



**City of
Richmond**

Report to Development Permit Panel

To: Development Permit Panel

Date: March 23, 2021

From: Wayne Craig
Director of Development

File: DP 17-794169

Re: Application by Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd. for a Development Permit at 3311 No. 3 Road and 3399 Corvette Way

Staff Recommendation

That a Development Permit be issued which would permit the construction of a:

- 1) High-rise mixed use development, including two residential towers containing 275 dwellings (with 22 affordable housing units), an office tower, street-oriented commercial uses, and a new City-owned community centre, at 3311 No. 3 Road; and
- 2) High-rise multiple-family development, including two residential towers containing 89 dwellings, at 3399 Corvette Way,

on lands zoned “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)”.

Wayne Craig
Director, Development
(604-247-4625)

WC:sch
Att. 5

Staff Report

Origin

Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd. (Grant Lin, President) has applied to the City of Richmond for permission to construct the second and third phases of the three-phase Viewstar development, including a:

- 1) High-rise mixed use development, including two residential towers containing 275 dwellings (with 22 affordable housing units), an office tower, street-oriented commercial uses, and a new City-owned community centre, at 3311 No. 3 Road; and
- 2) High-rise multiple-family development, including two residential towers containing 89 dwellings, at 3399 Corvette Way,

on lands zoned “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” (Attachments 1 and 2).

Zoning Amendment Bylaw 9594, to create the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone and rezone the subject site, was adopted on May 8, 2017 (RZ 12-603040) and later amended through Bylaw 10189, adopted on September 28, 2020 (ZT 19-872212).

A Development Permit was issued on May 8, 2017 for Viewstar’s first phase, located at 3331 No. 3 Road (DP 16-745853). That phase is under construction and will be completed in three stages, with occupancy of the final stage targeted for summer 2021.

The sites of the subject phases (Phases 2 and 3) of development are vacant. Key features of the proposal include:

- 1) At 3311 No. 3 Road (Phase 2), a 3-tower, 43,937 m² (472,934 ft²) mixed use development near the future Capstan Canada Line Station comprising:
 - 275 dwelling units, including 22 low-end-market-rental (LEMR) units secured in perpetuity with a Housing Agreement and Covenant and 253 market strata units;
 - 19,090 m² (205,485 ft²) of commercial uses, including an office tower along the site’s Sea Island Way frontage and retail/restaurant uses along No. 3 Road;
 - 3,107 m² (33,439 ft²) in the form of a City-owned community centre fronting McMyn Way (designed and constructed at the developer’s cost); and
 - A public plaza (including public art) and pocket park secured with statutory rights-of-ways (developer owned and maintained); and
- 2) At 3399 Corvette Way (Phase 3), a 2-tower, 13,050 m² (140,465 ft²) multi-family residential development fronting onto a riverfront park (including public art), secured through RZ 12-603040, and the Middle Arm of the Fraser River comprising:
 - 89 market strata units; and
 - A public plaza secured with a statutory rights-of-way (developer owned and maintained).

All engineering, transportation, and parks off-site requirements in respect to the proposed three-phase development have been resolved and agreed to by the developer through the original rezoning application (RZ 12-603040). As per legal agreements registered on title, the developer is responsible for the design and construction, at the developer's sole cost, of upgrades across the subject site's street frontages, together with various other road, utility, and park improvements. These works will be managed in three stages (on a phase-by-phase basis) through multiple Servicing Agreements. The developer entered into the Phase 1 Servicing Agreement (SA 16-748500) prior to rezoning adoption and is required to complete those works (e.g., construction of McMyn Way, improvements along Sea Island Way, No. 3 Road, Corvette Way, and Capstan Way, upgrades to the Sea Island Pump Station, and related works) prior to final occupancy of Phase 1. Legal agreements registered on title through the rezoning require that the developer enter into the remaining Servicing Agreements to complete all outstanding works prior to issuance of the subject Development Permit. This includes, for 3311 No. 3 Road (Phase 2), frontage improvements around the perimeter of the Phase 2 site and the community centre plaza, and for 3399 Corvette Way (Phase 3), frontage improvements around the perimeter of the Phase 3 site, raising of the dike, and a new City-owned riverfront park on the dike.

Development Information

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

Background

Development near the subject site includes:

- To the North: Sea Island Way (a designated Provincial highway providing access from the airport) and a proposed high-rise, mixed hotel/office development by New Continental Properties (RZ 13-628557 / ZT 19-875774 / DP 16-754762).
- To the East: No. 3 Road, the Canada Line and future Capstan Station, a neighbourhood park, and two multi-phase, high-rise, mixed use developments (under construction) including Pinnacle Living, which contains an Early Childhood Development Hub (RZ 10-544729 / RZ 12-610011 / ZT 18-827860), and Concord Galleria, which contains a non-profit arts facility (RZ 17-769242).
- To the South: Capstan Way (a designated greenway route) and an area of low-rise automobile-oriented commercial uses designated under the City Centre Area Plan (CCAP) for medium- and high-rise mixed use development and riverfront park.
- To the West: The Middle Arm of the Fraser River and land secured through the Viewstar rezoning (RZ 12-603040) for development, at the developer's sole cost, of a new City-owned riverfront park, together with dike improvements. In addition, west of Phase 2 is an existing three-tower, mixed hotel/residential development at 3099, 3111, and 333 Corvette Way (Wall Centre) and located between Phases 1 and 3 is a vacant parcel proposed for development with a two-tower, mixed residential/hotel/retail project by Minglian Holdings (RZ 15-699647 / DP 15-699652).

Rezoning, Zoning Text Amendment, and Public Hearing Results

During the rezoning and Zoning Text Amendment processes, staff identified the following design issues to be resolved at the Development Permit stage:

- 1) The development must address its prominent location at a key “gateway” to Richmond’s downtown, near the future Capstan Canada Line Station, and along the riverfront.
 - *Distinctive tower forms and articulated streetwalls will give definition to the street edge, while landmark features will enhance local identity and the public realm including:*
 - a) *At Phase 2, a dramatic curvilinear façade feature at the community centre, a decorative articulated metal screen along Sea Island Way, and the office building, which marks the Sea Island Way/No. 3 Road corner with a cylindrical tower form set on tall columns above a raised, landscape terrace; and*
 - b) *At Phase 3, two triangular-shaped towers linked by a sky bridge containing a swimming pool.*
- 2) The City Centre Area Plan (CCAP) encourages small tower floorplates and varied heights. Through the rezoning and Zoning Text Amendment applications, it was agreed that larger floorplates and minimal changes in height could be supported, provided that the form is varied and visually interesting.
 - *Variations in the shape and articulation of the proposed towers, balcony and cornice treatments, cladding, and fenestration provide for visual interest, while special tower features (e.g., prominent curved façade at the Sea Island/No. 3 Road corner and the riverfront towers’ sloping forms and porthole-like openings) contribute towards the development’s distinctive character.*
- 3) Potential livability impacts arising from various on- and off-site adjacencies (e.g., view blockage and noise from commercial uses) must be addressed.
 - *Steps have been taken to minimize overlook between the development’s proposed towers and their neighbours through building siting, tower separation, unit orientation, and the distribution of open space areas. In addition, prior to rezoning adoption, covenants were registered on title requiring that building designs comply with Official Community Plan indoor noise attenuation requirements with respect to potential aircraft and Canada Line noise impacts and requiring that future residents are notified of potential view and other impacts that may occur as a result of on- and off-site uses.*

Public Hearings were held for the rezoning of the site on October 17, 2016 and the subsequent Zoning Text Amendment on July 20, 2020. At the Public Hearings, concerns were expressed regarding traffic, as proximity to major arterial roads and the lack of a well-connected secondary road network can make access to the area’s existing uses difficult. Staff worked with the applicant to address these concerns in the following ways:

- 1) A traffic study has been completed and recommendations have been incorporated into the road designs, which will be constructed on a phase-by-phase basis through the City’s Servicing Agreement processes. Improvements along all existing street frontages, together with the establishment of a new street linking No. 3 Road with Corvette Way (McMyn Way) and the addition of right turning movements from Corvette Way onto Sea Island Way, will improve vehicle circulation for existing and future residents and businesses alike.

- 2) Prior to Building Permit issuance on a phase-by-phase basis, the developer must submit a Construction Parking and Traffic Management Plan that, among other things, demonstrate to the satisfaction of the Director of Transportation that the access/egress requirements of existing residents/businesses will not be compromised during construction.

Staff Comments

The proposed scheme attached to this report satisfactorily addresses the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and with the requirements of the site-specific ZMU30 zone as amended.

- 1) Affordable Housing: Prior to adoption of the Rezoning Bylaw, as amended by the subsequent Zoning Text Amendment application, Council approved that the entirety of the development’s affordable low-end-market-rental housing contribution (i.e. 5% of total residential floor area) shall be located on the Phase 1 and Phase 2 lots. The Phase 1 portion (41 units) is currently under construction. The Phase 2 portion contains 22 units and has a combined habitable floor area of 1,534 m² (16,517 ft²), including:
 - The ZMU30 zone’s minimum affordable housing requirement of 1,350 m² (14,526 ft²);
 - An additional voluntary developer contribution of 165 m² (1,773 ft²), secured through ZT 19-872212 to increase Phase 2’s number of affordable units from 18 to 22; and
 - A further voluntary developer contribution of 20 m² (220 ft²), proposed through the subject Development Permit process to provide for improved unit designs (i.e. without any change to the previously approved number or mix of affordable housing units).

A Housing Agreement and Covenant were registered on title prior to rezoning adoption. The Covenant was subsequently modified to reflect the developer’s Zoning Text Amendment contribution and, prior to Development Permit issuance, it will be further modified to reflect the additional contribution proposed through the subject application.

| Phase 2 Towers | Affordable Housing (Net Habitable Floor Area) | | Affordable Unit Mix** | | | |
|----------------|--|--|-----------------------|-----------|-----------|-----------|
| | Min. Permitted* | Proposed | Bach. | 1-BR | 2-BR | Total |
| F (West) | N/A | 787 m ² (8,475 ft ²) | 1 | 7 | 4 | 12 |
| G (East) | N/A | 747 m ² (8,042 ft ²) | 0 | 3 | 7 | 10 |
| TOTAL | 1,514 m² (16,296.6 ft²) | 1,534 m² (16,517 ft²) | 1 | 10 | 11 | 22 |

* Minimum permitted floor area is the combined total of the ZMU30 zone’s minimum affordable housing requirement for Phase 2 and the additional voluntary developer contribution secured through ZT 19-872212.

** 100% of affordable housing units shall comply with the City’s Basic Universal Housing (BUH) standards.

- 2) Capstan Station Bonus Public Open Space: The City Centre Area Plan and ZMU30 zone provide for a residential density bonus (0.5 FAR) on the basis that the development shall contribute, at Council-approved rates, towards the Capstan Station Reserve (for station construction and mobility improvements) and publicly accessible open space. Prior to rezoning, legal agreements were registered on title to the lots to secure the developer’s commitment to contribute to the Capstan Station Reserve (payable on a phase-by-phase basis prior to Building Permit issuance). The developer’s public open space contribution, which

was secured through rezoning and the subsequent Zoning Text Amendment, comprises a combination of dedication, fee simple, and Statutory Right-of-Way (SRW) areas for construction on a phase-by-phase basis at the developer's sole cost. Public open space features to be constructed with respect to Phase 2 and Phase 3 include:

- Two areas that are subject to the City's standard Servicing Agreement (and letter of credit) processes, including the City-owned riverfront park next to Phase 3 and the community centre plaza secured with a SRW on the Phase 2 site; and
- Two areas secured with SRW agreements that are subject to the Development Permit (and landscape letter of credit) processes, including a plaza at the north end of Phase 3 that is contiguous with the proposed riverfront park and the McMyn Neighbourhood Pocket Park at the southwest corner of Phase 2 (i.e. a small landscaped area for socializing). Through the Development Permit review process, it was determined that minor modifications should be made to the shapes of these two SRW areas (i.e. without any change in size) to provide for more attractive public open space amenities. Prior to Development Permit issuance, the existing SRW agreements will be modified to reflect the approved public open space designs.

3) Community Centre: Prior to adoption of the Rezoning Bylaw, as amended by the subsequent Zoning Text Amendment application, Council approved that the developer shall design and construct the proposed community centre on the Phase 2 site, at the developer's cost, to the satisfaction of the City. Through the Zoning Text Amendment application, delivery of the facility was projected for December 2023. Legal agreements registered on title require that:

- Prior to issuance of the subject Development Permit for Phase 2, the community centre design shall be satisfactory to the City as the future owner with respect to the base building (e.g., floor area and layout, shell, structure, mechanical and electrical systems, future LEED Gold certification, and Building Code compliance) including the general form and character of the exterior; and
- A Building Permit shall be issued for Phase 2, including the community centre, prior to occupancy of Phase 1's last two towers (of a total of six towers).

In addition, through the Zoning Text Amendment application, the developer agreed to increase the size of the previously approved community centre plaza, improve daylighting of the facility's interior, and make minor interior changes.

As approved through the rezoning and secured with legal agreements, the proposed community centre is a 3,107 m² (33,439 ft²) facility located along the south side of Phase 2, together with parking and ancillary uses/spaces. Key features of the facility include:

- A 2-storey lobby;
- A large gymnasium with a second-floor walking/running track around its perimeter and floor-to-ceiling windows opening onto McMyn Way and a proposed seating area (subject to the Servicing Agreement);
- A children's Exploratorium, creativity/activity labs, and multi-purpose rooms;
- A kitchen;
- Wide hallways and column-free program spaces;
- Washrooms with hands-free, airport-style entrances;
- Support rooms/spaces (e.g., administration, mechanical/electrical, and storage);

- Parking including 54 spaces for exclusive community centre use (including two loading/parking spaces with a shared EV 240V charger for facility use) and 20 shared commercial spaces (secured by legal agreement for weekend/evening use);
- Class 1 bike storage (10 bikes) with EV 120V charging for community centre use; and
- A garbage holding room for exclusive community centre use, together with shared use of Phase 2's loading /waste pick-up facilities.

In compliance with the approved Zoning Text Amendment application:

- The size of the plaza at the corner of No. 3 Road and McMyn Way has been roughly doubled, from 125 m² (1,350 ft²) to 267 m² (2,877 ft²), the design of which is subject to the Servicing Agreement;
- Clerestory windows have been added to the children's Exploratorium and creativity/activity rooms to improve daylighting; and
- An open stair has been added to the lobby to improve access to the second floor, encourage people to use the stairs instead of the elevator, and provide for a more welcoming, visually appealing public space.

Legal agreements registered on title to the subject site prior to rezoning notify future residents that noise, ambient light, or other nuisances may arise due to proximity to the community centre and commercial uses and require that the development, including the community centre, is designed to mitigate these potential livability impacts. The design and siting of the proposed facility seeks to address this by reducing the adjacency of residential units and active community centre uses. Measures include:

- Locating the facility's façade close to the McMyn Way property line (while setting back the adjacent residential towers);
- Fronting the gymnasium on McMyn Way (buffered by the lobby on its east and parkade entrance on its west);
- Minimizing windows near residential units on the facility's east and west walls; and
- Not having any access to the community centre's roof (except emergency access) or windows overlooking it that could affect the privacy of the residential outdoor amenity space located there.

The community centre's exterior design incorporates a dramatic curvilinear form that swoops upward from the plaza on the facility's east side, swings gently out over the sidewalk, and tapers towards the west. The "swoop" is clad in perforated metal (i.e. ombrae) with a contrasting soffit that visually enhances the curve and the depth of the façade. Below the "swoop", frosted glass sunshades mounted on slim metal brackets dot the glass curtain wall where needed to reduce sun and glare inside. A tall colourful portal marks the facility's entrance and a metal and glass canopy enhances pedestrian access. Large glass doors at the lobby and gymnasium can open to take advantage of good weather, encourage people to participate/enter/watch, and enhance event hosting. As per the Council-approved terms of reference for the facility, prior to Building Permit issuance, the architect will continue to refine the design of the community centre, including the detailed design of its façade, in consultation with the City. This will include, among other things, design development of the metal cladding to incorporate patterns (e.g., special lettering and/or images) and decorative lighting to further enhance the appearance of this key façade feature during both the day and night.

Senior staff have reviewed and approved the base building design, which satisfies the facility's Council-approved Terms of Reference and related technical requirements. In addition, staff's review of the proposal has concluded that the form and character satisfies City objectives for a facility that is:

- Distinctive – A signature image that visually sets this important public/civic facility apart from surrounding commercial and residential buildings;
- Welcoming – A people-place that encourages passersby to enter and contributes towards community building;
- Vibrant – An animated appearance that contributes to the vitality of the streetscape and complements the facility's focus on movement and play; and
- A cohesive indoor/outdoor amenity – A place with strong visual and physical indoor/outdoor connections that expand and enhance the all-season use of the facility and its integration with the urban environment.

- 4) Community Centre Encroachment Agreement: Along the community centre's frontage, various building features encroach into the McMyn Way rights-of-way including:
- Demountable pedestrian weather protection (i.e. glass/metal canopy) with a clear height of at least 3.0 m above the grade of the fronting sidewalk; and
 - Fixed (permanent) metal-clad curvilinear frame and related façade features (i.e. not habitable space) with a clear height of at least 7.5 m (25 ft.) above the fronting sidewalk.

Staff are supportive of the developer's proposal because the features do not conflict with vehicle sightlines or frontage improvements (e.g., street trees, streetlights, furnishings, utilities, and traffic control features) and will contribute towards pedestrian amenity, community centre identity, and shading of the facility's interior. Prior to Building Permit issuance, the developer shall be required to enter into an agreement to permit the proposed building encroachments. (Fees will apply.)

- 5) Public Art: Prior to adoption of the Rezoning Bylaw, legal agreements were registered on title to secure the developer's voluntary public art contributions. Public art shall be installed in association with the community centre on the Phase 2 site and in the new riverfront park in association with Phase 3, subject to Council approval in keeping with City policy.
- 6) Transportation Demand Management (TDM) Measures: The ZMU30 zone includes site-specific parking requirements for the development's three phases, based on the developer's implementation of an approved phase-by-phase suite of TDM measures. Legal agreements registered on title prior to rezoning adoption specify the TDM measures required with respect to the subject Phase 2 and Phase 3 developments. The developer's proposal satisfies the terms of the ZMU30 zone and legal agreements and provides for the following:
- Car-share facilities (i.e. 4 parking spaces with two EV 240V chargers, a letter of credit to secure the developer's future purchase of two car-share vehicles, and, prior to occupancy, the developer shall enter into a car-share service provider agreement);
 - Public parking (i.e. designation of 50% of Phase 2's commercial parking, 118 spaces, for short-term/hourly use by the general public);
 - Shared community centre/commercial parking (i.e. designation of 20 assignable commercial parking spaces for community centre use after 6 pm on weekdays and all day on weekends to augment the 54 spaces secured for exclusive community centre use);
 - End-of-trip cycling facilities for commercial tenants (i.e. shower, washrooms, change rooms, and lockers) co-located with Class 1 secured commercial bike storage; and

- Weather-protected Class 2 bike racks for 41 bikes (i.e. within the Phase 2 parking structure) for the use of visitors to the community centre and other visitors to the site.
- 7) Residential Visitor Parking:
- Phase 2's residential visitor parking is shared with the short-term/hourly commercial parking on the lot (i.e. 118 spaces secured by legal agreement for public use), as permitted under the ZMU30 zone.
 - Phase 3's residential visitor parking includes three short-term spaces on the Phase 3 site (i.e. two drop-off/pick-up spaces and one 2-hour space), together with thirteen longer-duration spaces on the Phase 1 site. The spaces on the Phase 1 site are surplus to the needs of the Phase 1 development and will be secured with a legal agreement for the exclusive use of Phase 3 visitors. The proposed parking arrangement is consistent with the Zoning Bylaw (which requires a total of 16 visitor spaces for Phase 3 and permits parking to be located off-site if it is within 150 m of the uses it serves) and is supported by a parking study satisfactory to Transportation staff.
- 8) Sea Island Way Functional Road Design: Through the Phase 1 Servicing Agreement, it has been determined that the Sea Island Way Greenway SRW agreement registered on title prior to rezoning adoption must be amended to satisfy Ministry of Transportation and Infrastructure road design requirements. Prior to issuance of the subject Development Permit, the agreement will be modified to revise the boundaries of the SRW area and increase its size from 50 m² (538 ft²) to 176 m² (1,889 ft²).
- 9) District Energy Utility (DEU) & BC Energy Step Code: Through rezoning, legal agreements were registered on title to the Phase 2 and 3 lots requiring that all buildings are designed to facilitate future connections to a City DEU system. As DEU-ready buildings, they must be designed and constructed in compliance with BC Energy Step Code 3, The proposed Phase 2 building design satisfies this requirement. The Phase 3 design, however, prevents it from achieving Step 3, so the developer has elected to provide a low carbon energy plant on-site and design the building to comply with Step 2. Staff are supportive of the developer's proposals for both phases, as they are in keeping with City policy. (In the future, when the City is in a position to provide DEU service to the subject site, staff will bring forward a Service Area Bylaw for consideration by Council.)
- 10) Airport Zoning Regulations: The developer has submitted a letter prepared by a surveyor confirming that the height of the proposed Phase 2 and Phase 3 developments, 47 m (154 ft.) GSC, complies with Transport Canada regulations.
- 11) Flood Construction: Prior to Rezoning Bylaw adoption, the City's standard flood indemnity covenant was registered on title to the lots. The developer has submitted plans demonstrating that the designs for Phase 2 and Phase 3 comply with the covenant and Richmond's Flood Plain Designation and Protection Bylaw.
- 12) Aircraft Noise: The OCP permits residential and other aircraft noise sensitive uses in this location, subject to specific requirements. Prior to rezoning adoption, the City's standard aircraft noise covenant was registered on title requiring that an acoustic report, prepared by a certified professional and satisfactory to the City, is submitted prior to Building Permit issuance.

- 13) Canada Line: Prior to rezoning adoption, the City's standard covenant was registered on title to notify purchasers of potential development impacts and ensure that the developer incorporates appropriate noise mitigation and other measures into the design.
- 14) View Blockage and Other Development Impacts: Prior to rezoning adoption, the City's standard covenant was registered on title to notify purchasers of potential development impacts and ensure that the developer incorporates reasonable mitigation measures into the design.

Zoning Compliance/VariANCES

No zoning variances are requested.

Advisory Design Panel Comments

On August 19, 2020, the Advisory Design Panel considered the subject application and recommended that it move forward to the Development Permit Panel subject to the applicant giving consideration to the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Panel comments and is identified in '*bold italics*'. In response to the Panel's comments, the architect has confirmed that the design complies with all City requirements with respect to sustainability and accessibility. In addition, the architect has undertaken design development with respect to the proposed office building to break up its massing and provide greater visual interest along Sea Island Way.

Analysis

The developer proposes to construct the final two phases of a 3-phase, high-rise, mixed use development, including a City-owned community centre, in the heart of Capstan Village, near the future Capstan Canada Line Station and a new riverfront park. The proposed form of development complies with Zoning Bylaw requirements and the objectives of the CCAP's Development Permit Guidelines. More specifically, the development has successfully demonstrated:

- 1) A strong urban concept contributing towards a high-density, high-amenity, mixed-use, transit-oriented environment, comprising pedestrian-oriented commercial, an office tower, and a variety of dwelling types (including 62% family-friendly, 2- and 3-bedroom or larger units);
- 2) An articulated building typology with distinctive features that will contribute towards local identity, streetscape interest, solar access, and views for residents and neighbours; and
- 3) An attractive public realm, including special open space amenities, around each phase.

Conditions of Adjacency

The proposed development is designed to respect both existing and future surrounding development as follows.

- 1) Tower Separation: Phase 2's three towers will be separated by a distance of at least 24 m (79 ft.), as per the recommended CCAP minimum, and will be separated from existing and future towers on surrounding properties by similar or greater distances. Likewise, the two towers at Phase 3 will be separated from each other and their neighbours by at least 24 m (79 ft.). In addition, cross-site views to the river is enhanced for Phase 3's neighbours by connecting its two towers with a skybridge, rather than a conventional streetwall/podium.

- 2) Overlook: Potential on-site overlook issues are negligible because the proposed:
- Residential towers do not have inset corners (which could result in units facing one another);
 - Office tower is separated from Phase 2's residential towers by at least 24 m (79 ft.);
 - No. 3 Road retail/restaurant uses are located below residential units; and
 - Community centre design minimizes windows near residential units and amenity spaces.

Potential off-site overlook issues are largely mitigated by the development's tower spacing. In addition, with respect to existing residents at the Wall Centre (north and west of Corvette Way), overlook will be negligible because Phase 2's towers face Wall Centre's hotel tower (not its residential towers) and the north end of the Phase 3 site comes to a point (i.e. little of the Phase 3 building will face Wall Centre).

- 3) Sun and Shading: The proposed tower spacing, orientation, and massing will help to maximize sun to residential units and outdoor amenity spaces. Phase 3's outdoor amenity space faces west towards the riverfront park and will receive sun year-round. Phase 2's podium-level outdoor amenity space includes portions that will be shaded by existing and proposed towers; however, the podium is large and has been designed to ensure that it provides a variety of opportunities for residents to enjoy sunny outdoor spaces throughout the year.
- 4) Aircraft and Ambient Noise: An acoustic study was undertaken by a registered professional on behalf of the developer regarding potential noise impacts on residential uses arising from aircraft and ambient sources (e.g., traffic and existing industrial and commercial), taking into account OCP Aircraft Noise Sensitive Development policy requirements (e.g., air conditioning). The developer has agreed to fully incorporate all recommendations into the development.
- 5) Ambient Nighttime Light: As areas urbanize, ambient nighttime light increases, which can be a nuisance if not mitigated. To address this, the developer proposes to (i) provide electrical outlets in place of balcony soffit lighting so that residential tenants have direct control over their outdoor lighting, and (ii) install window blinds (e.g., horizontal louver or roller) in all units.

Urban Design and Site Planning

The proposed form of development is generally consistent with CCAP objectives and will contribute towards an attractive, pedestrian-friendly, high-density urban environment as follows.

- 1) The two phases are designed to take advantage of their lots' irregular shapes, including:
- At Phase 2, the long Sea Island Way frontage is complemented by the strong east-west form of the office building and podium, south of which twin towers impart a more pedestrian scale to McMyn Way and frame the community centre; and
 - At Phase 3, the site's triangular shape is mirrored in its two triangular towers.
- 2) Towers are designed to anchor key corners, enhance views, and provide for landmark features that contribute to the public realm, including:
- At Phase 2, the office building marks the Sea Island Way/No. 3 Road "gateway" to the downtown with a distinctive bullnose tower set on tall columns above a raised, landscaped terrace; and
 - At Phase 3, the tower designs respond to the site's prominent riverfront location by:
 - i. Minimizing the building footprint (i.e. not including a conventional streetwall/podium) so that the riverfront landscape can visually stretch through and around the site; and

- ii. Presenting distinctive angular profiles, including a flatiron form towards the north (visible from the Moray Chanel Bridge) and a sloping form to the south (which will be visible from afar due to the arc of the river and the CCAP's drop in height from 45 m to 25 m south of Capstan Way).
- 3) Streetscapes provide for a visually engaging, pedestrian-scale, urban setting, including:
 - Along McMyn Way, the community centre is pulled up to the property line to frame plaza spaces to its east and west and enhance views and pedestrian access (via a new No. 3 Road crosswalk) to/from the future Capstan Canada Line Station and park east of No. 3 Road;
 - Along No. 3 Road, varied heights, articulations, weather protection, and a terraced plaza at the office building's south-facing entrance aim to enhance the street-oriented retail experience and pedestrian movement between Capstan Station and the development's office tower;
 - Along Sea Island Way, an articulated, perforated metal screen stretches along most of the frontage to create a distinct gateway experience along this important airport connector route and provide a visually engaging backdrop for proposed off-street bike path and greenway improvements (subject to the Servicing Agreement);
 - Along Corvette Way, landscaped neighbourhood-oriented corner plazas complement residential features including, at Phase 2, townhouse units with individual entrances and raised terraces and, at Phase 3, residential lobbies and a skybridge framing a small auto-court; and
 - Along Capstan Way and the riverfront park, tall grasses, hedges, and planting complement the riverfront setting, while a gently terraced landscaped area between Phase 3's two towers (instead of a conventional streetwall/podium) visually expands the City park by blurring the boundary between on-site and off-site.
- 4) Lower-level rooftops are landscaped to provide for recreation spaces and enhance upper-level views from on-site and neighbouring development;
- 5) All parking, loading, and waste handling activities are concealed within the building;
- 6) Vehicle access is limited to one driveway at Phase 2 (west of the community centre) and a small auto-court at Phase 3 to minimize streetscape and traffic impacts on existing neighbouring development and residents;
- 7) The maximum proposed building height, 47 m (154 ft.) GSC, complies with Transport Canada regulations (as confirmed by a surveyor); and
- 8) The development complies with the City's flood construction level requirements including, for commercial spaces and lobbies, a minimum elevation of 0.3 m (1 ft.) above the crown of the fronting street, and, for residential units, a minimum elevation of 2.9 m GSC (as per the standard City flood construction covenant registered on title prior to rezoning adoption).

Architectural Form and Character

The CCAP encourages the development of a mosaic of distinctive, yet cohesive, urban villages. In Capstan Village, as the area is part of the CCAP designated arts district, recently approved high-rise buildings have used colour, materials, and building articulation (e.g., patterned cladding and colourful frames, fins, and glass panels) to add visual interest. The subject development aims to complement the character of this emerging pedestrian-oriented urban area while incorporating special features that address site-specific conditions.

- 1) At Phase 2, a tower-and-podium form with a modern architectural expression contributes towards an animated public realm. Features include the following.
 - The development comprises a low base building connecting three towers with rounded corners that rise cleanly from grade to their maximum height (without stepping) and a subdued, warm grey colour palette highlighted with metal and shades of olive green. Distinctive picket balcony guards accent the residential towers, while the office tower has a lightly reflective curtain wall façade striated horizontally with eyebrow sunshades on its south side and vertically with metal fins that impart a sense of movement across its north façade.
 - The proposed tower arrangement (with the office tower along the site's north side and slimmer residential towers to its south) serves to orient the development towards Capstan Station and the village's central park. This is enhanced along No. 3 Road with pedestrian-oriented retail with large display windows, individual entrances, and glass canopies, second floor restaurants, a terraced landscaped plaza at the office lobby, and at McMyn Way, the community centre forecourt and the community centre beyond (which align with the pedestrian crosswalk leading to Capstan Station).
 - The community centre's location on McMyn Way was determined through the rezoning process. The community centre occupies roughly two-thirds of Phase 2's McMyn Way frontage and is framed on each side by a residential tower/lobby and plaza (secured with SRWs), including a neighbourhood pocket park on the west and the community centre forecourt at No. 3 Road on the east (which will include public art, subject to Council approval, and signage). The community centre is envisioned as a glassy, transparent building that allows daylight to fill the interior and encourages people to enter and participate by enabling passersby to see into the lobby, gymnasium, elevated running/walking track, and creativity labs from outdoors. In warm weather and for special events, large glass doors can be opened across the face of the lobby and gym to allow people and activities to move freely in and out of the building. The design of the McMyn Way frontage and No. 3 Road forecourt (subject to a Servicing Agreement) will include seating, trees, weather protection, and infrastructure (e.g. audio, power, water, lighting, and barbeque hook-up) to enhance event-hosting opportunities and day-to-day animation of the streetscape.
 - The community centre's façade treatment aims to enhance the facility as a community hub (distinct from surrounding commercial uses) and a place for movement and play. The facility's signature feature will be a curvilinear metal façade feature that swoops up from the No. 3 Road forecourt, bows out over the McMyn Way sidewalk, and tapers to the west. The feature will be clad in perforated (i.e. ombrae) metal that will be designed to incorporate patterns (e.g., images or words) that complement the community centre's identity. Lighting will be incorporated to ensure that the façade will be a vibrant streetscape feature both day and night (taking into account that lighting must not be a nuisance for nearby residents).
 - West of the community centre, a residential lobby and three townhouse units wrap the McMyn Way/Corvette Way corner. This will complement nearby residential uses (i.e. under construction at the developer's Phase 1 site and existing at Wall Centre) and help support use of the McMyn Way Neighbourhood Pocket Park SRW (which will include trees, planting, benches, and bike racks) as a place for locals to pause and socialize.

- Along the north side of the site, an articulated perforated metal screen will conceal above-ground parking and give the building a strong street presence along the Sea Island Way airport connector. The tower form above will extend east beyond the screen to terminate at the Sea Island Way/No. 3 Road corner where its bullnose form, tall columns, and a terraced landscape will wrap the corner to mark the gateway to the City Centre's principle retail street.
- 2) At Phase 3, twin towers make a bold statement along the riverfront. Features include the following.
- The development comprises two towers that rise cleanly from grade to their maximum height (without a streetwall-type podium base) to open up views through the site and visually extend the riverfront park into and around the towers.
 - An aqua-green colour palette, wave-like horizontal bands of white, and large porthole-like openings give the project a marine feel.
 - The tower lobbies front onto a landscaped pedestrian courtyard along the site's Corvette Way frontage that doubles as an auto-court (with access via a decorative metal gate to the site's underground parking). Overhead the courtyard is framed by a skybridge that contains a swimming pool and links the two towers. Down lighting in the underside of the skybridge will illuminate the courtyard, while porthole-type windows will provide glimpses into the glass-bottomed pool.
 - At the north and south end of the site, the building designs enhance public access to the dike with special landscaping, a weather protected area at the north, and colourful glass treatments.

Landscape and Open Space Design

For Capstan Village, the CCAP encourages the development of a network of neighbourhood parks, greenways, and other landscape features. In addition, Zoning Bylaw requirements with respect to the Capstan Station Bonus require that benefitting developments (including the subject Phase 2 and Phase 3 developments) provide public open space over and above basic CCAP park standards. The subject developer's Capstan Station Bonus public open space contribution includes a fee-simple riverfront park, dedicated greenways, and a plaza for the community centre (secured with a statutory rights-of-way agreement and maintained by the developer) that are subject to various Servicing Agreements (not the Development Permit). In addition, Phase 2 and Phase 3 include the following open space features:

- 1) Publicly-accessible open space secured with statutory right-of-ways (maintained by the developer) including the:
 - McMyn Neighbourhood Pocket Park (Phase 2), a 180 m² (1,936 ft²) landscaped area at the McMyn Way/Corvette Way corner that is designed to provide a place for locals to relax and socialize (including trees, planting, seating and tables, special lighting, bike racks, weather protection, and related features); and
 - River Road Park Entrance Plaza (Phase 3), a 78 m² (842 ft²) landscaped plaza at the north entrance to the proposed riverfront park that is designed to enhance access to and visibility of the park (including seating, lighting, a weather protected area for resting or tai chi, trees, and a planting palette that complements the riverine landscape).

- 2) Landscaped frontages designed to enhance pedestrian amenity and visual appeal including:
 - At Phase 2:
 - i. Landscaped sidewalks and terraces along all commercial and residential frontages (including decorative paving, furnishings, special lighting, and trees/planting);
 - ii. Landscape buffers along townhouse frontages; and
 - iii. Phase 2 Servicing Agreement works including greenway/off-street bike path improvements along Sea Island Way and community centre plaza and frontage improvements along McMyn Way; and
 - At Phase 3:
 - i. Greenway improvements along Capstan Way, including special planting, lighting, and terraced benches on-site, together with Phase 3 Servicing Agreement works within the fronting road rights-of-way (e.g., off-street bike path and walkway, street trees and planting, and pedestrian lighting);
 - ii. A sidewalk and treed boulevard along Corvette Way (subject to the Phase 3 Servicing Agreement) that opens onto a plaza-like auto-court with decorative paving and lighting, trees/planting, and the project's skybridge (pool) overhead; and
 - iii. Along the riverfront, the project's low podium height allows for the park's grassy riverine landscape to merge with the on-site amenity space's complementary pallet of grasses, trees, shrubs, and landscape features, interrupted only by a shallow linear water feature that complements the river setting and demarcates the property boundary (i.e. making a fence unnecessary);
- 3) Private outdoor patios and balconies for all dwelling units;
- 4) Landscape patio space for workers in the office tower; and
- 5) Green roofs on all inaccessible roof areas (excluding tower roofs).

Residential Amenity Space

To meet the anticipated amenity needs of the City Centre residents, the CCAP requires that the subject development provide a combination of indoor and outdoor amenity space, including a variety of passive and active recreation uses and features.

- 1) Indoor Amenity Space: The CCAP directs that large developments provide indoor residential amenity space, including space for recreation, socializing, and relaxing, at a rate of 2 m² (22 ft²) per unit. The Phase 1 development (under construction), which includes an indoor swimming pool, exceeds the Phase 1 indoor amenity requirement. Prior to Development Permit issuance for Phase 1, a shared amenity agreement was registered on title to the lot to secure shared use of the pool for Phase 2's future residents (including affordable housing tenants). To fulfil Phase 2's indoor amenity space requirements, in addition to shared use of the Phase 1 pool, Phase 2 residents (including affordable housing tenants, at no extra charge or fee) will have exclusive use of 371 m² (3,992 ft²) of indoor amenity space (e.g., lounges and recreation space) at Phase 2's podium roof level, contiguous with its outdoor amenity space. Indoor amenity space provided on the Phase 3 site, which includes an indoor pool and various spaces for socializing and recreation, will be for the exclusive use of Phase 3 residents. The combined total of Phase 2's shared and exclusive indoor amenity spaces satisfies the City's requirements, 550 m² (5,920 ft²). The proposed size of Phase 3's indoor amenity space, 755 m² (8,129 ft²), exceeds the City's requirements, 178 m² (1,916 ft²).

- 2) **Outdoor Amenity Space:** City policy directs that outdoor residential amenity space should be provided at a rate of 6 m² (65 ft²) per unit and include a variety of spaces and features to accommodate recreation, socializing, and relaxing, including children's play (based on 50% of the amenity area, to a maximum of 600 m² / 6,458 ft²). The subject development includes 2,223 m² (23,925 ft²) of outdoor amenity space on the Phase 2 site and 448 m² (4,819 ft²) on the Phase 3 site. On both sites, this takes the form of a landscaped, multi-use, outdoor space at the podium roof level, co-located with required indoor residential amenity space. Features include space for children's play, games, tai chi, socializing, relaxing, and outdoor dining, together with special landscape features (e.g., water features and glass-roofed pavilions) and, at the Phase 2 site, raised garden plots, tool storage, hose bibs, and related features. The proposed outdoor amenity spaces are well designed, take full advantage of sun exposure, and provide for all-season use (e.g., weather protection and fire pits). Phase 3's outdoor amenity space is smaller than the City standard (i.e. 448 m²/4,819 ft² versus 534 m²/5,748 ft²); however, this is supported by staff on the basis that Phase 3 fronts the new riverfront park (to be constructed by the developer) and it significantly exceeds the City's indoor amenity space requirements.

Crime Prevention through Environmental Design (CPTED)

Measures are proposed to enhance safety and personal security including, but not limited to, the following measures.

- 1) Casual surveillance by minimizing blind corners, creating prominent residential and commercial lobby entrances, co-locating end-of-trip facilities, car-share, and drop-off/pick-up uses on the main floor of Phase 2's parkade and locating Phase 3's visitor parking at its parkade entrance, and providing clear sightlines to exits within the parkade, glazed vestibules, street-oriented residential, retail, and community centre spaces, and pedestrian scale lighting;
- 2) Territoriality through the use of landscape buffers, water features, and grade changes to help define the interface of public and private spaces; and
- 3) Target hardening with special security features at all residential, commercial, and parkade entrances.

Accessible Housing

Richmond's OCP seeks to meet the needs of the city's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical or sensory disabilities. To address the City's policy, the developer proposes to provide the following.

- 1) Barrier-free access to all building lobbies and indoor and outdoor amenity spaces;
- 2) Aging in place features in all dwellings (e.g., stairwell hand rails, lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers); and
- 3) 54 Basic Universal Housing (BUH) units (i.e. 15% of total units) designed to satisfy all applicable Zoning Bylaw requirements, including 45 in Phase 2 (including 23 market units and all 22 affordable housing units) and 9 market units in Phase 3. (There are no affordable housing units in Phase 3.)

Sustainability Measures

The project's sustainability goal is to provide a cost-effective, high-value development that meets or exceeds City standards. In brief, among other things the development will include:

- 1) Bird-friendly acid-etched glass is included in the architect's design of the office tower to minimize potential bird strikes;
- 2) Design and construction of the community centre to achieve LEED Gold certification, as required by Richmond's policy for new City facilities;
- 3) BC Energy Step Code compliant building designs, including Step 3 for the Phase 2 site and Step 2 (with a low carbon energy plant) for the Phase 3 site;
- 4) District Energy Utility (DEU) compatible building and mechanical system designs to facilitate a future connection to a City utility;
- 5) A full building energy simulation to optimize energy efficiency measures and an enhanced commissioning process to ensure that the building's energy related systems are operating efficiently and as designed;
- 6) Energized electric vehicle (EV) 240V charging equipment, including charging stations for 12 commercial (assignable) parking spaces and 100% 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;
- 7) Energized electric bicycle 120V charging outlets for Class 1 secure bike storage (one outlet for shared use by each 10 bikes) for residents, commercial tenants, and community centre use;
- 8) End-of-trip cycling facilities for commercial tenants and employees;
- 9) Green roofs and vegetated outdoor areas incorporating drought tolerant plants to reduce reliance on irrigation;
- 10) Low flow/flush plumbing fixtures (e.g., toilets, showers, and faucets) and a high efficiency irrigation system to reduce water usage; and
- 11) Best practices to optimize air quality and provide a clean and healthy building for occupants.

Occupancy Staging Plan for 3311 No. 3 Road (Phase 2)

In light of the large size and complex mix of uses on the Phase 2 site, the developer has requested that occupancy of the Phase 2 development may proceed in stages. Staff are supportive of the developer's proposal. To facilitate this, prior to issuance of the subject Development Permit, the developer shall be required to register the Lot B Occupancy Staging Plan agreement on title, details of which are included in the Development Permit Considerations (Attachment 5). The purpose of the agreement is to ensure that the gradual completion and occupancy of various residential and commercial spaces will not compromise City objectives with respect to the developer's timely delivery of the community centre, affordable housing, residential amenity space, off-site improvements, or other features. In brief:

- 1) Phase 2 may comprise a maximum of four occupancy stages including the Community Centre Stage, Commercial Stage, Residential Tower F Stage, and Residential Tower G Stage;

- 2) The Community Centre Stage must be completed first; including the community centre and its associated outdoor space, parking, public art, and other features (as per legal agreements registered on title prior to rezoning adoption), together with all off-site improvements and DEU requirements; and
- 3) The order in which the remaining three stages are completed and occupied is at the discretion of the developer provided that the developer completes all of the specified prior-to-occupancy requirements, on a stage-by-stage basis, to the satisfaction of the City. This shall include, but is not limited to:
 - For the Commercial Stage, all car-share facilities, end-of-trip and commercial bike storage facilities, all public (short-term) parking, and a proportional share of other commercial parking, loading, and waster management facilities;
 - For the Residential Tower F Stage, all Tower F affordable housing units (12 units) and a proportional share of residential indoor/outdoor amenity space, parking for residents and visitors, loading, and waster management facilities; and
 - For the Residential Tower G Stage, all Tower G affordable housing units (10 units) and a proportional share of residential indoor/outdoor amenity space, parking for residents and visitors, loading, and waster management facilities.

Conclusions

The proposed development is consistent with Richmond's objectives for the subject property and Capstan Village as set out in the OCP, City Centre Area Plan (CCAP), and Zoning Bylaw. The project's distinctive form, pedestrian-oriented streetscapes, affordable and accessible housing, public art, landscaping, and sustainable development measures, together with the developer's construction of a new City-owned community centre (at the developer's cost) and off-site improvements secured through rezoning, will enhance the establishment of Capstan Village as a high-amenity, transit-oriented, urban community. On this basis, staff recommend that the Development Permit be endorsed and issuance by Council is recommended.



Suzanne Carter-Huffman
Senior Planner/Urban Design

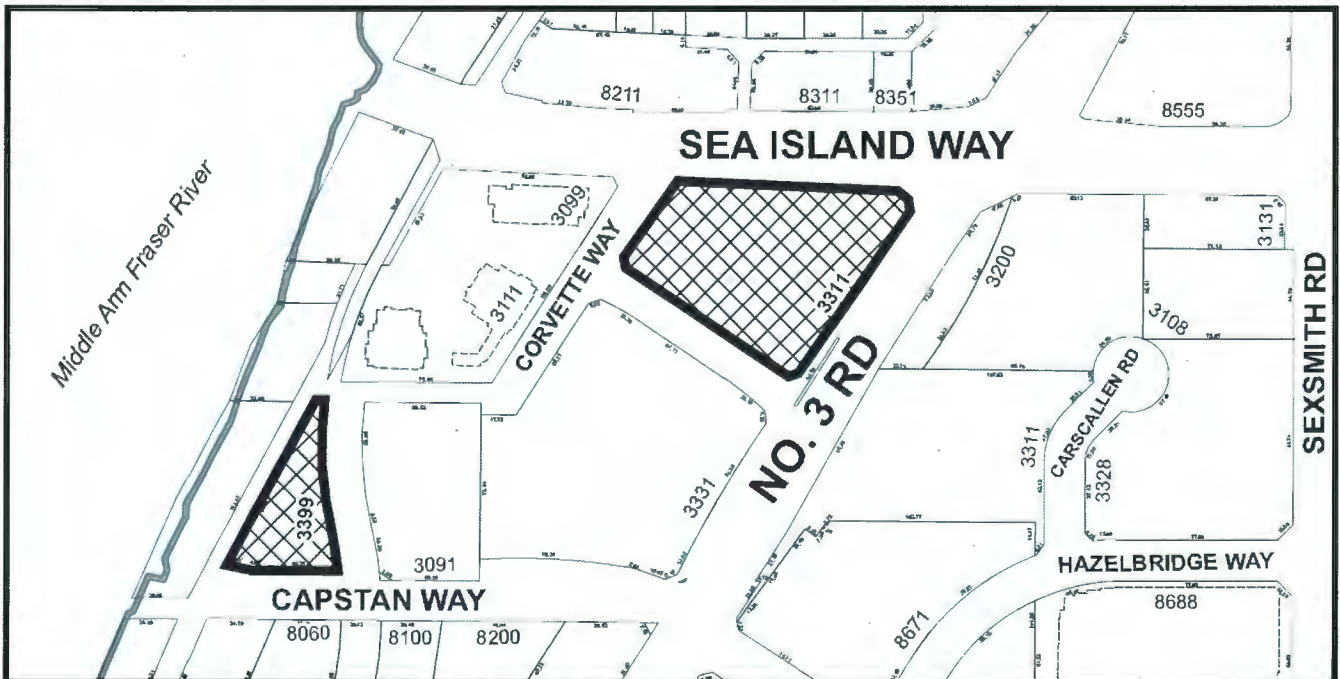
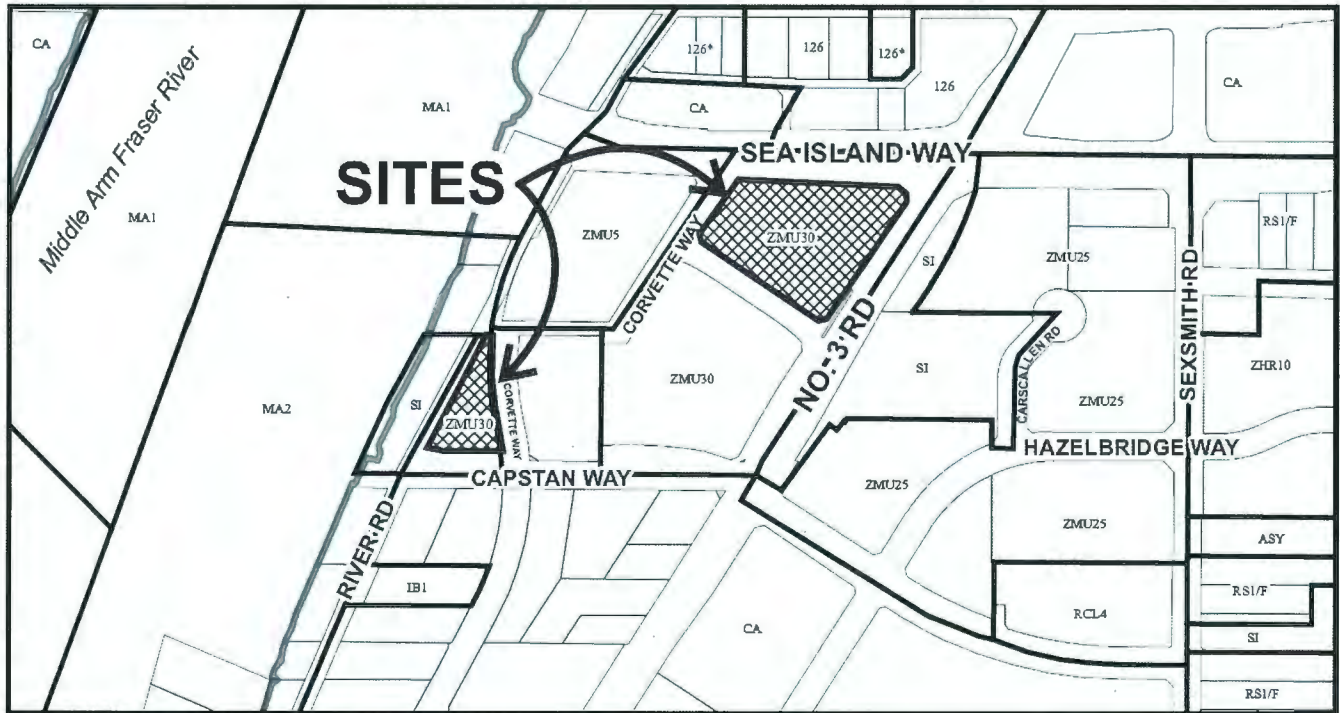
SCH:cas

Attachments:

1. Location Map
2. Phasing Key Plan
3. Development Application Data Sheet
4. Advisory Design Panel – Excerpt of Meeting Minutes, August 19, 2020
5. Development Permit Considerations



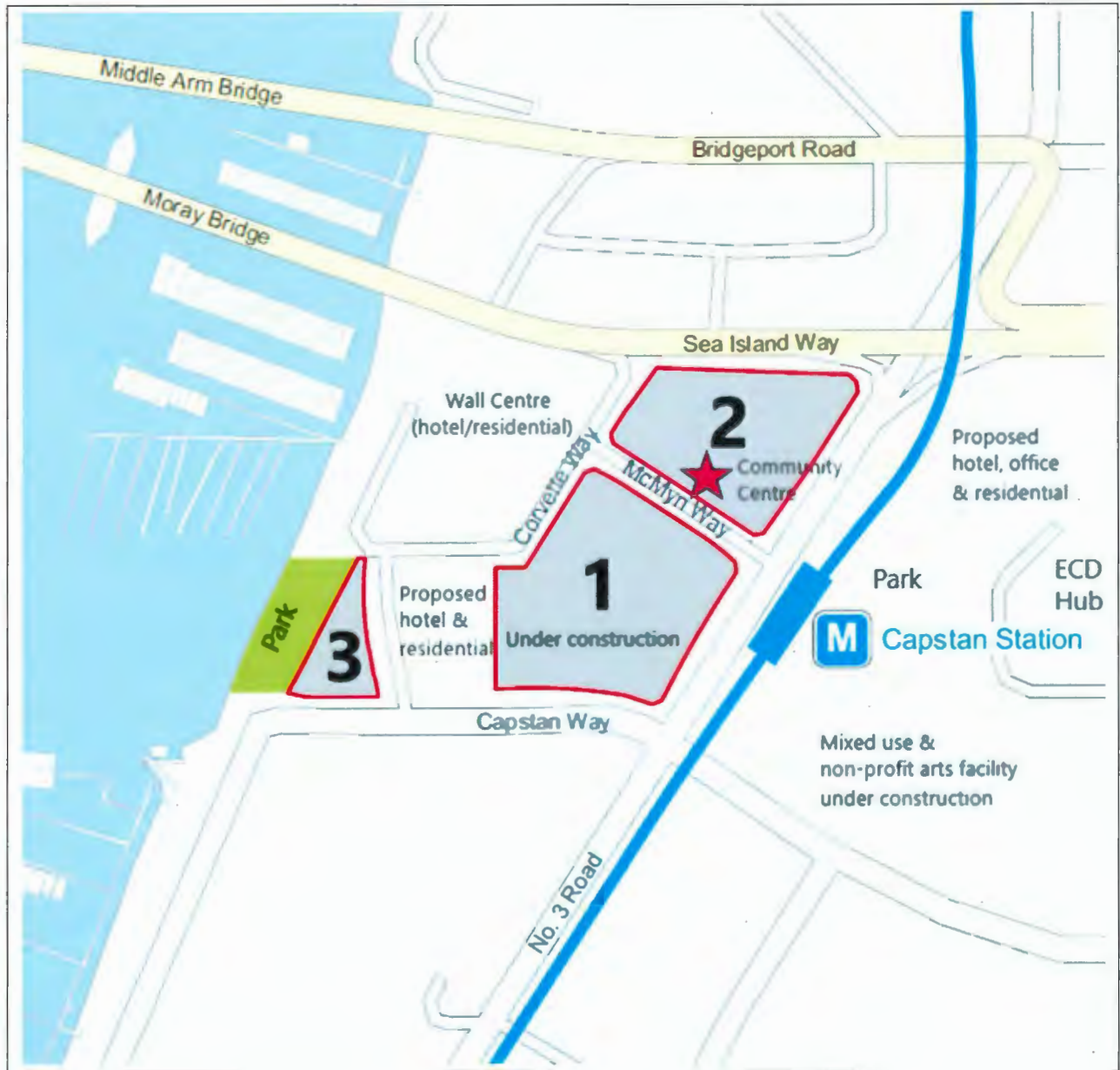
City of
Richmond



| | | |
|--|---------------------|---|
| | <p>DP 17-794169</p> | <p>Original Date: 01/05/18 Revision Date: 03/01/21 Note: Dimensions are in METRES</p> |
|--|---------------------|---|

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) – Subject DP
- 3** **Phase 3 (Lot C)**
3399 Corvette Way @ Capstan Way (DP 17-794169) – Subject DP





