Ltd. (Grant Lin, President) has applied to the City of Richmond for a Development Permit (DP) to facilitate the development of a 206-room hotel at 3311 No. 3 Road on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)". In conjunction with the DP, the applicant is seeking a variance to Richmond Zoning Bylaw 8500 to permit hotel use above the first two storeys of the building. A location and aerial map of the subject site is included in Attachment 1.

The proposal includes the conversion of approximately 14,564 m² (156,765 ft²) of the previously approved office tower to hotel use, as well as minor modifications to the building façades, parking facilities, landscaping and site design. No changes are proposed for the residential component of the development.

The subject site was rezoned in 2017 (RZ 12-603040) to permit a mixed-use development including residential, office, commercial and community centre uses, with a subsequent amendment (ZT 19-872212) approved in 2020. An associated DP (17-794169) was approved in 2021. A Servicing Agreement (SA 16-748501) is registered on title and addresses the site's servicing and frontage improvements. The proposed DP does not result in any changes to the approved servicing requirements.

Background

The proposed hotel is located within the northernmost of the three buildings proposed on the subject site (commonly referred to as Lot B). The development represents the second phase of the applicant's larger ViewStar development program (Attachment 2).

A previous DP (DP 17-794169) was issued on July 26, 2021, for a mixed-use development consisting of:

- 275 dwelling units, including 22 low-end-market-rental units secured in perpetuity with a Housing Agreement and Covenant and 253 market strata units (Buildings F and G);
- 19,090 m² (205,485 ft²) of commercial uses, including an office tower fronting Sea Island Way and retail and restaurant uses fronting No. 3 Road;
- 3,107 m² (33,439 ft²) of City-owned community centre space fronting McMyn Way, designed and constructed at the developer's expense; and
- A publicly accessible plaza and pocket park, including public art features, secured through statutory rights-of-way, while remaining under private ownership and maintenance.

Site excavation and related construction activities have commenced on site.

Development Information

Refer to attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

Development surrounding the subject site is as follows:

- To the north: Sea Island Way, a designated provincial highway providing access to and from Vancouver International Airport, and a vacant parcel containing a gravel parking lot.
- To the east: No. 3 Road, the Canada Line and Capstan Station. Further east is a neighbourhood park and a high-rise mixed-use development currently under construction at 3200 No. 3 Road (DP 18-821292 and DP 24-012258).
- To the south: McMyn Way and Phase 1 of the applicant's Viewstar Development (DP 16-745853) featuring six residential towers and grade-oriented townhouses with ground-floor retail fronting Capstan Way and No. 3 Road.
- To the west: Corvette Way and an existing three-tower, mixed-use hotel/residential development at 3099 and 3111 Corvette Way.

Public Consultation

In accordance with the City's Early Public Notification Policy No. 1316, notification of the DP application was provided to property owners and occupants within 100 m of the subject site. Signage has also been installed along all frontages of the property.

At the time of writing this report, staff have received one enquiry seeking additional information about the proposal and information regarding opportunities for future participation in the review process. No concerns were expressed.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)", except for the zoning variance noted below.

Zoning Compliance/Variations (staff comments in ***bold italics***)

The applicant requests a variance to the provisions of Richmond Zoning Bylaw 8500 applicable to the subject site to permit hotel use above the first two storeys of the building. While hotel is a permitted use within the zone, the current zoning for the site restricts hotel accommodation to the first two storeys of a building.

Staff support the proposed variance for the following reasons:

- ***The proposal maintains the mixed-use character envisioned for the site. The development continues to incorporate residential, office, hotel, retail and community use, contributing to the activity and vitality of the City Centre.***
- ***The variance does not result in a significant change to the approved form and character of the development. The proposed hotel is accommodated within the previously approved building envelope, with only minor modifications to the exterior design, landscaping, parking layout and building entrances.***
- ***The development continues to provide all previously secured public benefits, including the City-owned community centre, public open spaces, public art features and affordable housing units secured through legal agreements.***
- ***The proposed hotel use is compatible with the surrounding mix of residential, commercial, hotel and transit-oriented development, with no adverse impacts on surrounding properties anticipated. In addition, the proposed building height for the north tower is reduced from 47 m (154.2 ft.) as approved, to 46.6 m (153.0 ft.).***

Advisory Design Panel Comments

Given that the proposed DP does not materially alter its form, massing or overall character from that endorsed under the original DP, staff determined that referral to the Advisory Design Panel (ADP) was not warranted.

Analysis

The proposed DP application is to convert approximately 14,564 m² (156,765 ft²) of the previously approved office space within the north tower to a 206-room hotel. Of the proposed hotel rooms, 142 units (69 per cent) are intended to accommodate extended stays of up to six months and include limited kitchen facilities and in-suite amenities, while the remaining rooms function as conventional hotel accommodations. The extended-stay units are intended to serve business travellers and visitors requiring temporary accommodation for longer durations.

Guest amenities are proposed and include a co-working lounge and fitness facility. Prior to issuance of the DP, the applicant is required to register a legal agreement on Title limiting the number of extended-stay suites and outlining related operational terms.

In addition, the proposed DP includes:

- Minor reconfiguration of the parking facilities associated with the relocation of the hotel building's elevator core;
- Minor revisions to the podium-level landscaped areas, including the provision of dedicated outdoor amenity areas for residents of Buildings F and G that are separate from those intended for hotel guests;
- Internal reconfiguration of the previously approved office building to accommodate the proposed hotel use, together with associated minor updates to the building façades and ground-floor entrance; and

- A reduction in the height of the north tower from approximately 47 m (154.2 ft.) to 46.6 m (153.0 ft.).

Legal Encumbrances

As part of the original rezoning and DP approvals, numerous legal agreements were registered on Title to secure development requirements, transportation demand management measures, parking allocations, public access arrangements, affordable housing obligations, servicing requirements and other development commitments.

In support of the current application, the applicant provided a title review summary and legal opinion prepared by their solicitor which advised that the proposed conversion of office space to hotel use does not conflict with most of the existing legal agreements registered on Title. Amendments to registered legal agreements necessitated by the proposed development are identified and addressed in this report and through the DP Considerations (Attachment 4).

Conditions of Adjacency

- The proposal does not change the previously approved siting of the three towers on site. The three towers maintain a minimum separation distance of 24 m (79 ft.), consistent with the City Centre Area Plan (CCAP) guidelines, and are proposed to be separated from existing and anticipated future towers on surrounding properties by comparable or greater distances. The height of the north tower is proposed to be reduced from approximately 47 m (154.2 ft.) to 46.6 m (153.0 ft.).
- An acoustic study prepared by a qualified professional was completed to assess potential noise impacts on the development arising from aircraft operations and other ambient noise sources, including road traffic and surrounding industrial and commercial activities. The study considered the City's OCP policies related to aircraft noise-sensitive development, including requirements for measures such as air conditioning. The applicant has committed to incorporating all recommendations of the acoustic study into the development, including the proposed hotel use.

Architectural Form, Urban Design and Site Planning

- The proposal includes revisions to the hotel tower's architectural articulation, including replacement of the approved vertical fins with extended rounded mullion caps. The applicant has advised that the previously approved fins presented constructability challenges and were not practical to implement as part of the revised hotel design. The revised north façade incorporates extended rounded mullion caps that contribute to the building's architectural expression, while the south façade continues to provide vertical articulation through integrated solar shading features. Staff are satisfied that the revised building maintains the overall form and character of the approved development.
- As part of the hotel conversion, the elevator core has been relocated from the south façade to the interior of the building. This change allows for greater transparency and architectural articulation along the building's south elevation, while remaining consistent with the overall design intent of the previously approved DP.

- The proposed amendment does not include any significant changes to the approved exterior building materials. The only material-related change is the removal of the previously approved vertical fins on the north hotel façade, which have been replaced with extended rounded mullion caps as part of the revised curtain wall design.
- The proposed office/hotel building is slightly lower than the previously approved office building, with the overall height reduced from 47 m (154.2 ft.) to 46.6 m (153.0 ft.). This reduction reflects the lower floor-to-floor heights associated with hotel use compared to office use.
- The proposal maintains the building's relationship to the surrounding public realm through active frontages along No. 3 Road and Sea Island Way. The principal hotel entrance remains oriented toward No. 3 Road, reinforcing the site's prominence within the city centre and supporting pedestrian activity to and from the adjacent street network, transit facilities, and public open spaces.
- Variations in the building setbacks, a recessed ground-floor hotel entrance and façade articulation along the street frontages, enhance the prominence of the hotel entrance, strengthen the street edge, contribute to pedestrian interest, and help reduce the perceived massing of the building.
- The proposed DP amendment does not alter the previously approved loading configuration. The development continues to provide two shared medium-sized loading spaces serving the residential and commercial components of the project, together with two dedicated loading spaces serving the community centre. As the loading facilities are intended to serve multiple uses within the development (residential and commercial uses), a legal agreement is required to be registered prior to DP issuance, to establish shared access arrangements and ensure the continued availability of the loading facilities for both residential and commercial users.
- As a result of changes to the structural layout and location of the building's elevator core, a minor reconfiguration to the on-site parking areas is proposed. These changes necessitate minor technical amendments to previously registered legal agreements. Prior to issuance of the DP, the applicant will be required to modify the following previously registered agreements to replace plans, amend access and incorporate current applicable zoning bylaw requirements for electric vehicle charging:
 - Commercial Parking Agreement (CA5970476);
 - Car Share Facilities Agreement (CA9218288 and CA9218290); and
 - Electric Vehicle and Bicycle Charging Station Agreement (CA9218292).
- The previously approved DP provided 591 parking spaces. As part of the proposed office-to-hotel conversion, the parking layout has been revised to include a total of 599 parking spaces. The proposed parking supply exceeds the requirements of Richmond Zoning Bylaw 8500.
- There is no change to the previously approved parking provision for the community centre and residential uses, or to the number of car-share spaces and car-share vehicles to be provided.

Landscape Design and Open Space Design

- The revised podium courtyard provides dedicated outdoor amenity areas for both residential residents and hotel guests. The proposed configuration satisfies the minimum outdoor amenity area requirements for both residential and commercial uses while maintaining separate amenity spaces for each user group.
- The proposed landscape revisions are limited to two areas of the podium level. The first change involves replacing an approved decorative water feature adjacent to the south façade of the commercial building with enhanced ornamental planting and terraced landscape treatments. The second change includes minor modifications to the podium design and a corresponding reduction and reconfiguration of a portion of the approved urban agriculture area, resulting from the relocation of the community centre chiller unit from the roof of the commercial building to the podium level.
- All on-site planting areas are served by an automatic irrigation system comprising a combination of drip irrigation lines and spray heads. The system is designed to support the establishment and ongoing health of the proposed landscaping.
- The City currently holds a landscape security in the amount of \$1,516,218.25 for the previously approved DP. The applicant has submitted an updated landscape cost estimate of \$1,561,277.30 reflecting the proposed landscape revisions. Prior to DP issuance, the applicant will be required to provide additional security in line with an updated landscape cost estimate.
- Lighting is provided at grade around the building perimeter and throughout the landscaped podium level using a variety of fixture types. The primary lighting elements include wall-mounted lights integrated into stairways and pathways, strip lighting incorporated beneath benches, and in-ground pathway lights located along key pedestrian routes. Together, these features improve safety, accessibility, and the overall user experience while contributing to a cohesive landscape design.
- Parkade exhaust louvers are recessed from pedestrian circulation areas, and locations with reduced visibility or clearance are screened through landscaping treatments to enhance safety and the pedestrian experience.

Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the development through the following measures:

- Building design, passive surveillance, territorial definition, lighting and landscaping have been integrated throughout the site to improve visibility, reinforce a sense of ownership and enhance the safety and security of residents, employees and visitors.
- Public open spaces are designed to be visually open and well illuminated, with adjacent units oriented toward these areas to provide opportunities for passive surveillance.
- Ground-floor retail units incorporate extensive glazing to provide visibility between the interior spaces and adjacent sidewalks.
- The podium-level courtyard is designed to be visually open, well lit and accessible through multiple entry and exit points.

- The parking structure and lobby areas have been designed to minimize concealed spaces and blind corners, incorporate appropriate lighting and utilize light-coloured finishes to improve visibility and user comfort.

Public Art

The approved rezoning for the subject site included the requirement for a public art contribution, which the applicant provided by way of a Letter of Credit and the City still holds. No changes to the existing security are required as a result of this proposal.

Sustainability Measures

The subject development proposes to include:

- Design and construction of the community centre to achieve LEED Gold certification, as required by Richmond's policy for new City facilities.
- BC Energy Step Code compliant building designs, including Step 3 for the subject site.
- District Energy Utility (DEU) compatible building and mechanical system designs to facilitate a future connection to a City DEU system.
- Energized electric vehicle (EV) 240V charging equipment, including charging stations for 12 commercial (assignable) parking spaces and 100 per cent of resident parking (market and affordable housing tenants) and chargers (in addition to charging stations) for one community centre parking space and two car share parking spaces.
- Energized electric bicycle 120V charging outlets for Class 1 secure bike storage (one outlet for shared use by every ten bikes) for residents, commercial tenants and community centre use.
- End-of-trip cycling facilities are intended to serve office and commercial retail unit tenants and employees. Dedicated end-of-trip staff facilities for the hotel use are provided on Level 6, where change rooms and associated employee amenities are located as part of the hotel administration area.
- Green roofs and vegetated outdoor areas incorporating drought-tolerant plants to reduce reliance on irrigation.
- Low flow/flush plumbing fixtures (e.g., toilets, showers and faucets) and a high efficiency irrigation system to reduce water usage.

Conclusions

Yuanheng Seaside Developments Ltd. has applied for a DP at 3311 No. 3 Road to facilitate the conversion of approximately 14,564 m² (156,765 ft²) of the previously approved office tower to a 206-room hotel, together with associated minor modifications to the building façades, parking facilities, landscaping and site design.

As the proposed development would meet applicable policies and DP guidelines beyond the requested variance, staff recommend that the DP be endorsed, and issuance by Council be recommended.

Respectfully submitted,

Chris Bishop, Manager, Development - East

Report Contributors

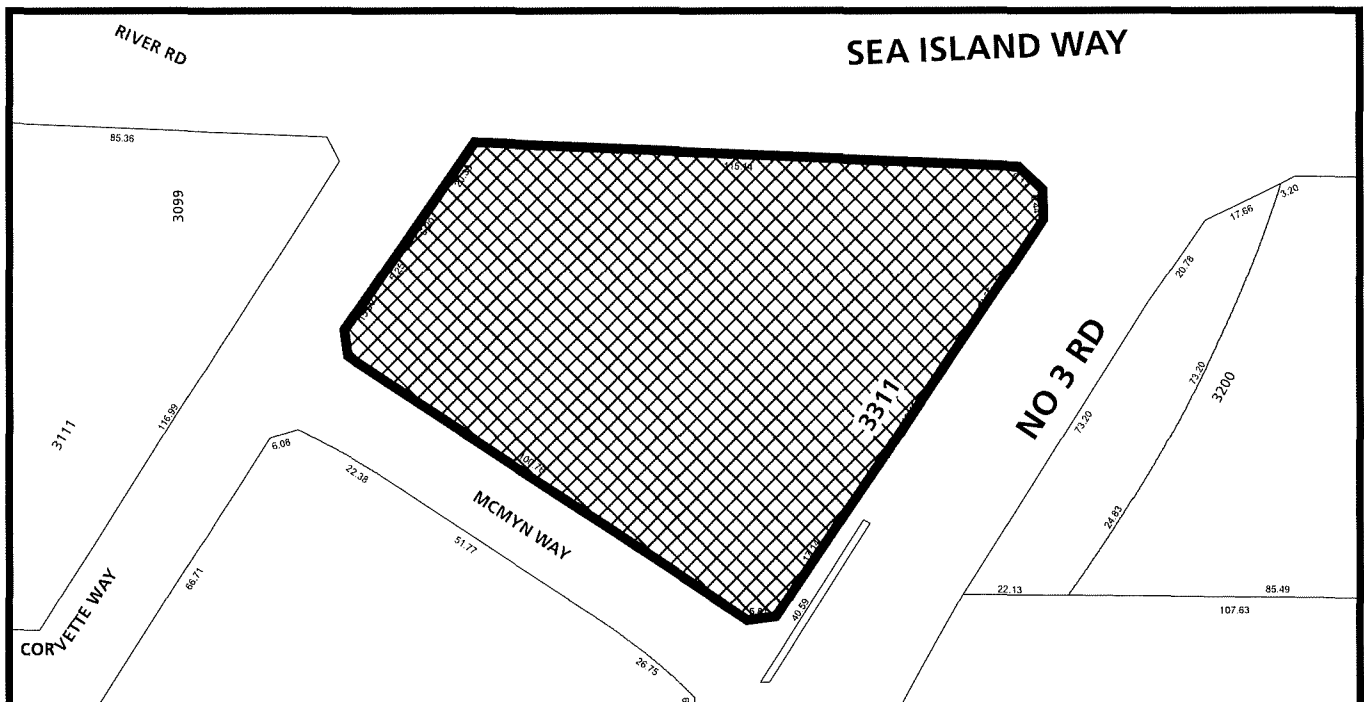
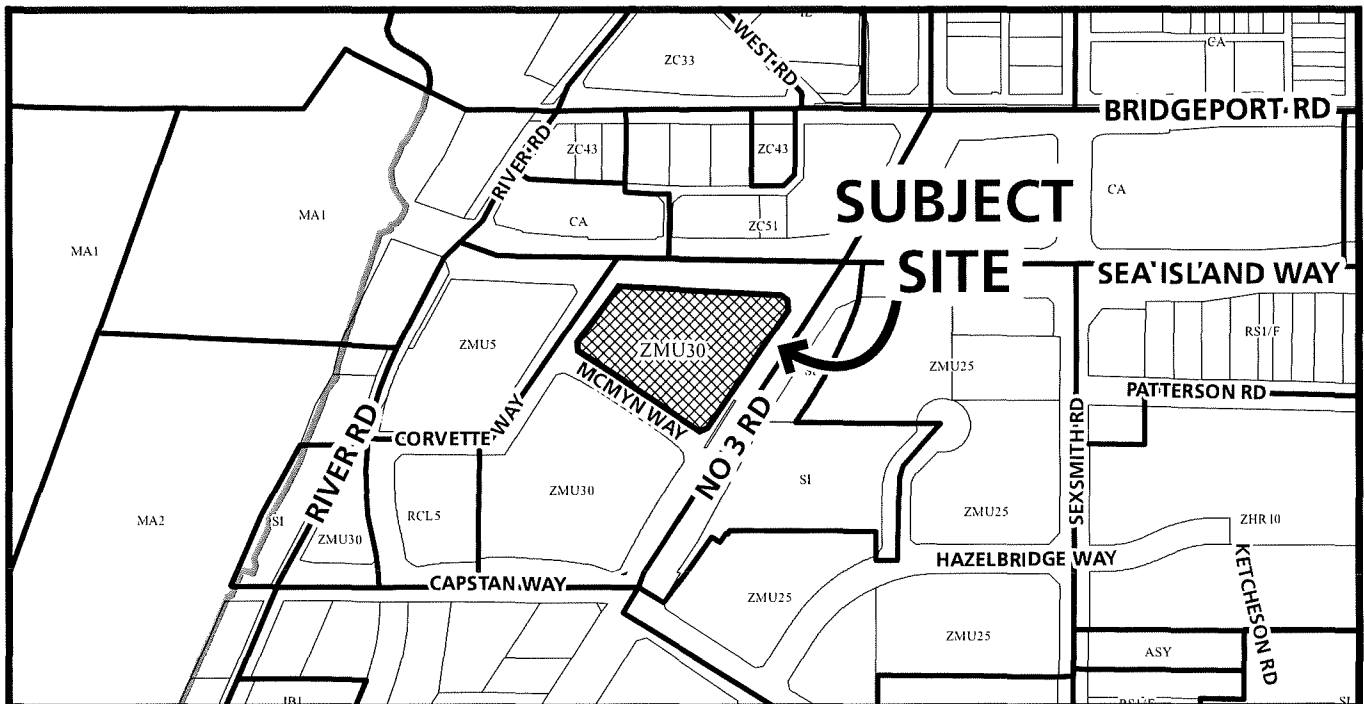
This report was prepared by Chris Wilcott, Planner 3, Development Applications

- Att. 1: Location Map
 2: Phasing Plan
 3: Development Application Data Sheet
 4: Development Permit Considerations



City of
Richmond

ATTACHMENT 1



DP 26-007148

Original Date: 03/23/26
Revision Date:

Note: Dimensions are in METRES



City of
Richmond



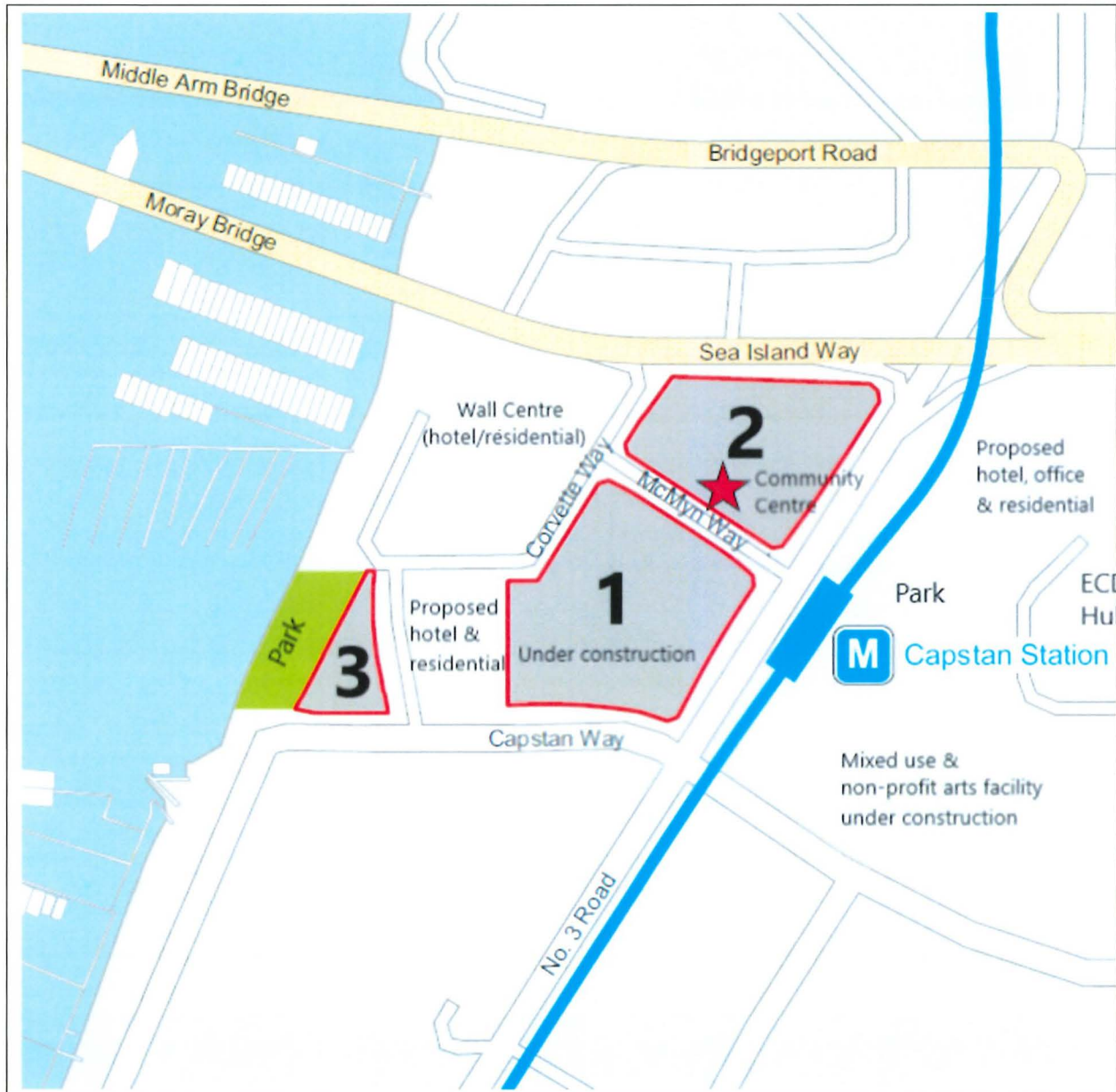
DP 26-007148

Original Date: 03/23/26
Revision Date:

Note: Dimensions are in METRES

Phasing Key Plan

- 1** **Phase 1** (Lot A)
8199 Capstan Way @ No 3 Road (DP 16-745853) – Under construction
- 2** **Phase 2** (Lot B)
3311 No 3 Road @ Sea Island Way (DP 17-794169 and DP 26-007148) – Subject DP
- 3** **Phase 3** (Lot C)
3399 Corvette Way @ Capstan Way (DP 17-794169) – Future Phase





DP 26-007148

Address: 3311 No. 3 Road

Applicant: Yuanheng Seaside Developments Ltd. Owner: Yuanheng Seaside Developments Ltd.

Planning Area(s): City Centre (Capstan Village)

Floor Area Gross: 46,748 m² (503,191 ft²) Floor Area Net: 43,936 m² (472,923 ft²)

	Existing	Proposed
Site Area:	9,177 m ² (98,780 ft ²)	No change
Land Uses:	Residential, hotel, retail, restaurant, and community centre (as approved)	No change
OCP Designation:	City Centre Downtown – Tier 1	No change
CCAP Designation:	Institution, Urban Centre (T5) and Capstan Station Bonus	No change
Zoning:	Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)	No change
Number of Residential Units:	253 Market 22 Affordable Housing (as approved)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	43,937 m ² (472,934 ft ²)	43,936 m ² (472,923 ft ²)	None permitted
Net Floor Area Residential	21,740 m ² (234,010 ft ²)	21,740 m ² (234,010 ft ²) including 1,534 m ² (16,512 ft ²) affordable housing	None permitted
Net Floor Area Non-Residential	22,197 m ² (238,924 ft ²)	22,196 m ² (238,911 ft ²) consisting of: - community centre 3,055 m² (32,884 ft²); - retail 825 m² (8,876 ft²); - office 3,752 m² (40,387 ft²); and - hotel 14,564 m² (156,765 ft²)	None permitted
Height:	Max 47 m (154 ft) GSC	46.6 m (153 ft)	None
Uses Permitted Above 2 nd Storey	Health Service - minor, office, private club, residential, restaurant, and service - personal	Health Service - minor, office, private club, residential, restaurant, service - personal, and hotel.	Required
Lot Coverage:	Max. 90%	89.5%	None
Setbacks:	- Road & park: Min. 3.0 m (9 ft), but may be reduced to 0 m (0 ft) if a proper interface is provided - Underground parking structure: 0 m (0 ft)	- No. 3 Road: 2.4 m (8 ft) min. - McMyn Way: 0 m (0 ft) - Corvette Way: 1.7 m (6 ft) min - Sea Island Way: 1.0 m (3 ft) min - Underground parking structure: 0 m (0 ft)	None
Total off-street Spaces:	507 spaces, including: a) Residential: 271 b) Non-residential: 236	599 spaces, including: a) Residential: 271 b) Non-residential: 328	None



Address: 3311 No. 3 Road

File No.: DP 26-007148

Prior to approval of the Development Permit, the developer is required to complete the following:

1. **(Legal Agreement Modifications)** Prior to issuance of the Development Permit, the owner shall, at the owner's sole cost, amend and replace (and discharge the original agreement), or otherwise modify, as determined by the City in its sole discretion, the Commercial Parking Agreement (CA5970476), Car Share Facilities Agreements (CA9218288 and CA9218290), Electric Vehicle and Bicycle Charging Station Agreement (CA9218292), together with any other legal agreements registered on title that the City determines require modification as a result of the proposed office-to-hotel conversion, to replace applicable plans, amend access based on operating hours (excluding the hotel), and incorporate current applicable Zoning Bylaw electric vehicle charging requirements. No changes to the parking provided in relation to the community centre, residential uses, or to the number of car share spaces and vehicles will be made pursuant to these modifications.
2. **(Landscape Plan and Landscape Cost Estimate)** Submission of a Landscaping security based on an updated Landscape Cost Estimate (including installation costs and 10% contingency), prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The existing Landscape security agreement is to be updated to reflect the revised landscape plan and security.
3. **(Hotel Use and Length of Stay)** Registration on title of a restrictive covenant and/or alternative legal agreement for the hotel/office building on the subject development site, to the satisfaction of the City, to require that:
 - (a) In compliance with the Zoning Bylaw and City Centre Area Plan, hotel shall mean a commercial development providing guest rooms for temporary sleeping accommodation (i.e. not as a dwelling or other residential use);
 - (b) Guest room shall mean a habitable room wherein accommodation is offered for rent, or rented, to persons on a temporary basis and that does not contain cooking or food preparation facilities unless otherwise specified, but may include a microwave, coffee maker, tea kettle (or other similar small domestic appliances, as are customary in similar quality hotel properties, used primarily for heating pre-prepared food), a compact refrigerator with a maximum capacity of 0.14 m³ (5.0 ft³), and a single bowl bar-size sink installed within a counter space having a maximum width of 1.5 m (5.0 ft.) and a maximum depth of 0.6 m (2.0 ft.);
 - (c) Notwithstanding 3(b) above, up to 69.0 per cent (142 guest rooms) of the guest rooms in the hotel building shall be permitted to have cooking, food preparation, and laundry facilities. Such facilities shall be limited to:
 - (i) No conventional ovens;
 - (ii) One microwave oven
 - (iii) One single-bowl kitchen-sized sink installed within a counter space having a maximum width of 2.74 m (9.0');
 - (iv) One refrigerator no larger than 24" in size;
 - (v) One cook top consisting of a maximum two burners no larger than 24" in size;
 - (vi) One cooktop exhaust hood;
 - (vii) One undercounter dishwasher; and
 - (viii) One stacked washer-dryer.

- (d) Hotel guest length of stay shall be limited to a maximum of six months per year; and
 - (e) Subdivision of individual hotel guest rooms or suites by way of stratification or air space parcel shall be prohibited.
4. **(Loading Management Plan)** Registration of a legal agreement on title requiring that use of the medium-sized loading spaces be facilitated through a Loading Management Plan as outlined in the agreement, to the satisfaction of the Director, Transportation, to facilitate shared usage between residential and commercial uses. This requirement excludes the loading spaces dedicated to the community centre, which shall remain reserved for community centre operations.
 5. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to Building Permit* Issuance, the developer must complete the following requirements:

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Code Analysis)** Provide a detailed code analysis addressing classification, fire access, fire separations, exiting, and accessibility
4. **(Fire Fighting Provisions)** Provide a separate overall site plan including the building showing "Fire Fighting Provisions", including access routes; response point; hydrant location; exiting from the buildings; fire alarm panel; fire department connection; location of service rooms (mechanical, electric); sprinkler systems; and generator systems (including fuel tank).
5. **(Building Permit)** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends

that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed concurrence on file)

Signed

Date



City of Richmond

Development Permit

No. DP 26-007148

To the Holder: Yuanheng Seaside Developments Ltd
Property Address: 3311 No. 3 Road
Address: 2F – 1236 West Broadway, Vancouver, BC V6H 1G6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Vary Section 20.30.11.1 to permit hotel use within Area "B" of Section 20.30.4.3, Diagram 2, above the first two storeys of a building.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #63 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$1,561,277.30. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should an update be required to the existing landscape cost estimate, a change to the landscape agreement and bonding currently held by the City is required. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 26-007148

To the Holder: Yuanheng Seaside Developments Ltd

Property Address: 3311 No. 3 Road

Address: 2F – 1236 West Broadway, Vancouver, BC V6H 1G6

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

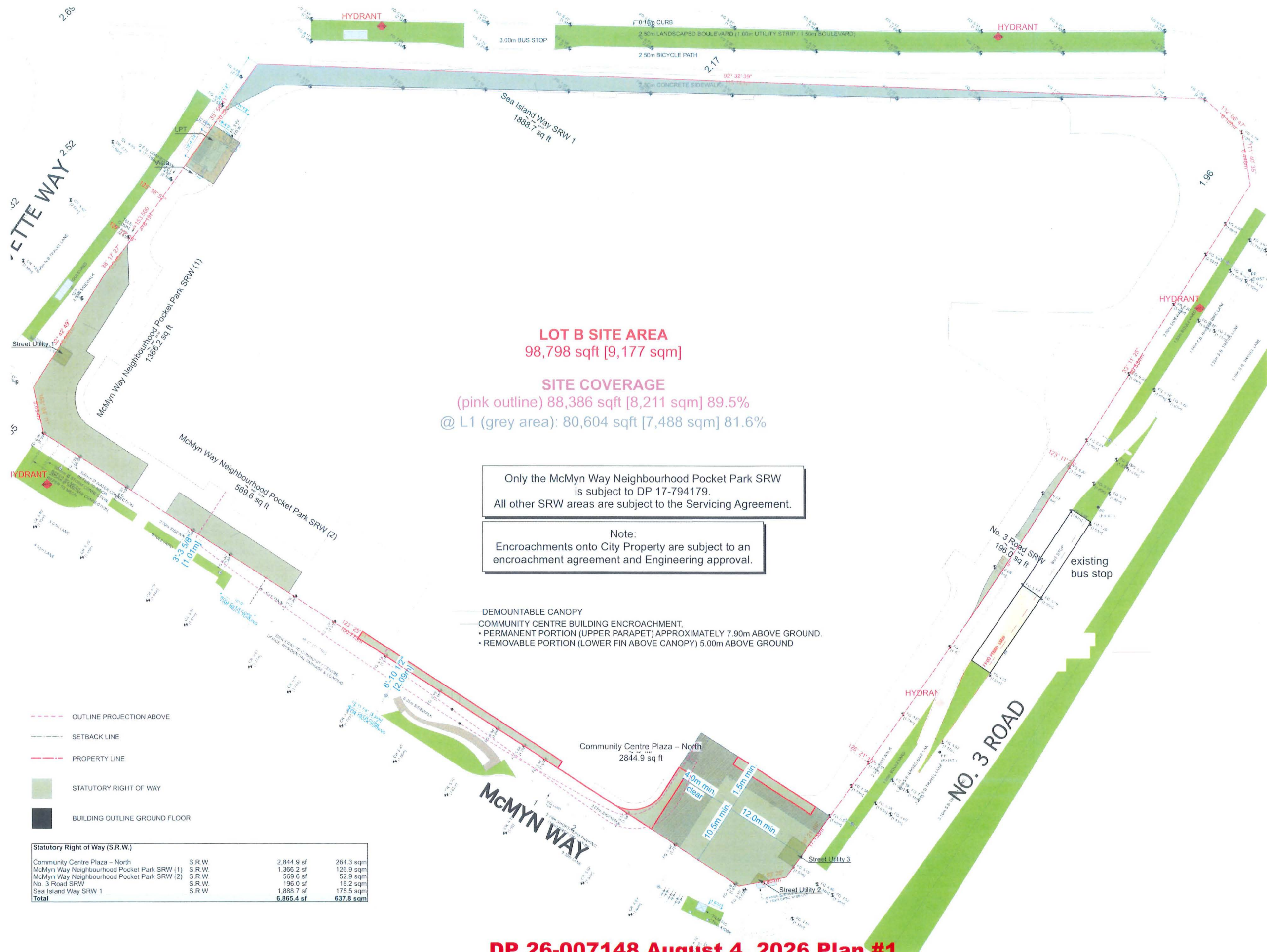
3311 No. 3 Road
Richmond, BC

Lot B
Site Plan

JOB NO.	11-03
DESIGNER	LL, SV
DATE	2026-07-30
SCALE	1:192
CHECKED	WTL

DRAWING NO.

A 11





ISSUE REVISION	
R	2/21/04-22 ISSUED FOR B.P.
I	2/23/07-28 RE ISSUED FOR B.P.
J	2/24/05-22 ISSUED FOR TENDER REVIEW
K	2/24/13-21 RE ISSUED FOR TENDER
L	2/26/03-06 RE ISSUED FOR D.P.
M	2/28/05-10 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Site Plan

JOB NO	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1 : 250
CHECKED	WTL
© Copyright reserved. The plan and design in and of all lines remain the and are property of W. T. Leung Architects Inc. and are not to be used in any other project without written consent.	
DRAWING NO	

A 200



DP 26-007148 August 4, 2026 Plan #2



ISSUE REVISION	
C	2/27/18 42 ISSUED FOR B.P.
I	2/23/17 48 RE ISSUED FOR B.P.
J	2/24/15 52 ISSUED FOR TENDER REVIEW
K	2/24/15 51 RE ISSUED FOR TENDER
L	2/26/13 66 RE ISSUED FOR D.P.
M	2/26/15 15 ISSUED FOR CLIENT REVIEW

Hotel (East)
refer to A 201.2

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Parking PL-2
Key Plan

JOB NO. 11-03

DRAWN LL, SV, VK

DATE July 30, 2026

SCALE 1/16" = 1'-0"

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DRAWING NO.

A 201

Tower G
refer to A 201.4

Hotel (West)
refer to A 201.1

Tower F
refer to A 201.3

DP 26-007148 August 4, 2026 Plan #3



ISSUE REVISION	
U	2/22/04 22 ISSUED FOR B.P.
I	2/23/07 28 RE ISSUED FOR E.P.
J	2/24/09 22 ISSUED FOR TENDER REVIEW
K	2/24/10 21 RE ISSUED FOR TENDER
L	2/26/10 16 RE ISSUED FOR D.P.
V	2/26/15 15 ISSUED FOR CLIENT REVIEW

Hotel (East)
refer to A 202.2

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Parking PL-1
Key Plan**

JOB NO. 11-03

DRAWN LL, SV, VK

DATE July 30, 2026

SCALE 1/16" = 1'-0"

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DRAWING NO.