DP 17-794169

| | | | |
|----------------------------|---|-----------------|-------------------------|
| Address: | 3311 No. 3 Road (Phase 2) and 3399 Corvette Way (Phase 3) | | |
| Applicant/Owner: | Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd. | | |
| Planning Area(s): | City Centre (Capstan Village) | | |
| Phase 2: Floor Area Gross: | 46,429.4 m ² | Floor Area Net: | 43,937.0 m ² |
| Phase 3: Floor Area Gross: | 14,660.1 m ² | Floor Area Net: | 13,049.6 m ² |

| | Existing | Proposed | | | |
|-------------------------------------|--|--|----------------------|---------------------------|-----------------|
| Site Area | <ul style="list-style-type: none"> Phase 2: 9,177 m² Phase 3: 2,264 m² | <ul style="list-style-type: none"> No change | | | |
| Land Uses | <ul style="list-style-type: none"> Phases 2 & 3: Vacant NOTE: Phase 1 is under construction | <ul style="list-style-type: none"> Phase 2: Residential, office, retail, restaurant & community centre Phase 3: Residential only | | | |
| OCP | <ul style="list-style-type: none"> Mixed Use | <ul style="list-style-type: none"> No change | | | |
| CCAP Designation | <ul style="list-style-type: none"> Institution, Urban Centre (T5), and Capstan Station Bonus | <ul style="list-style-type: none"> No change | | | |
| Zoning | <ul style="list-style-type: none"> Residential/Limited Commercial & Community Amenity (ZMU30) | <ul style="list-style-type: none"> No change | | | |
| Number of Units TOTAL | <ul style="list-style-type: none"> Nil | | Market | Affordable Housing | Total |
| | | <ul style="list-style-type: none"> Phase 2 | 253 | 22 | 275 |
| | | <ul style="list-style-type: none"> Phase 3 | 89 | Nil | 89 |
| | | Total | 342 | 22 | 364 |
| Unit Mix Market Housing | <ul style="list-style-type: none"> Nil | MARKET | 1-BR | 2-BR + 3+ BR | Total |
| | | <ul style="list-style-type: none"> Phase 2 | 128 (51%) | 115 + 10 = 125 (49%) | 128 + 125 = 253 |
| | | <ul style="list-style-type: none"> Phase 3 | Nil | 35 + 54 = 89 (100%) | Nil + 89 = 89 |
| | | Total | 128 (37%) | 150 + 64 = 214 (63%) | 128 + 214 = 342 |
| Unit Mix Affordable Housing | <ul style="list-style-type: none"> Nil | AFFORDABLE | Studio + 1-BR | 2-BR | Total |
| | | <ul style="list-style-type: none"> Phase 2 | 1 + 10 = 11 (50%) | 11 (50%) | 11 + 11 = 22 |
| | | <ul style="list-style-type: none"> Phase 3 | Nil | Nil | Nil |
| Basic Universal Housing (BUH) Units | <ul style="list-style-type: none"> Nil | BUH UNITS | Market | Affordable Housing | Total |
| | | <ul style="list-style-type: none"> Phase 2 | 23 | 22 | 45 |
| | | <ul style="list-style-type: none"> Phase 3 | 9 | N/A | 9 |
| | | Total | 32 (9%) | 22 (100%) | 54 (15%) |
| | ZMU30 Bylaw Requirement | PHASES 2 & 3 - Proposed | | | |
| Net Floor Area Total | <ul style="list-style-type: none"> Phase 2: 43,937.0 m² Phase 3: 13,049.6 m² | <ul style="list-style-type: none"> Phase 2: 43,937.0 m² Phase 3: 13,049.6 m² | | | |
| Net Floor Area Residential | <ul style="list-style-type: none"> Phase 2: 21,740.2 m² Phase 3: 13,049.6 m² | <ul style="list-style-type: none"> Phase 2: 21,740.2 m² including 1,534.4 m² affordable housing Phase 3: 13,049.6 m² | | | |
| Net Floor Area Non-Residential | <ul style="list-style-type: none"> Phase 2: 22,196.8 m² Phase 3: Nil | <ul style="list-style-type: none"> Phase 2: 22,196.8 m² including 3,106.6 m² community centre Phase 3: Nil | | | |
| Height | Max 47 m GSC | 47 m GSC | | | |
| Lot Coverage | Max 90% | 90% | | | |
| Parking | <ul style="list-style-type: none"> Phase 2: 557 Phase 3: 105 | <ul style="list-style-type: none"> Phase 2: 591 (including 22 extra tandem for market housing) Phase 3: 170 (including 21 extra tandem for market housing) | | | |

| PHASE 2 (Lot B) | PHASE 2 - Bylaw Requirements | PHASE 2 - Proposed | Variance |
|--------------------------------|--|--|----------------|
| Net Floor Area Total | <ul style="list-style-type: none"> Max 43,937.0 m² | <ul style="list-style-type: none"> 43,937.0 m² | None permitted |
| Net Floor Area Residential | <ul style="list-style-type: none"> Max 21,740.2 m² including: <ol style="list-style-type: none"> Market: 20,226.2 m² (max) Affordable: 1,514.0 m² (min), including: <ul style="list-style-type: none"> ZMU30 requirement: 1,349.3 m² Additional voluntary developer contribution: 164.7 m² <p>NOTE: The City secured the developer's commitment to the additional 164.7 m² Affordable Housing contribution through ZT 19-872212.</p> | <ul style="list-style-type: none"> 21,740.2 m² including: <ol style="list-style-type: none"> Market: 20,205.8 m² Affordable: 1,534.4 m² (min), including: <ul style="list-style-type: none"> ZMU30 requirement: 1,349.3 m² Additional voluntary developer contribution: 185.1 m² <p>NOTE: The additional Affordable Housing contribution includes 164.7 m² secured through ZT 19-872212 plus 20.4 m² proposed through the subject DP design. <u>The area of the Market Housing has been reduced accordingly.</u> Prior to adoption of the ZT 19-872212 bylaw, the entire 1,534.4 m² Affordable Housing contribution was secured with a Housing Agreement & Covenant registered on title.</p> | None permitted |
| Net Floor Area Non-Residential | <ul style="list-style-type: none"> Max 22,196.8 m² including: <ol style="list-style-type: none"> Community Centre: 3,106.6 m² (min) Commercial: 19,090.2 m² (max) | <ul style="list-style-type: none"> 22,196.8 m² including: <ol style="list-style-type: none"> Community Centre: 3,106.6 m² Commercial: 19,090.2 m² including: <ul style="list-style-type: none"> Mixed commercial (Levels 1 & 2): 1,962.2 m² GLA Office (Level 3+): 14,382.2 m² GLA Non-leasable area: 2,745.8 m² | None permitted |
| Number of Units | <ul style="list-style-type: none"> Max 275 (secured by a covenant on title) | <ul style="list-style-type: none"> 275, including 253 Market & 22 Affordable | None |
| Height | Max 47 m GSC | 47 m GSC | None |
| Lot Coverage | Max 90% | 90% | None |
| Setbacks | <ul style="list-style-type: none"> Road & park: Min. 3.0 m, but may be reduced to 0.0 m if a proper interface is provided Underground parking structure: 0.0 m | <ul style="list-style-type: none"> No. 3 Road: <ol style="list-style-type: none"> Retail: 2.4 m min. Office: 5.3 m min McMyn Way: <ol style="list-style-type: none"> Residential: 4.9 m min Community Centre: 0.0 m <p>NOTE: Prior to BP issuance, an encroachment agreement is required to permit the Community Centre's demountable canopies & fixed façade features to project over the property line.</p> <ul style="list-style-type: none"> Corvette Way: 1.7 m min Sea Island Way: 1.0 m min Underground parking structure: 0.0 m | None |
| Parking | <ul style="list-style-type: none"> 557 spaces, including: <ol style="list-style-type: none"> Residential: 271, including: <ul style="list-style-type: none"> Market @ 1.0/unit: 253 Affordable Housing @ 0.81/unit: 18 Visitor: Nil (ZMU30 permitted 100% to be shared with commercial Public Parking) Non-residential: 286, including: <ul style="list-style-type: none"> Community Centre: 54, including 2 parking/loading spaces Commercial: 232, including: <ol style="list-style-type: none"> Mixed commercial (Levels 1 & 2) @ 3,375/100 m² GLA: 67 Office (Level 3+) @ 1.1475/100 m² GLA: 165 | <ul style="list-style-type: none"> 591 spaces, including: <ol style="list-style-type: none"> Residential: 302, including: <ul style="list-style-type: none"> Market: 284, including 22 tandem spaces Affordable Housing: 18 (exclusively for Affordable Housing tenants) Non-residential: 289, including: <ul style="list-style-type: none"> Community Centre: 54 (exclusively for Community Centre use) Commercial: 235, including: <ol style="list-style-type: none"> 118 (50%) Public Parking (i.e. short-term), including 4 Car-Share spaces 117 (50%) Assignable, including 20 secured for evening/weekend use by the Community Centre | None |

| PHASE 2 (Lot B) | PHASE 2 - Bylaw Requirements | PHASE 2 - Proposed | Variance |
|---|---|--|----------|
| Bike Storage Class 1 (Secure rooms/lockers) | <ul style="list-style-type: none"> 399 bikes, including: <ul style="list-style-type: none"> a) Residential @ 1.25/unit: 345, including: <ul style="list-style-type: none"> Market Housing: 317 Affordable Housing: 28 (for exclusive Affordable Housing tenant use) b) Commercial @ 0.27/100 m²: 45 c) Community Centre @ 0.27/100 m² GLA: 9 (for exclusive Community Centre use) | <ul style="list-style-type: none"> 473 bikes, including: <ul style="list-style-type: none"> a) Residential: 419, including: <ul style="list-style-type: none"> Market Housing: 391 Affordable Housing: 28 b) Commercial: 45 c) Community Centre: 9 | None |
| Bike Storage Class 2 | <ul style="list-style-type: none"> 145 bikes, based on: <ul style="list-style-type: none"> a) Residential @ 0.2/unit: 55 b) Commercial @ 0.4/100 m² GLA: 66 c) Community Ctre @ 0.78/100 m² GLA: 24 | <ul style="list-style-type: none"> 145 bikes, including: <ul style="list-style-type: none"> a) 104 outdoors around the lot's perimeter b) 41 indoors on the ground floor of the parkade | None |
| EV Charging | <ul style="list-style-type: none"> Vehicle parking spaces equipped with energized 240V equipment shall include: <ul style="list-style-type: none"> a) 100% Market Housing parking (excluding tandem spaces) b) 100% Affordable Housing parking c) 1 for Community Centre (EV charger) d) 2 for Car Share (EV chargers) e) 5% of Commercial parking (which may be Assignable Parking spaces) Class 1 bikes storage equipped with energized 120V duplex outlets @ 1/10 bikes shall include: <ul style="list-style-type: none"> a) 100% of residential bikes b) 100% of non-residential bikes (including 100% Community Centre bikes) | <ul style="list-style-type: none"> Vehicle parking spaces equipped with energized 240V equipment includes at least: <ul style="list-style-type: none"> a) 262 for Market Housing parking (excludes tandem spaces) b) 18 for Affordable Housing parking c) 1 for Community Centre (EV charger) d) 2 for Car Share (EV chargers) e) 12 for Commercial Assignable parking Class 1 bikes storage equipped with energized 120V duplex outlets includes at least: <ul style="list-style-type: none"> a) 32 for residential bikes b) 15 for non-residential bikes (including 1 for Community Centre bikes) | None |
| OCP/CCAP Residential Amenity Space | <ul style="list-style-type: none"> CCAP Indoor @ 2.0 m²/unit: 550.0 m² min, EXCEPT this may be reduced based on a Shared Amenity Agreement that gives Phase 2 tenants the right to use indoor amenities (e.g., pool) on Phase 1 (secured via RZ 12-603040) OCP Outdoor @ 6.0 m²/unit: 1,650.0 m² min including 600.0 m² of children's play space | <ul style="list-style-type: none"> CCAP Indoor: 370.9 m² Outdoor: 2,222.7 m², 600.0 m² of children's play space <p>NOTE: Outdoor amenity space exceeds the minimum requirement by 572.7 m²</p> | N/A |
| CCAP Additional Landscape Area | <ul style="list-style-type: none"> @ 10% Net Site Area: 917.7 m² min | <ul style="list-style-type: none"> 600.0 m² <p>NOTE: Shortfall (317.7 m²) is covered by extra outdoor amenity space (572.7 m²)</p> | N/A |

| PHASE 3 (Lot C) | PHASE 3 – Bylaw Requirements | PHASE 3 - Proposed | Variance |
|--------------------------------|---|--|----------------|
| Net Floor Area Total | <ul style="list-style-type: none"> Max 13,049.6 m² | <ul style="list-style-type: none"> 13,049.6 m² | None permitted |
| Net Floor Area Residential | <ul style="list-style-type: none"> Max 13,049.6 m² including: <ul style="list-style-type: none"> a) Market: 13,049.6 m² (max) b) Affordable: Nil <p>NOTE: ZMU30 requires that all Affordable Housing is constructed in Phases 1 & 2.</p> | <ul style="list-style-type: none"> 13,049.6 m² including: <ul style="list-style-type: none"> a) Market: 13,049.6 m² b) Affordable: Nil | None permitted |
| Net Floor Area Non-Residential | <ul style="list-style-type: none"> None permitted | <ul style="list-style-type: none"> Nil | None permitted |
| Number of Units | <ul style="list-style-type: none"> Max 89 (secured by a covenant on title) | <ul style="list-style-type: none"> 89 (100% Market Housing) | None |
| Height | Max 47 m GSC | 47 m GSC | None |
| Lot Coverage | Max 90% | 90% | None |

| PHASE 3 (Lot C) | PHASE 3 – Bylaw Requirements | PHASE 3 - Proposed | Variance |
|--|--|---|----------|
| Setbacks | <ul style="list-style-type: none"> Road & park: Min. 3.0 m, but may be reduced to 0.0 m if a proper interface is provided Underground parking structure: 0.0 m | <ul style="list-style-type: none"> Corvette Way: 1.6 m min Capstan Way: 2.0 m min Park: 0.0 m Underground parking structure: 0.0 m | None |
| Parking | <ul style="list-style-type: none"> 105 spaces, including: <ul style="list-style-type: none"> a) Market housing @ 1.0/unit: 89 b) Visitor @ 0.18/unit: 16 <p>NOTE: Requirements are based on site-specific rates set out in the ZMU30 zone</p> | <ul style="list-style-type: none"> 170 spaces, including: <ul style="list-style-type: none"> a) Market housing: 167 (including 21 extra tandem spaces, subject to an existing legal agreement on title to Phase 3) b) Visitor: 3 spaces on-site, plus 13 spaces secured for exclusive use by Phase 3 guests in the developer's Phase 1 parkade <p>NOTE: Zoning Bylaw permits on-site visitor parking to be relaxed based on proximity to parking on Phase 1 (as supported by a parking study approved by the City)</p> | None |
| Bike Storage Class 1 (Secure) | <ul style="list-style-type: none"> @ 1.25 bikes/unit: 112 bikes min | <ul style="list-style-type: none"> 210 bikes | None |
| Bike Storage Class 2 (Racks) | <ul style="list-style-type: none"> @ 0.2/unit: 18 bikes min. | <ul style="list-style-type: none"> 18 bikes | None |
| EV Charging | <ul style="list-style-type: none"> Resident Parking: Energized 240V charging stations for 100% of vehicles Class 1 Bike Storage: Energized 120V duplex outlets for 1/10 bikes min | <ul style="list-style-type: none"> Resident parking: At least 144 spaces equipped with energized 240V EV stations (excludes tandem spaces) Class 1 Bike Storage: At least 21 energized 120V duplex outlets | None |
| OCP/CCAP Residential Amenity Space | <ul style="list-style-type: none"> CCAP Indoor @ 2.0 m²/unit: 178.0 m² min OCP Outdoor @ 6.0 m²/unit: 534.0 m² min including 267.0 m² (50%) children's play space | <ul style="list-style-type: none"> CCAP Indoor: 760.0 m² (i.e. 582.0 m² greater than minimum requirement) Outdoor: 447.7 m² (i.e. 86.3 m² less than minimum requirement) including 267.0 m² children's play space <p>NOTE: Staff support the proposed reduction in outdoor amenity space on the basis that:</p> <ul style="list-style-type: none"> The site is next to the dike/riverfront park Children's play space complies with the OCP Indoor amenity space significantly exceeds CCAP requirements & includes a pool | N/A |
| CCAP Landscape Area | <ul style="list-style-type: none"> @ 10% Net Site Area: 226.4 m² min | <ul style="list-style-type: none"> 226.4 m² | N/A |

**Excerpt from the Minutes of the
Advisory Design Panel (ADP) Meeting**

Wednesday, August 19, 2020

1. **DP 17-794169 – SECOND AND THIRD PHASES OF A 3-PHASE, HIGH-RISE, MIXED USE DEVELOPMENT IN CAPSTAN VILLAGE INCLUDING AN OFFICE TOWER, 4 RESIDENTIAL TOWERS, GROUND FLOOR RETAIL, AND A NEW COMMUNITY CENTRE**

ARCHITECT: W.T. Leung Architects Inc.
 LANDSCAPE ARCHITECT: eta landscape architecture
 PROPERTY LOCATION: 3399 Corvette Way and 3311 No. 3 Road

Panel Discussion

Comments from Panel members were as follows:

- the proposed mixed-use development is large and complex and there is too much information to go through given the time constraints; drawings provided in the proposal package are too small and with the background colour, the details are not legible;
- consider installing pocket doors for all washrooms, closets and powder rooms (if any) in the Basic Universal Housing (BUH) units, although swing doors meet the City's requirements;
(WTLA) BUH plans comply with Richmond's Bylaw requirements.
- consider installing outward opening doors for public washrooms in the proposed development;
(WTLA) Public washrooms comply with Code clearances, including accessibility requirements.
- the proposed 10 accessible visitor parking stalls are not adequate for Lot B; consider adding more accessible parking stalls on the three lower parkade levels by adding parking stalls next to the pedestrian walkways;
(WTLA) Lot B accessible parking spaces have been located to satisfy Bylaw requirements and maximize convenience for users.
- for Lot C, provision of accessible parking on site is needed for visitors using wheelchairs;
(WTLA) On-site accessible parking has been added for Lot C visitors.
- appreciate the presentation and comprehensive proposal package provided by the applicant;

- considering the size of the project, it would have been helpful if the applicant had provided the energy modeling preliminary results at this stage of the project to show that the project is on the right track from a sustainability perspective; also, the required sustainability measures may impact the shape and form of the buildings;

(WTLA) The project's energy modelling complies with Richmond's Step Code requirements:

- ***Lot B: Step Code 3***
- ***Lot C: Step Code 2 with a low carbon energy plant***

- concerned about the impact of exposed slabs at balconies on achieving targets for effective insulating values; also, extensively thick walls may be required to achieve R11 to R15 effective insulating values;

(WTLA) Options will be explored to ensure that the required insulation values are achieved without negatively affecting the building's appearance.

- the R4 target for the office tower in Lot B was not indicated in the submission;
- understand the lack of available energy modeling guidelines in BC; however, reconsider following the City of Vancouver Energy Modelling Guidelines;
- the domestic hot water schematic diagram and heating and cooling diagram on pages 43 and 44 of the proposal package do not include the gas fired boilers indicated in Section 4.4 of the submission (Mechanical Design Memo);

(WTLA) The Mechanical Design Memo is correct.

- concerned about the location of the boiler room above the high-voltage and condenser units;
- "LEED lighting" should be changed to "LED lighting" in Section 4.4 of the submission (Mechanical Design Memo, Section 3.3);

(WTLA) Error has been corrected.

- the applicant provided a large proposal package to the Panel; however, it lacks some needed information and illustrations;
- Lot B buildings appear coherent; appreciate the concept for the handling of the public space; however, site photos included in the proposal package are not sufficient to provide the project's site context; the missing site context information could have provided a better understanding of the design rationale for the project's interface with the public realm;
- identity of streets around the subject site are confusing; e.g., so many things are happening along McMyn Way; design rationale for the publicly-accessible landscaped area along McMyn Way at Corvette Way is difficult to understand as no information is provided on what is happening on the opposite side of McMyn Way;
- vehicle and pedestrian traffic that will be generated as a result of the publicly-accessible pocket park, public plazas, community centre, parkade access and other amenities along McMyn Way could potentially conflict with ground-oriented residential units along McMyn Way;

(WTLA) Ground level oriented units are on a raised elevation from the sidewalk at a minimum flood plain level of EL. 9.50' (2.90m) geodetic and sidewalk is at EL.7.35' (2.24m) and is separated by extensive landscaping from the public realm.

- appreciate the architectural and landscape design of the project and its interface with the public realm; however, it is difficult to review due to lack of site context information; applicant could have included relevant context information as neighbouring Lot A is also being developed by the same developer;
- appreciate the presentation of a large and ambitious project;
- overall, appreciate all the details in the proposal considering the mixed uses and size and scale of the project;
- appreciate the project design team for the comprehensive presentation of the project's landscape features which include, among others, the public realm, public engagement, seating opportunities, all weather and year round use of amenities, and connection to the future waterfront park;
- support the programming of the landscaped podium roof and the choice of plant materials; overall, the landscaping on the podium has been carefully designed;
- support other Panel comments regarding the difficulty of understanding the overall concept of the project due to its size; the project could have been presented in a manner that would enable the Panel to better understand the intention of the project and what is driving the decisions of the design team in terms of the proposed architecture and landscaping;
- overall, the proposal is well thought out and appreciate the information provided by the applicant; however, there were time and technical constraints in the presentation of the project;
- agree with Panel comments regarding time constraints for the presentation of the large proposal;
- note that there is no urban context yet for the subject site as the area currently consists of empty lots and parking; Lot A is the developer's first attempt to create an urban context for the subject site and Lot B is the continuation of Lot A;
- appreciate the significant amount of animation on Lot B which will enhance the pedestrian experience;
- appreciate the ground level articulation on Lot B and the design team's efforts to create a gateway to No. 3 Road;
- would have wanted to see variation of heights of Lot B buildings; however, understand the height constraints in the area;
- for Lot B, appreciate the articulation of the two residential towers which has successfully broken down the building massing;
- the office tower appears large; has a large floorplate and long façade along Sea Island Way; not as well articulated and its massing not as successfully broken down visually as the two residential towers; consider visually breaking down the massing of the office tower to mitigate its relentless façade along Sea Island Way;

(WTLA) Along the Sea Island Way frontage, the office tower facade has been revised to include vertical fins of varying depths, at varying intervals, to break up the massing and an articulated screen composed of perforated metal panels of varying widths and depths is proposed across the façade of the podium to provide a sense of movement and visual interest.

- appreciate the proposed materials for Lot B buildings; like the choice of picket guardrails for the balconies, which is a departure from the typical glass guardrails in other developments;
- appreciate how the podium interacts with the towers on Lot B; overall, the massing is successful on Lot B;
- appreciate the stand alone towers on Lot C; however, consider removing the amenity “bridge” that links the two towers to reinforce the notion of two separate towers;

(WTLA) The glazed bridge is conceived as a light element with a glass bottom that, together with landscaping at the ground level, will help to animate the entry auto court.

- like the articulation and sculptured appearance of the two towers on Lot C; however, there is too much articulation on the location of the exit stairs on the east façade of the north tower, Building N (see rendering on page 35 of the proposal package); consider less articulation on this façade;

(WTLA) The façade treatment has been refined to take into consideration the Panel’s comment.

- overall, appreciate the bold design of the project;
- appreciate the applicant giving priority to public experience in the project including the provision of parks and plazas and the high visibility locations identified for public art; agree that the project will make a significant difference in the area;
- appreciate the large project and its interface with the public realm, including the future waterfront park adjacent to the river;
- the project would be a nice addition to the area; and
- appreciate the amount of details provided by the applicant considering the time and technical constraints for the presentation of the large project.

Panel Decision

It was moved and seconded

That DP 17-794169 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Address: 3311 No. 3 Road and 3399 Corvette Way

File No.: DP 17-794169

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

1. Existing Legal Agreements: Completion, to the City's satisfaction, of the terms of all applicable legal agreements registered on title to Lot B and Lot C prior to rezoning and/or Zoning Text Amendment. This may include the discharge of existing agreements and the registration of modifications, replacements, and/or new legal agreement, as determined by the City, and may require the developer's submission of security (Letters of Credit), cash payments, letters of assurance, and/or other items, as applicable. Requirements shall include, but may not be limited to the following:
 - 1.1. View and Other Development Impacts Covenant (CA5970448 – CA5970449 for Lot B and CA5970450 – CA5970451 for Lot C): For Lot B and Lot C, submitting a letter of assurance from the architect confirming that the buildings are designed in accordance with the agreement and attached Report.
 - 1.2. End-of-Trip Commercial Cycling Facilities Covenant (CA5970468 – CA5970469): For Lot B, including the required facilities, including Class 1 bike storage and electric vehicle charging, in the DP drawings to the satisfaction of the Director of Transportation.
 - 1.3. Car Share Facilities Covenant (CA5970470 – CA5970473): For Lot B:
 - a) Including the required facilities in the DP drawings to the satisfaction of the Director of Transportation;
 - b) Submitting a Letter of Credit (\$50,000) to the City to secure the developer's commitment to provide two car-share vehicles, based on \$25,000 per car; and
 - c) As determined to the satisfaction of the Director of Transportation, registering modifications to or the replacement of the existing legal agreement registered on title to Lot B to require that prior to first occupancy of the Lot B building, in whole or in part (unless otherwise provided for through the Lot B Occupancy Staging Plan), the developer/owner shall enter into a Car-Share Service Provider Agreement and secure the car-share parking spaces and related access requirements with a Statutory Rights-of-Way registered on title.
 - 1.4. Commercial Parking Covenant (CA5970476 – CA5970477): For Lot B, including the required facilities in the DP drawings for Lot B to the satisfaction of the Director of Transportation.
 - 1.5. Electric Vehicle (EV) Charging Equipment for Vehicles and Class "1" Bike Storage Covenant (CA5970480 – CA5970481 for Lot B and CA5970482 – CA5970483 for Lot C): For Lot B and Lot C:
 - a) Including the required energized EV equipment in the DP drawings, in compliance with the existing EV Covenants registered on Lot B and Lot C and current City Bylaw requirements, to the satisfaction of the Director of Transportation; and
 - b) Registering modifications to or the replacement of the existing EV Covenants registered on Lot B and Lot C to accurately reflect the approved Development Permit, which shall include, but may not be limited to, revised rates for the provision of energized EV equipment required for residential and commercial parking spaces and plans and summary tables describing the locations, types, and numbers of required EV equipment.
 - 1.6. Affordable Housing Covenant and Rent Charge (CA5970492 – CA5970495, Modified By No. CA8442697 to CA8442698): For Lot B, as determined to the satisfaction of the Director of Development and Director of Community Social Development:
 - a) Including the required affordable housing units and related features (e.g., parking) in the DP drawings; and

- b) Registering modifications to or the replacement of the existing Housing Covenant & Rent Charge agreement registered on title to Lot B to reflect accurately the approved Lot B Development Permit, which shall include, but may not be limited to final floor plans and summary tables describing the location, type, and size of each Housing Unit.

| Tower | Affordable Housing (Net Habitable Floor Area) | | Affordable Unit Mix** | | | |
|----------|--|--|-----------------------|------|------|-------|
| | Min. Permitted* | Proposed | Bach. | 1-BR | 2-BR | Total |
| F (West) | N/A | 787.3 m ² (8,474.5 ft ²) | 1 | 7 | 4 | 12 |
| G (East) | N/A | 747.1 m ² (8,042.0ft ²) | 0 | 3 | 7 | 10 |
| TOTAL | 1,514.0 m ² (16,296.6 ft ²) | 1,534.4 m ² (16,516.5 ft ²) | 1 | 10 | 11 | 22 |

* Minimum permitted floor area shall be the combined total of the ZMU30 zone's minimum affordable housing requirement for Lot B (1,349.3 m² / 14,523.7 ft²) and the voluntary developer contribution secured through ZT 19-872212 (164.7 m² / 1,772.8 ft²).

** 100% of affordable housing units shall comply with the City's Basic Universal Housing (BUH) standards.

- 1.7. Community Centre Covenant (CA8442663 – CA8442670): For Lot B, including the required facilities in the DP drawings to the satisfaction of the Directors of Development, Facilities and Project Development, Recreation and Sport Services, and Real Estate Services, which design is required to achieve LEED Gold certification.
- 1.8. Public Art Covenant:

- a) For Lot B (CA5970506 – CA5970507):

- i. Registering a Replacement Agreement on title for the purpose of attaching the Area Specified Public Art Plan approved for Phase 2 (Lot B) and setting out the Council process, which shall include Council review and approval of the Public Art Terms of Reference and recommended concept prior to fabrication and installation of the selected artwork; and
- ii. Submitting the Phase 2 (Lot B) Public Art Contribution (\$290,168), including 95% in the form of a Letter of Credit to secure the developer's obligation (\$275,659.60) and 5% as a cash payment for City administration costs (\$14,508.40).

| Phase (Lot) | Use | Floor Area | | | Rate per m ² | Public Art Contribution |
|-------------|-----------------|-------------------------|------------------------|-------------------------|-------------------------|-------------------------|
| | | Max. | Exemptions* | Applicable | | |
| 2 (B) | Residential | 21,740.2 m ² | 1,534.4 m ² | 20,205.8 m ² | \$9.58 | \$193,571.56 |
| | Non-residential | 22,196.8 m ² | 3,106.6 m ² | 19,090.2 m ² | \$5.06 | \$96,596.41 |
| TOTAL | N/A | 43,937.0 m ² | 4,641.0 m ² | 39,296.0 m ² | N/A | \$290,168 |

* Permitted exemption are limited to, for non-residential floor area, the community centre (Phase 2 only), and for residential floor area, affordable housing (Phase 2 only).

- b) For Lot C (CA5970508 – CA5970509):

- i. Registering a Replacement Agreement on title for the purpose of attaching the Area Specified Public Art Plan approved for Phase 3 (Lot C) and setting out the Council process, which shall include Council review and approval of the Public Art Terms of Reference and recommended concept prior to fabrication and installation of the selected artwork; and
- ii. Submitting the Phase 3 (Lot C) Public Art Contribution (\$125,015.00), including 95% in the form of a Letter of Credit to secure the developer's obligation (\$118,764.25) and 5% as a cash payment for City administration costs (\$6,250.75).

| Phase (Lot) | Use | Floor Area | | | Rate per m ² | Public Art Contribution |
|-------------|-----------------|-------------------------|-------------|-------------------------|-------------------------|-------------------------|
| | | Max. | Exemptions* | Applicable | | |
| 3 (C) | Residential | 13,049.6 m ² | Nil | 13,049.6 m ² | \$9.58 | \$125,015 |
| | Non-residential | Nil | Nil | Nil | N/A | Nil |
| TOTAL | N/A | 13,049.6 m ² | Nil | 13,049.6 m ² | \$9.58 | \$125,015 |

* Permitted exemption are limited to, for non-residential floor area, the community centre (Phase 2 only), and for residential floor area, affordable housing (Phase 2 only).

- 1.9. Shared Amenity Space Covenant (CA5970514 – CA5970527): For Lot B, including the Lot B Amenity Space (i.e. at least 246.8 m² of common indoor amenity space on Lot B) in the DP drawings to the satisfaction of the Director of Development.
- 1.10. McMyn Neighbourhood Pocket Park SRW and Covenant (CA8442672 – CA8442675): For Lot B:
 - a) Including the required facilities in the DP drawings to the satisfaction of the Director of Development and Director of Parks Services; and
 - b) As determined to the satisfaction of the Director of Development and Director of Parks Services, registering modifications to or the replacement of the existing legal agreement registered on title to amend the boundaries of the SRW area to accurately reflect the approved Development Permit design
- 1.11. River Road Park Entrance Statutory Rights-of-Way (CA8442682 – CA8442685): For Lot C:
 - a) Including the required facilities in the DP drawings to the satisfaction of the Director of Development and Director of Parks Services; and
 - b) As determined to the satisfaction of the Director of Development and Director of Parks Services, registering modifications to or the replacement of the existing legal agreement registered on title to amend the boundaries of the SRW area to accurately reflect the approved Development Permit design.
- 1.12. Sea Island Way Greenway Statutory Rights-of-Way (CA5970411 – CA5970414): For Lot B, registering modifications to or the replacement of the existing legal agreement registered on title to Lot B, as determined to the satisfaction of the City, to:
 - a) Amend the boundaries of the SRW area (as generally shown in EPP101483), as generally needed to accommodate Ministry of Transportation and Infrastructure (MOTI) road design requirements; and
 - b) Permit pedestrian weather protection and architectural appurtenances to project over the SRW area, as approved through a Development Permit, provided that the City’s access to any City-maintained works within the SRW area are not compromised.
- 1.13. Servicing Agreements* (SA):
 - a) Entering into the Lot B Servicing Agreement* (SA 16-748501) and submit the Lot B Servicing Agreement* letter of credit, which for clarity shall include the Sea Island Way Greenway SRW area (Plan EPP101483) and Community Centre Plaza - North (Lot B) SRW area (Plan EPP105458); and
 - b) Entering into the Lot C Servicing Agreements* (SA 16-748502/civil; SA 18-837987/dike; SA 18-837985/park) and submit the Lot C Servicing Agreement* letters of credit.
2. Lot B Occupancy Staging Plan: For Lot B, registering a restrictive covenant and/or alternative legal agreement on title to secure that, should the developer request that the occupancy of the Lot B building proceeds in stages, “no occupancy” shall be permitted of any portion of the Lot B building, in whole or in part, unless the developer complies with the following to the satisfaction of the City.

NOTE: For clarity:

- For the purpose of this legal agreement, occupancy restrictions shall not apply to parking intended as an ancillary use to non-parking uses and occupancy shall not include provisional occupancy permitted exclusively for construction and/or tenant improvement purposes;

- No Building Permit* shall be issued for a building on Lot B unless the permit, which may be issued in parts (e.g., partial permit issuance for foundation works), includes the entirety of the Lot B development, as determined to the satisfaction of the City; and
- The Community Centre Stage must be completed in advance of or concurrently with all other stages. The order in which one, some or all of the Commercial Stage, Residential Tower F Stage, and Residential Tower G Stage may proceed may be determined at the discretion of the developer.

- 2.1. Community Centre Stage: Prior to first occupancy of the Lot B building, in whole or in part, the developer shall complete all prior-to-first-occupancy requirements and submit a letter of assurance from the architect confirming that all prior-to-first-occupancy requirements are complete, including:
- a) All community centre uses and spaces, including all required interior and exterior spaces, architectural and landscape features, associated parking (exclusive and shared), bike storage, and waste facilities, and related features, as provided in CA8442663 – CA8442670;
 - b) Lot B (Phase 2) public art, as provided in CA5970506 – CA5970507 as replaced by section 1.8(a) of these Development Permit Considerations;
 - c) All District Energy Utility requirements, as provided in CA5970456 – CA5970457;
 - d) All engineering, transportation, and parks works subject to the Lot B Servicing Agreement*, except that frontage works located behind the curb along No. 3 Road (north of the Community Centre Plaza SRW area), Sea Island Way, and Corvette Way may be temporary (e.g., asphalt sidewalk) if such temporary works have been approved by the City through the Lot B Servicing Agreement*; and
 - e) Other spaces, uses, and/or features necessary to the operation of the Community Centre Stage (e.g., emergency exit routes), as determined to the satisfaction of the City.

NOTE: For off-site works and improvements within SRW areas, completion to the City's satisfaction shall mean, among other things, that the works have received a Certificate of Completion, final Building Permit* inspection granting occupancy, or alternative City approval(s), as determined to be applicable at the sole discretion of the City.

- 2.2. Commercial Stage: Prior to occupancy of any commercial uses (e.g., office, retail, restaurant) on Lot B, in whole or in part, the developer shall complete all prior-to-commercial-occupancy requirements and submit a letter of assurance prepared by the architect confirming that all prior-to-commercial-occupancy requirements are complete, including:
- a) 100% of the prior-to-first-occupancy requirements, as set out under section 2.1 of these Development Permit Considerations;
 - b) Replacement of the temporary frontage works around the perimeter of the constructed lot with permanent frontage works, unless otherwise approved through the Lot B Servicing Agreement* to the City's satisfaction;
 - c) 100% of the End-of-Trip Facilities and Class 1 Bike Storage for Non-Residential Uses, as provided in CA5970468 – CA5970469;
 - d) 100% of the Car-Share measures (e.g., Car-Share Service Provider Agreement and Statutory Rights-of-Way to secure parking spaces), as provided in CA5970470 – CA5970473;
 - e) 100% of the Public Parking portion of Lot B's required Commercial Parking spaces, as provided in CA5970476 – CA5970477;
 - f) A proportional share of the Assignable Parking portion of Lot B's required Commercial Parking spaces, as provided in CA5970476 – CA5970477;
 - g) A proportional share of electric vehicle (EV) charging infrastructure for Commercial Parking and Class 1 Bike Storage for Non-Residential Uses, as provided in CA5970480 – CA5970481 as modified or replaced by section 1.5(b) of these Development Permit Considerations;
 - h) A proportional share of non-residential loading, waste management facilities, and other features as required to satisfy the Zoning Bylaw and Development Permit*; and

- i) Other spaces, uses, and/or features necessary to the operation of the Commercial Stage (e.g., emergency exit routes), as determined to the satisfaction of the City.

NOTE: For the purpose of the Commercial Stage, “proportional share” shall mean the amount of the item (e.g., loading) required to satisfy the Zoning Bylaw and other City requirements, as determined to the City’s satisfaction, with respect to the floor area of commercial uses for which the developer is seeking occupancy.

- 2.3. Residential Tower F Stage: Prior to occupancy of any residential uses in the “Tower F” portion of the Lot B development (including the townhouse units fronting Corvette Way), in whole or in part, the developer shall complete all prior-to-Tower F-occupancy requirements and submit a letter of assurance prepared by the architect confirming that all prior-to-Tower F-occupancy requirements are complete, including:
 - a) 100% of the prior-to-first-occupancy requirements, as set out under section 2.1 of these Development Permit Considerations;
 - b) 100% of the Affordable Housing units located in Tower F and all related features (e.g., parking), as provided in CA5970492 – CA5970495, Modified by CA8442697 – CA8442698, as modified or replaced by section 1.6(b) of these Development Permit Considerations;
 - c) Replacement of the temporary frontage works around the perimeter of the constructed lot with permanent frontage works, unless otherwise approved through the Lot B Servicing Agreement* to the City’s satisfaction;
 - d) A proportional share of residential parking spaces, residential Class 1 bike storage, and related electric vehicle (EV) charging facilities for cars and bikes, as provided in CA5970480 – CA5970481 as modified or replaced by section 1.5(b) of these Development Permit Considerations;
 - e) A share of the Public Parking portion of Lot B’s required Commercial Parking spaces to accommodate residential visitors, as provided in CA5970476 – CA5970477, as determined to the satisfaction of the Director of Transportation;
 - f) A proportional share of residential indoor and outdoor amenity space to satisfy Official Community Plan and City Centre Area Plan requirements;
 - g) A proportional share of residential loading, waste management facilities, and other features as required to satisfy the Zoning Bylaw and Development Permit*; and
 - h) Other spaces, uses, and/or features necessary to the operation of the Residential Tower F Stage (e.g., emergency exit routes), as determined to the satisfaction of the City.

NOTE: For the purpose of the Residential Tower F Stage, “proportional share” shall mean the amount of the item (e.g., loading) required to satisfy the Zoning Bylaw and other City requirements, as determined to the City’s satisfaction, with respect to 100% of Tower F’s residential floor area (regardless of whether the developer is seeking occupancy of Tower F in whole or in part).

- 2.4. Residential Tower G Stage: Prior to occupancy of any residential uses in the “Tower G” portion of the Lot B development, in whole or in part, the developer shall complete all prior-to-Tower G-occupancy requirements and submit a letter of assurance prepared by the architect confirming that all prior-to-Tower G-occupancy requirements are complete, including:
 - a) 100% of the prior-to-first-occupancy requirements, as set out under section 2.1 of these Development Permit Considerations;
 - b) 100% of the Affordable Housing units located in Tower G and all related features (e.g., parking), as provided in CA5970492 – CA5970495, Modified by CA8442697 – CA8442698, as modified or replaced by section 1.6(b) of these Development Permit Considerations;

- c) Replacement of the temporary frontage works around the perimeter of the constructed lot with permanent frontage works, unless otherwise approved through the Lot B Servicing Agreement* to the City's satisfaction;
- d) A proportional share of residential parking spaces, residential Class 1 bike storage, and related electric vehicle (EV) charging facilities for cars and bikes, as provided in CA5970480 – CA5970481 as modified or replaced by section 1.5(b) of these Development Permit Considerations;
- e) A share of the Public Parking portion of Lot B's required Commercial Parking spaces to accommodate residential visitors, as provided in CA5970476 – CA5970477, as determined to the satisfaction of the Director of Transportation;
- f) A proportional share of residential indoor and outdoor amenity space to satisfy Official Community Plan and City Centre Area Plan requirements;
- g) A proportional share of residential loading, waste management facilities, and other features as required to satisfy the Zoning Bylaw and Development Permit*; and
- h) Other spaces, uses, and/or features necessary to the operation of the Residential Tower G Stage (e.g., emergency exit routes), as determined to the satisfaction of the City.

NOTE: For the purpose of the Residential Tower G Stage, "proportional share" shall mean the amount of the item (e.g., loading) required to satisfy the Zoning Bylaw and other City requirements, as determined to the City's satisfaction, with respect to 100% of Tower G's residential floor area (regardless of whether the developer is seeking occupancy of Tower G in whole or in part).

3. Lot C Visitor Parking: Registering a restrictive covenant and easement and/or alternative legal agreement on title to Lot C and Lot A, restricting development/occupancy of Lot C and occupancy of a portion of Lot A unless parking is provided for visitors to Lot C in compliance with the Zoning Bylaw, as approved through DP 17-794169, to the satisfaction of the City and granting Lot C the right to access and use those visitor parking spaces required to be provided to Lot C within the Lot A parkade. More specifically, Lot C Visitor Parking requirements for the lots shall include the following:
- 3.1. The Lot C building shall include three visitor parking spaces on the ground floor level of the building's parking structure for the exclusive use of Lot C visitors, including:
 - a) Two Accessible-size parking spaces and one Standard-size parking space;
 - b) Signage indicating that the following maximum parking durations shall apply, unless otherwise approved by the Director of Transportation:
 - i. Five minutes maximum for one Accessible-size parking space and one Standard-size parking space (to accommodate passenger loading, restaurant delivery, and similar short-term parking needs); and
 - ii. Two hours maximum for one Accessible-size parking space.
 - 3.2. The Lot A building shall include 13 visitor parking spaces on the ground floor level of the building's parking structure for the exclusive use of Lot C visitors, which parking shall:
 - a) Comprise part of Lot A's commercial parking located on the ground-floor level of the building's parkade, but will not include any Public Commercial Parking or Assignable Commercial Parking spaces secured by the Commercial Parking covenant registered on title to Lot A (CA5970474 – CA5970475);
 - b) Include at least one Accessible-size parking space and no more than six Small-Car-size parking spaces;
 - c) Be marked with signage indicating that they are for the exclusive use of Lot C visitors; and
 - d) Permit Lot C visitors to have 24/7 access to enter/exit and park within the parkade; and
 - e) Permit Lot C visitors to park overnight.
 - 3.3. No Building Permit* shall be issued for a building on Lot C, in whole or in part, until the Lot C Visitor Parking required on Lot C is included in the Lot C Building Permit, to the satisfaction of the City, and the

architect submits a Letter of Assurance confirming the facilities comply with the approved Development Permit and this legal agreement.

3.4. “No occupancy” shall be permitted of:

- a) Any building on Lot C, in whole or in part, until the required Lot C Visitor Parking requirements on both Lot C and Lot A are complete to the satisfaction of the City and the parking facilities have received final Building Permit* inspection granting occupancy; and
- b) The final two of six residential towers on Lot A, in whole or in part, until the required Lot C Visitor Parking requirements on Lot A are complete to the satisfaction of the City and the parking facilities have received final Building Permit* inspection granting occupancy. For clarity, if the developer completes the Lot C Visitor Parking requirements on Lot A to the City’s satisfaction and the required parking facilities receive final Building Permit* inspection granting occupancy before any building on Lot C is granted occupancy, in whole or in part, the interim use of the Lot C Visitor Parking facilities on Lot A shall be determined to the discretion of the developer (i.e. until Lot C is granted occupancy, in whole or part), which may entail the suspension of the Lot C Visitor Parking requirements on Lot A set out in sections 3.2 c), d) and e) until any building on Lot C is granted occupancy, in whole or in part.

4. Landscape Security: Submission of Letter of Credits for landscaping, based on the costs estimate provided by a CSLA registered landscape architect (including 10% contingency), excluding landscape works that are subject to a Servicing Agreement* (i.e. off-site works and works within the Sea Island Way Greenway SRW and Community Centre Plaza - North / Lot B SRW), as follows:

- 4.1. For Lot B: \$1,516,218.25; and
- 4.2. For Lot C: \$592,474.58.

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

1. Existing Legal Agreements: Completion, to the City’s satisfaction, of the terms of all applicable legal agreements registered on title to Lot B and Lot C prior to rezoning, Zoning Text Amendment, and/or Development Permit issuance. This may include the discharge of existing agreements and the registration of modifications, replacements, and/or new legal agreement, as determined by the City, and may require the developer’s submission of security (Letters of Credit), cash payments, reports or letters of assurance, or other items, as applicable.
2. Community Centre (Lot B) Encroachment Agreement: Registration of a legal agreement on title to Lot B, setting out the terms and conditions under which architectural features comprising part of the Community Centre façade shall be permitted to project across Lot B’s south property line and overhang the McMyn Way sidewalk. The permitted encroachments must not conflict with vehicle sightlines or frontage improvements (e.g., street trees, streetlights, furnishings, utilities, or traffic control features) and shall be limited to the following, as determined to the satisfaction of the Director of Engineering and Director of Facilities and Project Development:
 - 2.1. Demountable pedestrian weather protection (which may include Community Centre signage) with a minimum clear height of at least 3.0 m above the grade of the fronting sidewalk, designed and constructed to be readily taken down by the owner (at the owner’s cost) to facilitate maintenance and repair of works within the McMyn Way rights-of-way by or on behalf of the City and private utilities; and
 - 2.2. Fixed (permanent) curvilinear frame and related façade features (i.e. not habitable space) with a minimum clear height of at least 7.5 m above the grade of the fronting sidewalk.
3. Capstan Station Bonus: Payment of the Capstan Station Reserve contributions for each of Lot B (CA5970460) and Lot C (CA5970462).
4. Construction Parking and Traffic Management Plan: Submission of a Plan to the Transportation Department. The Plan shall include locations for parking for services, deliveries, and workers, loading, applications 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.
5. Accessibility: Incorporation of accessibility measures in Building Permit* plans as determined via the Development Permit.

- 6. BC Energy Step Code & District Energy Utility (DEU): Incorporation of measures in Building Permit* plans, as determined to the City's satisfaction, to:
 - 6.1. Facilitate the future connection of both lots to a City DEU system; and
 - 6.2. Provide for the Lot B development to achieve Step 3 and the Lot C development, which shall include a low carbon energy plan, to achieve Step 2.
- 7. Construction Hoarding: 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:

- *Items marked with an asterisk (*) require separate applications.*
- *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 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 contains 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 comply with all relevant legislation.*

Signed copy on file

Signed

Date



No. DP 17-794169

To the Holder: Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd.

Property Address: 3311 No. 3 Road and 3399 Corvette Way

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. 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 #C-19 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding security in the amount of:
 - For 3311 No. 3 Road: \$1,516,218.25; and
 - For 3399 Corvette Way: \$592,474.58,to ensure that development is carried out in accordance with the terms and conditions of this Permit. 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.
6. 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 17-794169

To the Holder: Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd.

Property Address: 3311 No. 3 Road and 3399 Corvette Way

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

7. 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 , .

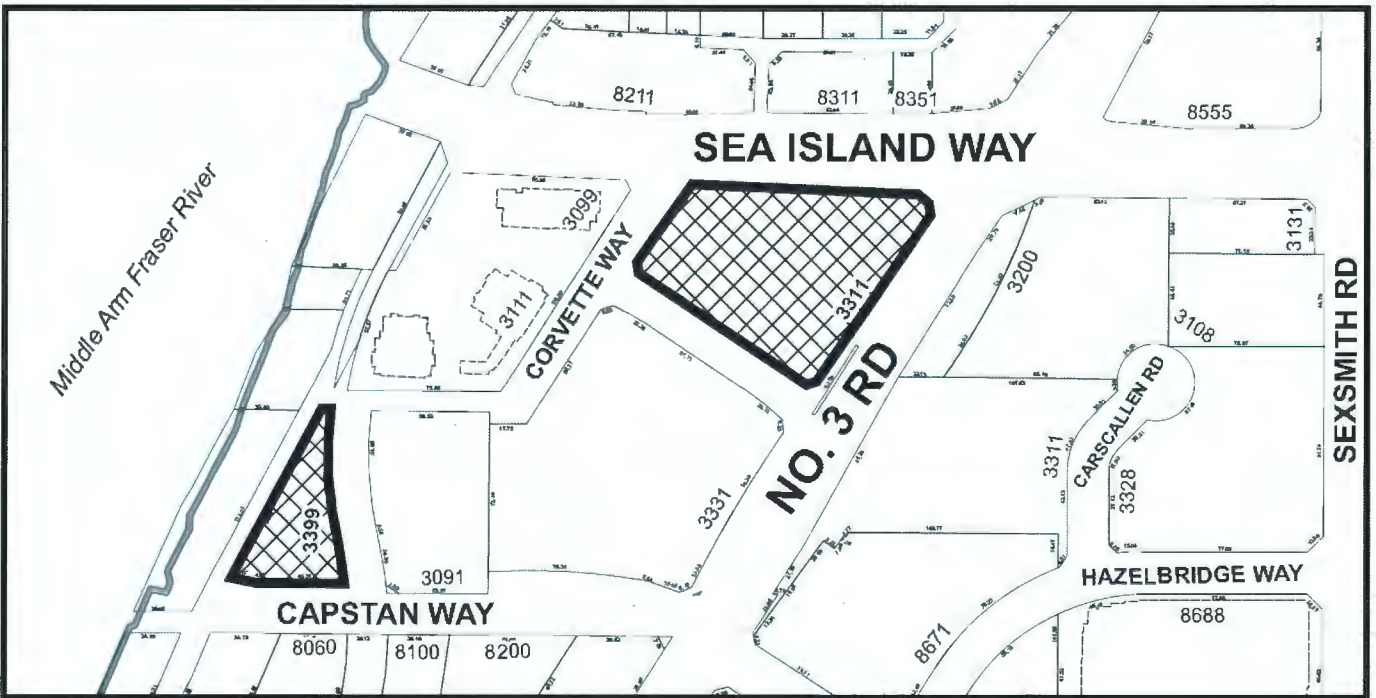
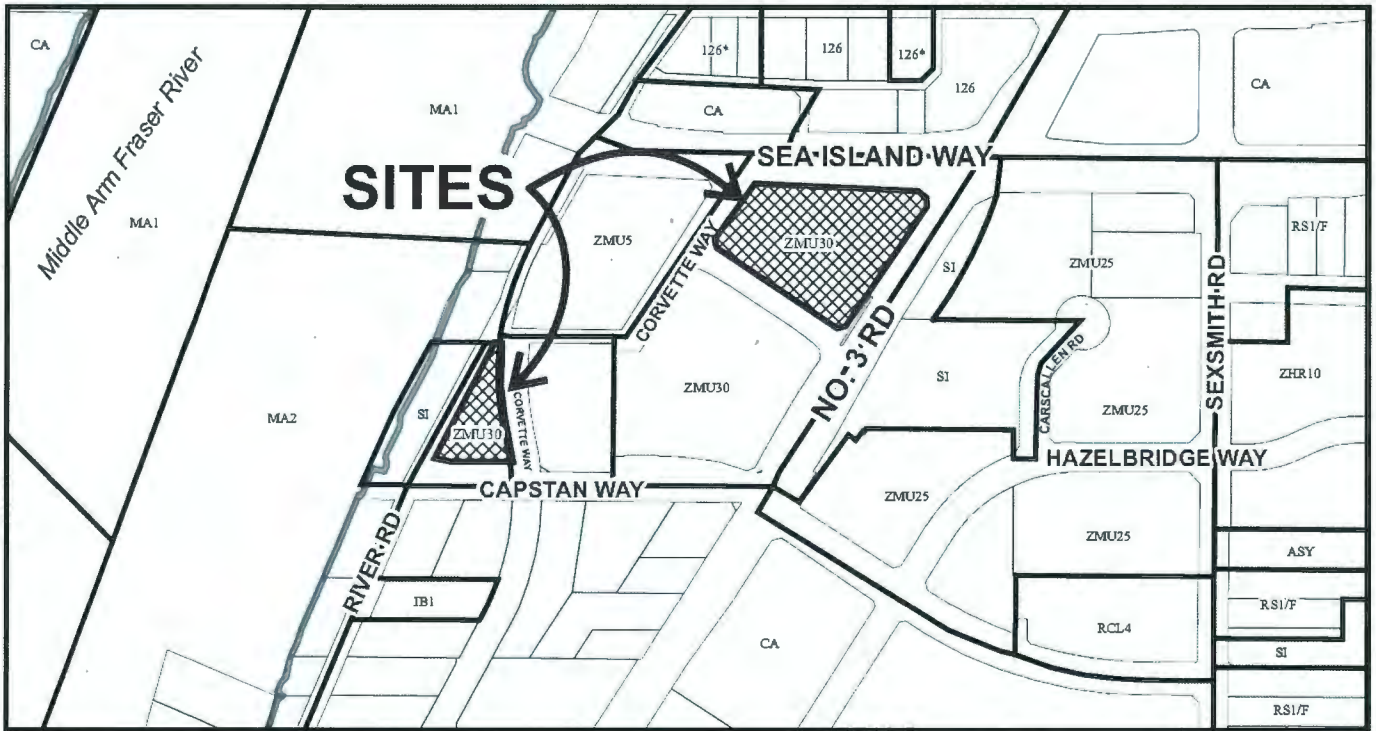
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 17-794169 SCHEDULE "A"

Original Date: 01/05/18

Revision Date: 03/01/21

Note: Dimensions are in METRES

DP 17-794169
March 24, 2021
Plan #1

ViewStar
LOT B+C

3311 No. 3 Road
8033 Capstan Way

Lots B & C Statistics
Statistics
Summary

| | |
|--|-------------------|
| JOB NO. | 11-03 |
| DRAWN | |
| DATE | February 12, 2021 |
| SCALE | NTS |
| CHECKED | |
| © Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent. | |
| DRAWING NO. | |

Plan #1

CITY OF RICHMOND NOTES:

Variances: There are NO variances proposed.

Statutory Right-of-Ways (SRWs):

- Shown on the Phase 2/Lot B Site Plan (PLAN #B-2) & the Phase 3/Lot C Site Plan (PLAN #C-3).
- Community Centre Plaza SRW, Sea Island Way SRW & No. 3 Road SRW are subject to a Servicing Agreement.
- McMyn Neighbourhood Pocket Park SRW is subject to this DP & included in the DP Landscape LOC.

Community Centre @ Phase 2/Lot B:

- This will be a City owned & operated facility (secured through RZ 12-603040 & ZT 19-872212) and will be designed and constructed by the developer, at the developer's sole cost, to a turnkey level of finish.
- The facility occupies a 2-storey space (future Air Space Parcel) fronting onto the north side of McMyn Way.
- City Senior Management approval is required prior to Building Permit (BP) issuance. (NOTE: The legal agreements specify a Tenant Improvement budget and the City must be satisfied that the budget is satisfactorily allocated.)
- For more information, see the Community Centre Plan. (PLAN #B-18d-1 to #B-18d-12)

LEED for City Facilities: Community Centre requires LEED Gold certification, as per Richmond's policy

BC Energy Step Code:

- Phase 2/Lot B: Step 3
- Phase 3/Lot C: Step 2 & install a low carbon energy plant at the developer's cost

Affordable Housing (AH) @ Phase 2/Lot B:

- Affordable Housing is ONLY located on Phase 2/Lot B: Tower F (west) Levels 1/2/3 and Tower G (east) on Levels 3/4
- Housing Agreement & Covenant are registered on title to the lot. (This was completed through ZT 19-872212.)
- 100% of the Affordable Housing units are required to be BUH units & must satisfy Zoning Bylaw requirements.
- For more information, see the Affordable Housing Plan. (PLAN #B-18e.1 to #B-18e.7)

Capstan Station Reserve: The developer's contribution with respect to the Capstan Station (density) Bonus is payable prior to BP issuance

DRAWINGS ARE ORGANIZED AS FOLLOWS:

| | | |
|--------------------------------|---------------|--|
| 1. PLAN #1 | Both lots | Statistics |
| 2. PLAN #B-2 | Phase 2/Lot B | Site Plan (SRWs & above ground utilities are shown.) |
| 3. PLAN #C-3 | Phase 3/Lot C | Site Plan (SRWs & above ground utilities are shown.) |
| 4. PLAN #B-4 | Phase 2/Lot B | Statistics |
| 5. PLAN #B-5a to #B-5r | Phase 2/Lot B | Floor Plans (Affordable Housing units are shown) |
| 6. PLAN #B-6a to #B-6b | Phase 2/Lot B | Sections |
| 7. PLAN #B-7a to #B-7d | Phase 2/Lot B | Sections/Elevations |
| 8. PLAN #B-8a to #B-8d | Phase 2/Lot B | Elevation |
| 9. PLAN #B-9.1 to #B-9.2 | Phase 2/Lot B | Materials (Excluding the Community Centre) |
| 10. PLAN #B-10a to #10c | Phase 2/Lot B | Streetscape (3D drawings & details of key frontages) |
| 11. PLAN #C-11 | Phase 3/Lot C | Statistics |
| 12. PLAN #C-12a to #C-12j | Phase 3/Lot C | Floor Plans |
| 13. PLAN #C-13 | Phase 3/Lot C | Section |
| 14. PLAN #C-14a to #C-14b | Phase 3/Lot C | Sections |
| 15. PLAN #C-15a to #C-15c | Phase 3/Lot C | Elevations |
| 16. PLAN #C-16 | Phase 3/Lot C | Materials |
| 17. PLAN #C-17a to #C-17d | Phase 3/Lot C | Streetscape (3D drawings & details of key frontages) |
| 18. PLAN #18a-1 to #18a-9 | Both lots | Landscape |
| 19. PLAN #B-18b-1 to #B-18b-24 | Phase 2/Lot B | Landscape (Plans & sections) |
| 20. PLAN #C-18c-1 to #C-18c-19 | Phase 3/Lot C | Landscape (Plans & sections) |
| 21. PLAN #B-18d to #B-18d-12 | Phase 2/Lot B | Community Centre (Plans, sections, elevations & materials) |
| 22. PLAN #B-18e.1 to #B-18e.7 | Phase 2/Lot B | Affordable Housing (Stats/plans as per the existing Housing Covenant) |
| 23. PLAN #18f | Both lots | BUH & Aging-in-Place (Notes) |
| 24. PLAN #B-18g | Phase 2/Lot B | Residential Amenity (Indoor/outdoor. Full use by AH tenants. Extra outdoor area for office.) |
| 25. PLAN #C-18h | Phase 3/Lot C | Residential Amenity (Indoor/outdoor) |
| 26. PLAN #B-18i to #B-18j | Phase 2/Lot B | Parking/EV Summary (Includes Community Centre, Car-Share & "Public Parking".) |
| 27. PLAN #C-18k | Phase 3/Lot C | Parking/EV Summary |
| 28. PLAN #B-18l to #B-18m | Phase 2/Lot B | Bike Storage & End-of-Trip Facilities (EV required for Class 1 @ 1/10 bikes as per Bylaw) |
| 29. PLAN #C-18m | Phase 3/Lot C | Bike Storage (EV required for Class 1 @ 1/10 bikes as per Bylaw) |
| 30. PLAN #B-18n-1 to #B-18n-2 | Phase 2/Lot B | Waste Facilities (Includes truck turning templates. Clear over-height space required.) |
| 31. PLAN #C-18n-1 to #C-18n-3 | Phase 3/Lot C | Waste Facilities (Includes truck turning templates. Clear over-height space required.) |
| 32. PLAN #B-18o & #C-18o | Both lots | DEU Key Plan (DEU-ready design required.) |
| 33. PLAN #B-18p & #C-18p | Both lots | Fire Access (Plan has been approved by RFD.) |
| 34. PLAN #B-18q & #C-18q | Both lots | Flood Construction (Plan has been approved by Building Approvals.) |
| 35. PLAN #B-19 & #C-19 | Both lots | Signage (Illustrative concept. City Signage Permits required.) |

DP

| | | | |
|----------------------------|---|-----------------|-------------------------|
| Address: | 3311 No. 3 Road (Phase 2) and 3399 Corvette Way (Phase 3) | | |
| Applicant/Owner: | Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd. | | |
| Planning Area(s): | City Centre (Capstan Village) | | |
| Phase 2: Floor Area Gross: | 46,429.4 m ² | Floor Area Net: | 43,937.0 m ² |
| Phase 3: Floor Area Gross: | 14,660.1 m ² | Floor Area Net: | 13,049.6 m ² |

| | Existing | Proposed | | | |
|-------------------------------------|--|---|-------------------|----------------------|-----------------|
| Site Area | <ul style="list-style-type: none"> • Phase 2: 9,177 m² • Phase 3: 2,264 m² | <ul style="list-style-type: none"> • No change | | | |
| Land Uses | <ul style="list-style-type: none"> • Phases 2 & 3: Vacant | <ul style="list-style-type: none"> • Phase 2: Residential, office, retail, restaurant & community centre • Phase 3: Residential only | | | |
| OCP | <ul style="list-style-type: none"> • Mixed Use | <ul style="list-style-type: none"> • No change | | | |
| CCAP Designation | <ul style="list-style-type: none"> • Institution, Urban Centre (T5), and Capstan Station Bonus | <ul style="list-style-type: none"> • No change | | | |
| Zoning | <ul style="list-style-type: none"> • Residential/Limited Commercial & Community Amenity (ZMU30) | <ul style="list-style-type: none"> • No change | | | |
| Number of Units TOTAL | <ul style="list-style-type: none"> • Nil | | Market | Affordable Housing | Total |
| | | • Phase 2 | 253 | 22 | 275 |
| | | • Phase 3 | 89 | Nil | 89 |
| | | Total | 342 | 22 | 364 |
| Unit Mix Market Housing | <ul style="list-style-type: none"> • Nil | MARKET | 1-BR | 2-BR + 3+ BR | Total |
| | | • Phase 2 | 128 (51%) | 115 + 10 = 125 (49%) | 128 + 125 = 253 |
| | | • Phase 3 | Nil | 35 + 54 = 89 (100%) | Nil + 89 = 89 |
| | | Total | 128 (37%) | 150 + 64 = 214 (63%) | 128 + 214 = 342 |
| Unit Mix Affordable Housing | <ul style="list-style-type: none"> • Nil | AFFORDABLE | Studio + 1-BR | 2-BR | Total |
| | | • Phase 2 | 1 + 10 = 11 (50%) | 11 (50%) | 11 + 11 = 22 |
| | | • Phase 3 | Nil | Nil | Nil |
| | | Total | | | |
| Basic Universal Housing (BUH) Units | <ul style="list-style-type: none"> • Nil | BUH UNITS | Market | Affordable Housing | Total |
| | | • Phase 2 | 23 | 22 | 45 |
| | | • Phase 3 | 9 | N/A | 9 |
| | | Total | 32 (9%) | 22 (100%) | 54 (15%) |
| ZMU30 Bylaw Requirement | | Proposed | | | |
| Net Floor Area Total | <ul style="list-style-type: none"> • Phase 2: 43,937.0 m² • Phase 3: 13,049.6 m² | <ul style="list-style-type: none"> • Phase 2: 43,937.0 m² • Phase 3: 13,049.6 m² | | | |
| Net Floor Area Residential | <ul style="list-style-type: none"> • Phase 2: 21,740.2 m² • Phase 3: 13,049.6 m² | <ul style="list-style-type: none"> • Phase 2: 21,740.2 m² including 1,534.5 m² affordable housing • Phase 3: 13,049.6 m² | | | |
| Net Floor Area Non-Residential | <ul style="list-style-type: none"> • Phase 2: 22,196.8 m² • Phase 3: Nil | <ul style="list-style-type: none"> • Phase 2: 22,196.8 m² including 3,106.6 m² community centre • Phase 3: Nil | | | |
| Height | Max 47 m GSC | 47 m GSC | | | |
| Lot Coverage | Max 90% | 90% | | | |
| Parking | <ul style="list-style-type: none"> • Phase 2: 557 • Phase 3: 105 | <ul style="list-style-type: none"> • Phase 2: 591 (including 22 residential extra Tandem) • Phase 3: 170 (including 21 extra Tandem) | | | |





DP 17-794169
March 24, 2021
Plan #B-2

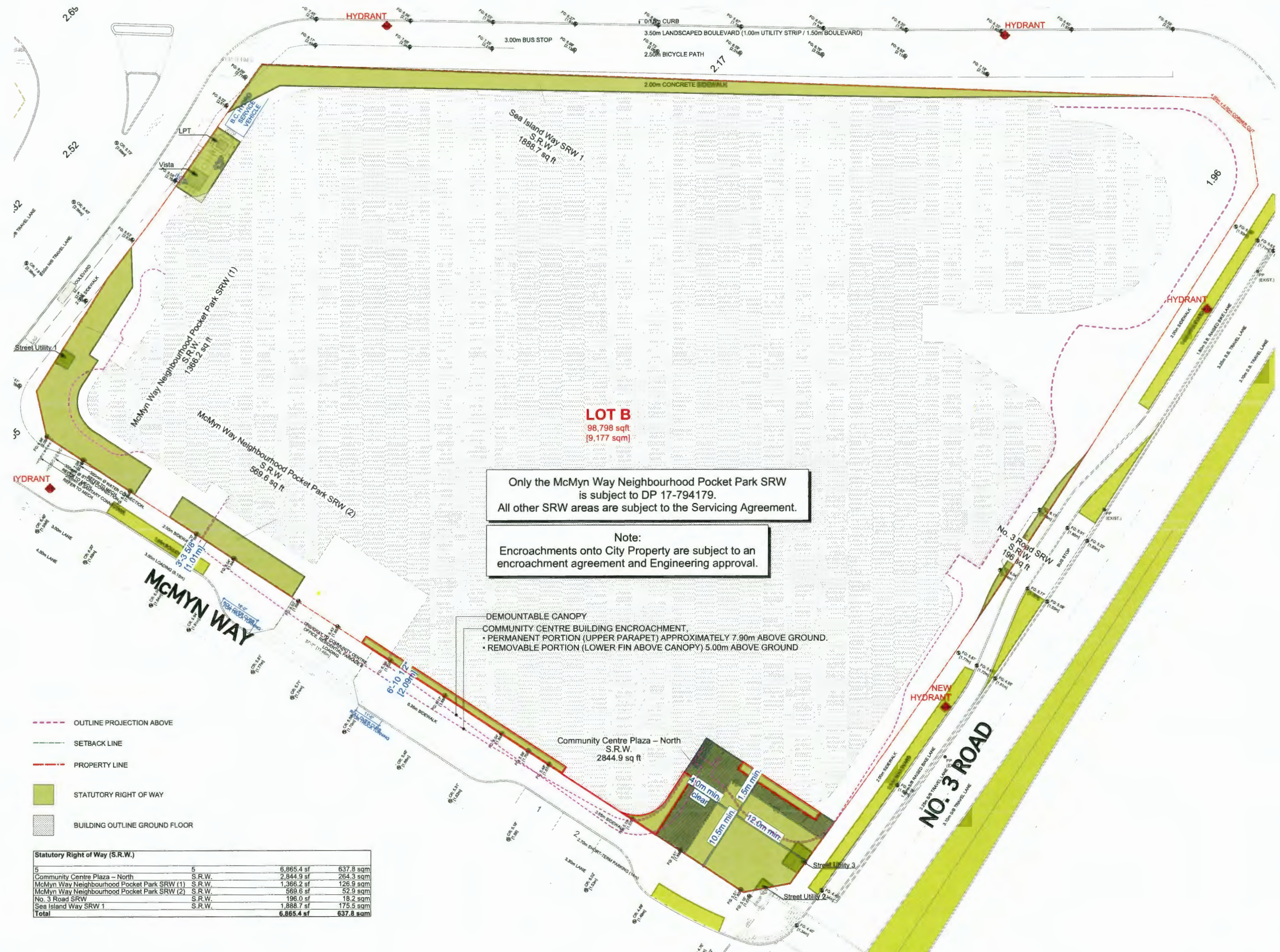
PROJECT
ViewStar
Lot B

3311 No. 3 Road
Richmond, BC

Lots B
Site Plan

JOB NO. 11-03
DRAWN SV/VK
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED
© Copyright reserved. This plan and design is and all other contents the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.
DRAWING NO.:

Plan #B-2



LOT B
98,798 sqft
[9,177 sqm]

Only the McMyn Way Neighbourhood Pocket Park SRW
is subject to DP 17-794179.
All other SRW areas are subject to the Servicing Agreement.