A 202

Tower G
refer to B 202.4

Hotel (West)
refer to A 202.1

Tower F
refer to A 202.3

DP 26-007148 August 4, 2026 Plan #4



ISSUE REVISION	
H	2/27/09-20 RE ISSUED FOR BP
I	2/23/07-18 RE ISSUED FOR BP
J	2/24/05-22 ISSUED FOR TENDER REVIEW
K	2/24/13-21 RE ISSUED FOR TENDER
L	2/16/13-16 RE ISSUED FOR BP
M	2/28/05-15 ISSUED FOR CLIENT REVIEW

Hotel (East)
refer to A 203.2

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Level 1
Key Plan**

JOB NO.	11-03
DESIGN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL
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DRAWING NO.	

A 203

Tower G
refer to A 203.4

CC refer to ACC 1

DP 26-007148 August 4, 2026 Plan #5

Hotel (West)
refer to A 203.1

Tower F
refer to A 203.3

CORVETTE WAY

SEA ISLAND WAY

NO. 3 ROAD



ISSUE REVISION	
C	2/21/04 22 ISSUED FOR B.P.
I	2/23/07 18 RE ISSUED FOR TENDER REVIEW
J	2/24/05 22 ISSUED FOR TENDER REVIEW
K	2/24/10 21 RE ISSUED FOR TENDER
L	2/26/03 16 RE ISSUED FOR I.D.P.
N	2/26/05 15 ISSUED FOR CLIENT REVIEW

Hotel (East)
refer to A 204.2

DP 26-007148
July 30, 2026

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 2
Key Plan

JOB NO. 11-03

DRAWN LL, SV, VK

DATE July 30, 2026

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DRAWING NO.

A 204

Hotel (West)
refer to A 204.1

Tower F
refer to A 204.3

Tower G
refer to A 204.4

DP 26-007148 August 4, 2026 Plan #6



ISSUE REVISION:	
E 2/21/04 22	ISSUED FOR B.P.
I 2/23/07 28	RE ISSUED FOR R.S.P.
J 2/24/05 22	ISSUED FOR TENDER REVIEW
K 2/24/10 31	RE ISSUED FOR TENDER
L 2/28/03 16	RE ISSUED FOR I.D.P.
M 2/28/05 15	ISSUED FOR CLIENT REVIEW

Hotel (East)
refer to A 205.2

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 3
Key Plan

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
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DRAWING NO.	

A 205

Hotel (West)
refer to A 205.1

Tower F
refer to A 205.3

Tower G
refer to A 205.4

DP 26-007148 August 4, 2026 Plan #7

CC refer to A CC 2



ISSUE REVISION	
C	2/27/04 22 ISSUED FOR B.P.
I	2/23/07 28 RE ISSUED FOR B.P.
J	2/24/09 22 ISSUED FOR TENDER REVIEW
K	2/24/10 21 RE ISSUED FOR TENDER
L	2/26/13 16 RE ISSUED FOR B.P.
M	2/26/15 15 ISSUED FOR CLIENT REVIEW

Hotel (East)
refer to A 206.2

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Level 4
Key Plan**

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
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DRAWING NO.	

A 206

Tower G
refer to A 206.4

Hotel (West)
refer to A 206.1

Tower F
refer to A 206.3

DP 26-007148 August 4, 2026 Plan #8



ISSUE REVISION	
C	2/21/04-22 ISSUED FOR B.P.
I	2/23/07-18 RE ISSUED FOR B.P.
J	2/24/05-22 ISSUED FOR TENDER REVIEW
K	2/24/13-21 RE ISSUED FOR TENDER
L	2/26/03-16 RE ISSUED FOR D.P.
M	2/26/05-15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 5
Key Plan

JOB NO. 11-03

DRAWN LL, SV, VK

DATE July 30, 2026

SCALE 1/16" = 1'-0"

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DRAWING NO.

A 207



Office
refer to A O 205

Tower F
refer to A F 205

CC refer to ACC 4

Tower G
refer to A G 205

DP 26-007148 August 4, 2026 Plan #9



ISSUE REVISION	
G	2/27/04-22 ISSUED FOR B.P.
I	2/23/07-18 RE ISSUED FOR E.P.
J	2/24-05-22 ISSUED FOR TENDER REVIEW
K	2/24-10-21 RE ISSUED FOR TENDER
L	2/26-03-16 RE ISSUED FOR D.P.
M	2/26-05-15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Level 6
Key Plan**

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL
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DRAWING NO.	

A 208

Tower G
refer to A G 206

Tower F
refer to A F 206

DP 26-007148 August 4, 2026 Plan #10



ISSUE REVISION:	
C	2/27/04-22 ISSUED FOR B.P.
I	2/22/07-28 RE ISSUED FOR B.P.
J	2/24/05-52 ISSUED FOR TENDER REVIEW
K	2/24/10-31 RE ISSUED FOR TENDER
L	2/26/03-06 RE ISSUED FOR D.P.
M	2/26/05-15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 7
Key Plan

JOB NO. 11-03

DRAWN LL, SV, VK

DATE July 30, 2026

SCALE 1/16" = 1'-0"

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A 209



DP 26-007148 August 4, 2026 Plan #11



ISSUE REVISION	
G	2/21/04 22 ISSUED FOR B/P
F	2/23/07 28 RE ISSUED FOR B/P
J	2/24/05 22 ISSUED FOR TENDER REVIEW
K	2/24/10 21 RE ISSUED FOR TENDER
L	2/26/03 06 RE ISSUED FOR D/P
M	2/26/05 15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 8 Key Plan

JCB NO 11-03

DRAWN LL, SV, VK

DATE **July 30, 2026**

SCALE $1/16" = 1'-0"$

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DRAWING NO.

A 210

Tower G
refer to A G 208

Tower F
refer to A F 208

DP 26-007148 August 4, 2026 Plan #12



ISSUE REVISION	
G	2/21/04-22 ISSUED FOR B.P.
I	2/23/07-28 RE ISSUED FOR B.P.
J	2/24/05-22 ISSUED FOR TENDER REVIEW
K	2/24/13-21 RE ISSUED FOR TENDER
L	2/26/03-16 RE ISSUED FOR D.P.
M	2/26/05-15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

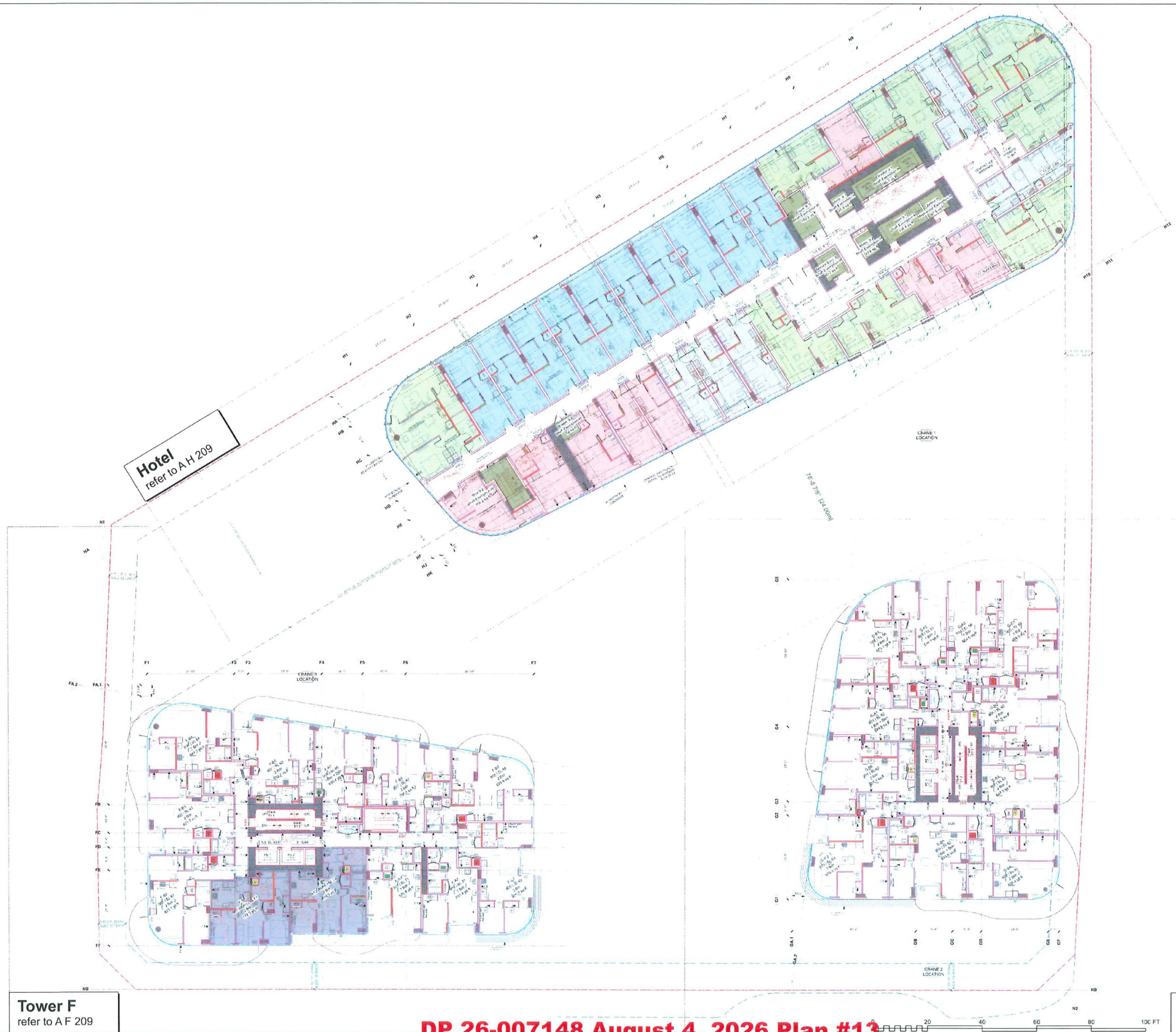
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 9
Key Plan

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
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DRAWING NO.	

A 211



DP 26-007148 August 4, 2026 Plan #13



ISSUE REVISION	
C	2/21/04-22 ISSUED FOR B.P.
I	2/23/07-28 RE ISSUED FOR B.P.
J	2/24/05-22 ISSUED FOR TENDER REVIEW
K	2/24/10-21 RE ISSUED FOR TENDER
L	2/26/03-16 RE ISSUED FOR D.P.
N	2/26/05-15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 10
Key Plan

JOB NO. 11-03

DRAWN LL, SV, VK

DATE July 30, 2026

SCALE 1/16" = 1'-0"

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DRAWING NO.

A 212



Hotel
refer to AH 210

Tower F
refer to AF 210

Tower G
refer to AG 210

DP 26-007148 August 4, 2026 Plan #14



ISSUE REVISION	
C	2/27/04/22 ISSUED FOR B.P.
I	2/23/07/28 RE ISSUED FOR B.P.
J	2/24/05/22 ISSUED FOR TENDER REVIEW
K	2/24/13/21 RE ISSUED FOR TENDER
L	2/26/03/16 RE ISSUED FOR D.P.
M	2/26/05/15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 11
Key Plan

JOB NO. 11-03

DRAWN BY LL, SV, VK

DATE July 30, 2026

SCALE 1/16" = 1'-0"

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DRAWING NO.

A 213



DP 26-007148 August 4, 2026 Plan #15

Tower G
refer to A G 212



ISSUE REVISION	
G	2/21/04 22 ISSUED FOR BP
I	2/28/07 28 RE ISSUED FOR EIR
J	2/28/09 29 ISSUED FOR TENDER REVIEW
K	2/28/10 31 RE ISSUED FOR TENDER
L	2/28/03 06 RE ISSUED FOR D.P.
M	2/28/05 15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

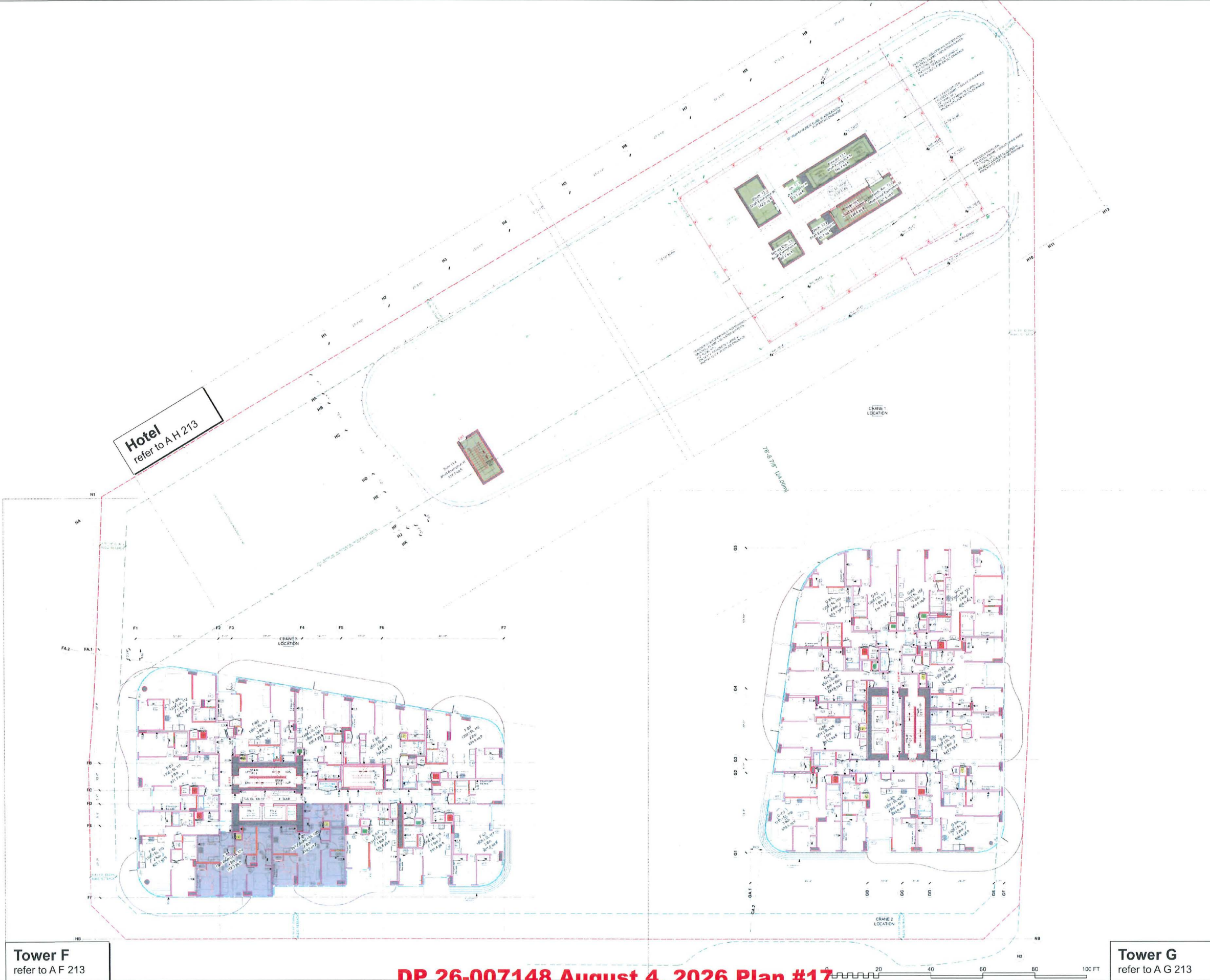
PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Level 13
Key Plan**

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
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DRAWING NO.	

A 215



Tower F
refer to A F 213

Tower G
refer to A G 213

DP 26-007148 August 4, 2026 Plan #17



ISSUE REVISION		
C	2/27/04/22	ISSUED FOR B.P.
I	2/29/07/28	RE ISSUED FOR I.S.P.
J	2/24/05/22	ISSUED FOR TENDER REVIEW
K	2/24/10/31	RE ISSUED FOR TENDER
L	2/26/03/06	RE ISSUED FOR I.D.P.
M	2/26/05/15	ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Level 14
Key Plan**

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL
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DRAWING NO.	

A 216

Tower G
refer to A G 214

Tower F
refer to A F 214

DP 26-007148 August 4, 2026 Plan #18



ISSUE REVISION	
G	2/21/04 22 ISSUED FOR BP
I	2/23/07 28 RE ISSUED FOR EIP
J	2/24/05 22 ISSUED FOR TENDER REVIEW
K	2/24/10 31 RE ISSUED FOR TENDER
L	2/26/03 16 RE ISSUED FOR EIP
M	2/26/05 15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Level 15
Key Plan**

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL
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DRAWING NO.	

A 217

Tower F
refer to AF 215

Tower G
refer to AG 215

DP 26-007148 August 4, 2026 Plan #19



ISSUE/REVISION:	ISSUED FOR BP
G 2/2/2024	RE-ISSUED FOR BP
J 2/24/2024	ISSUED FOR TENDER REVIEW
K 2/24/2024	RE-ISSUED FOR TENDER
L 2/24/2024	RE-ISSUED FOR DP
M 2/24/2024	ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Roof
Key Plan**

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL
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DRAWING NO.	

A 218

Tower G
refer to A G 216

Tower F
refer to AF 216

DP 26-007148 August 4, 2026 Plan #20

MINIMUM RESIDENTIAL AND NON-RESIDENTIAL PARKING REQUIREMENTS

Total Residential	271 spaces
Total Non-Residential	328 spaces
TOTAL MINIMUM BYLAW REQUIREMENT @ BUILD-OUT	599 spaces

RESIDENTIAL

UNIT			
• Market Housing:	253 units	@ 1.00 space per unit	= 253 spaces (excluding tandem parking)
• Affordable Housing:	22 units	@ 0.81 space per unit	= 18 spaces (tandem parking not permitted)

SUB-TOTAL REQUIRED RESIDENTIAL

= 271 spaces

NON-RESIDENTIAL ASSIGNABLE SPACES

UNIT	CITY'S BYLAW REQUIREMENT	
• Retail (floor 1):	7,333 sq ft = 681 m ²	@ 3.375 space / 100 m ² GLA = 23 spaces
• Restaurant (floor 2):	5,486 sq ft = 510 m ²	@ 3.375 space / 100 m ² GLA = 18 spaces
• Office (floors 4 + 5):	30,320 sq ft = 2,817 m ²	@ 1.1475 space / 100 m ² GLA = 33 spaces
• Hotel Rooms, Admin + Amenity (floors 6 - 12):	206 rooms	@ 0.425 space / hotel room = 88 spaces

SUB-TOTAL NON-RESIDENTIAL

= 162 spaces

NON-RESIDENTIAL PUBLIC AND ASSIGNABLE SPACES PER BY-LAW REQUIREMENT

• Public Spaces (for transit users, customers etc.)	127 spaces	min. 50% of required parking supply to be provided as public parking	= 127 spaces (including 4 car share spaces on P1)
• Assignable Spaces	127 spaces	max. 50% of required parking supply to be provided as assignable parking	= 127 spaces (excluding 20 spaces on PL-1 shared with the Community Centre)

SUB-TOTAL REQUIRED NON-RESIDENTIAL PUBLIC AND ASSIGNABLE PARKING SPACES

= 254 spaces

REQUIRED VISITOR + COMMUNITY CENTRE SPACES

UNIT		
• Visitors:	275 units	@ 0.18 space per unit = 50 spaces (shared with "Public" commercial spaces)
• Community Centre:	52 spaces	= 52 spaces (exclusive use for Community Centre)
• Community Centre Shared Use:	20 spaces	= 20 spaces (shared with "Assignable" commercial spaces)
• Community Centre Parking / Loading:	2 spaces	= 2 spaces (exclusive use for Community Centre)
• Car Share:	4 spaces	= 4 spaces (exclusive use for Car Share part of the "Public" commercial spaces)

SUB-TOTAL COMMUNITY CENTRE PARKING

= 74 spaces

PROVIDED PARKING STALLS PER FLOOR

LEVEL	RESIDENTIAL					NON-RESIDENTIAL				
	Small Car	Accessible	Standard	Sub-Total	Addl. Tandem	Total	Small Car	Accessible	Standard	Total
P3							24	2	41	67
P2							29	1	30	60
P1							26	3	34	63
PL-1	28	2	26	56	9	65	74	5	59	138
PL-2	83	4	117	204	12	216				
TOTAL	111	6	143	260	21	281	153	11	164	328

- Per City of Richmond Zoning By-Law 8500 and amended By-Law 10561, Section 7.9A 1, "a) there is no minimum number of on-site parking spaces required for resid. uses"
- Residential total includes 18 spaces for exclusive Affordable Housing use (which spaces shall not include any tandem spaces)
- Non-residential total includes 54 exclusive Community Centre Parking spaces
- Commercial parking shall comprise 118 public parking spaces (50%) and 118 assignable parking spaces
- Public parking shall include 4 spaces for exclusive car share use near the entrance on L1

MINIMUM REQUIRED RESIDENTIAL, NON-RESIDENTIAL PARKING VS. PROVIDED PARKING

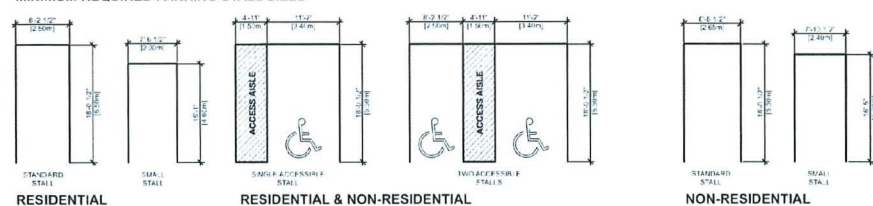
PARKING	Min. Rate	LOT B Proposed (including Tandem)
Residential - TOTAL	min. 271 spaces	281 spaces
Resident - Market	253 spaces	263 spaces
Resident - AHU	18 spaces (secured for exclusive AHU use)	18 spaces (exclusive AHU use, no tandem permitted)
Resident - Visitors	Nil (shared with public parking)	Nil
Non-Residential - TOTAL	min. 254 spaces	274 spaces
Public (on PL-1, L1)	123 spaces	123 spaces
Public - Car-Share (on L1)	4 spaces	4 spaces
Assignable (PL-1, L1, L2, L3)	127 spaces	20 spaces
Community Centre - TOTAL	54 spaces (Plus shared use of 20 Assignable Spaces)	54 spaces
Community Centre Parking (on L1)	52 spaces	52 spaces
Community Ctr. - Parking/Loading (on L1)	2 spaces	2 spaces
TOTAL	min. 579 spaces	609 spaces

EV CHARGING EQUIPMENT

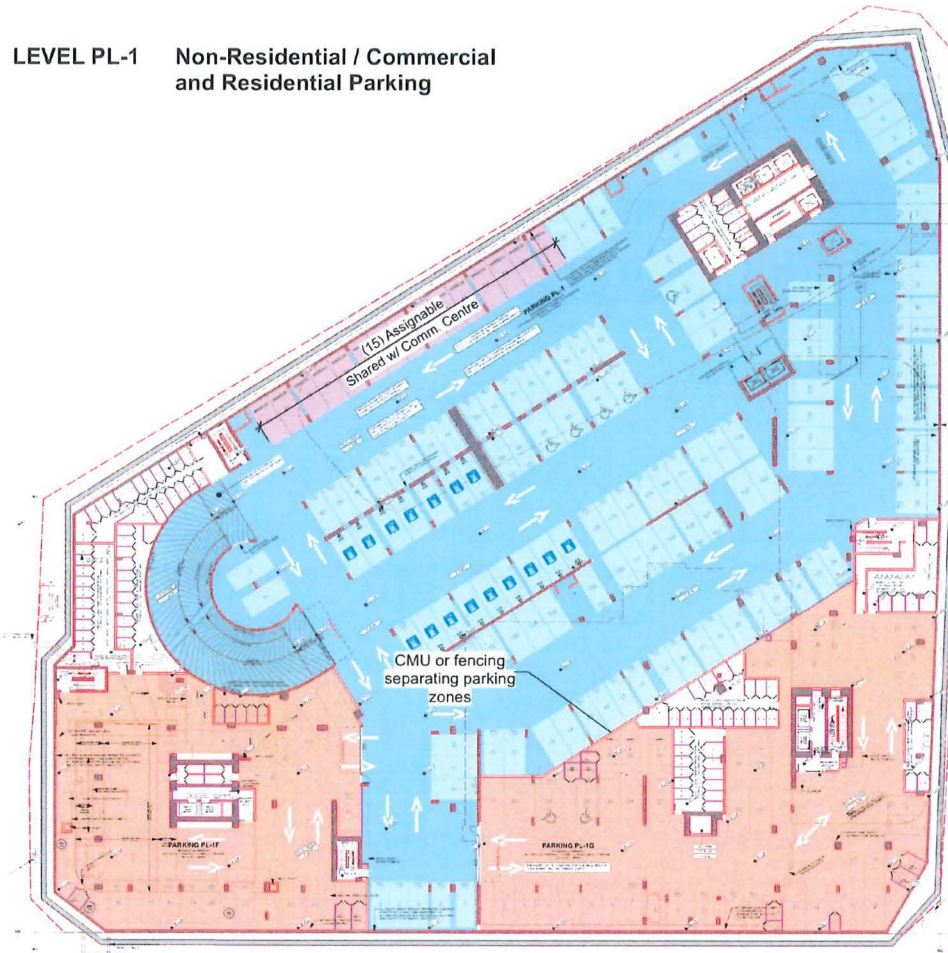
EV Charging - Energized 240V EV Charging Stations shall be installed to serve -	
• Resident - Market parking EXCEPT tandem spaces: 100%	= 241 spaces
• Resident - Affordable (AHU) resident parking: 100%	= 18 spaces
• Residential visitor parking (none provided): N/A	= 0 spaces
• Commercial Assignable: 5%	= 64 spaces

EV Charging - Energized 240V EV Charger (i.e. Station + Charger) shall be installed to serve -	
• Car-Share: 2 Chargers to be shared by 4 spaces	= 2 spaces
• Community Centre Parking / Loading: 1 Charger to be shared by 2 spaces	= 1 space

MINIMUM REQUIRED PARKING STALL SIZES



LEVEL PL-1 Non-Residential / Commercial and Residential Parking



W.T. LEUNG
ARCHITECTS
INC.

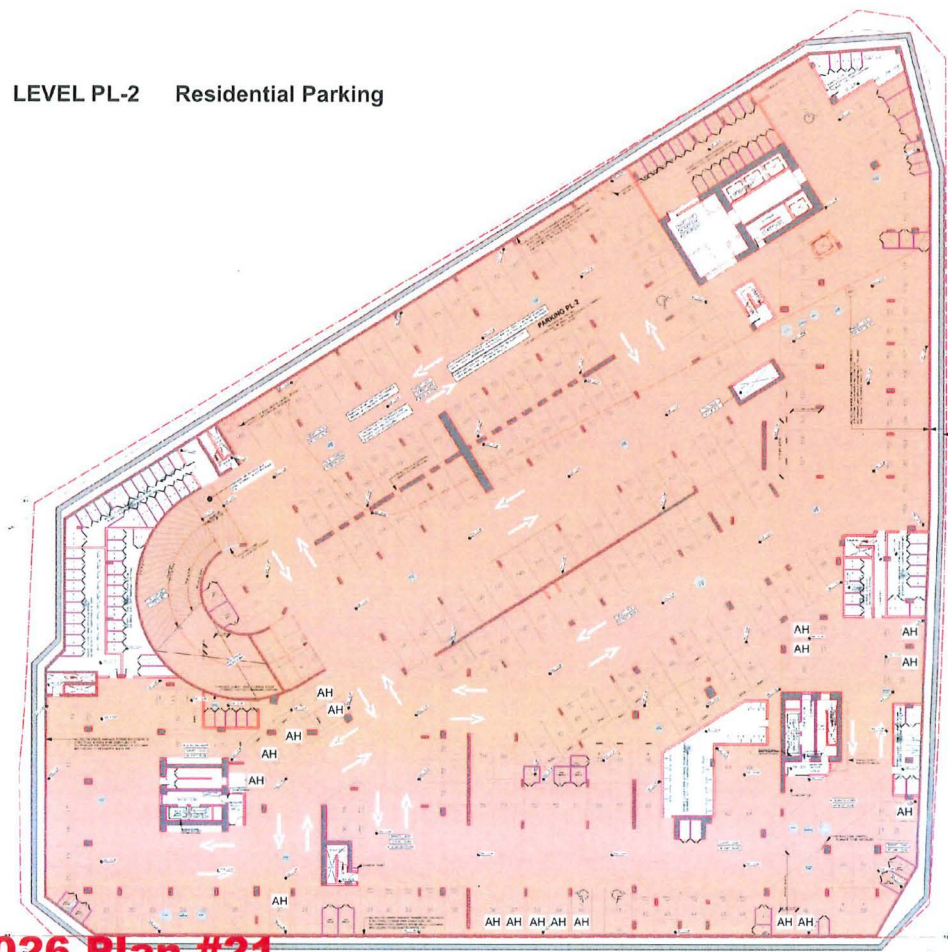
Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604.736-9711, Facsimile 604.736-7991

ISSUE REVISION:
R 2/20/11 09
R 2/27/12 12

ISSUED FOR D.P.
REISSUED FOR D.P.

DP 26-007148
July 30, 2026

LEVEL PL-2 Residential Parking



ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Lot B
Parking Below Grade
Key Plan

JOB NO: 11-07

DRAWN: LL, SV

DATE: July 28, 2026

SCALE: N/A

CHECKED: WTL

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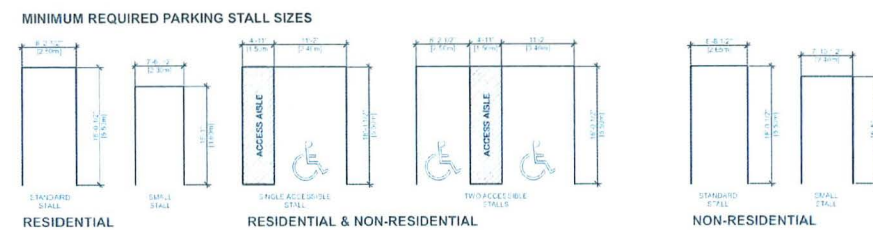
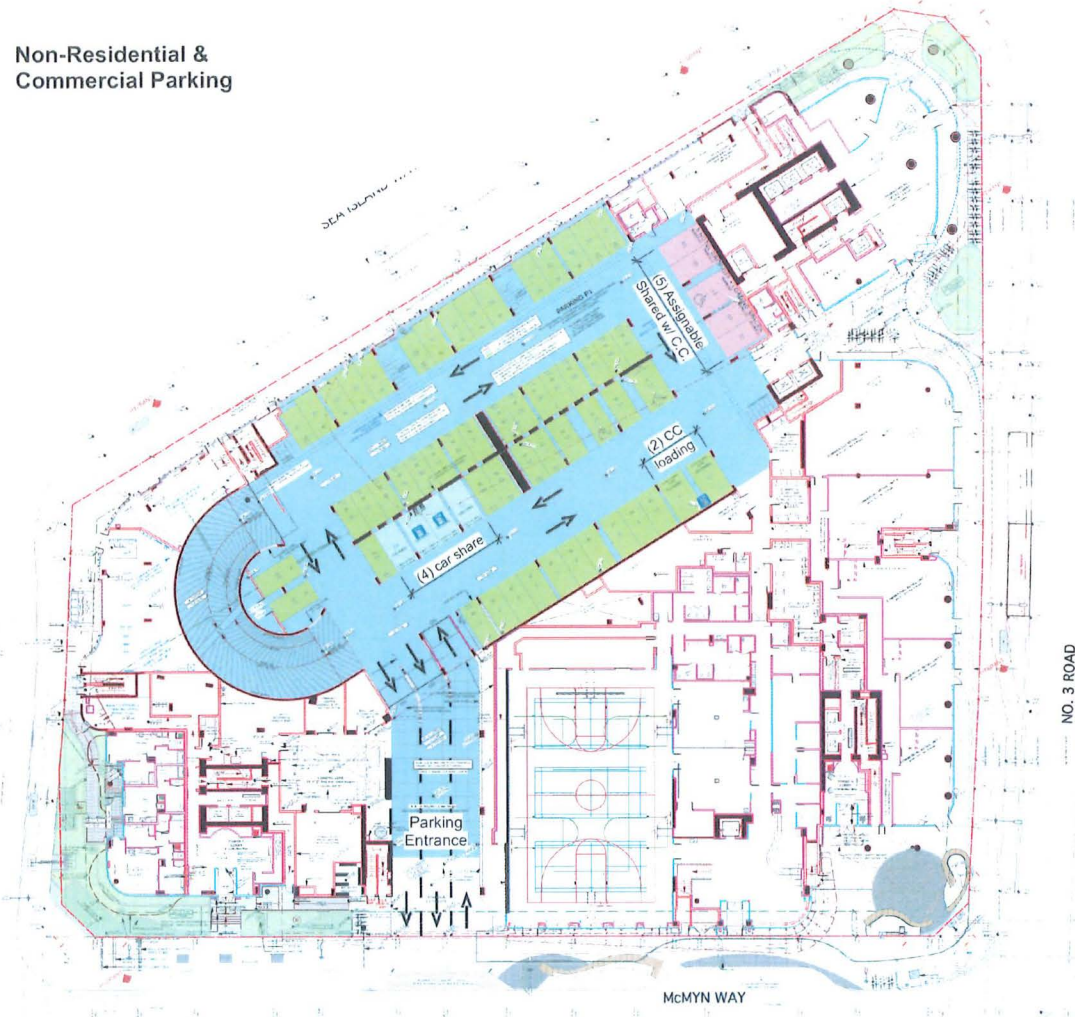
DRAWING NO:

Plan #B-18i

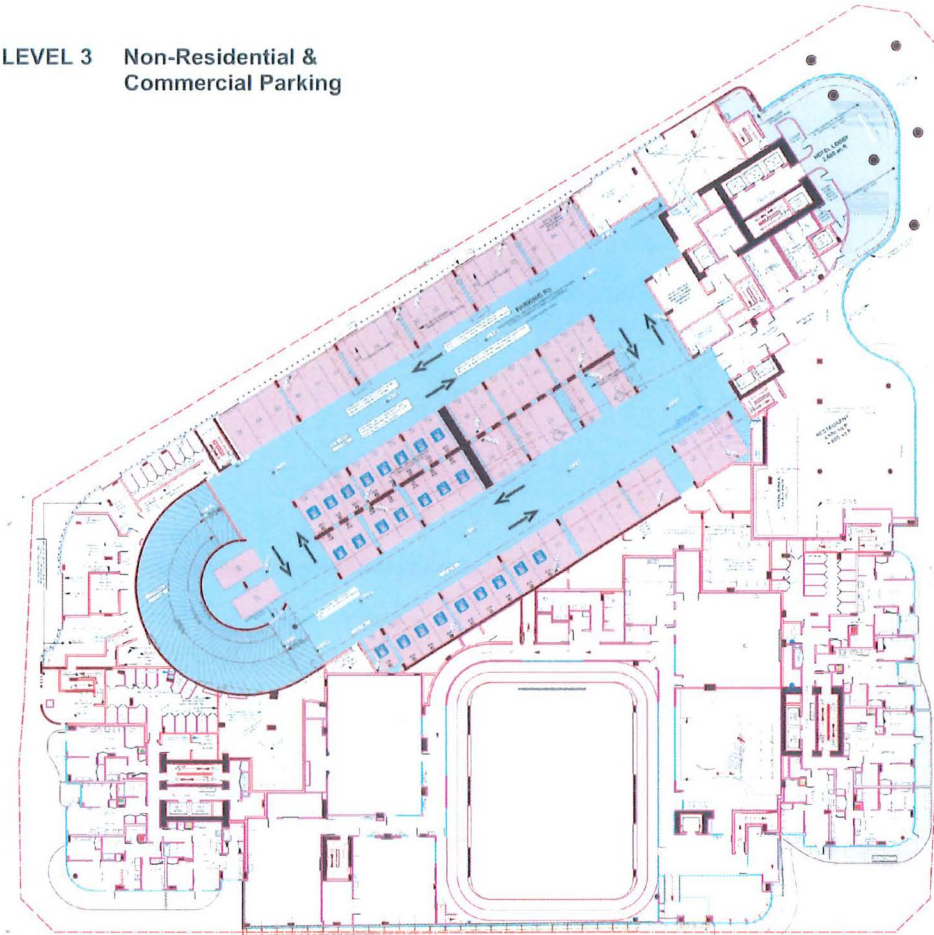
DP 26-007148 August 4, 2026 Plan #21

- Residential Parking
- Non-Residential Parking
- Public Parking
- Assignable Parking
(including 20 spaces shared with the Community Centre)
- Community Centre Parking
(52 + 2 = 54 exclusive spaces)
- EV Charging Parking

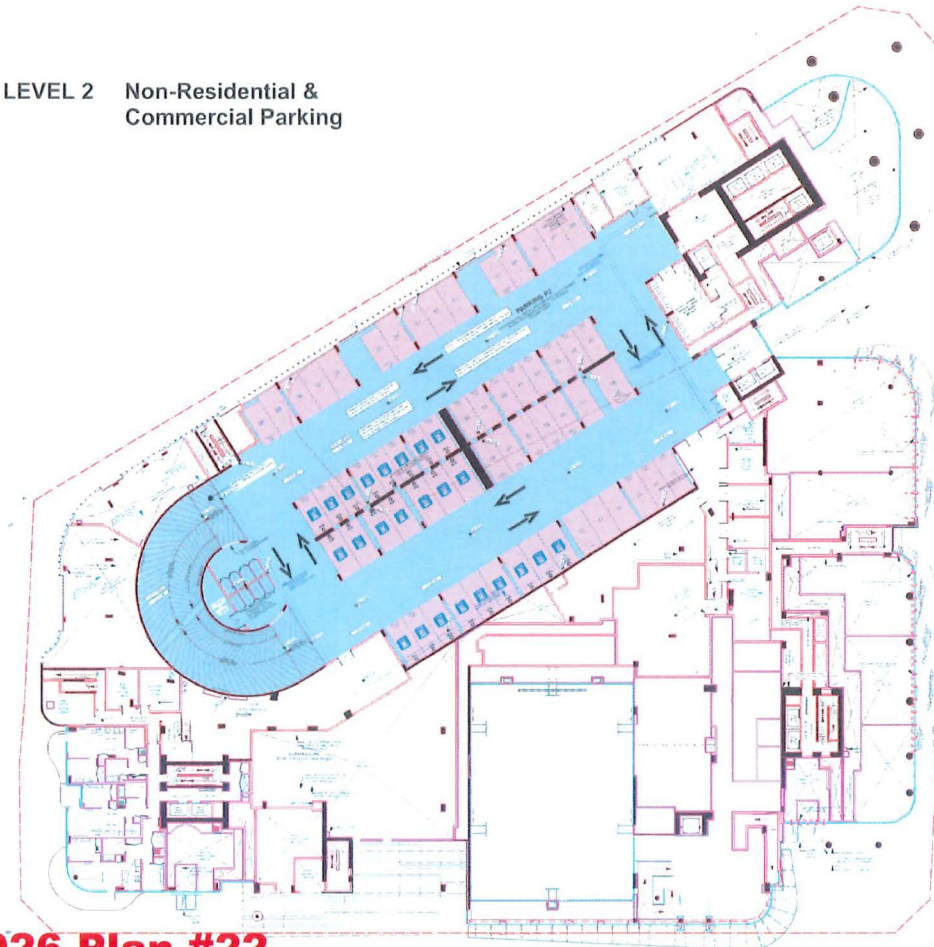
LEVEL 1 Non-Residential & Commercial Parking



LEVEL 3 Non-Residential & Commercial Parking



LEVEL 2 Non-Residential & Commercial Parking



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ISSUE/REVISION:
E 2/20/11-09
F 2/27/12-12
ISSUED FOR D.P.
RE-ASSIGNED

DP 26-007148
July 30, 2026

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Lot B
Parking Above Grade
Key Plan

JOB NO: 11-07
DRAWN: LL, SV
DATE: July 28, 2026
SCALE: N/A
CHECKED: WTL
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DRAWING NO:

Plan #B-18j

DP 26-007148 August 4, 2026 Plan #22

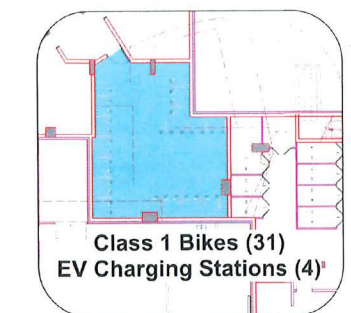


BIKE STORAGE	Min. Rate	LOT B Proposed
CLASS 1 - TOTAL	min. 399 spaces	45 spaces
CLASS 1 - Resident - Market	1.25 / unit 255 units = min.317.0 spaces	384 spaces
CLASS 1 - Resident - AHU	1.25 / unit 22 units = min.28.0 spaces (secured for exclus ve AHU use)	28 spaces
CLASS 1 - Non Residential/Commercial	0.27 / 100m2 GLA 16,344.4 m2 GLA = min.45.0 spaces	45 spaces
CLASS 1 - Community Centre	0.27 / 100m2 GLA 3,106.2m2 GLA = min.9.0 spaces	9 spaces
CLASS 2 - TOTAL	min. 108 spaces	= 108 spaces
Residential	0.2 spaces / dwelling unit = 0.2 x 253 units	51 spaces
Residential (Affordable Housing Unit)	0.2 spaces / dwelling unit = 0.2 x 22 AHU	5 spaces
Office	0.4 spaces / 100 m2 GLA = 0.4 x 2,187 m2 / 100 m2	9 spaces
Retail	0.4 spaces / 100 m2 GLA = 0.4 x 681 m2 / 100 m2	3 spaces
Community Centre	0.4 spaces / 100 m2 GLA = 0.4 x 3,065 m2 / 100 m2	13 spaces
Hotel	0.27 spaces / 100 m2 GLA = 0.27 x 9,905 m2 / 100 m2	27 spaces

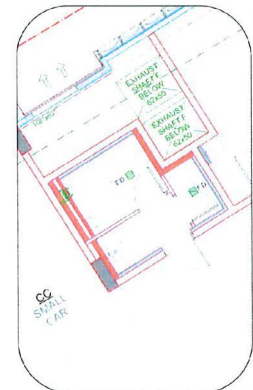
Bicycle Storage Proposed	# Provided	# Required
Lot B Commercial		
Class 1 Community Ctr	9	9
Class 1 Commercial	45	45
Total	54	54

Lot B Class 2	# Provided	# Required
Class 2	127	41

Class 1 Bike Storage
Class 2 Bike Storage



**LEVEL 3: Extra 31 Non-Residential
Class 1 Bike Spaces**



LEVEL 1 - End-of-Trip Facilities

End-of-Trip Facilities
Universally accessible shower
Grooming station along wall with shelf, mirror & outlets
Universally accessible washroom



End-of-Trip



**LEVEL 1 - Non-Residential Class 1 Bike Storage
Class 2 Bike Storage
End-of-Trip Facilities**

DP 26-007148 August 4, 2026 Plan #23



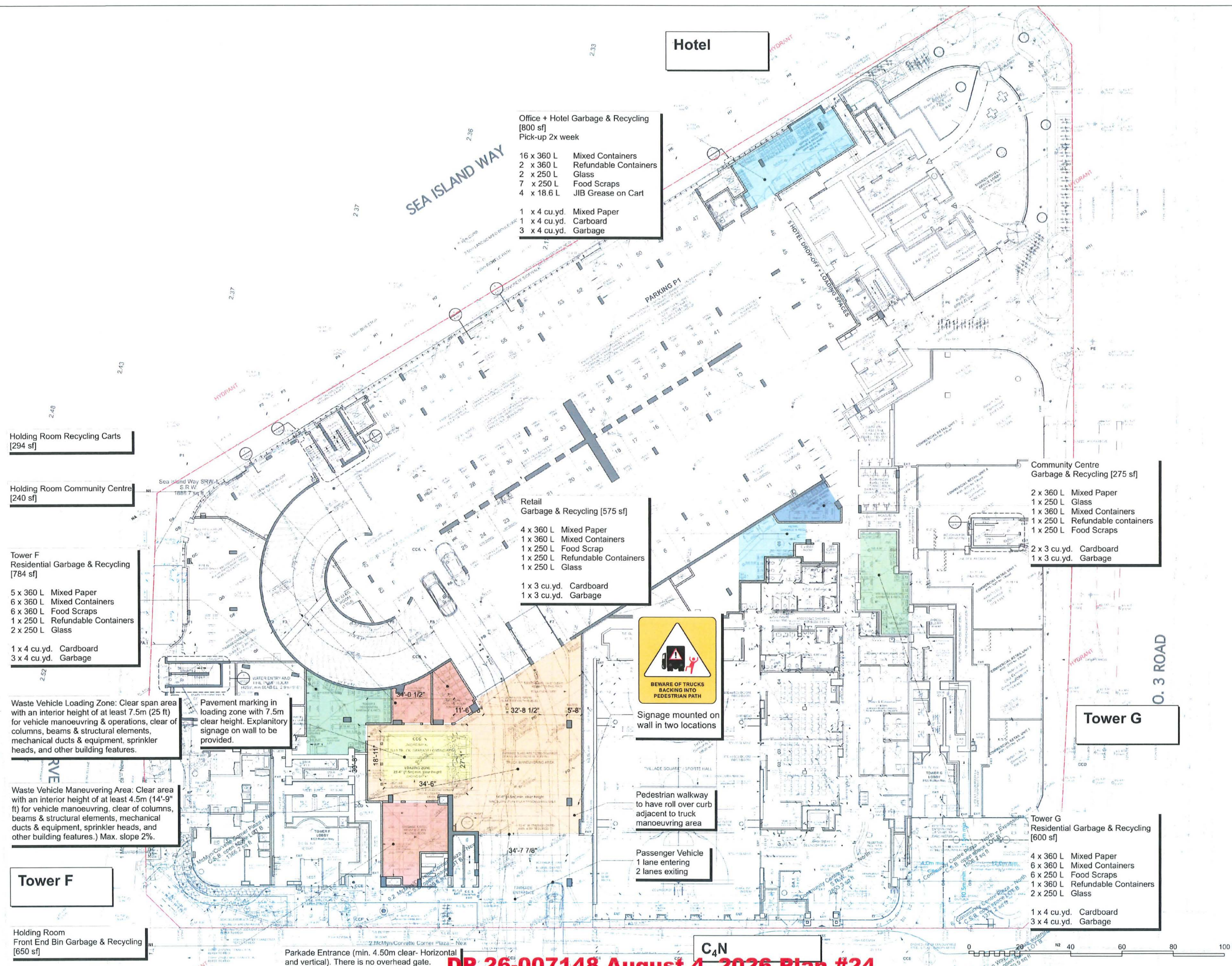
DP 26-007148
July 30, 2026

Waste Management & Loading Plan (1st Floor Plan)

JOB NO.	
DRAWN	LL, SV
DATE	March 6, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL

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DRAWING NO.

Plan #B-18n-1

FINISH MATERIAL LEGEND

1A CONCRETE PAINTED - WHITE	4A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED	4F SPANDREL GLASS - OPAQUE BACK PAINTED - "THE CHALLENGER" #3-4675	5A SPANDREL GLASS - OPAQUE BACK PAINTED - "SAN ANTONIO GRAY" AC-29	7 TRANSPARENT GLASS - WINDOWS	9B ALUMINUM PANEL SYSTEM - SILVER	10A ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS	12 ALUMINUM CAP FLASHINGS	14 PTD. STEEL & GLASS CANOPY & GUTTER, CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS
1B CONCRETE PAINTED - GREY	4B STRUCTURAL SILICONE GLAZED CURTAIN WALL	4G FOLDING GLASS DOOR SYSTEM, CLEAR ANODIZED ALUM. FINISH, CLEAR GLASS.	5B SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537	8A FC PANEL - EQUITONE TE90	9C PERFORATED ALUMINUM/ PANEL SYSTEM - SILVER	10B ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"	13A ALUMINUM SUN SCREEN "SILVER"	
1C CONCRETE PAINTED - TRAFFIC MEMBRANE	4C ALUMINUM MULLION - CASHMERE MICA	4H SPANDREL GLASS - OPAQUE BACK PAINTED - "BLUE PEACOCK" SW 0064	5C SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" BM 2028-30	8B FC PANEL - EQUITONE LT90 (grooved)	9D OMBRAE METAL PANEL SYSTEM - CLEAR ANODIZED ALUMINUM	11A STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS	13B ALUMINUM SUN SCREEN "CASHMERE MICA"	
2 ARCHITECTURAL CONCRETE - SEALED	4D INSULATED SHADOW BOX	5A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"	5D SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" BM 2034-20	8C ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2022-50 "BLUE PEACOCK" SW 0064	9E METAL PROFILE - "SUNDANCE" BM 2022-50	11B STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS	13C VERTICAL SUN SCREEN	
3 LAMINATED SAFETY GLASS OPAQUE CERAMIC FRIT "BRIGHT YELLOW" DM 2022-30 ON L2 DIFFUSED WHITE INTERLAYER, BACKLIT, c/w STAINLESS STEEL STANDOFF SYSTEM	4E CERAMIC FRITTED GLASS	5B GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"		9A ALUMINUM PANEL SYSTEM - CASHMERE MICA	9F ALUMINUM LONGBOARD T&G WOOD GRAIN SOFFIT		13D HORIZONTAL GLAZED SUN SCREEN	
								16 ARCHITECTURAL METAL SCREEN
								17 PERFORATED, CURVED SHEET METAL PANEL- CASHMERE MICA
								18 MECHANICAL LOUVRE - CLEAR ANOD. ALUM. FINISH TO MATCH CURTAIN WALL

MECHANICAL NOTES:

- A** FLUID COOLERS AND AIR HANDLING UNITS
 - CONCEALED BEHIND PARAPET
 - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- B** FLUID COOLERS AND AIR HANDLING UNITS
 - CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
 - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- C** EMERGENCY GENERATOR ROOM
 - GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- D** PARKING GARAGE EXHAUST VENTILATION
 - PARKADE FANS WITH VARIABLE FREQUENCY DRIVES
 - VENTILATION SYSTEM OPERATES "ON DEMAND"
 - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

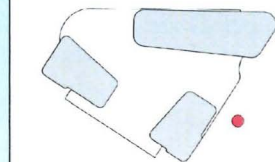
ARCHITECTURAL NOTES:

OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID-ETCHED GLASS ON THE NUMBER 1 SURFACE.



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ISSUE	REVISION	DATE	BY
1	ISSUED FOR PERMIT	2024-07-18	WTL
2	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
3	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
4	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
5	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
6	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
7	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
8	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
9	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
10	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
11	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
12	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
13	ISSUED FOR TENDER REVIEW	2024-07-18	WTL
14	ISSUED FOR TENDER REVIEW	2024-07-18	WTL

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Streetscape
• No. 3 Road

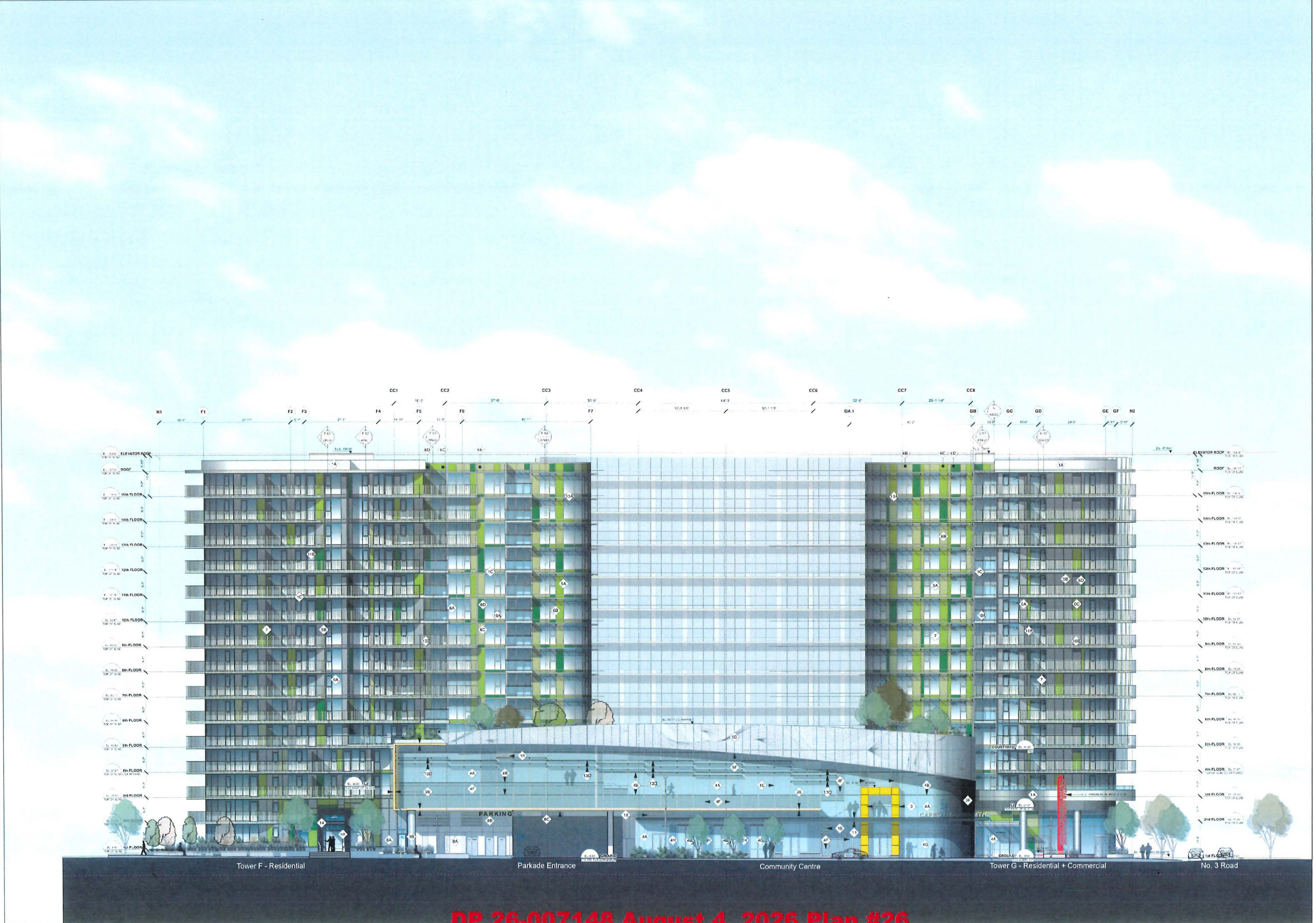
DATE	11-03
DRAWN	WTLA
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL
DATE	
DRAWING NO.	

A 400

DP 26-007148 August 4, 2026 Plan #25

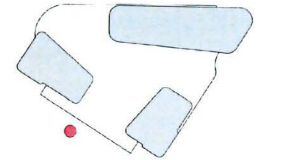
FINISH MATERIAL LEGEND

1A CONCRETE PAINTED - WHITE	4A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED	4F SPANDREL GLASS - OPAQUE BACK PAINTED - "THE CHALLENGER" #3-4675	5A SPANDREL GLASS - OPAQUE BACK PAINTED - "SAN ANTONIO GRAY" AC-29	7 TRANSPARENT GLASS - WINDOWS	9B ALUMINUM PANEL SYSTEM - SILVER	10A ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS	12 ALUMINUM CAP FLASHINGS	14 PTD STEEL & GLASS CANOPY & GUTTER, CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS
1B CONCRETE PAINTED - GREY	4B STRUCTURAL SILICONE GLAZED CURTAIN WALL	4G FOLDING GLASS DOOR SYSTEM, CLEAR ANODIZED ALUM. FINISH, CLEAR GLASS.	5B SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537	8A FC PANEL - EQUITONE TE90	9C PERFORATED ALUMINUM/ PANEL SYSTEM - SILVER	10B ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"	13A ALUMINUM SUN SCREEN "SILVER"	
1C CONCRETE PAINTED - TRAFFIC MEMBRANE	4C ALUMINUM MULLION - CASHMERE MICA	4H SPANDREL GLASS - OPAQUE BACK PAINTED - "BLUE PEACOCK" SW 0064	5C SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" BM 2028-30	8B FC PANEL - EQUITONE LT90 (grooved)	9D OMBRAE METAL PANEL SYSTEM - CLEAR ANODIZED ALUMINUM	10C STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS	13B ALUMINUM SUN SCREEN "CASHMERE MICA"	
2 ARCHITECTURAL CONCRETE - SEALED	4D INSULATED SHADOW BOX	5A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"	5D SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" BM 2034-20	9C ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2022-50 "BLUE PEACOCK" SW 0064	9E METAL PROFILE - "SUNDANCE" BM 2022-50	11A STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS	13C VERTICAL SUN SCREEN	16 ARCHITECTURAL METAL SCREEN
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ISSUE	REVISION
10	2023-07-28 RE ISSUED FOR B.P.
11	2023-10-18 ISSUED FOR TENDER
12	2024-05-22 ISSUED FOR TENDER REVIEW
13	2024-10-31 RE ISSUED FOR TENDER
14	2026-03-16 RE ISSUED FOR D.P.
15	2026-05-15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Streetscape
• McMyn Way**

JOB NO	11-03
DRAWN	WTLA
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL
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DRAWING NO	

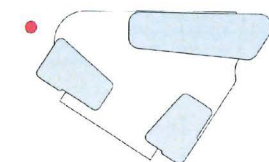
A 401

DP 26-007148 August 4, 2026 Plan #26

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- (A) FLUID COOLERS AND AIR HANDLING UNITS
 - CONCEALED BEHIND PARAPET
 - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
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 - PARKADE FANS WITH VARIABLE FREQUENCY DRIVES
 - VENTILATION SYSTEM OPERATES ON DEMAND
 - FAN SPEEDS WATCHED TO KEEP CONCENTRATIONS WITHIN THE PARKING GARAGE



ISSUE REVISION		
9	2/23-07-28	RE ISSUED FOR B P
10	2/23-10-18	ISSUED FOR TENDER
11	2/24-05-22	ISSUED FOR TENDER REVIEW
12	2/24-10-31	RE ISSUED FOR TENDER
13	2/26-03-16	RE ISSUED FOR D P
14	2/26-05-15	ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

**ViewStar
LOT B**

**3311 No. 3 Road
Richmond, BC**

**Streetscape
• Corvette Way**

JOB NO	11-03
DRAWN	WTLA
DATE	July 30, 2026
SCALE	3/32" = 1'-0"
CHECKED	WTL

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DRAWING NO.

A 402

FINISH MATERIAL LEGEND

1A CONCRETE PAINTED - WHITE	4A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED	4F SPANDREL GLASS - OPAQUE BACK PAINTED - "THE CHALLENGER" #3-4675	5A SPANDREL GLASS - OPAQUE BACK PAINTED - "SAN ANTONIO GRAY" AC 29	7 TRANSPARENT GLASS - WINDOWS	9B ALUMINUM PANEL SYSTEM - SILVER	10A ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS	12 ALUMINUM CAP FLASHINGS	14 PTD. STEEL & GLASS CANOPY & GUTTER, CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS
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MECHANICAL NOTES:

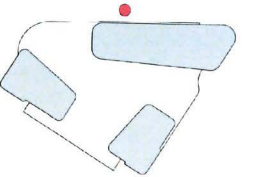
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ARCHITECTURAL NOTES:

OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID ETCHED GLASS ON THE NUMBER 1 SURFACE.

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ISSUE	REVISION
5	2-22-09-16 RE ISSUED FOR B.P.
11	2-24-05-22 ISSUED FOR TENDER REVIEW
12	2-24-05-21 RE ISSUED FOR TENDER
13	2-26-03-06 RE ISSUED FOR D.P.
14	2-26-05-15 ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Streetscape
• Sea Island Way

JOB NO: 11-03

DRAWN: WTLA

DATE: July 30, 2026

SCALE: 1/16" = 1'-0"

CHECKED: WTL

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DRAWING NO:

A 403

FINISH MATERIAL LEGEND			
1A CONCRETE PAINTED - WHITE	4A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED	4F SPANDREL GLASS - OPAQUE BACK PAINTED - "THE CHALLENGER" #9-4675	5A SPANDREL GLASS - OPAQUE BACK PAINTED - "SAN ANTONIO GRAY" AC-29
1B CONCRETE PAINTED - GREY	4B STRUCTURAL SILICONE GLAZED CURTAIN WALL	4G FOLDING GLASS DOOR SYSTEM - CLEAR ANODIZED ALUM. FINISH, CLEAR GLASS.	5B SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537
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		7 TRANSPARENT GLASS - WINDOWS	8B FC PANEL - EQUITONE TE90
		8A FC PANEL - EQUITONE LT90 (grooved)	8C PERFORATED ALUMINUM/ PANEL SYSTEM - SILVER
		8D ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2022-50 "BLUE PEACOCK" SW 0064	8E OMBRAE METAL PANEL SYSTEM - CLEAR ANODIZED ALUMINUM
		8A ALUMINUM PANEL SYSTEM - CASHMERE MICA	8F METAL PROFILE - "SUNDANCE" BM 2022-50
			8F ALUMINUM LONGBOARD T&G WOOD GRAIN SOFFIT
		10A ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS	10B ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"
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		12 ALUMINUM CAP FLASHINGS	12A ALUMINUM SUN SCREEN "SILVER"
		12B ALUMINUM SUN SCREEN "CASHMERE MICA"	12C VERTICAL SUN SCREEN
		12D HORIZONTAL GLAZED SUN SCREEN	
		14 PTD. STEEL & GLASS CANOPY & GUTTER, CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS	
		16 ARCHITECTURAL METAL SCREEN	
		17 PERFORATED, CURVED SHEET METAL PANEL- CASHMERE MICA	
		18 MECHANICAL LOUVRE - CLEAR ANOD. ALUM. FINISH TO MATCH CURTAIN WALL	

MECHANICAL NOTES:

- (A) FLUID COOLERS AND AIR HANDLING UNITS
- CONCEALED BEHIND PARAPET
 - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE WHEN EQUIPMENT DETAILS AND SPECIFICATIONS ARE COMPLETE
- (B) FLUID COOLERS AND AIR HANDLING UNITS
- CONCEALED BEHIND METAL SCREEN WITH ACOUSTIC PROPERTIES
 - ACOUSTIC NOISE MITIGATION MEASURES TO BE INCORPORATED AT BP STAGE
- (C) EMERGENCY GENERATOR ROOM
- GENERATOR EQUIPPED WITH ENGINE MUFFLER TO REDUCE SOUND AT POINT OF DISCHARGE
- (D) PARKING GARAGE EXHAUST VENTILATION
- PARKADE FANS WITH VARIABLE FREQUENCY DRIVES
 - VENTILATION SYSTEM OPERATES "ON DEMAND"
 - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

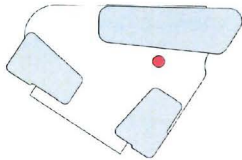
ARCHITECTURAL NOTES:

OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID ETCHED GLASS ON THE NUMBER 1 SURFACE.



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Telephone 604 736-9711, Facsimile 604 736-7991



ISSUE REVISION		
5	2/22/08 16	RE ISSUED FOR D.P.
11	2/24/08 22	ISSUED FOR ARCHITECTURAL REVIEW
12	2/24/08 21	RE ISSUED FOR TENDER
13	2/26/08 06	RE ISSUED FOR D.P.
14	2/26/08 15	ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Courtyard
Office South
Elevation**

JOB NO	11-03
DRAWN	WTLA
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
CHECKED	WTL
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DRAWING NO.	

A 406

FINISH MATERIAL LEGEND									
1A	CONCRETE PAINTED - WHITE	4A	GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED	4F	SPANDREL GLASS - OPAQUE BACK PAINTED - "THE CHALLENGER" #3-4675	5A	SPANDREL GLASS - OPAQUE BACK PAINTED - "SAN ANTONIO GRAY" AC-29	7	TRANSPARENT GLASS - WINDOWS
1B	CONCRETE PAINTED - GREY	4B	STRUCTURAL SILICONE GLAZED CURTAIN WALL	4G	FOLDING GLASS DOOR SYSTEM - CLEAR ANODIZED ALUM. FINISH, CLEAR GLASS	5B	SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537	8A	FC PANEL - EQUITONE TE90
1C	CONCRETE PAINTED - TRAFFIC MEMBRANE	4C	ALUMINUM MULLION - CASHMERE MICA	4H	SPANDREL GLASS - OPAQUE BACK PAINTED - "BLUE PEACOCK" SW 0064	5C	SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" BM 2028-30	8B	FC PANEL - EQUITONE LT90 (grooved)
2	ARCHITECTURAL CONCRETE - SEALED	4D	INSULATED SHADOW BOX	5A	GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER"	5D	SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" BM 2034-20	8C	ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2022-50
3	LAMINATED SAFETY GLASS OPAQUE CERAMIC FRIT "BRIGHT YELLOW" BM 2022-30 ON L2 DIFFUSED WHITE INTERLAYER, BACKLIT, c/w STAINLESS STEEL STANDOFF SYSTEM	4E	CERAMIC FRITTED GLASS	5B	GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET"			8D	ALUMINUM PANEL SYSTEM - "SUNDANCE" BM 2022-50
								8E	ALUMINUM PANEL SYSTEM - CASHMERE MICA
								8F	ALUMINUM LONGBOARD T&G WOOD GRAIN SOFFIT
								10A	ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS
								10B	ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER"
								11A	STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS
								11B	STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS
								12	ALUMINUM CAP FLASHINGS
								13A	ALUMINUM SUN SCREEN "SILVER"
								13B	ALUMINUM SUN SCREEN "CASHMERE MICA"
								13C	VERTICAL SUN SCREEN
								13D	HORIZONTAL GLAZED SUN SCREEN
								14	PTD. STEEL & GLASS CANOPY & GUTTER, CLEAR LAMINATED TEMPERED GLASS PANELS c/w STAINLESS STEEL SPIDER BRACKETS
								16	ARCHITECTURAL METAL SCREEN
								17	PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA
								18	MECHANICAL LOUVER - CLEAR ANOD. ALUM. FINISH TO MATCH CURTAIN WALL

MECHANICAL NOTES:

- (A) FLUID COOLERS AND AIR HANDLING UNITS
• CONCEALED BEHIND PARAPET
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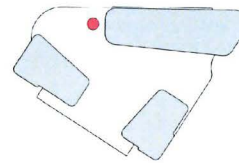
ARCHITECTURAL NOTES:

OFFICE TOWER GLAZING TO FEATURE BIRD FRIENDLY ACID ETCHED GLASS ON THE NUMBER 1 SURFACE.



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ISSUE REVISION		
5	2/22/08 16	RE ISSUED FOR B.P.
11	2/24/05 22	ISSUED FOR TENDER REVIEW
12	2/24/13 21	RE ISSUED FOR TENDER
13	2/26/03 06	RE ISSUED FOR D.P.
14	2/26/05 15	ISSUED FOR CLIENT REVIEW

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Courtyard
Office West
Elevation

JOB NO. 11-03

DRAWN WTLA

DATE July 30, 2026

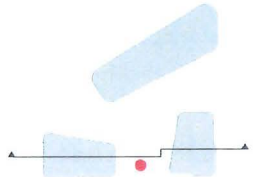
SCALE 3/32" = 1'-0"

CHECKED WTL

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DRAWING NO.

A 407



ISSUE REVISION	
D. 2022-12-09	ISSUED FOR TI APPROVAL
E. 2023-05-31	CO. PERMITS AND OTHER DRAWINGS
F. 2024-07-26	RE-ISSUED FOR B.P.
G. 2024-09-12	ISSUED FOR TANKS H.N.E./E.W.
J. 2025-11-31	RE-ISSUED FOR TENDER

DP 26-007148
July 30, 2026

- COMMUNITY CENTRE
- COMMERCIAL/RETAIL OFFICE
- SERVICE ROOMS
- PARKING
- RESIDENTIAL

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

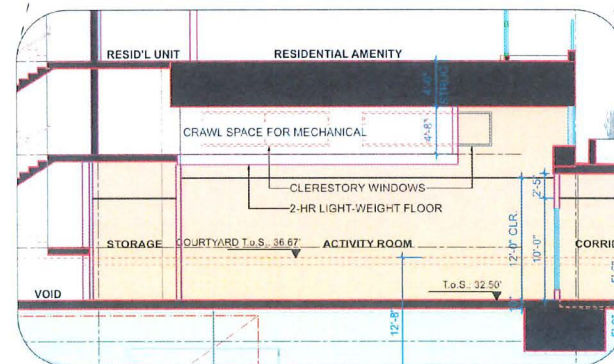
Site Section
A - A

JOB NO.	11-03
DRAWN	SV
DATE	August 4, 2026
SCALE	1/16" = 1'-0" U.N.O.
CHECKED	WTL
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DRAWING NO.	

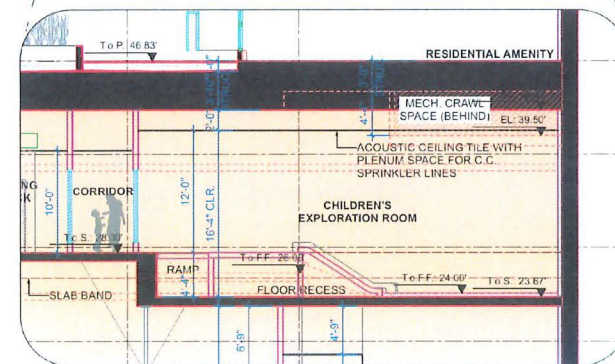
A 500



1 SECTION A - A
1/16" = 1'-0"



2 CRAWL SPACE UNDER TOWER F
1/8" = 1'-0"



3 CRAWL SPACE UNDER TOWER G
1/8" = 1'-0"



ISSUE/REVISION	
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100	2024-09-22

DP 26-007148
July 30, 2026

- COMMUNITY CENTRE
- COMMERCIAL/RETAIL
- OFFICE HOTEL
- SERVICE ROOMS
- PARKING
- RESIDENTIAL

PROJECT

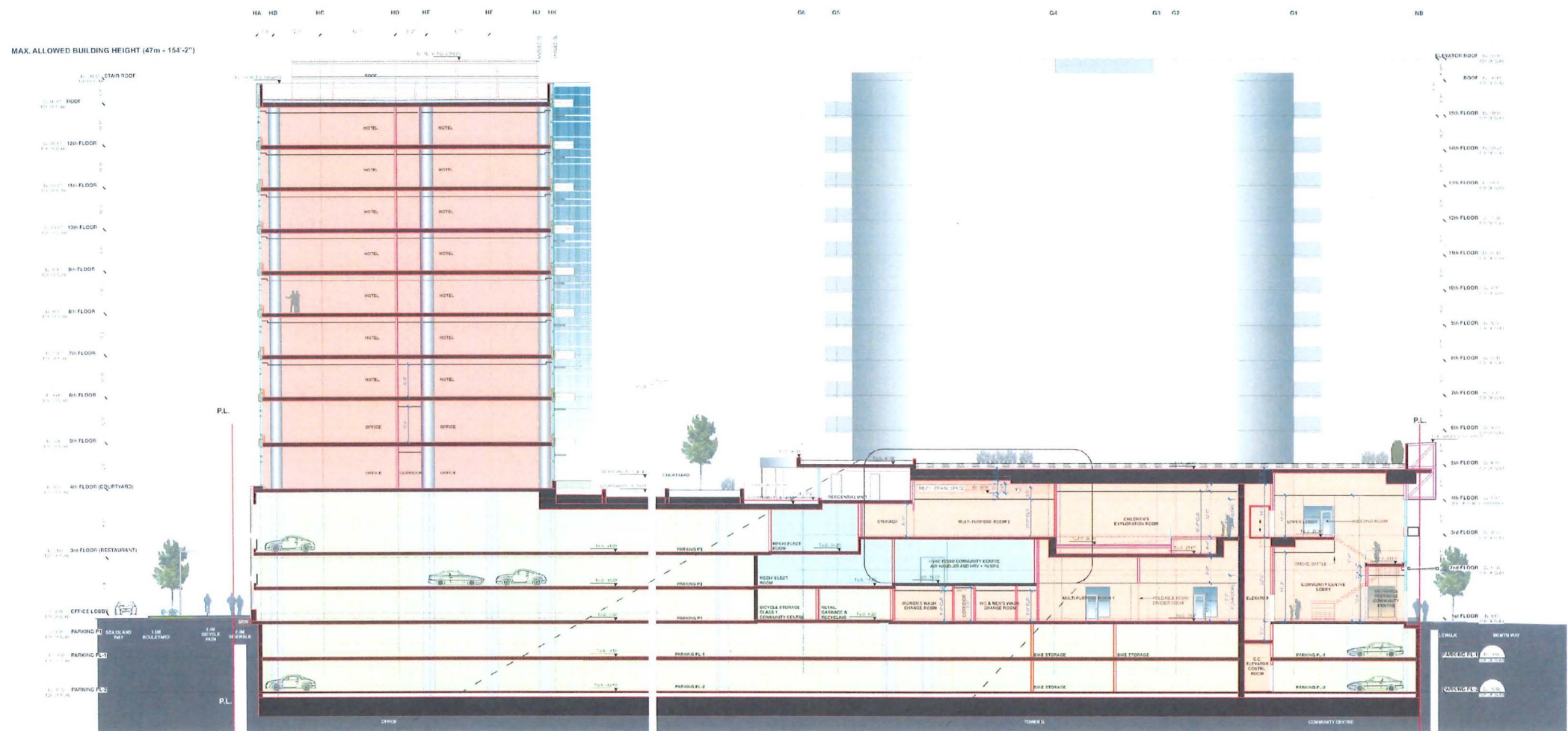
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

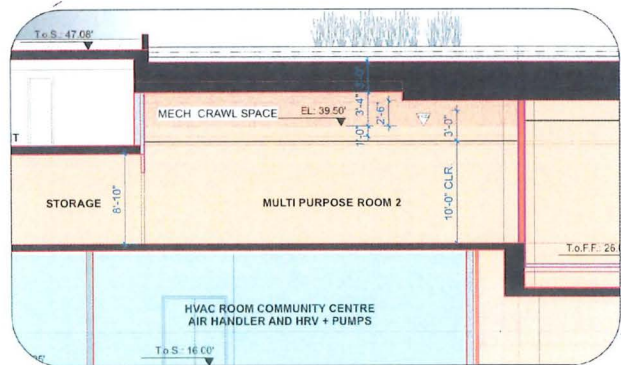
Site Section
B - B
C - C

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DATE	August 4, 2026
SCALE	1/16" = 1'-0" U.N.O.
CHECKED	WTL
DRAWING NO.	