Note:
Encroachments onto City Property are subject to an
encroachment agreement and Engineering approval.

DEMOUNTABLE CANOPY
COMMUNITY CENTRE BUILDING ENCROACHMENT,
• PERMANENT PORTION (UPPER PARAPET) APPROXIMATELY 7.90m ABOVE GROUND.
• REMOVABLE PORTION (LOWER FIN ABOVE CANOPY) 5.00m ABOVE GROUND

- OUTLINE PROJECTION ABOVE
- SETBACK LINE
- PROPERTY LINE
- STATUTORY RIGHT OF WAY
- BUILDING OUTLINE GROUND FLOOR

| Statutory Right of Way (S.R.W.) | | | |
|---|--------|-------------------|------------------|
| 5 | | 6,865.4 sf | 637.8 sqm |
| Community Centre Plaza – North | S.R.W. | 2,844.9 sf | 264.3 sqm |
| McMyn Way Neighbourhood Pocket Park SRW (1) | S.R.W. | 1,366.2 sf | 126.9 sqm |
| McMyn Way Neighbourhood Pocket Park SRW (2) | S.R.W. | 589.6 sf | 52.9 sqm |
| No. 3 Road SRW | S.R.W. | 196.0 sf | 18.2 sqm |
| Sea Island Way SRW 1 | S.R.W. | 1,888.7 sf | 175.5 sqm |
| Total | | 6,865.4 sf | 637.8 sqm |



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

DP 17-794169
March 24, 2021
Plan #C-3

PROJECT
ViewStar
Lot B

3311 No. 3 Road
Richmond, BC

Lots C
Site Plan

JOB NO. 11-03
DRAWN SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED
© Copyright reserved. This plan and design is and at all times remains the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.
DRAWING NO.

Plan #C-3

- - - - - OUTLINE PROJECTION ABOVE
- - - - - SETBACK LINE
- - - - - PROPERTY LINE
- STATUTORY RIGHT OF WAY
- BUILDING OUTLINE GROUND FLOOR

| Statutory Right of Way (S.R.W.) | | | |
|-----------------------------------|--------|-----------------|-----------------|
| Riverfront Park Enhancement – New | S.R.W. | 841.8 sf | 78.2 sqm |
| Total | | 841.8 sf | 78.2 sqm |

2021, February 15 10:46:55 AM NTR Plan #2 Lot B Site Plan V03.dwg



CAPSTAN WAY

CORVETTE WAY

| PHASE 2 (Lot B) | Phase 2 Bylaw Requirements | Phase 2 Proposed | Variance |
|--------------------------------|--|--|----------------|
| Net Floor Area Total | • Max 43,937.0 m ² | • 43,937.0 m ² | None permitted |
| Net Floor Area Residential | <ul style="list-style-type: none"> Max 21,740.2 m² including: <ol style="list-style-type: none"> Market: 20,226.2 m² (max) Affordable: 1,514.0 m² (min), including: <ul style="list-style-type: none"> ZMU30 requirement: 1,349.3 m² Additional voluntary developer contribution: 164.7 m² <p>NOTE: The City secured the developer's commitment to the additional 164.7 m² Affordable Housing contribution through ZT 19-872212.</p> | <ul style="list-style-type: none"> 21,740.2 m² including: <ol style="list-style-type: none"> Market: 20,205.8 m² Affordable: 1,534.4 m² (min), including: <ul style="list-style-type: none"> ZMU30 requirement: 1,349.3 m² Additional voluntary developer contribution: 185.1 m² <p>NOTE: The additional Affordable Housing contribution includes 164.7 m² secured through ZT 19-872212 plus 20.4 m² proposed through the subject DP design. <u>The area of the Market Housing has been reduced accordingly.</u> Prior to adoption of the ZT 19-872212 bylaw, the entire 1,534.4 m² Affordable Housing contribution was secured with a Housing Agreement & Covenant registered on title.</p> | None permitted |
| Net Floor Area Non-Residential | <ul style="list-style-type: none"> Max 22,196.8 m² including: <ol style="list-style-type: none"> Community Centre: 3,106.6 m² (min) Commercial: 19,090.2 m² (max) <ul style="list-style-type: none"> Mixed commercial (Levels 1 & 2): 1,962.2 m² GLA Office (Level 3+): 14,382.2 m² GLA Non-leasable area: 2,745.8 m² | <ul style="list-style-type: none"> 22,196.8 m² including: <ol style="list-style-type: none"> Community Centre: 3,106.6 m² Commercial: 19,090.2 m² including: <ul style="list-style-type: none"> Mixed commercial (Levels 1 & 2): 1,962.2 m² GLA Office (Level 3+): 14,382.2 m² GLA Non-leasable area: 2,745.8 m² | None permitted |
| Number of Units | • Max 275 (secured by a covenant on title) | • 275, including 253 Market & 22 Affordable | None |
| Unit Mix Market Housing | • OCP encourages 40% 2-BR & 3-BR family-friendly units | <ul style="list-style-type: none"> 1 BR: 128 (51%) 2 BR: 115 (45%) 3+ BR: 10 (4%) | None |
| Unit Mix Affordable Housing | • As approved through ZT 19-872212, 60% of the Phase 1 & 2 Affordable Housing units shall be 2- & 3-BR units, including 11 2-BR units in Phase 2 | <ul style="list-style-type: none"> Studio: 1 (5%) 1 BR: 10 (45%) 2 BR: 11 (50%) | None |
| Basic Universal Housing (BUH) | • N/A | <ul style="list-style-type: none"> Market Housing: 23 units (9%) Affordable Housing: 22 units (100%) | None |
| Energy & Sustainability | <ul style="list-style-type: none"> BC Energy Step Code LEED Gold for new City facilities | <ul style="list-style-type: none"> Step 3 Community Centre: LEED Gold certification | None |
| Height | Max 47 m GSC | 47 m GSC | None |
| Lot Coverage | Max 90% | 90% | None |
| Setbacks | <ul style="list-style-type: none"> Road & park: Min. 3.0 m, but may be reduced to 0.0 m if a proper interface is provided Underground parking structure: 0.0 m | <ul style="list-style-type: none"> No. 3 Road: <ol style="list-style-type: none"> Retail: 2.4 m min. Office: 5.3 m min McMyn Way: <ol style="list-style-type: none"> Residential: 4.89 m min Community Centre: 0.0 m <p>NOTE: Prior to BP issuance, an encroachment agreement will be required to permit the Community Centre's proposed demountable canopies & fixed façade features to project over the property line.</p> <ul style="list-style-type: none"> Corvette Way: 1.7 m min Sea Island Way: 0.97 m min Underground parking structure: 0.0 m | None |

| | | | |
|--|--|--|------|
| Parking | <ul style="list-style-type: none"> 557 spaces, including: <ol style="list-style-type: none"> Residential: 271, including: <ul style="list-style-type: none"> Market @ 1.0/unit: 253 Affordable Housing @ 0.81/unit: 18 Visitor: Nil (ZMU30 permitted 100% to be shared with commercial Public Parking) Non-residential: 286, including: <ul style="list-style-type: none"> Community Centre: 54, including 2 parking/loading spaces Commercial: 232, including: <ol style="list-style-type: none"> Mixed commercial (Levels 1 & 2) @ 3.375/100 m² GLA: 67 Office (Level 3+) @ 1.1475/100 m² GLA: 165 | <ul style="list-style-type: none"> 591 spaces, including: <ol style="list-style-type: none"> Residential: 302, including: <ul style="list-style-type: none"> Market: 284, including 22 tandem spaces Affordable Housing: 18 (exclusively for Affordable Housing tenants) Non-residential: 289, including: <ul style="list-style-type: none"> Community Centre: 54 (exclusively for Community Centre use) Commercial: 235, including: <ol style="list-style-type: none"> 118 (50%) Public Parking (i.e. short-term), including 4 Car-Share spaces 117 (50%) Assignable, including 20 secured for evening & weekend use by the Community Centre | None |
| Bike Storage Class 1 (Rooms & lockers) | <ul style="list-style-type: none"> 399 bikes, including: <ol style="list-style-type: none"> Residential @ 1.25/unit: 345, including: <ul style="list-style-type: none"> Market Housing: 317 Affordable Housing: 28 (for exclusive Affordable Housing tenant use) Commercial @ 0.27/100 m²: 45 Community Centre @ 0.27/100 m² GLA: 9 (for exclusive Community Centre use) | <ul style="list-style-type: none"> 473 bikes, including: <ol style="list-style-type: none"> Residential: 419, including: <ul style="list-style-type: none"> Market Housing: 391 Affordable Housing: 28 Commercial: 45 Community Centre: 9 | None |
| Bike Storage Class 2 (Racks) | <ul style="list-style-type: none"> 145 bikes, based on: <ol style="list-style-type: none"> Residential @ 0.2/unit: 55 Commercial @ 0.4/100 m² GLA: 66 Community Centre @ 0.78/100 m² GLA: 24 | <ul style="list-style-type: none"> 145 bikes, including: <ol style="list-style-type: none"> 104 outdoors around the lot's perimeter 41 indoors on the ground floor of the parkade | None |
| End-of-Trip Facilities | <ul style="list-style-type: none"> As secured via RZ 12-603040 (legal agreement on title): Washrooms, change rooms, showers, and lockers shall be co-located with Commercial Class 1 bike storage | <ul style="list-style-type: none"> The required facilities are co-located with the Commercial Class 1 bike storage on the parkade's ground floor | None |
| EV Charging | <ul style="list-style-type: none"> Vehicle parking spaces equipped with energized 240V equipment shall include: <ol style="list-style-type: none"> 100% Market Housing parking (excluding tandem spaces) 100% Affordable Housing parking 1 Community Centre parking/loading 2 (of 4) Car Share parking 5% of Commercial parking (which may be Assignable Parking spaces) Class 1 bikes storage equipped with energized 120V duplex outlets @ 1/10 bikes shall include: <ol style="list-style-type: none"> 100% of residential bikes 100% of non-residential bikes (including 100% Community Centre bikes) | <ul style="list-style-type: none"> Vehicle parking spaces equipped with energized 240V equipment includes at least: <ol style="list-style-type: none"> 262 for Market Housing (excludes tandem spaces) 18 for Affordable Housing 1 for Community Centre parking/loading 2 for Car Share 12 for Commercial (which may be Assignable Parking spaces) Class 1 bikes storage equipped with energized 120V duplex outlets includes at least: <ol style="list-style-type: none"> 32 for residential bikes 15 for non-residential bikes (including 1 for Community Centre bikes) | None |
| OCP/CCAP Residential Amenity Space | <ul style="list-style-type: none"> CCAP Indoor @ 2.0 m²/unit: 550.0 m² min, EXCEPT this may be reduced based on a Shared Amenity Agreement that gives Phase 2 tenants the right to use indoor amenities (e.g., pool) on Phase 1 (secured via RZ 12-603040) OCP Outdoor @ 6.0 m²/unit: 1,650.0 m² min including 600.0 m² of children's play space | <ul style="list-style-type: none"> CCAP Indoor: 370.9 m² Outdoor: 2,222.7 m², 600.0 m² of children's play space. NOTE: Proposal exceeds min. requirements by 572.7 m² | N/A |
| CCAP Additional Landscape Area | <ul style="list-style-type: none"> @ 10% Net Site Area: 917.9 m² min | <ul style="list-style-type: none"> CCAP Additional Landscape: 600 m², including podium-level outdoor amenity space for office tenants. NOTE: 317.7 m² shortfall covered by 572.7 m² extra outdoor amenity space. | N/A |

DP 17-794169
March 24, 2021
Plan #B-4.1

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road

Statistics

CHECKED
JOB NO. 11-03

DRAWN
DATE February 12, 2021

SCALE NTS

CHECKED
© Copyright reserved. This plan and design is and at all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO. 1

Plan #B-4.1

RESIDENTIAL

Area Summary - Residential Building F

| Unit Mix (incl. Market, Rental & BUH) | Units |
|---------------------------------------|------------------|
| 1 Bdr + TT | 1 Units |
| 1 Bdr + TT | 79 Units |
| 2 Bdr | 42 Units |
| 2 Bdr + TT | 11 Units |
| 3 Bdr | 10 Units |
| Bachelor | 1 Units |
| Total | 144 Units |

| Residential Gross Floor Area | Area |
|------------------------------|---------------------|
| Gross Area F | 4,066.9 sf |
| F 2 | 3,092.5 sf |
| F 3 | 4,270.9 sf |
| F 4 | 5,748.5 sf |
| F 5 | 3,044.6 sf |
| F 6 | 10,582.6 sf |
| F 7 | 10,582.6 sf |
| F 8 | 10,582.6 sf |
| F 9 | 10,582.6 sf |
| F 10 | 10,582.6 sf |
| F 11 | 10,582.6 sf |
| F 12 | 10,582.6 sf |
| F 13 | 10,582.6 sf |
| F 14 | 10,582.6 sf |
| F 15 | 10,582.6 sf |
| Total | 133,046.4 sf |

| Affordable Rental Net Unit Area | Area |
|---------------------------------|-------------------|
| 100 (AHU-F) 1 Bdr | 538.9 sf |
| 101 (AHU-F) Bachelor | 411.6 sf |
| 102 (AHU-F) 2 Bdr | 860.2 sf |
| 200 (AHU-F) 1 Bdr + TT | 707.1 sf |
| 201 (AHU-F) 1 Bdr + TT | 606.6 sf |
| 202 (AHU-F) 2 Bdr | 860.2 sf |
| 300 (AHU-F) 2 Bdr | 973.4 sf |
| 301 (AHU-F) 1 Bdr + TT | 707.4 sf |
| 302 (AHU-F) 1 Bdr + TT | 606.6 sf |
| 303 (AHU-F) 2 Bdr | 860.2 sf |
| 402 (AHU-F) 1 Bdr + TT | 663.6 sf |
| 403 (AHU-F) 1 Bdr + TT | 606.6 sf |
| Total | 8,474.5 sf |

| Basic Universal Housing (BUH) Unit Area | Area |
|---|--------------------|
| 400 (BUH) 2 Bdr | 979.2 sf |
| 500 (BUH) 2 Bdr | 918.9 sf |
| 600 (BUH) 2 Bdr | 961.1 sf |
| 601 (AHU) 1 Bdr + TT | 611.6 sf |
| 602 (AHU) 2 Bdr | 918.9 sf |
| 700 (BUH) 1 Bdr + TT | 661.3 sf |
| 701 (BUH) 2 Bdr | 918.9 sf |
| 800 (BUH) 2 Bdr | 918.9 sf |
| 900 (BUH) 1 Bdr + TT | 661.3 sf |
| 901 (BUH) 2 Bdr | 918.9 sf |
| 1000 (BUH) 2 Bdr | 918.9 sf |
| 1001 (BUH) 1 Bdr + TT | 661.3 sf |
| 1100 (BUH) 2 Bdr | 918.9 sf |
| 1200 (BUH) 2 Bdr | 918.9 sf |
| 1300 (BUH) 2 Bdr | 918.9 sf |
| 1400 (BUH) 1 Bdr + TT | 661.3 sf |
| 1401 (BUH) 2 Bdr | 918.9 sf |
| 1500 (BUH) 2 Bdr | 918.9 sf |
| 1501 (BUH) 1 Bdr + TT | 661.3 sf |
| Total | 16,685.0 sf |

| Amenity Exemption | Area |
|-------------------|-------------------|
| Amenity F | 728.4 sf |
| F 2 | 608.8 sf |
| Total | 1,337.2 sf |

| Stairwell and Elevator Shaft Exemption | Area |
|--|-------------------|
| Elevator 2 Shaft Exemption F | 102.5 sf |
| Elevator 3 Shaft Exemption F | 102.5 sf |
| Elevator 4 Shaft Exemption F | 102.5 sf |
| Elevator 5 Shaft Exemption F | 102.5 sf |
| Elevator 6 Shaft Exemption F | 102.5 sf |
| Elevator 7 Shaft Exemption F | 102.5 sf |
| Elevator 8 Shaft Exemption F | 102.5 sf |
| Elevator 9 Shaft Exemption F | 102.5 sf |
| Elevator 10 Shaft Exemption F | 102.5 sf |
| Elevator 11 Shaft Exemption F | 102.5 sf |
| Elevator 12 Shaft Exemption F | 102.5 sf |
| Elevator 13 Shaft Exemption F | 102.5 sf |
| Elevator 14 Shaft Exemption F | 102.5 sf |
| Elevator 15 Shaft Exemption F | 102.5 sf |
| Stair 2 Shaft Exemption F | 173.0 sf |
| Stair 3 Shaft Exemption F | 173.0 sf |
| Stair 4 Shaft Exemption F | 173.0 sf |
| Stair 5 Shaft Exemption F | 173.0 sf |
| Stair 6 Shaft Exemption F | 173.0 sf |
| Stair 7 Shaft Exemption F | 173.0 sf |
| Stair 8 Shaft Exemption F | 173.0 sf |
| Stair 9 Shaft Exemption F | 173.0 sf |
| Stair 10 Shaft Exemption F | 173.0 sf |
| Stair 11 Shaft Exemption F | 173.0 sf |
| Stair 12 Shaft Exemption F | 173.0 sf |
| Stair 13 Shaft Exemption F | 173.0 sf |
| Stair 14 Shaft Exemption F | 173.0 sf |
| Stair 15 Shaft Exemption F | 173.0 sf |
| Total | 5,068.9 sf |

| Mechanical, Electrical, HVAC Service Room Exemption | Area |
|---|-----------------|
| Elect. Closet 2 Mechanical Exempt | 21.8 sf |
| Elect. Closet 3.1 Mechanical Exempt | 21.8 sf |
| Elect. Closet 3.2 Mechanical Exempt | 18.9 sf |
| Elect. Closet 4 Mechanical Exempt | 21.8 sf |
| Elect. Closet 5 Mechanical Exempt | 21.8 sf |
| Elect. Closet 6 Mechanical Exempt | 21.8 sf |
| Elect. Closet 7 Mechanical Exempt | 21.8 sf |
| Elect. Closet 8 Mechanical Exempt | 21.8 sf |
| Elect. Closet 9 Mechanical Exempt | 21.8 sf |
| Elect. Closet 10 Mechanical Exempt | 21.8 sf |
| Elect. Closet 11 Mechanical Exempt | 21.8 sf |
| Elect. Closet 12 Mechanical Exempt | 21.8 sf |
| Elect. Closet 13 Mechanical Exempt | 21.8 sf |
| Elect. Closet 14 Mechanical Exempt | 21.8 sf |
| Elect. Closet 15 Mechanical Exempt | 21.8 sf |
| Elect. Ctr. Room F Mechanical Exempt | 58.9 sf |
| Mech. Shaft 2.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 2.2 Mechanical Exempt | 18.0 sf |
| Mech. Shaft 3.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 3.2 Mechanical Exempt | 11.8 sf |
| Mech. Shaft 4.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 4.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 5.1 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 5.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 6.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 6.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 7.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 7.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 8.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 8.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 9.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 9.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 10.1 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 10.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 11.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 11.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 12.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 12.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 13.1 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 13.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 14.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 14.2 Mechanical Exempt | 10.0 sf |
| Mech. Shaft 15.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 15.2 Mechanical Exempt | 10.0 sf |
| Total | 647.8 sf |

| Wall Exemption | Area |
|--------------------------------------|-----------------|
| Wall exemption 8.3 Wall exemption F | 18.1 sf |
| Wall exemption 8.2 Wall exemption F | 9.2 sf |
| Wall exemption 8.1 Wall exemption F | 11.6 sf |
| Wall exemption 8.4 Wall exemption F | 1.9 sf |
| Wall exemption 8.5 Wall exemption F | 12.0 sf |
| Wall exemption 9.3 Wall exemption F | 18.1 sf |
| Wall exemption 9.2 Wall exemption F | 9.2 sf |
| Wall exemption 9.1 Wall exemption F | 17.8 sf |
| Wall exemption 9.4 Wall exemption F | 1.9 sf |
| Wall exemption 9.5 Wall exemption F | 12.0 sf |
| Wall exemption 10.3 Wall exemption F | 18.1 sf |
| Wall exemption 10.2 Wall exemption F | 9.2 sf |
| Wall exemption 10.1 Wall exemption F | 17.8 sf |
| Wall exemption 10.4 Wall exemption F | 1.9 sf |
| Wall exemption 10.5 Wall exemption F | 12.0 sf |
| Wall exemption 11.1 Wall exemption F | 18.1 sf |
| Wall exemption 11.2 Wall exemption F | 9.2 sf |
| Wall exemption 11.3 Wall exemption F | 17.8 sf |
| Wall exemption 11.4 Wall exemption F | 1.9 sf |
| Wall exemption 11.5 Wall exemption F | 12.0 sf |
| Wall exemption 12.2 Wall exemption F | 18.1 sf |
| Wall exemption 12.1 Wall exemption F | 9.2 sf |
| Wall exemption 12.3 Wall exemption F | 17.8 sf |
| Wall exemption 12.4 Wall exemption F | 1.9 sf |
| Wall exemption 12.5 Wall exemption F | 12.0 sf |
| Wall exemption 13.1 Wall exemption F | 18.1 sf |
| Wall exemption 13.2 Wall exemption F | 9.2 sf |
| Wall exemption 13.3 Wall exemption F | 17.8 sf |
| Wall exemption 13.4 Wall exemption F | 1.9 sf |
| Wall exemption 13.5 Wall exemption F | 12.0 sf |
| Wall exemption 14.2 Wall exemption F | 18.1 sf |
| Wall exemption 14.1 Wall exemption F | 9.2 sf |
| Wall exemption 14.3 Wall exemption F | 17.8 sf |
| Wall exemption 14.4 Wall exemption F | 1.9 sf |
| Wall exemption 14.5 Wall exemption F | 12.0 sf |
| Wall exemption 15.3 Wall exemption F | 18.1 sf |
| Wall exemption 15.2 Wall exemption F | 9.2 sf |
| Wall exemption 15.1 Wall exemption F | 17.8 sf |
| Wall exemption 15.4 Wall exemption F | 1.9 sf |
| Wall exemption 15.5 Wall exemption F | 12.0 sf |
| Total | 480.0 sf |

| BUH Exemption | Area |
|-----------------------------|-----------------|
| BUH Exemption @ 20.0sf/Unit | 460.0 sf |
| Total | 460.0 sf |

| DEU Exemption | Area |
|-----------------------------|-------------------|
| DEU Exemption @ 10.8sf/Unit | 1,548.4 sf |
| Total | 1,548.4 sf |

| Total Gross Area | Area |
|---------------------------|---------------------|
| Total Gross Area | 133,046.4 sf |
| Total Exemptions | 9,773.3 sf |
| Total Net FSR Area | 123,273.1 sf |

Area Summary - Residential Building G

| Unit Mix (incl. Market, Rental & BUH) | Units |
|---------------------------------------|------------------|
| 1 Bdr | 1 Units |
| 1 Bdr + TT | 57 Units |
| 2 Bdr | 73 Units |
| Total | 131 Units |

| Residential Gross Floor Area | Area |
|------------------------------|---------------------|
| Gross Area G | 1,569.5 sf |
| G 2 | 774.4 sf |
| G 3 | 4,978.8 sf |
| G 4 | 7,892.3 sf |
| G 5 | 9,506.7 sf |
| G 6 | 9,506.7 sf |
| G 7 | 9,506.7 sf |
| G 8 | 9,506.7 sf |
| G 9 | 9,506.7 sf |
| G 10 | 9,506.7 sf |
| G 11 | 9,506.7 sf |
| G 12 | 9,506.7 sf |
| G 13 | 9,506.7 sf |
| G 14 | 9,506.7 sf |
| G 15 | 9,506.7 sf |
| Total | 118,780.7 sf |

| Affordable Rental Net Unit Area | Area |
|---------------------------------|-------------------|
| 300 (AHU-G) 2 Bdr | 880.3 sf |
| 301 (AHU-G) 2 Bdr | 880.3 sf |
| 302 (AHU-G) 1 Bdr + TT | 631.8 sf |
| 303 (AHU-G) 2 Bdr | 880.3 sf |
| 304 (AHU-G) 1 Bdr | 736.3 sf |
| 400 (AHU-G) 2 Bdr | 880.3 sf |
| 401 (AHU-G) 2 Bdr | 880.3 sf |
| 402 (AHU-G) 1 Bdr + TT | 631.8 sf |
| 403 (AHU-G) 2 Bdr | 880.3 sf |
| 404 (AHU-G) 2 Bdr | 880.3 sf |
| Total | 8,042.0 sf |

| Basic Universal Housing (BUH) Unit Area | Area |
|---|---------------|
| BUH Exemption @ 20.0sf/Unit | 0.0 sf |
| Total | 0.0 sf |

| Amenity Exemption | Area |
|-------------------|-------------------|
| Amenity G | 2654.6 sf |
| Total | 2,654.6 sf |

| Stairwell and Elevator Shaft Exemption | Area |
|--|-------------------|
| Elevator 3 Shaft Exemption G | 102.5 sf |
| Elevator 4 Shaft Exemption G | 102.5 sf |
| Elevator 5 Shaft Exemption G | 102.5 sf |
| Elevator 6 Shaft Exemption G | 102.5 sf |
| Elevator 7 Shaft Exemption G | 102.5 sf |
| Elevator 8 Shaft Exemption G | 102.5 sf |
| Elevator 9 Shaft Exemption G | 102.5 sf |
| Elevator 10 Shaft Exemption G | 102.5 sf |
| Elevator 11 Shaft Exemption G | 102.5 sf |
| Elevator 12 Shaft Exemption G | 102.5 sf |
| Elevator 13 Shaft Exemption G | 102.5 sf |
| Elevator 14 Shaft Exemption G | 102.5 sf |
| Elevator 15 Shaft Exemption G | 102.5 sf |
| Stair 2 Shaft Exemption G | 173.0 sf |
| Stair 3 Shaft Exemption G | 173.0 sf |
| Stair 4 Shaft Exemption G | 173.0 sf |
| Stair 5 Shaft Exemption G | 173.0 sf |
| Stair 6 Shaft Exemption G | 173.0 sf |
| Stair 7 Shaft Exemption G | 173.0 sf |
| Stair 8 Shaft Exemption G | 173.0 sf |
| Stair 9 Shaft Exemption G | 173.0 sf |
| Stair 10 Shaft Exemption G | 173.0 sf |
| Stair 11 Shaft Exemption G | 173.0 sf |
| Stair 12 Shaft Exemption G | 173.0 sf |
| Stair 13 Shaft Exemption G | 173.0 sf |
| Stair 14 Shaft Exemption G | 173.0 sf |
| Stair 15 Shaft Exemption G | 173.0 sf |
| Total | 3,745.9 sf |

| Mechanical, Electrical, HVAC Service Room Exemption | Area |
|---|-----------------|
| Elect. Closet 3 Mechanical Exempt | 21.8 sf |
| Elect. Closet 4 Mechanical Exempt | 21.8 sf |
| Elect. Closet 5 Mechanical Exempt | 21.8 sf |
| Elect. Closet 6 Mechanical Exempt | 21.8 sf |
| Elect. Closet 7 Mechanical Exempt | 21.8 sf |
| Elect. Closet 8 Mechanical Exempt | 21.8 sf |
| Elect. Closet 9 Mechanical Exempt | 21.8 sf |
| Elect. Closet 10 Mechanical Exempt | 21.8 sf |
| Elect. Closet 11 Mechanical Exempt | 21.8 sf |
| Elect. Closet 12 Mechanical Exempt | 21.8 sf |
| Elect. Closet 13 Mechanical Exempt | 21.8 sf |
| Elect. Closet 14 Mechanical Exempt | 21.8 sf |
| Elect. Closet 15 Mechanical Exempt | 21.8 sf |
| Elect. Ctr. Room G Mechanical Exempt | 58.9 sf |
| Mech. Shaft 3.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 3.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 4.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 4.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 5.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 5.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 6.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 6.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 7.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 7.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 8.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 8.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 9.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 9.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 10.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 10.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 11.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 11.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 12.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 12.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 13.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 13.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 14.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 14.2 Mechanical Exempt | 12.0 sf |
| Mech. Shaft 15.1 Mechanical Exempt | 20.6 sf |
| Mech. Shaft 15.2 Mechanical Exempt | 12.0 sf |
| Total | 768.7 sf |

PARKING CALCULATION LOT B

| PARKING | Min. Rate | LOT B Proposed |
|-------------------------------------|---|--------------------------------|
| Residential - TOTAL | = min.271 spaces | 302 (including Tandem) |
| Resident - Market | 253 spaces | 284 |
| Resident - AHU | 18 spaces (secured for exclusive AHU use and no tandem) | 18 |
| Resident - Visitors | (Isolated with public parking) | N/A |
| Non-Residential - TOTAL | = min.223 spaces | 236 |
| Non-Residential - On levels L1 & L2 | 67 spaces | 118 (Public Parking (50%)) |
| Non-Residential - Office above L2 | 185 spaces | 117 (Assignible Parking (50%)) |
| Non-Residential - Car-Share | 4 | AND |
| Community Centre - TOTAL | 54 (Plus shared use of 20 Assignable Parking Spaces) | 54 |
| Community Centre - Parking | 54 (Plus shared use of 20 Assignable Parking Spaces) | 54 |
| Community Centre - Parking/Loading | 2 | 2 |
| TOTAL </ | | |



| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|------------------|
| A 2020-11-09 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISSUED FOR DP |

Office (West)
refer to A B 201.1

Office (East)
refer to A B 201.2

Tower F
refer to A B 201.3

Tower G
refer to A B 201.4

DP 17-794169
March 24, 2021
Plan #B-5a

PROJECT
ViewStar
LOT B

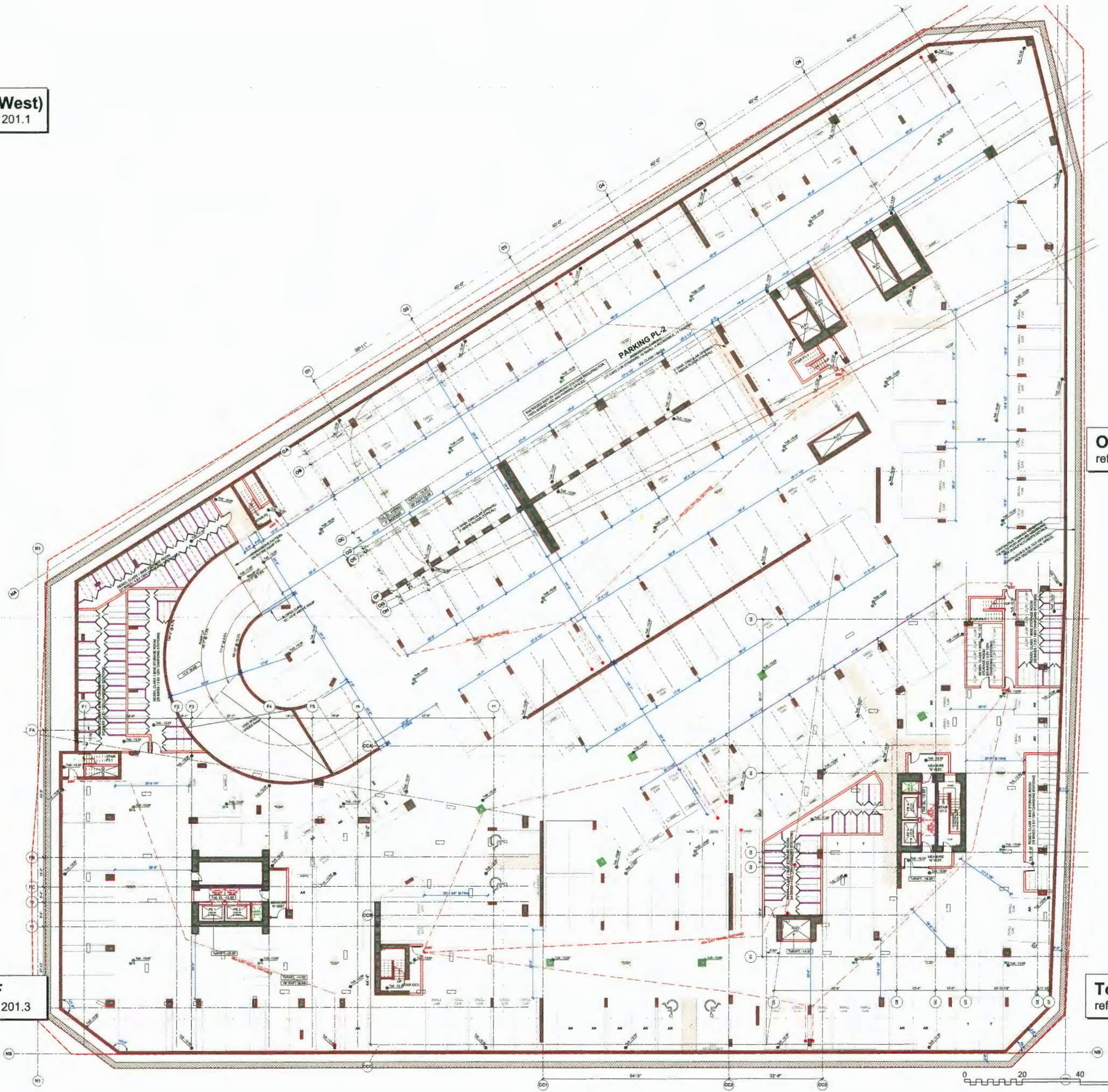
3311 No. 3 Road

Parking PL-2
Key Plan

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design to and in all forms remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO.:

Plan #B-5a





| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|--------------------|
| A 2020-11-09 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISSUED FOR D.P. |

Office (West)
refer to A B 202.1

Office (East)
refer to A B 202.2

Tower F
refer to A B 202.3

Tower G
refer to A B 202.4

DP 17-794169
March 24, 2021
Plan #B-5b

PROJECT
ViewStar
LOT B

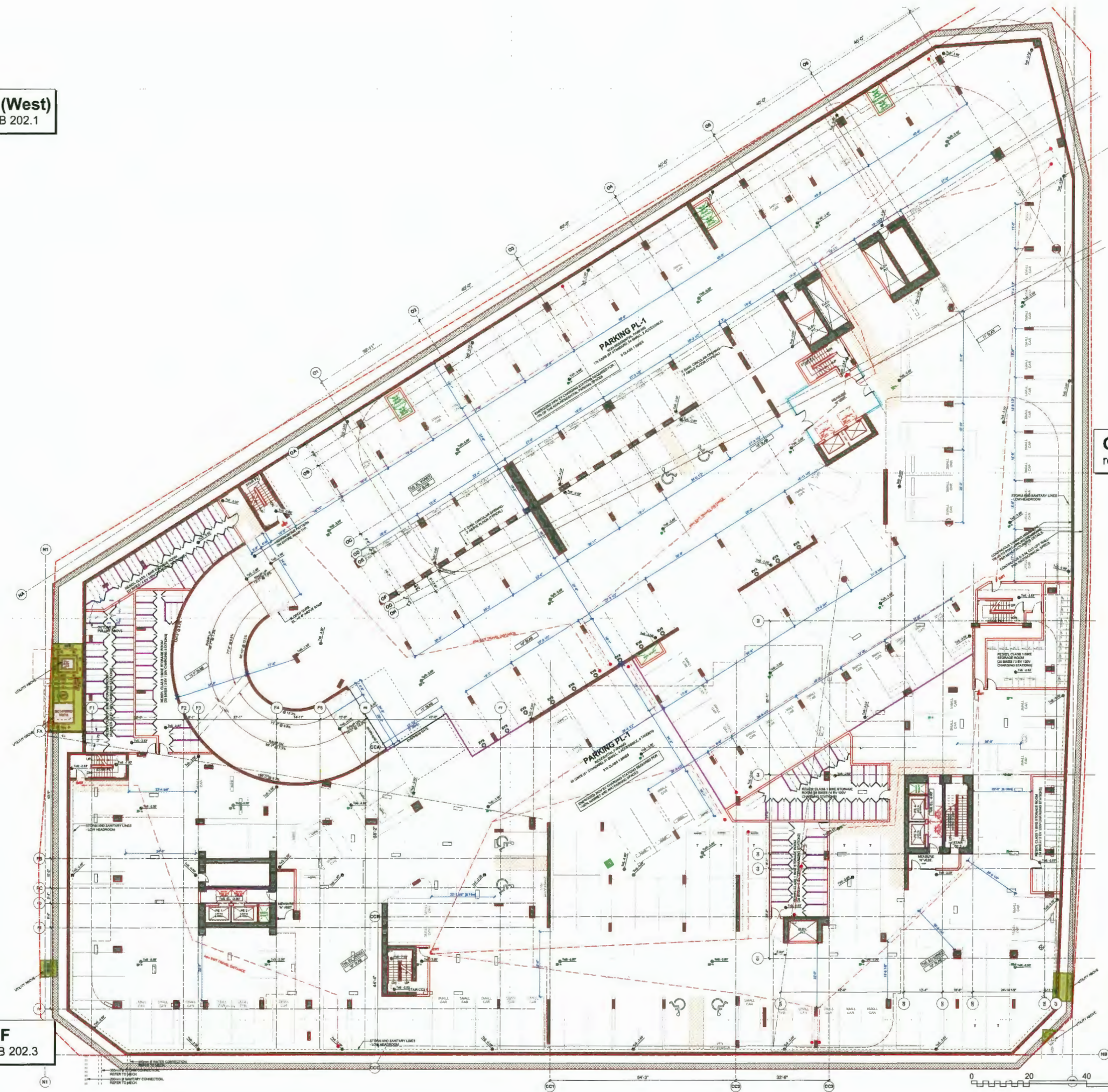
3311 No. 3 Road

Parking PL-1
Key Plan

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design is and at all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO. 1

Plan #B-5b





ISSUE/REVISION
A 2020-11-09 ISSUED FOR D.P.
B 2021-02-12 RE-ISSUED FOR D.P.

DP 17-794169
March 24, 2021
Plan #B-5c

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road

**Level 1
Key Plan**

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design by and at all times remain the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.
DRAWING NO.:

Plan #B-5c

Office (West)
refer to A B 203.1

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE

Office (East)
refer to A B 203.2

Tower G
refer to A B 203.4

Tower F
refer to A B 203.3

C₄N refer to A BCC 1



DP 17-794169
March 24, 2021
Plan #B-5d

PROJECT
ViewStar
LOT B

3311 No. 3 Road

Level 2
Key Plan

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO.:

Plan #B-5d

Office (West)
refer to A B 204.1

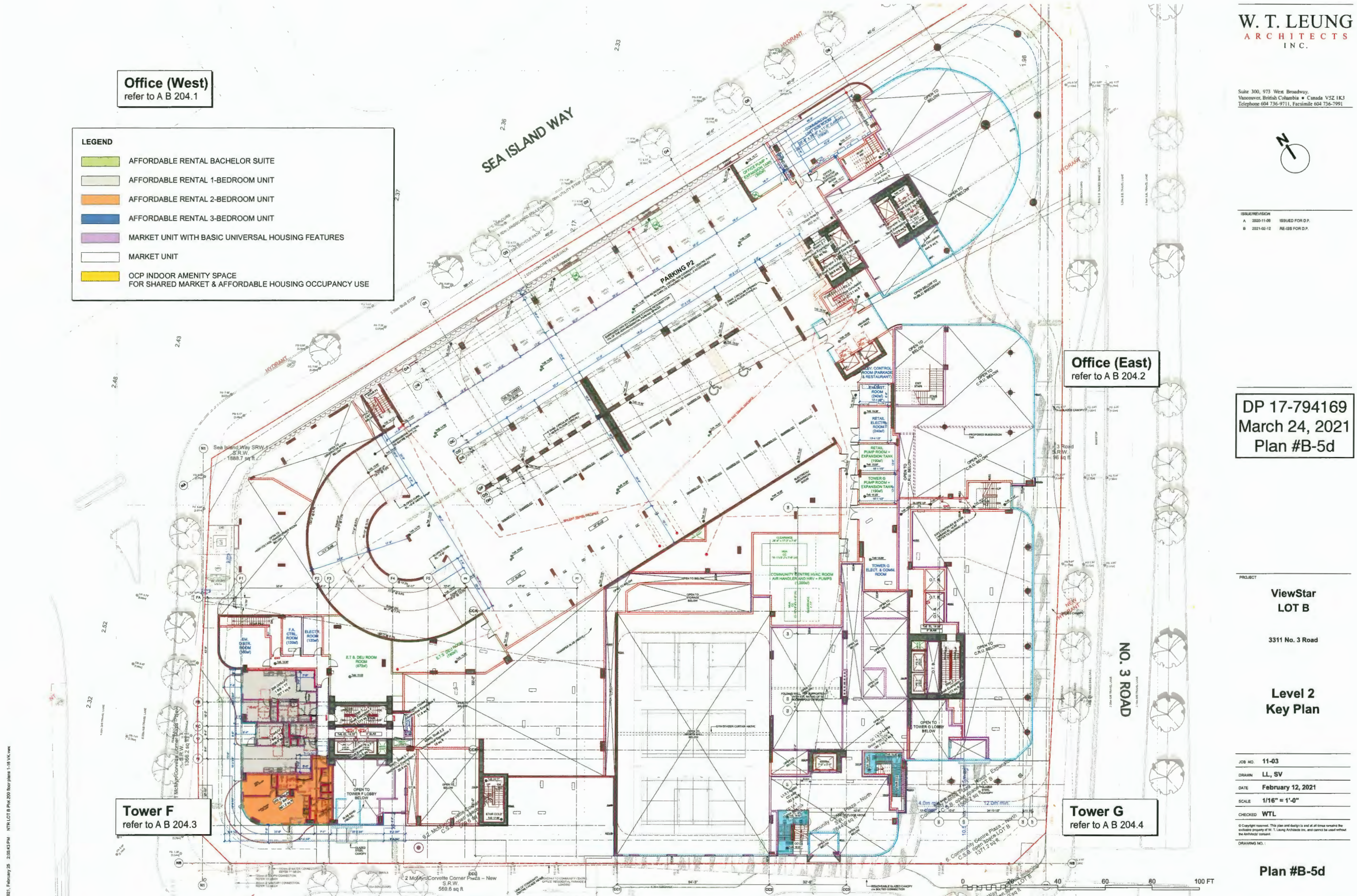
LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE

Office (East)
refer to A B 204.2

Tower F
refer to A B 204.3

Tower G
refer to A B 204.4



2021, February 25 2:00:43 PM NTR LOT B Plan 200 floor plans 1-16 VK.wvt



| ISSUE/REVISION | ISSUED FOR O.P. |
|----------------|-----------------|
| A 2020-11-09 | ISSUED FOR O.P. |
| B 2021-02-12 | RE-ISS FOR O.P. |

Office (West)
refer to A B 205.1

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE

Office (East)
refer to A B 205.2

DP 17-794169
March 24, 2021
Plan #B-5e

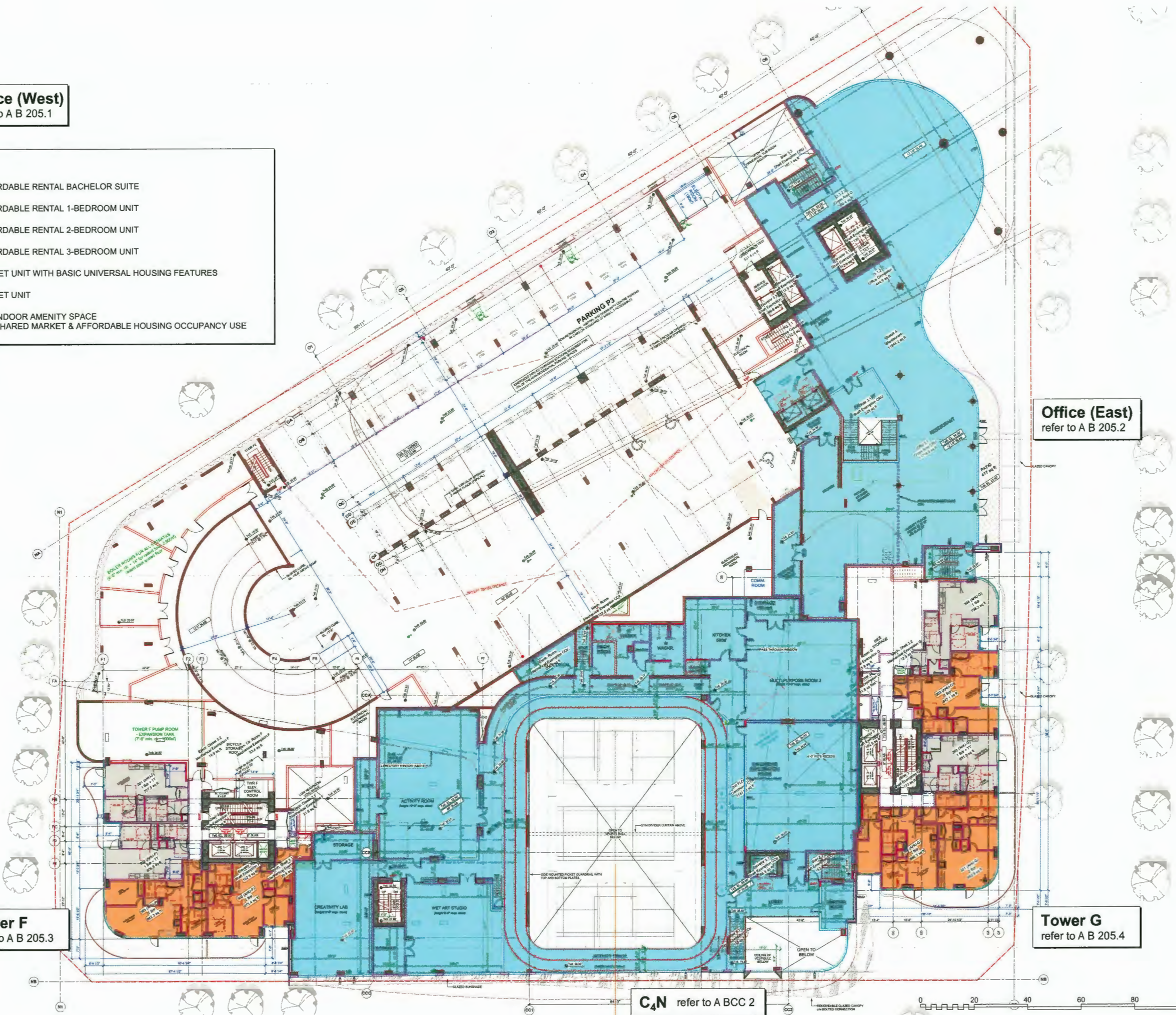
Tower F
refer to A B 205.3

Tower G
refer to A B 205.4

C₄N refer to A BCC 2

| | |
|--|-----------------------------|
| PROJECT | ViewStar LOT B |
| | 3311 No. 3 Road |
| | Level 3 Key Plan |
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |
| <small>© Copyright reserved. This plan and design in and of all three remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.</small> | |
| DRAWING NO. | |

Plan #B-5e





ISSUE/REVISION
A 2020-11-09 ISSUED FOR D.P.
B 2021-02-12 RE-ISSUED FOR D.P.

Office (West)
refer to A B 206.1

| LEGEND | |
|--------|--|
| | AFFORDABLE RENTAL BACHELOR SUITE |
| | AFFORDABLE RENTAL 1-BEDROOM UNIT |
| | AFFORDABLE RENTAL 2-BEDROOM UNIT |
| | AFFORDABLE RENTAL 3-BEDROOM UNIT |
| | MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES |
| | MARKET UNIT |
| | OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE |

Office (East)
refer to A B 206.2

DP 17-794169
March 24, 2021
Plan #B-5f

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road

**Level 4
Key Plan**

JOB NO. 11-03

DRAWN LL, SV

DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design to and in all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-5f

Tower F
refer to A B 206.3

Tower G
refer to A B 206.4

C₄N refer to A BCC 3





| ISSUE/REVISION | DATE | ISSUED FOR D.P. |
|----------------|------------|-----------------|
| A | 2020-11-08 | ISSUED FOR D.P. |
| B | 2021-02-12 | RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-5g

PROJECT
ViewStar
LOT B
3311 No. 3 Road

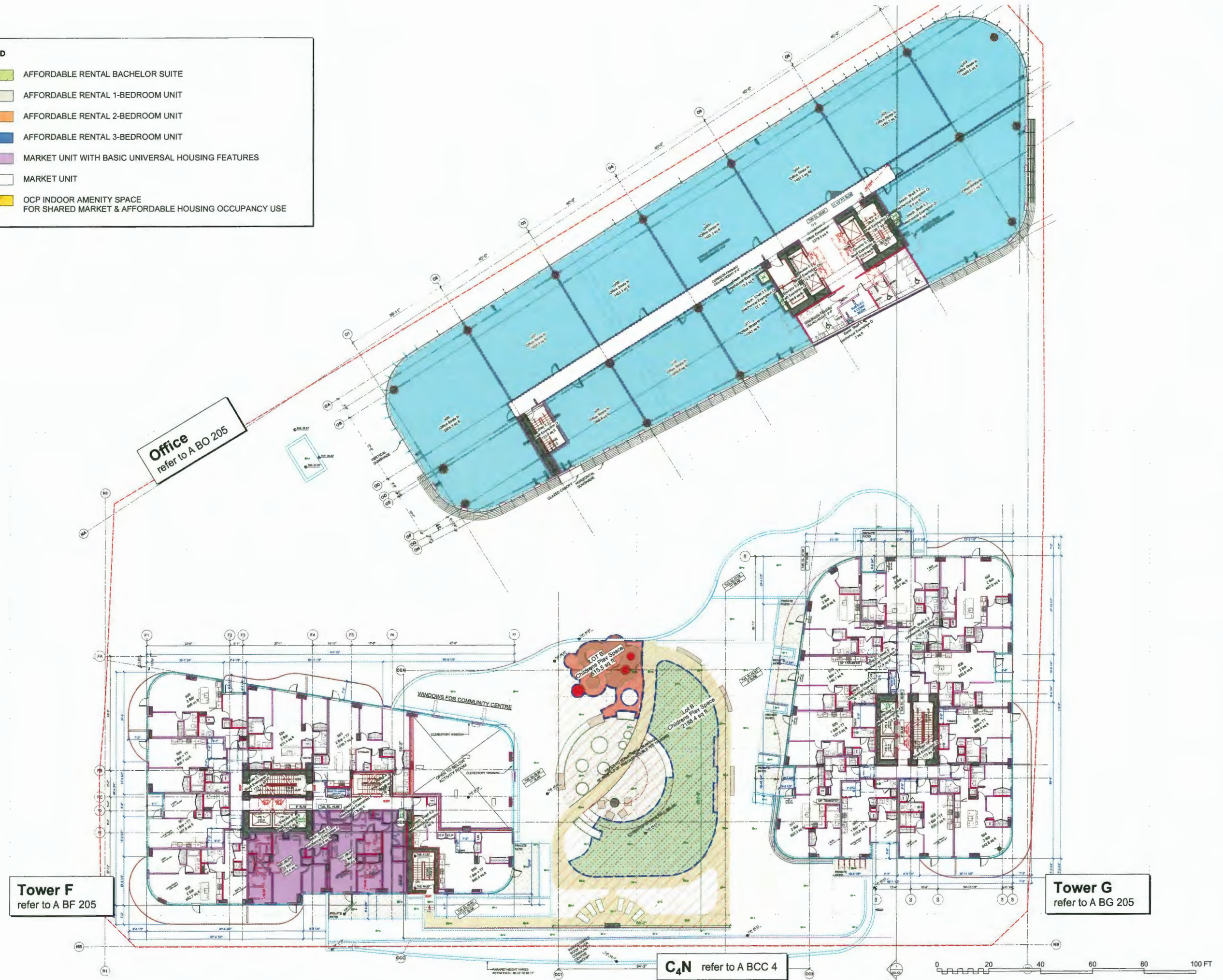
Level 5
Key Plan

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

Plan #B-5g

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE





| ISSUE/REVISION | ISSUED FOR O.P. |
|----------------|-----------------|
| A 2020-11-09 | ISSUED FOR O.P. |
| B 2021-02-12 | RE-ISS FOR O.P. |

DP 17-794169
March 24, 2021
Plan #B-5h

PROJECT
ViewStar
LOT B

3311 No. 3 Road

Level 6
Key Plan

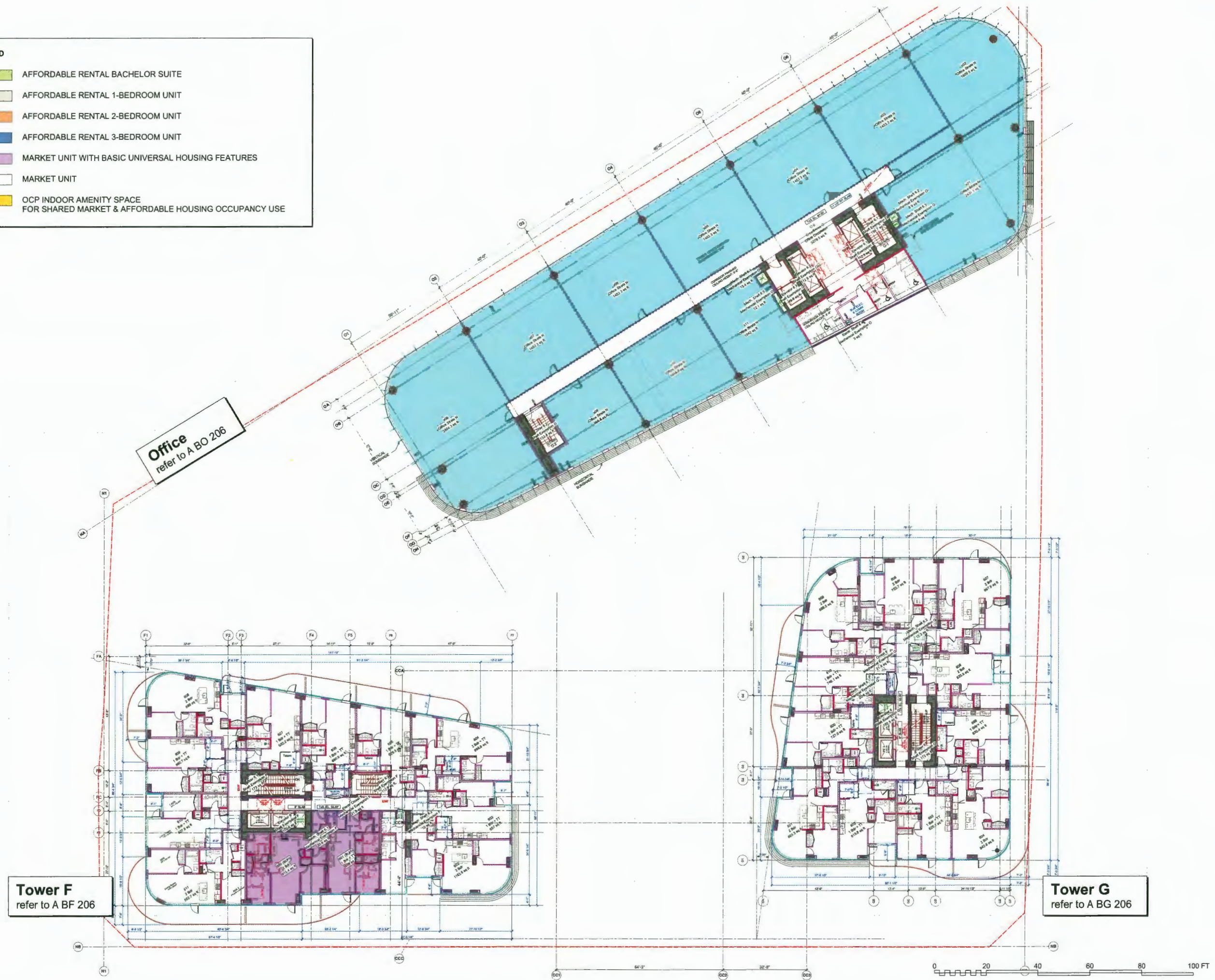
JOB NO. **11-03**
DRAWN **LL, SV**
DATE **February 12, 2021**
SCALE **1/16" = 1'-0"**
CHECKED **WTL**

© Copyright reserved. This plan and design is and of all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO.:

Plan #B-5h

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE





| ISSUE/REVISION | |
|----------------|----------------------------|
| A | 2020-11-08 ISSUED FOR O.P. |
| B | 2021-02-12 RE-ISS FOR O.P. |

DP 17-794169
March 24, 2021
Plan #B-5i

PROJECT
ViewStar
LOT B

3311 No. 3 Road

Level 7
Key Plan

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

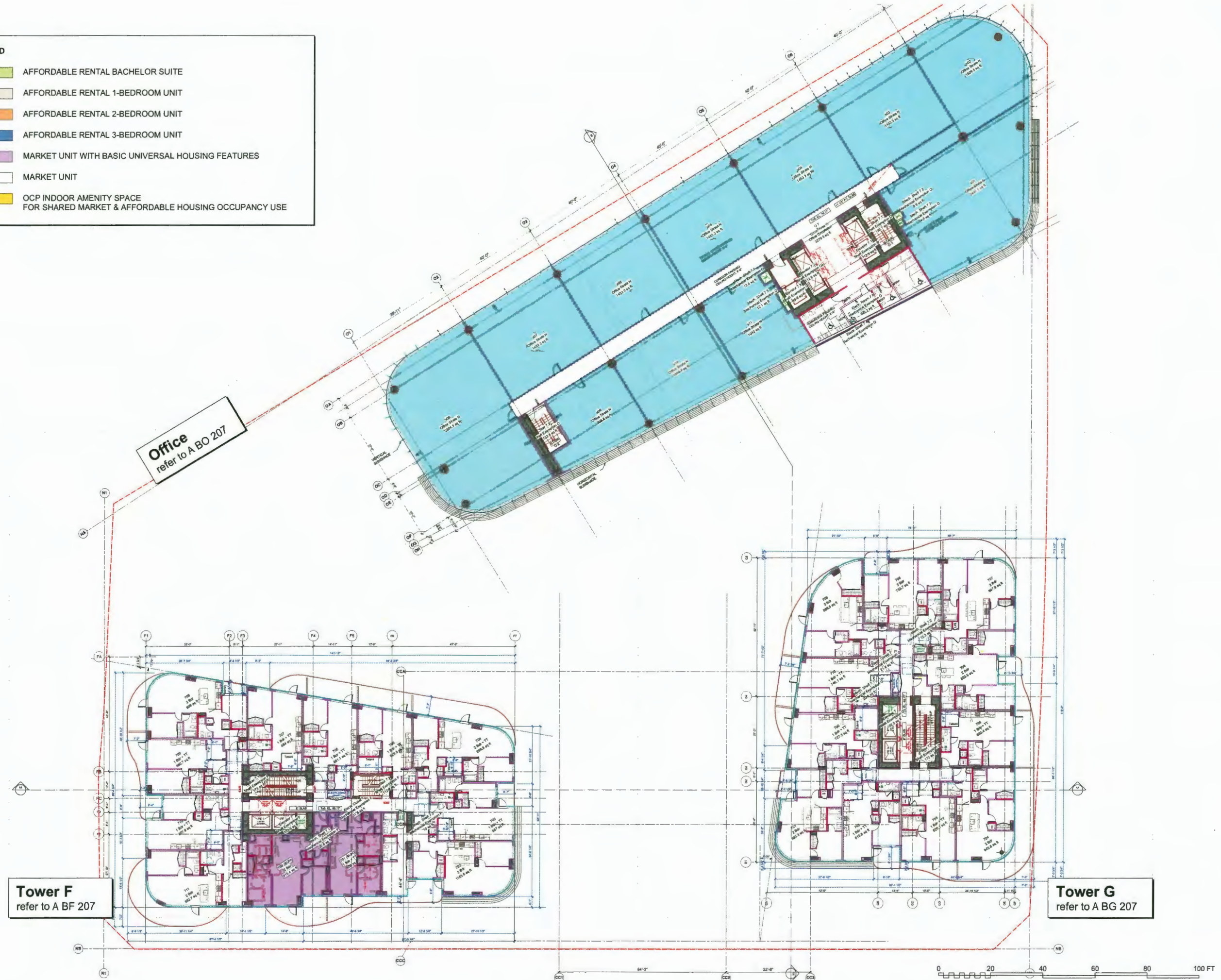
© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-5i

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE



Office
refer to A BO 207

Tower F
refer to A BF 207

Tower G
refer to A BG 207

2021, February 25 2:05:57 PM NTR LOT B Pld 200 floor plans 1-10 VCK.wex



| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-11-09 | ISSUED FOR D.P. |
| B 2021-03-12 | RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-5j

PROJECT
ViewStar
LOT B

3311 No. 3 Road

Level 8
Key Plan

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design in and of itself remains the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.

DRAWING NO.:

Plan #B-5j

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE
FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE



Office
refer to A BO 208

Tower F
refer to A BF 208

Tower G
refer to A BG 208



| | |
|----------------|-----------------|
| ISSUE/REVISION | ISSUED FOR D.P. |
| A 2020-11-08 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-5k

PROJECT
ViewStar
LOT B
3311 No. 3 Road

Level 9
Key Plan

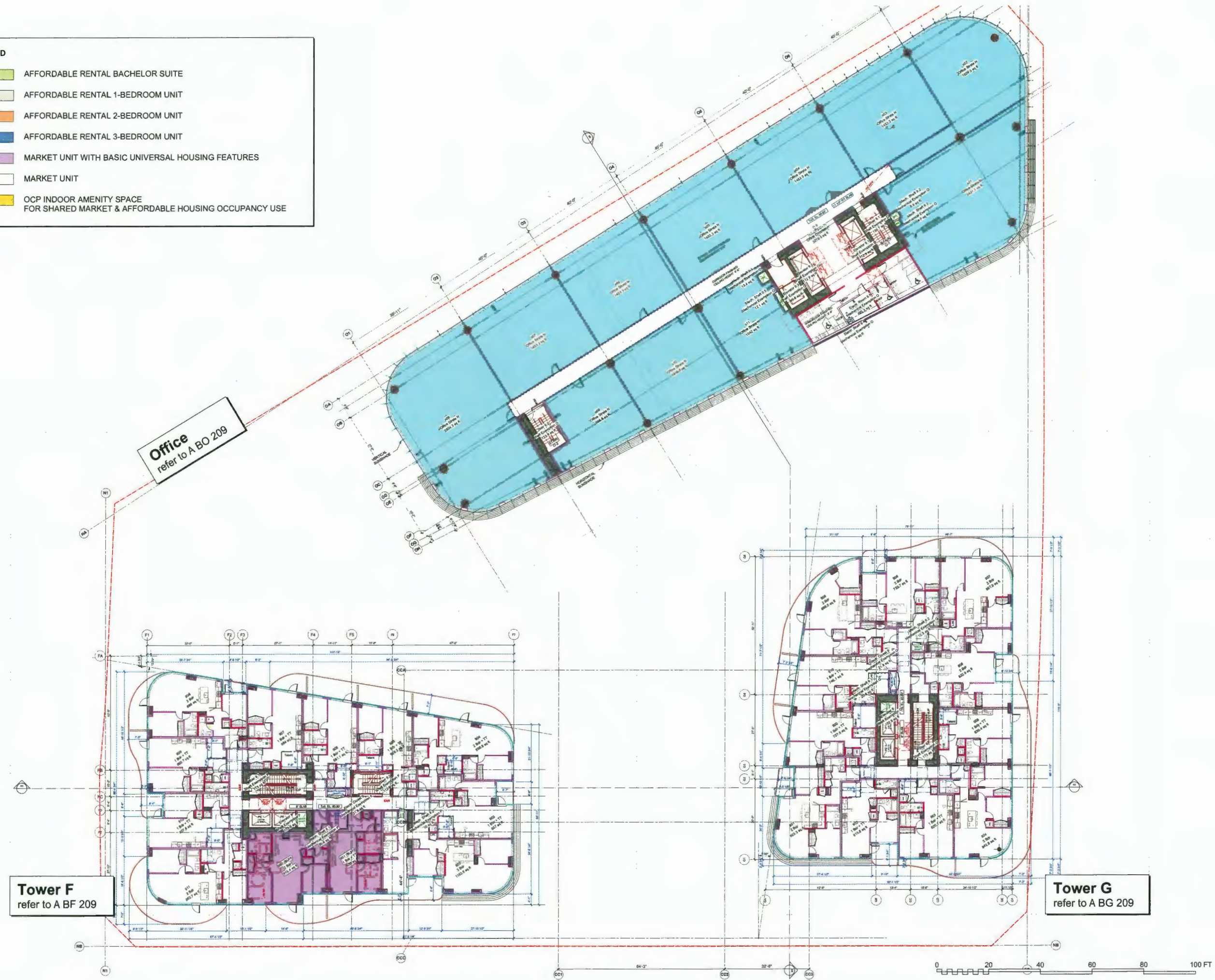
| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design to be used at all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.: **Plan #B-5k**

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE





| ISSUE/REVISION | |
|----------------|----------------------------|
| A | 2020-11-09 ISSUED FOR D.P. |
| B | 2021-02-12 RE-USE FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-5I

PROJECT
ViewStar
LOT B

3311 No. 3 Road

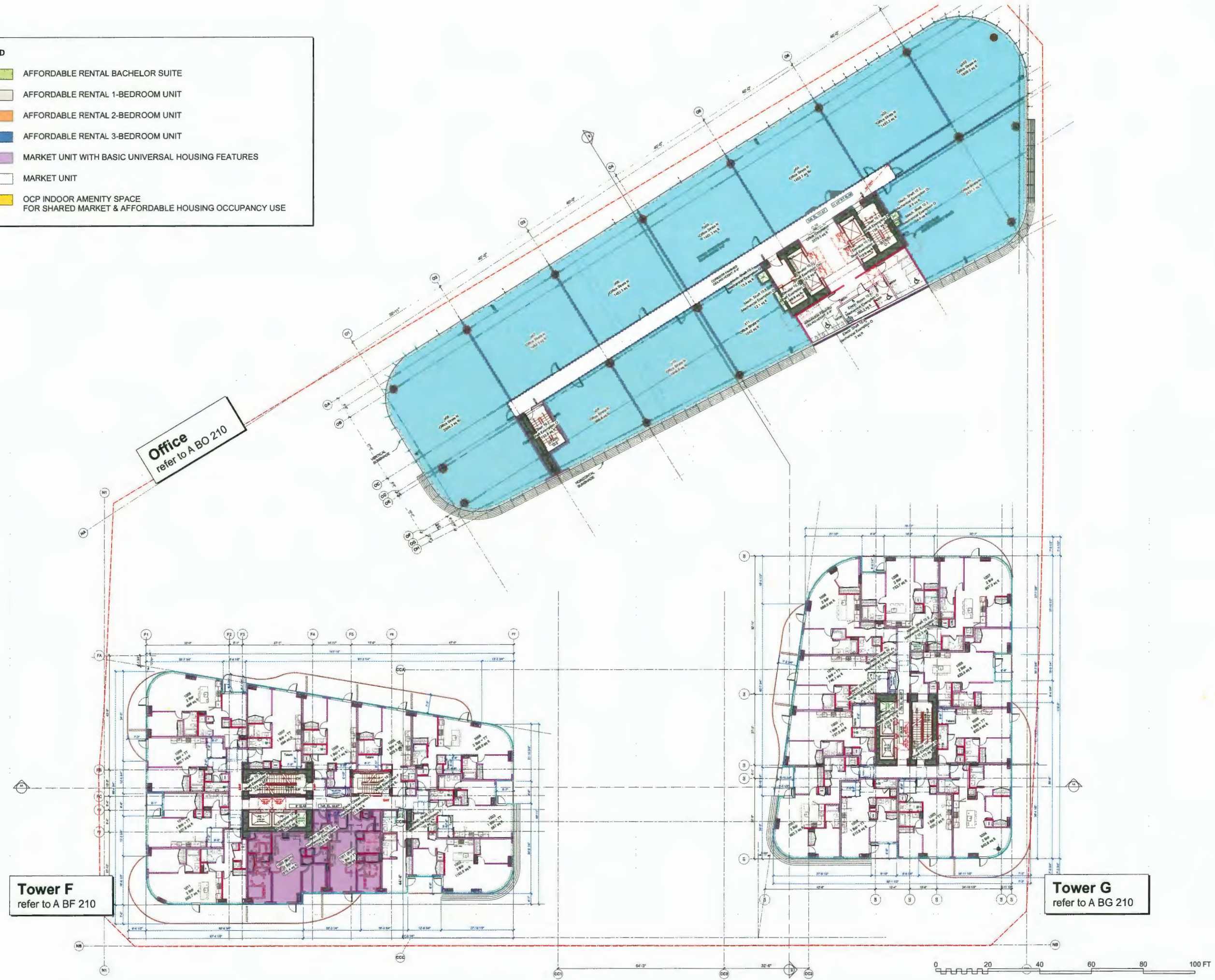
Level 10
Key Plan

| | |
|--|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |
| © Copyright reserved. This plan and design to and of all items remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent. | |
| DRAWING NO. | |

Plan #B-5I

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE





| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-11-09 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-5m

PROJECT
ViewStar
LOT B

3311 No. 3 Road

Level 11
Key Plan

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and at all times remain the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.

Plan #B-5m

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE
FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE



Office
refer to A BO 211

Tower F
refer to A BF 211

Tower G
refer to A BG 211



| ISSUE/REVISION | |
|----------------|----------------------------|
| A | 2020-11-08 ISSUED FOR D.P. |
| B | 2021-02-12 REQS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-5n

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road

**Level 12
Key Plan**

JOB NO. 11-03

DRAWN LL, SV

DATE February 12, 2021

SCALE 1/16" = 1'-0"

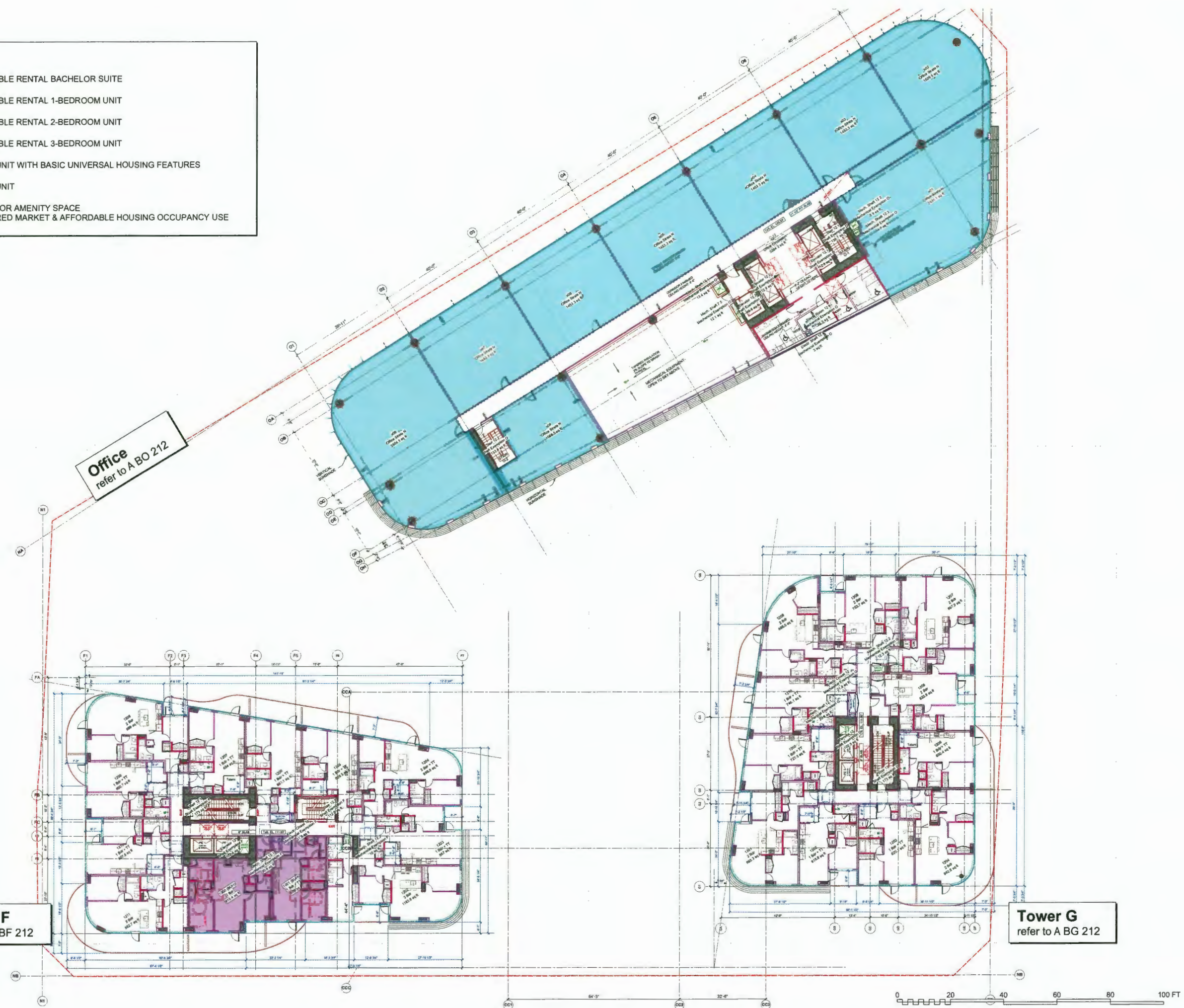
CHECKED WTL

© Copyright reserved. This plan and design is and all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-5n

| LEGEND | |
|--------|--|
| | AFFORDABLE RENTAL BACHELOR SUITE |
| | AFFORDABLE RENTAL 1-BEDROOM UNIT |
| | AFFORDABLE RENTAL 2-BEDROOM UNIT |
| | AFFORDABLE RENTAL 3-BEDROOM UNIT |
| | MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES |
| | MARKET UNIT |
| | OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE |



Office
refer to A BO 212

Tower F
refer to A BF 212

Tower G
refer to A BG 212



| ISSUE/REVISION | |
|----------------|----------------------------|
| A | 2020-11-09 ISSUED FOR D.P. |
| B | 2021-02-12 RE-ASS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-5o

PROJECT
ViewStar
LOT B

3311 No. 3 Road

Level 13
Key Plan

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design to and of all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-5o

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE





| ISSUE/REVISION | |
|----------------|----------------------------|
| A | 2020-11-08 ISSUED FOR D.P. |
| B | 2021-02-12 RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-5p

PROJECT
ViewStar
LOT B

3311 No. 3 Road

Level 14
Key Plan

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

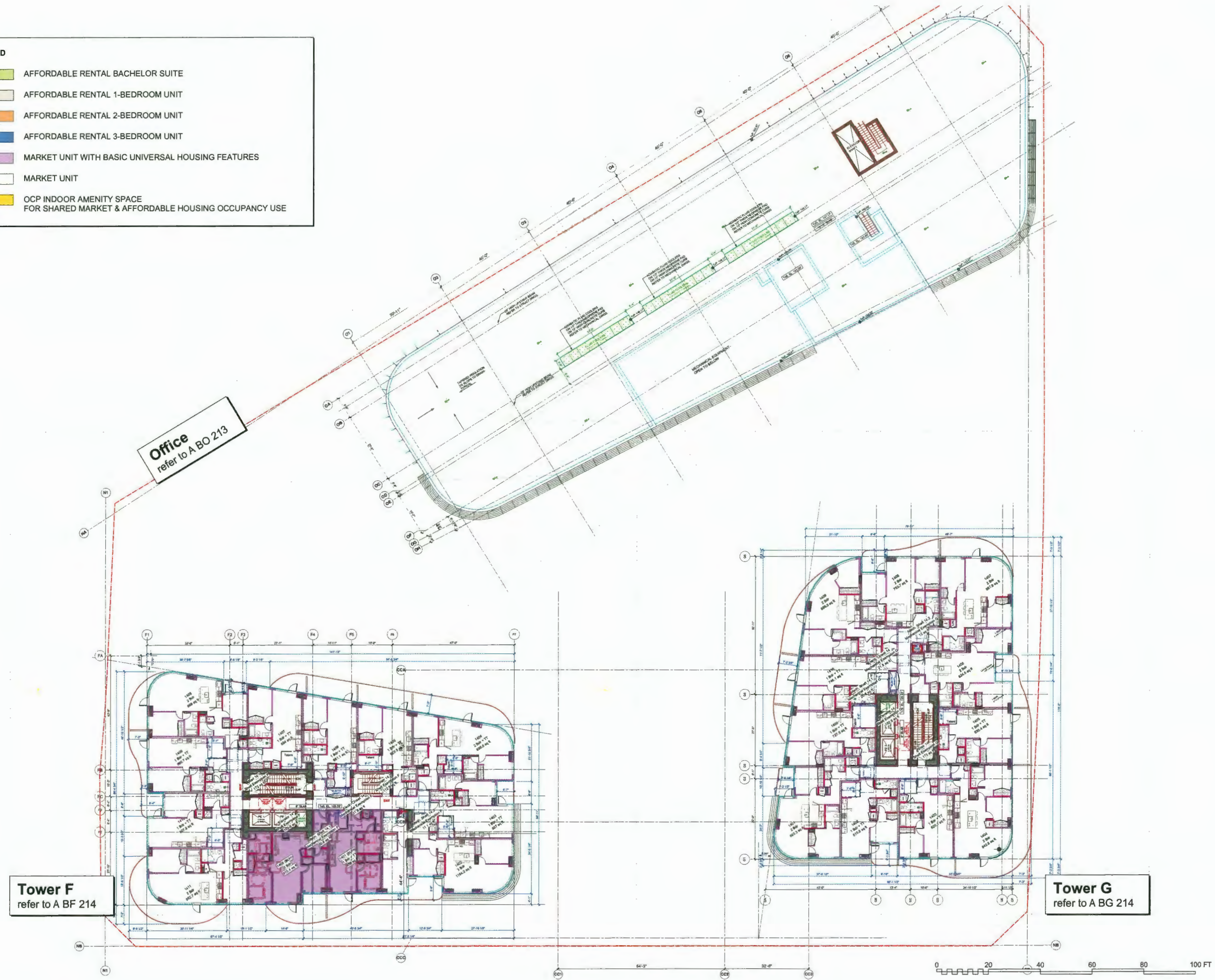
© Copyright reserved. This plan and design to and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-5p

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE



Office
refer to A BO 213

Tower F
refer to A BF 214

Tower G
refer to A BG 214



| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-11-08 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-5q

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road

**Level 15
Key Plan**

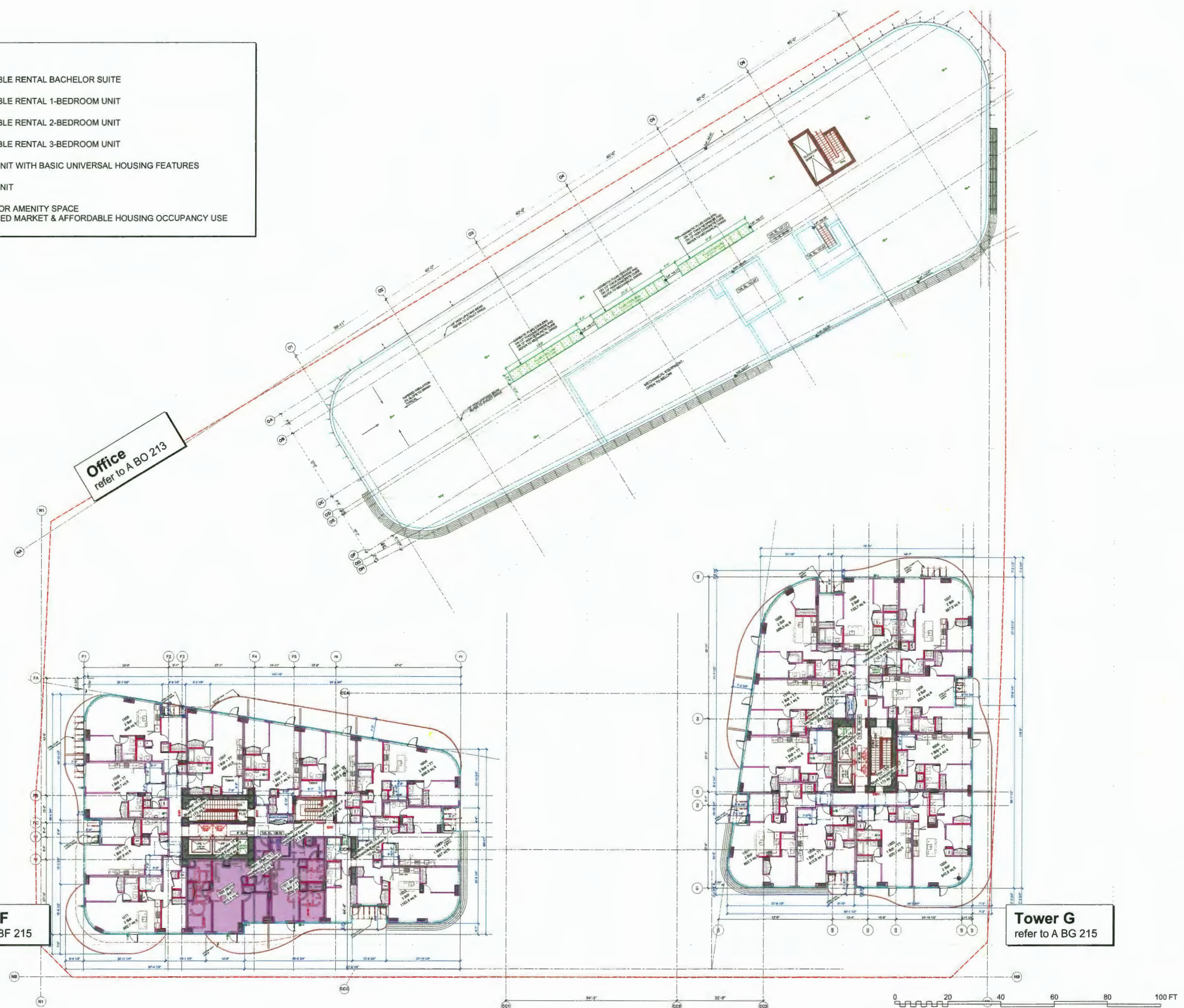
JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design is and of all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the architect's consent.

Plan #B-5q

LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE



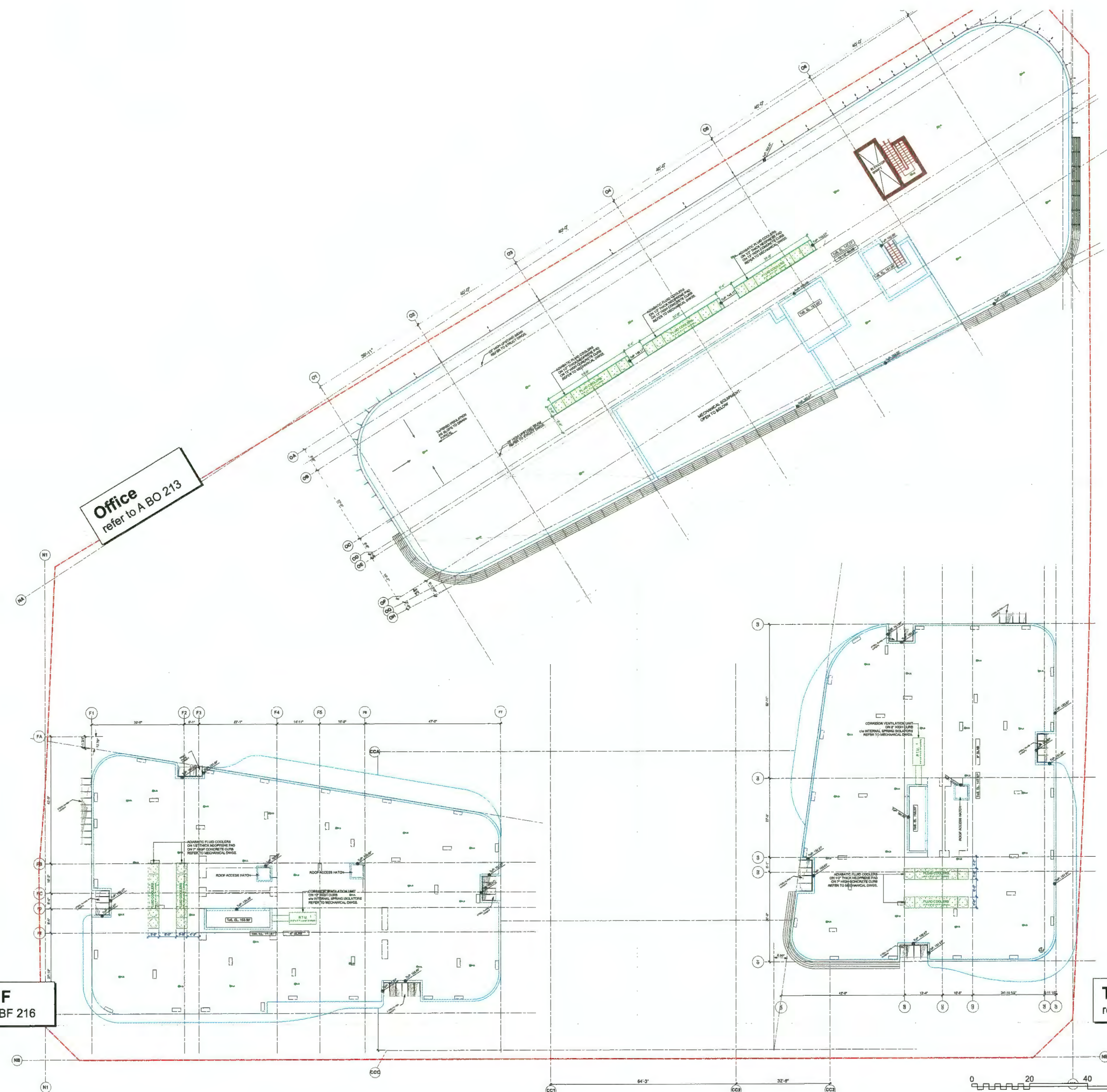
Office
refer to A BO 213

Tower F
refer to A BF 215

Tower G
refer to A BG 215



| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-11-08 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISS FOR D.P. |



DP 17-794169
March 24, 2021
Plan #B-5r

PROJECT
ViewStar
LOT B

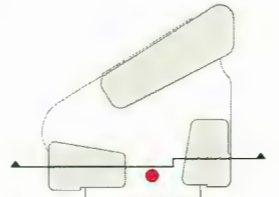
3311 No. 3 Road

Roof
Key Plan

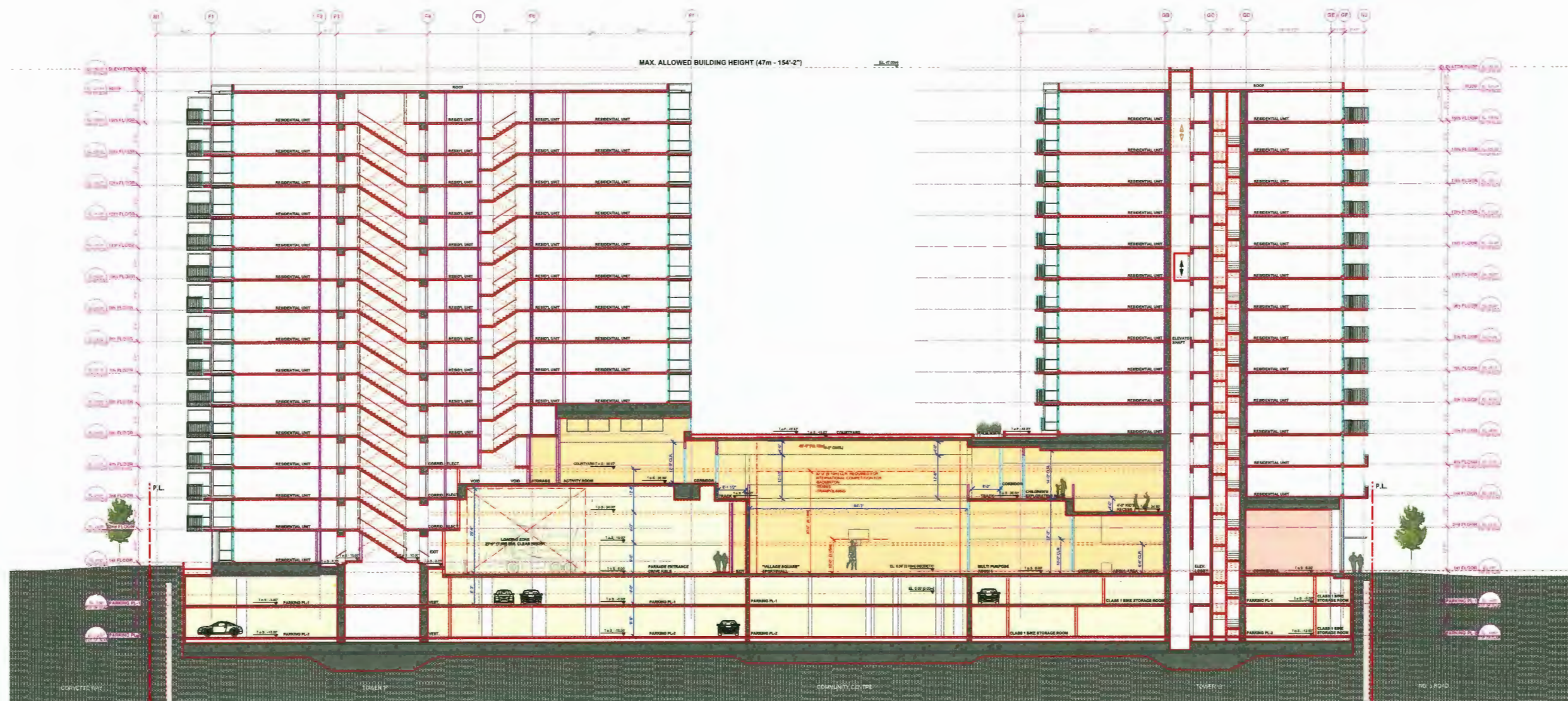
| | |
|---|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |
| © Copyright reserved. This plan and design in and of itself remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent. | |
| DRAWING NO. | |

Plan #B-5r





| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-11-09 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-USE FOR D.P. |



DP 17-794169
March 24, 2021
Plan #B-6a

SECTION SPACE-USE LEGEND:

| | |
|--|------------------|
| | COMMUNITY CENTRE |
| | RETAIL+ OFFICE |
| | PARKING |
| | SERVICE ROOMS |
| | RESIDENTIAL |

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.

PROJECT

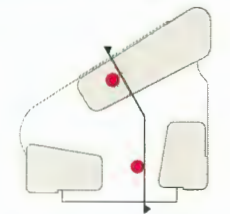
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

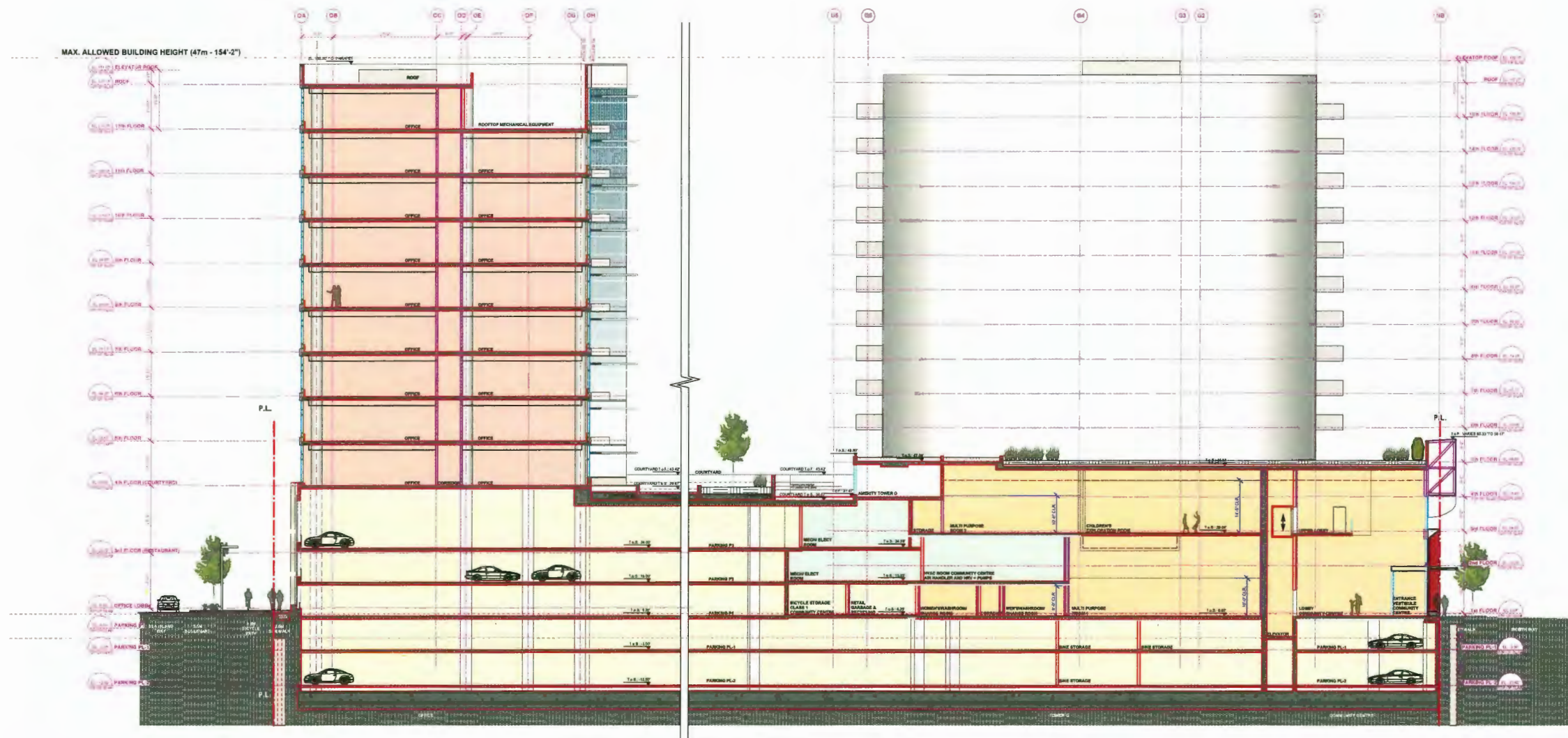
Section A - A

| | |
|--|-------------------|
| JOB NO. | 11-03 |
| DRAWN | WTLA |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |
| © Copyright reserved. This plan and design is and all other contents the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent. | |
| DRAWING NO.: | |

Plan #B-6a



| ISSUE/REVISION | DATE | ISSUED FOR D.P. |
|----------------|------------|-----------------|
| A | 2020-11-09 | ISSUED FOR D.P. |
| B | 2021-02-12 | RE-ISS FOR D.P. |



SECTION SPACE-USE LEGEND:

| | |
|--|------------------|
| | COMMUNITY CENTRE |
| | RETAIL+ OFFICE |
| | PARKING |
| | SERVICE ROOMS |
| | RESIDENTIAL |

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.

DP 17-794169
March 24, 2021
Plan #B-6b

PROJECT

**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

Section B - B

JOB NO. 11-03

DRAWN WTLA

DATE February 12, 2021

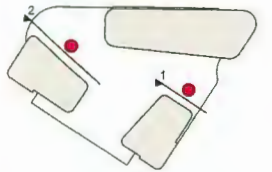
SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and all other contents the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-6b



ISSUES/REVISION
A 2020-11-06 ISSUED FOR O.P.
B 2021-02-12 RE-ISS FOR O.P.

DP 17-794169
March 24, 2021
Plan #B-7a

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Courtyard Elev./Sect.
•North Elevation
Towers F & G**

JOB NO. 11-03
DRAWN WTLA
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design is and of all times remains the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.

DRAWING NO.:

Plan #B-7a

FINISH MATERIAL LEGEND

| | | | | | | | | |
|--|--|---|---|---|--|--|---|---|
| 1A CONCRETE PAINTED - WHITE | 1A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOIDIZED | 7A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" | 8A 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 STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 1B CONCRETE PAINTED - GREY | 1B STRUCTURAL SILICONE GLAZED CURTAIN WALL | 7B GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" | 8B SPANDREL GLASS - OPAQUE BACK PAINTED "SHADES OF SPRING" BM 537 | 8 FC PANEL - EQUITONE TE90 | 10B PERFORATED ALUMINUM PANEL SYSTEM - SILVER | 10C ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER" | 13 ALUMINUM SUN SCREEN "SILVER" | 15 METAL FIN'S "CASHMERE MICA" |
| 1C CONCRETE PAINTED - TRAFFIC MEMBRANE | 1C ALUMINUM MULLION - CASHMERE MICA | | 8C SPANDREL GLASS - OPAQUE BACK PAINTED "TEQUILA LIME" 2028-30 | 8 FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032 | 10D OMBRAE METAL PANEL SYSTEM - CLEAR ANNOIDIZED | 10D STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS | 13B ALUMINUM SUN SCREEN "CASHMERE MICA" | 15B ARCHITECTURAL METAL SCREEN |
| 2 ARCHITECTURAL CONCRETE SEALED | 2 INSULATED SHADOW BOX | | 8D SPANDREL GLASS - OPAQUE BACK PAINTED "VINE GREEN" 2034-20 | | 10E METAL PROFILE - "CHILI PEPPER" BM 2004-20 | 11B STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS | 13C VERTICAL SUN SCREEN | 16 ARCHITECTURAL METAL SCREEN |
| 3 GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20 | 3 CERAMIC FRITTED GLASS | | | | 10F ALUMINUM LONGBOARD T&G WOOD GRAIN | 11C HORIZONTAL GLAZED SUN SCREEN | 13D HORIZONTAL GLAZED SUN SCREEN | 17 PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA |

SECTION SPACE-USE LEGEND

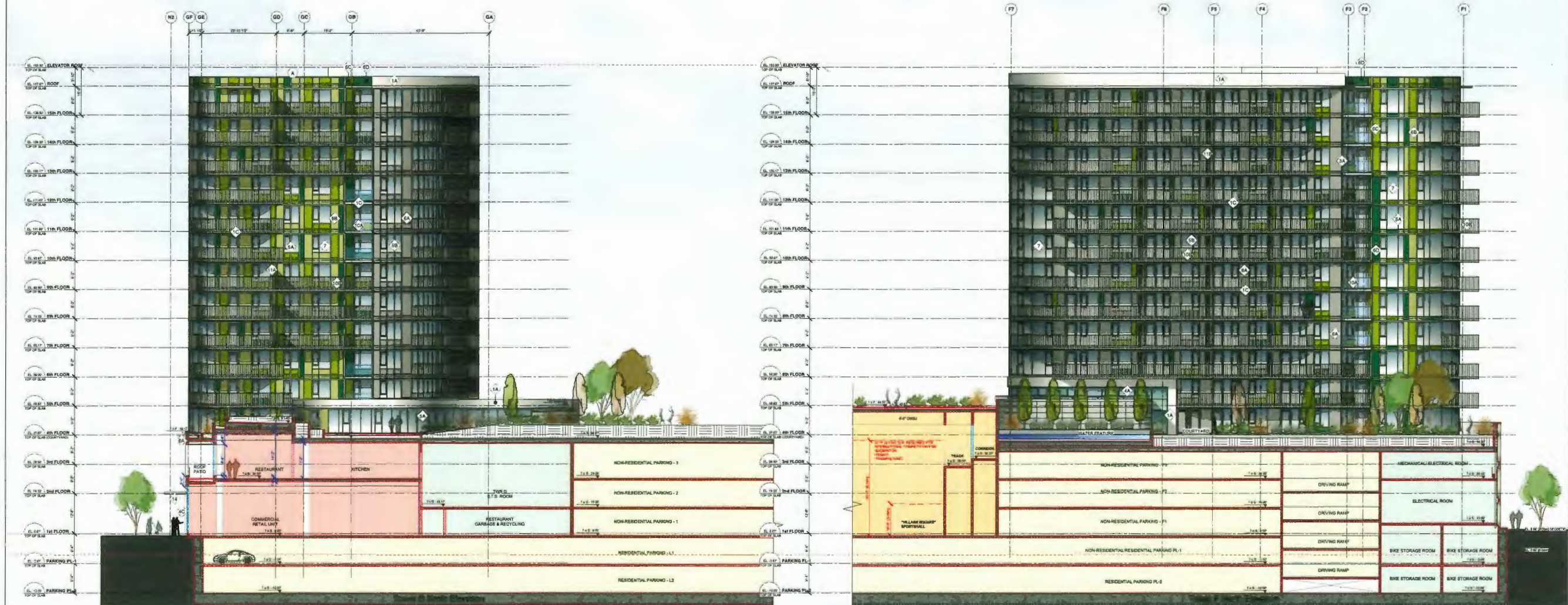
| | |
|--|------------------|
| | COMMUNITY CENTRE |
| | RETAIL • OFFICE |
| | PARKING |
| | SERVICE ROOMS |
| | RESIDENTIAL |

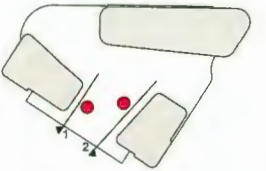
MECHANICAL NOTES:

- (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**
 - PARKAGE FANS WITH VARIABLE FREQUENCY DRIVES
 - VENTILATION SYSTEM OPERATES 'ON DEMAND'
 - FAN SPEEDS MATCH GAS CONCENTRATIONS WITHIN THE PARKING GARAGE

1 Tower G North Elevation
1/16" = 1'-0"

2 Tower F North Elevation
1/16" = 1'-0"





| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-11-09 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISS FOR D.P. |

FINISH MATERIAL LEGEND

| | | | | | | | | |
|--|---|---|---|--|--|---|--|---|
| 1A CONCRETE PAINTED - WHITE | 14 GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOXIDIZED | 24 GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" | 34 SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-29" | 44 TRANSPARENT GLASS - WINDOWS | 54 ALUMINUM PANEL SYSTEM - SILVER | 64 ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS | 74 ALUMINUM CAP FLASHINGS | 84 STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 1B CONCRETE PAINTED - GREY | 15 STRUCTURAL SILICONE GLAZED CURTAIN WALL | 25 GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" | 35 SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537 | 45 FC PANEL - EQUITONE TE90 | 55 PERFORATED ALUMINUM PANEL SYSTEM - SILVER | 65 ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER" | 75 ALUMINUM SUN SCREEN "SILVER" | 85 METAL FIN'S "CASHMERE MICA" |
| 1C CONCRETE PAINTED - TRAFFIC MEMBRANE | 16 ALUMINUM MULLION - CASHMERE MICA | | 36 SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2028-30 | 46 FC PANEL - EQUITONE LT90 (grooved) | 56 OMBRAE METAL PANEL SYSTEM - CLEAR ANNOXIDIZED | 66 STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS | 76 ALUMINUM SUN SCREEN "CASHMERE MICA" | 86 ARCHITECTURAL METAL SCREEN |
| 2 ARCHITECTURAL CONCRETE SEALED | 17 INSULATED SHADOW BOX | | 37 SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20 | 47 FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032 | 57 METAL PROFILE - "CHILI PEPPER" BM 2004-20 | 67 STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS | 77 VERTICAL SUN SCREEN | 87 PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA |
| 3 GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20 | 18 CERAMIC FRITTED GLASS | | | 48 ALUMINUM PANEL SYSTEM - CASHMERE MICA | 58 ALUMINUM LONGBOARD T&G WOOD GRAIN | | 78 HORIZONTAL GLAZED SUN SCREEN | |

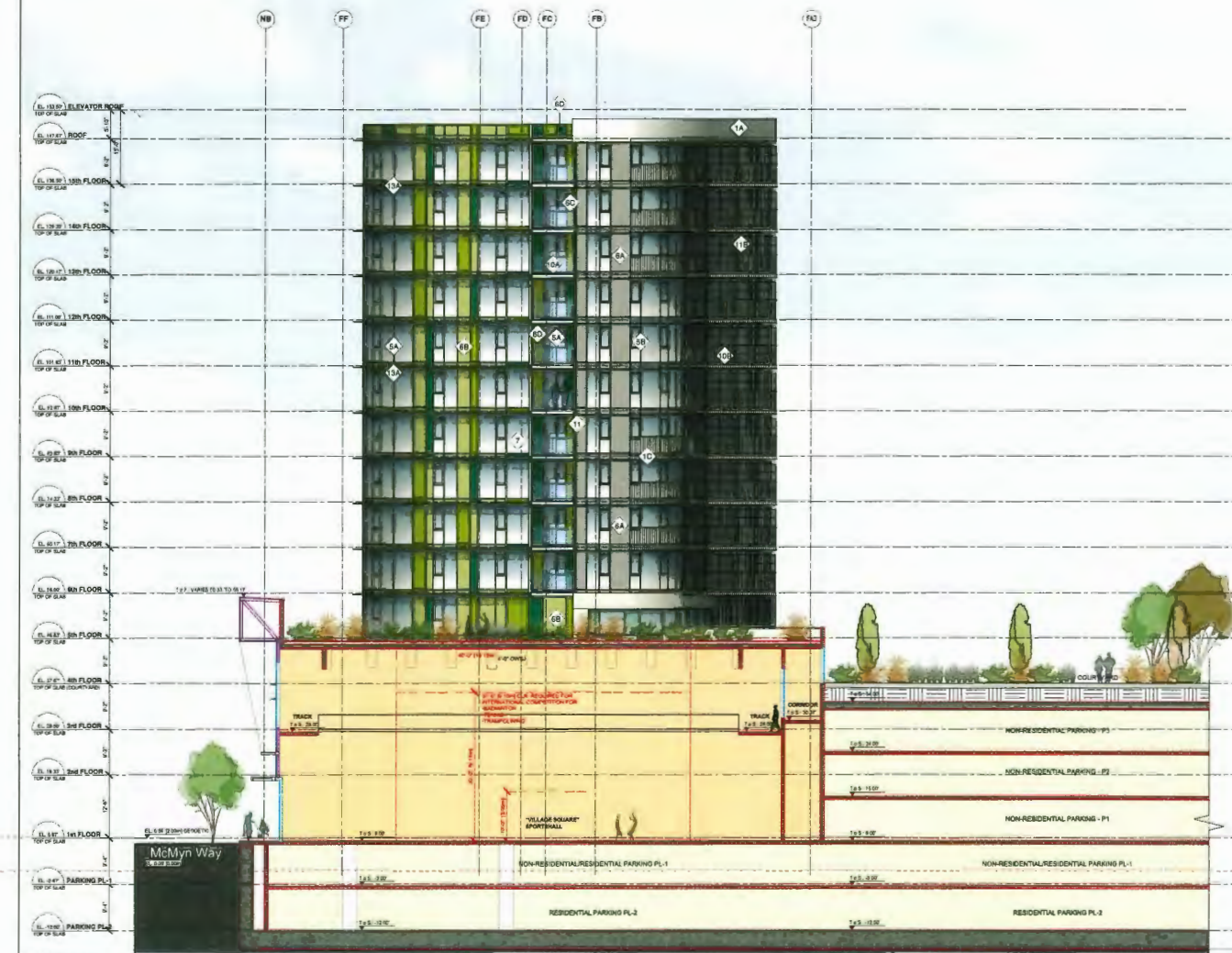
SECTION SPACE-USE LEGEND

| | |
|--|------------------|
| | COMMUNITY CENTRE |
| | RETAIL+ OFFICE |
| | PARKING |
| | SERVICE ROOMS |
| | RESIDENTIAL |

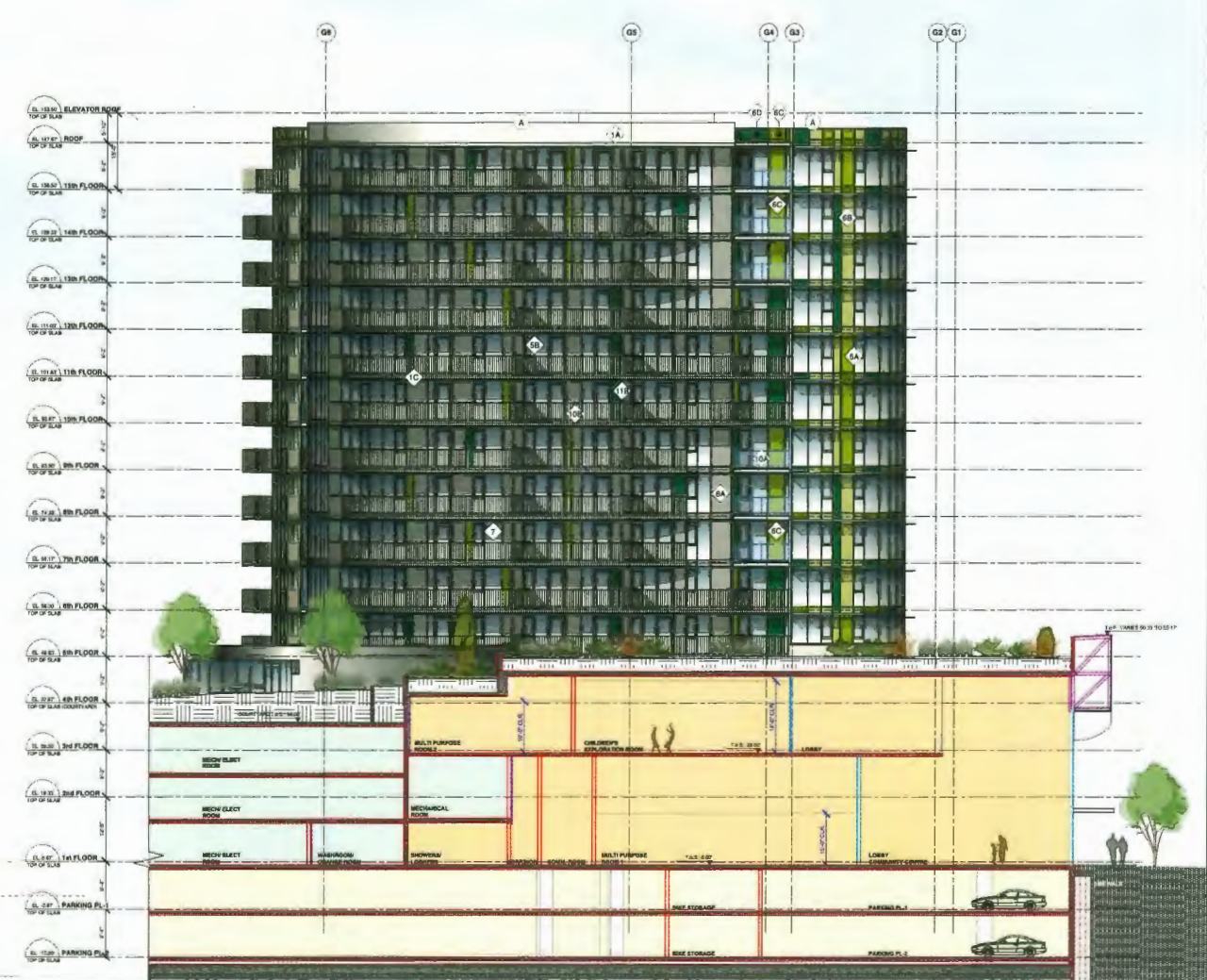
MECHANICAL NOTES:

- (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

1 Tower F East Elevation
1/16" = 1'-0"



2 Tower G West Elevation
1/16" = 1'-0"



DP 17-794169
March 24, 2021
Plan #B-7b

PROJECT
**ViewStar
LOT B**

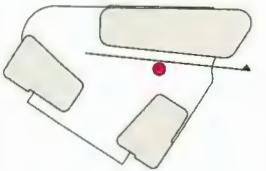
3311 No. 3 Road
Richmond, BC

Courtyard Elev./Sect.
Tower F East Elev.
Tower G West Elev.