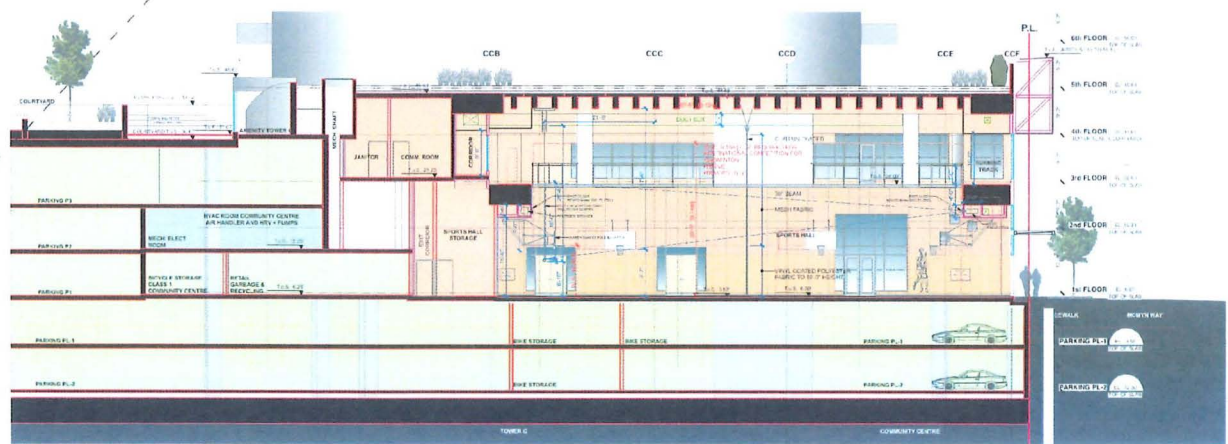
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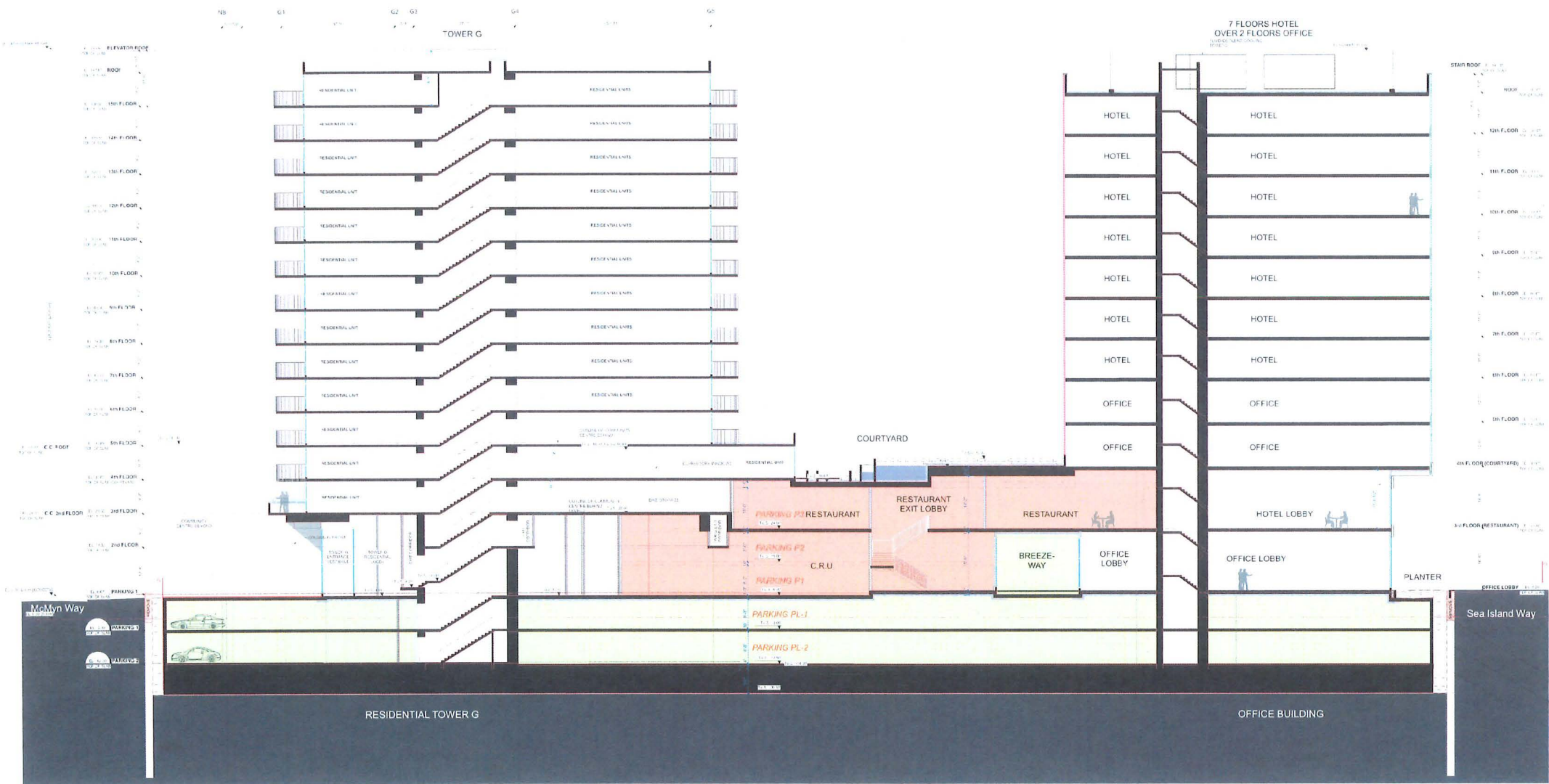
1 SECTION B - B
1/16" = 1'-0"



2 CRAWL SPACE UNDER TOWER G
1/8" = 1'-0"



3 SECTION C - C
1/16" = 1'-0"



ISSUE/REVISION

DP 26-007148
July 30, 2026

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

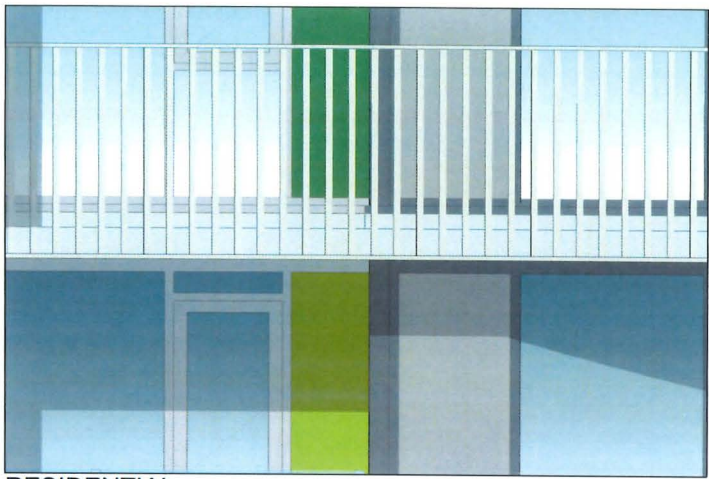
Site Section
D - D

JOB NO.	11-03
DRAWN	SV
DATE	August 4, 2026
SCALE	1/16" = 1'-0"
CHECKED	
DATE	
DRAWING NO.	

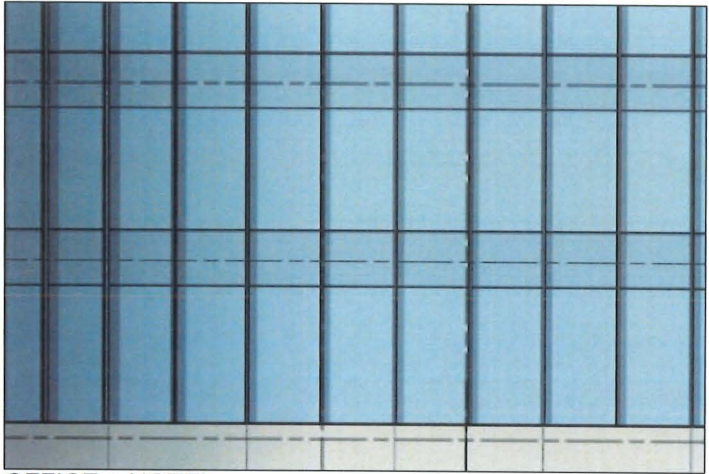
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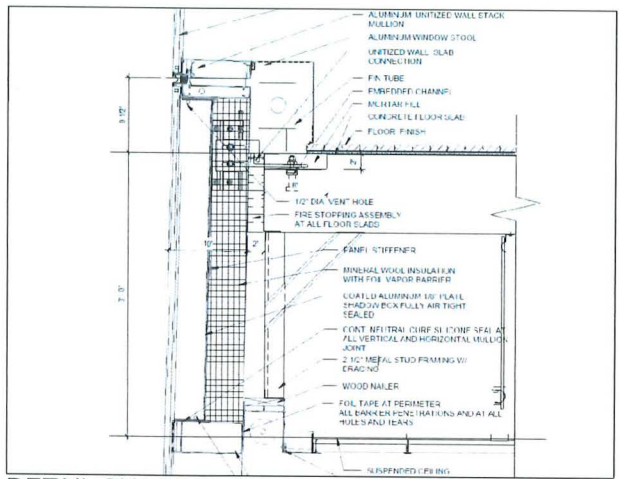
EXAMPLE DECORATIVE VERTICAL MULLIONS



RESIDENTIAL



OFFICE + HOTEL



DETAIL SHADOW BOX

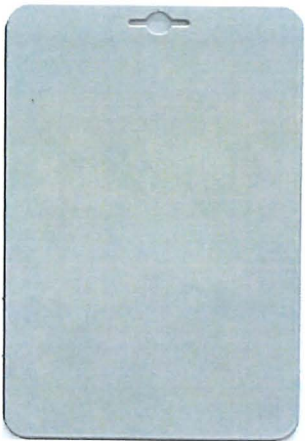


SHADOW BOX EXAMPLE

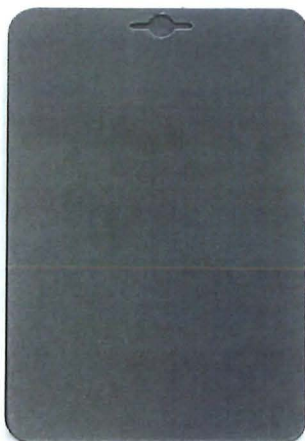
W. T. LEUNG
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Vancouver, British Columbia,
Canada, V5Z 1K3
Telephone 604 736-9711
Facsimile 604 736-7991

ISSUE/REVISION
A 2021-02-12 RE-ISS FOR D.P.



RESID'L WINDOW
MULLION COLOUR
STARLINE WINDOWS
STANDARD SILVER



RESID'L WINDOW
MULLION COLOUR
STARLINE WINDOWS
GREY VELVET



RESID'L TOWER SPANDREL PANEL
COLOUR 1 BM-AC-29



HOTEL BUILDING ALUCOBOND
PANEL - COLOUR CASHMERE MICA



METAL VERTICAL
CAPS, CURTIN WALL

PROJECT
ViewStar LOT B

3311 No. 3 Road
Richmond, B.C.

Materials and Colours
Residential,
Office and Hotel

JOB NO. 11-07
DRAWN LL, SV
DATE August 5, 2026
SCALE 1:1
CHECKED WTL

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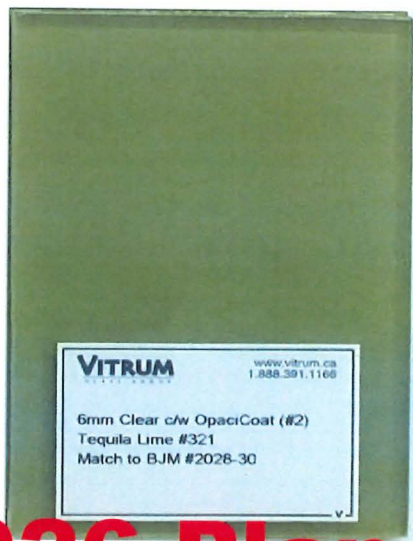
DRAWING NO.:
Plan #B-9.1



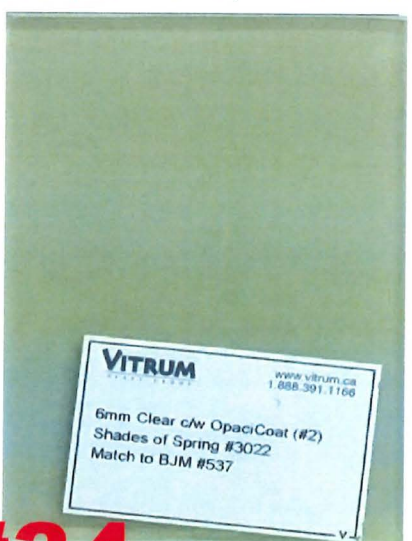
EXAMPLE DECORATIVE VERTICAL MULLIONS



RESID'L TOWER SPANDREL
PANEL COLOUR 2 BM-2034-20

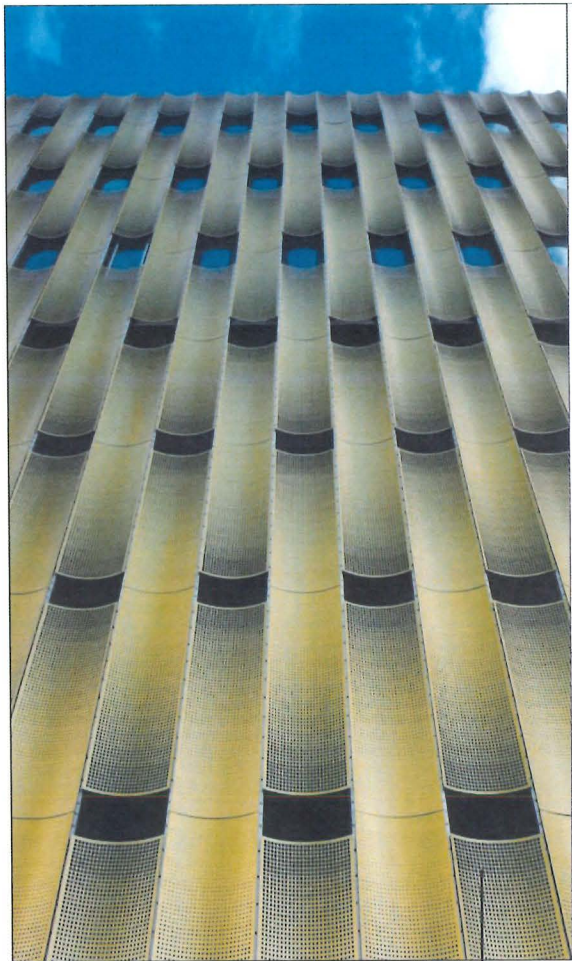


RESID'L TOWER SPANDREL
PANEL COLOUR 3 BM-2028-30



RESID'L TOWER SPANDREL
PANEL COLOUR 4 BM-CC-537

DP 26-007148 August 4, 2026 Plan #34



PERFORATED CURVED METAL SCREEN



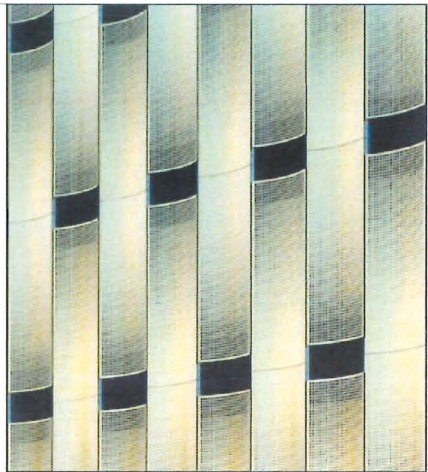
PARKING GARAGE ELEVATION



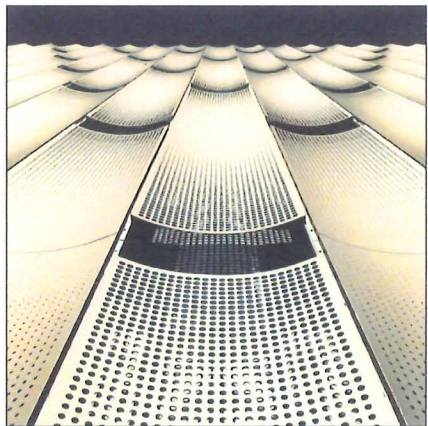
OFFICE BUILDING ABOVE PARKING GARAGE



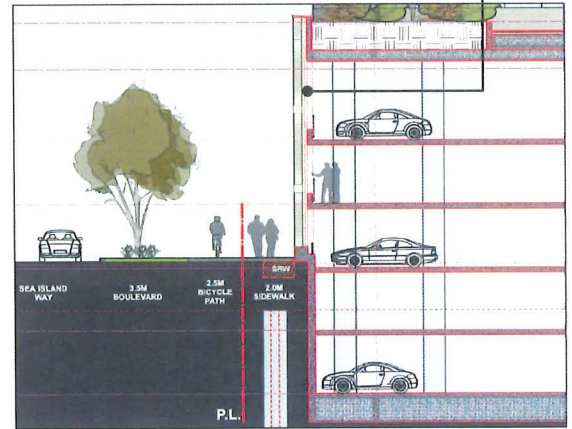
REFERENCE PICTURE PARKING GARAGE FACADE



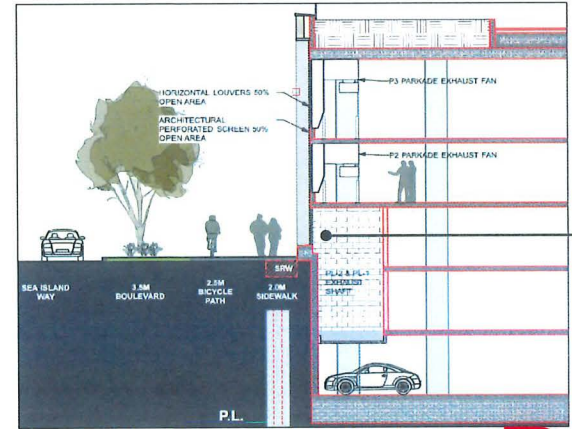
PERFORATED CURVED METAL SCREEN - COLOUR CASHMERE MICA



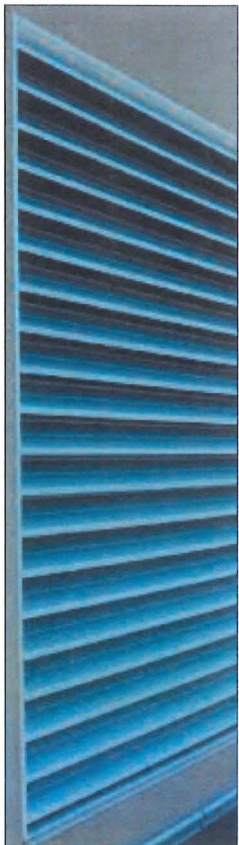
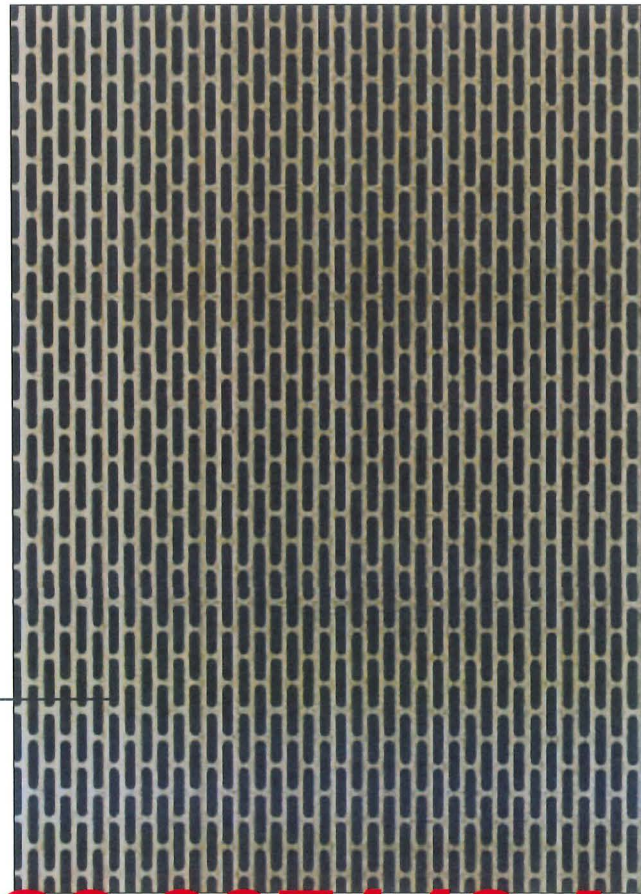
REFERENCE PICTURE DETAIL PARKING GARAGE FACADE



SECTION -PERFORATED CURVED SCREEN -N.T.S.



SECTION - PERFORATED METAL SCREEN IN FRONT OF PARKADE EXHAUST LOUVERS N.T.S.



REFERENCE PICTURE MECHANICAL EXHAUST LOUVER BEHIND PERFORATED CURVED SCREEN



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ISSUE/REVISION
A 2021-02-12 RE-ISS FOR D.P.

DP 26-007148
July 30, 2026

PROJECT
ViewStar LOT B

3311 No. 3 Road
Richmond, B.C.

Materials and Colours
Sea Island Way

JOB NO. 11-07
DRAWN LL, SV
DATE August 4, 2026
SCALE 1:1
CHECKED WTL

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DRAWING NO. :

Plan #B-9.2

ISSUED FOR DPMA

July 27, 2026



Yuanheng Seaside Development Lot B

for Yuanheng Holdings

Civic Address: 3031 - 3351 No. 3 Road, Richmond, BC

CONSULTANT TEAM

OWNER: Yuanheng Holdings
ARCHITECT: WT Leung Architects
LANDSCAPE: eta landscape architecture
ARBORIST: ArborTech Consulting

DRAWING LIST

- L0.0 Cover Page
- L0.1 Notes and Schedules
- L0.2 Notes and Schedules
- L0.3 Illustrative Plan
- L1.0 Illustrative Plan - Ground Floor
- L1.1 Material Plan - Ground Floor - Area 1
- L1.2 Material Plan - Ground Floor - Area 2
- L2.0 Illustrative Plan - Podium Level
- L2.1 Material Plan - Podium Level - Area 1
- L2.2 Material Plan - Podium Level - Area 2
- L2.3 Material Plan - Podium Level - Area 3
- L2.4 Material Plan - Podium Level - Trellis Layout
- L3.1 Lighting Plan - Ground Floor
- L3.2 Lighting Plan - Podium Level
- L4.1 Grading and Drainage Plan - Ground Floor
- L4.2 Grading and Drainage Plan - Podium Level
- L5.0 Tree Plan - Ground Floor
- L5.1 Planting Plan - Ground Floor - Area 1
- L5.2 Planting Plan - Ground Floor - Area 2
- L6.0 Tree Plan - Podium Level
- L6.1 Planting Plan - Podium Level - Area 1
- L6.2 Planting Plan - Podium Level - Area 2
- L6.3 Planting Plan - Podium Level - Area 3
- L7.1 Soil Depth Plan - Ground Floor
- L7.2 Soil Depth Plan - Podium Level
- L8.1 Irrigated Areas Plan - Lot B - Ground Floor
- L8.2 Irrigated Areas Plan - Lot B - Podium Level
- L9.1 Landscape Sections - Lot B
- L9.2 Landscape Sections - Lot B
- L9.3 Landscape Sections - Lot B
- L9.4 Landscape Sections - Lot B
- L9.5 Landscape Sections - Lot B
- L10.0 Softscape Details
- L11.1 Hardscape Details
- L11.2 Hardscape Details
- L11.3 Hardscape Details
- L11.4 Hardscape Details
- L11.5 Hardscape Details
- L12.1 Site Furnishings Details
- L12.2 Site Furnishings Details
- L12.3 Site Furnishings Details
- L12.4 Site Furnishings Details

No.	Date	Revision Notes
1	2020-03-19	Revised by EF
2	2020-07-27	Revised by EFMS

No.	Date	Issue Notes
A	2019-05-20	Issued for P2, Rev. 2/2019
C	2020-03-19	Issued for EF
F	2020-07-27	Issued for EFMS
G	2020-07-27	Issued for EFMS
M	2021-02-02	Issued for EF
N	2021-04-09	Issued for EF
O	2021-07-27	Issued for EF
P	2022-01-06	Revised for EF
Q	2022-01-06	Revised for EF
R	2022-01-06	Revised for EF
S	2022-01-06	Revised for EF
T	2022-01-06	Revised for EF
U	2022-01-06	Revised for EF
V	2022-01-06	Revised for EF
W	2022-01-06	Revised for EF

Project Name

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Project

Yuanheng Development
Lot B

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Title

Cover Sheet

Scale

Project Name	Yuanheng
Project No.	27609
Client	Yuanheng
Project No.	27609

08-30-19

L0.0

42

File Name

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO
ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT)
CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL,
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR
REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS,
TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7
INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN
AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CSLA
LANDSCAPE STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE
'COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
'ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
'SAND (LARGER THAN 0.05mm AND SMALLER
THAN 2mm): 50-70%
'SILT (LARGER THAN 0.002mm AND SMALLER
THAN 0.05mm): 10-25%
'CLAY (SMALLER THAN 0.002mm): 0-20%
'CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0 as per CSLA Standards

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER
AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CSLA LANDSCAPE
STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
LARGE TREE	750mm(30")	900mm(35")
TREES (10m3 PER TREE)	600mm (24")	750mm(30")
LARGE SHRUBS	600mm(24")	500-900mm(20"-36")
SMALL SHRUBS	450mm(18")	300-500mm(12"-20")
GROUNDCOVERS	300mm(12")	225mm(9")
LAWN-IRRIGATED	150mm(6")	150mm(6")
LAWN-NOT IRRIGATED	150mm(6")	225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED
ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR
COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 3" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS
ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO
DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE
RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE
CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL
COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL
THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD
CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN
SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE
CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE
WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO
COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL SOFTSCAPE AREAS TO INCLUDE MIN. 75MM GRAVEL DRAINAGE LAYERS IN ADDITION TO
INDICATED SOIL DEPTH.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT
SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY
ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN
SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN
NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING
THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A
DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES.
SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR
ABILITY TO PROVIDE YEAR-ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING
OPPORTUNITIES.

GENERAL NOTES
1.DO NOT SCALE DIRECTLY FROM DRAWINGS
2.WHERE PLANS AND SPECIFICATIONS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS
ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, NOTIFY THE CONSULTANT IN WRITING
IMMEDIATELY PRIOR TO COMMENCING CONSTRUCTION
3.THE CONTRACTOR IS REQUIRED TO INVESTIGATE AND VERIFY THE ALIGNMENT AND LOCATION
OF ALL EXISTING SERVICES AND ALL EXISTING LANDSCAPE FEATURES ON SITE PRIOR TO
COMMENCING CONSTRUCTION
4.THE CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO
COMMENCEMENT OF LANDSCAPE WORKS. MOCK UPS MAY BE REQUIRED AS NOTED/REQUESTED
5.DIMENSIONS ON THIS DRAWING ARE IN MM, UNLESS OTHERWISE STATED AS REQUIRED BY THE
CITY.
6.THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CORRESPONDING ARCHITECTURE
AND CIVIL ENGINEER'S DRAWINGS.
7.VERIFY LOCATION OF ALL UNDERGROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO,
VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUITS AND PIPING, DRAINAGE STRUCTURES
AND OTHER UTILITIES WITH CORRESPONDING WET AND DRY ENGINEER'S AND CIVIL DRAWINGS.
8.ALL VEHICULAR ROADS SUB LAYERS TO BE READ FROM GEOTECHNICAL SPECIFICATIONS
9.THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION
OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS
TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO
COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER
10.FOR PHASED PROJECT, A SOIL TEST SUBMITTAL WILL BE REQUIRED AT EACH PHASE AND THE
TEST IS TO BE WITHIN 3 WEEKS OF THE DELIVERY TO SITE

PLANTING NOTES- REFER TO CURRENT NOTES LIST.
1.THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AS INDICATED ON THE DRAWINGS
OR ARBORIST REPORT IN COMPLIANCE WITH ALL MUNICIPAL AND PROFESSIONAL REQUIREMENTS
2.TREE PROTECTION TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE
3.DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, EXCAVATED MATERIAL OR EQUIPMENT
WITHIN TREE PROTECTION ZONE
4.FINISH GRADING SHALL MEET EXISTING GRADE OF PROTECTED TREES 0.5M OR (20 INCHES)
BEYOND THE DRIFLINE.
5.EXACT LOCATIONS OF PROPOSED PLANT MATERIALS SHALL BE FLAGGED /STAKED AND
APPROVED BY LANDSCAPE ARCHITECT CONSULTANT ON SITE PRIOR TO INSTALLATION. THE
LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS ON SITE.
6.LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSUITABLE MATERIAL DELIVERED
OR INSTALLED ON SITE WITHOUT PRIOR REVIEW AND APPROVAL
7.THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT WHICH TESTS THE
SOIL QUALITY CRITERIA RELATIVE TO - AGRICULTURE BY AN CERTIFIED SOIL NUTRIENT TESTING
LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE
RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA/AAFC & CNLA
ACPP
8.EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OF OFF-SITE BY
THE CONTRACTOR IN A LOCATION APPROVED BY THE DEPARTMENTAL REPRESENTATIVE
9.REFER TO PLANT SCHEDULE FOR THE LIST OF SPECIES, INCLUDING SIZE AND FORM AND OTHER
SPECIFIED INFO
10.CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OF
PLANT SPECIES OR SIZES
11.ALL TREES MUST BE GUYED OR STAKED AS PER DETAILS AND SPECIFICATIONS
12.THE CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES LOCATED WITHIN TWO
(2.0) METERS OF PAVING OR UNDERGROUND UTILITIES
13.THE CONTRACTOR SHALL MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS
NECESSARY TO WATER AND MAINTAIN PROPOSED AND EXISTING VEGETATION.
14.FOR PLANTING SOIL DEPTH, FOLLOW THE CITY'S RECOMMENDATION AND REQUIREMENTS
ONLY IF THE CITY'S REQUIREMENTS FOR SOIL DEPTH EXCEEDS CSLA OR BCSLA STANDARDS AND
REQUIREMENTS
15.A SHOP DRAWING INDICATING THE SOIL DEPTH TO BE PROVIDED FOR THE LANDSCAPE REVIEW
PRIOR TO INSTALLATION
16.LIGHT-WEIGHT-BLOW-IN SOIL WILL NOT BE ACCEPTED UNLESS IT IS REQUIRED BY
STRUCTURAL ENGINEER
17.A LANDSCAPE ARCHITECT SHALL BE ON SITE AT SOIL DELIVERY DATE.

HARD LANDSCAPE & FURNITURE NOTES
1.PROVIDE EXPANSION JOINTS ALIGNED WITH PROPOSED PAVING PATTERN AND PAVING
MODULES. THE SPACING OF EXPANSION JOINTS TO STRUCTURAL ENGINEERS RECOMMENDATION
2.UNLESS SPECIFICALLY DIMENSIONED SITE FURNITURE LOCATIONS ON DRAWINGS ARE
APPROXIMATE AND MUST BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT BEFORE
UNDERTAKING INSTALLATION
3.CONTRACTOR TO SUBMIT ENLARGED DETAILED PLANS AND SHOP DRAWINGS FOR ALL
HARDSCAPE MATERIAL, PAVING, CLADDING AND CAPPING SHOWING PATTERNS, EXACT
DIMENSIONS AND ARRANGEMENT FOR LANDSCAPE ARCHITECT'S APPROVAL
4.ALL PAVING MATERIALS COLORS AND FINISHES ARE AS INDICATED ON DRAWINGS AND
SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT
5.CONTRACTOR TO BUILD A 2M LONG X MINIMUM WIDTH OR 2M WIDTH (WHICH EVER IS LESS)
MOCK-UP FOR ALL HARDSCAPE MATERIALS AS SPECIFIED ON DRAWINGS AND SPECIFICATIONS
SETS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION ON SITE. APPROVED
MOCK-UPS COULD STAY AS PART OF THE OVERALL HARDSCAPE INSTALLATIONS
6.ALL SITE FURNITURE COE, FURNITURE COLORS AND FINISHES IS AS INDICATED ON DRAWINGS AND
SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT
7.CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND
FIXATION OF ALL SITE FURNITURE AND TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE
ARCHITECT'S APPROVAL.

SITE LAYOUT & GRADING NOTES
1.ALL PROPOSED DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH
CONSTRUCTION
2.SITE LAYOUT DIMENSIONS ARE IN M, UNLESS OTHERWISE INDICATED
3.ALL PROPOSED LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH
CONSTRUCTION
4.STAIRS, NUMBERS AND RISERS HEIGHT SHOULD BE VERIFIED ON SITE AND ADJUSTED AS SEEN
NECESSARY AND AS APPROVED BY ENGINEER
5.CONTRACTOR TO CROSS CHECK ALL EXTERNAL WORKS LEVELS WITH EXISTING BUILDINGS. ANY
DISCREPANCIES TO BE SUBMITTED FOR LANDSCAPE ARCHITECT'S FEEDBACK
6.DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS
7.FOR LAYING OF ROADS AND CAR PARKING AND ASSOCIATED DRAINAGE REFER TO ENGINEER'S
DRAWINGS AND SPECIFICATIONS
8.THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW ADJACENT CURB OR
PAVEMENT.

IRRIGATION NOTES
1.IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, BY
LANDSCAPE CONTRACTOR
2.IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB
OUTS PROVIDED (TYP. 2" CONFIRM WITH MECHANICAL). PROVIDE SUBMITTALS OF DESIGN FOR
LANDSCAPE REVIEW AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING
WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE. TO INCLUDE SLEEVEING, DRIP LINE, PIPE,
SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE PLANTED AREAS ONLY
AND LOCATIONS TO BE APPROVED
3.IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CANADIAN
LANDSCAPE STANDARDS
4.IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS
DOCUMENTED EXPERIENCE, AND BE A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION
INDUSTRY ASSOCIATION OF BC)
5.IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS
CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL
CONSULTANTS AND TRADES
6.IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS
7.SEPARATE ZONE AND REQUIRED SLEEVES TO BE PROVIDED FOR SPRAY IRRIGATION OF
OFF-SITE AREAS, PER CITY STANDARDS
8.ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS
9.TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND
SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET
STANDARDS
10.MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS
THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED
11.PROVIDE COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM
AND CONTROLS, SEASONAL ACTIVITY, AND SHUTDOWN AND MANUFACTURER'S PARTS
CATALOGUE.

LANDSCAPE LIGHTING NOTES
1.ALL LIGHTING POINTS SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY. FOR ALL
LIGHTING FIXTURES AND TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
2.CONTRACTOR TO SUBMIT SAMPLES OF ALL LIGHT FIXTURES WITH REFERENCE SPECS AND
PHOTOMETRIC S TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO
INSTALLATION ON SITE
3.FOR STREET LIGHTING LOCATIONS AND TYPES REFER TO CIVIL DRAWINGS AND
SPECIFICATIONS
4.LIGHTING SPECS TO BE COORDINATED AND REVIEWED WITH ELECTRICAL PRIOR TO
CONSTRUCTION
5.STREET TREES AND FURNISHINGS TO BE LOCATED AT ACCEPTABLE OFFSITE- REFER TO LAYOUT
DRAWINGS AND MUNICIPAL STANDARDS.

Revisions		
No.	Date	Revision Notes
1	2025-03-10	Revised for EF
2	2026-07-27	Issued for EFMA

Rev#	Date	Issue Notes
A	2016-05-20	Issued for P-2 Per Amendment
C	2020-09-06	Issued for EF
E	2022-02-01	Issued for AEP
G	2022-07-27	Issued for Progress
M	2023-02-02	Issued for E
N	2023-04-09	Issued for EF
O	2023-05-31	Issued for EF
T	2022-01-01	Re-Issued for EEP
G	2023-05-08	Issued for E
F	2023-07-06	Issued for City Request
E	2023-08-09	Re-Issued for EEP
J	2023-10-08	Issued for E
U	2023-10-20	Re-Issued for E
V	2023-06-11	Re-Issued for E
W	2026-07-27	Issued for EFMA

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Project

Yuanheng Development

Lot B

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Title

Notes and Schedules

Legend

Drawn By	Checked By
MG	21609
Drawn By	Drawn By
VGS	Drawn By
Reviewed By	Reviewed By
10	L.O.1
08/30/19	

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File Name

DP 26-007148 August 4, 2026 Plan #37

MATERIALS AND FURNISHINGS

SITE FURNISHINGS								
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
F1.1	1/L12.1	CUSTOM SQUARE-BASED OGDEN BENCH	Refer to plan	Ogden	Maglin	Customizable	Natural	-
F1.2	1/L12.1	CUSTOM WALL-MOUNTED OGDEN BENCH	Refer to plan	Ogden	Maglin	Custom	Natural	-
F2	2/L12.1	SQUARE TIMBER SEAT	24x24x18"	Pixel	Maglin	Square profile, lpe	Natural	-
F3	3/L12.1	BIKE RACK	27x4x25"	SCBR1600	Maglin	Fine textured	Silver	-
F4	-	REMOVED	-	-	-	-	-	-
F5.1	4/L12.1	MOVABLE CHAIRS	18x19x23"	MCH-2000-00002	Maglin	-	Red	-
F5.2	5/L21.1	MOVABLE TABLES (COMMERCIAL)	36x36x30"	MTB-2000-00001	Maglin	-	Red	-
F5.3	5/L12.1	MOVABLE TABLES (RESIDENTIAL)	36x36x30"	MTB-2000-00001	Maglin	-	Red	-
F6	3/L12.3	TREE GRATE (SM)	5' dia.	5' Flat Rainbow	Urban Accessories	Rust Conditioner	Ductile Iron	-
F7	4/L12.3	TREE GRATE (LG)	8' dia	8' Flat Rainbow	Urban Accessories	Rust Conditioner	Ductile Iron	-
F8	5/L12.3	POTTING TABLE AND STORAGE	Refer to plan	-	Custom	Cedar	Natural	-
F9	6/L21.3	SQUARE STONE SEAT	36x36x18"	-	Custom	Polished Basalt	Black	-
F10	7/L12.3	BOCCE BALL COURT	Refer to plan	-	Custom	-	Natural	-
F11	6/L12.1	TABLE TENNIS	108x64x36"	Flight Tennis Table	Green Theory	-	Aged Copper	-
F12	1/L12.2	RECTANGULAR FIRE TABLE	72x24x12"	Robata 72	Paloform	Black Pebble Glass	Black	-
F13	2/L12.2	ROUND FIRE TABLE	48x48x16"	Miso 48	Paloform	Black Pebble Glass	Black	-
F14	3/L12.2	FIRE PLAZA LOUNGE CHAIR	29x34x28"	Belvedere	Restoration Hardware	-	Slate	-
F15	4/L12.2	LOUNGE SEATING	62x23x41"	MCL720-W	Maglin	lpe	Silver	-
F16	1/L12.4	URBAN AGRICULTURE PLANTER	Refer to plan	Custom	Cedar Creek Enterprises	-	Cedar	-
F17	3/L12.4	COMPOSTER	Refer to plan	Custom	Cedar Creek Enterprises	-	Blue	-
F18	2/L12.3	CHESS TABLE	24x24x30"	-	Custom	-	Red	-
F19	4/L12.4	CORNHOLE FRAME	24x48x12"	-	Custom	Movable	Red	-
F20	5/L12.4	TIERED PLATFORM SEATING	Refer to plan	-	Custom	-	-	-
F21	7/L12.1	MOVABLE BAR-HEIGHT STOOL	32.5"x18"	MCH-2000-00001	Maglin	-	Steel	-
A1	1/L11.4	GLASS ARBOUR, L4	Refer to plan	-	Custom	-	-	-
A2	2/L11.4	GLASS ARBOUR, L5A	Refer to plan	-	Custom	-	-	-
A3	3/L11.4	GLASS ARBOUR, L5B	Refer to plan	-	Custom	-	-	-
A4	4/L11.4	GLASS ARBOUR, L5C	Refer to plan	-	Custom	-	-	-
C1	5/L12.2	SLIDE	20x14x7"	COR71005	Kompan	-	-	-
C2	-	REMOVED	-	-	-	-	-	-
C3	2/L12.4	PLAY POLES	Height varies	-	Custom	Powdercoat	Red	-
T1	1/L11.5	METAL TRELIS, TOWER F	Refer to plan	-	Custom	Powdercoat	Black	-
T2	2/L11.5	METAL TRELIS, TOWER G	Refer to plan	-	Custom	Powdercoat	Black	-
MATERIALS								
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
P1	1/L11.1	CONCRETE PAVER - GF	612x2x2.5"	Urban	Newstone Group	-	Grey	-
P1.1	1/L11.1	BASALT PAVER - GF	12x12x2"	Yaletown	NW Landscape Supply	Provide sample for review	Dark Gray/Black, Flame Finish	-
P2	1/L11.1	CONCRETE PAVER - PODIUM PATIO	18"x18x1.75"	Vancouver Bay	Mutual Materials	On Peccato	Platinum Cascade	-
P2.1	2/L11.1	CONCRETE PAVER - PODIUM	4'x8x2"	Holland	Mutual Materials	Running Bond	Red, Rose	-
P3	3/L11.1	P/P RUBBER PLAY SURFACING	-	-	Marathon Surface	-	Natural	-
P4	4/L11.1	SANDSTONE STEPPING STONES	2' to 4', 2"-3.5" thick	-	Bluestone tumbled XL	set min. 2" apart	Natural	-
P5	5/L11.1	CONCRETE PAVING	-	-	Custom	Broom Finish	Natural	-
P6	1/L11.2	TIMBER BOARDWALK	-	-	Custom	-	Natural	-
P7	2/L11.1	OLD DOMINION CIRCLE KIT PAVERS	-	-	Mutual Materials	Circle pattern	Cascade blend	-
P8	5/L11.1	SPLIT FACE STEPS - PODIUM	72"x30"x7"	Old Dominion Circle Kits	Rosetta	Pre-cast concrete	Natural	-
M1	2/L11.2	CONCRETE PLANTER	-	-	Custom	-	-	-
M2	3/L11.2	DRIP STRIP	-	-	Custom	-	-	-
M3	4/L11.2	CONCRETE SEATING WALL	-	-	Custom	-	Natural	-
M5	1/L11.3	TIMBER PLATFORM	-	-	Custom	Cedar	-	-
M6	2/L11.3	ENTRANCE GATE AND PILLAR	Refer to plan	-	Custom	Ground Level	-	-
M7	3/L11.3	METAL GATE AND PILLAR	Refer to plan	-	Custom	L4	-	-
M8	4/L11.3	METAL FENCE	Refer to plan	-	Custom	-	-	-

MATERIALS								
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
P1	1/L11.1	CONCRETE PAVER - GF	6x12x2.5"	Urban	Newstone Group	-	Grey	-
P1.1	1/L11.1	BASALT PAVER - GF	12x12x2"	Yaletown	NW Landscape Supply	Provide sample for review	Dark Gray/Black, Flame Finish	-
P2.1	8/L11.1	CONCRETE PAVER - PODIUM PATIO	18x18x1.75"	Vancouver Bay	Mutual Materials	On Pedestal	Platinum	-
P2.2	2/L11.1	CONCRETE PAVER - PODIUM	4x8x2"	Holland	Mutual Materials	Running Bond	Cascade	-
P3	3/L11.1	PIP RUBBER PLAY SURFACING	-	-	Marathon Surface	-	Red, Rose	-
P4	4/L11.1	SANDSTONE STEPPING STONES	2' to 4', 2'-3.5" thick	Bluestone tumbled XL	NW Landscape Supply	set min. 2" apart	Natural	-
P5	5/L11.1	CONCRETE PAVING	-	-	Custom	Broom Finish	Natural	-
P6	1/L11.2	TIMBER BOARDWALK	-	-	Custom	-	Natural	-
P7	2/L11.1	OLD DOMINION CIRCLE KIT PAVERS	-	Old Dominion Circle Kits	Mutual Materials	Circle pattern	Cascade blend	-
P8	5/L11.3	SPLIT FACE STEPS - PODIUM	72"x30"x7"	Dimensional Steps	Rosetta	Pre-cast concrete	-	-
M1	2/L11.2	CONCRETE PLANTER	-	-	Custom	-	Natural	-
M2	3/L11.2	DRIP STRIP	-	-	Custom	-	-	-
M3	4/L11.2	CONCRETE SEATING WALL	-	-	Custom	-	Natural	-
M5	1/L11.3	TIMBER PLATFORM	-	-	Custom	Cedar	-	-
M6	2/L11.3	ENTRANCE GATE AND PILLAR	Refer to plan	-	Custom	Ground Level	-	-
M7	3/L11.3	METAL GATE AND PILLAR	Refer to plan	-	Custom	L4	-	-
M8	4/L11.3	METAL FENCE	Refer to plan	-	Custom	-	-	-

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

PLANT LIST

GROUND FLOOR						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	6	Acer circinatum	vine maple	s3	2m ht. B&B	full, bushy crown
Ccf	1	Cercis canadensis 'Forest Pansy'	eastern redbud	s3	6 cm cal. B&B, 2m std	full, bushy crown
Fsd	1	Fagus sylvatica 'Dawycck Gold'	golden beech	s3	4m ht. B&B	1.8m std. full crown
Pxy	1	Prunus x yedensis 'Akebono'	Akebono Yoshino cherry	s3	6 cm cal. B&B	full, bushy crown
Qrs	2	Quercus robur 'K'indred Spirit'	columnar oak	s3	6 cm cal. B&B	full, bushy crown
Sal	2	Sorbus aria 'Lutescens'	whitebeam	s3	6 cm cal. B&B	1.8m std. full crown
Stj	4	Styrax japonicus 'Snowcone'	Japanese snowbell	s3	6 cm cal. B&B	full, bushy crown
GROUND FLOOR						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
SHRUBS / GROUNDCOVERS / PERENNIALS						
Ago	202	Acorus gramineus 'Ogon'	gold sweet flag		0 #1 cont.	full, bushy plants
Ahc	26	Azalea japonica 'Hino Crimson'	evergreen azalea	---	#2 cont.	---
Ci	77	Chasmanthium latifolium	northern sea oats		0 #1 cont.	full, bushy plants
Cth	17	Ceanothus thyrsiflorus 'Victoria'	California lilac		0 #10 cont.	full, bushy plants
Gs	22	Gaultheria shallon	salal		0 #2 cont.	full, bushy plants
Hs	32	Helictotrichon sempervirens	blue oat grass		0 #2 cont.	full, bushy plants
Lis	21	Liriope spicata	creeping lily turf		0 #1 cont.	full, bushy plants
Lm	454	Liriope muscan	lily turf		0 #1 cont.	full, bushy plants
Mis	8	Miscanthus sinensis 'Morning Light'	Morning Light maiden grass		0 #5 cont.	full, bushy plants
Pah	24	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass		0 #1 cont.	full, bushy plants
Pm	3	Pinus mugo	mugo pine		0 #10 cont.	full, bushy plants
Pm	67	Polystichum munitum	sword fern		0 #3 cont.	full, bushy plants
Ppo	97	Polystichum polyblepharum	tassel fern		0 #2 cont.	full, bushy plants
Ptr	8	Parthenocissus tricuspidata	Boston ivy		0 #2 cont.	full/ bushy plants
Rfq	41	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan		0 #2 cont.	full, bushy plants
Rr	35	Rosa rugosa	rugosa rose		0 #3 cont.	full, bushy plants
Rs	24	Ribes sanguineum 'King Edward'	flowering currant		0 #5 cont.	full, bushy plants
Sa	61	Sesleria autumnalis	Autumn Moor Grass		0 #2 cont.	full, bushy plants
Sca	79	Solidago canadensis	Goldenrod		0 #1 cont.	full, bushy plants
Sh	40	Sarcococca hookeriana var. Humilis	dwarf sweet box		0 #2 cont.	full, bushy plants
Sr	2	Sarcococca ruscifolia	sweet box		0 #3 cont.	full, bushy plants
Tbr	6	Taxus baccata 'Repandens' (Male Only)	spreading English yew		0 #5 cont.	full, bushy plants
Ts	65	Thymus serpyllum	creeping thyme		0 SP#4	full, bushy plants
PODIUM LEVEL (LEVEL 4/5)						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	24	Acer circinatum	vine maple	s3	2m ht. B&B	full, bushy crown
Aj	7	Albizzia julibrassin	silk tree	s3	6 cm cal. B&B	full, bushy crown
Aps	29	Acer palmatum 'Seiryu'	Seiryu Japanese maple	s3	5 cm cal. B&B	multi stem, full crown
Ccf	11	Cercis canadensis 'Forest Pansy'	eastern redbud	s3	6 cm cal. B&B	full, bushy crown
CJ	8	Cercidiphyllum japonicum	katsura tree	s3	6 cm cal. B&B	full, bushy crown
Hmo	4	Hamamelis mollis	Chinese witch hazel	s3	#10 cont.	full, bushy crown
Ld	4	Pinus contorta	lodgepole pine	s3	3m ht/B&B	full/ bushy canopy
Pxy	8	Prunus x yedensis 'Akebono'	Akebono Yoshino cherry	s3	6 cm cal. B&B	full, bushy crown
PODIUM LEVEL (LEVEL 4/5)						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
SHRUBS / GROUNDCOVERS / PERENNIALS						
Ago	854	Acorus gramineus 'Ogon'	gold sweet flag		0 #1 cont.	---
Ahc	272	Azalea japonica 'Hino Crimson'	evergreen azalea	---	#2 cont.	---
Car	1	Clematis armandii 'Apple Blossom'	Apple Blossom clematis		0 #2 cont./ staked	full, bushy plants
Ceb	557	Carex elata 'Bowles Golden'	Bowlies Golden sedge	---	#1 cont.	full, bushy plants
Ci	142	Chasmanthium latifolium	northern sea oats		0 #1 cont.	---
Ct	53	Choisya ternata	Mexican mock orange		0 #5 cont.	---
Gem	20	Geranium macrorrhizum 'Bevan's Variety'	bigroot geranium		0 #1 cont.	full, bushy plants
Gs	203	Gaultheria shallon	salal	---	#2 cont.	---
Haa	39	Hydrangea arborescens 'Annabelle'	Annabelle hydrangea		0 #5 cont.	---
Hqs	5	Hydrangea quercifolia 'Snow Queen'	oak-leaf hydrangea		0 #5 cont.	full, bushy plants
La	78	Lavandula angustifolia	English lavender		0 #2 cont.	full, bushy plants
Mis	272	Miscanthus sinensis 'Morning Light'	Morning Light maiden grass	---	#5 cont.	full, bushy plants
Pah	254	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass		0 #2 cont.	full, bushy plants
Pat	29	Pachysandra terminalis	Japanese Spurge		0 #1 cont.	full/ bushy plants
Pm	358	Polystichum munitum	sword fern	---	#3 cont.	full, bushy plants
Rak	38	Rhododendron 'Anah Kruschke'	Anah Kruschke rhododendron		0 #5 cont.	full, bushy plants
Rr	45	Rosa rugosa	rugosa rose		0 #3 cont.	full, bushy plants
Rra	52	Rhododendron 'Ramapo'	purple rhododendron		0 #2 cont.	---
Rs	54	Ribes sanguineum 'King Edward'	flowering currant	---	#5 cont.	---
Ryc	38	Rhododendron yakushimanum 'Crete'	Crete rhododendron	---	#5 cont.	---
Saj	414	Sedum 'Autumn Joy'	autumn stonecrop		0 #1 cont.	full, bushy plants
Sew	276	Sedum eversii	pink Mongolian stonecrop		0 #1 cont.	full, bushy plants
Sh	79	Sarcococca hookeriana var. Humilis	dwarf sweet box	---	#1 cont.	full, bushy plants
Sns	307	Sedum nevi 'Silver Frost'	southern stonecrop		0 #1 cont.	full, bushy plants
Sp	20	Salix purpurea 'Nana'	dwarf arctic blue leaf willow		0 #5 cont.	---
Spe	471	Sedum 'Purple Emperor'	autumn stonecrop	---	#1 cont.	full, bushy plants
Sr	134	Sarcococca ruscifolia	sweet box	---	#3 cont.	---
Ssp	440	Sedum spurium 'Green Mantle'	two-row stonecrop		0 #1 cont.	full, bushy plants
Tbr	110	Taxus baccata 'Repandens' (Male Only)	spreading English yew		0 #5 cont.	full, bushy plants
Tmh	230	Taxus media 'Hicksii' (Male Only)	Anglojap yew	---	1.2m ht. B&B	---
Vd	154	Viburnum davidii	David's viburnum	---	---	full, bushy plants
Vo	15	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry		0 #3 cont.	full, bushy plants
	0				0	
LAWN						
		Non-Netted, grown on sand				

NOTES:

1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

Revisions			
No.	Date	Revision	Notes
1	2022-06-16	Revised for EFP	
2	2024-07-27	Revised for EFP	

Issues			
No.	Date	Issue	Notes
A	2019-05-30	Added for EFP	Revised for EFP
C	2020-03-24	Revised for EFP	
E	2021-07-31	Revised for EFP	
G	2021-10-27	Revised for EFP	
M	2021-02-02	Revised for EFP	
N	2021-04-06	Revised for EFP	
O	2021-05-31	Revised for EFP	
R	2022-01-06	Revised for EFP	
U	2021-01-06	Revised for EFP	
F	2021-02-06	Revised for EFP	
F	2021-01-06	Revised for EFP	
U	2021-01-06	Revised for EFP	
V	2021-01-06	Revised for EFP	
W	2021-07-27	Revised for EFP	

Prepared by:

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Project

Yuanheng Development

Lot B

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Issued For:

Notes and Schedules

Logo	
Project Manager	21609
Client	
Revised By	
08-30-19	
File Name	



Note:
1. Community Centre Plaza SRW is subject to the SA
2. Sea Island Greenway SRW is subject to the SA

No.	Date	Revision Notes
1	2020-03-15	Revised for SA
2	2020-07-27	Revised for DPMS

No.	Date	Issue Notes
A	2019-10-30	Issued for P-2, for Approval
C	2020-03-20	Issued for EP
F	2020-07-27	Issued for AEP
G	2020-07-27	Issued for Progress
M	2021-03-27	Issued for EP
N	2021-04-28	Issued for EP
O	2021-05-21	Issued for EP
P	2021-06-06	Revised for EP
Q	2021-06-06	Issued for Review
R	2021-06-06	Issued for Review
S	2021-06-28	Revised for EP
T	2021-06-28	Issued for Review
U	2021-06-28	Revised for Review
V	2021-06-28	Revised for Review
W	2021-06-28	Revised for Review

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Project
**Yuanheng Development
Lot B**

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Title

Illustrative Plan

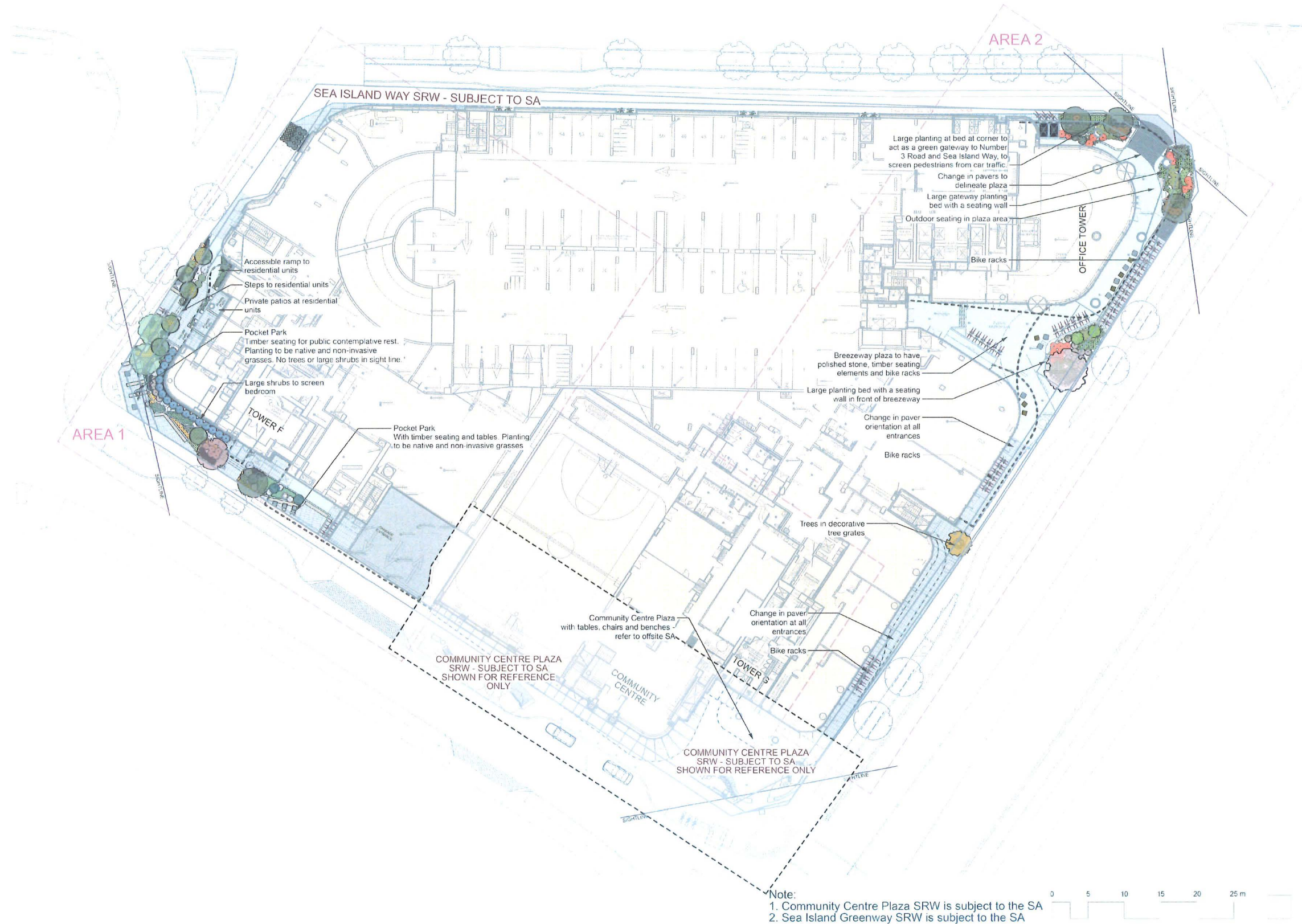
Scale

Project Manager	27609
MG	
Drawn By	12583
VS	
Reviewed By	
08-30-19	

L0.3

42

DP 26-007148 August 4, 2026 Plan #39



No.	Date	Revision Notes
1	2022-03-15	Revised for DP
2	2026-07-27	Issued for DP/MA

No.	Date	Issue Notes
A	2015-05-26	Issued for F.C. See Appendix
C	2020-03-24	Issued for DP
E	2020-05-11	Issued for DP
G	2020-07-27	Issued for DP/MA
M	2021-02-22	Issued for DP
N	2021-04-29	Issued for DP
O	2021-07-31	Issued for DP
P	2022-01-06	Revised for DP
Q	2022-01-06	Revised for DP/MA
R	2022-01-06	Revised for DP/MA
T	2022-01-06	Revised for DP/MA
U	2022-01-06	Revised for DP/MA
V	2022-01-06	Revised for DP/MA
W	2022-01-06	Revised for DP/MA

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Project

**Yuanheng Development
Lot B**

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Info

**Illustrative Plan
Ground Floor**

Scale

Project Name	Project No.
MG	21609
Scale	1:250
Revised By	Revised By
08/30/19	

L1.0

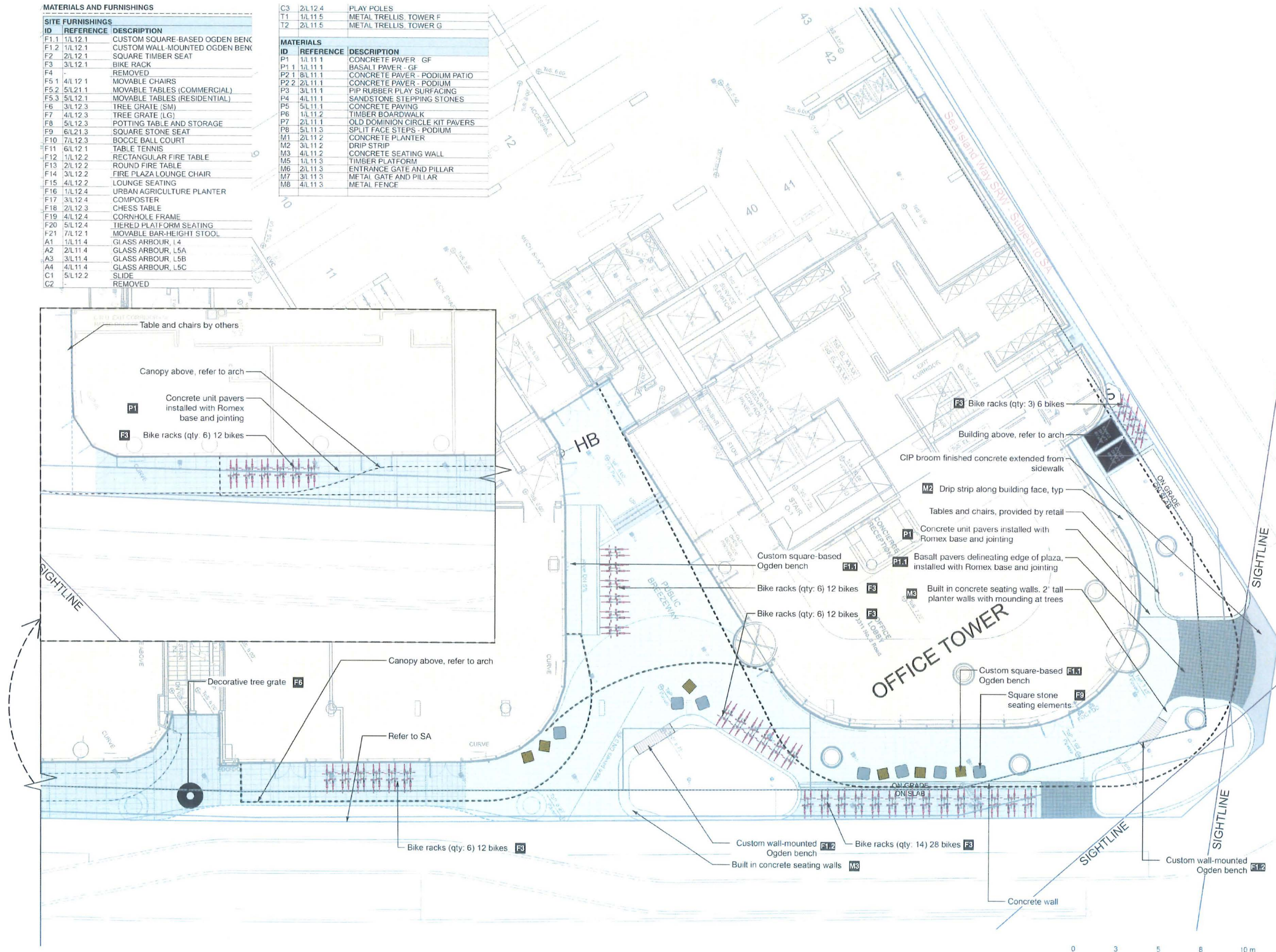
42

MATERIALS AND FURNISHINGS

ID	REFERENCE	DESCRIPTION
F1.1	1/L12.1	CUSTOM SQUARE-BASED OGDEN BENCH
F1.2	1/L12.1	CUSTOM WALL-MOUNTED OGDEN BENCH
F2	2/L12.1	SQUARE TIMBER SEAT
F3	3/L12.1	BIKE RACK
F4		REMOVED
F5.1	4/L12.1	MOVABLE CHAIRS
F5.2	5/L12.1	MOVABLE TABLES (COMMERCIAL)
F5.3	5/L12.1	MOVABLE TABLES (RESIDENTIAL)
F6	3/L12.3	TREE GRATE (SM)
F7	4/L12.3	TREE GRATE (LG)
F8	5/L12.3	POTTING TABLE AND STORAGE
F9	6/L12.3	SQUARE STONE SEAT
F10	7/L12.3	BOCCIE BALL COURT
F11	6/L12.1	TABLE TENNIS
F12	1/L12.2	RECTANGULAR FIRE TABLE
F13	2/L12.2	ROUND FIRE TABLE
F14	3/L12.2	FIRE PLAZA LOUNGE CHAIR
F15	4/L12.2	LOUNGE SEATING
F16	1/L12.4	URBAN AGRICULTURE PLANTER
F17	3/L12.4	COMPOSTER
F18	2/L12.3	CHESS TABLE
F19	4/L12.4	CORNHOLE FRAME
F20	5/L12.4	TIERED PLATFORM SEATING
F21	7/L12.1	MOVABLE BAR-HEIGHT STOOL
A1	1/L11.4	GLASS ARBOUR, L4
A2	2/L11.4	GLASS ARBOUR, L5A
A3	3/L11.4	GLASS ARBOUR, L5B
A4	4/L11.4	GLASS ARBOUR, L5C
C1	5/L12.2	SLIDE
C2		REMOVED

C3	2/L12.4	PLAY POLES
T1	1/L11.5	METAL TRELLIS, TOWER F
T2	2/L11.5	METAL TRELLIS, TOWER G

ID	REFERENCE	DESCRIPTION
P1	1/L11.1	CONCRETE PAVER - GF
P1.1	1/L11.1	BASALT PAVER - GF
P2.1	8/L11.1	CONCRETE PAVER - PODIUM PATIO
P2.2	2/L11.1	CONCRETE PAVER - PODIUM
P3	3/L11.1	PIP RUBBER PLAY SURFACING
P4	4/L11.1	SANDSTONE STEPPING STONES
P5	5/L11.1	CONCRETE PAVING
P6	1/L11.2	TIMBER BOARDWALK
P7	2/L11.1	OLD DOMINION CIRCLE KIT PAVERS
P8	5/L11.3	SPLIT FACE STEPS - PODIUM
M1	2/L11.2	CONCRETE PLANTER
M2	3/L11.2	DRIP STRIP
M3	4/L11.2	CONCRETE SEATING WALL
M5	1/L11.3	TIMBER PLATFORM
M6	2/L11.3	ENTRANCE GATE AND PILLAR
M7	3/L11.3	METAL GATE AND PILLAR
M8	4/L11.3	METAL FENCE



No.	Date	Revision Notes
1	2025-08-09	Revised for EIR
2	2026-07-27	Issued for EIRMA

No.	Date	Issue Notes
A	2015-09-20	Issued for F2, for Approval
C	2020-03-24	Issued for EIR
F	2021-06-24	Issued for AEP
G	2021-07-27	Issued for Progress
H	2021-07-27	Issued for EIR
I	2021-08-27	Issued for EIR
J	2021-09-21	Issued for EIR
K	2022-01-06	Revised for EIR
L	2022-01-06	Revised for EIR
M	2022-01-06	Revised for EIR
N	2022-01-06	Revised for EIR
O	2022-01-06	Revised for EIR
P	2022-01-06	Revised for EIR
Q	2022-01-06	Revised for EIR
R	2022-01-06	Revised for EIR
S	2022-01-06	Revised for EIR
T	2022-01-06	Revised for EIR
U	2022-01-06	Revised for EIR
V	2022-01-06	Revised for EIR
W	2022-01-06	Revised for EIR
X	2022-01-06	Revised for EIR
Y	2022-01-06	Revised for EIR
Z	2022-01-06	Revised for EIR

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Project
**Yuanheng Development
Lot B**
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Material Plan
Ground Floor - Area 2

Drawn By	MS	21609
Check By	VS	1-1-0
Reviewed By		
Date	2021-01-27	L1.2

File #	Date	Issue Notes
A	2016-06-06	Issued for F-2, Tex. Amendment
C	2016-05-26	Issued for F-2
E	2017-07-15	Issued for AFD
F	2017-07-27	Issued for the Program
M	2017-08-02	Issued for AFD
P	2017-04-08	Issued for EF
C	2017-07-21	Issued for EF
Q	2017-06-10	Issued for the new
Q	2017-06-10	Issued for C-2, Federal
Q	2017-06-10	Issued for C-2
F	2016-06-03	Issued for the order
U	2017-08-13	Re-Issued for Florida
U	2017-08-13	Re-Issued for Florida
U	2017-08-13	Re-Issued for Florida

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Learn More

Revision		
No.	Date	Revision Notes
1	2022-03-10	Re-issued for BR
2	2023-07-27	Issued for DIPMA

Issue No.	Date	Issue Notes
A	2019-09-20	Issued for F-2
C	2019-09-26	Issued for DF
F	2020-07-01	Issued for AGP
G	2020-07-27	Issued for Progn
M	2021-01-02	Issued for LR
I	2021-04-08	Issued for LR
D	2021-06-28	Issued for EF
G	2022-07-06	Re-issued for DF
G	2021-07-06	Issued for Forecast
E	2021-09-09	Issued for CbE
E	2021-09-28	Re-issued for CbE
I	2022-01-08	Issued for Gender
T	2022-10-01	Re-issued for LR
V	2023-06-01	Re-issued for LR
W	2023-07-27	Issued for EF&M

Printed on Recycled Paper

MATERIALS AND FURNISHINGS

SITE FURNISHINGS		
ID	REFERENCE	DESCRIPTION
F1.1	1/L12.1	CUSTOM SQUARE-BASED OGDEN BE
F1.2	1/L12.1	CUSTOM WALL-MOUNTED OGDEN BE
F2	2/L12.1	SQUARE TIMBER SEAT
F3	3/L12.1	BIKE RACK
F4		REMOVED
F5.1	4/L12.1	MOVABLE CHAIRS
F5.2	5/L12.1	MOVABLE TABLES (COMMERCIAL)
F5.3	6/L12.1	MOVABLE TABLES (RESIDENTIAL)
F6	3/L12.3	TREE GRATE (SM)
F7	4/L12.3	TREE GRATE (LG)
F8	5/L12.3	POTTING TABLE AND STORAGE
F9	6/L21.3	SQUARE STONE SEAT
F10	7/L12.3	BOCCE BALL COURT
F11	6/L12.1	TABLE TENNIS
F12	1/L12.2	RECTANGULAR FIRE TABLE
F13	2/L12.2	ROUND FIRE TABLE
F14	3/L12.2	FIRE PLAZA LOUNGE CHAIR
F15	4/L12.2	LOUNGE SEATING
F16	1/L12.4	URBAN AGRICULTURE PLANTER
F17	3/L12.4	COMPOSTER
F18	2/L12.3	CHESS TABLE
F19	4/L12.4	CORNHOLE FRAME
F20	5/L12.4	TIERED PLATFORM SEATING
F21	7/L12.1	MOVABLE BAR-HEIGHT STOOL
A1	1/L14.4	GLASS ABOUR, L4
A2	2/L11.4	GLASS ABOUR, L5A
A3	3/L11.4	GLASS ABOUR, L5B
A4	4/L11.4	GLASS ABOUR, L5C
C1	5/L12.2	SLIDE
C2	-	REMOVED
C3	2/L12.4	PLAY POLES
T1	1/L11.5	METAL TRELLIS, TOWER F
T2	2/L11.5	METAL TRELLIS, TOWER G

MATERIALS		
ID	REFERENCE	DESCRIPTION
P1	1/L11.1	CONCRETE PAVR - GF
P1.1	1/L11.1	BASALT PAVR - GF
P2	1/L11.1	CONCRETE PAVR - PODIUM PATIO
P2.1	2/L11.1	CONCRETE PAVR - PODIUM
P3	3/L11.1	PIF RUBBER PLAY SURFACING
P4	4/L11.1	SANDSTONE STEPPING STONES
P5	5/L11.1	CONCRETE PAVING
P6	1/L11.2	TIMBER BOARDWALK
P7	2/L11.1	OLD DOMINION CIRCLE KIT PAVERS
P8	5/L11.3	SPLIT FACE STEPS - PODIUM
M1	2/L11.2	CONCRETE PLANTER
M2	3/L11.2	DRAIN STRIP
M3	4/L11.2	CONCRETE SEATING WALL
M5	1/L11.3	TIMBER PLANTER
M6	2/L11.3	ENTRANCE GATE AND PILLAR
M7	3/L11.3	METAL GATE AND PILLAR
M8	4/L11.3	METAL FENCE

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Project
Yuanheng Development

Lot B
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing life

Material Plan

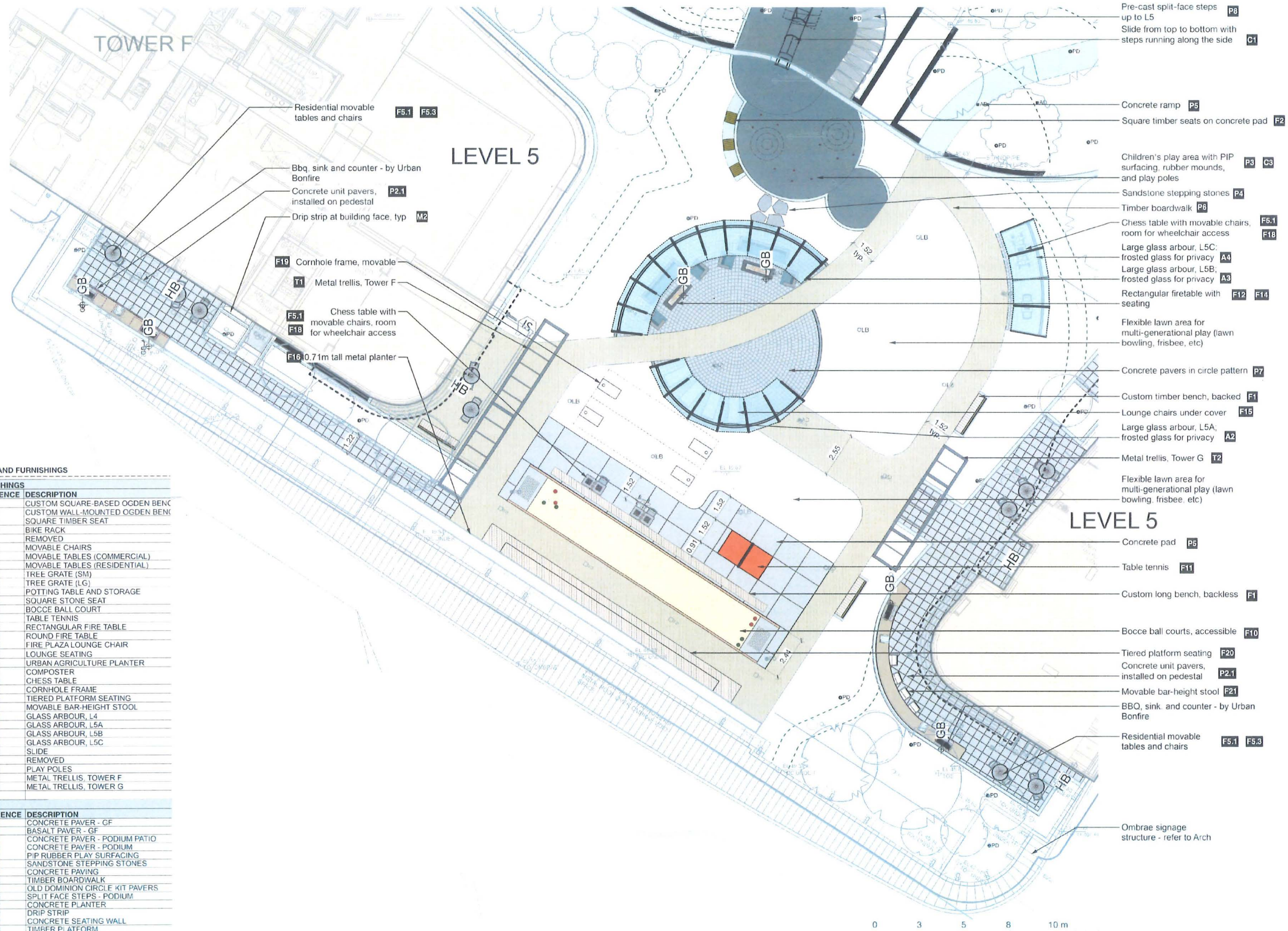
Podium Level - Area 2

Drug Dosage	Amount
MG	21609
Drug To	none
VG	1:100
Drug to VG	1:10000

Reviewed By: L2.2
 08/30/19

First Date: _____

MATERIALS AND FURNISHINGS		
SITE FURNISHINGS		
ID	REFERENCE	DESCRIPTION
F1.1	1/L12.1	CUSTOM SQUARE-BASED OGDEN BENCH
F1.2	1/L12.1	CUSTOM WALL-MOUNTED OGDEN BENCH
F2	2/L12.1	SQUARE TIMBER SEAT
F3	3/L12.1	BIKE RACK
F4	-	REMOVED
F5.1	4/L12.1	MOVABLE CHAIRS
F5.2	5/L12.1	MOVABLE TABLES (COMMERCIAL)
F5.3	5/L12.1	MOVABLE TABLES (RESIDENTIAL)
F6	3/L12.3	TREE GRATE (SM)
F7	4/L12.3	TREE GRATE (LG)
F8	5/L12.3	POTTING TABLE AND STORAGE
F9	6/L12.3	SQUARE STONE SEAT
F10	7/L12.3	BOCCIE BALL COURT
F11	6/L12.1	TABLE TENNIS
F12	1/L12.2	RECTANGULAR FIRE TABLE
F13	2/L12.2	ROUND FIRE TABLE
F14	3/L12.2	FIRE PLAZA LOUNGE CHAIR
F15	4/L12.2	LOUNGE SEATING
F16	1/L12.4	URBAN AGRICULTURE PLANTER
F17	3/L12.4	COMPOSTER
F18	2/L12.3	CHESS TABLE
F19	4/L12.4	CORNHOLE FRAME
F20	5/L12.4	TIERED PLATFORM SEATING
F21	7/L12.1	MOVABLE BAR-HEIGHT STOOL
A1	1/L11.4	GLASS ARBOUR, L4
A2	2/L11.4	GLASS ARBOUR, L5A
A3	3/L11.4	GLASS ARBOUR, L5B
A4	4/L11.4	GLASS ARBOUR, L5C
C1	5/L12.2	SLIDE
C2	-	REMOVED
C3	2/L12.4	PLAY POLES
T1	1/L11.5	METAL TRELLIS, TOWER F
T2	2/L11.5	METAL TRELLIS, TOWER G
MATERIALS		
ID	REFERENCE	DESCRIPTION
P1	1/L11.1	CONCRETE PAVER - CF
P1.1	1/L11.1	BASALT PAVER - GF
P2.1	8/L11.1	CONCRETE PAVER - PODIUM PATIO
P2.2	2/L11.1	CONCRETE PAVER - PODIUM
P3	3/L11.1	PIP RUBBER PLAY SURFACING
P4	4/L11.1	SANDSTONE STEPPING STONES
P5	5/L11.1	CONCRETE PAVING
P6	1/L11.2	TIMBER BOARDWALK
P7	2/L11.1	OLD DOMINION CIRCLE KIT PAVERS
P8	5/L11.3	SPLIT FACE STEPS - PODIUM
M1	2/L11.2	CONCRETE PLANTER
M2	3/L11.2	DRIP STRIP
M3	4/L11.2	CONCRETE SEATING WALL
M5	1/L11.3	TIMBER PLATFORM
M6	2/L11.3	ENTRANCE GATE AND PILLAR
M7	3/L11.3	METAL GATE AND PILLAR
M8	4/L11.3	METAL FENCE