JOB NO. 11-03
DRAWN WTLA
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design is and of all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO.:

Plan #B-7b



| ISSUE/REVISION | |
|----------------|----------------------------|
| A | 2020-11-09 ISSUED FOR D.P. |
| B | 2021-02-12 RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-7c

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Courtyard Elev./Sect.
Office South
Elevation

JOB NO. 11-03
DRAWN WTLA
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design is and at all times remains the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.
DRAWING NO. 1

Plan #B-7c

FINISH MATERIAL LEGEND

| | | | | | | | | |
|---|---|--|---|--|--|---|--|---|
| 1A CONCRETE PAINTED - WHITE | 14 GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOXIDIZED | 18 GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" | 22 SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-29" | 26 TRANSPARENT GLASS - WINDOWS | 30 ALUMINUM PANEL SYSTEM - SILVER | 34 ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS | 38 ALUMINUM CAP FLASHINGS | 42 STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 1B CONCRETE PAINTED - GREY | 15 STRUCTURAL SILICONE GLAZED CURTAIN WALL | 19 GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" | 23 SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537 | 27 FC PANEL - EQUITONE TE90 | 31 PERFORATED ALUMINUM PANEL SYSTEM - SILVER | 35 ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER" | 39 ALUMINUM SUN SCREEN "SILVER" | 43 METAL FIN'S "CASHMERE MICA" |
| 1C CONCRETE PAINTED - TRAFFIC MEMBRANE | 16 ALUMINUM MULLION - CASHMERE MICA | 20 SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2028-30 | 24 SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20 | 28 FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032 | 32 OMBRAE METAL PANEL SYSTEM - CLEAR ANNOXIDIZED | 36 STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS | 40 ALUMINUM SUN SCREEN "CASHMERE MICA" | 44 ARCHITECTURAL METAL SCREEN |
| 1D ARCHITECTURAL CONCRETE SEALED | 17 INSULATED SHADOW BOX | 21 ALUMINUM MULLION - CASHMERE MICA | 25 SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20 | 29 ALUMINUM PANEL SYSTEM - CASHMERE MICA | 33 METAL PROFILE - "CHILI PEPPER" BM 2004-20 | 37 STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS | 41 VERTICAL SUN SCREEN | 45 PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA |
| 1E GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20 | 18 CERAMIC FRITTED GLASS | | | | 34 ALUMINUM LONGBOARD T&G WOOD GRAIN | | 42 HORIZONTAL GLAZED SUN SCREEN | |

SECTION SPACE-USE LEGEND

| | |
|--|------------------|
| | COMMUNITY CENTRE |
| | RETAIL+ OFFICE |
| | PARKING |
| | SERVICE ROOMS |
| | RESIDENTIAL |

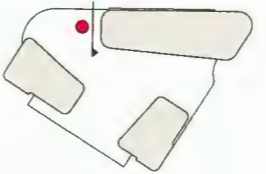
MECHANICAL NOTES:

- 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.





| ISSUE/REVISION | DATE | ISSUED FOR |
|----------------|------------|-----------------|
| A | 2020-11-09 | ISSUED FOR O.P. |
| B | 2021-02-12 | RE-ISS FOR O.P. |

FINISH MATERIAL LEGEND

| | | | | | | | | |
|--|--|---|---|--|---|---|--|---|
| 1A CONCRETE PAINTED - WHITE | 1A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOIDIZED | 1A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" | 1A SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-29" | 1A TRANSPARENT GLASS - WINDOWS | 1A ALUMINUM PANEL SYSTEM - SILVER | 1A ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS | 1A ALUMINUM CAP FLASHINGS | 1A STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 1B CONCRETE PAINTED - GREY | 1B STRUCTURAL SILICONE GLAZED CURTAIN WALL | 1B GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" | 1B SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537 | 1B FC PANEL - EQUISTONE TE90 | 1B PERFORATED ALUMINUM PANEL SYSTEM - SILVER | 1B ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER" | 1B ALUMINUM SUN SCREEN "SILVER" | 1B METAL FINNS "CASHMERE MICA" |
| 1C CONCRETE PAINTED - TRAFFIC MEMBRANE | 1C ALUMINUM MULLION - CASHMERE MICA | 1C INSULATED SHADOW BOX | 1C SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2029-30 | 1C FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032 | 1C OMBRAE METAL PANEL SYSTEM - CLEAR ANNOIDIZED | 1C STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS | 1C ALUMINUM SUN SCREEN "CASHMERE MICA" | 1C ARCHITECTURAL METAL SCREEN |
| 2 ARCHITECTURAL CONCRETE SEALED | 2 CERAMIC FRITTED GLASS | | 2 SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20 | 2 ALUMINUM PANEL SYSTEM - CASHMERE MICA | 2 METAL PROFILE - "CHILI PEPPER" BM 2004-20 | 2 STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS | 2 VERTICAL SUN SCREEN | 2 PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA |
| 3 GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20 | | | | | 2 ALUMINUM LONGBOARD T&G WOOD GRAIN | | 2 HORIZONTAL GLAZED SUN SCREEN | |

SECTION SPACE-USE LEGEND

| | |
|------------------|------------------|
| Community Centre | COMMUNITY CENTRE |
| Retail + Office | RETAIL + OFFICE |
| Parking | PARKING |
| Service Rooms | SERVICE ROOMS |
| Residential | RESIDENTIAL |

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.



DP 17-794169
March 24, 2021
Plan #B-7d

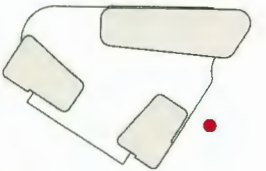
PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Courtyard Elev./Sect.
Office West
Elevation**

| | |
|--|-------------------|
| JOB NO. | 11-03 |
| DRAWN | WTLA |
| DATE | February 12, 2021 |
| SCALE | 3/32" = 1'-0" |
| CHECKED | WTL |
| © Copyright reserved. This plan and design by and all its items remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent. | |
| DRAWING NO. | |

Plan #B-7d



| ISSUE/REVISION | DATE | ISSUED FOR D.P. |
|----------------|------------|-----------------|
| A | 2020-11-09 | ISSUED FOR D.P. |
| B | 2021-02-12 | RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-8a

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

ELEVATIONS
• No. 3 Road

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | WTLA |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and as at times contains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO. 1

Plan #B-8a

FINISH MATERIAL LEGEND

| | | | | | | | | |
|---|---|--|---|--|--|---|--|---|
| 1A CONCRETE PAINTED - WHITE | 14 GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOXIDIZED | 18 GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" | 22 SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-29" | 26 TRANSPARENT GLASS - WINDOWS | 30 ALUMINUM PANEL SYSTEM - SILVER | 34 ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS | 38 ALUMINUM CAP FLASHINGS | 42 STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 1B CONCRETE PAINTED - GREY | 15 STRUCTURAL SILICONE GLAZED CURTAIN WALL | 19 GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" | 23 SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537 | 27 FC PANEL - EQUITONE TE90 | 31 PERFORATED ALUMINUM PANEL SYSTEM - SILVER | 35 ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER" | 39 ALUMINUM SUN SCREEN "SILVER" | 43 METAL FINES "CASHMERE MICA" |
| 1C CONCRETE PAINTED - TRAFFIC MEMBRANE | 16 ALUMINUM MULLION - CASHMERE MICA | 20 SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2026-30 | 24 SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20 | 28 FC PANEL - EQUITONE LT90 (grooved) | 32 OMBRAE METAL PANEL SYSTEM - CLEAR ANNOXIDIZED | 36 STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS | 40 ALUMINUM SUN SCREEN "CASHMERE MICA" | 44 ARCHITECTURAL METAL SCREEN |
| 1D ARCHITECTURAL CONCRETE SEALED | 17 INSULATED SHADOW BOX | 21 CERAMIC FRITTED GLASS | | 29 FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032 | 33 METAL PROFILE - "CHILI PEPPER" BM 2004-20 | 37 STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS | 41 VERTICAL SUN SCREEN | 45 PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA |
| 1E GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20 | 18 CERAMIC FRITTED GLASS | | | 35 ALUMINUM PANEL SYSTEM - CASHMERE MICA | 37 ALUMINUM LONGBOARD T&G WOOD GRAIN | | 43 HORIZONTAL GLAZED SUN SCREEN | |

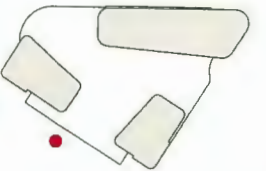
MECHANICAL NOTES:

- 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.





| ISSUE/REVISION | |
|----------------|------------------------------|
| A | 2020-11-06 ISSUED FOR D.P. |
| B | 2021-02-12 RE-ISSUE FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-8b

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

ELEVATIONS
• McMyn Way

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | WTLA |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is out of all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-8b

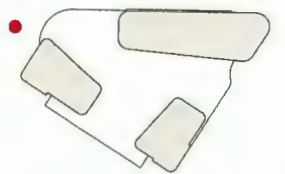
FINISH MATERIAL LEGEND

| | | | | | | | | |
|--|---|--|--|---|---|---|---|---|
| 1A CONCRETE PAINTED - WHITE | 14 GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOXIDIZED | 28A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" | 32A SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-29" | 37 TRANSPARENT GLASS - WINDOWS | 42A ALUMINUM PANEL SYSTEM - SILVER | 48 ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS | 52 ALUMINUM CAP FLASHINGS | 58 STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 1B CONCRETE PAINTED - GREY | 14B STRUCTURAL SILICONE GLAZED CURTAIN WALL | 28B GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" | 32B SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537 | 37A FC PANEL - EQUITONE TE90 | 42B PERFORATED ALUMINUM PANEL SYSTEM - SILVER | 48A ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER" | 52A ALUMINUM SUN SCREEN "SILVER" | 58A METAL FINES "CASHMERE MICA" |
| 1C CONCRETE PAINTED - TRAFFIC MEMBRANE | 14C ALUMINUM MULLION - CASHMERE MICA | | 32C SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2028-30 | 37B FC PANEL - EQUITONE LT90 (grooved) | 42C OMBRAE METAL PANEL SYSTEM - CLEAR ANNOXIDIZED | 48B STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS | 52B ALUMINUM SUN SCREEN "CASHMERE MICA" | 58B ARCHITECTURAL METAL SCREEN |
| 2 ARCHITECTURAL CONCRETE SEALED | 14D INSULATED SHADOW BOX | | 32D SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20 | 37C FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032 | 42D METAL PROFILE - "CHILI PEPPER" BM 2004-20 | 48C STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS | 52C VERTICAL SUN SCREEN | 58C PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA |
| 3 GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20 | 14E CERAMIC FRITTED GLASS | | | 37D ALUMINUM PANEL SYSTEM - CASHMERE MICA | 42E ALUMINUM LONGBOARD T&G WOOD GRAIN | | 52D HORIZONTAL GLAZED SUN SCREEN | |

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





| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|--------------------|
| A 2020-11-06 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISSUED FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-8c

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

ELEVATIONS
• Corvette Way

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | WTLA |
| DATE | February 12, 2021 |
| SCALE | 3/32" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and all in here remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

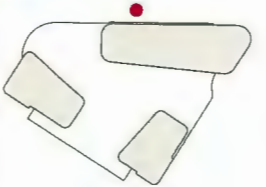
Plan #B-8c

| FINISH MATERIAL LEGEND | | | | | | | |
|--|---|---|---|---|---|--|--|
| 1A CONCRETE PAINTED - WHITE | 4A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOXIDIZED | 6A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" | 8A SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-29" | 10A TRANSPARENT GLASS - WINDOWS | 12A ALUMINUM PANEL SYSTEM - SILVER | 14A ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS | 16A STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 1B CONCRETE PAINTED - GREY | 4B STRUCTURAL SILICONE GLAZED CURTAIN WALL | 6B GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" | 8B SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537 | 10B FC PANEL - EQUITONE TE90 | 12B PERFORATED ALUMINUM PANEL SYSTEM - SILVER | 14B ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER" | 16B METAL FINIS "CASHMERE MICA" |
| 1C CONCRETE PAINTED - TRAFFIC MEMBRANE | 4C ALUMINUM MULLION - CASHMERE MICA | | 8C SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2028-30 | 10C FC PANEL - EQUITONE LT90 (grooved) | 12C OMBRAE METAL PANEL SYSTEM - CLEAR ANNOXIDIZED | 14C STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS | 16C ARCHITECTURAL METAL SCREEN |
| 2 ARCHITECTURAL CONCRETE SEALED | 4D INSULATED SHADOW BOX | | 8D SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20 | 10D FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032 | 12D METAL PROFILE - "CHILI PEPPER" BM 2004-20 | 14D STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS | 16D PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA |
| 3 GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20 | 4E CERAMIC FRITTED GLASS | | | 10E ALUMINUM PANEL SYSTEM - CASHMERE MICA | 12E ALUMINUM LONGBOARD T&G WOOD GRAIN | | |

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





| ISSUE/REVISION | DATE | ISSUED FOR |
|----------------|------------|-----------------|
| A | 2020-11-09 | ISSUED FOR O.P. |
| B | 2021-02-12 | RE-ISS FOR O.P. |

DP 17-794169
March 24, 2021
Plan #B-8d

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

ELEVATIONS
• Sea Island Way

JOB NO. 11-03
DRAWN WTLA
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design is and all its contents remain the exclusive property of W. T. Leung Architects Inc. and shall be used without the Architect's consent.

DRAWING NO.:

Plan #B-8d

FINISH MATERIAL LEGEND

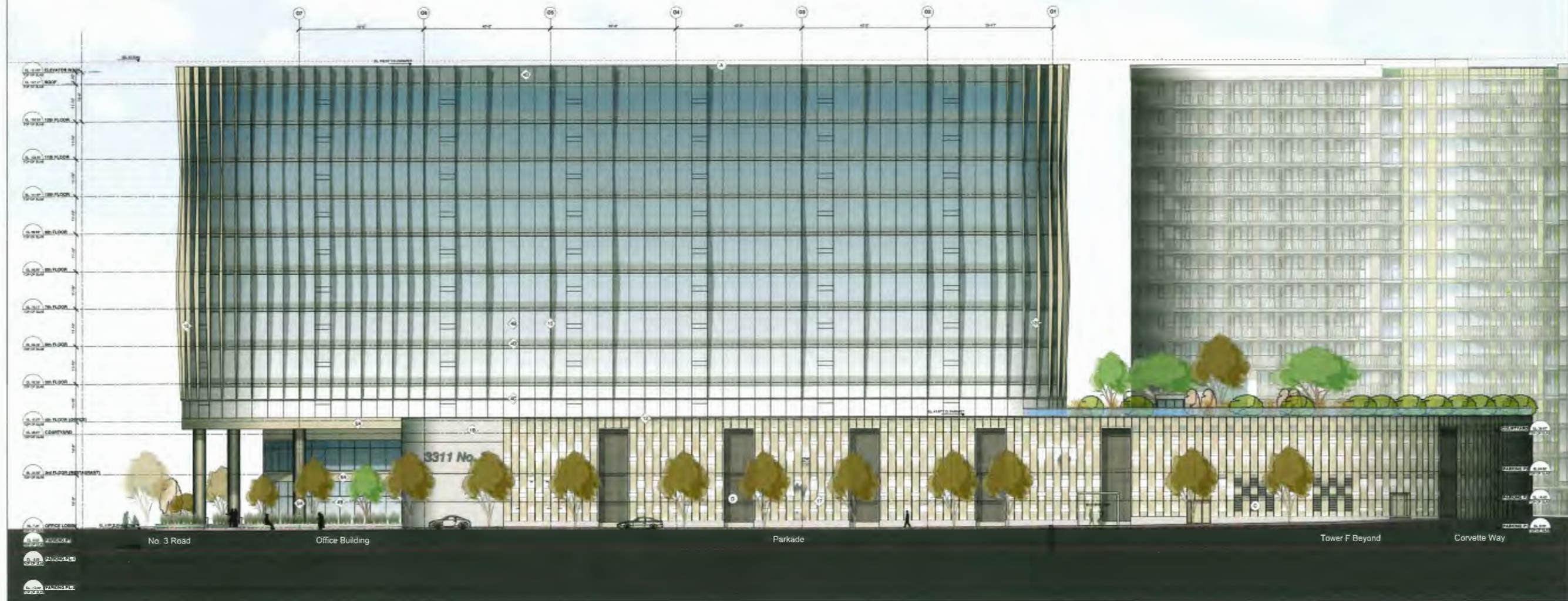
| | | | | | | | | |
|--|--|---|---|--|---|--|---|---|
| 1A CONCRETE PAINTED - WHITE | 4A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOIDIZED | 6A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" | 8A SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-29" | 7 TRANSPARENT GLASS - WINDOWS | 9A ALUMINUM PANEL SYSTEM - SILVER | 10A ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS | 12 ALUMINUM CAP FLASHINGS | 14 STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 1B CONCRETE PAINTED - GREY | 4B STRUCTURAL SILICONE GLAZED CURTAIN WALL | 6B GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" | 8B SPANDREL GLASS - OPAQUE BACK PAINTED - "SHADES OF SPRING" BM 537 | 7A FC PANEL - EQUITONE TE90 | 9B PERFORATED ALUMINUM PANEL SYSTEM - SILVER | 10B ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER" | 12A ALUMINUM SUN SCREEN "SILVER" | 14A METAL FINIS "CASHMERE MICA" |
| 1C CONCRETE PAINTED - TRAFFIC MEMBRANE | 4C ALUMINUM MULLION - CASHMERE MICA | | 8C SPANDREL GLASS - OPAQUE BACK PAINTED - "TEQUILA LIME" 2029-30 | 7B FC PANEL - EQUITONE LT90 (grooved) | 9C OMBRAE METAL PANEL SYSTEM - CLEAR ANNOIDIZED | 10C STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS | 12B ALUMINUM SUN SCREEN "CASHMERE MICA" | 14B ARCHITECTURAL METAL SCREEN |
| 2 ARCHITECTURAL CONCRETE SEALED | 4D INSULATED SHADOW BOX | | 8D SPANDREL GLASS - OPAQUE BACK PAINTED - "VINE GREEN" 2034-20 | 7C FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032 | 9D METAL PROFILE - "CHILI PEPPER" BM 2004-20 | 10D STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS | 12C VERTICAL SUN SCREEN | 14C PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA |
| 3 GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20 | 4E CERAMIC FRITTED GLASS | | | 7D ALUMINUM PANEL SYSTEM - CASHMERE MICA | 9E ALUMINUM LONGBOARD T&G WOOD GRAIN | | 12D HORIZONTAL GLAZED SUN SCREEN | |

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.



2021, February 11 2:08:16 PM NTR PLAN #B-9 Material-Colour LL.vwx



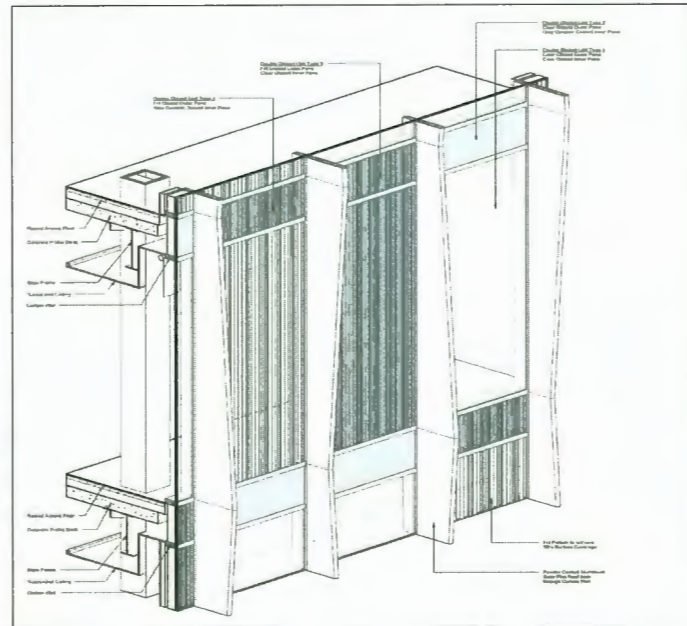
EXAMPLE PICTURE METAL FIN OFFICE BUILDING



EXAMPLE PICTURE METAL FIN FACADE OFFICE BUILDING



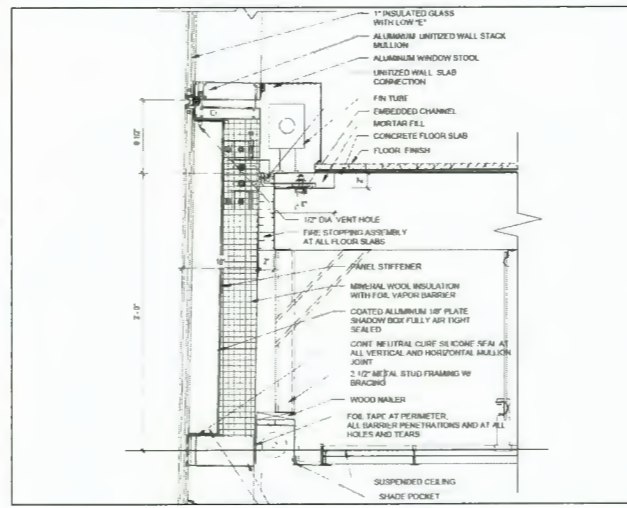
RESIDENTIAL



EXAMPLE DETAIL METAL FIN OFFICE BUILDING



OFFICE



DETAIL SHADOW BOX



RESID'L WINDOW MULLION COLOUR STARLINE WINDOWS STANDARD SILVER

RESID'L WINDOW MULLION COLOUR STARLINE WINDOWS GREY VELVET



SHADOW BOX EXAMPLE



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



OFFICE BUILDING ALUCOBOND PANEL - COLOUR CASHMERE MICA

METAL VERTICAL FIN ON OFFICE BUILDING



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



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



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

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
A 2021-02 RE-ISS FOR D.P.
-12

DP 17-794169
March 24, 2021
Plan #B-9.1

PROJECT
ViewStar LOT B

3311 No. 3 Road
Richmond, B.C.

MATERIAL + COLOURS
RESID'L + OFFICE

JOB NO. 11-03
DRAWN SV/VK
DATE February 12, 2021
SCALE NTS
CHECKED

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO.:

PLAN B #9.1



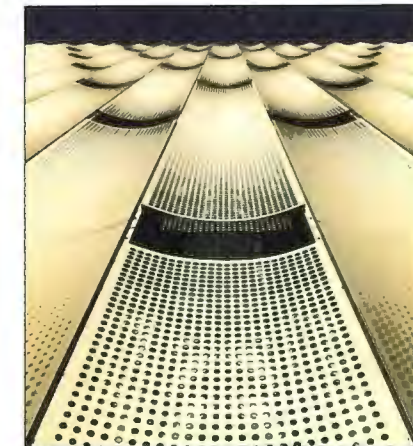
PERFORATED CURVED METAL SCREEN



PARKING GARAGE ELEVATION



REFERENCE PICTURE PARKING GARAGE FACADE



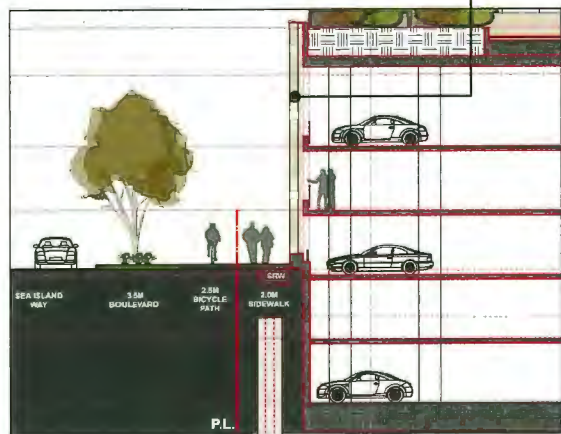
REFERENCE PICTURE DETAIL PARKING GARAGE FACADE



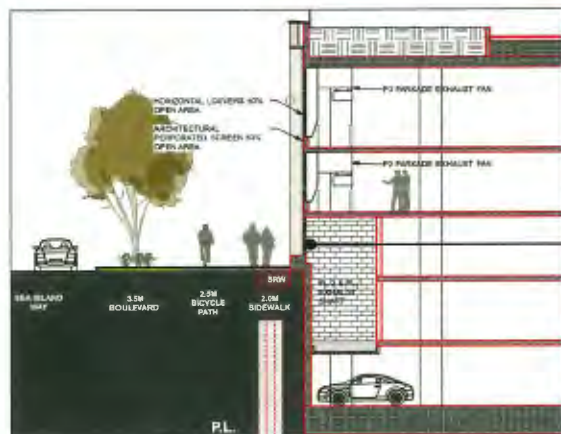
OFFICE BUILDING ABOVE PARKING GARAGE



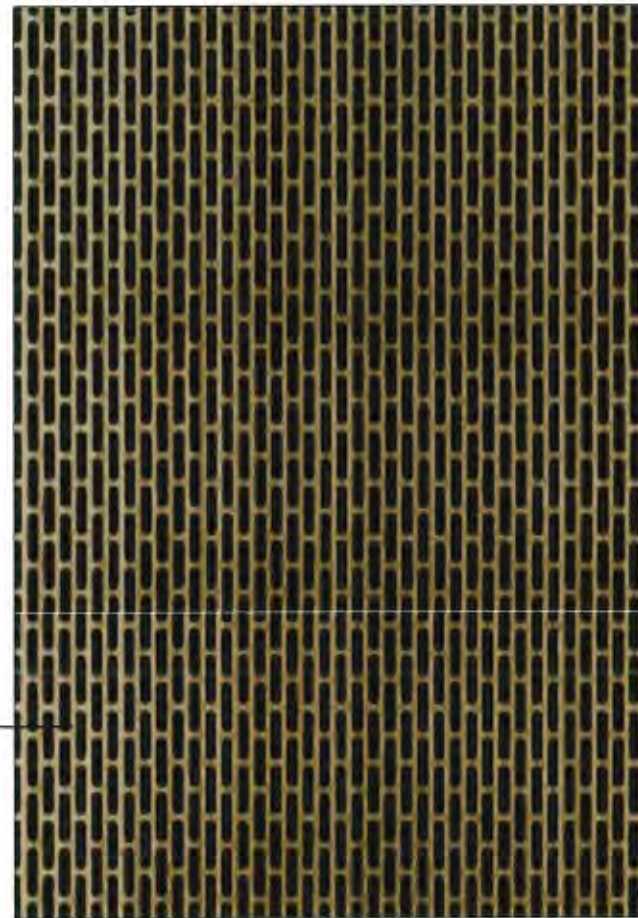
PERFORATED CURVED METAL SCREEN - COLOUR CASHMERE MICA



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



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



PERFORATED METAL SCREEN (50% OPEN AREA) IN FRONT OF EXHAUST LOUVERS



REFERENCE PICTURE MECHANICAL EXHAUST LOUVERS BEHIND ARCHITECTURAL SCREEN



PERFORATED CURVED SCREEN @ SEA ISLAND WAY & CORVETTE WAY

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

A 2021-02 RE-ISS FOR D.P.
-12

DP 17-794169
March 24, 2021
Plan #B-9.2

PROJECT

ViewStar LOT B

3311 No. 3 Road
Richmond, B.C.

MATERIAL
+ COLOURS
SEA ISLAND WAY

JOB NO. 11-03

DRAWN SV/WK

DATE February 12, 2021

SCALE NTS

CHECKED

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO.:

PLAN #B-9.2



| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-12-14 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-458 FOR D.P. |



No. 3 Rd • Looking towards West



Corner of No. 3 Rd & Sea Island Way • Looking South



No. 3 Rd • Looking towards North



No. 3 Rd • Looking towards South

DP 17-794169
March 24, 2021
Plan #B-10a



2nd storey restaurant balcony providing layered street interaction and modulated street frontage

Glazed canopy providing rain protection

Aluminum panel system- Cashmere Mica colour

Breezway access to parkade. Entrance to restaurant and office lobby also off breezway

Commercial

Glazed curtain wall

Office tower lobby entry

Large planters with seating

Office Tower

Large planters with seating

CRU- (Coffee Shop)

Covered plaza with outdoor coffee shop seating

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Streetscape
• No. 3 Road

JOB NO. 11-03

DRAWN WTLA

DATE February 12, 2021

SCALE 1/8" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and of all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-10a



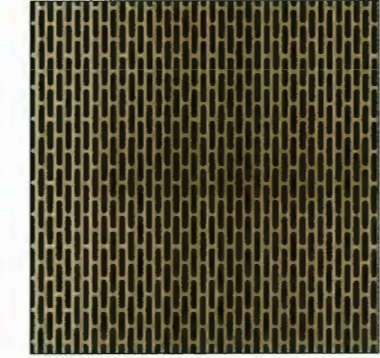
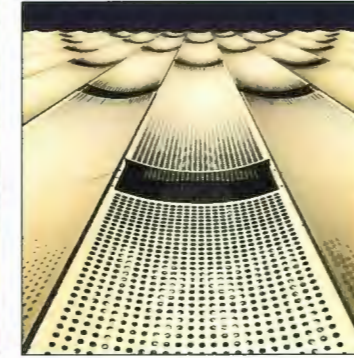
Sea Island Way • Mechanical & Electrical corner of podium



Sea Island Way & Corvette Way • Mechanical & Electrical corner of podium



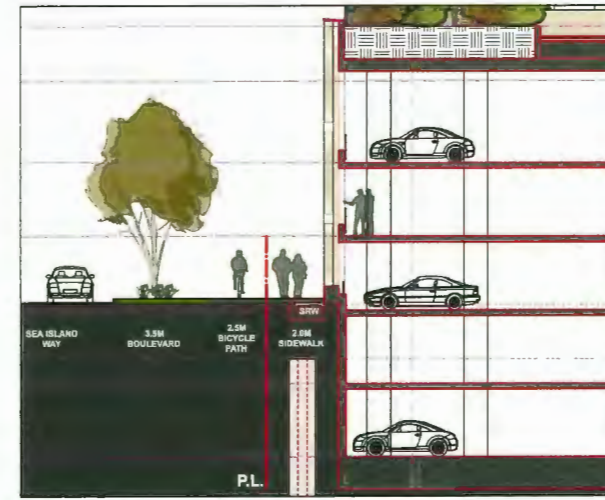
Reference picture detail of curved perforated panels



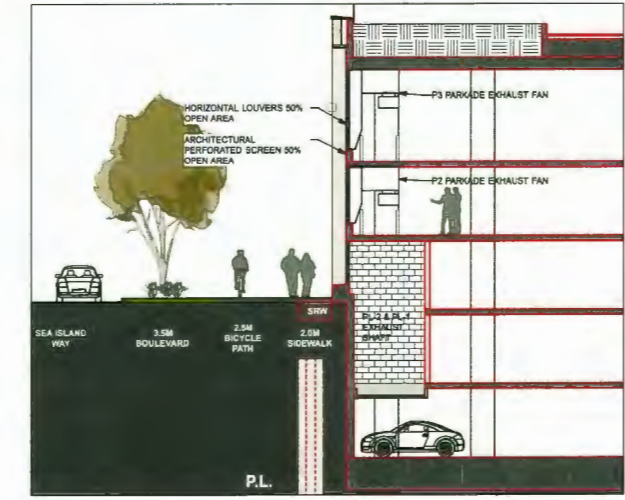
Reference picture detail of architectural screen at mechanical exhaust



Sea Island Way & No. 3 Road • CRU Frontage, Parking and Office Building above (Looking West)



Section through curved perforated panels next to parking



Section through mechanical exhaust behind architectural screens next to parking

DP 17-794169
March 24, 2021
Plan #B-10b



No. 3 Road Office Building Parkade Bus Shelter Mechanical and electrical rooms with similar screening and metal panels

Covered plaza with outdoor coffee shop seating
Office Building Entry
CRU- (Coffee Shop)

Large planters with seating
Painted concrete with reveals

3 levels of parking behind architectural screens. Cashmere Mica coloured screening elements reflect cladding treatment on the Community Centre

Curved perforated metal panels alternating with openings to the parkade behind. Provides interaction between spaces, visual interest and movement. The curved panels reflect the changing daylight and at night the perforations emit changing light patterns from the parkade and car lights.

Parkade mechanical exhaust behind architectural screens
Sidewalk and bicycle path next to planted boulevard

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Streetscape
• Sea Island Way

JOB NO. 11-03
DRAWN WTLA
DATE February 12, 2021
SCALE N/A
CHECKED WTL

© Copyright reserved. This plan and design to and of all items remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO.:

Plan #B-10b



| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|--------------------|
| A 2020-12-14 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISSUED FOR D.P. |



Corvette Way • Pocket park in front of Tower F townhouse units



Corvette Way & McMyn Way • Pocket park in front of Tower F (Looking North)



Pocket park along McMyn Way

DP 17-794169
March 24, 2021
Plan #B-10c



Corvette Way Elevation

Townhome units accessed from exterior stair or ramp.

Pocket park with raised planters providing separation and privacy for residential unit beyond.

Seating and benches



McMyn Way Elevation

Tower F residential lobby entrance marked with exterior stair, contrasting portal and glazed canopy for rain protection

Community Centre above providing rain protection

White toned fibre cement panel cladding serves as bright backdrop to pocket park

Seating and tables

Parkade vehicle entrance

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Streetscape Corvette
Way & McMyn
Neighbourhood
Pocket Park**

| | |
|--|-------------------|
| JOB NO. | 11-03 |
| DRAWN | WTLA |
| DATE | February 12, 2021 |
| SCALE | N/A |
| CHECKED | WTL |
| © Copyright reserved. This plan and design is and of all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent. | |
| DRAWING NO.: | |

Plan #B-10c

| PHASE 3 (Lot C) | Phase 3 Bylaw Requirements | Phase 3 Proposed | Variance |
|--|---|--|----------------|
| Net Floor Area Total | <ul style="list-style-type: none"> Max 13,049.6 m² | <ul style="list-style-type: none"> 13,049.6 m² | None permitted |
| Net Floor Area Residential | <ul style="list-style-type: none"> Max 13,049.6 m² including: <ul style="list-style-type: none"> a) Market: 13,049.6 m² (max) b) Affordable: Nil <p>NOTE: ZMU30 requires that all Affordable Housing is constructed in Phases 1 & 2. None is required in Phase 3.</p> | <ul style="list-style-type: none"> 13,049.6 m² including: <ul style="list-style-type: none"> a) Market: 13,049.6 m² b) Affordable: Nil | None permitted |
| Net Floor Area Non-Residential | <ul style="list-style-type: none"> None permitted | <ul style="list-style-type: none"> Nil | None permitted |
| Number of Units | <ul style="list-style-type: none"> Max 89 (secured by a covenant on title) | <ul style="list-style-type: none"> 89 (100% Market Housing) | None |
| Unit Mix | <ul style="list-style-type: none"> OCP encourages 40% 2-BR & 3-BR family-friendly units | <ul style="list-style-type: none"> Studio & 1-BR: Nil 2 BR: 35 (39%) 3+ BR: 54 (61%) | None |
| Basic Universal Housing (BUH) | <ul style="list-style-type: none"> N/A | <ul style="list-style-type: none"> 9 units (10%) | None |
| Energy & Sustainability | <ul style="list-style-type: none"> BC Energy Step Code | <ul style="list-style-type: none"> Step 2 & install a low carbon energy plant at the developer's cost | None |
| Height | <p>Max 47 m GSC</p> | <p>47 m GSC</p> | None |
| Lot Coverage | <p>Max 90%</p> | <p>90%</p> | None |
| Setbacks | <ul style="list-style-type: none"> Road & park: Min. 3.0 m, but may be reduced to 0.0 m if a proper interface is provided Underground parking structure: 0.0 m | <ul style="list-style-type: none"> Corvette Way: 1.6 m min Capstan Way: 2.0 m min Park: 0.0 m Underground parking structure: 0.0 m | None |
| Parking | <ul style="list-style-type: none"> 105 spaces, including: <ul style="list-style-type: none"> a) Market housing @ 1.0/unit: 89 b) Visitor @ 0.18/unit: 16 <p>NOTE: Requirements are based on site-specific rates set out in the ZMU30 zone</p> | <ul style="list-style-type: none"> 170 spaces, including: <ul style="list-style-type: none"> a) Market housing: 167 (including 21 extra tandem spaces, subject to an existing legal agreement on title to Phase 3) b) Visitor: 3 spaces on-site, plus 13 spaces on Phase 1/Lot A (secured with a legal agreement) <p>NOTE: Zoning Bylaw permits on-site visitor parking to be relaxed based on proximity to Public Parking on Phase 1 (as supported by a parking study approved by the City)</p> | None |
| Bike Storage Class 1 (Rooms & lockers) | <ul style="list-style-type: none"> @ 1.25/unit: 112 min | <ul style="list-style-type: none"> 210 | None |
| Bike Storage Class 2 (Racks) | <ul style="list-style-type: none"> @ 0.2/unit: 18 min. | <ul style="list-style-type: none"> 18 | None |
| EV Charging | <ul style="list-style-type: none"> Resident Parking: Energized 240V charging for 100% of vehicles Class 1 Bike Storage: Energized 120V duplex outlets for 1/10 bikes min | <ul style="list-style-type: none"> Resident parking: At least 144 spaces equipped with energized 240V equipment (excludes tandem spaces) Class 1 Bike Storage: At least 21 energized 120V duplex outlets | None |
| OCP/CCAP Residential Amenity Space | <ul style="list-style-type: none"> CCAP Indoor @ 2.0 m²/unit: 178.0 m² min OCP Outdoor @ 6.0 m²/unit: 534.0 m² min including 267.0 m² (50%) children's play space | <ul style="list-style-type: none"> CCAP Indoor: 760.0 m² (i.e. 582.0 m² greater than minimum requirement) Outdoor: 447.7 m² (i.e. 86.3 m² less than minimum requirement) including 267.0 m² children's play space <p>NOTE: Staff support the proposed reduction in outdoor amenity space on the basis that:</p> <ul style="list-style-type: none"> The site is next to the dike/riverfront park Children's play space complies with the OCP Indoor amenity space significantly exceeds CCAP requirements & includes a pool | N/A |
| CCAP Additional Landscape Area | <ul style="list-style-type: none"> @ 10% Net Site Area: 226.4 m² min | <ul style="list-style-type: none"> CCAP Additional Landscape: 226.4 m² | N/A |

DP 17-794169
March 24, 2021
Plan #C-11.1

PROJECT

ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Lot C Statistics

JOB NO. 11-03

DRAWN

DATE February 12, 2021

SCALE NTS

CHECKED

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO.

Plan #C-11.1

Tower S - RESIDENTIAL SUMMARY

| | | |
|--|-------------------|---------------------|
| Unit Mix | | |
| | 7 | 76 Units |
| | 2 BDR | 7 Units |
| | 2 BDR (BUH) | 4 Units |
| | 2 BDR + TT | 19 Units |
| | 2 BDR + TT (BUH) | 5 Units |
| | 3 BDR | 25 Units |
| | 3 BDR + TT | 13 Units |
| | 4 BDR | 3 Units |
| Total (incl. BUH) | | 76 Units |
| BUH | | 9 Units |
| Basic Universal Housing (BUH) Unit Area | | |
| 9 | 9 | 8,910.5 sf |
| 500 | 2 BDR (BUH) | 941.2 sf |
| 600 | 2 BDR (BUH) | 937.4 sf |
| 700 | 2 BDR (BUH) | 932.5 sf |
| 800 | 2 BDR (BUH) | 927.2 sf |
| 1102 | 2 BDR + TT (BUH) | 1,062.4 sf |
| 1102 | 2 BDR + TT (BUH) | 1,062.4 sf |
| 1102 | 2 BDR + TT (BUH) | 1,062.4 sf |
| 1202 | 2 BDR + TT (BUH) | 992.5 sf |
| 1302 | 2 BDR + TT (BUH) | 992.5 sf |
| Total | | 8,910.5 sf |
| Residential Gross Floor Area | | |
| 15 | 15 | 110,355.2 sf |
| S1 | Gross Area S | 2,887.2 sf |
| S2 | Gross Area S | 6,633.8 sf |
| S3 | Gross Area S | 7,556.7 sf |
| S4 | Gross Area S | 11,882.7 sf |
| S5 | Gross Area S | 8,769.9 sf |
| S6 | Gross Area S | 8,626.5 sf |
| S7 | Gross Area S | 8,483.1 sf |
| S8 | Gross Area S | 8,339.6 sf |
| S9 | Gross Area S | 8,196.2 sf |
| S10 | Gross Area S | 8,052.8 sf |
| S11 | Gross Area S | 7,909.4 sf |
| S12 | Gross Area S | 7,766.0 sf |
| S13 | Gross Area S | 7,622.5 sf |
| S14 | Gross Area S | 7,479.1 sf |
| S14 Mez. | Gross Area S | 149.7 sf |
| Total | | 110,355.2 sf |
| Amenity Exemption | | |
| 4 | 4 | 7717.2 sf |
| L1 Amenity | Amenity S | 1101.5 sf |
| L2 Multi Purpose | Amenity S | 742.9 sf |
| L2 Tea House | Amenity S | 1496.2 sf |
| L4 - Swimming Pool | Amenity S | 4376.6 sf |
| Total | | 7,717.2 sf |
| Stairwell and Elevator Shaft Exemption | | |
| 27 | 27 | 3,909.5 sf |
| Elevator 2 | Shaft Exemption S | 118.9 sf |
| Elevator 3 | Shaft Exemption S | 118.9 sf |
| Elevator 4 | Shaft Exemption S | 118.9 sf |
| Elevator 5 | Shaft Exemption S | 118.9 sf |
| Elevator 6 | Shaft Exemption S | 118.9 sf |
| Elevator 7 | Shaft Exemption S | 118.9 sf |
| Elevator 8 | Shaft Exemption S | 118.9 sf |
| Elevator 9 | Shaft Exemption S | 118.9 sf |
| Elevator 10 | Shaft Exemption S | 118.9 sf |
| Elevator 11 | Shaft Exemption S | 118.9 sf |
| Elevator 12 | Shaft Exemption S | 118.9 sf |
| Elevator 13 | Shaft Exemption S | 118.9 sf |
| Elevator 14 | Shaft Exemption S | 118.9 sf |
| Stair 2 | Shaft Exemption S | 177.6 sf |
| Stair 3 | Shaft Exemption S | 177.6 sf |
| Stair 4 | Shaft Exemption S | 177.6 sf |
| Stair 5 | Shaft Exemption S | 177.6 sf |
| Stair 6 | Shaft Exemption S | 177.6 sf |
| Stair 7 | Shaft Exemption S | 177.6 sf |
| Stair 8 | Shaft Exemption S | 177.6 sf |
| Stair 9 | Shaft Exemption S | 177.6 sf |
| Stair 10 | Shaft Exemption S | 177.6 sf |
| Stair 11 | Shaft Exemption S | 177.6 sf |
| Stair 12 | Shaft Exemption S | 177.6 sf |
| Stair 13 | Shaft Exemption S | 177.6 sf |
| Stair 14 | Shaft Exemption S | 177.6 sf |
| Stair 14 Mez. | Shaft Exemption S | 55.0 sf |
| Total | | 3,909.5 sf |

| | | | |
|---|----------------------|---------------|---------------------|
| Mechanical, Electrical, HVAC, Service Room Exemption | | | |
| 27 | 27 | | 471.7 sf |
| Electr. Closet 2 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 3 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 4 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 5 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 6 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 7 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 8 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 9 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 10 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 11 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 12 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 13 | Mechanical Exemption | | 21.2 sf |
| Electr. Closet 14 | Mechanical Exemption | | 20.0 sf |
| Electrical Rm. 14 Mez. | Mechanical Exemption | | 37.4 sf |
| Mech. Shaft 2 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 3 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 4 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 5 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 6 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 7 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 8 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 9 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 10 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 11 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 12 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 13 | Mechanical Exemption | | 12.3 sf |
| Mech. Shaft 14 | Mechanical Exemption | | 12.3 sf |
| Total | | | 471.7 sf |
| DEU Exemption | | | |
| | 76 | @ 10.8sf/Unit | 817.8 sf |
| Total | | | 817.8 sf |
| BUH Exemption | | | |
| | 9 | @ 20.0sf/Unit | 180.0 sf |
| Total | | | 180.0 sf |
| Total Gross Area | | | 110,355.2 sf |
| Total Exemptions | | | 13,096.2 sf |
| Total Net FSR Area | | | 97,259.0 sf |

Tower N - RESIDENTIAL SUMMARY

| | | |
|-------------------------------------|---------------|--------------------|
| Unit Mix | | |
| | 3 | 13 Units |
| | 3 BDR | 1 Units |
| | 4 BDR + STUDY | 1 Units |
| | 5 BDR + STUDY | 11 Units |
| Total | | 13 Units |
| Residential Gross Floor Area | | |
| 15 | 15 | 47,444.4 sf |
| N1 | Gross Area N | 1,817.5 sf |
| N2 | Gross Area N | 2,917.8 sf |
| N3 | Gross Area N | 3,555.9 sf |
| N4 | Gross Area N | 3,375.4 sf |
| N5 | Gross Area N | 3,555.9 sf |
| N6 | Gross Area N | 3,555.9 sf |
| N7 | Gross Area N | 3,555.9 sf |
| N8 | Gross Area N | 3,555.9 sf |
| N9 | Gross Area N | 3,555.9 sf |
| N10 | Gross Area N | 3,555.9 sf |
| N11 | Gross Area N | 3,555.9 sf |
| N12 | Gross Area N | 3,555.9 sf |
| N13 | Gross Area N | 3,555.9 sf |
| N14 | Gross Area N | 3,555.9 sf |
| N14 Mezzanine | Gross Area N | 218.8 sf |
| Total | | 47,444.4 sf |

| | | | |
|---|----------------------|---------------|--------------------|
| Amenity Exemption | | | |
| 1 | 1 | | 466.6 sf |
| L1 Amenity | Amenity N | | 466.6 sf |
| Total | | | 466.6 sf |
| Stairwell and Elevator Shaft Exemption | | | |
| 27 | 27 | | 3,319.6 sf |
| Elevator 2 | Shaft Exemption N | | 64.0 sf |
| Elevator 3 | Shaft Exemption N | | 64.0 sf |
| Elevator 4 | Shaft Exemption N | | 64.0 sf |
| Elevator 5 | Shaft Exemption N | | 64.0 sf |
| Elevator 6 | Shaft Exemption N | | 64.0 sf |
| Elevator 7 | Shaft Exemption N | | 64.0 sf |
| Elevator 8 | Shaft Exemption N | | 64.0 sf |
| Elevator 9 | Shaft Exemption N | | 64.0 sf |
| Elevator 10 | Shaft Exemption N | | 64.0 sf |
| Elevator 11 | Shaft Exemption N | | 64.0 sf |
| Elevator 12 | Shaft Exemption N | | 64.0 sf |
| Elevator 13 | Shaft Exemption N | | 64.0 sf |
| Elevator 14 | Shaft Exemption N | | 64.0 sf |
| Stair 2 | Shaft Exemption N | | 186.7 sf |
| Stair 3 | Shaft Exemption N | | 186.7 sf |
| Stair 4 | Shaft Exemption N | | 186.7 sf |
| Stair 5 | Shaft Exemption N | | 186.7 sf |
| Stair 6 | Shaft Exemption N | | 186.7 sf |
| Stair 7 | Shaft Exemption N | | 186.7 sf |
| Stair 8 | Shaft Exemption N | | 186.7 sf |
| Stair 9 | Shaft Exemption N | | 186.7 sf |
| Stair 10 | Shaft Exemption N | | 186.7 sf |
| Stair 11 | Shaft Exemption N | | 186.7 sf |
| Stair 12 | Shaft Exemption N | | 186.7 sf |
| Stair 13 | Shaft Exemption N | | 186.7 sf |
| Stair 14 | Shaft Exemption N | | 186.7 sf |
| Stair 14 Mez. | Shaft Exemption N | | 60.5 sf |
| Total | | | 3,319.6 sf |
| Mechanical, Electrical, HVAC, Service Room Exemption | | | |
| 28 | 28 | | 312.9 sf |
| Electr. Closet 2 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 3 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 4 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 5 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 6 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 7 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 8 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 9 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 10 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 11 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 12 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 13 | Mechanical Exemption | | 11.6 sf |
| Electr. Closet 14 | Mechanical Exemption | | 11.6 sf |
| Electrical Rm. 14 Mez. | Mechanical Exemption | | 39.7 sf |
| Elevator Control Rm. 2 | Mechanical Exemption | | 56.1 sf |
| Mech. Shaft 2 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 3 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 4 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 5 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 6 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 7 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 8 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 9 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 10 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 11 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 12 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 13 | Mechanical Exemption | | 5.1 sf |
| Mech. Shaft 14 | Mechanical Exemption | | 5.1 sf |
| Total | | | 312.9 sf |
| DEU Exemption | | | |
| | 13 | @ 10.8sf/Unit | 139.9 sf |
| Total | | | 139.9 sf |
| BUH Exemption | | | |
| | 0 | @ 20.0sf/Unit | 0.0 sf |
| Total | | | 0.0 sf |
| Total Gross Area | | | 47,444.4 sf |
| Total Exemptions | | | 4,239.0 sf |
| Total Net FSR Area | | | 43,205.4 sf |

LOT C - RESIDENTIAL SUMMARY

| TOWERS | GROSS RESIDENTIAL FLOOR AREA | EXEMPTIONS | | | | NET RESIDENTIAL FLOOR AREA | # UNITS | OUTDOOR AMENITY |
|--------------|------------------------------------|-------------------------------|----------------------------|----------------------------|-------------------------------|------------------------------------|-----------|-------------------------------|
| | | GENERAL | BUH (1) | HEAT PUMPS (2) | INDOOR AMENITY | | | |
| N | 4,408 m2 (47,444 ft2) | 337 m2 (3,633 ft2) | 0 m2 (0 ft2) | 13 m2 (140 ft2) | 46 m2 (496 ft2) | 4,011 m2 (43,176 ft2) | 13 | |
| S | 10,252 m2 (110,355 ft2) | 407 m2 (4,382 ft2) | 17 m2 (180 ft2) | 76 m2 (818 ft2) | 714 m2 (7,688 ft2) | 9,038 m2 (97,288 ft2) | 76 | |
| TOTAL | 14,660 m2 (157,800 ft2) | 745 m2 (8,014 ft2) | 17 m2 (180 ft2) | 89 m2 (958 ft2) | 760 m2 (8,184 ft2) | 13,050 m2 (140,464 ft2) | 89 | 448 m2 (4,819 ft2) |

(1) Basic Universal Housing (BUH) floor area exemption, based on 1.86 sqm per market residential unit that includes BUH features [20.0 sqft / unit]
 (2) District Energy Utility (DEU) floor area exemption based on 1.00 sqm per residential unit [10.76 sqft / unit]

| Parking | Min. Rate | Lot C - Proposed |
|---|---------------------------------|--|
| Resident - Market | 1.0/unit x 89 units = 89 min. | 167 (including 21 additional tandem spaces provided at the developer's discretion) |
| Resident - Visitors | 0.18/unit x 89 units = 16 min. | 3 (3 spaces on-site - 2 accessible & 1 standard - plus 13 spaces on Phase 1 / Lot A (secured with a legal agreement for the exclusive use of Lot C visitors) |
| Total | min. 105 | 170 |
| EV Charging - Energized 240V EV chargers shall be installed to serve 100% of Resident - Market parking. | | |
| Bike Storage | Min. Rate | Lot C - Proposed |
| Class 1 - Total | 1.25/unit x 89 units = 112 min. | 210 |
| Class 2 - Total | 0.2/unit x 89 units = 18 min. | 18 |
| EV Charging - Energized 120V duplex outlets shall be installed in each Class 1 bike room and locker for shared use at a rate of 1 for each 10 or less bikes. | | |

**DP 17-794169
 March 24, 2021
 Plan #C-11.2**

**ViewStar
 LOT C**
 3399 Corvette Way
 Richmond, BC

Lot C Statistics

JOB NO: 11-03
 DRAWN: HM
 DATE: February 12, 2021
 SCALE: N.T.S.
 CHECKED: WTL
 © Copyright reserved. This plan and design is and its contents remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the architect's consent.
 DRAWING NO.:

Plan #C-11.2



| ISSUE/REVISION | |
|----------------|-------------------------------|
| A | 2019-11-09 RE-ISSUED FOR D.P. |
| B | 2021-02-12 RE-ISSUED FOR D.P. |

DP 17-794169
March 24, 2021
Plan #C-12a

PROJECT
ViewStar
LOT C

3399 Corvette Way
Richmond, BC

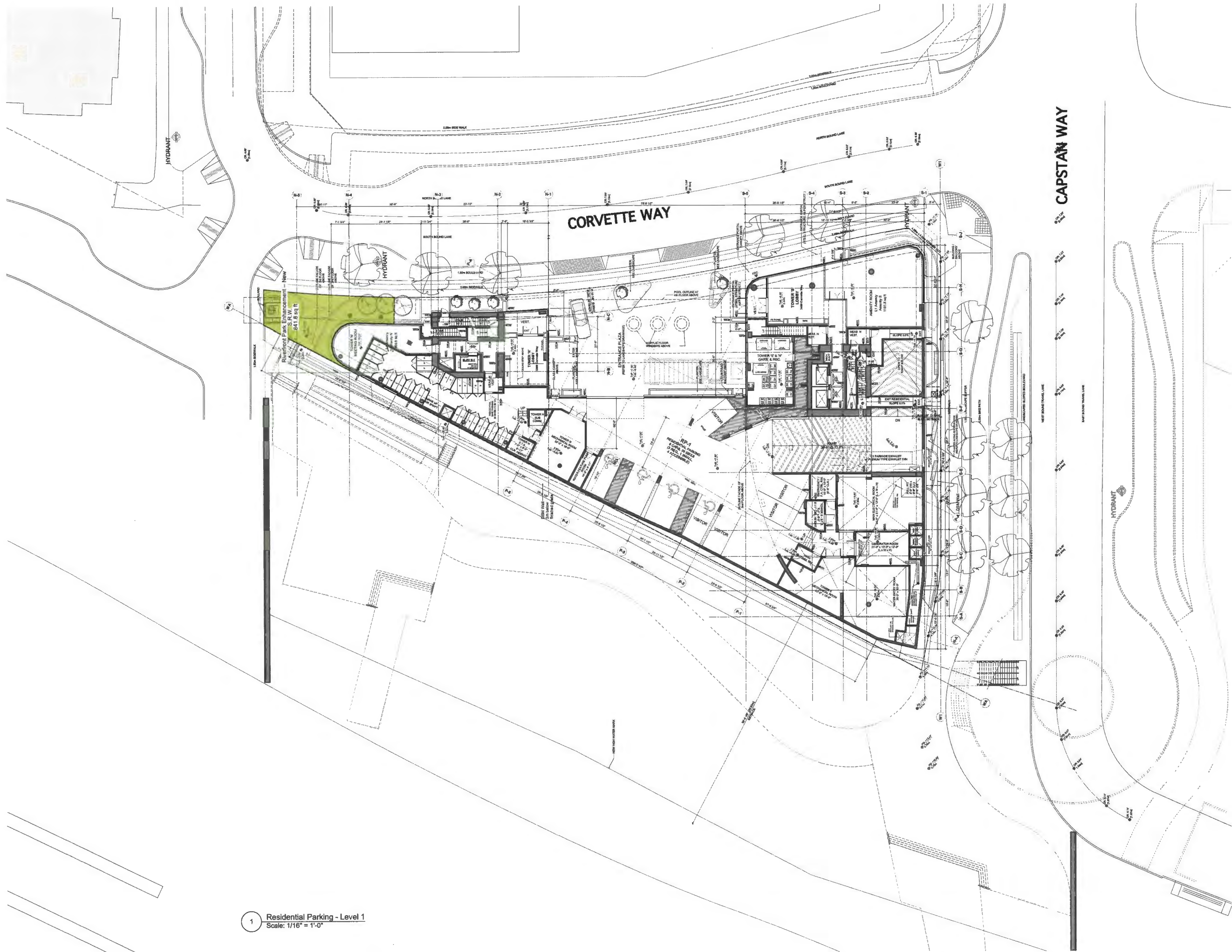
Site Plan

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design in and of itself remain the sole property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.