No.	Date	Revision Notes
1	2022-03-15	Revised for EF
2	2022-07-27	Revised for EFMS

No.	Date	Revision Notes
1	2019-05-20	Revised for F2, for Approval
2	2019-08-26	Revised for EF
3	2019-08-26	Revised for EF
4	2019-08-26	Revised for EF
5	2019-08-26	Revised for EF
6	2019-08-26	Revised for EF
7	2019-08-26	Revised for EF
8	2019-08-26	Revised for EF
9	2019-08-26	Revised for EF
10	2019-08-26	Revised for EF
11	2019-08-26	Revised for EF
12	2019-08-26	Revised for EF
13	2019-08-26	Revised for EF
14	2019-08-26	Revised for EF
15	2019-08-26	Revised for EF
16	2019-08-26	Revised for EF
17	2019-08-26	Revised for EF
18	2019-08-26	Revised for EF
19	2019-08-26	Revised for EF
20	2019-08-26	Revised for EF

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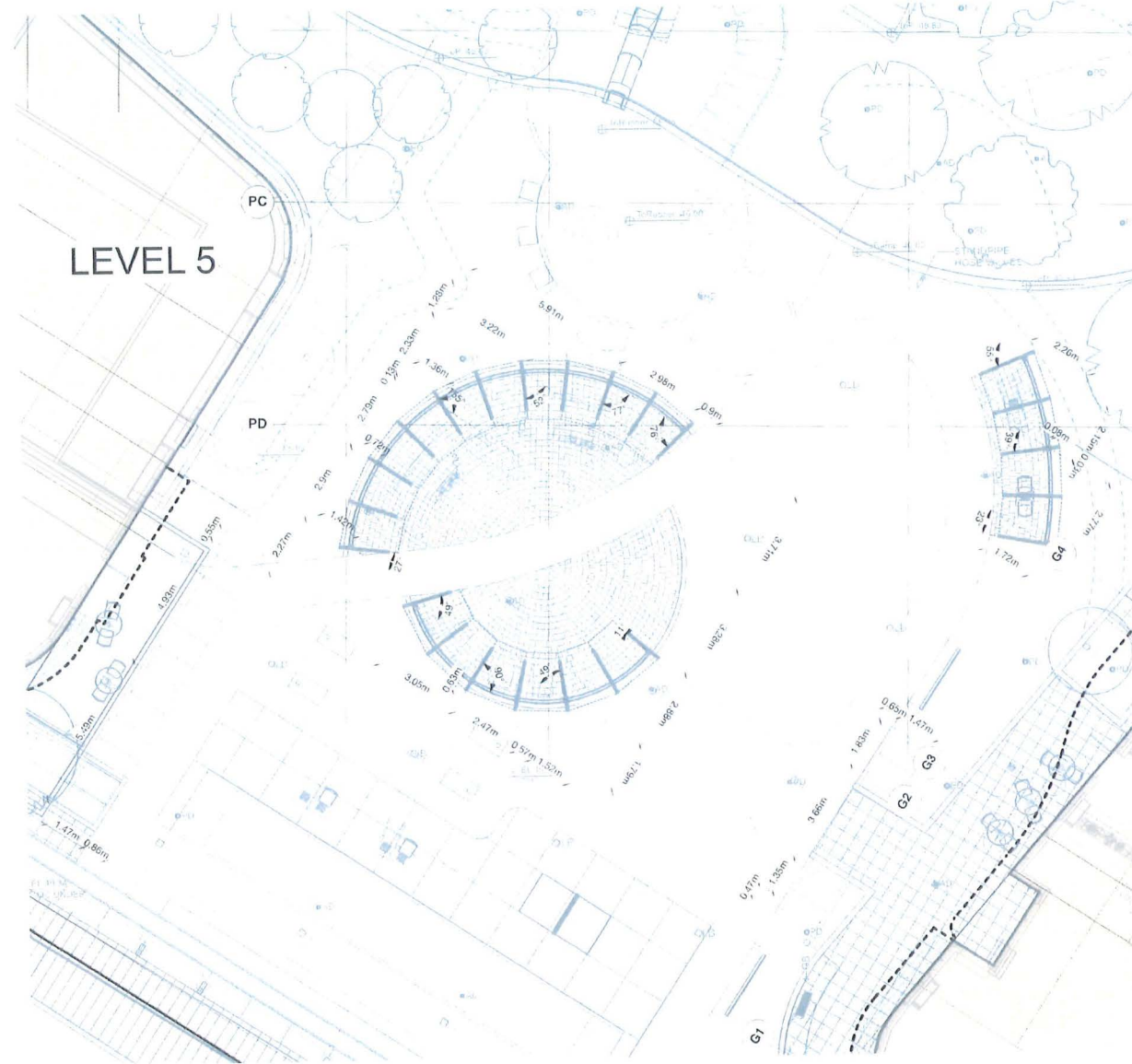
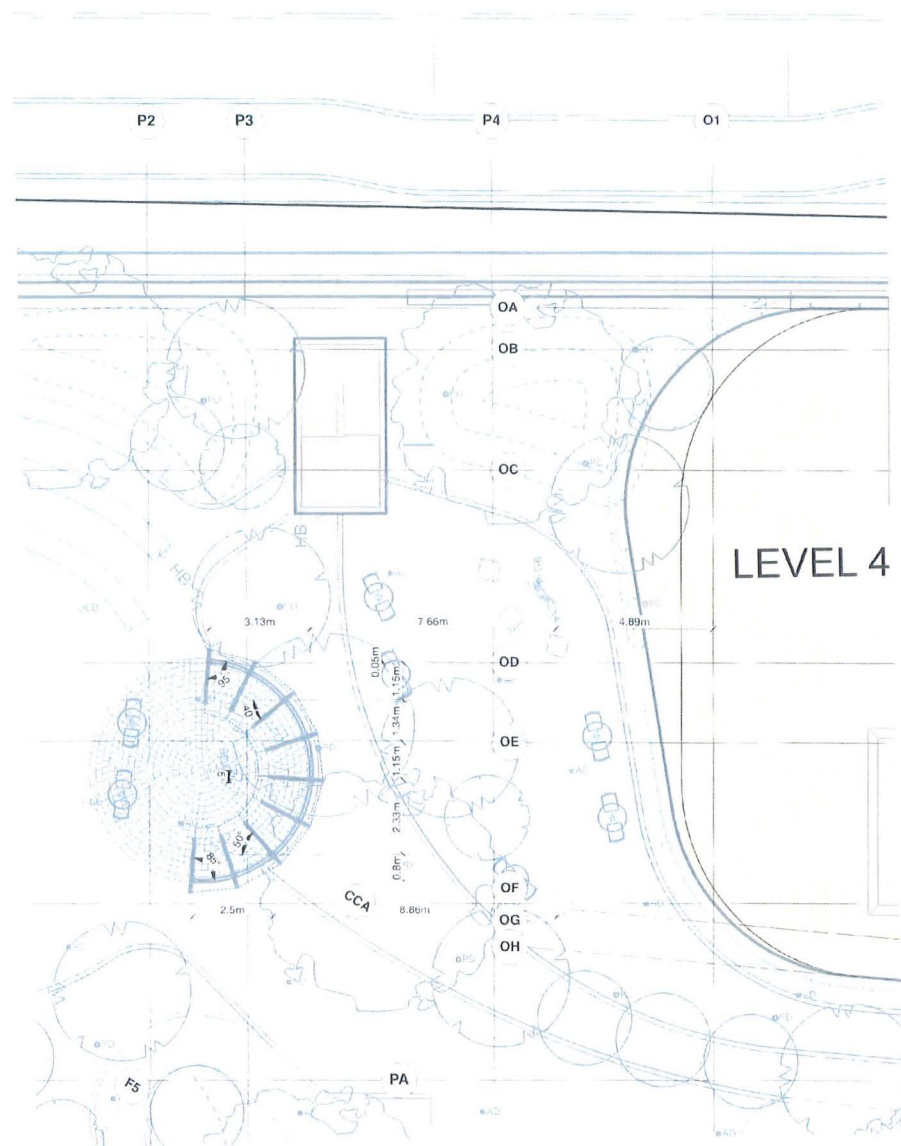
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Project
**Yuanheng Development
Lot B**

3311 No. 3 Road
8033 Capstan Way Richmond, BC

Drawing Title
**Material Plan
Podium Level - Area 3**

Project Manager	Project
MG	21609
Drawn By	Scale
VG	1:100
Reviewed By	Revision
VG	L2.3
08/30/19	



No.	Date	Revision Notes
1	2022-01-10	Revised for EF
2	2026-07-27	Issued for DPMA

No.	Date	Issue Notes
1	2019-06-30	Issued for P2 Test Approval
2	2019-06-30	Issued for EF
3	2020-02-11	Issued for ADP
4	2020-06-27	Issued for P3
5	2020-06-12	Issued for EF
6	2021-04-25	Issued for EF
7	2021-05-13	Issued for EF
8	2021-05-18	Issued for EF
9	2021-06-15	Issued for EF
10	2021-06-18	Issued for EF
11	2021-06-18	Issued for EF
12	2021-06-18	Issued for EF
13	2021-06-18	Issued for EF
14	2021-06-18	Issued for EF
15	2021-06-18	Issued for EF
16	2021-06-18	Issued for EF
17	2021-06-18	Issued for EF
18	2021-06-18	Issued for EF
19	2021-06-18	Issued for EF
20	2021-06-18	Issued for EF

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Yuanheng Development
Lot B
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Material Plan
Podium Level - Trellis Layout

Legend

0 3 5 8 10 m

Project No.	21609
MC	21609
YS	1:100
Reviewed By	L2.4
Date	05/30/19
Page No.	42



Revisions		
No.	Date	Revision Notes
1	2022-03-15	Revised for EFP
2	2022-07-27	Revised for EFP

Revisions		
No.	Date	Issue Notes
A	2022-03-20	Revised for EFP
B	2022-03-20	Revised for EFP
C	2022-03-20	Revised for EFP
D	2022-03-20	Revised for EFP
E	2022-03-20	Revised for EFP
F	2022-03-20	Revised for EFP
G	2022-03-20	Revised for EFP
H	2022-03-20	Revised for EFP
I	2022-03-20	Revised for EFP
J	2022-03-20	Revised for EFP
K	2022-03-20	Revised for EFP
L	2022-03-20	Revised for EFP
M	2022-03-20	Revised for EFP
N	2022-03-20	Revised for EFP
O	2022-03-20	Revised for EFP
P	2022-03-20	Revised for EFP
Q	2022-03-20	Revised for EFP
R	2022-03-20	Revised for EFP
S	2022-03-20	Revised for EFP
T	2022-03-20	Revised for EFP
U	2022-03-20	Revised for EFP
V	2022-03-20	Revised for EFP
W	2022-03-20	Revised for EFP

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Project

**Yuanheng Development
Lot B**

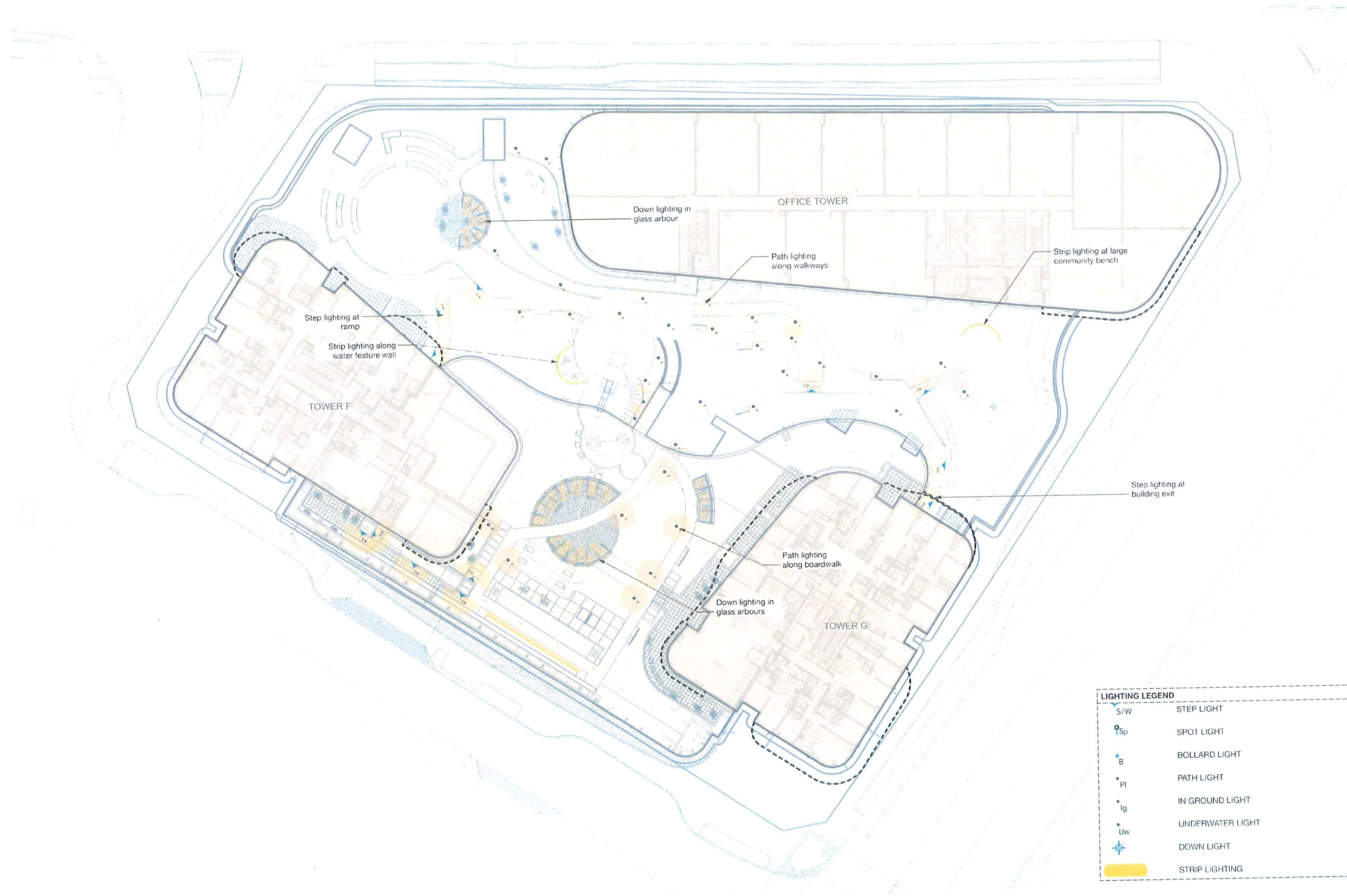
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Title

**Lighting Plan
Ground Floor**

Project	
Project No.	21609
Project Name	Yuanheng Development
Project Location	3311 No. 3 Road, Richmond, BC
Project Date	08/30/19
Project Status	L3.1

No.	Date	Revision Notes
1	2020-03-10	Revised for RFP
2	2020-07-27	Issued for EIRMA



No.	Date	Issue Notes
A	2019-05-26	Issued for P.C. for Approval
C	2020-09-24	Issued for EIR
E	2021-03-21	Issued for EIR
G	2021-07-27	Issued for EIR
M	2021-10-27	Issued for EIR
N	2021-11-19	Issued for EIR
O	2021-12-21	Issued for EIR
P	2022-01-10	Revised for EIR
Q	2022-01-10	Issued for EIR
R	2022-02-10	Issued for EIR
S	2022-02-10	Revised for EIR
T	2022-02-10	Revised for EIR
U	2022-02-10	Revised for EIR
V	2022-02-10	Revised for EIR
W	2022-02-10	Revised for EIR

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**Yuanheng Development
 Lot B**
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing title

**Lighting Plan
 Podium Level**

Scale

Project Manager	10/20/20
MG	21609
Scale	1:250
Drawn By	10/20/20
Reviewed By	L3.2
Date	08-30-19
Page No.	42

File Name



PLANT LIST						
GROUND FLOOR						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	6	Acer circinatum	vine maple	s3	2m ht, B&B	full, bushy crown
Ccf	1	Cercis canadensis 'Forest Pansy'	eastern redbud	s3	6 cm cal, B&B, 2m std	full, bushy crown
Fsd	1	Fagus sylvatica 'Dawcyk Gold'	golden beech	s3	4m ht, B&B	1.8m std, full crown
Pxy	1	Prunus x yedoensis 'Akebono'	Akebono Yoshino cherry	s3	6 cm cal, B&B	full, bushy crown
Qrs	2	Quercus robur 'Kindred Spirit'	columnar oak	s3	6 cm cal, B&B	full, bushy crown
Sal	2	Sorbus aria 'Lutescens'	whitebeam	s3	6 cm cal, B&B	1.8m std, full crown
Stj	4	Styrax japonicus 'Snowcone'	Japanese snowbell	s3	6 cm cal, B&B	full, bushy crown

No.	Date	Revision Notes
1	2023-03-15	Revised to RF
2	2023-07-27	Issued to EPMS

No.	Date	Issue Notes
A	2015-03-20	Issued for P2, for Approval
C	2020-01-28	Issued for EF
E	2021-02-11	Issued for ADP
G	2021-10-27	Issued for Final
M	2021-10-27	Issued for EF
L	2021-11-19	Issued for EF
O	2021-12-21	Issued for EF
F	2022-01-06	Revised for EF
U	2022-01-10	Issued for Review
F	2022-01-10	Revised for EF
T	2022-01-10	Issued for Review
U	2022-01-10	Revised for Review
V	2022-01-10	Revised for Review
Z	2022-07-27	Issued for EPMS

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Project
**Yuanheng Development
Lot B**

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing title

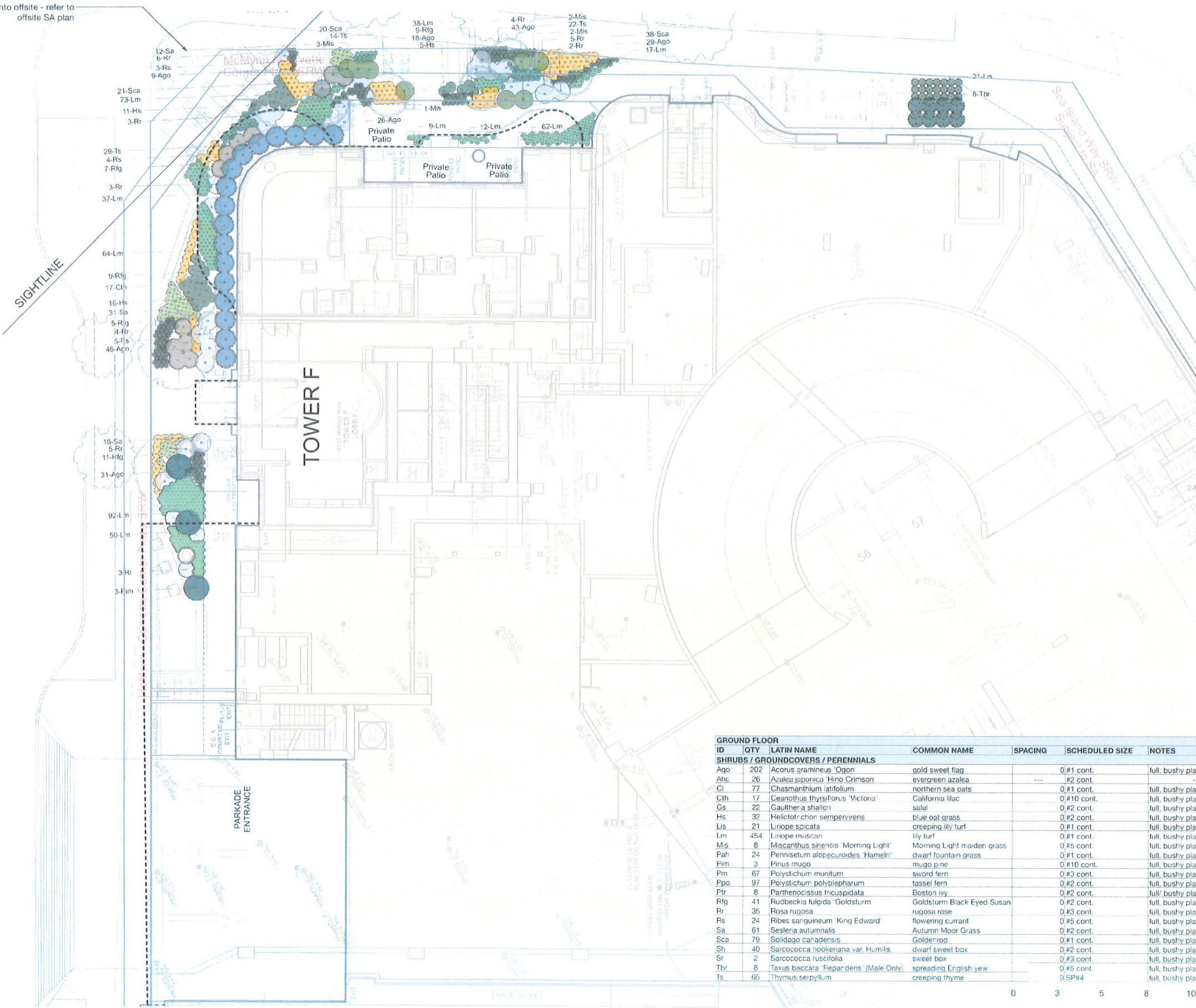
**Tree Plan
Ground Floor**

Logo

Project Manager	21609
MG	21609
Drawn By	12260
VG	12260
Reviewed By	L5.0
08-30-19	

First Issue

Planting extend into offsite - refer to
offsite SA plan



No.	Date	Revision Notes
1	2022-03-15	Revised for EP
2	2023-07-27	Revised for EPM

No.	Date	Issue Notes
A	2019-05-20	Revised for P.C. Rev. Approved
C	2020-03-26	Revised for EP
E	2021-02-10	Revised for AEP
G	2021-07-27	Revised for EPM
M	2021-07-27	Revised for EPM
B	2021-07-27	Revised for EPM
C	2021-07-27	Revised for EPM
F	2021-07-27	Revised for EPM
G	2021-07-27	Revised for EPM
H	2021-07-27	Revised for EPM
I	2021-07-27	Revised for EPM
J	2021-07-27	Revised for EPM
K	2021-07-27	Revised for EPM
L	2021-07-27	Revised for EPM
M	2021-07-27	Revised for EPM
N	2021-07-27	Revised for EPM
O	2021-07-27	Revised for EPM

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Project

**Yuanheng Development
Lot B**

3311 No. 3 Road
8033 Capstan Way Richmond, BC

Working Title

**Planting Plan
Ground Floor - Area 1**

Legend

Planting	Quantity
MG	21609
VG	1130
Revised By	L5.1
08/30/19	

File Name

DP 26-007148 August 4, 2026 Plan #51

GROUND FLOOR						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
SHRUBS / GROUNDCOVERS / PERENNIALS						
Ago	202	Acorus gramineus 'Ogon'	gold sweet flag	---	0 #1 cont.	full, bushy plants
Ahc	26	Azalea japonica 'Hino Crimson'	evergreen azalea	---	#2 cont.	---
Cl	77	Chasmanthium latifolium	northern sea oats	---	0 #1 cont.	full, bushy plants
Cth	17	Ceanothus thyrsiflorus 'Victoria'	California lilac	---	0 #10 cont.	full, bushy plants
Gs	22	Gaultheria shallon	salal	---	0 #2 cont.	full, bushy plants
Hs	32	Helictotrichon sempervirens	blue oat grass	---	0 #2 cont.	full, bushy plants
Lis	21	Liriope spicata	creeping lily turf	---	0 #1 cont.	full, bushy plants
Lm	454	Liriope muscari	lily turf	---	0 #1 cont.	full, bushy plants
Mis	8	Miscanthus sinensis 'Morning Light'	Morning Light maiden grass	---	0 #5 cont.	full, bushy plants
Pah	24	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	---	0 #1 cont.	full, bushy plants
Pim	3	Pinus mugo	mugo pine	---	0 #10 cont.	full, bushy plants
Pm	67	Polystichum munitum	sword fern	---	0 #3 cont.	full, bushy plants
Ppo	97	Polystichum polypheparum	tassel fern	---	0 #2 cont.	full, bushy plants
Ptr	8	Parthenocissus tricuspidata	Boston ivy	---	0 #2 cont.	full, bushy plants
Rtg	41	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	---	0 #2 cont.	full, bushy plants
Rr	35	Rosa rugosa	rugosa rose	---	0 #3 cont.	full, bushy plants
Rs	24	Ribes sanguineum 'King Edward'	flowering currant	---	0 #5 cont.	full, bushy plants
Sa	61	Sesleria autumnalis	Autumn Moor Grass	---	0 #2 cont.	full, bushy plants
Sca	79	Solidago canadensis	Goldenrod	---	0 #1 cont.	full, bushy plants
Sh	40	Sarcococca hookeriana var. Humilis	dwarf sweet box	---	0 #2 cont.	full, bushy plants
Sr	2	Sarcococca ruscifolia	sweet box	---	0 #3 cont.	full, bushy plants
Tbr	8	Taxus baccata 'Repandens' (Male Only)	spreading English yew	---	0 #5 cont.	full, bushy plants
Ts	65	Thymus serpyllum	creeping thyme	---	0 SP#4	full, bushy plants

Vines at building enclave along Sea Island, 4 enclaves total, can be seen on illustrative plan



No.	Date	Revision Notes
1	2020-03-15	Revised for EF
2	2020-07-27	Revised for EFMS

No.	Date	Issue Notes
A	2019-10-20	Issued for E2, Rev. Revised for
C	2020-10-20	Issued for EF
F	2021-10-21	Issued for EF
G	2021-10-27	Issued for EF
M	2021-10-27	Issued for EF
N	2021-10-27	Issued for EF
O	2021-10-27	Issued for EF
P	2021-10-27	Issued for EF
Q	2021-10-27	Issued for EF
R	2021-10-27	Issued for EF
S	2021-10-27	Issued for EF
T	2021-10-27	Issued for EF
U	2021-10-27	Issued for EF
V	2021-10-27	Issued for EF
W	2021-10-27	Issued for EF

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Project
**Yuanheng Development
Lot B**
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Planting Plan
Ground Floor - Area 2

Project Manager	MG	21609
Author	VS	11130
Reviewed By		L5.2
Date		08/30/19

No.	Date	Revision Notes
1	2022-03-15	Revised for EP
2	2022-03-27	Revised for EPMS

No.	Date	Issue Notes
A	2019-05-30	Issued for P-2, Rev. A and Rev. B
C	2020-03-24	Issued for EP
F	2021-04-15	Issued for AEP
G	2021-07-27	Issued for EPP/EP
M	2021-07-27	Issued for EP
T	2021-04-15	Issued for EP
O	2021-07-27	Issued for EP
F	2022-03-15	Revised for EP
Q	2022-03-15	Revised for EPP
R	2022-03-15	Revised for EPP
S	2022-03-15	Revised for EPP
T	2022-03-15	Revised for EPP
U	2022-03-15	Revised for EPP
V	2022-03-15	Revised for EPP
W	2022-03-15	Revised for EPP

Prepared by: [Name]

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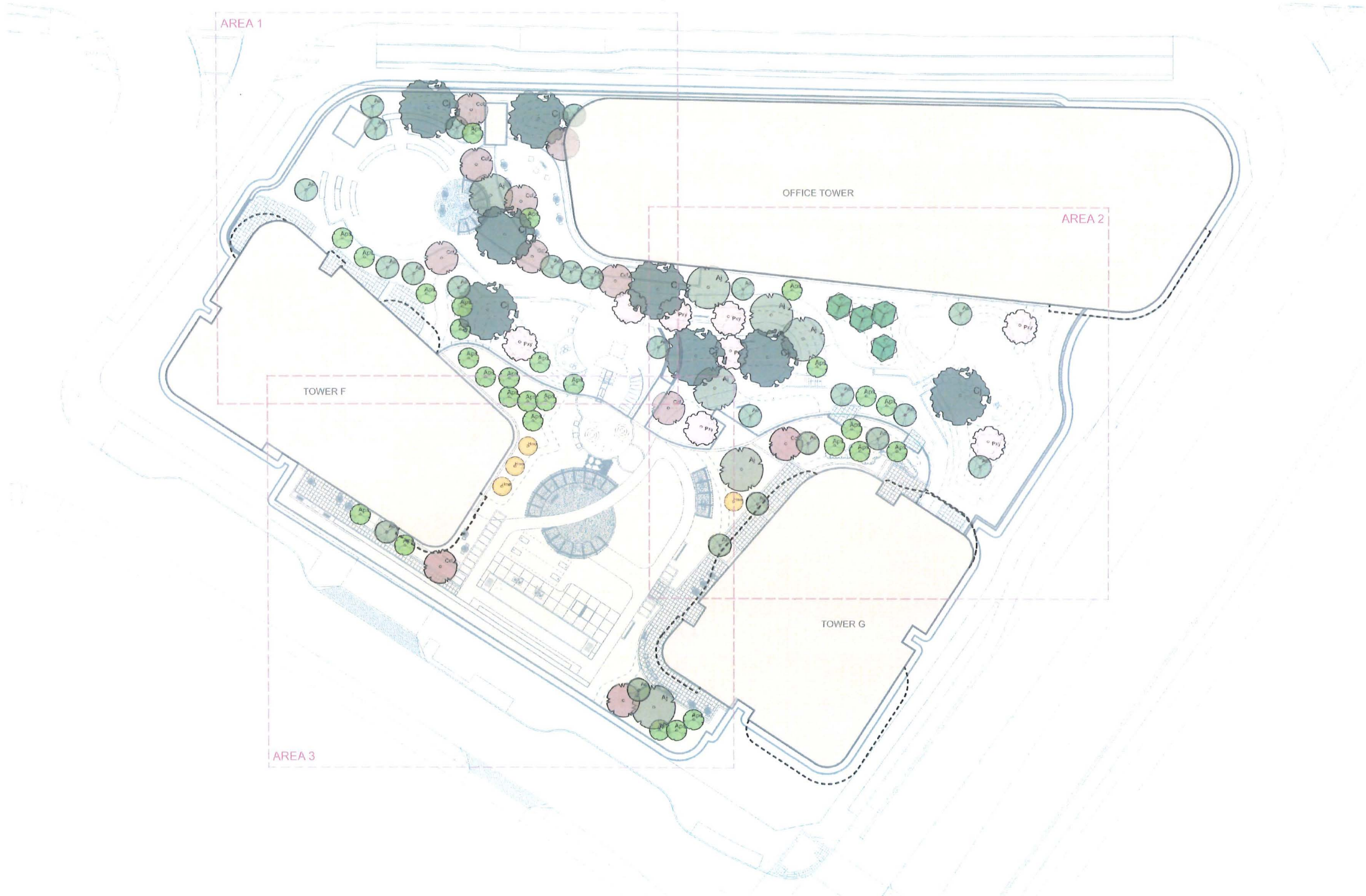
Project
Yuanheng Development
Lot B
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Title

Tree Plan
Podium Level

Scale

Project Manager	21609
MG	
Scale	1:250
YGS	
Reviewed By	
08/30/19	L6.0
File Name	42



ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	24	Acer circinatum	vine maple	s3	2m ht, B&B	full, bushy crown
Aj	7	Albizia julibrissin	silk tree	s3	6 cm cal, B&B	full, bushy crown
Aps	29	Acer palmatum 'Seiryu'	Seiryu Japanese maple	s3	5 cm cal, B&B	multi stem, full crown
Ccf	11	Cercis canadensis 'Forest Pansy'	eastern redbud	s3	6 cm cal, B&B	full, bushy crown
CJ	8	Cercidiphyllum japonicum	katsura tree	s3	6 cm cal, B&B	full, bushy crown
Hmo	4	Hamamelis mollis	Chinese witch hazel	s3	#10 cont.	full, bushy crown
Pc	4	Pinus contorta	lodgepole pine	s3	3m ht/B&B	full/ bushy canopy



PODIUM LEVEL (LEVEL 4/5)						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
SHRUBS / GROUNDCOVERS / PERENNIALS						
Ago	854	Acorus gramineus 'Ogon'	gold sweet flag	---	0 #1 cont.	---
Ahc	272	Azalea japonica 'Hino Crimson'	evergreen azalea	---	#2 cont.	---
Car	1	Clematis armandii 'Apple Blossom'	Apple Blossom clematis	---	0 #2 cont./ staked	full, bushy plants
Ceb	557	Carex elata 'Bowles Golden'	Bowles Golden sedge	---	#1 cont.	full, bushy plants
Cl	142	Chasmanthium latifolium	northern sea oats	---	0 #1 cont.	---
Ct	53	Choisya ternata	Mexican mock orange	---	0 #5 cont.	---
Gem	20	Geranium macrorrhizum 'Bevan's Variety'	bigroot geranium	---	0 #1 cont.	full, bushy plants
Gs	203	Gaultheria shallon	salal	---	#2 cont.	---
Haa	39	Hydrangea arborescens 'Annabelle'	Annabelle hydrangea	---	0 #5 cont.	---
Hqs	5	Hydrangea quercifolia 'Snow Queen'	oakleaf hydrangea	---	0 #5 cont.	full, bushy plants
La	78	Lavandula angustifolia	English lavender	---	0 #2 cont.	full, bushy plants
Mis	272	Miscanthus sinensis 'Morning Light'	Morning Light maiden grass	---	#5 cont.	full, bushy plants
Pah	254	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	---	0 #2 cont.	full, bushy plants
Pat	29	Pachysandra terminalis	Japanese Spurge	---	0 #1 cont.	full, bushy plants
Pm	358	Polystichum munitum	sword fern	---	#3 cont.	full, bushy plants
Rak	38	Rhododendron 'Anah Kruschke'	Anah Kruschke rhododendron	---	0 #5 cont.	full, bushy plants
Rr	45	Rosa rugosa	rugosa rose	---	0 #3 cont.	full, bushy plants
Rra	52	Rhododendron 'Ramapo'	purple rhododendron	---	0 #2 cont.	---
Rs	54	Ribes sanguineum 'King Edward'	flowering currant	---	#5 cont.	---
Ryc	38	Rhododendron yakushimanum 'Crete'	Crete rhododendron	---	#5 cont.	---
Saj	414	Sedum 'Autumn Joy'	autumn stonecrop	---	0 #1 cont.	full, bushy plants
Sew	276	Sedum ewersii	pink Mongolian stonecrop	---	0 #1 cont.	full, bushy plants
Sh	79	Sarcococca hookeriana var. Humilis	dwarf sweet box	---	#1 cont.	full, bushy plants
Sns	307	Sedum nevi 'Silver Frost'	southern stonecrop	---	0 #1 cont.	full, bushy plants
Sp	20	Salix purpurea 'Nana'	dwarf arctic blue leaf willow	---	0 #5 cont.	---
Spe	471	Sedum 'Purple Emperor'	autumn stonecrop	---	#1 cont.	full, bushy plants
Sr	134	Sarcococca ruscifolia	sweet box	---	#3 cont.	---
Ssp	440	Sedum spuri 'Green Mantle'	two-row stonecrop	---	0 #1 cont.	full, bushy plants
Tbr	110	Taxus baccata 'Repandens' (Male Only)	spreading English yew	---	0 #5 cont.	full, bushy plants
Tmh	230	Taxus media 'Hicksii' (Male Only)	Anglo-jap yew	---	1.2m ht. B&B	---
Vd	154	Viburnum davidii	David's viburnum	---	---	full, bushy plants

No.	Date	Revision Notes
1	2022-03-15	Revised for EF
2	2022-07-27	Issued for EFMS

No.	Date	Issue Notes
A	2015-05-20	Issued for P2, Rev. 4-2015
C	2020-10-20	Issued for EF
F	2021-02-10	Issued for EF
G	2021-03-27	Issued for EF
M	2021-05-12	Issued for EF
N	2021-05-18	Issued for EF
O	2021-07-21	Issued for EF
P	2022-01-04	Revised for EF
Q	2022-01-18	Issued for EF
R	2022-03-16	Issued for EF
S	2022-04-20	Revised for EF
T	2022-10-08	Revised for EF
U	2022-10-21	Revised for EF
V	2023-01-10	Revised for EF
W	2023-07-27	Issued for EFMS

Private patios screened by hedging

Mounded planting area with tall evergreen hedge separating residential and office amenity spaces

Sodded play area

eta landscape architecture

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Yuanheng Development
Lot B
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Planting Plan
Podium Level - Area 1

Project Manager	27609
Drawn By	---
Checked By	---
Revised By	---
Date	08/30/19

Rs	54	<i>Ribes sanguineum</i> 'King Edward'	flowering currant	---	#5 cont	---
Ryc	38	<i>Rhododendron yakushimanum</i> 'Crete'	Crete rhododendron	---	#5 cont.	---
Saj	414	<i>Sedum</i> 'Autumn Joy'	autumn stonecrop	---	0 #1 cont	full, bushy plants
Sew	276	<i>Sedum ewersii</i>	pink Mongolian stonecrop	---	0 #1 cont.	full, bushy plants
Sh	79	<i>Sarcococca hookeriana</i> var. <i>Humilis</i>	dwarf sweet box	---	#1 cont.	full, bushy plants
Sns	307	<i>Sedum nevi</i> 'Silver Frost'	southern stonecrop	---	0 #1 cont.	full, bushy plants
Sp	20	<i>Salix purpurea</i> 'Nana'	dwarf arctic blue leaf willow	---	0 #5 cont.	---
Spe	471	<i>Sedum</i> 'Purple Emperor'	autumn stonecrop	---	#1 cont	full, bushy plants
Sr	134	<i>Sarcococca ruscifolia</i>	sweet box	---	#3 cont.	---
Ssp	440	<i>Sedum spurium</i> 'Green Mantle'	two-row stonecrop	---	0 #1 cont.	full, bushy plants
Tbr	110	<i>Taxus baccata</i> 'Rependens' (Male Only)	spreading English yew	---	0 #5 cont.	full, bushy plants
Tmh	230	<i>Taxus media</i> 'Hicksii' (Male Only)	Anglo-jap yew	---	1.2m ht, B&B	---
Vd	154	<i>Viburnum davidii</i>	David's viburnum	---	---	full, bushy plants

Issue No.	Date	Issue Notes
A	2015-03-26	Issued for E-2, Two Aircraft, one
C	2020-03-26	Issued for EF-2
D	2020-03-26	Issued for ADP
E	2020-03-27	Issued for Progress
M	2021-03-2	Issued for EF
P	2021-03-09	Issued for EF
T	2021-03-01	Issued for EF
U	2022-03-01	Re-Issued for EF
W	2022-03-01	Re-Issued for EF
X	2022-03-01	Re-Issued for EF
Y	2022-03-01	Re-Issued for EF
Z	2022-03-01	Re-Issued for EF
AA	2022-03-01	Re-Issued for EF
AB	2022-03-01	Re-Issued for EF
AC	2022-03-01	Re-Issued for EF
AD	2022-03-01	Re-Issued for EF
AE	2022-03-01	Re-Issued for EF
AF	2022-03-01	Re-Issued for EF
AG	2022-03-01	Re-Issued for EF
AH	2022-03-01	Re-Issued for EF
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BQ	2022-03-01	Re-Issued for EF
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FO	2022-03-01	Re-Issued for EF
FP	2022-03-01	Re-Issued for EF
FO	2022-03-01	Re-Issued for EF



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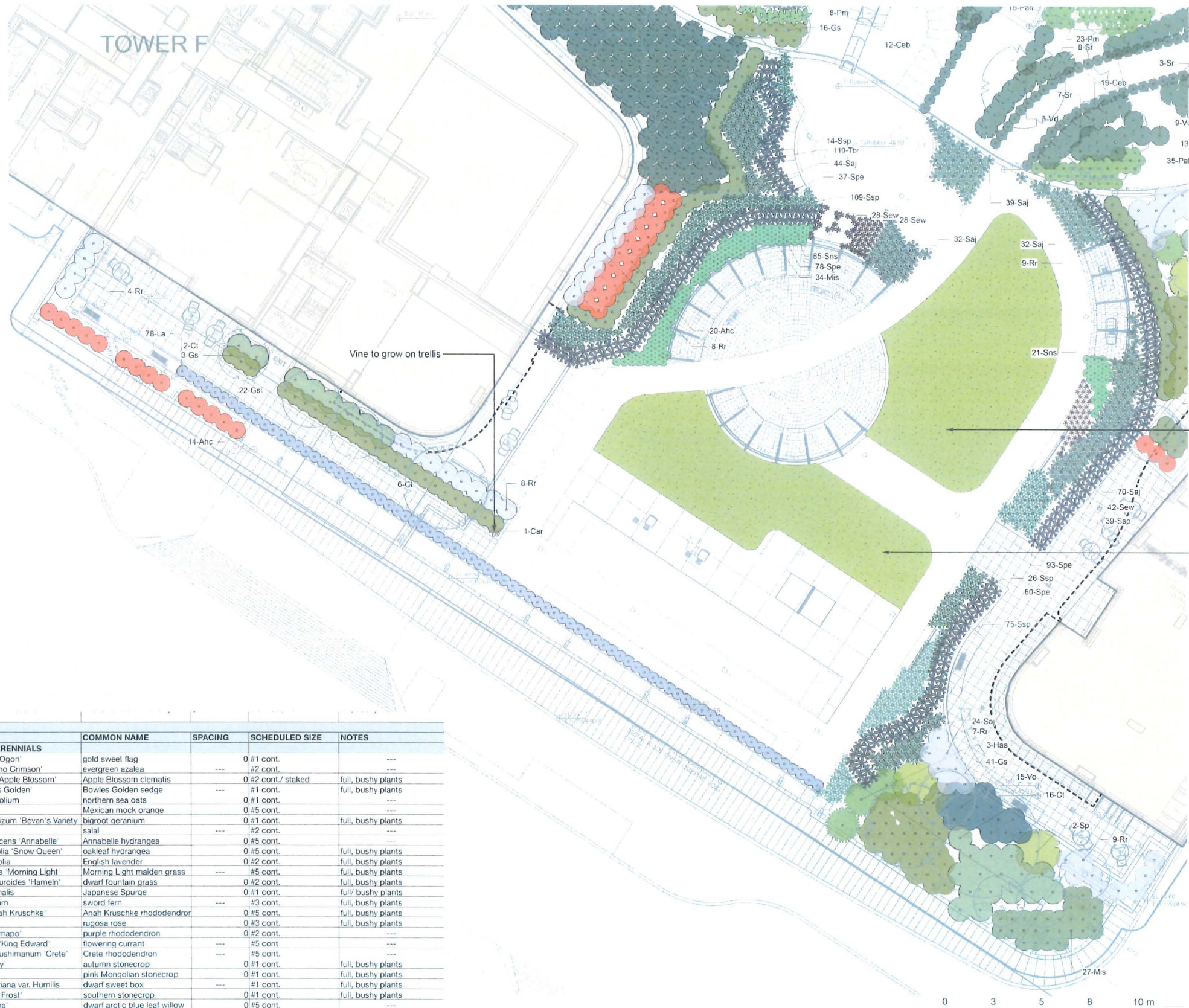
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing title

Planting Plan

Podium Level - Area 2

L023



PODIUM LEVEL (LEVEL 4/5)					
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE
SHRUBS / GROUNDCOVERS / PERENNIALS					
Ago	854	Acorus gramineus 'Ogon'	gold sweet flag	0 #1 cont.	---
Ahc	272	Azalea japonica 'Hino Crimson'	evergreen azalea	---	0 #2 cont.
Car	1	Clematis armandii 'Apple Blossom'	Apple Blossom clematis	0 #2 cont./ staked	full, bushy plants
Ceb	557	Carex elata 'Bowles Golden'	Bowles Golden sedge	0 #1 cont.	full, bushy plants
Cl	142	Chasmanthium latifolium	northern sea oats	0 #1 cont.	---
Ct	53	Choisya ternata	Mexican mock orange	0 #5 cont.	---
Gem	20	Geranium macrorrhizum 'Bevan's Variety'	bigroot geranium	0 #1 cont.	full, bushy plants
Gs	203	Gaultheria shallon	salal	0 #2 cont.	---
Haa	39	Hydrangea arborescens 'Annabelle'	Annabelle hydrangea	0 #5 cont.	---
Hqs	5	Hydrangea quercifolia 'Snow Queen'	oakleaf hydrangea	0 #5 cont.	full, bushy plants
La	78	Lavandula angustifolia	English lavender	0 #2 cont.	full, bushy plants
Mis	272	Miscanthus sinensis 'Morning Light'	Morning Light maiden grass	0 #5 cont.	full, bushy plants
Pah	254	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	0 #2 cont.	full, bushy plants
Pat	29	Pachysandra terminalis	Japanese Spurge	0 #1 cont.	full, bushy plants
Pm	358	Polystichum munitum	sword fern	0 #3 cont.	full, bushy plants
Rak	38	Rhododendron 'Anah Kruschke'	Anah Kruschke rhododendron	0 #5 cont.	full, bushy plants
Rr	45	Rosa rugosa	rugosa rose	0 #3 cont.	full, bushy plants
Pra	52	Rhododendron 'Ramapo'	purple rhododendron	0 #2 cont.	---
Rs	54	Ribes sanguineum 'King Edward'	flowering currant	0 #5 cont.	---
Ryc	38	Rhododendron yakushimanum 'Crete'	Crete rhododendron	0 #5 cont.	---
Saj	414	Sedum 'Autumn Joy'	autumn stonecrop	0 #1 cont.	full, bushy plants
Sew	276	Sedum ewersii	pink Mongolian stonecrop	0 #1 cont.	full, bushy plants
Sh	79	Sarcococca hookeriana var. Humilis	dwarf sweet box	0 #1 cont.	full, bushy plants
Sns	307	Sedum nevii 'Silver Frost'	southern stonecrop	0 #1 cont.	full, bushy plants
Sp	20	Salix purpurea 'Nana'	dwarf arctic blue leaf willow	0 #5 cont.	---
Spe	471	Sedum 'Purple Emperor'	autumn stonecrop	0 #1 cont.	full, bushy plants
Sr	134	Sarcococca ruscifolia	sweet box	0 #3 cont.	---
Ssp	440	Sedum spurium 'Green Mantle'	two-row stonecrop	0 #1 cont.	full, bushy plants
Tbr	110	Taxus baccata 'Repandens' (Male Only)	spreading English yew	0 #5 cont.	full, bushy plants
Tmh	230	Taxus media 'Hicksii' (Male Only)	Anglojap yew	1.2m ht, B&B	---
Vd	154	Viburnum davidii	David's viburnum	---	full, bushy plants

No.	Date	Revision Notes
1	2020-03-15	Revised by EFMS
2	2020-07-27	Revised by EFMS

No.	Date	Issue Notes
A	2019-05-20	Revised for P2, Rev. 6/20/19
C	2020-03-15	Revised for EF
F	2020-07-27	Revised for EFMS
G	2020-07-27	Revised for EFMS
M	2020-07-27	Revised for EFMS
N	2020-07-27	Revised for EFMS
O	2020-07-27	Revised for EFMS
P	2020-07-27	Revised for EFMS
Q	2020-07-27	Revised for EFMS
R	2020-07-27	Revised for EFMS
S	2020-07-27	Revised for EFMS
T	2020-07-27	Revised for EFMS
U	2020-07-27	Revised for EFMS
V	2020-07-27	Revised for EFMS
W	2020-07-27	Revised for EFMS

Prepared by: [Signature]

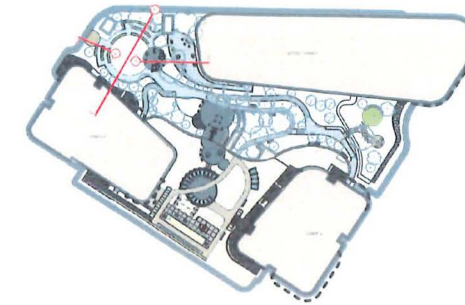
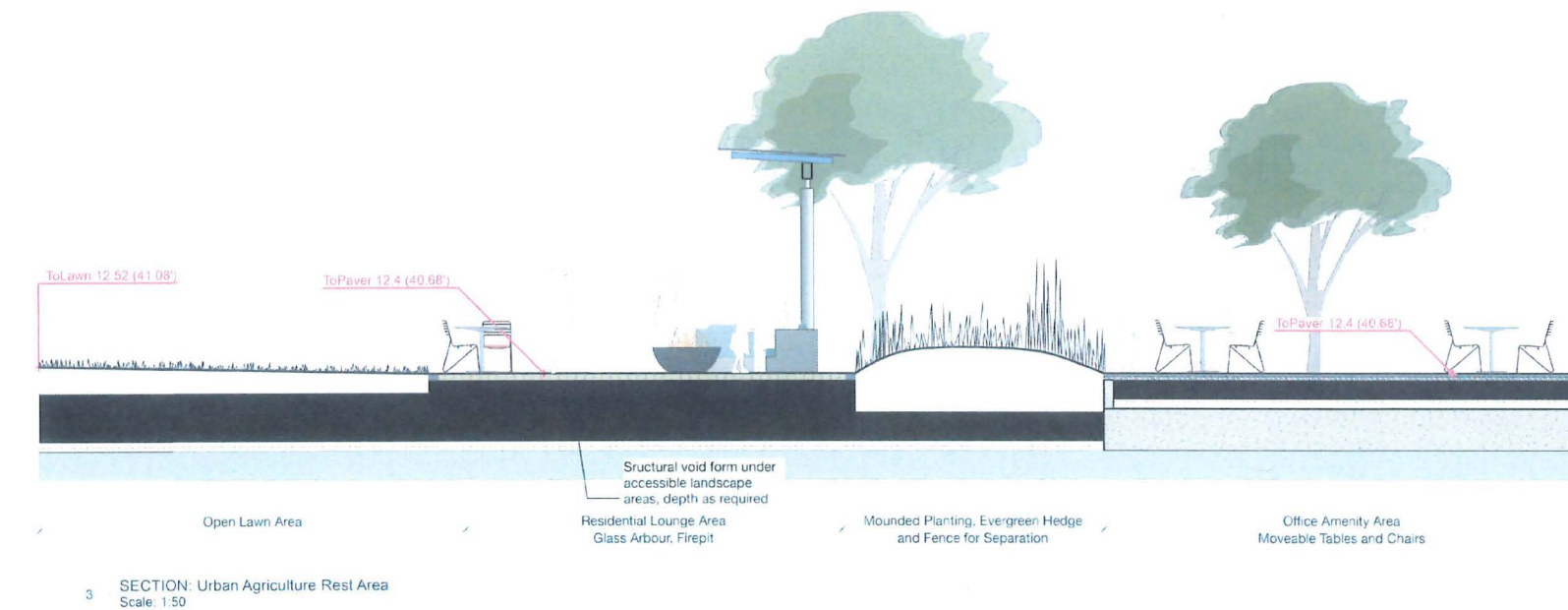
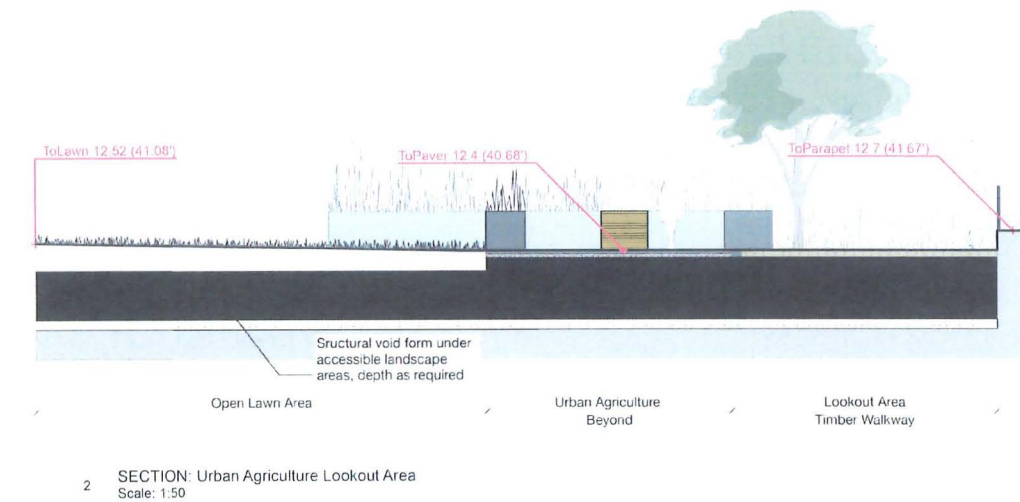
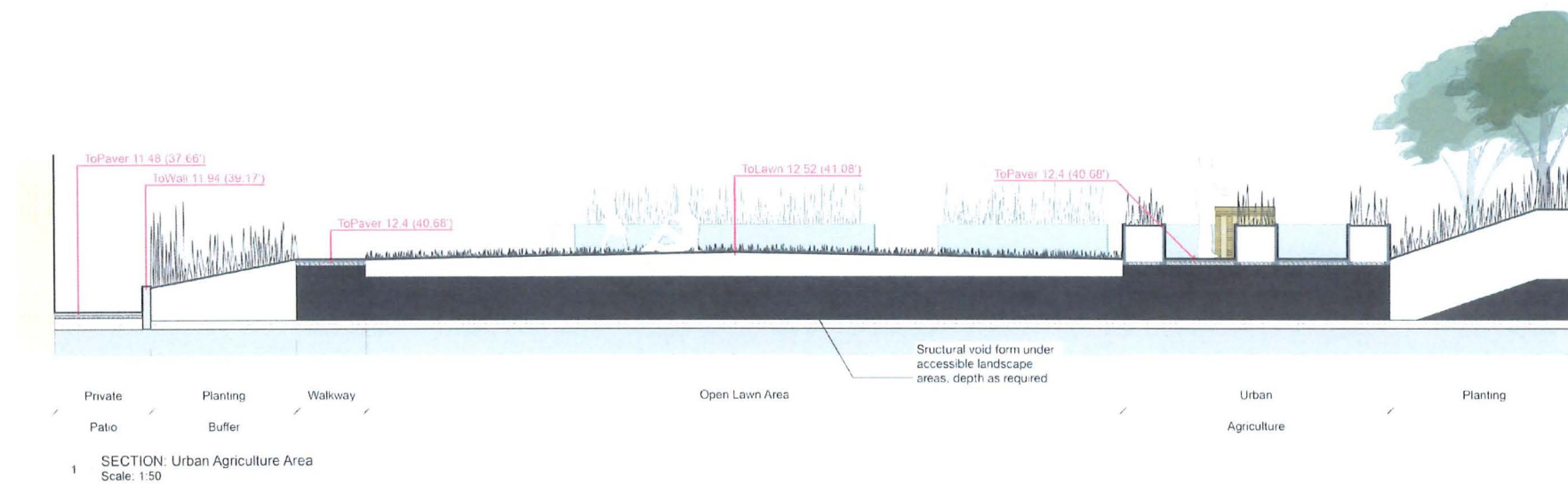
eta landscape architecture
1090 West 2nd Avenue
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Project
**Yuanheng Development
Lot B**
3511 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Info
**Planting Plan
Podium Level - Area 3**

Project Name	21609
MS	21609
Scale	1:100
VG	1:100
Revised By	L6.3
Date	08/30/19



No.	Date	Revision Notes
1	2020-03-10	Revised for DE
2	2020-07-27	Revised for DE/MS

No.	Date	Issue Notes
A	2019-05-30	Issued for P2, Rev. 4/2019
C	2020-03-26	Issued for DE
E	2020-06-24	Issued for DE
G	2020-07-27	Issued for DE/MS
M	2020-08-12	Issued for DE
L	2020-08-12	Issued for DE
O	2020-08-21	Issued for DE
F	2020-08-21	Revised for DE
Q	2020-08-21	Revised for DE
P	2020-08-21	Revised for DE
R	2020-08-21	Revised for DE
S	2020-08-21	Revised for DE
T	2020-08-21	Revised for DE
U	2020-08-21	Revised for DE
V	2020-08-21	Revised for DE
W	2020-08-21	Revised for DE

Professional Seal

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Project

Yuanheng Development

Lot B

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

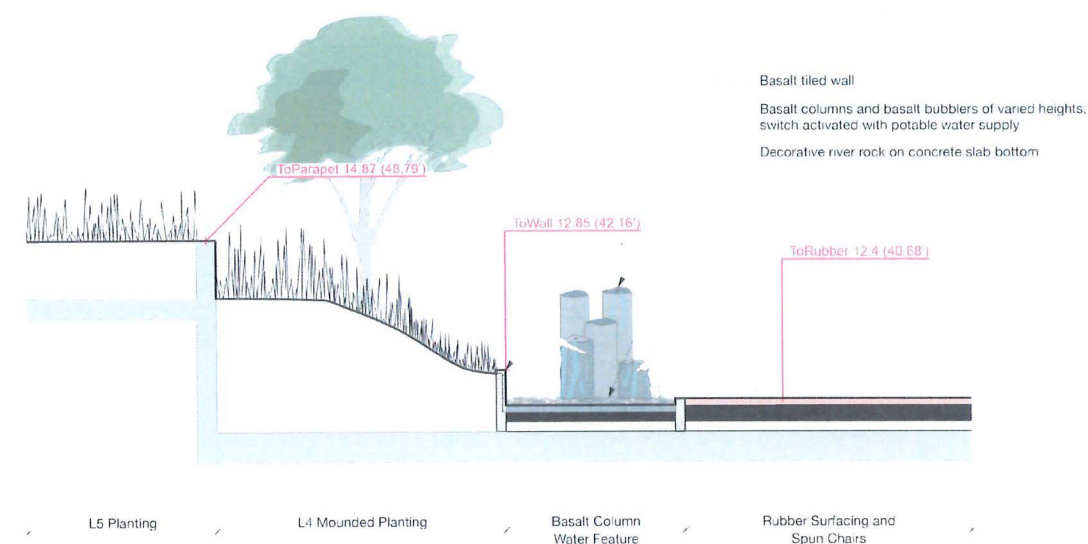
Drawing Title

Landscape Sections
Podium

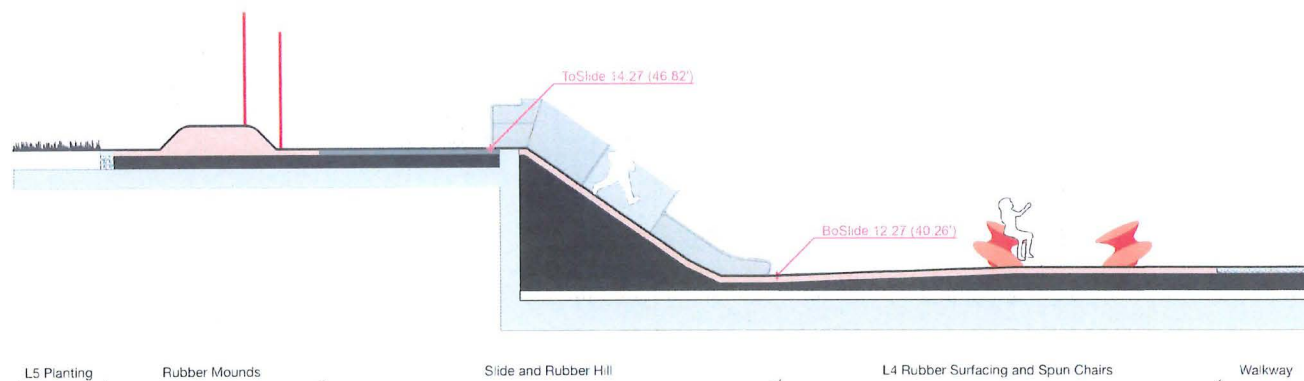
Level

Drawn By	Checked By
MG	21609
NS	as noted
Revised By	Revised By
08/30/19	L9.2

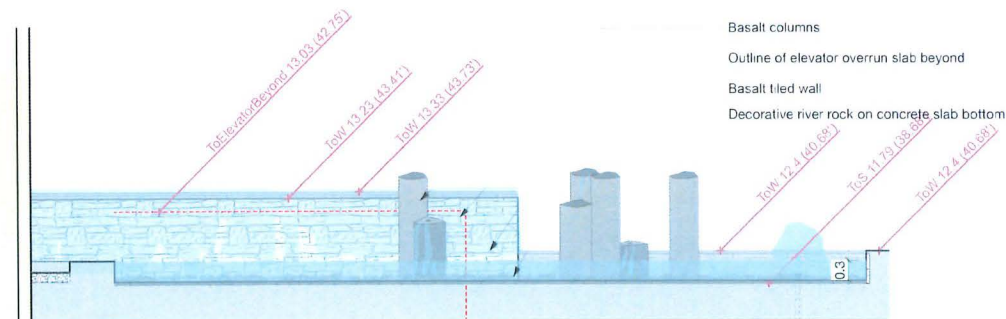
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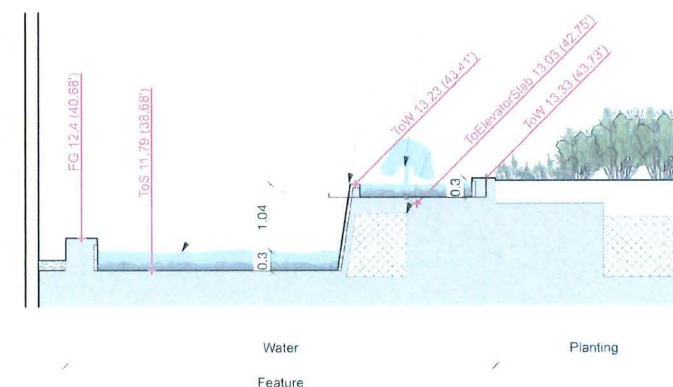
1 Section: Play Area Water Feature
Scale: 1:50



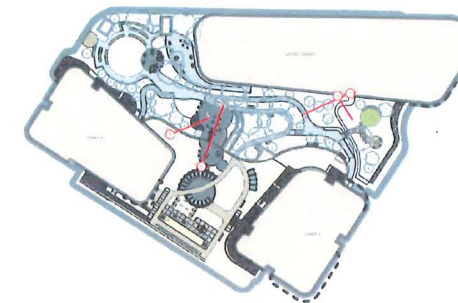
2 Section: L4/L5 Play Area
Scale: 1:50



3 ELEVATION: Podium Water Feature North
Scale: 1:50



4 SECTION: Podium Water Feature North
Scale: 1:50



No.	Date	Revision Notes
1	2020-03-15	Revised for EP
2	2020-07-27	Issued for DPM

No.	Date	Issue Notes
A	2019-06-20	Issued for F-2, Rev. 5/2019
C	2020-03-26	Issued for EP
D	2020-07-14	Revised for MEP
G	2020-07-27	Issued for DPM
M	2021-02-2	Issued for EP
L	2021-04-09	Issued for EP
O	2021-05-21	Issued for EP
F	2022-01-06	Revised for EP
G	2022-01-06	Issued for EP
F	2022-01-06	Issued for EP
C	2022-01-06	Revised for EP
L	2022-01-06	Revised for EP
U	2022-01-06	Revised for EP
V	2022-01-06	Revised for EP
W	2022-07-27	Issued for DPM

Professional Seal

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Project
Yuanheng Development
Lot B
3311 No. 3 Road
8033 Capstan Way Richmond, BC

Drawing Title

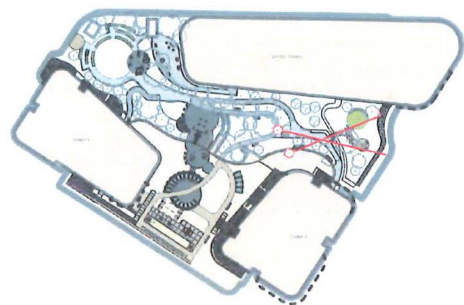
Landscape Sections
Podium

Logo

Project Manager	21609
Design	AS 10/23
Reviewed By	L9.3
Date	08-30-19

Page No.

42



No.	Date	Revision Notes
1	2020-03-15	Revised for EF
2	2020-07-27	Revised for EFMS

No.	Date	Issue Notes
A	2019-05-30	Issued for F2 for Approval
C	2020-03-24	Issued for EF
D	2020-02-10	Issued for AEP
G	2020-07-27	Issued for Progress
M	2021-03-02	Issued for EF
N	2021-04-08	Issued for EF
O	2021-05-21	Issued for EF
F	2022-05-16	Revised for EF
H	2022-05-16	Revised for AEP
S	2023-07-18	Revised for EF
T	2023-11-08	Revised for EF
U	2024-07-21	Revised for EF
V	2025-06-27	Revised for EF
W	2025-06-27	Revised for EF

Professional Seal

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Project

Yuanheng Development

Lot B

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing title

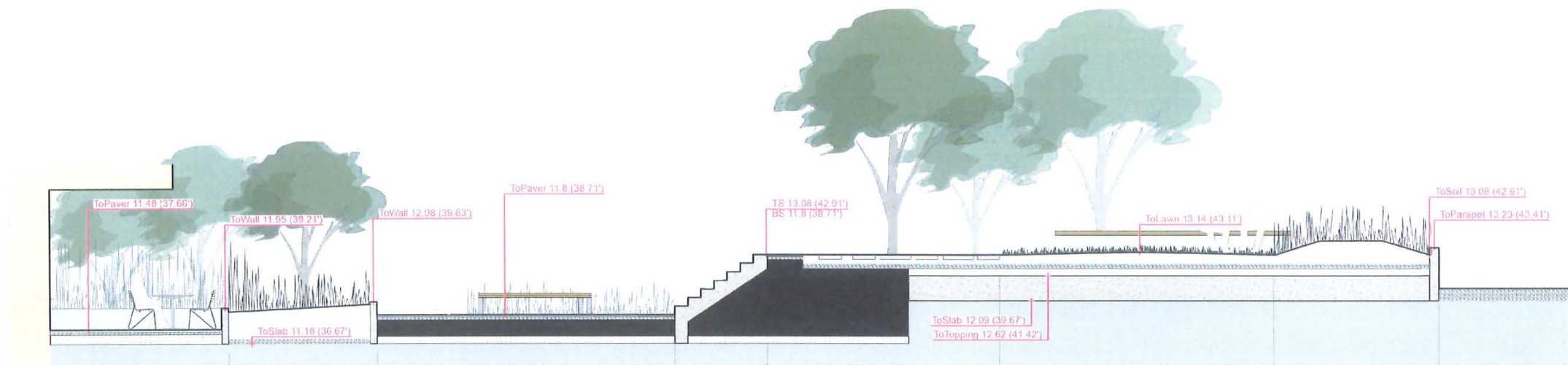
Landscape Sections

Podium

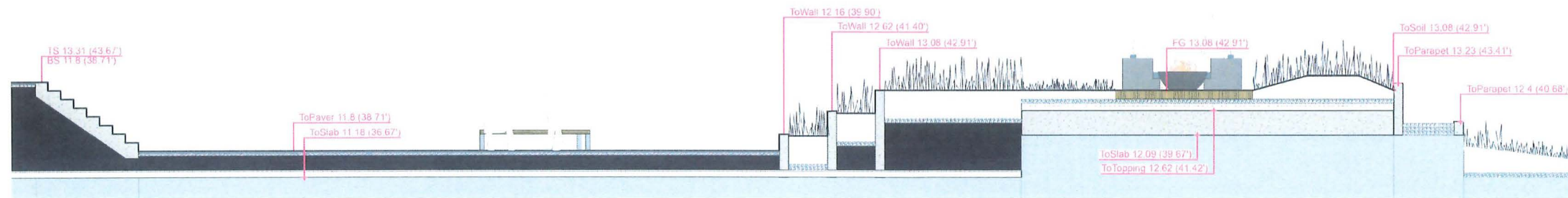
Issue

Project Manager	MG
Designer	VG
Checker	AS
Revised By	L9.4
Date	08-30-19

File name

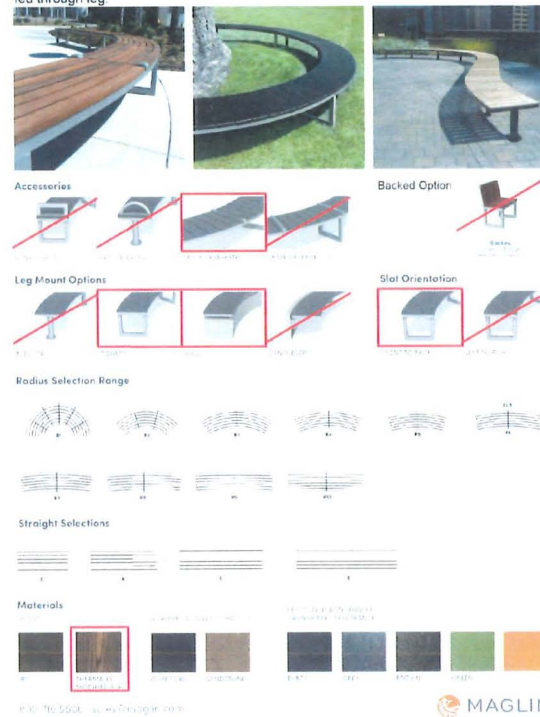


1 SECTION: Level 4 Podium Seating Area
Scale: 1:50



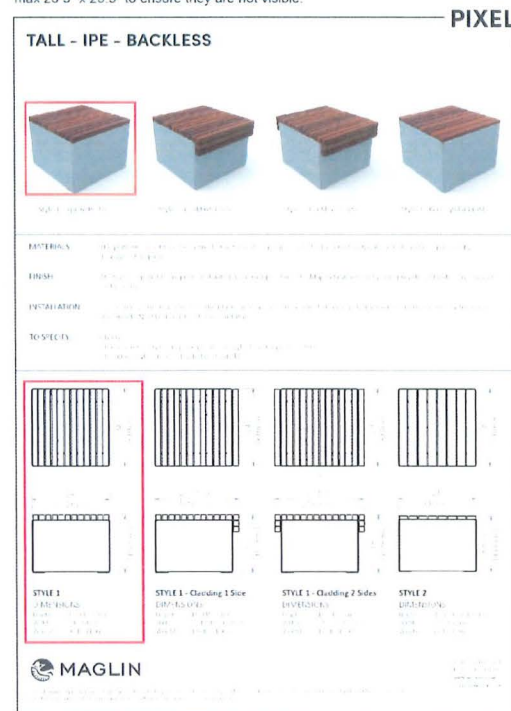
2 SECTION: Level 4 Podium Seating Area
Scale: 1:50

- Only groundfloor benches to have skate-stops
- Benches with integrated strip lighting to have custom leg on one end to allow electrical to be fed through leg.

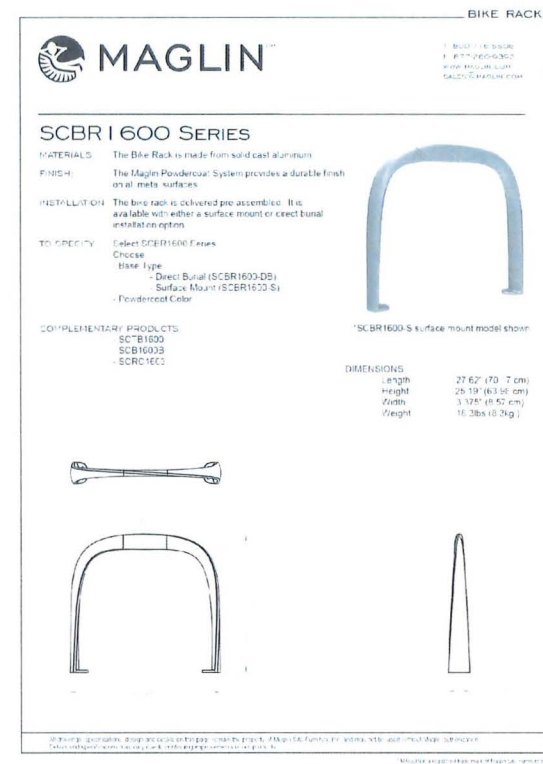


1 CUTSHEET: Custom Ogden Benches
NTS

Pixel Seat Notes.
-Seats to be surface mounted to concrete pad set 0.5" below pavers. Pads to be max 23.5" x 23.5" to ensure they are not visible.