DRAWING NO.:

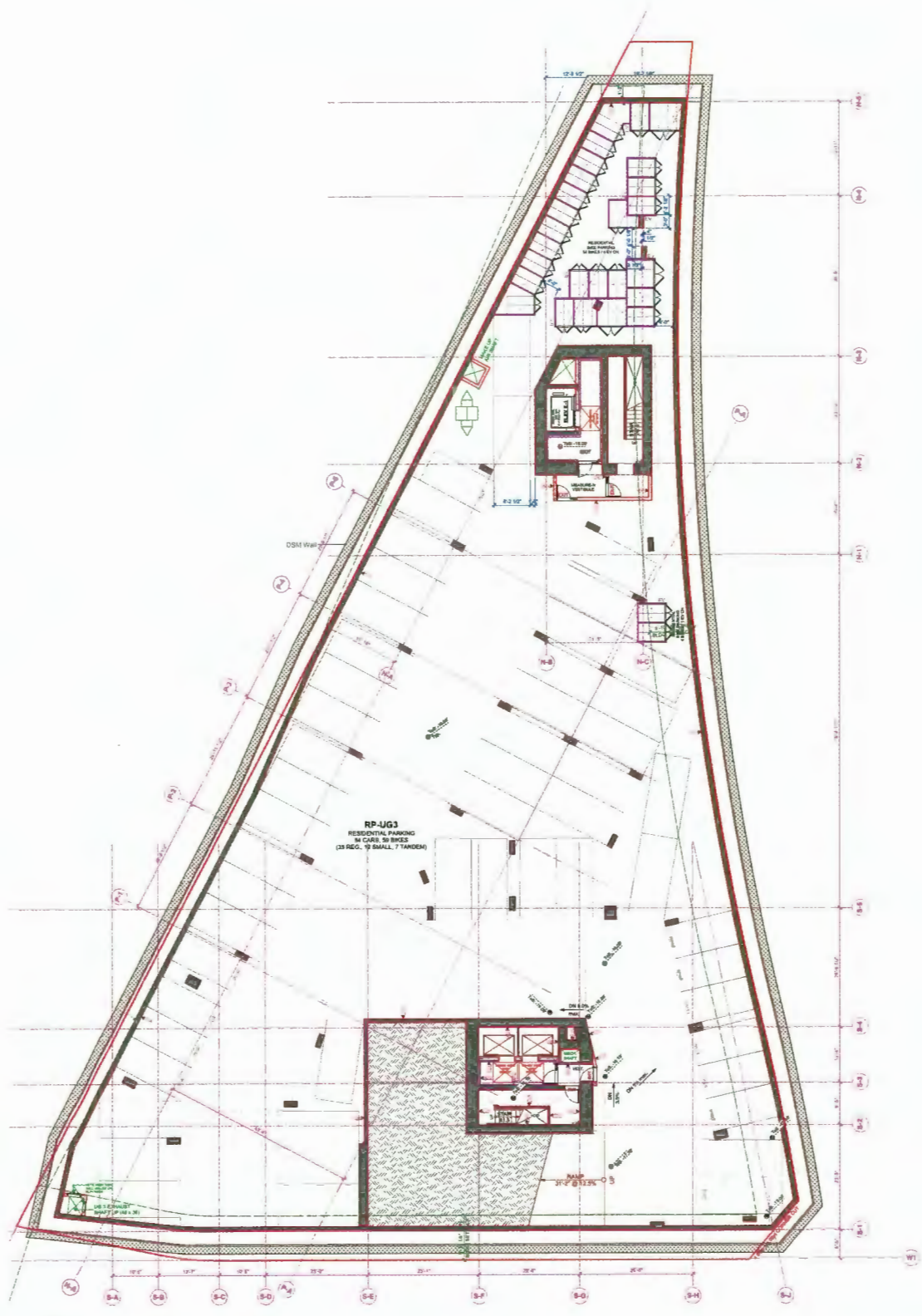
Plan #C-12a



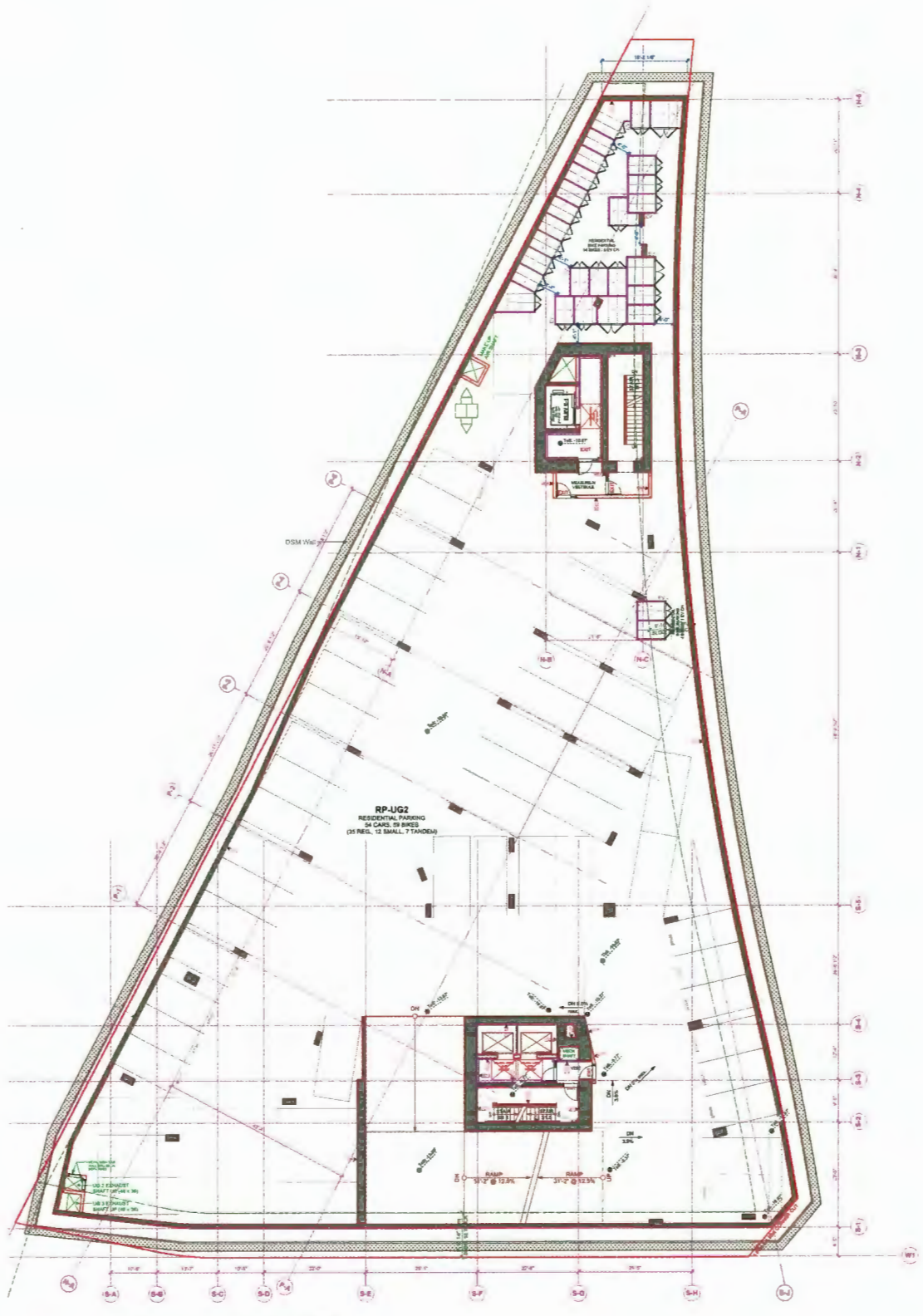
1 Residential Parking - Level 1
Scale: 1/16" = 1'-0"



| ISSUE/REVISION | DATE | RE-ASSUED FOR |
|----------------|------------|--------------------|
| A | 2019-11-09 | RE-ASSUED FOR D.P. |
| B | 2021-02-12 | RE-ASSUED FOR DP |



1 Residential Parking - Level UG3
Scale: 1/16" = 1'-0"



2 Residential Parking - Level UG2
Scale: 1/16" = 1'-0"

DP 17-794169
March 24, 2021
Plan #C-12b

PROJECT
**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

**Parking Level
UG3 / UG2**

| | |
|---|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |
| © Copyright reserved. This plan and design is and all its contents remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent. | |
| DRAWING NO.: | |

Plan #C-12b



| ISSUE/REVISION | RE-ISSUED FOR O.P. |
|----------------|--------------------|
| A 2019-11-09 | RE-ISSUED FOR O.P. |
| B 2021-02-12 | RE-ISSUED FOR O.P. |

DP 17-794169
March 24, 2021
Plan #C-12c

PROJECT
**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

**Parking Level
UG1 / Level 1**

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

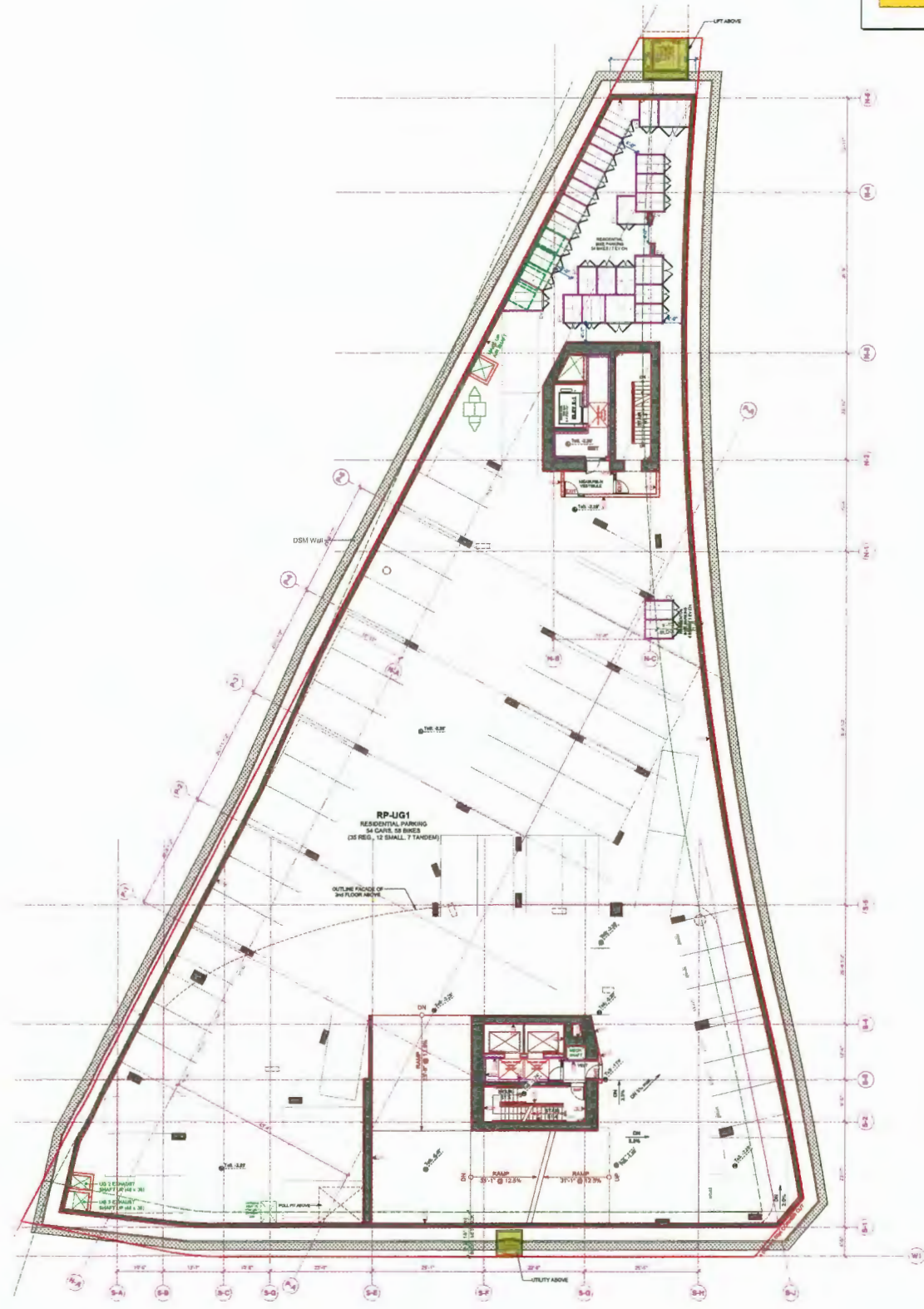
© Copyright reserved. This plan and design is void as all terms remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #C-12c

LEGEND

- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE



1 Residential Parking - Level UG1
Scale: 1/16" = 1'-0"



2 Residential Parking - Level 1
Scale: 1/16" = 1'-0"



| ISSUE/REVISION | RE-ISSUED FOR D.P. |
|----------------|--------------------|
| A 2020-11-09 | RE-ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISSUED FOR D.P. |

DP 17-794169
March 24, 2021
Plan #C-12d

PROJECT
ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Level 2 / Level 3

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

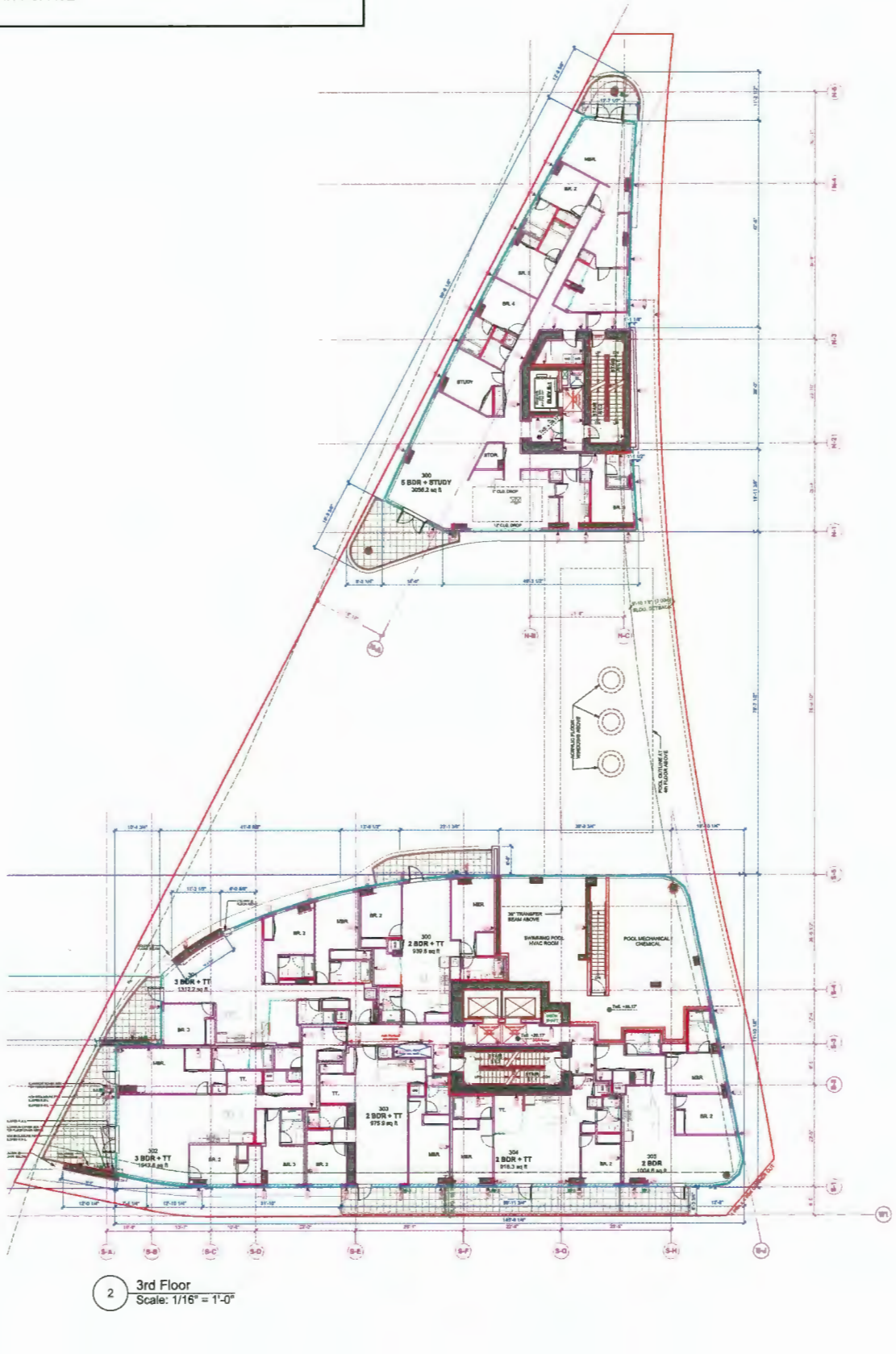
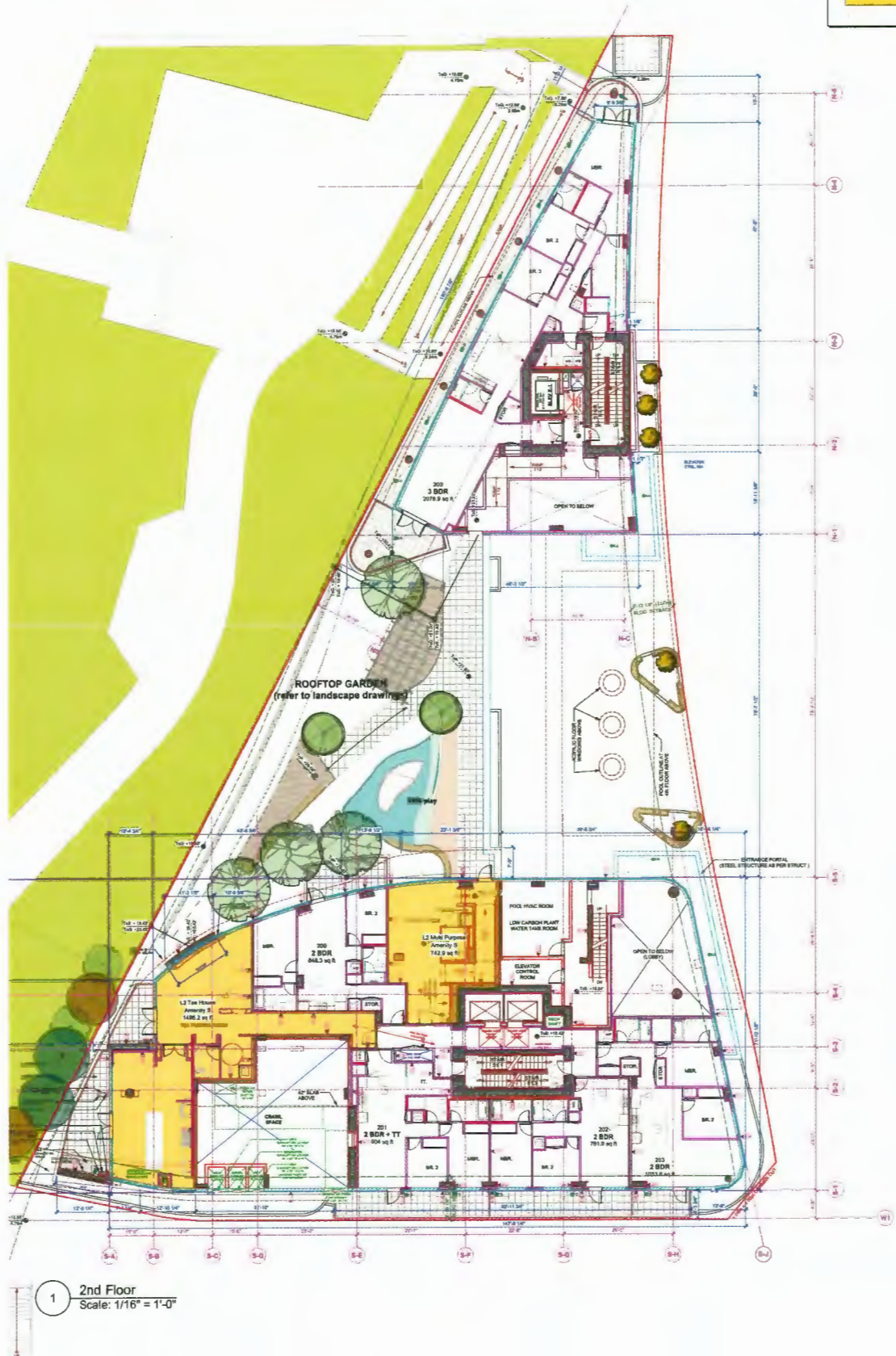
© Copyright reserved. This plan and design is and as all forms remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #C-12d

LEGEND

- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE





| ISSUE/REVISION | |
|----------------|-------------------------------|
| A | 2020-11-09 RE-ISSUED FOR D.P. |
| B | 2021-02-12 RE-ISSUED FOR D.P. |

DP 17-794169
March 24, 2021
Plan #C-12e

PROJECT
**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

Level 4 / Level 5

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

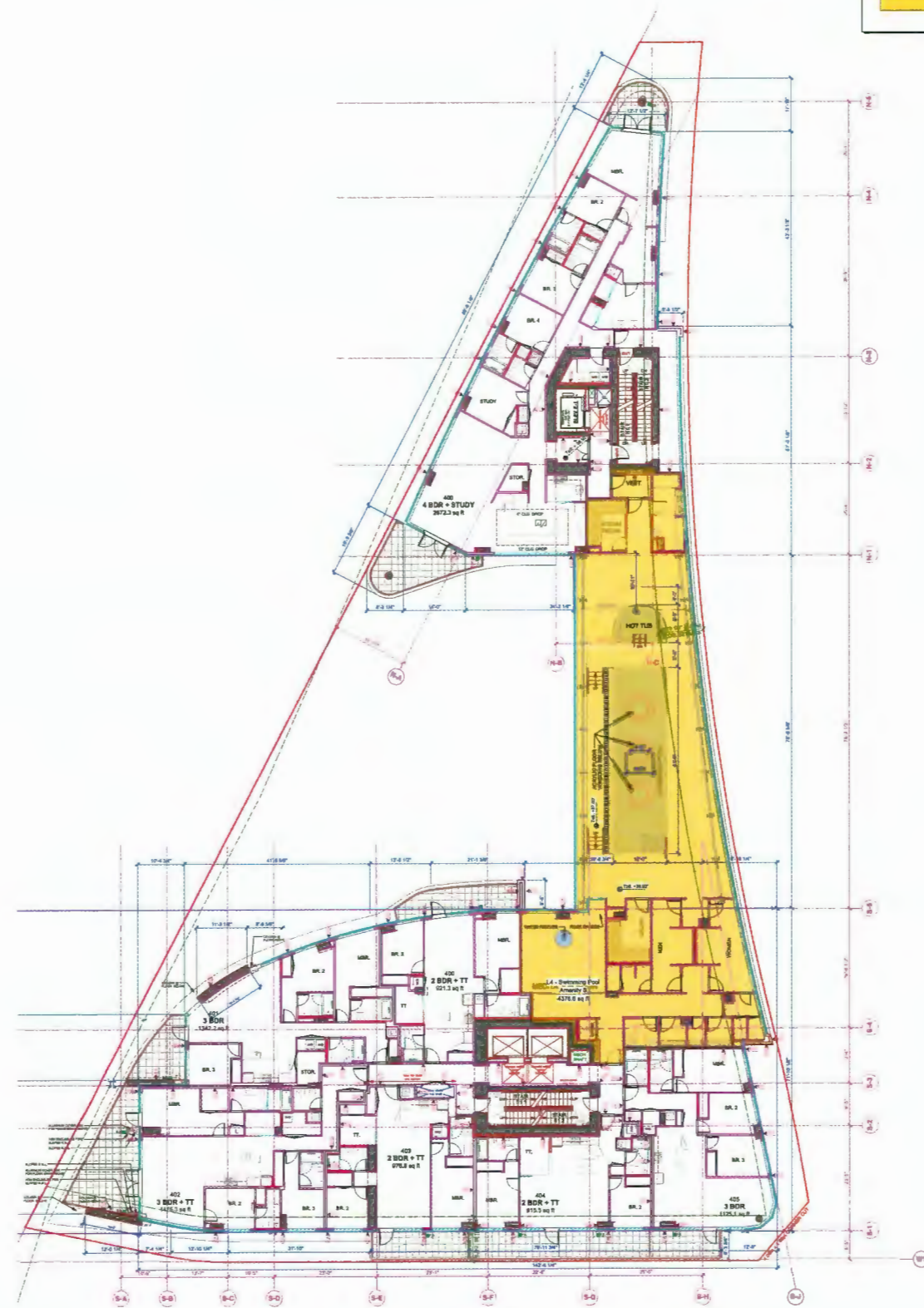
© Copyright reserved. This plan and design is and all its contents are the sole property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

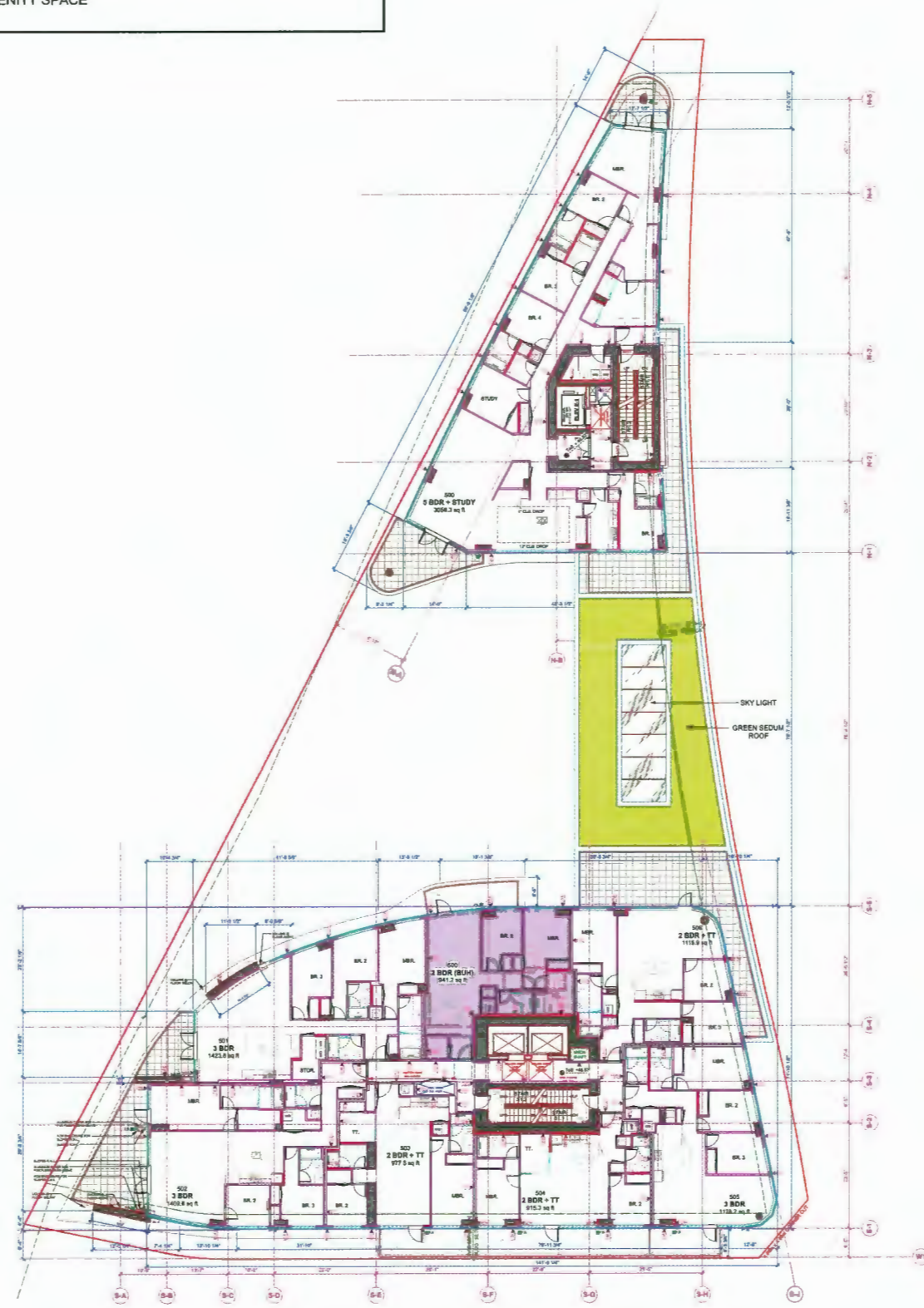
Plan #C-12e

LEGEND

- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE



1 4th Floor
Scale: 1/16" = 1'-0"



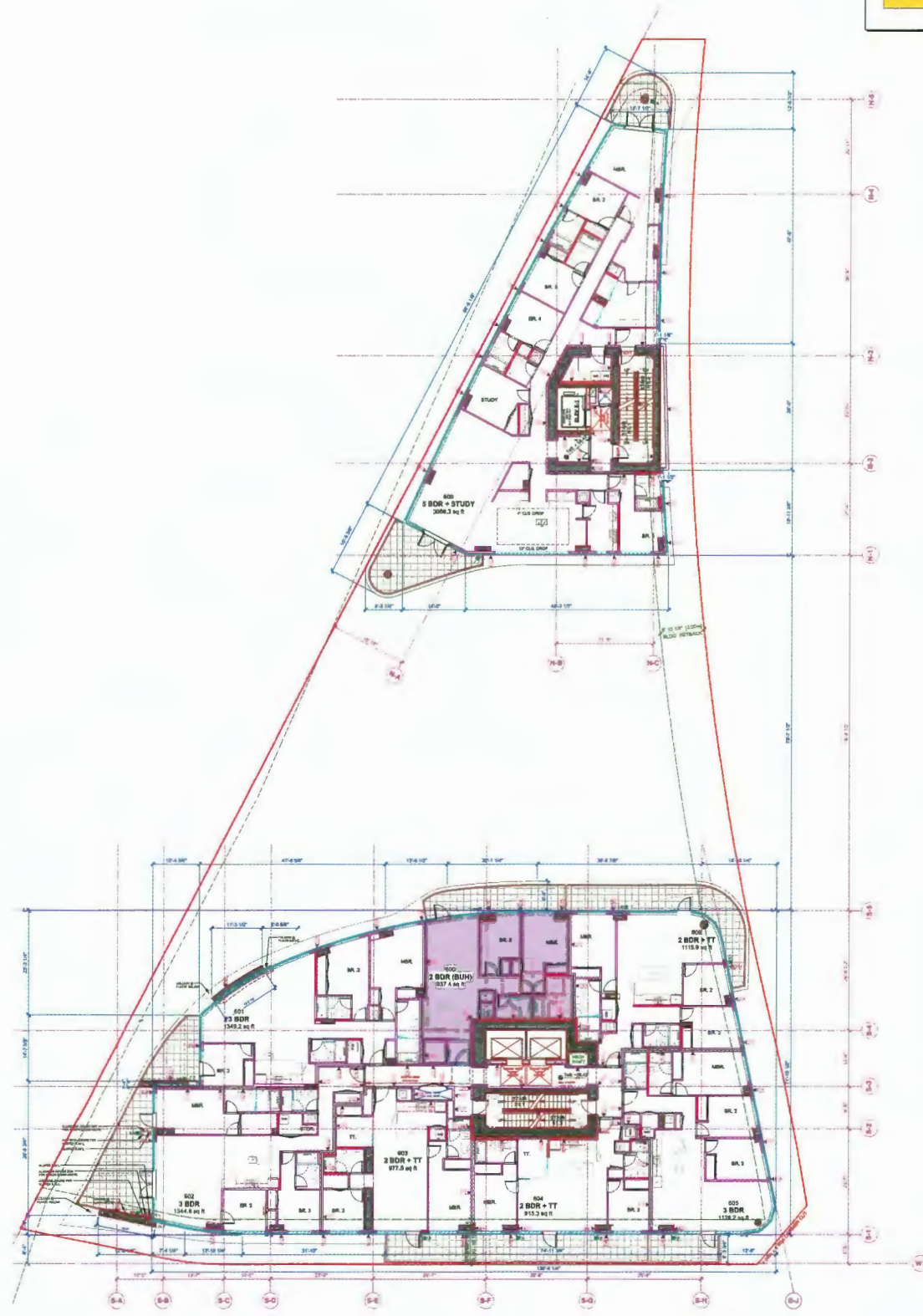
2 5th Floor
Scale: 1/16" = 1'-0"



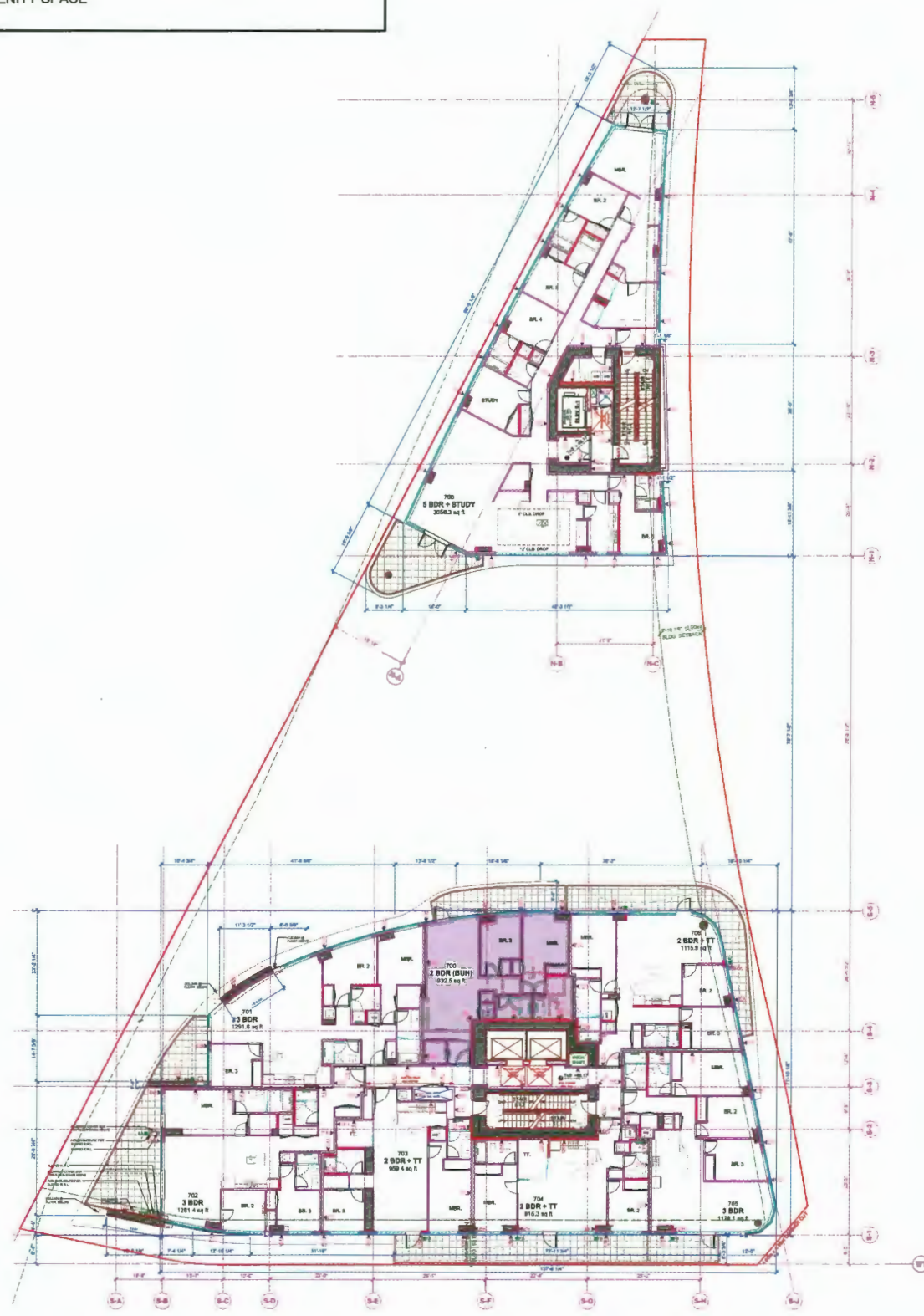
| ISSUE/REVISION | |
|----------------|-------------------------------|
| A | 2020-11-09 RE-ISSUED FOR D.P. |
| B | 2021-02-12 RE-ISSUED FOR D.P. |

LEGEND

- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE



1 6th Floor
Scale: 1/16" = 1'-0"



2 7th Floor
Scale: 1/16" = 1'-0"

DP 17-794169
March 24, 2021
Plan #C-12f

PROJECT
ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Level 6 / Level 7

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and all of them remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

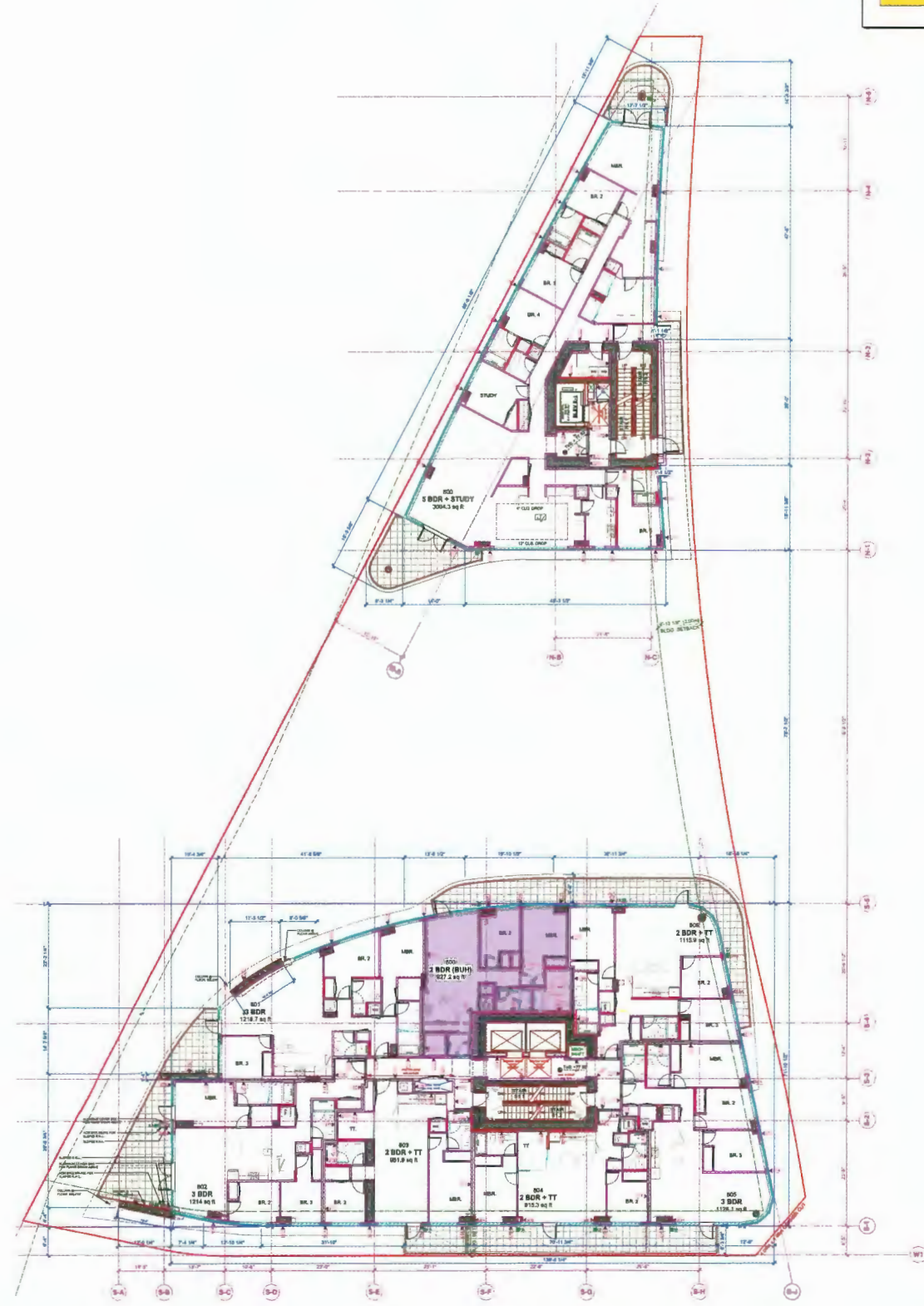
Plan #C-12f



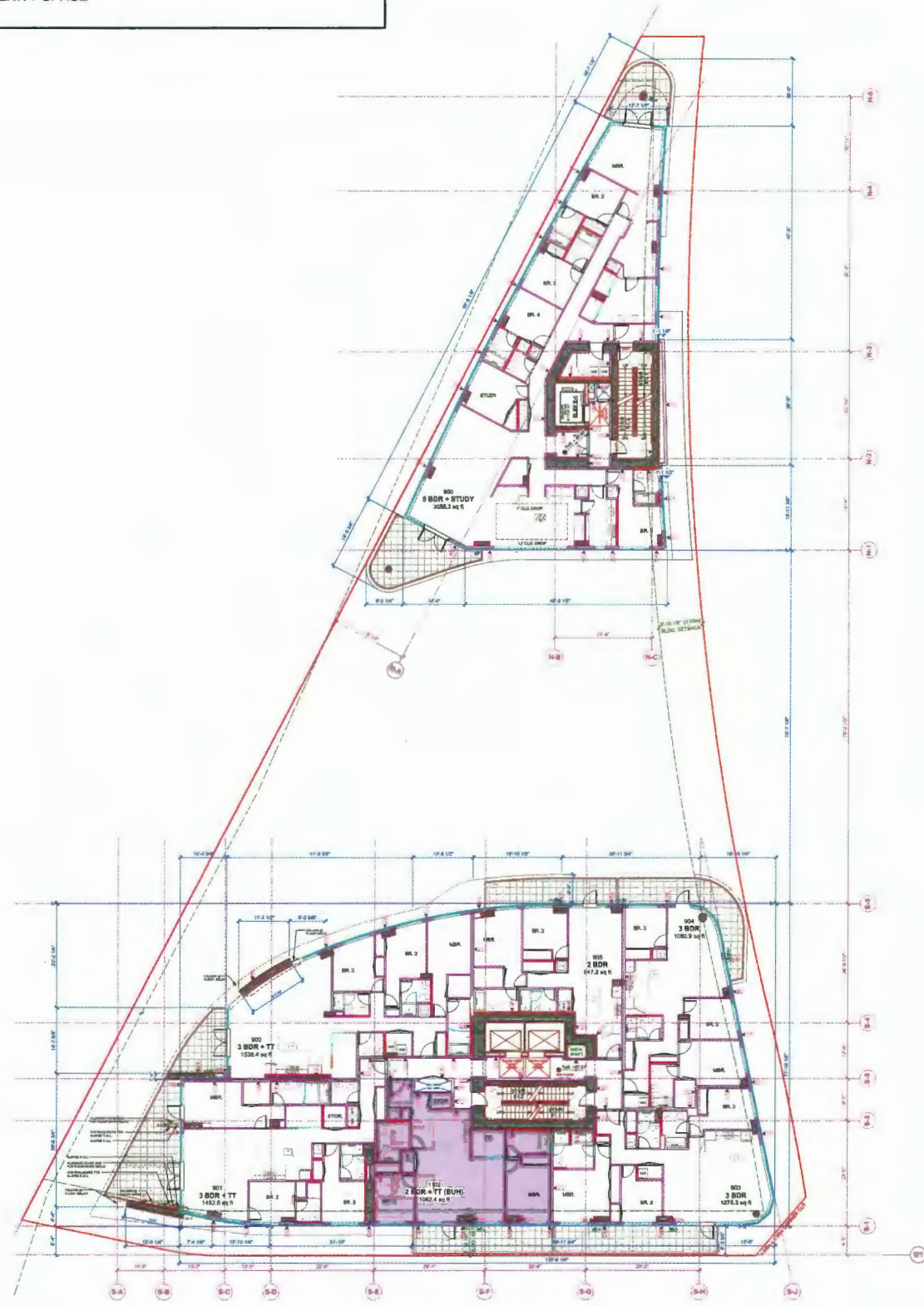
| ISSUE/REVISION | RE-ISSUED FOR D.P. |
|----------------|--------------------|
| A 2020-11-09 | RE-ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISSUED FOR D.P. |

LEGEND

- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE



1 8th Floor
Scale: 1/16" = 1'-0"



2 9th Floor
Scale: 1/16" = 1'-0"

DP 17-794169
March 24, 2021
Plan #C-12g

PROJECT
ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Level 8 / Level 9

JOB NO. 11-03
DRAWN HM
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design to and as it remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

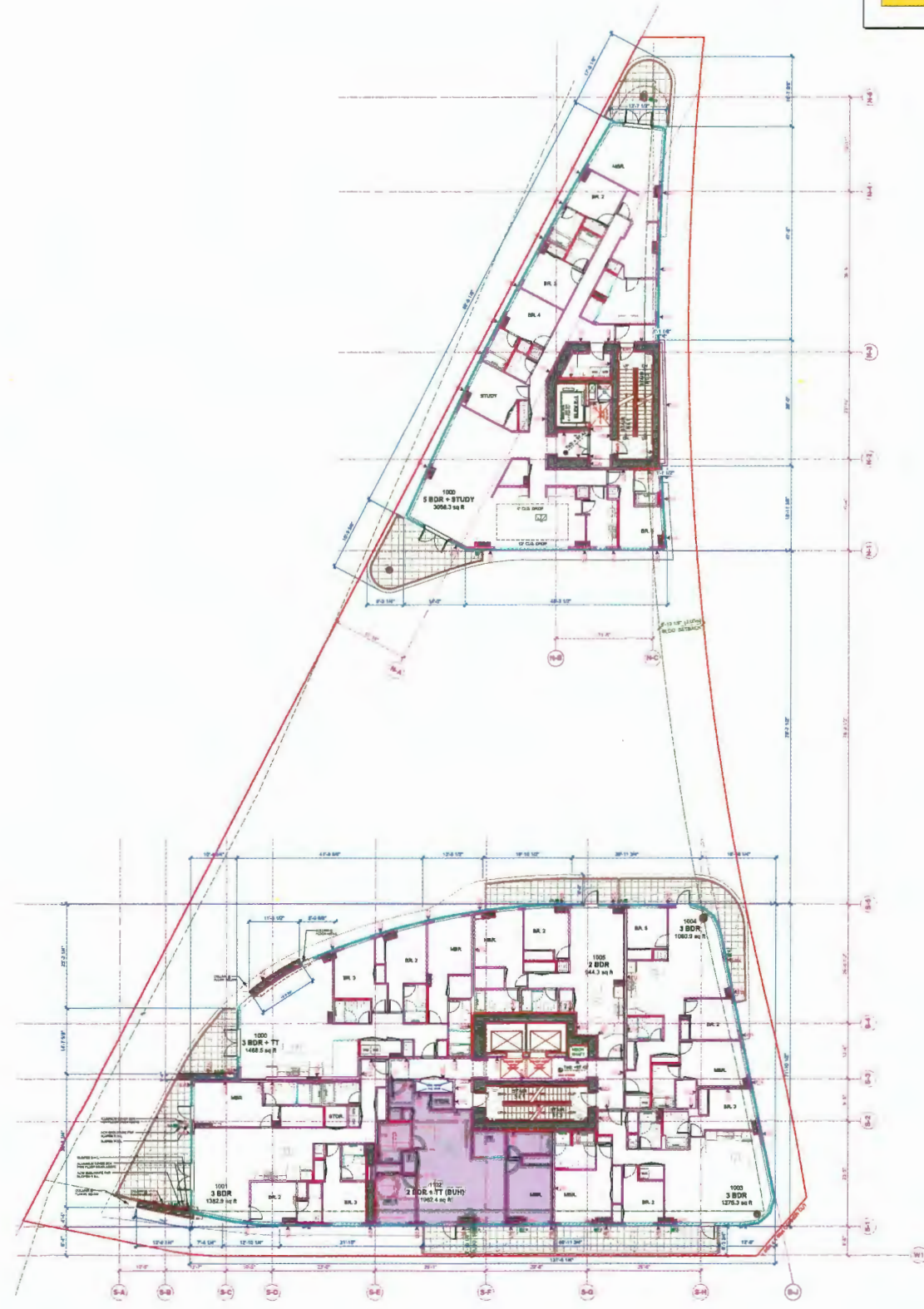
Plan #C-12g



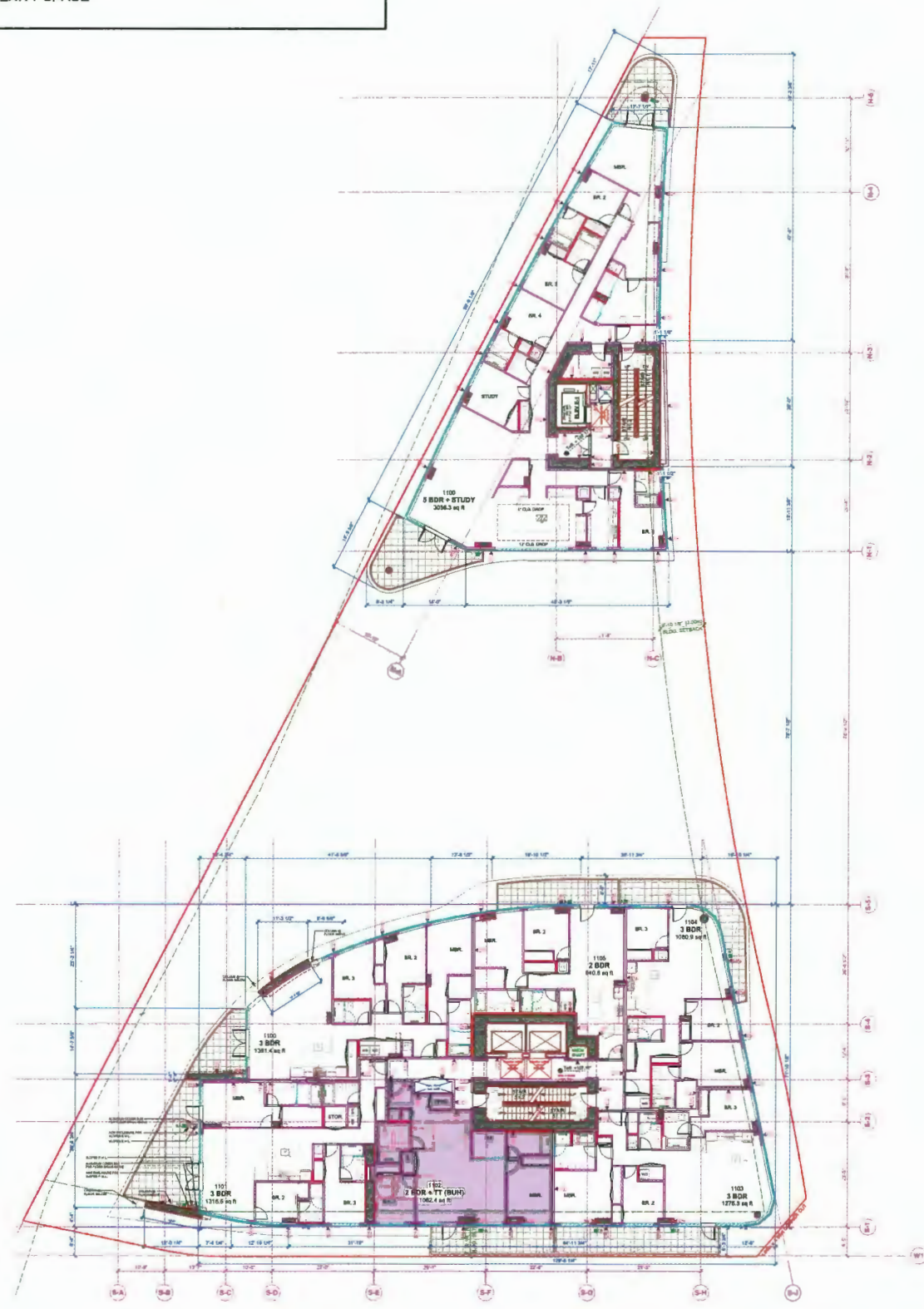
| ISSUE/REVISION | DATE | RE-ISSUED FOR D.P. |
|----------------|------------|--------------------|
| A | 2020-11-09 | RE-ISSUED FOR D.P. |
| B | 2021-02-12 | RE-ISSUED FOR D.P. |

LEGEND

- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE



1 10th Floor
Scale: 1/16" = 1'-0"



2 11th Floor
Scale: 1/16" = 1'-0"

DP 17-794169
March 24, 2021
Plan #C-12h

PROJECT
ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Level 10 / Level 11

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is not to be used without the exclusive property of W. T. Leung Architects Inc. and cannot be used without the architect's consent.

Plan #C-12h



| ISSUE/REVISION | |
|----------------|-------------------------------|
| A | 2020-11-09 RE-ISSUED FOR D.P. |
| B | 2021-02-12 RE-ISSUED FOR D.P. |

DP 17-794169
March 24, 2021
Plan #C-12i

PROJECT

**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

Level 12 / Level 13

JOB NO. 11-03

DRAWN HM

DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED WTL

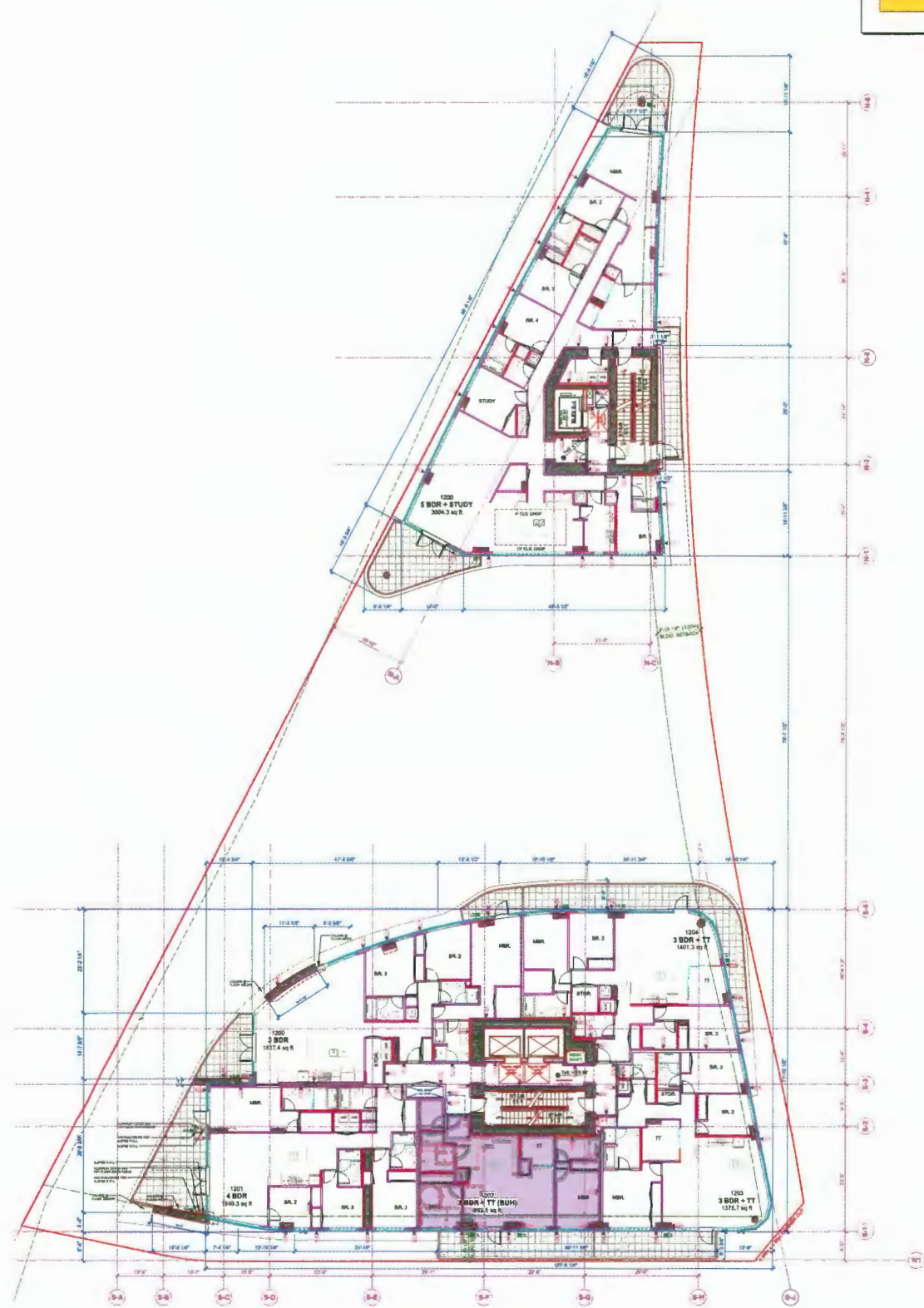
© Copyright reserved. This plan and design is and all other remains the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.

DRAWING NO.:

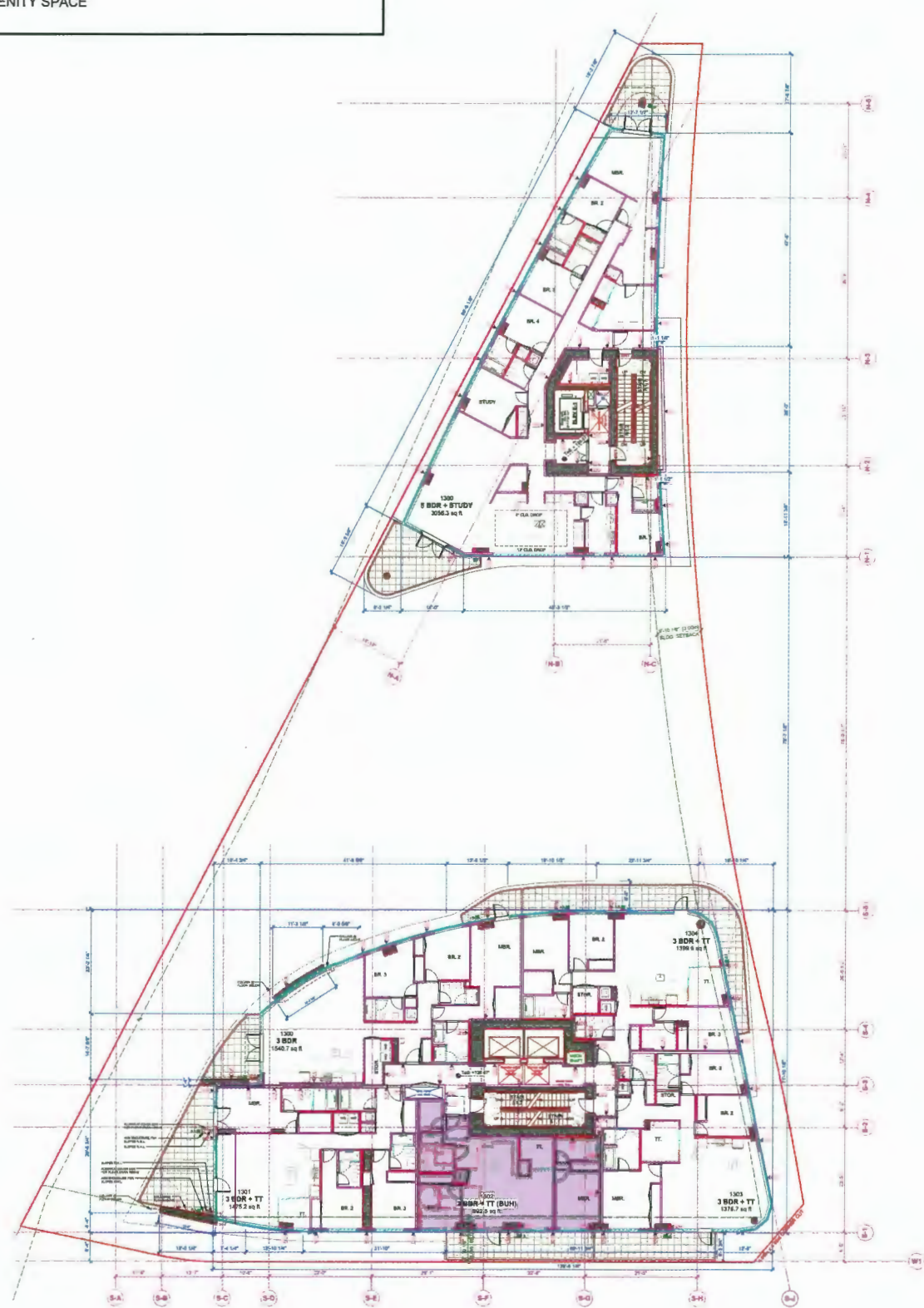
Plan #C-12i

LEGEND

- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE



1 12th Floor
Scale: 1/16" = 1'-0"



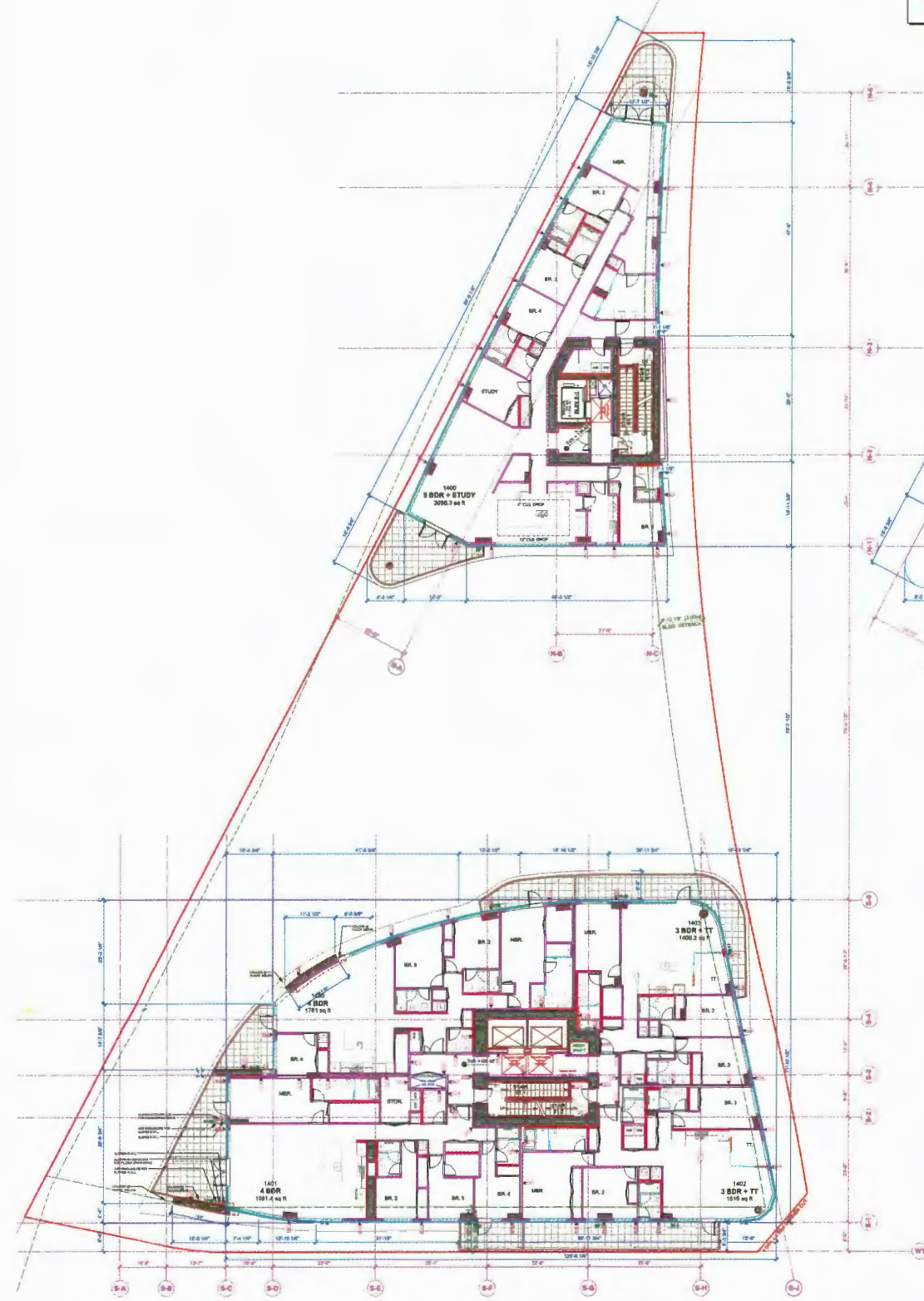
2 13th Floor
Scale: 1/16" = 1'-0"



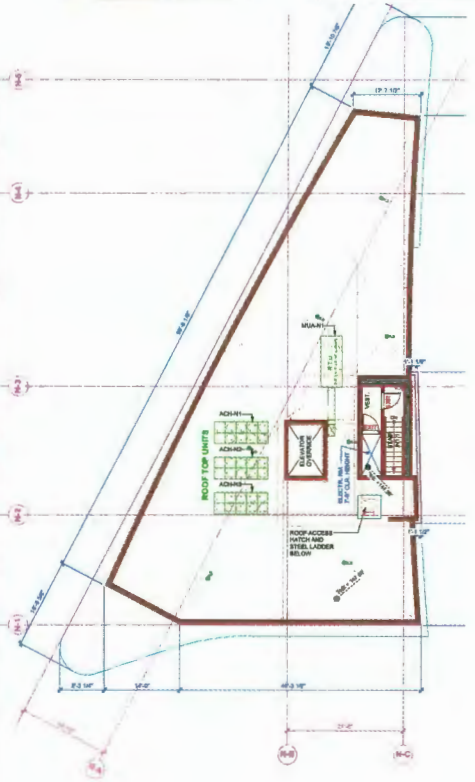
| ISSUE/REVISION | RE-ISSUED FOR D.P. |
|----------------|--------------------|
| B 2020-11-09 | RE-ISSUED FOR D.P. |
| C 2021-02-12 | RE-ISSUED FOR D.P. |

LEGEND

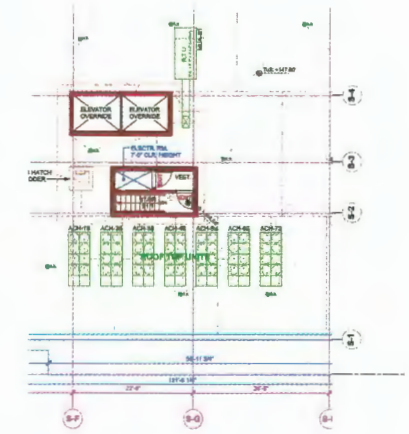
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCP INDOOR AMENITY SPACE



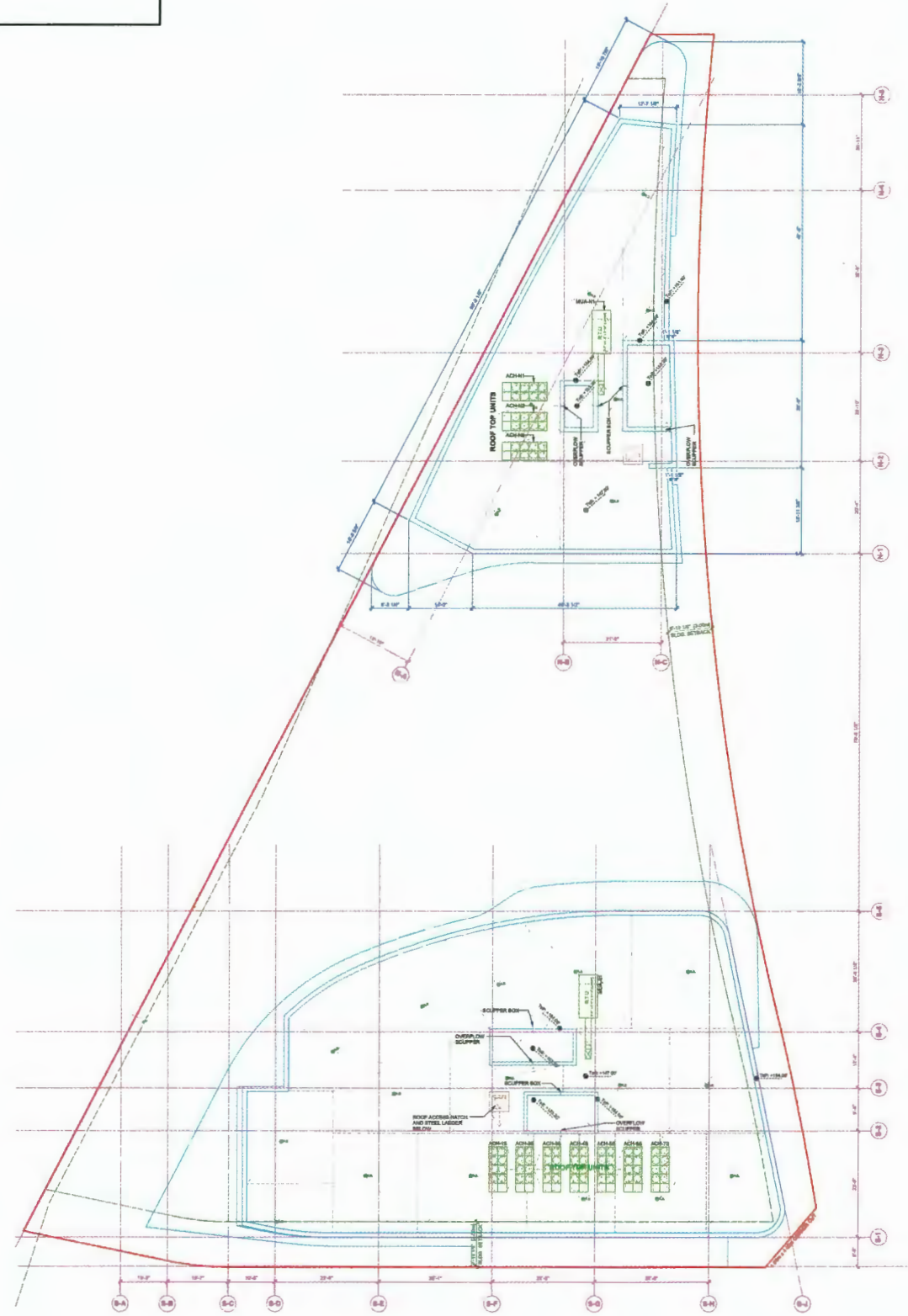
1 14th Floor
Scale: 1/16" = 1'-0"



1B 14th Floor - Mezzanine Tower N
Scale: 1/16" = 1'-0"
MEZZANINE LEVEL IS ACCESSIBLE VIA STAIRS ONLY



1A 14th Floor - Mezzanine Tower S
Scale: 1/16" = 1'-0"
MEZZANINE LEVEL IS ACCESSIBLE VIA STAIRS ONLY



2 Roof
Scale: 1/16" = 1'-0"

DP 17-794169
March 24, 2021
Plan #C-12j

PROJECT
ViewStar
LOT C

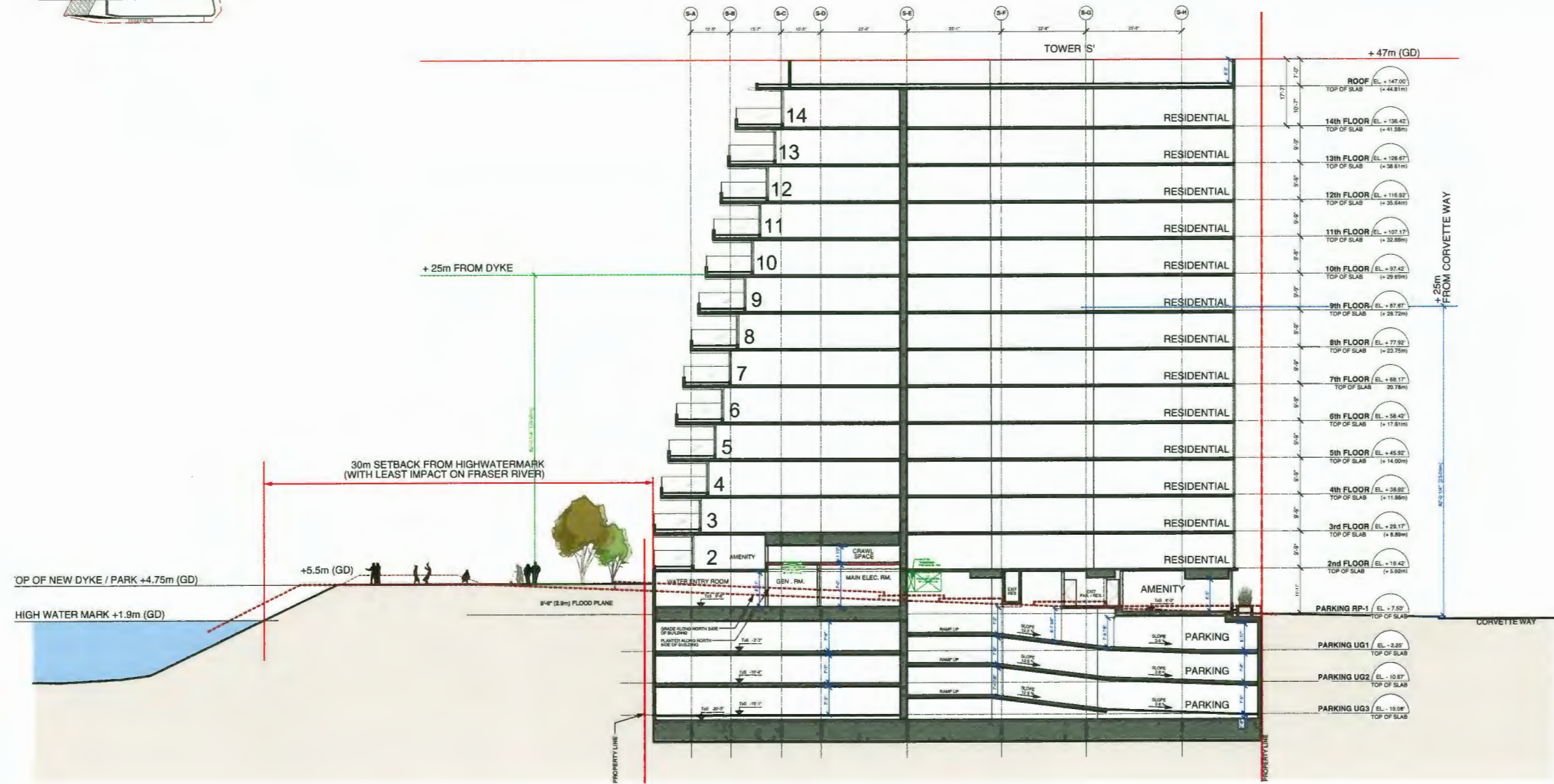
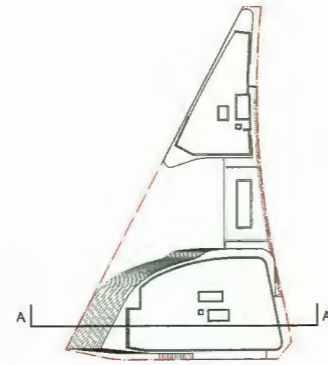
3399 Corvette Way
Richmond, BC

Level 14 / Roof

| | |
|----------|-------------------|
| W.T. NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and as at times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

Plan #C-12j



DP 17-794169
March 24, 2021
Plan #C-13

PROJECT
ViewStar
LOT C

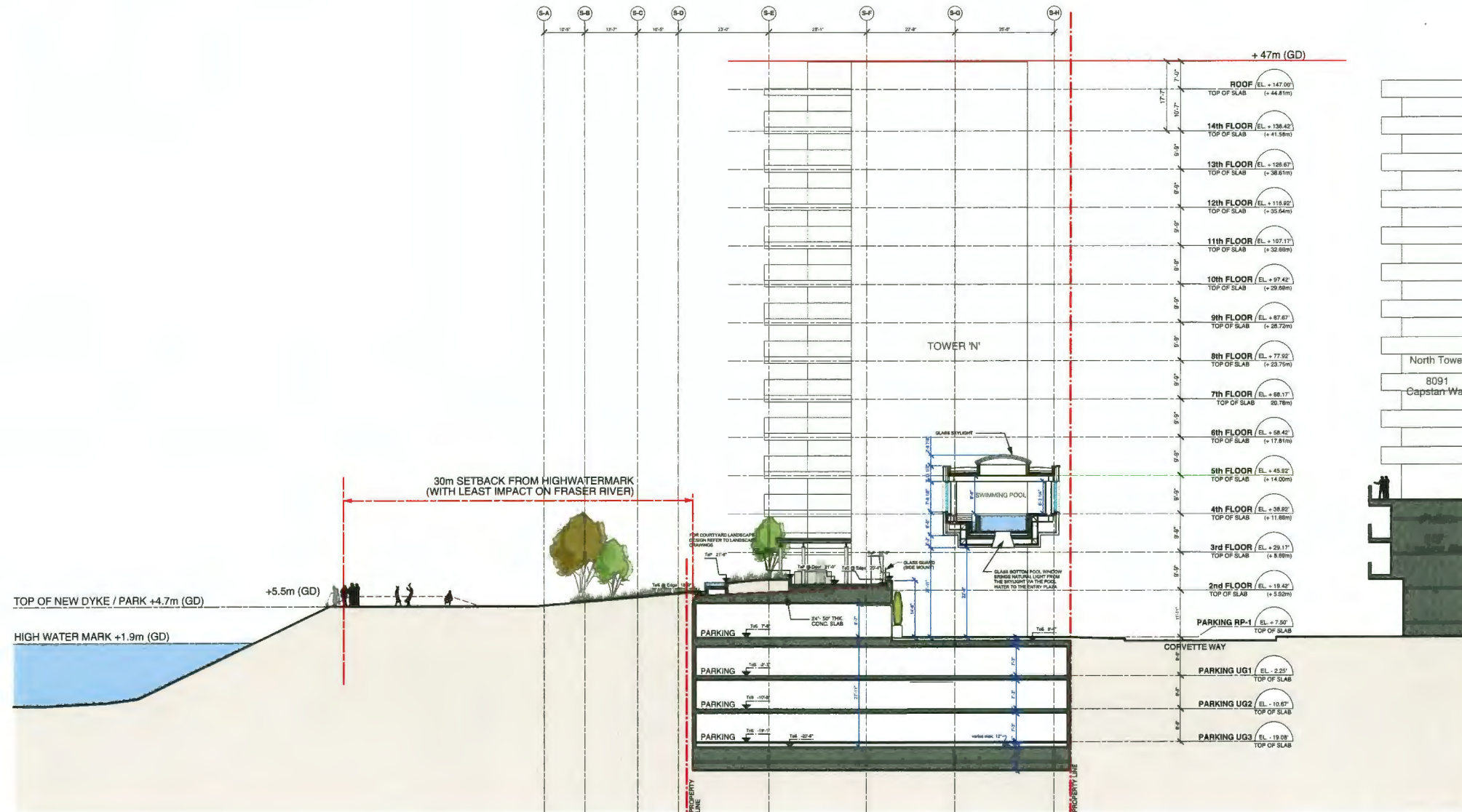
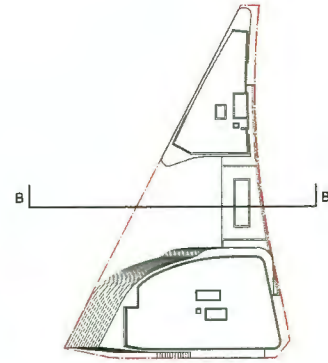
3399 Corvette Way
Richmond, BC

Section A - A

JOB NO. 11-03
DRAWN HM
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL
© Copyright reserved. This plan and design is and as all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO.:

Plan #C-13

| ISSUE/REVISION | RE-ISSUED FOR D.P. |
|----------------|--------------------|
| A 2020-11-08 | RE-ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISSUED FOR D.P. |



PROJECT
ViewStar
LOT C

3399 Corvette Way
Richmond, BC

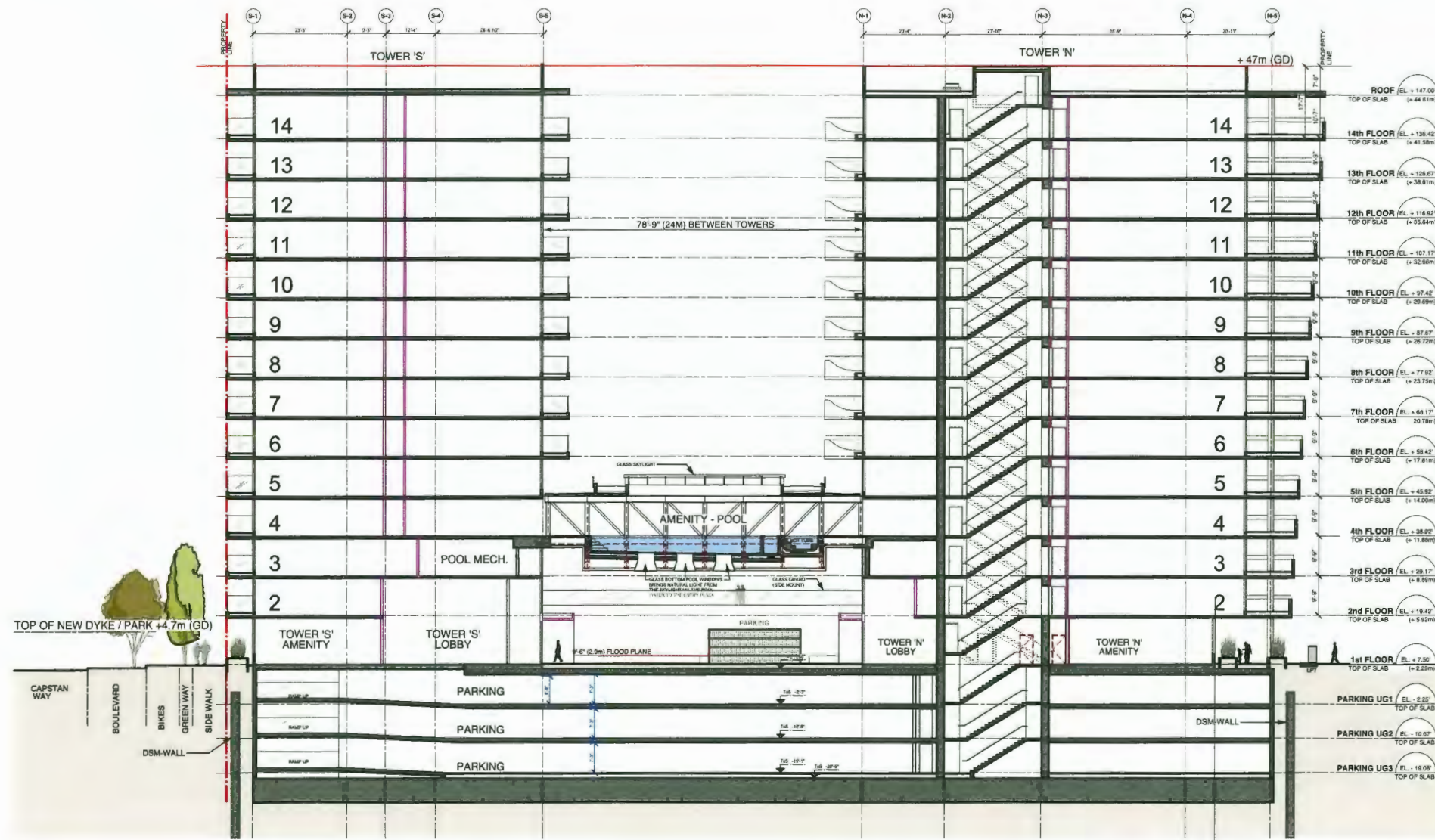
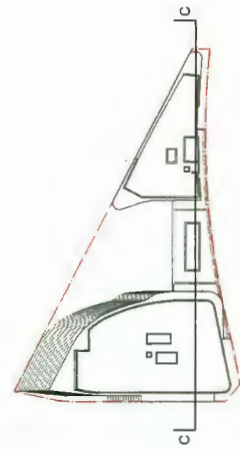
Section B - B

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and at all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO.:

Plan #C-14a

| ISSUE/REVISION | DATE | DESCRIPTION |
|----------------|------------|--------------------|
| B | 2020-11-09 | RE-ISSUED FOR D.P. |
| C | 2021-02-12 | RE-ISSUED FOR D.P. |



DP 17-794169
March 24, 2021
Plan #C-14b

PROJECT
ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Section C - C

| | |
|---------|------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | FEBRUARY12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design to be used at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #C-14b

FINISH MATERIAL LEGEND

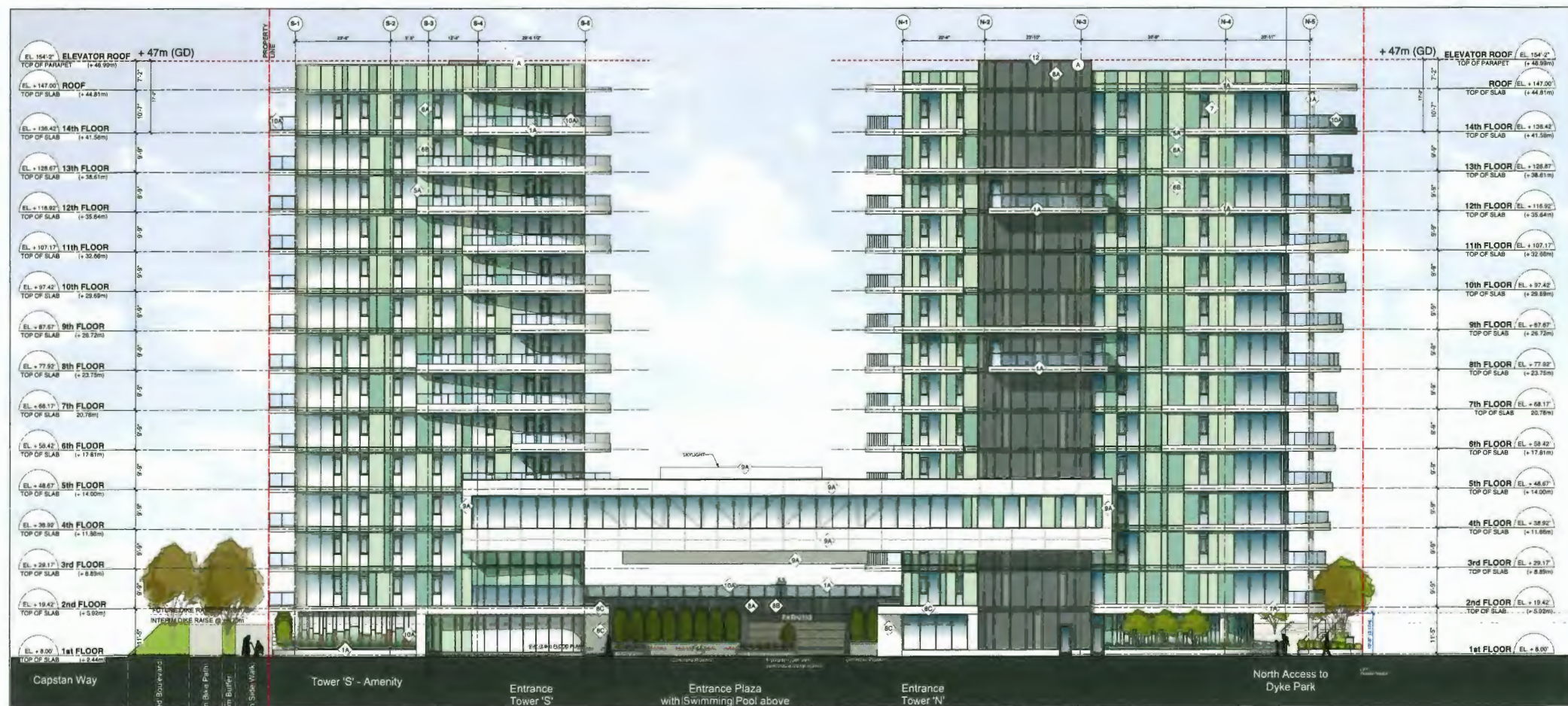
| | |
|-----|--|
| 1A | CONCRETE PAINTED - WHITE |
| 1B | CONCRETE PAINTED - GREY |
| 1C | CONCRETE PAINTED - TRAFFIC MEMBRANE |
| 2 | ARCHITECTURAL CONCRETE SEALED |
| 3A | GLAZED ALUMINUM CURTAIN WALL - POWDER COATED "GREY VELVET" |
| 3B | STRUCTURAL SILICONE GLAZED CURTAIN WALL |
| 3C | ALUMINUM MULLION - CLEAR ANNOXIDIZED |
| 3D | INSULATED SHADOW BOX |
| 3E | GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" |
| 3F | GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" |
| 3G | SPANDREL GLASS - OPAQUE BACK PAINTED "DREAMCATCHER 840" |
| 3H | SPANDREL GLASS - OPAQUE BACK PAINTED "FEATHER GREEN" BM 525 |
| 3I | SPANDREL GLASS - OPAQUE BACK PAINTED "SEAPEARL" OC-19 |
| 7 | TRANSPARENT GLASS - WINDOWS |
| 8A | FC PANEL - EQUITONE LT-20 |
| 8B | FC PANEL - EQUITONE TE-20 |
| 8C | FC PANEL - EQUITONE TE-90 / CONCRETE PAINTED |
| 9A | ALUMINUM PANEL SYSTEM - WHITE |
| 9B | ALUMINUM PANEL SYSTEM - BEIGE |
| 9C | PERFORATED, FOLDED SHEET METAL PANEL SYSTEM - BRONZE |
| 9D | FOLDED SHEET METAL PANEL SYSTEM - BRONZE |
| 9E | METAL BAGUETTES - BRONZE |
| 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 "GRAY VELVET" |
| 14 | VERTICAL SUN SCREEN |
| 15 | STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 16 | METAL SCREEN SUPPORTING VEGETATION |
| 17 | PERFORATED METAL SCREEN |



1 South Elevation - Capstan Way
Scale: 1/16" = 1'-0"

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



2 East Elevation - Corvette Way
Scale: 1/16" = 1'-0"

PROJECT

ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Elevations
Corvette Way
Capstan Way

JOB NO. 11-03

DRAWN RB

DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #C-15a

FINISH MATERIAL LEGEND

| | |
|-----|--|
| 1A | CONCRETE PAINTED - WHITE |
| 1B | CONCRETE PAINTED - GREY |
| 1C | CONCRETE PAINTED - TRAFFIC MEMBRANE |
| 2 | ARCHITECTURAL CONCRETE SEALED |
| 3A | GLAZED ALUMINUM CURTAIN WALL - POWDER COATED "GREY VELVET" |
| 3B | STRUCTURAL SILICONE GLAZED CURTAIN WALL |
| 3C | ALUMINUM MULLION - CLEAR ANNOXIDIZED |
| 4 | INSULATED SHADOW BOX |
| 5A | GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" |
| 5B | GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" |
| 6A | SPANDREL GLASS - OPAQUE BACK PAINTED "DREAMCATCHER 840" |
| 6B | SPANDREL GLASS - OPAQUE BACK PAINTED "FEATHER GREEN" BM 625 |
| 6C | SPANDREL GLASS - OPAQUE BACK PAINTED "SEAPEARL" OC-19 |
| 7 | TRANSPARENT GLASS - WINDOWS |
| 8A | FC PANEL - EQUITONE LT-20 |
| 8B | FC PANEL - EQUITONE TE-20 |
| 8C | FC PANEL - EQUITONE TE-90 / CONCRETE PAINTED |
| 9A | ALUMINUM PANEL SYSTEM - WHITE |
| 9B | ALUMINUM PANEL SYSTEM - BEIGE |
| 10 | PERFORATED, FOLDED SHEET METAL PANEL SYSTEM - BRONZE |
| 11 | FOLDED SHEET METAL PANEL SYSTEM - BRONZE |
| 12 | METAL BAGUETTES - BRONZE |
| 13A | ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS |
| 13B | ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER" |
| 14A | STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS |
| 14B | STEEL OR ALUMINUM PRIVACY SCREENS "GRAY VELVET" c/w OPAQUE GLASS PANELS |
| 15 | ALUMINUM CAP FLASHINGS |
| 16A | ALUMINUM SUN SCREEN "SILVER" |
| 16B | ALUMINUM SUN SCREEN "GRAY VELVET" |
| 17 | VERTICAL SUN SCREEN |
| 18 | STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 19 | METAL SCREEN SUPPORTING VEGETATION |
| 20 | PERFORATED METAL SCREEN |



1 North Elevation - Tower "N"
Scale: 1/16" = 1'-0"

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



2 West Elevation - Dyke Park
Scale: 1/16" = 1'-0"

PROJECT

**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

**Elevations
North and West**

JOB NO. 11-03
DRAWN RB
DATE February 12, 2021
SCALE 1/16" = 1'-0"

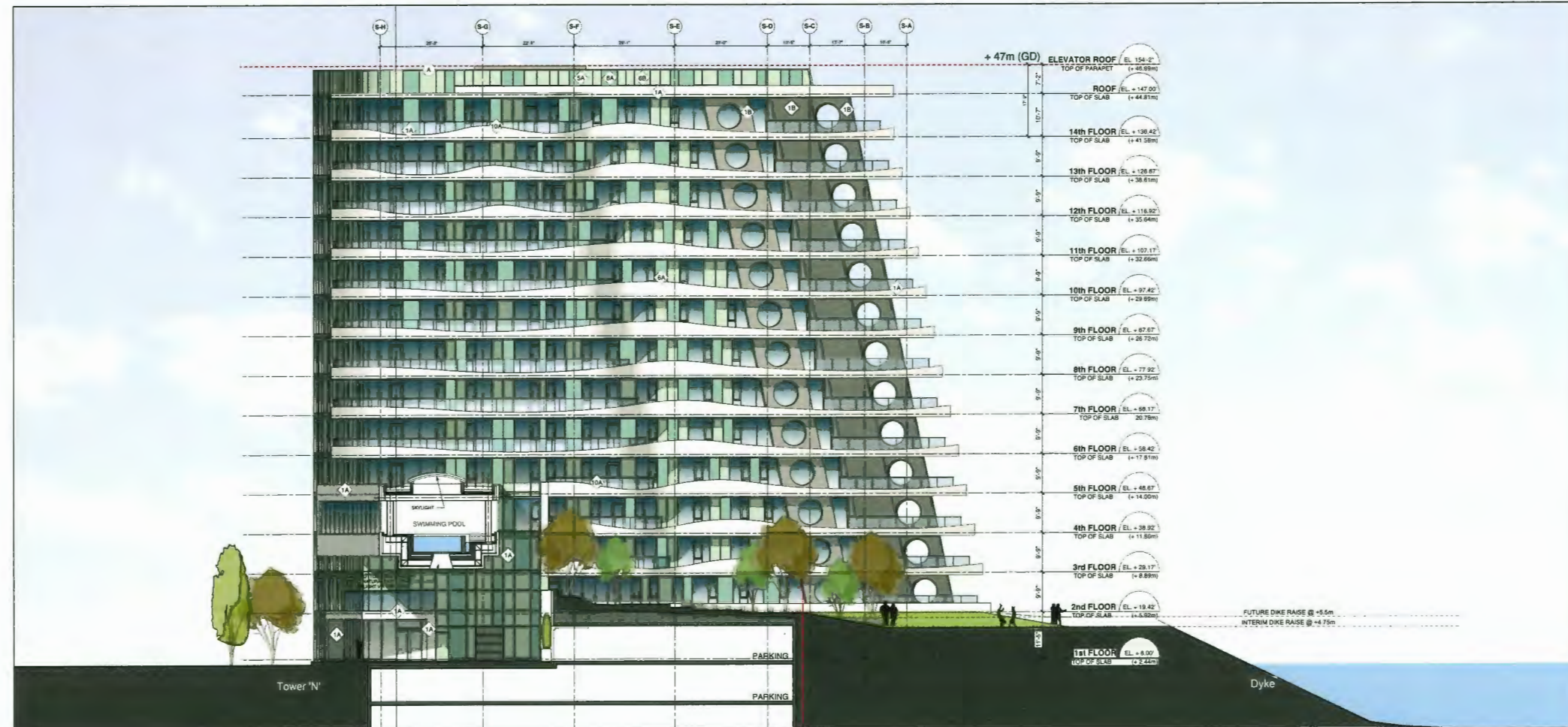
CHECKED WTL

© Copyright reserved. This plan and design is at all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO. 1

| FINISH MATERIAL LEGEND | |
|------------------------|--|
| 1A | CONCRETE PAINTED - WHITE |
| 1B | CONCRETE PAINTED - GREY |
| 1C | CONCRETE PAINTED - TRAFFIC MEMBRANE |
| 2 | ARCHITECTURAL CONCRETE SEALED |
| 4A | GLAZED ALUMINUM CURTAIN WALL - POWDER COATED "GREY VELVET" |
| 4B | STRUCTURAL SILICONE GLAZED CURTAIN WALL |
| 4C | ALUMINUM MULLION- CLEAR ANNOXIDIZED |
| 4D | INSULATED SHADOW BOX |
| 5A | GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" |
| 5B | GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" |
| 6A | SPANDREL GLASS - OPAQUE BACK PAINTED "DREAMCATCHER 840" |
| 6B | SPANDREL GLASS - OPAQUE BACK PAINTED "FEATHER GREEN" BM 825 |
| 6C | SPANDREL GLASS - OPAQUE BACK PAINTED "SEASPEARL" OC-19 |
| 7 | TRANSPARENT GLASS - WINDOWS |
| 8A | FC PANEL - EDUITONE LT-20 |
| 8B | FC PANEL - EDUITONE TE-20 |
| 8C | FC PANEL - EDUITONE TE-90 / CONCRETE PAINTED |
| 9 | ALUMINUM PANEL SYSTEM - WHITE |
| 9A | ALUMINUM PANEL SYSTEM - BEIGE |
| 9B | PERFORATED, FOLDED SHEET METAL PANEL SYSTEM - BRONZE |
| 9C | FOLDED SHEET METAL PANEL SYSTEM - BRONZE |
| 9D | METAL BAGUETTES - BRONZE |
| 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 |
| 13 | ALUMINUM SUN SCREEN "SILVER" |
| 13A | ALUMINUM SUN SCREEN "GRAY VELVET" |
| 13C | VERTICAL SUN SCREEN |
| 14 | STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL |
| 15 | METAL SCREEN SUPPORTING VEGETATION |
| 16 | PERFORATED METAL SCREEN |

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



1 North Courtyard Elevation - Tower 'N'
Scale: 1/16" = 1'-0"



2 South Courtyard Elevation - Tower 'N'
Scale: 1/16" = 1'-0"

PROJECT

**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

**Elevations
Courtyard
North and South**

JOB NO. 11-03

DRAWN RB

DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and all of them remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

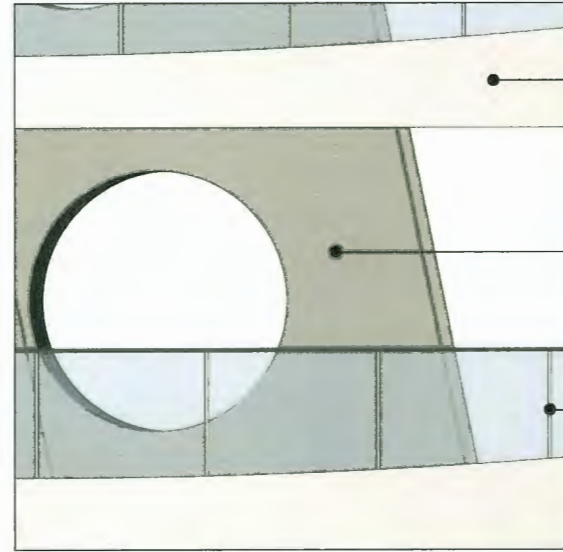
DRAWINGS NO.:

Plan #C-15c

| ISSUE/REVISION | DATE | DESCRIPTION |
|----------------|------------|--------------------|
| 1 | 2020-11-09 | RE-ISSUED FOR D.P. |
| 2 | 2021-02-12 | RE-ISSUED FOR D.P. |



FIBRE CEMENT PANEL
EQUITONE LINEA LT20



HORIZONTAL BANDS
FIBRE CEMENT PANEL / PAINTED CONCRETE TO MATCH



ALUMINUM GUARDRAIL
SILVER (MATCH MULLIONS)



CONCRETE PAINTED GREY
BM AC-29 SAN ANTONIO GRAY



PERFORATED METAL SCREEN
(CASHMERE MICA COLOUR)



WINDOW MULLION COLOUR
STARLINE WINDOWS STANDARD SILVER



FIBRE CEMENT PANEL
EQUITONE TECTIVA TE20 / LINEA LT20

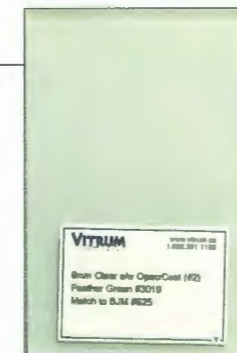


Parkade Gate with
perforated metal screen

PARTIAL ELEVATION OF PARKADE GATE



SPANDREL COLOUR 2
BM 640 DREAMCATCHER



SPANDREL COLOUR 1
BM 625 FEATHER GREEN



SPANDREL COLOUR 3
BM 1146 HARVEST BRONZE



SPANDREL COLOUR 4
BM 0C-22 CALM

DP 17-794169
March 24, 2021
Plan #C-16

PROJECT

**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

Materials

JOB NO. 11-03

DRAWN WTLA

DATE February 12, 2021

SCALE N.T.S

CHECKED WTL

© Copyright reserved. This plan and design is and is all thereof remain the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.

DRAWING NO. :

Plan #C-16

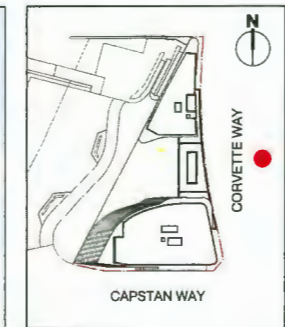
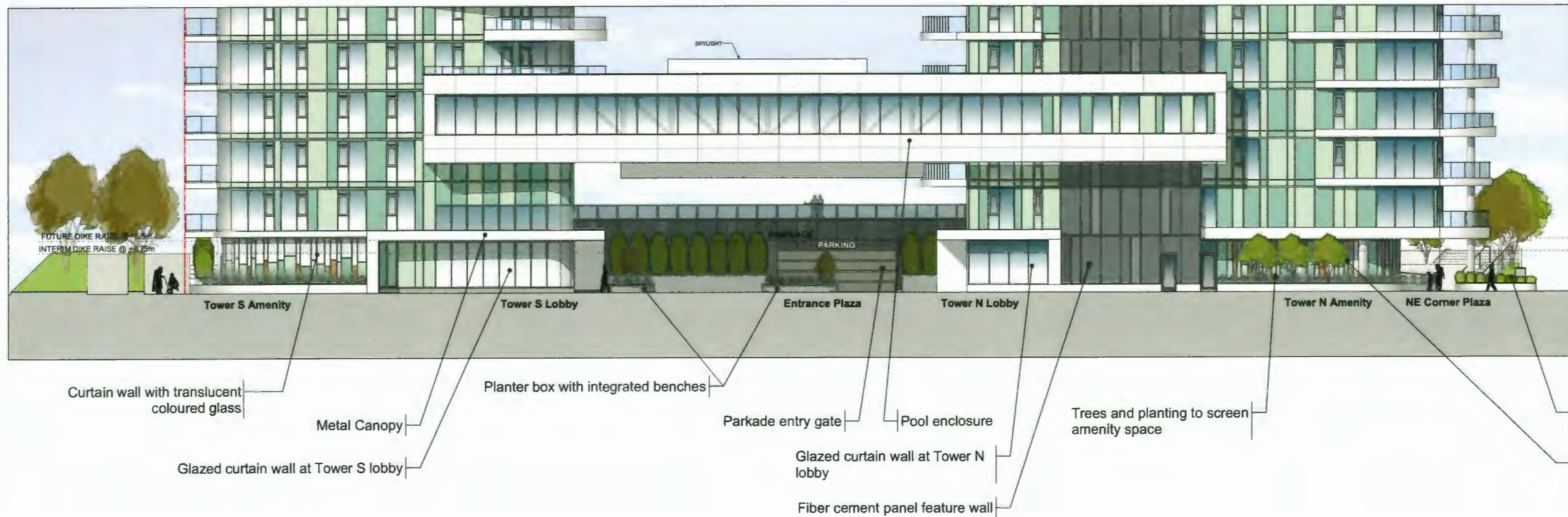


Entrance Plaza • Corvette Way



Tower N • North East Corner Plaza

DP 17-794169
March 24, 2021
Plan #C-17a



Key Plan

PROJECT

**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

**Streetscape
East**

JOB NO. 11-03

DRAWN RB

DATE February 12, 2021

SCALE NTS

CHECKED WTL

© Copyright reserved. This plan and design is and as all forms remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #C-17a

Lot C East Elevation • Corvette Way



Lot C Tower S • SE corner Capstan Way and Corvette Way

Precedence - Coloured translucent glass

DP 17-794169
March 24, 2021
Plan #C-17b



Lot C South Elevation • Capstan Way

Dyke walkway and planting | Glazed window wall | Planter boxes with integrated benches | Private balconies | Fiber cement panel wall | Planter at south east corner | Curtain wall with translucent coloured glass



Key Plan

PROJECT

ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Streetscape
South

JOB NO. 11-03

DRAWN RB

DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and at all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO. 1

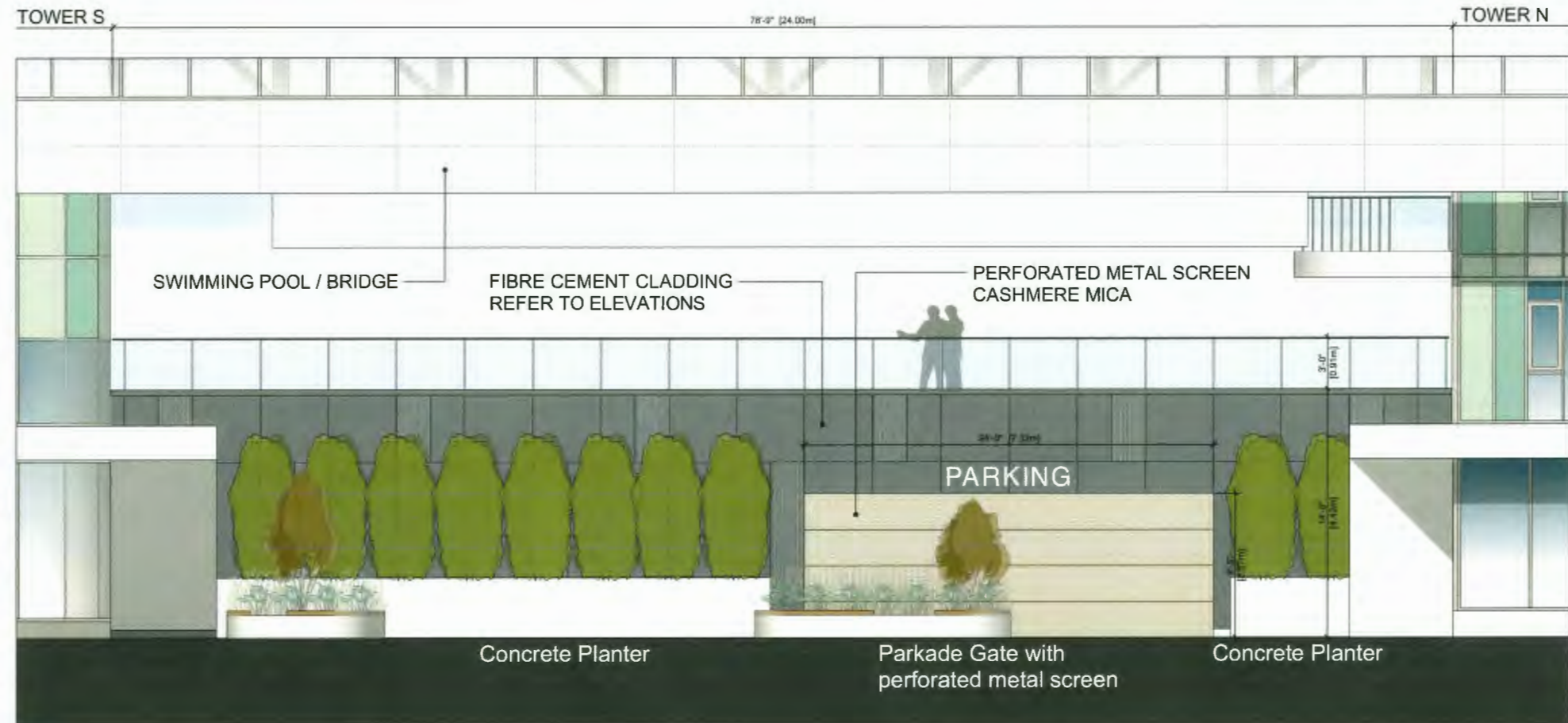
Plan #C-17b



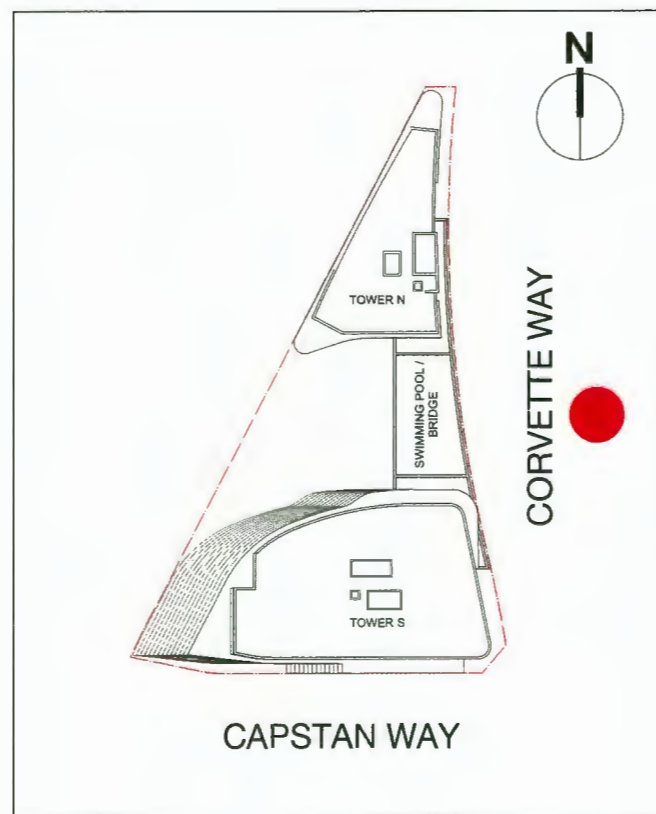
Perforated metal screen - precedent photos



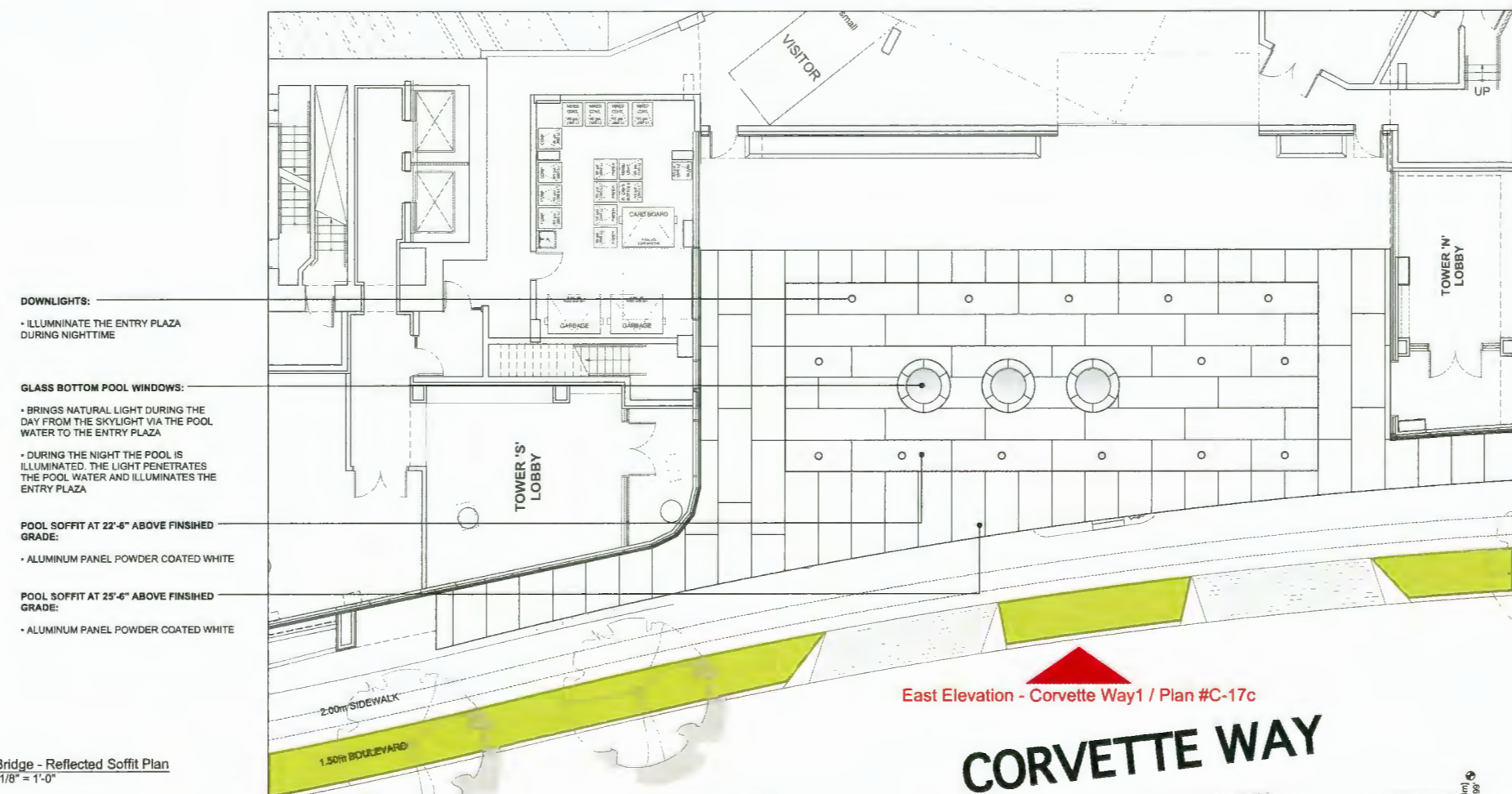
Perforated metal screen - material sample



1 East Elevation - Corvette Way
Scale: 1/4" = 1'-0"



Key Plan



2 Pool Bridge - Reflected Soffit Plan
Scale: 1/8" = 1'-0"

DP 17-794169
March 24, 2021
Plan #C-17c

PROJECT

ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Parkade Gate
Swimming Pool RCP

JOB NO. 11-03

DRAWN HM

DATE February 12, 2020

SCALE 1/8" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and all in some respects the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.

DRAWING NO.:

Plan #C-17c

| ISSUE/REVISION | |
|----------------|-----------------------------|
| A | 2020-11-09 RE-ISSUED FOR DP |
| B | 2021-02-12 RE-ISSUED FOR DP |



Lot C Riverfront - Dyke Path Looking NE Towards Water Feature and Courtyard



Lot C Riverfront - View From Pier Looking SE Towards Courtyard



Lot C Riverfront - Overview of Courtyard and Water Feature



Lot C Riverfront - View From Dyke Path of Water Feature and Courtyard

DP 17-794169
March 24, 2021
Plan #C-17d

PROJECT

**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

**Streetscape
Riverfront**

JOB NO. 11-03
DRAWN RB
DATE February 12, 2021
SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

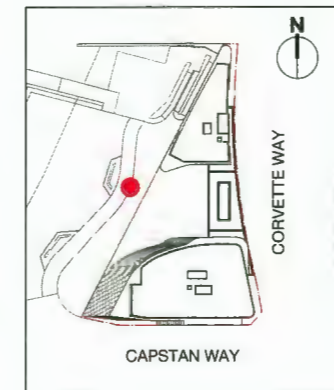
DRAWING NO.:

Plan #C-17d



- Glazed window wall
- Planting Along Dyke walkway
- Canopy Trellis
- Water Feature
- Courtyard Trees
- Pool Enclosure
- Trees and Planting Along Dyke Walkway
- Private balconies

Lot C West Elevation • Riverfront



Key Plan

| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for R.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #18a-1

eta LANDSCAPE ARCHITECTURE
 1690 West 2nd Avenue
 Vancouver, BC, Canada, V6J 1H4
 T | 604.683.1458
 F | 604.683.1459
 W | www.eta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Illustrative Plan

Legal

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



| | |
|-----------------|--------------------|
| Project Manager | Project ID |
| Drawn By | Scale |
| Reviewed By | Drawing No. |
| Date | PLAN# 18a-1 |
| 08/30/19 | |



ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA/BLNA 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 BE FREE FROM SUBSOIL,
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR
REPRODUCIBLE 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 BCLNA 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/BLNA 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

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 BCLNA
STANDARDS:

| | Over prepared subgrade where the subsoil drains rapidly | Over structures or where the subsoil drains poorly |
|-----------------------------------|---|--|
| TREES (10m ² PER TREE) | 610 MM (24") | 750 MM (30") |
| LARGE SHRUBS | 610 MM (24") | 610 MM (24") |
| GROUNDCOVERS | 300 MM (12") | 225 MM (9") |
| LAWN-IRRIGATED | 150 MM (6") | 150 MM (6") |
| LAWN-NOT IRRIGATED | 150MM (6") | 225 MM (9") |

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRD 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 50MM (2") 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 AMENDMENTS 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 BCLNA/BCLSA STANDARDS CURRENT
EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND
PLANT SYMBOLS ON DRAWINGS, 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.

IRRIGATION NOTES
-HIGH EFFICIENCY IRRIGATION TO BE PROVIDED FOR ALL PLANTED AREAS.
TO BE DESIGNED BY IABC CERTIFIED PROFESSIONAL.

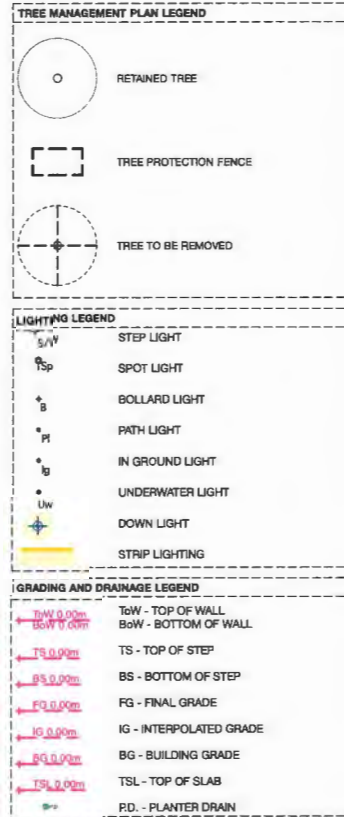
GENERAL NOTES
-ON SITE SHOWN FOR REFERENCE ONLY.
-REFER TO CIVIL FOR SIDEWALK, CURB, ROAD, AND BIKE PATH LAYOUT.
-REFER TO ELECTRICAL FOR STREET LIGHT LOCATION. SHOWN FOR
REFERENCE ONLY.
-REFER TO CIVIL FOR GRADING INFORMATION.

TREE PLANTING MIN. STANDARD DISTANCES
TREES SHALL NOT BE PLANTED WITHIN:

SIGHT TRIANGLE AT STREET INTERSECTIONS (I.E. PROJECTION OF
IMAGINARY 8.0M X 8.0M PROPERTY LINE CORNER CUT),
6.0M FROM STREET LIGHTS,
2.0M FROM DRIVEWAYS,
3.0M FROM HYDRANTS,
2.0M FROM CATCH BASINS,
2.0M FROM MANHOLES,
3.0M FROM ELECTRICAL JUNCTION BOXES, AND
2.0M FROM KIOSKS.

UNDERGROUND UTILITIES NOT TO PASS DIRECTLY BENEATH TREE ROOT
BALLS.