2 CUTSHEET: Square Timber Sheet
NTS

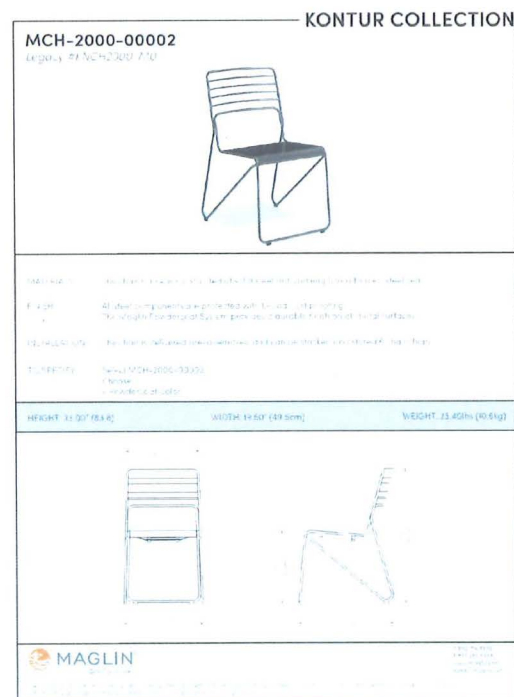


3 CUTSHEET: Bike Rack
NTS

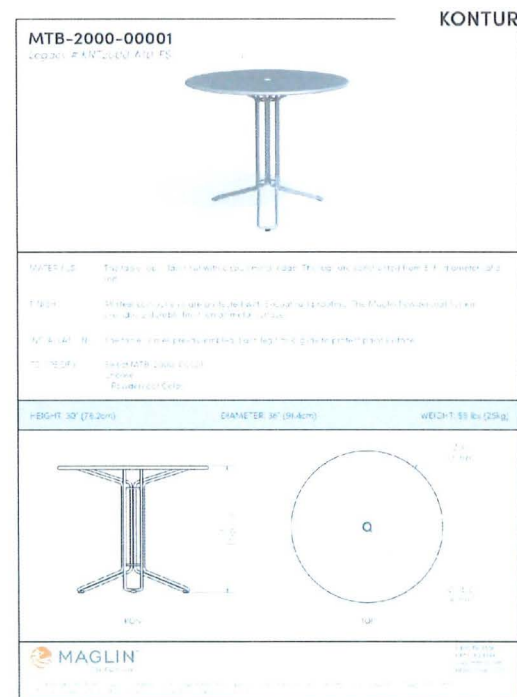
Revision		
No.	Date	Revision Notes
1	2020-03-05	Re-issued by EF
2	2020-07-27	Issued by EFMA

Issue		
No.	Date	Issue Notes
F	2019-05-20	Issued by F- for Amendment
C	2020-03-26	Issued by EF
G	2021-02-15	Issued by AGF
E	2020-06-27	Issued by E-Principles
M	2021-04-02	Issued by EF
T	2021-04-08	Issued by EF
G	2021-07-21	Issued by EF
F	2022-01-07	Re-Issued by EF
G	2021-04-10	Issued by F-issu
F	2021-06-10	Issued by F-issu, F-issu
E	2021-05-10	Re-Issued by EF
L	2022-05-20	Re-Issued by Terde
V	2021-04-01	Re-Issued by Terde
W	2020-07-27	Issued by EFMA

Professional Staff



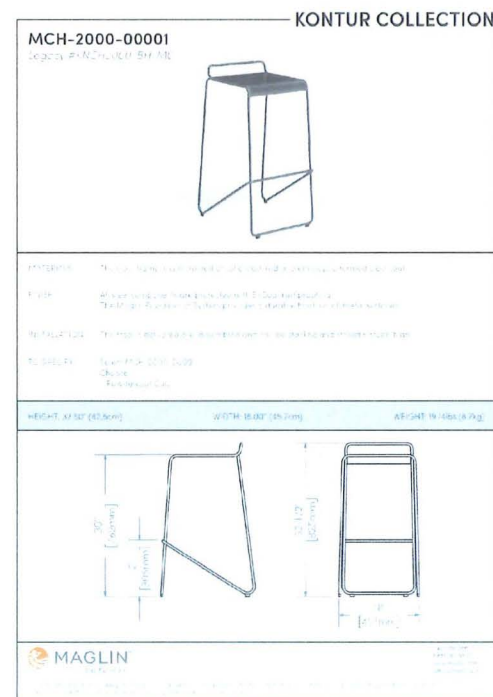
4 CUTSHEET: Moveable Chair
NTS



5 CUTSHEET: Moveable Table
NTS



6 CUTSHEET: Table Tennis
NTS



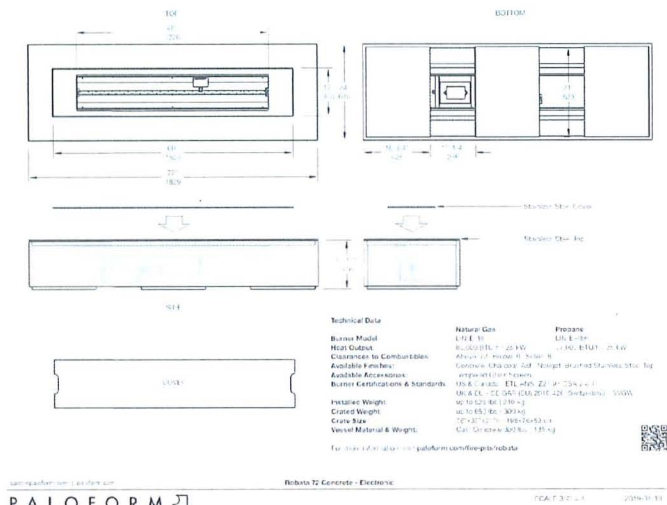
7 CUTSHEET: Moveable Bar Height Stool
NTS



Project
Yuanheng Development
Lot B
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

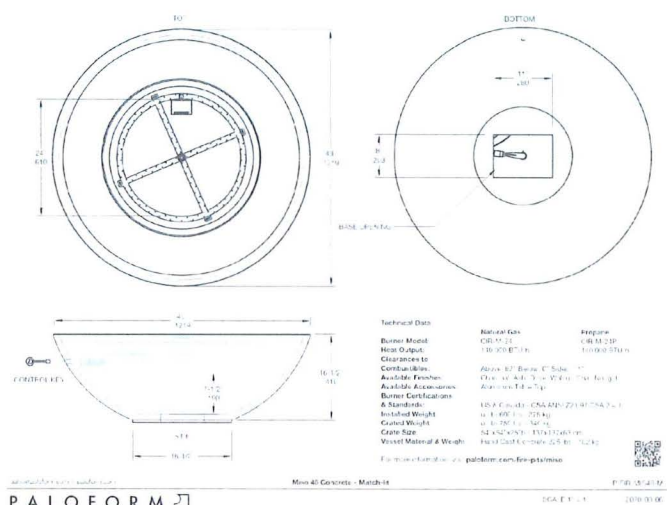
Site Furnishings Details

Prop. Group	Prop. #
MG	21609
Prop. #	21609
VG	as noted
Revised By	Revised By
Date	
08/30/19	



NOTE: FIRE TABLE TO BE NATURAL GAS, HAVE ELECTRONIC START WITH TIMER

1 CUTSHEET: Rectangular Fire Table
NTS



NOTE: FIRE TABLE TO BE NATURAL GAS, HAVE ELECTRONIC START WITH TIMER

2 CUTSHEET: Round Fire Table
NTS



3 CUTSHEET: Fire Plaza Couch
NTS

720 SERIES

MCL720-W

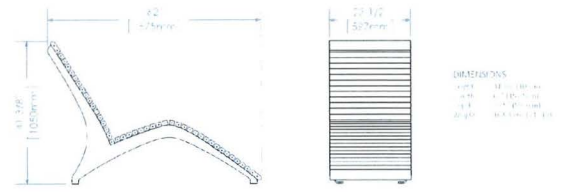


Technical Data

Model: C20-21
Material: Cast Iron
Finish: Powder Coat
Weight: 10.5 kg (23.1 lb)
Dimensions: 18.5" x 18.5" x 18.5"

Technical Data

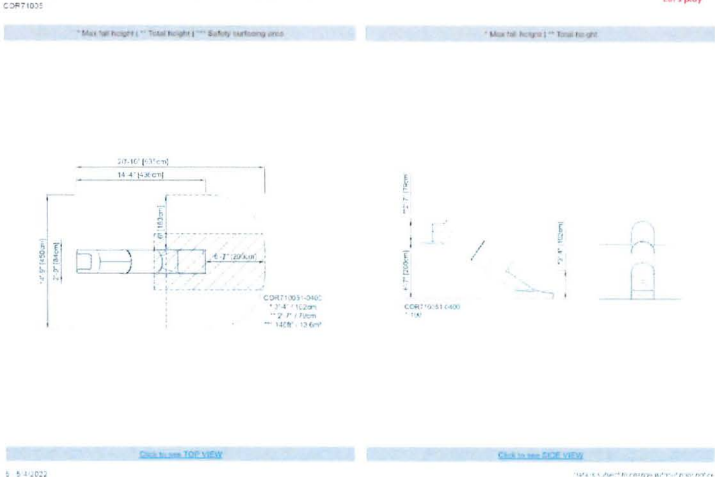
Model: C20-21
Material: Cast Iron
Finish: Powder Coat
Weight: 10.5 kg (23.1 lb)
Dimensions: 18.5" x 18.5" x 18.5"



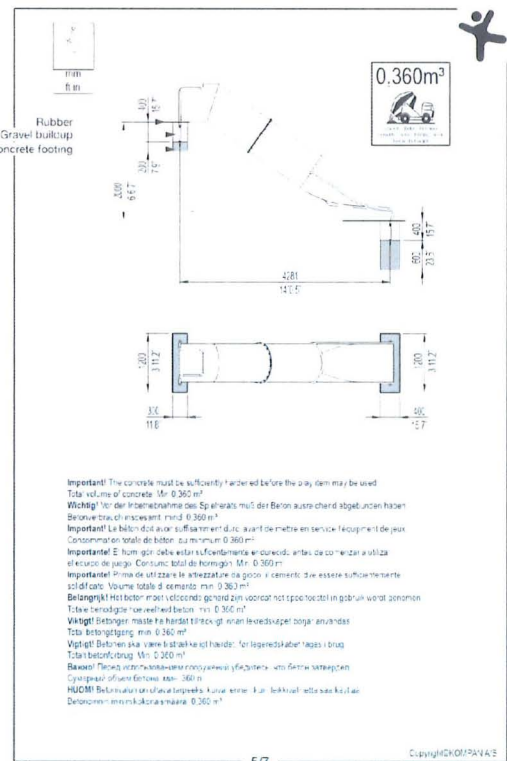
MAGLIN

4 CUTSHEET: Lounge Seating
NTS

Embankment Tunnel Slide, 7 ft



5 CUTSHEET: Slide
NTS



NOTE: Dimensions of concrete footing can be adjusted slightly to suit site conditions and slab depth, so long as concrete volume remains the same. Concrete footing to sit on 3/4" clear crush gravel base or structural void form.

No.	Date	Revision Notes
1	2022-03-05	Revised for EF
2	2022-07-27	Issued for EFMS

No.	Date	Issue Notes
A	2018-01-26	Issue for E-2, for Amend. 1
B	2018-02-26	Issue for EF
C	2017-02-26	Issue for AEF
D	2017-02-27	Issue for EFMS
E	2017-02-27	Issue for EF
F	2017-02-27	Issue for EF
G	2017-02-27	Issue for EF
H	2017-02-27	Issue for EF
I	2017-02-27	Issue for EF
J	2017-02-27	Issue for EF
K	2017-02-27	Issue for EF
L	2017-02-27	Issue for EF
M	2017-02-27	Issue for EF
N	2017-02-27	Issue for EF
O	2017-02-27	Issue for EF
P	2017-02-27	Issue for EF
Q	2017-02-27	Issue for EF
R	2017-02-27	Issue for EF
S	2017-02-27	Issue for EF
T	2017-02-27	Issue for EF
U	2017-02-27	Issue for EF
V	2017-02-27	Issue for EF
W	2017-02-27	Issue for EF
X	2017-02-27	Issue for EF
Y	2017-02-27	Issue for EF
Z	2017-02-27	Issue for EF

Project Name

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Project

Yuanheng Development

Lot B

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

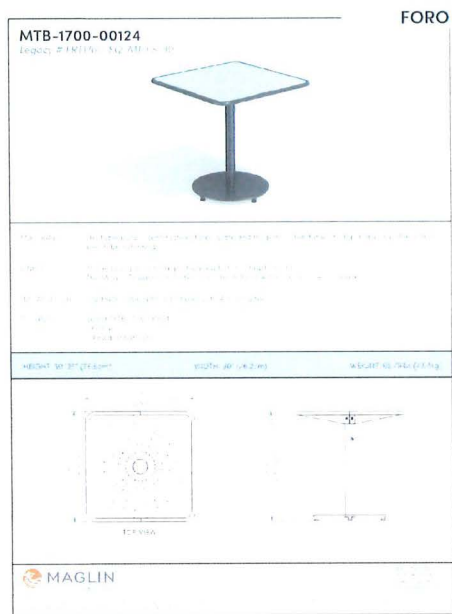
Working Title

Site Furnishings Details

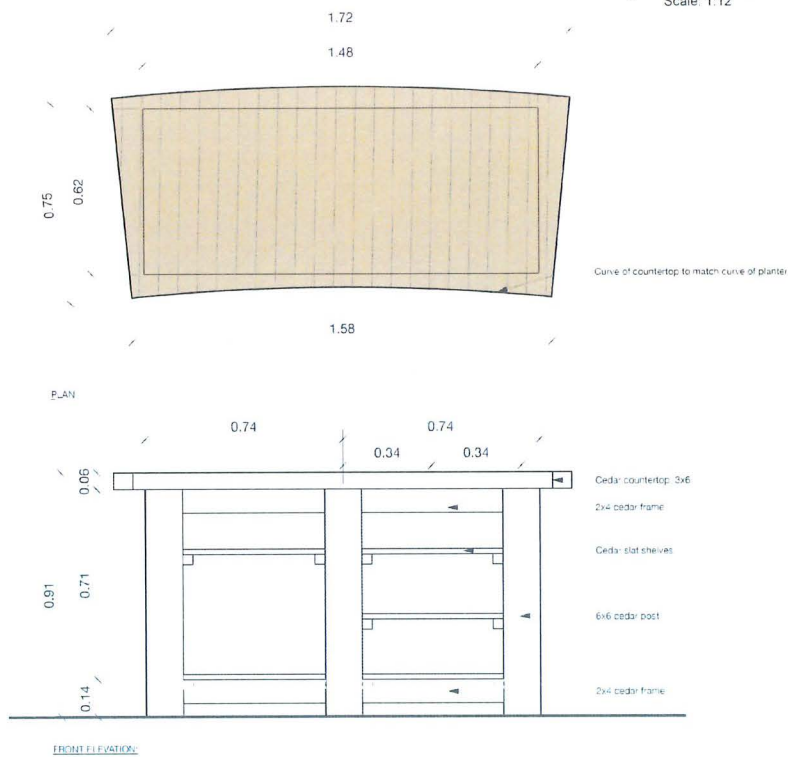
Logo

No.	Date	Issue Notes
A	2018-01-26	Issue for E-2, for Amend. 1
B	2018-02-26	Issue for EF
C	2017-02-26	Issue for AEF
D	2017-02-27	Issue for EFMS
E	2017-02-27	Issue for EF
F	2017-02-27	Issue for EF
G	2017-02-27	Issue for EF
H	2017-02-27	Issue for EF
I	2017-02-27	Issue for EF
J	2017-02-27	Issue for EF
K	2017-02-27	Issue for EF
L	2017-02-27	Issue for EF
M	2017-02-27	Issue for EF
N	2017-02-27	Issue for EF
O	2017-02-27	Issue for EF
P	2017-02-27	Issue for EF
Q	2017-02-27	Issue for EF
R	2017-02-27	Issue for EF
S	2017-02-27	Issue for EF
T	2017-02-27	Issue for EF
U	2017-02-27	Issue for EF
V	2017-02-27	Issue for EF
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Y	2017-02-27	Issue for EF
Z	2017-02-27	Issue for EF

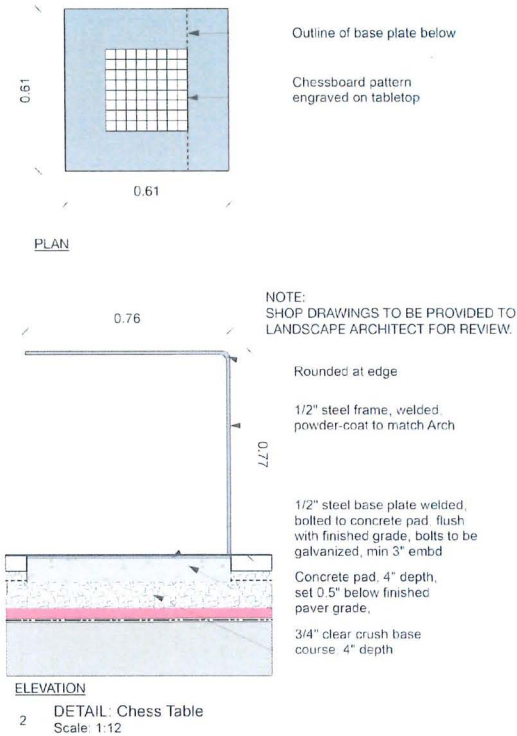
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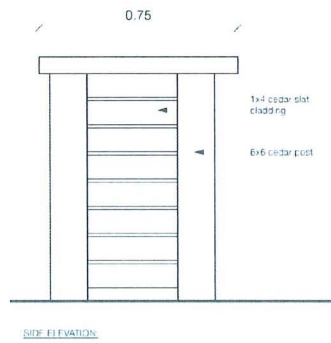
1 CUTSHEET: Square Table
NTS



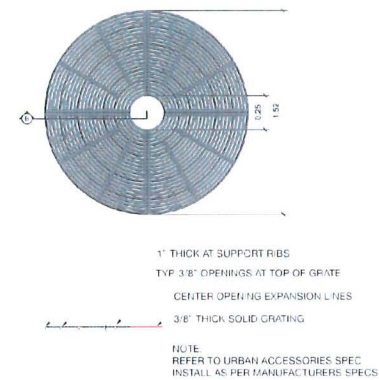
5 DETAIL: Potting Table and Storage
Scale: 1:12



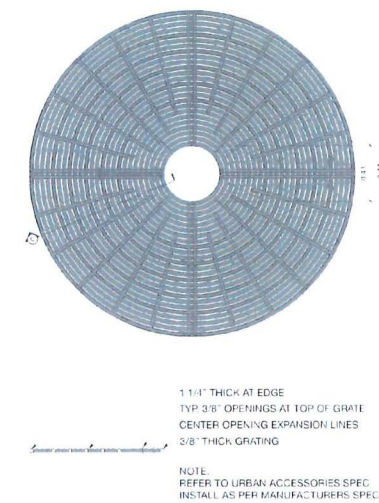
2 DETAIL: Chess Table
Scale: 1:12



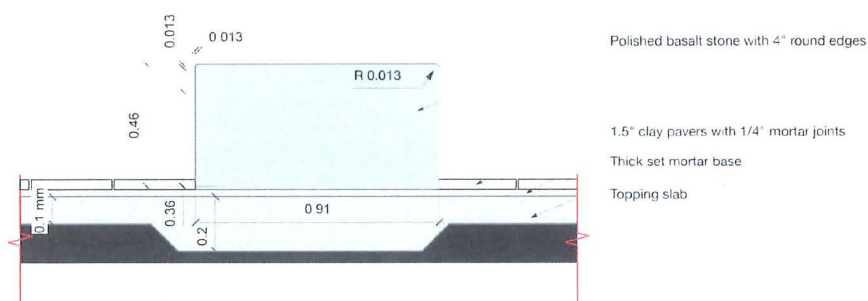
SIDE ELEVATION



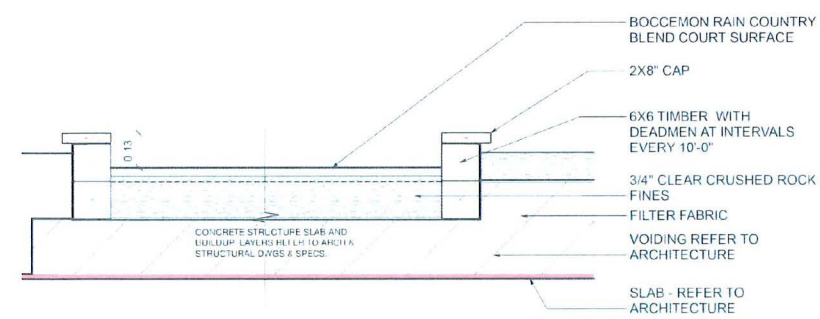
3 DETAIL: 5' Tree Grate
Scale: 1:24



4 DETAIL: 8' Tree Grate
Scale: 1:24



6 DETAIL: Square Stone Seating
Scale: 1:12



7 DETAIL: Bocce Court
Scale: 1:12

No.	Date	Revision Notes
1	2022-03-15	Revised for BP
2	2022-07-27	Revised for EPM

No.	Date	Issue Notes
A	2019-05-30	Issued for F-2, Rev. 2, Rev. 3, Rev. 4
C	2020-03-24	Issued for EF
E	2021-03-24	Issued for EF
G	2021-03-24	Issued for EF
M	2021-03-24	Issued for EF
N	2021-03-24	Issued for EF
O	2021-03-24	Issued for EF
P	2021-03-24	Issued for EF
Q	2021-03-24	Issued for EF
R	2021-03-24	Issued for EF
S	2021-03-24	Issued for EF
T	2021-03-24	Issued for EF
U	2021-03-24	Issued for EF
V	2021-03-24	Issued for EF
W	2021-03-24	Issued for EF

Project: Yuanheng Development

eta landscape architecture

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Project

Yuanheng Development
Lot B

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

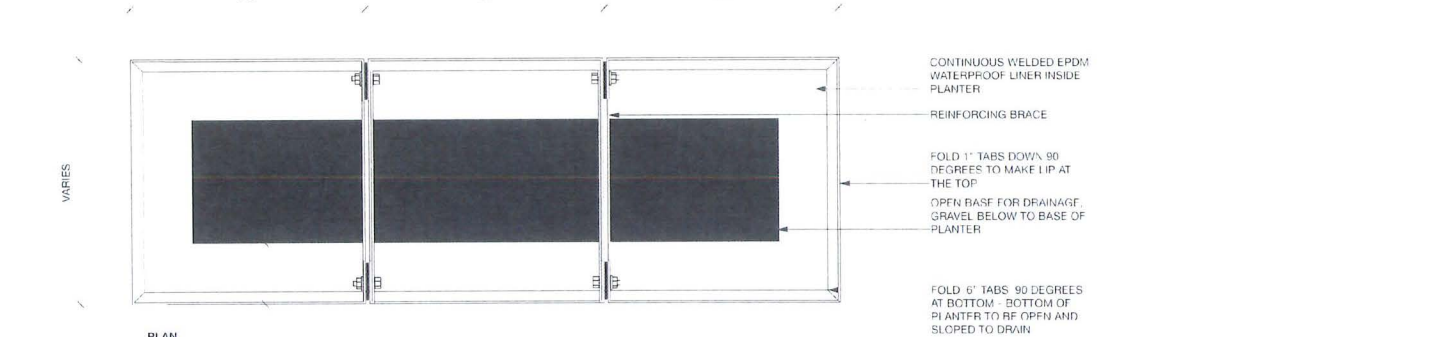
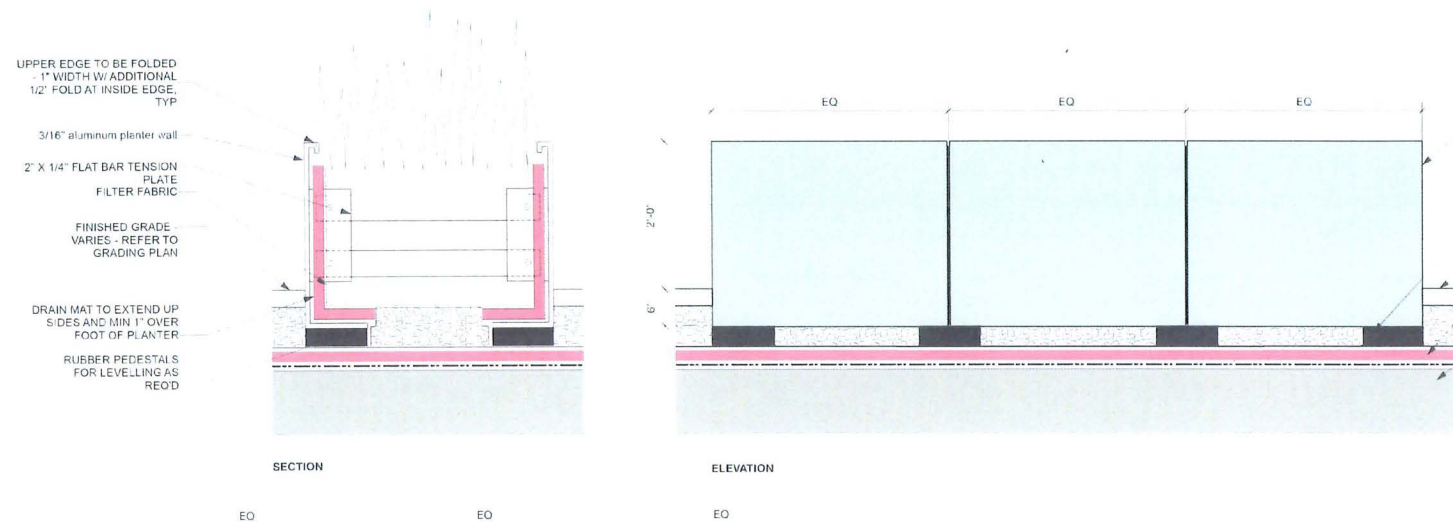
Drawing Info

Site Furnishings Details

Scale

Project	Sheet
MG	21609
VIS	as noted
Revised By	Revised By
08-30-19	L12.3

File Name



1 DETAIL: Urban Agriculture Planter
Scale: 1/12

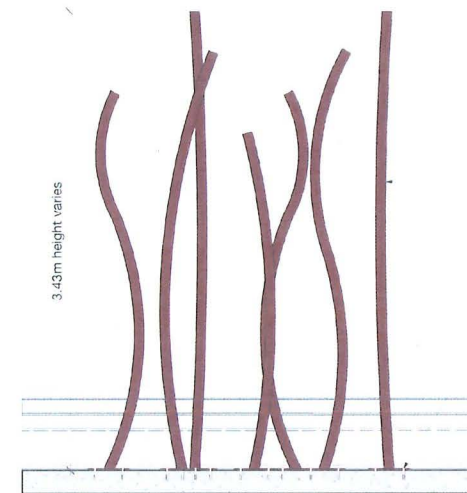
ALL STEEL TO BE 10 GAUGE STEEL

RUBBER PEDESTALS AS REQUIRED FOR LEVELLING

FINISHED GRADE

DRAINMAT C/W FILTERCLOTH ON WATERPROOFING PER ARCH

STRUCTURAL SLAB - REFER TO ARCH



2 DETAIL: Play Poles
Scale: 1/24

No.	Date	Revision Notes
1.	2022-03-15	Revised for RF
2.	2023-07-27	Issued for RFMA

No.	Date	Issue Notes
A.	2018-05-26	Issued for P.C. Rev. 05/26/18
C.	2020-01-26	Issued for RF
D.	2021-01-14	Issued for RF
G.	2021-01-27	Issued for RF
M.	2021-02-02	Issued for RF
N.	2021-04-26	Issued for RF
O.	2021-07-21	Issued for RF
T.	2022-01-16	Revised for RF
U.	2022-01-16	Revised for RF
V.	2022-01-16	Revised for RF
W.	2022-01-16	Revised for RF
X.	2022-01-16	Revised for RF
Y.	2022-01-16	Revised for RF
Z.	2022-01-16	Revised for RF

Professional Seal

cedarcreekenterprises.com

Cedar Creek Model



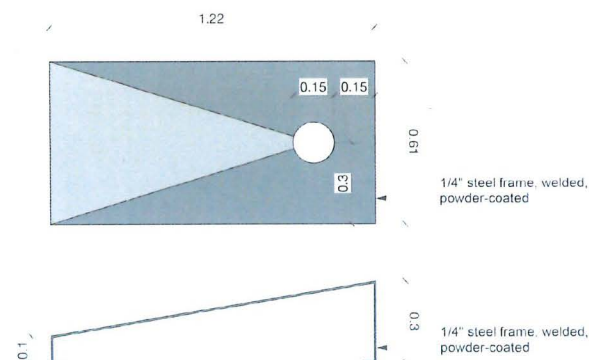
Double Bin

Dimensions:
72 inches wide x 32 inches deep x 32 inches tall.

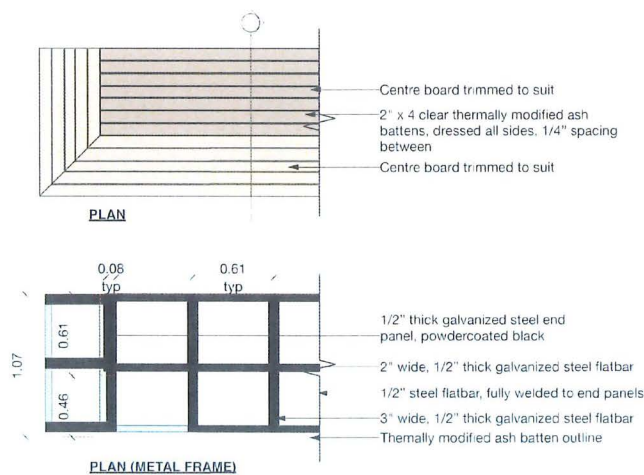
Capacity: 1060 litres.

CUSTOM MODEL TO FIT DIMENSIONS AS PER PLAN

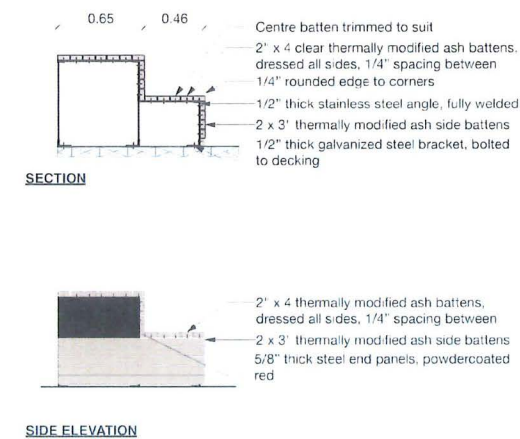
3 CUTSHEET: Composter NTS



4 DETAIL: Cornhole Frame
Scale: 1/12



5 DETAIL: Tiered Platform Seating
Scale: 1/24



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Yuanheng Development Lot B

3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Issuing Info

Site Furnishings Details

Issue

Project Manager	21609
MG	as noted
Revised By	05/30/19

L12.4

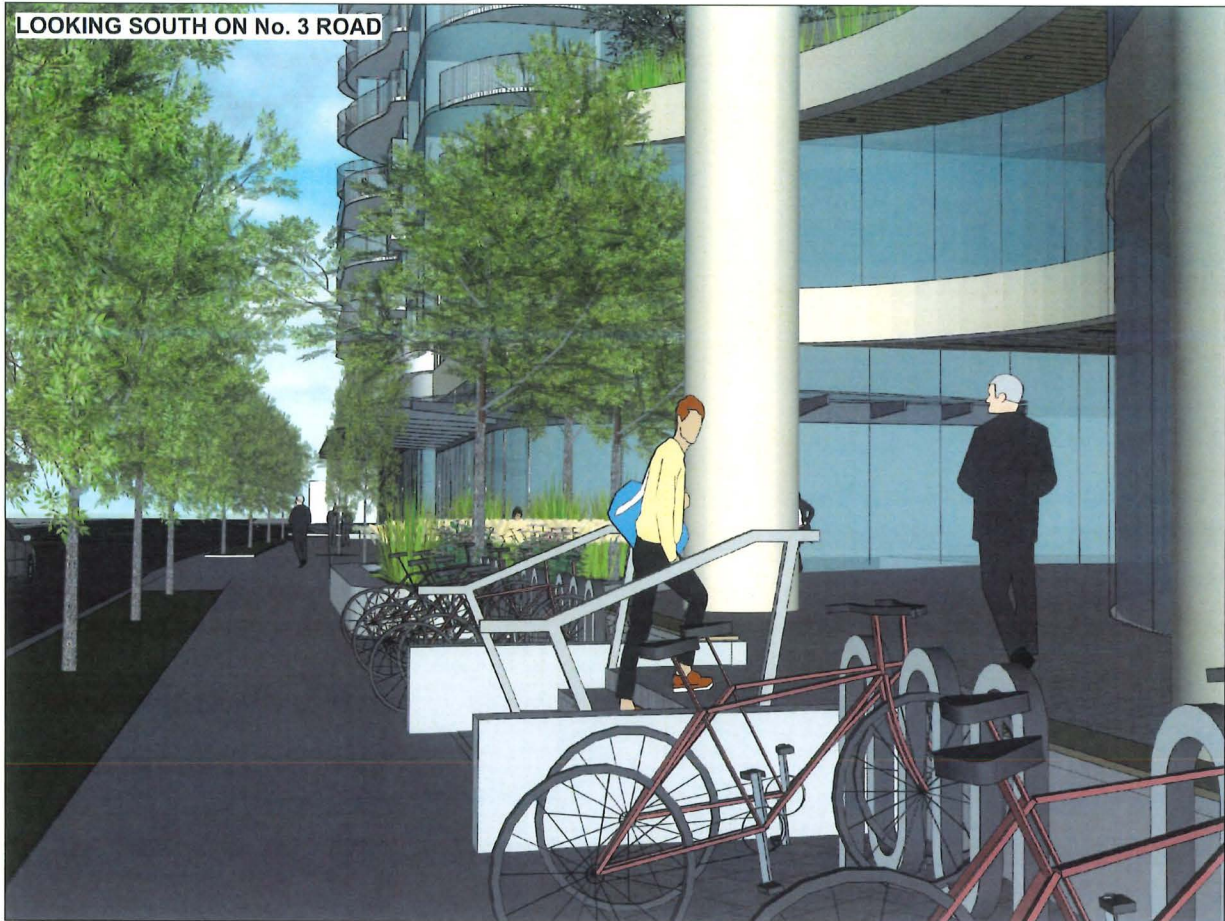
Final Rev

42

LOOKING WEST



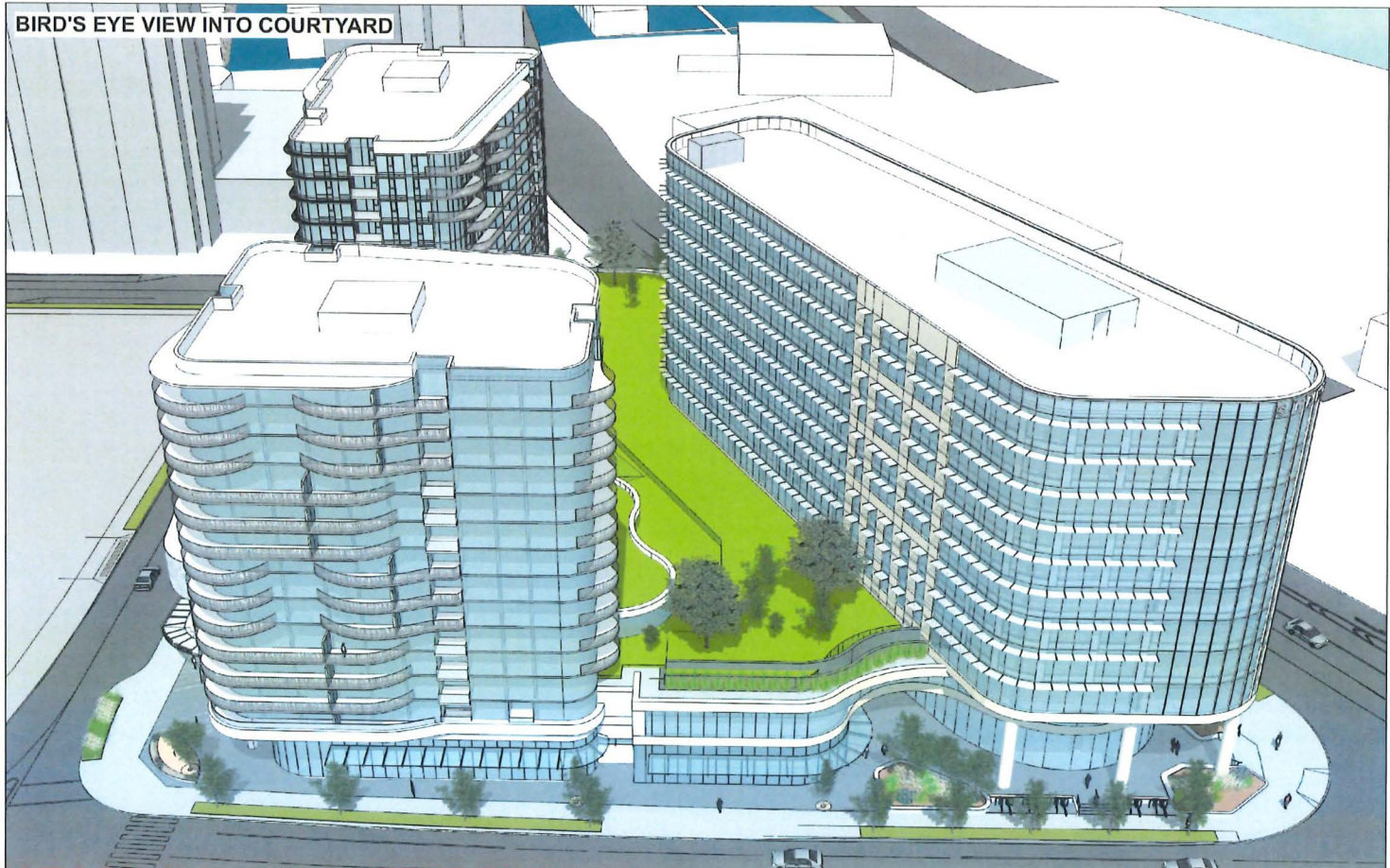
LOOKING SOUTH ON No. 3 ROAD



SEA ISLAND WAY, LOOKING EAST



BIRD'S EYE VIEW INTO COURTYARD



W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

ISSUE REVISION	
I	2/23/07-28 RE-ISSUED FOR B.P.
J	2/24/05-22 ISSUED FOR TENDER REVIEW
K	2/24/10-21 RE-ISSUED FOR TENDER
L	2/25/06-20 RE-ISSUED FOR TENDER
M	2/26/01-20 ISSUED FOR DP REVIEW
N	2/26/03-06 RE-ISSUED FOR D.P.

DP 26-007148
July 30, 2026

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

3D Renderings

JOB NO.	11-03
DRAWN	SV
DATE	March 6, 2026
SCALE	AS SHOWN
CHECKED	WTL

DRAWING NO.

A 14

DP 26-007148 August 4, 2026 Reference