PROVIDE 1000mm DEEP CONTINUOUS TRENCH OF GROWING MEDIUM FOR
BOULEVARDS AND MEDIAN TREES, WHERE NO UTILITY CONFLICTS EXIST, IN
ACCORDANCE WITH P-1-SD - WHILE:
*MAINTAINING 300mm SEPARATION FROM BACK OF CURBS & FRONT OF
SIDEWALKS (I.E. CURB & SIDEWALK GRANULAR BASE MATERIAL EXTENT);
AND
*NOT ENCRoACHING INTO CURB & SIDEWALK GRANULAR BASE SUITABLE
SUBGRADE SUPPORTING MATERIAL (I.E. 1H:1V SLOPE FROM TOE OF
GRANULAR BASE MATERIAL EXTENT).



| ID | REFERENCE | DESCRIPTION | SIZE | MODEL | MANUFACTURER | COMMENT | COLOUR | QTY |
|------|-----------|----------------------------------|--------------------|--------------------|---------------------|--------------------|---------------|-----|
| F1 | TBD | TIMBER BENCH | refer to plan | CEDAR | CUSTOM | | NATURAL | - |
| F2 | TBD | SQUARE TIMBER SEAT | refer to plan | CEDAR | CUSTOM | | NATURAL | - |
| F3 | 1/L24.0 | BIKE RACK | 25.19" TALL | SCBR1600 | MAGLIN | FINE TEXTURED | SILVER | - |
| F4 | 9/L23.2 | HARVEST TABLE | refer to plan | CEDAR | CUSTOM | | NATURAL | - |
| F5.1 | 4/L24.0 | MOVEABLE CHAIRS | 33" x 18" x 19" | KONTUR CHAIR | MAGLIN | | RAL 6033 | - |
| F5.2 | 4/L24.0 | MOVEABLE TABLES (COMMERCIAL) | 30" x 30" ROUND | KONTUR TABLE | MAGLIN | | SLATE | - |
| F5.3 | TBD | MOVEABLE TABLES (RESIDENTIAL SM) | TBD | TBD | TBD | | | - |
| F5.4 | TBD | MOVEABLE TABLES (RESIDENTIAL LG) | TBD | TBD | TBD | | | - |
| F6 | 3/L23.3 | TREE GRATE (SM) | 1.5M WIDE DIA. | 5' RD FLAT RAINBOW | URBAN ACCESSORIES | RUST CONDITIONER | DUCTILE IRON | - |
| F7 | 4/L23.3 | TREE GRATE (LG) | 2.4M WIDE DIA. | 8' RD FLAT RAINBOW | URBAN ACCESSORIES | RUST CONDITIONER | DUCTILE IRON | - |
| F8 | 2/L23.3 | POTTING TABLE AND STORAGE | refer to plan | CUSTOM | CUSTOM | | NATURAL | - |
| F9 | TBD | SQUARE TABLE | refer to plan | CUSTOM | CUSTOM | | | - |
| F10 | TBD | SQUARE STONE SEAT | refer to plan | CUSTOM | LANDSCAPE SUPPLY | POLISHED BASALT | BLACK | - |
| F11 | 1/L23.3 | BOCCE BALL COURTS | 60' x 10' | | CUSTOM | | NATURAL | - |
| F12 | TBD | TABLE TENNIS | TBD | TBD | TBD | TBD | TBD | - |
| F13 | 2/L24.0 | RECTANGULAR FIRE TABLE | TBD | TBD | POLIFORM | BLACK PEBBLE GLASS | BLACK | - |
| F14 | TBD | ROUND FIRE TABLE | TBD | TBD | POLIFORM | BLACK PEBBLE GLASS | BLACK | - |
| F15 | TBD | FIRE PLAZA COUCH | TBD | TBD | TBD | | TBD | - |
| F16 | 3/L24.0 | LOUNGE SEATING | 41" x 62" x 23" | MCL720-W | MAGLIN | IPE | SILVER | - |
| F17 | 2/L23.2 | METAL PLANTER | refer to plan | CUSTOM | CUSTOM | | | - |
| F18 | 2/L23.3 | URBAN AGRICULTURE PLANTER | refer to plan | CUSTOM | CUSTOM | | | - |
| F19 | 5/L23.2 | WALL MOUNTED BENCH | refer to plan | CUSTOM | CUSTOM | | | - |
| A1 | 1/L23.4 | BUILDING B ARBOUR 1 | refer to detail | CUSTOM | CUSTOM | | | - |
| A2 | 2/L23.4 | BUILDING B ARBOUR 2 | refer to detail | CUSTOM | CUSTOM | | | - |
| A3 | 3/L23.4 | BUILDING B ARBOUR 3 | refer to detail | CUSTOM | CUSTOM | | | - |
| A4 | TBD | BUILDING C ARBOUR | TBD | CUSTOM | CUSTOM | | | - |
| C1 | TBD | SLIDE | 2.5h | -4.227e+04 | KAISER KUEHNE PLAY | | SILVER | - |
| C2 | TBD | SPUN CHAIRS | 36" x 26" | MGN00 | HERMAN MILLER | | RED | - |
| C3 | TBD | PLAY POLES | CUSTOM | CUSTOM | CUSTOM | POWDERCOAT | RAL 6033 | - |
| C4 | TBD | NATURAL PLAY | TBD | TBD | TBD | | NATURAL | - |
| C5 | TBD | PLAY TUNNEL | TBD | CUSTOM | CUSTOM | | | - |
| ID | REFERENCE | DESCRIPTION | SIZE | MODEL | MANUFACTURER | HIGHLIGHT | COLOUR | QTY |
| P1.1 | 1/L23.1 | CLAY PAVER (ENTRANCE) | 1.5" x 4" x 8" | MISSION TEXTURE | MUTUAL MATERIALS | | REDONDO GREY | - |
| P1.2 | 1/L23.1 | CLAY PAVER | 1.5" x 4" x 8" | SMOOTH TEXTURE | MUTUAL MATERIALS | | REDONDO GREY | - |
| P1.3 | 1/L23.1 | CLAY PAVER | 1.5" x 4" x 8" | SMOOTH TEXTURE | MUTUAL MATERIALS | | MEDITERRANEAN | - |
| P1.4 | 1/L23.1 | CLAY PAVER | 1.5" x 4" x 8" | SMOOTH TEXTURE | MUTUAL MATERIALS | | EBONY | - |
| P2 | 2/L23.1 | CONCRETE PAVER ON SLAB | 1 3/4" x 18" x 18" | | MUTUAL MATERIALS | | PLATINUM | - |
| P3 | 3/L23.1 | PIP RUBBER PLAY SURFACING | VARIES | PIP | MARATHON SURFACES | | TBD | - |
| P4 | 4/L23.1 | CONCRETE STEPPING ROUND | 12" - 16" dia | CUSTOM | CUSTOM | BROOM FINISH | NATURAL | - |
| P5 | 2/L23.1 | AMENITY AREA PAVER | 1 5/8" x 18" x 18" | TEXADA | ABBOTSFORD CONCRETE | HYDRAPRESSED SLAB | NATURAL | - |
| P6 | 5/L23.1 | TIMBER BOARDWALK / RAMP | refer to plan | CUSTOM | CUSTOM | | NATURAL | - |
| M1 | 1/L23.2 | CONCRETE WALL | refer to plan | CIP | CUSTOM | | NATURAL | - |
| M2 | 2/L23.2 | STEEL RETAINING WALL | TBD | TBD | TBD | TBD | TBD | - |
| M3 | 3/L23.2 | DRIP STRIP | TBD | TBD | TBD | TBD | TBD | - |
| M4 | 4/L23.2 | CONCRETE SEATING WALL | refer to plan | CIP | CUSTOM | | NATURAL | - |
| M5 | 7/L23.2 | CONCRETE ROMAN STEPS | 4' wide | | ABBOTSFORD CONCRETE | | NATURAL | - |
| M6 | 8/L23.2 | TIMBER PLATFORM | refer to plan | CEDAR | CUSTOM | | NATURAL | - |
| M7 | TBD | ENTRANCE GATE AND PILLAR | refer to plan | CUSTOM | CUSTOM | | | - |

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

| Revision No. | Date | Revision Notes |
|--------------|------------|-------------------------------|
| A | 2019-08-30 | Issued for PLZ Test Amendment |
| C | 2020-09-28 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| K | 2020-10-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|-------------------------------|
| A | 2019-08-30 | Issued for PLZ Test Amendment |
| C | 2020-09-28 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| K | 2020-10-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #18a-2

eta LANDSCAPE ARCHITECTURE
1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4
1 | 604.663.1458
1 | 1 | 604.663.1459
1 | 1 | www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's
intellectual property, and the Consultant shall retain ownership
thereof. Such information shall not be used for any purpose other than
for the construction of the referenced project. Any other use, reuse or
modification of the documents without the Consultant's prior written
consent will be at the user's own risk and without liability or legal
recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Title
Notes and Schedules

Legal

| Project Manager | Project ID |
|-----------------|--------------------|
| VG | 170009 |
| Drawn By | Boh |
| VG | |
| Reviewed By | Clayton Ho |
| Reviewed By | PLAN# 18a-2 |
| Date | 08/30/19 |
| Plot Date: | |

LOT B - PLANT LIST

| LOT B - GROUND FLOOR | | | | | | |
|----------------------|-----|------------------------------|------------------------|----------|-----------------------|--------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| TREES | | | | | | |
| Ac | 6 | Acer circinatum | vine maple | as shown | 3m ht. | full, bushy plants |
| For | 1 | Fraxinus oxycarpa 'Raywood' | Raywood ash | as shown | 6cm cal/B&B | 2m standard |
| Fsd | 2 | Fagus sylvatica dawyck gold | golden beech | as shown | 4m ht. B&B | Full, bushy plants |
| Gt | 3 | Gleditsia triacanthos | honey locust | as shown | 7cm/b&b | full, bushy plants |
| Pxy | 2 | Prunus x yedoensis 'Akebono' | Akebono Yoshino Cherry | as shown | 6cm cal. | full, bushy plants |
| Qh | 1 | Quercus hypoleucoides | Silverleaf Oak | as shown | 6 cm B&B/ 2m standard | matched crowns |
| Sal | 2 | Sorbus aria 'Lutescens' | Whitebeam | as shown | 1.2m Stake | |
| Stj | 1 | Styrax japonicus | Japanese Snowbell Tree | as shown | 4m ht/ B&B | full/ dense crown |

| LOT B - GROUND FLOOR | | | | | | |
|---|-----|---------------------------------------|------------------------------|-----------------------|----------------|---------------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Ago | 214 | Acorus gramineus 'Ogon' | Golden Variegated Sweet Flag | 3" #1 cont. | | full/ bushy plants/ heavy |
| Alp | 26 | Azalea japonica 'purple splendor' | evergreen azalea | 9 1/8" #2 cont. | | full/ bushy plants |
| Cc | 77 | Centaurea cyanus | Bachelor Button, Garden Con | 3" #2 cont. | | full, bushy plants |
| Ci* | 126 | Chasmanthium latifolium* | Northern Sea Oats | 4 3/8" #2 cont. | | full/ bushy plants |
| Gs* | 29 | Gaultheria shallon* | santal | 7 3/8" #2 cont. | | full/ bushy plants |
| Hs | 35 | Helictotrichon sempervirens | Blue Oat Grass | 5 1/2" #2 cont. | | full/ bushy plants |
| Lm | 235 | Liriope muscari | Big Blue Lily Turf | 2 3/4" #2 cont. | | full, bushy plants |
| Mis* | 12 | Miscanthus sinensis 'Morning Light**' | morning light maiden grass | 7 3/8" #3 cont. | | full/ bushy plants |
| Pah | 54 | Pennisetum alopecuroides 'Hamelin' | Dwarf Fountain Grass | 5 1/2" #1 cont.-heavy | | full/ bushy plants |
| Pm | 111 | Polystichum munitum | Sword Fern | 7 3/8" #3 cont. | | full bushy plants |
| Ppo | 41 | Polystichum polyblepharum | Tassel Fern | 5 1/8" #3 cont. | | full bushy plants |
| Rfg | 131 | Rudbeckia fulgida 'Goldsturm' | Goldsturm Black Eyed Susan | 4 7/8" #2 cont. | | full/ bushy plants |
| Ron* | 34 | Rosa nutkana* | Nootka rose | 10 7/8" #2 cont. | | full/ bushy plants |
| Rs* | 46 | Ribes sanguineum 'King Edward**' | flowering currant | 10 7/8" #5 cont. | | full/ bushy plants |
| Sa | 95 | Sesleria autumnalis | Autumn Moor Grass | 3 5/8" | | |
| Sca | 82 | Solidago canadensis | Goldenrod | 3 5/8" #1 cont. | | full/ bushy plants |
| Sh | 52 | Sarcococca hookeriana var. Humilis | sweet box | 5 1/2" #2 cont. | | full/ bushy plants |
| Spd* | 12 | Spiraea douglasii* | hardhack | 9 1/8" #2 cont. | | full/ bushy plants |
| Sr | 10 | Sarcococca ruscifolia | fragrant sarcococca | 9 1/8" #3 cont. | | full/ bushy plants |
| Stq | 15 | Stipa gigantea | Giant Needle Grass | 10 7/8" #2 cont. | | |
| Ts | 80 | Thymus serpyllum | Creeping Thyme | 3" SP#4 | | full/ bushy plants |
| | 0 | | | | 0" | |

| LOT B - PODIUM LEVEL (Level 4 and 5) | | | | | | |
|--------------------------------------|-----|--------------------------------|------------------------|----------|----------------|-------------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| TREES | | | | | | |
| Ac | 14 | Acer circinatum | vine maple | as shown | 3m ht. | full, bushy plants |
| Al | 9 | Albizia julibrissin | silk tree | as shown | 6cm cal | staked plants |
| Aps | 29 | Acer palmatum 'Seiryu' | Seiryu Japanese maple | as shown | 5cm cal. B&B | full/bushy plants |
| Cof | 16 | Cercis canadensis forest pansy | Eastern redbud | as shown | 6cm cal/ B&B | 2m standard/ full crown |
| Gt | 10 | Gleditsia triacanthos | honey locust | as shown | 7cm/b&b | full, bushy plants |
| Hmo | 4 | Hamamelis mollis | Chinese witch hazel | as shown | #7 cont. | full/ bushy plants |
| Pxy | 10 | Prunus x yedoensis 'Akebono' | Akebono Yoshino Cherry | as shown | 6cm cal. | full, bushy plants |

| LOT B - PODIUM LEVEL (Level 4 and 5) | | | | | | |
|---|-----|---------------------------------------|-------------------------------|-----------------------|----------------|---------------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Alp | 243 | Azalea japonica 'purple splendor' | evergreen azalea | 9 1/8" #2 cont. | | full/ bushy plants |
| Auc | 55 | Arbutus unedo compacta | strawberry madrone | 1'0 7/8" #10 cont. | | full/ bushy plants |
| Auu | 229 | Arctostaphylos uva-ursi | kinnikinnick | 3 5/8" #1 cont. | | full/ bushy plants/ heavy |
| Ceb | 411 | Carex elata 'Bowles Golden' | 'Bowles Golden' Gold Sedge | 7 3/8" #1 cont. | | full/ bushy plants |
| Cf | 1 | Carex flacca | Blue Sedge | 4 3/8" #2 cont. | | full, bushy plants |
| Ci* | 215 | Chasmanthium latifolium* | Northern Sea Oats | 4 3/8" #2 cont. | | full/ bushy plants |
| Ct | 32 | Choisya ternata | Mexican mock orange | 1'0 7/8" #3 cont. | | full/ bushy plants |
| Cv | 100 | Calluna vulgaris 'Spring Torch' | Spring Torch Scotch Heather | 5 1/2" #2 cont. | | full/ bushy plants |
| Fa | 25 | Fragaria x ananassa | strawberry | 5 1/2" SP4 | | full/ bushy plants |
| Gs* | 277 | Gaultheria shallon* | santal | 7 3/8" #2 cont. | | full/ bushy plants |
| Haa | 59 | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 1'2 5/8" #3 cont. | | full/ bushy plants |
| Hqs | 18 | Hydrangea quercifolia 'snow queen' | oakleaf hydrangea | 1'2 5/8" #3 cont. | | full/ bushy plants |
| It | 43 | Iris tenax | western blue iris | 5 1/2" #1 cont. | | intermixed in groups |
| Jul | 303 | Juncus effusus | common rush | 4 1/2" #1 cont. | | .3m o.c. |
| La | 319 | Lavandula angustifolia | English Lavender | 4 3/8" #2 cont. | | full/ bushy plants |
| Mis | 401 | Miscanthus sinensis 'Morning Light**' | morning light maiden grass | 7 3/8" #3 cont. | | full/ bushy plants |
| Nat | 120 | Nassella tenuissima | Mexican feather grass | 4 3/8" #2 cont. | | full/ bushy plants |
| Pah | 273 | Pennisetum alopecuroides 'Hamelin' | Dwarf Fountain Grass | 5 1/2" #1 cont.-heavy | | full/ bushy plants |
| Pm | 118 | Polystichum munitum | Sword Fern | 7 3/8" #3 cont. | | full bushy plants |
| Rfg | 184 | Rudbeckia fulgida 'Goldsturm' | Goldsturm Black Eyed Susan | 4 7/8" #2 cont. | | full/ bushy plants |
| Ron* | 124 | Rosa nutkana* | Nootka rose | 10 7/8" #2 cont. | | full/ bushy plants |
| Rra-1 | 183 | Rhododendron 'Rampapo' | purple rhododendron | 9 1/8" #5 cont. | | full/ bushy plants |
| Rs* | 64 | Ribes sanguineum 'King Edward**' | flowering currant | 10 7/8" #5 cont. | | full/ bushy plants |
| Saj | 272 | Sedum 'Autumn Joy' | autumn stonecrop | 5 1/2" #1 cont. | | full, bushy plants |
| Sew | 929 | Sedum ewersii | pink Mongolian stonecrop | 2 3/4" #1 cont. | | full, bushy plants |
| Sh | 42 | Sarcococca hookeriana var. Humilis | sweet box | 5 1/2" #2 cont. | | Full, bushy plants |
| Sns | 193 | Sedum nevi 'Silver Frost' | southern stonecrop | 4 3/4" #1 cont. | | |
| So | 27 | Salix purpurea 'Nana' | Dwarf Arctic Blue Leaf Willow | 2' 1/2" #5 cont. | | |
| Spa | 358 | Sedum 'Purple Emperor' | autumn stonecrop | 5 1/2" #1 cont. | | full, bushy plants |
| Sr | 88 | Sarcococca ruscifolia | fragrant sarcococca | 9 1/8" #3 cont. | | full/ bushy plants |
| Ssp | 493 | Sedum spurium 'Green Mantle' | two-row stonecrop | 4 3/4" #1 cont. | | full, bushy plants |
| Tbr | 116 | Taxus baccata rependens | dwarf English Yew | 10 7/8" #5 cont. | | full/ bushy plants |
| Tmh | 14 | Taxus media 'Hicksii' | Yew | 5 1/2" 1.2m/B&B | | full, bushy plants |
| Ts | 326 | Thymus serpyllum | Creeping Thyme | 3" SP#4 | | full/ bushy plants |
| Vo | 267 | Vaccinium ovatum | evergreen huckleberry | 9 1/8" #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

LOT C - PLANT LIST

| LOT C - GROUND FLOOR | | | | | | |
|----------------------|-----|-------------------------------|--------------|----------|----------------|--------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| TREES | | | | | | |
| Ac | 8 | Acer circinatum | vine maple | as shown | 3m ht. | full, bushy plants |
| Fsd | 5 | Fagus sylvatica 'Dawyck Gold' | golden beech | as shown | 4m ht. B&B | Full, bushy plants |

| LOT C - GROUND FLOOR | | | | | | |
|---|-----|------------------------------------|-------------------------------|------------------|----------------|---------------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Ago | 82 | Acorus gramineus 'Ogon' | Golden Variegated Sweet Flag | 3" #1 cont. | | full/ bushy plants/ heavy |
| Auu | 52 | Arctostaphylos uva-ursi | kinnikinnick | 7 3/8" #1 cont. | | full/ bushy plants/ heavy |
| Lm | 82 | Liriope muscari | Big Blue Lily Turf | 2 3/4" #2 cont. | | full, bushy plants |
| Lp | 93 | Lupinus polyphyllus 'Gallery Blue' | Gallery Blue Lupine | 4 1/2" #1 pot | | |
| Pm | 91 | Polystichum munitum | Sword Fern | --- | #3 cont. | full bushy plants |
| Ron* | 8 | Rosa nutkana* | Nootka rose | 10 7/8" #2 cont. | | full/ bushy plants |
| Rs* | 9 | Ribes sanguineum 'King Edward**' | flowering currant | 10 7/8" #5 cont. | | full/ bushy plants |
| Sa | 51 | Sesleria autumnalis | Autumn Moor Grass | 3 5/8" | | |
| Sca | 63 | Solidago canadensis | Goldenrod | 3 5/8" #1 cont. | | full/ bushy plants |
| Sp | 46 | Salix purpurea 'Nana' | Dwarf Arctic Blue Leaf Willow | 8 3/8" #5 cont. | | |
| Tmh | 48 | Taxus media 'Hicksii' | Yew | 5 1/2" 1.2m/B&B | | full, bushy plants |
| | 0 | | | | 0" | |

| LOT C - PODIUM LEVEL | | | | | | |
|----------------------|-----|----------------------|----------------------|----------|----------------|--------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| TREES | | | | | | |
| Ac | 2 | Acer circinatum | vine maple | as shown | 3m ht. | full, bushy plants |
| Bnc | 4 | Betula nigra 'Cully' | Heritage river birch | as shown | 3m/ B&B | |

| LOT C - PODIUM LEVEL | | | | | | |
|---|-----|------------------------------------|-------------------------------|------------------|----------------|---------------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Ago | 614 | Acorus gramineus 'Ogon' | Golden Variegated Sweet Flag | 3" #1 cont. | | full/ bushy plants/ heavy |
| Am | 121 | Achillea millefolium | Yarrow | 4 1/4" #4 cont. | | full/ bushy plants |
| Cr | 27 | Chionochloa rubra | Red Tussock Grass | 7 3/8" #1 cont. | | full/ bushy plants |
| Ep | 68 | Echinacea purpurea | purple coneflower | 5 1/2" #2 cont. | | full/ bushy plants |
| Hs | 123 | Helictotrichon sempervirens | Blue Oat Grass | 5 1/2" #2 cont. | | full/ bushy plants |
| Lmo | 37 | Leymus mollis | Dune Grass | 7 3/8" #1 cont. | | full/ bushy plants |
| Lp | 130 | Lupinus polyphyllus 'Gallery Blue' | Gallery Blue Lupine | 4 1/2" #1 pot | | |
| Pa | 32 | Pennisetum alopecuroides | Fountain Grass | 7 3/8" #2 cont. | | full/ bushy plants |
| Pm | 17 | Polystichum munitum | Sword Fern | 7 3/8" #3 cont. | | full bushy plants |
| Sa | 189 | Sesleria autumnalis | Autumn Moor Grass | 3 5/8" | | |
| Sp | 62 | Salix purpurea 'Nana' | Dwarf Arctic Blue Leaf Willow | 8 3/8" #5 cont. | | |
| Stq | 28 | Stipa gigantea | Giant Needle Grass | 10 7/8" #2 cont. | | |
| | 0 | | | | 0" | |

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

| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.L. Text Amendment |
| C | 2020-03-26 | Issued for ADP |
| F | 2020-07-31 | Issued for ADP |
| O | 2020-10-27 | Issued for Progress |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.L. Text Amendment |
| C | 2020-03-26 | Issued for ADP |
| F | 2020-07-31 | Issued for ADP |
| O | 2020-10-27 | Issued for Progress |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #18a-3

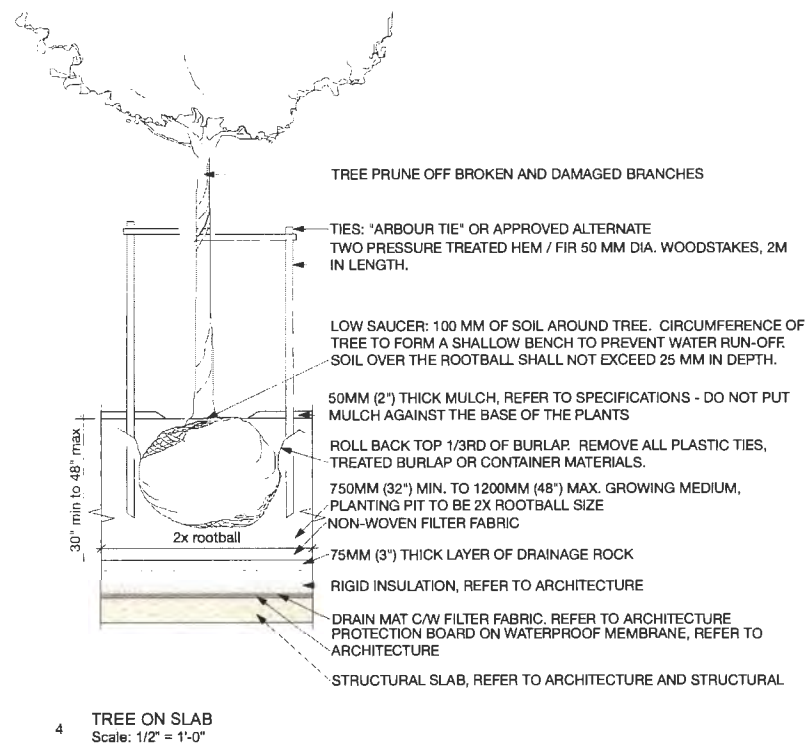
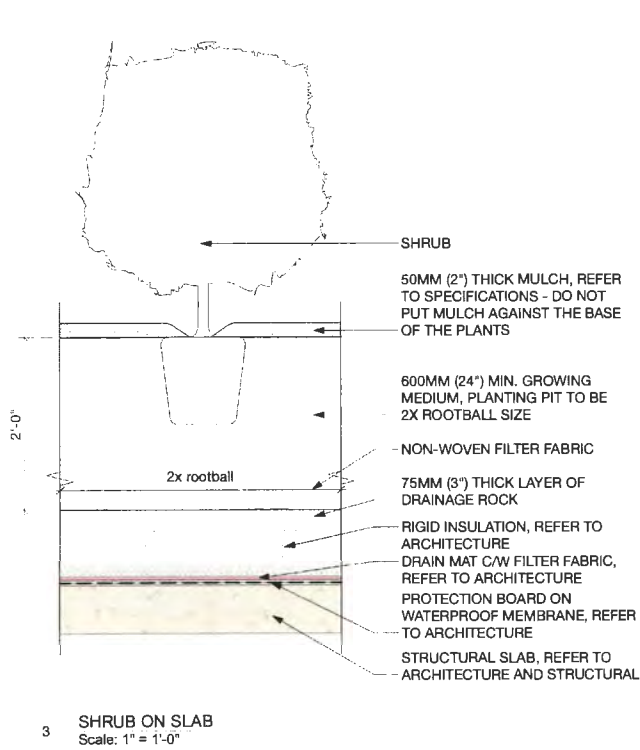
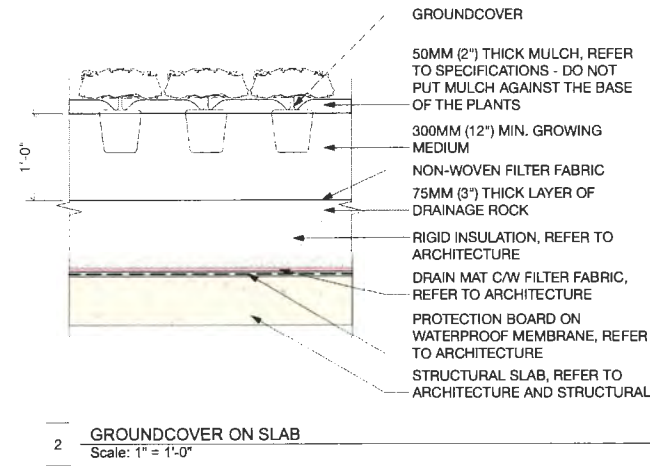
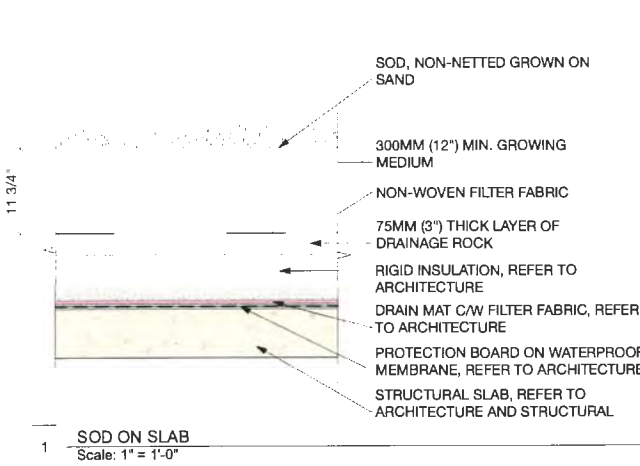
eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada, V6J 1H4
 T | 604.683.1456
 F | 604.683.1459
 W | www.etalandscape.com

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property and shall remain confidential. Such information shall not be used for any purpose other than the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the holder's sole risk and without liability or legal exposure to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Notes and Schedules

Legal
 Project Manager: VG
 Design No.: 21809
 Reviewed By: VG
 Date: 08/30/19
PLAN# 18a-3
 Plot Date:



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for P.L. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for LP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #18a-4

eta LANDSCAPE ARCHITECTURE

1690 West 2nd Avenue
Vancouver, BC Canada V6J 1H4

T | 604.683.1456
F | 604.683.1459
W | www.eta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

**Yuanheng Development
Lots B and C**

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

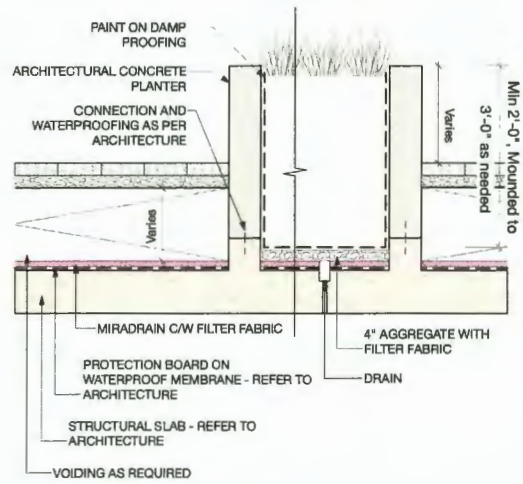
Drawing Title

Softscape Details

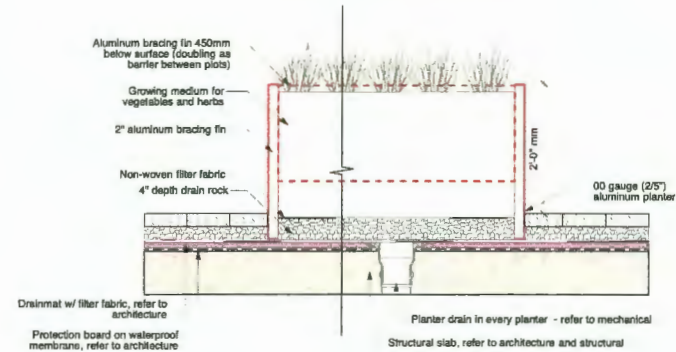
Legal

| | |
|--------------|-------------|
| Project Name | Phase |
| VG | 21600 |
| Quantity | N/A |
| VG | as noted |
| Revision | Issue No. |
| Reviewed By | PLAN# 18a-4 |
| Date | 08/00/19 |

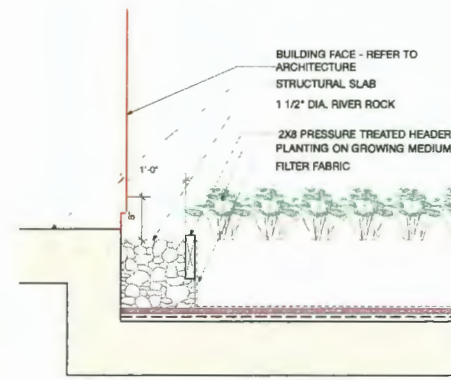
Plot Date:



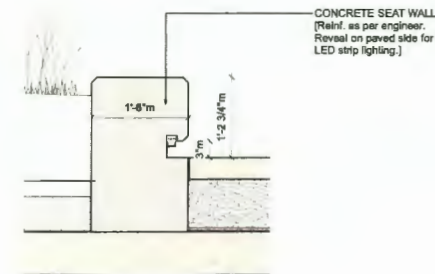
1 CONCRETE PLANTER, TYP.
Scale: 3/4" = 1'-0"



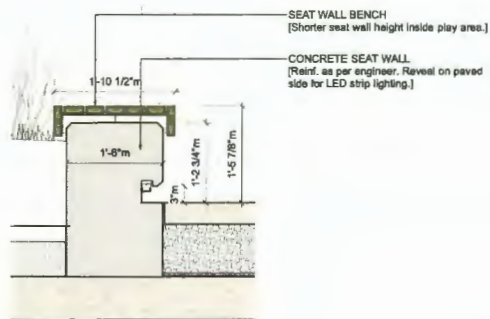
2 METAL PLANTER, TYP.
Scale: 3/4" = 1'-0"



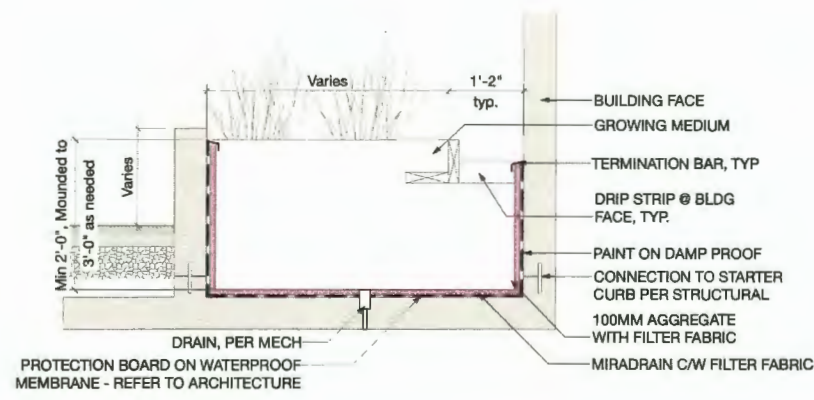
3 DRIP STRIP, TYP.
Scale: 3/4" = 1'-0"



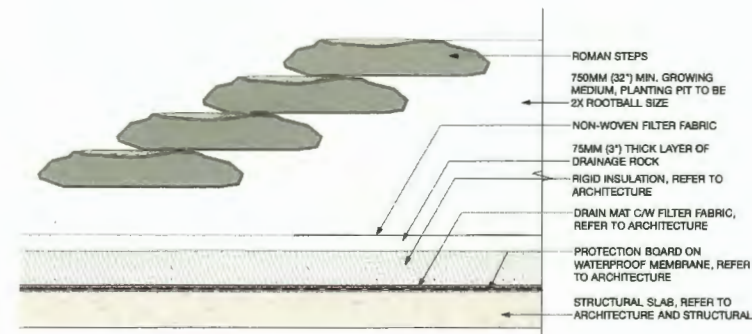
4 CONCRETE SITTING WALL
Scale: 3/4" = 1'-0"



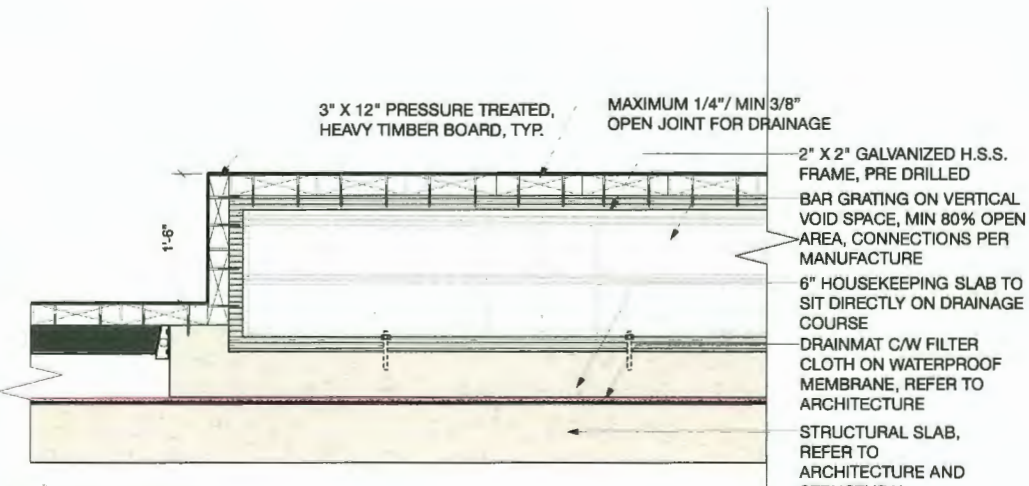
5 CEDAR BENCH ON WALL
Scale: 3/4" = 1'-0"



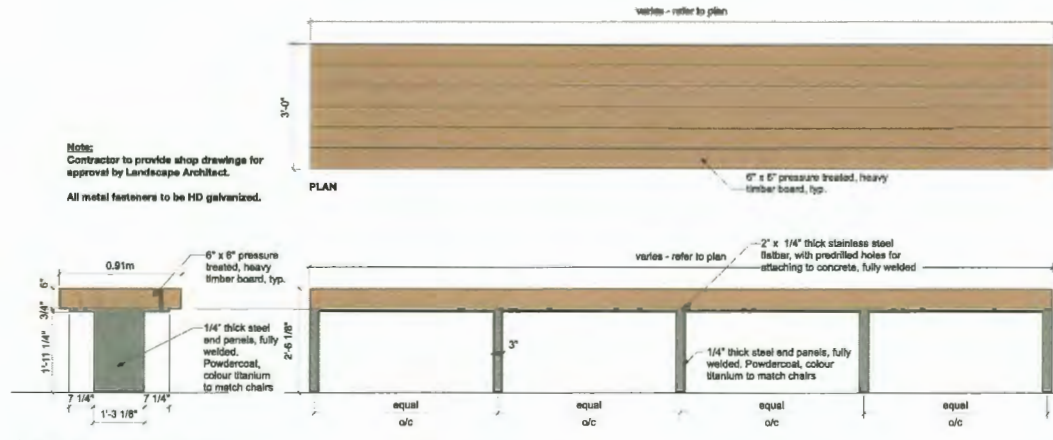
6 CIP CONCRETE PLANTER AT BUILDING FACE
Scale: 3/4" = 1'-0"



7 ROMAN STEPS
Scale: 3/4" = 1'-0"



8 TIMBER PLATFORM
Scale: 1" = 1'-0"



9 COMMUNITY TABLE
Scale: 1:25

| Revision | | |
|----------|------------|--------------------------------|
| No. | Date | Revision Notes |
| A | 2019-08-30 | Issued for R.Z. Turt Amendment |
| C | 2020-03-26 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue | | |
|-------|------------|--------------------------------|
| No. | Date | Issue Notes |
| A | 2019-08-30 | Issued for R.Z. Turt Amendment |
| C | 2020-03-26 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #18a-6

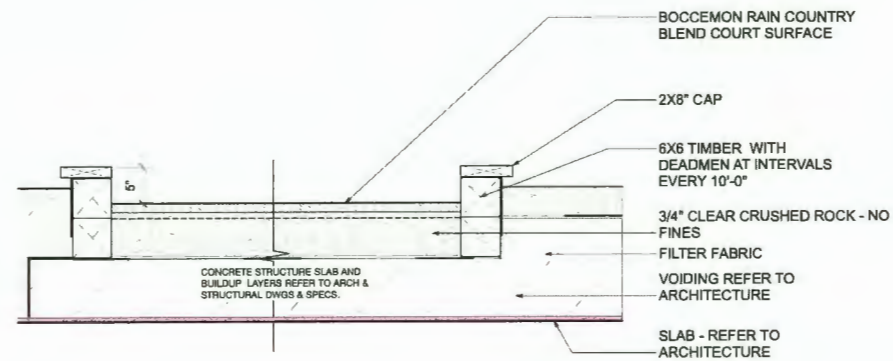
eta landscape architecture
1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4
I | 604.683.1456
F | 604.683.1459
W | www.etal.ca

All Rights Reserved by eta landscape architects inc. Information contained on these documents is part of the Consultant's intellectual property and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

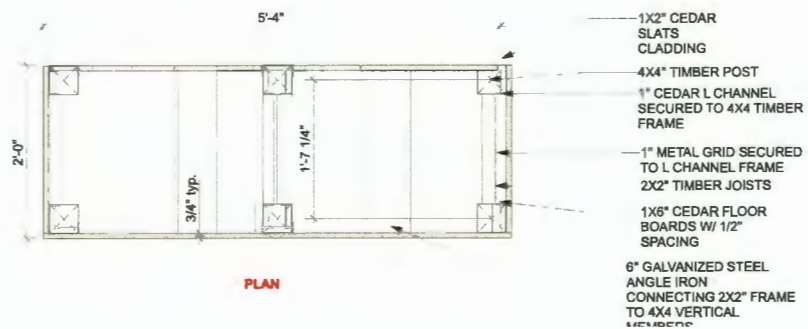
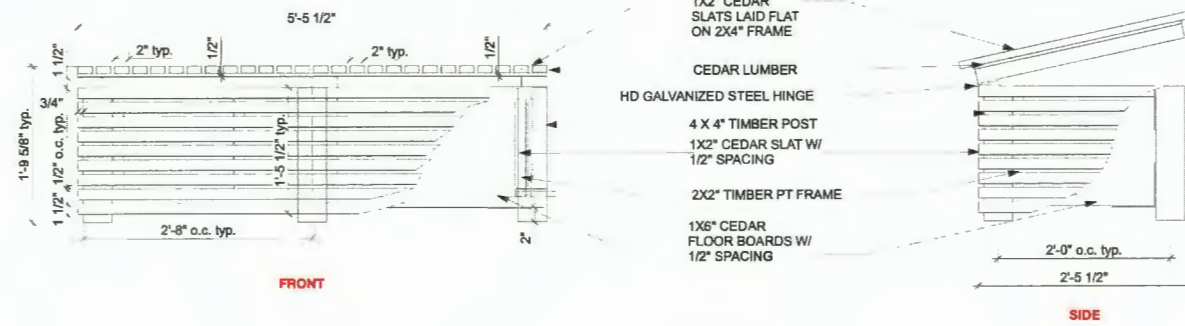
Project
Yuanheng Development
Lots B and C
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Title
Hardscape Details

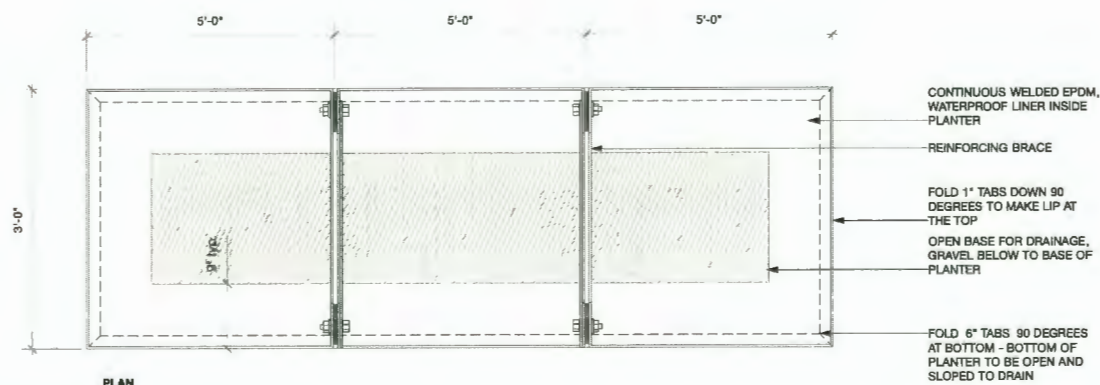
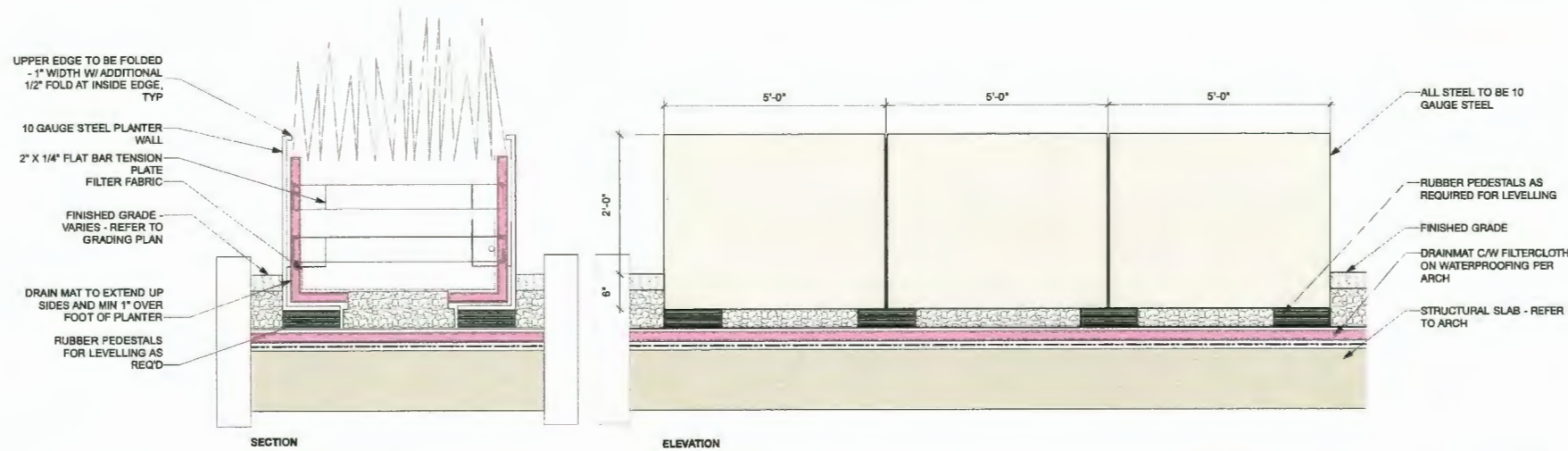
| Legal | |
|-----------------|--------------------|
| Project Manager | Project ID |
| VG | 21909 |
| Drawn By | Scale |
| VG | AS NOTED |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# 18a-6 |



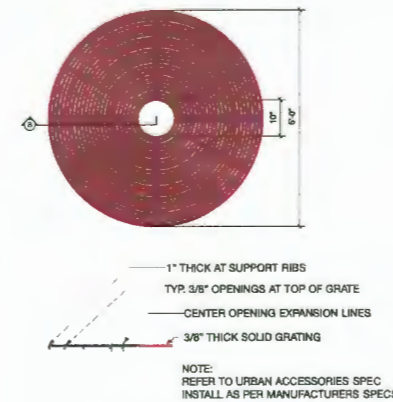
1 | **BOCCE COURT**
Scale: 1" = 1'-0"



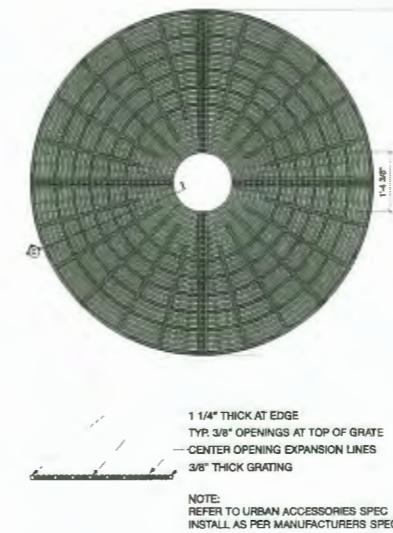
3 | **POTTING TABLE AND STORAGE**
Scale: 1" = 1'-0"



2 | **URBAN AGRICULTURE PLANTERS**
Scale: 1" = 1'-0"



3 | **Detail: 5' Tree Grate**
Scale: 1/2" = 1'-0"



4 | **Detail: 8' Tree Grate**
Scale: 1/2" = 1'-0"

| Revision No. | Date | Revision Note |
|--------------|------|---------------|
|--------------|------|---------------|

| Issue No. | Date | Issue Note |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-25 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #18a-7

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

T | 604.683.1458
F | 604.683.1458
W | www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property and shall remain the Consultant's property. No part of these documents shall be used for any purpose other than that for which they were prepared without the Consultant's prior written consent. The Consultant shall not be held liable for any errors or omissions in these documents without the Consultant's prior written consent.

Project

**Yuanheng Development
Lots B and C**

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

Drawing Title

Hardscape Details

Legend

| Project Manager | Project ID |
|-----------------|-------------|
| VG | 21609 |
| Drawn By | Scale |
| VG | As noted |
| Reviewed By | Drawing No. |
| VG | PLAN# 18a-7 |
| 08/20/19 | of |
| | 52 |

Plot Date:

| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
| | | |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for R.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #18a-8

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 T | 604.683.1455
 F | 604.683.1459
 W | www.etal.ca

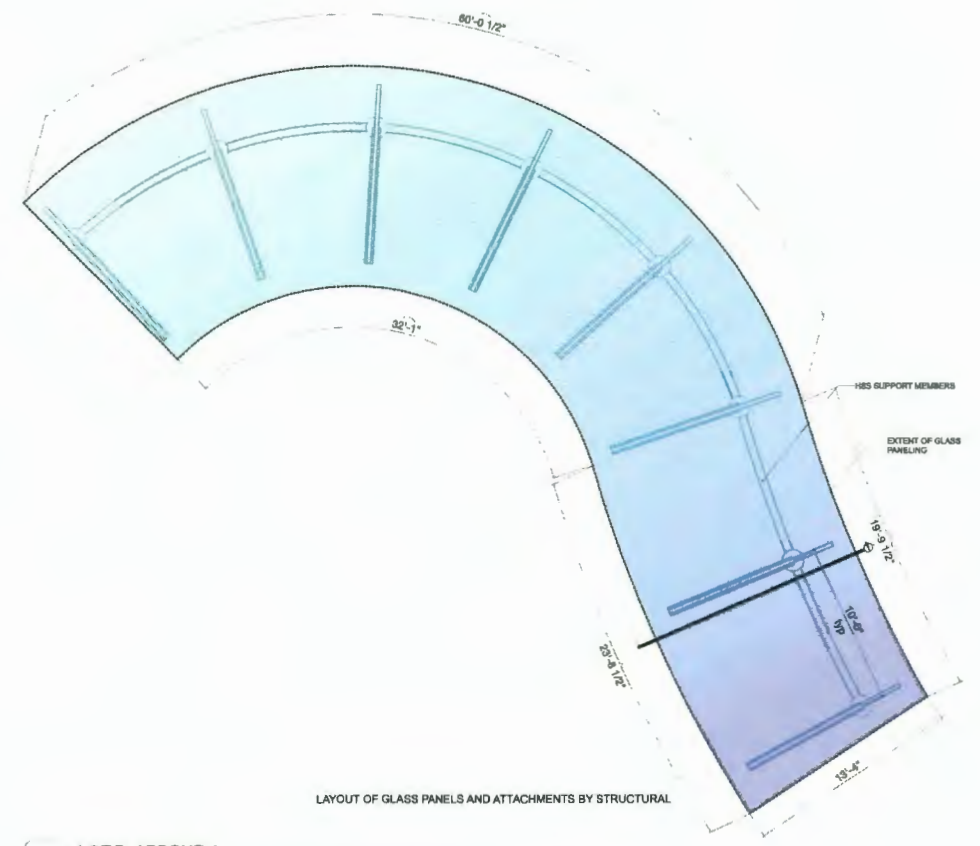
All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

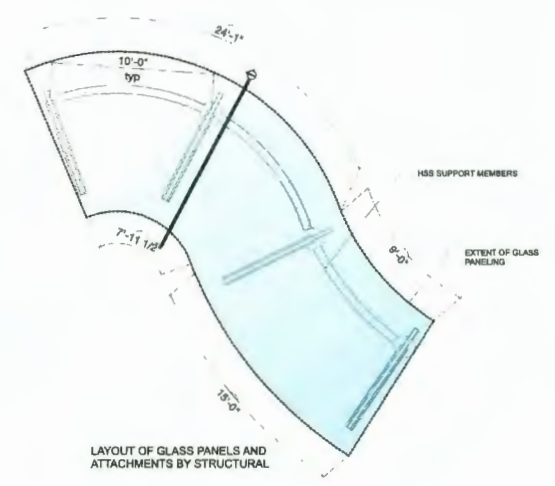
Drawing Title
Hardscape Details
Arbours

Legal

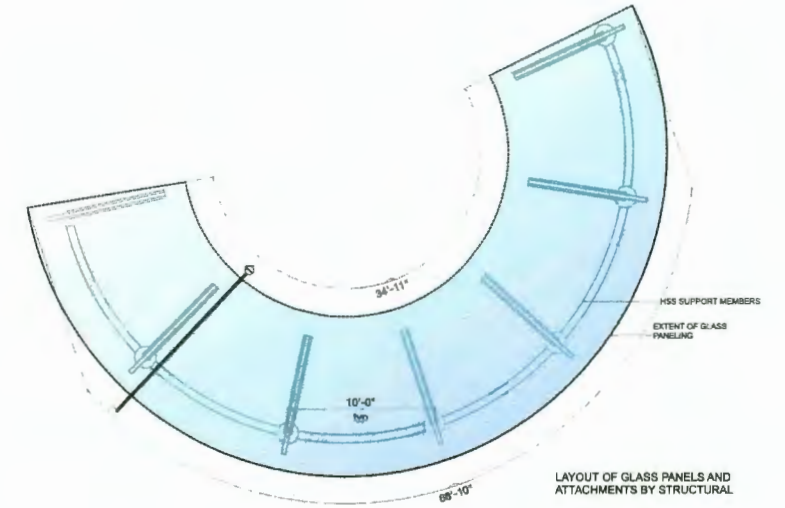
| | | | |
|-----------------|----------|-------------|--------------------|
| Project Manager | VG | Project ID | 21809 |
| Drawn By | VG | Scale | as noted |
| Reviewed By | | Drawing No. | |
| Date | 08/30/19 | Reviewed By | PLAN# 18a-8 |
| | | | |



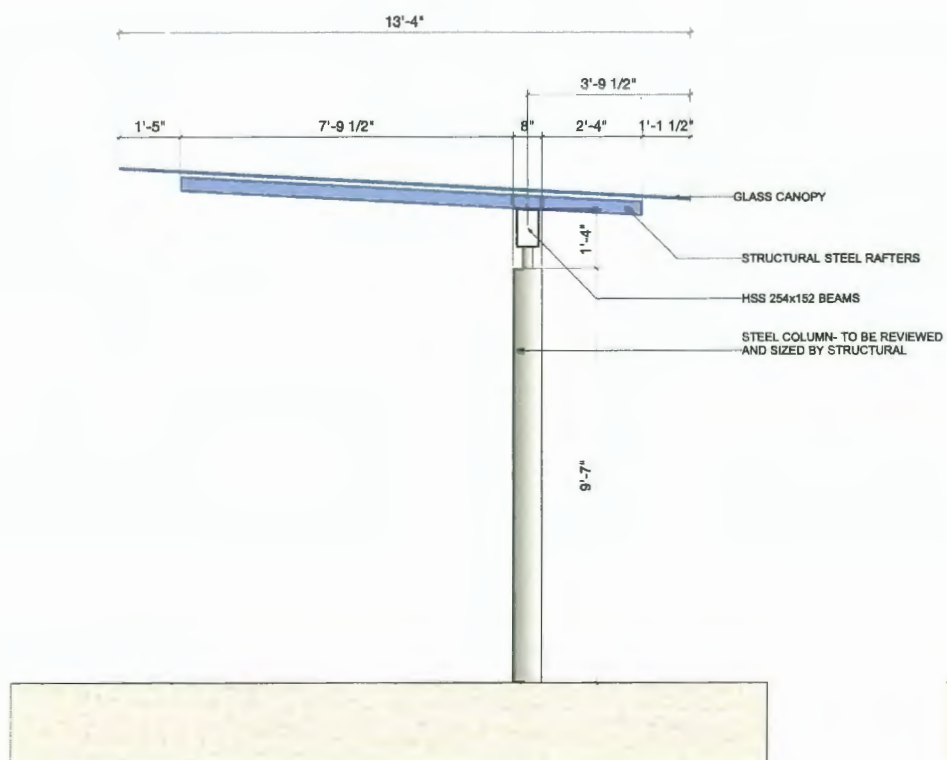
1 LOT B: ARBOUR 1
 Scale: 3/16" = 1'-0"



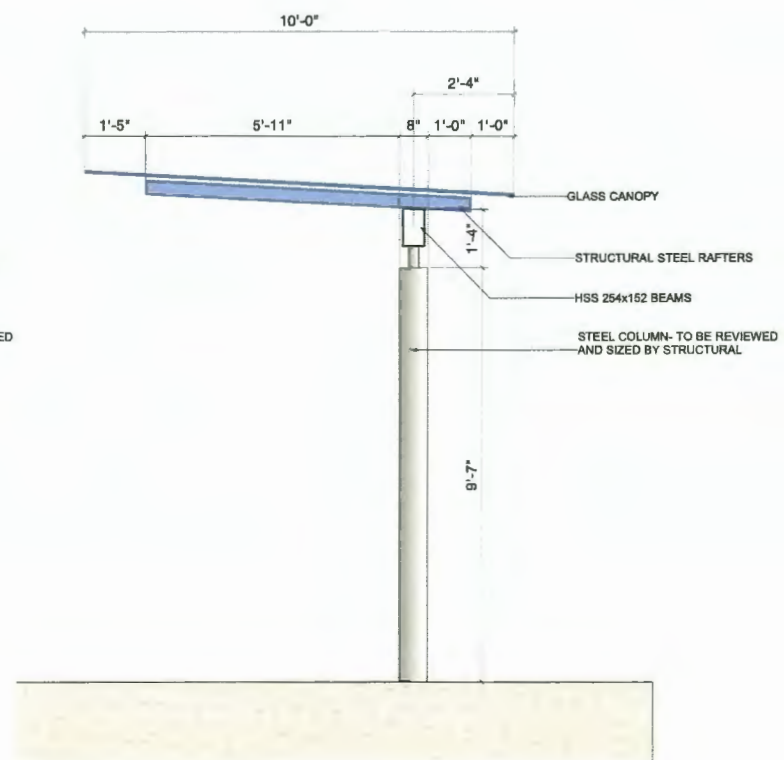
2 LOT B: ARBOUR 2
 Scale: 3/16" = 1'-0"



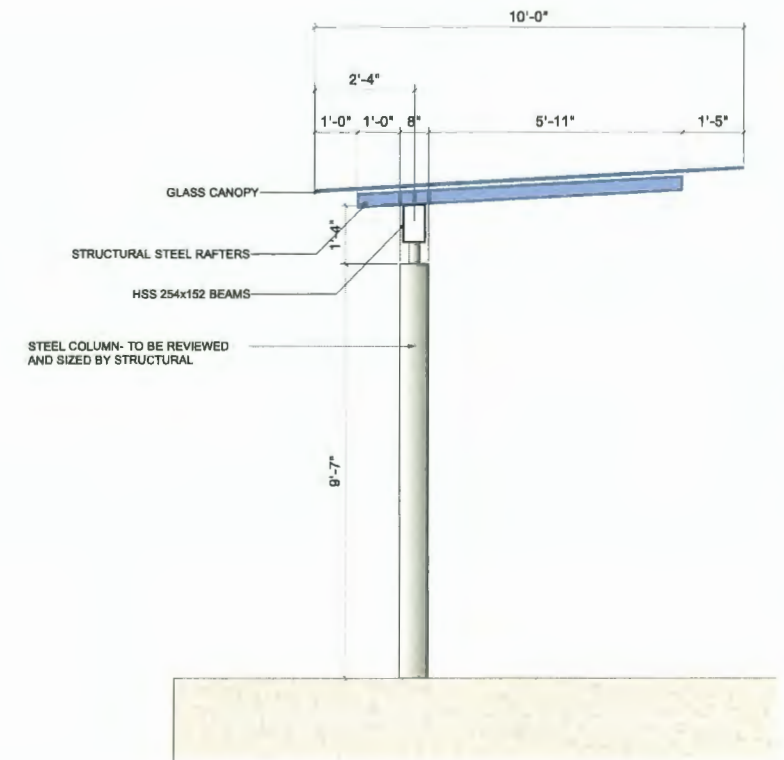
3 LOT B: ARBOUR 3
 Scale: 3/16" = 1'-0"



4 SECTION CUT: ARBOUR 1
 Scale: 1/2" = 1'-0"



5 SECTION CUT: ARBOUR 2
 Scale: 1/2" = 1'-0"



6 SECTION CUT: ARBOUR 3
 Scale: 1/2" = 1'-0"

BIKE RACKS



T: 800-716-9306
F: 677-260-9293
WWW.MAGLIN.COM
SALES@MAGLIN.COM

SCBR | 600 SERIES

MATERIALS: The Bike Rack is made from solid cast aluminum.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.

TO SPECIFY: Select SCBR1600 Series
Choose:
- Base Type
- Direct Burial (SCBR1600-DB)
- Surface Mount (SCBR1600-S)
- Powdercoat Color

COMPLEMENTARY PRODUCTS:
- SCTB1600
- SCB1600B
- SCRC1603



*SCBR1600-S surface mount model shown.

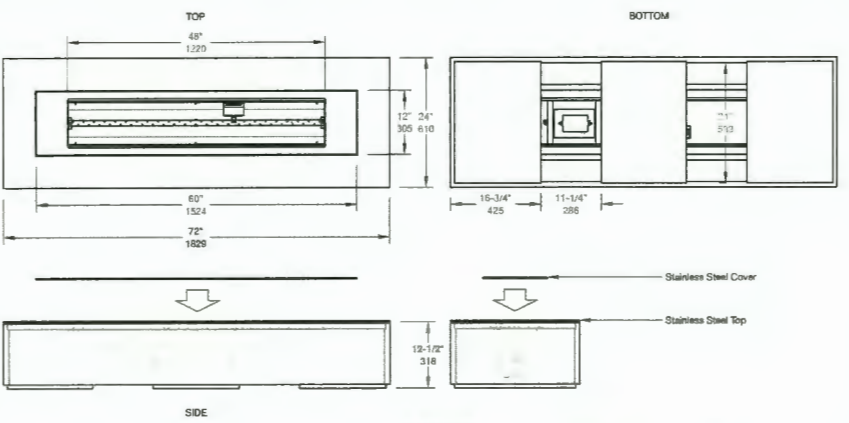
DIMENSIONS:
Length: 27.62" (70.17 cm)
Height: 25.19" (63.98 cm)
Width: 3.375" (8.57 cm)
Weight: 18.3lbs (8.3kg.)





All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization. Quotes and specifications may vary due to continuing improvements of our products. MAGLIN is a registered mark of Maglin Site Furniture Inc.

1 DETAIL: Bike Rack
NTS



Technical Data

| | | |
|---|---|----------------------|
| Burner Model: | Natural Gas LN-E-48 | Propane LN-E-48P |
| Heat Output: | 80,000 BTU/h / 23 kW | 77,000 BTU/h / 23 kW |
| Clearance to Combustibles: | Above: 72" Below: 0" Side: 8" | |
| Available Finishes: | Concrete: Charcoal, Ash, Nougat; Brushed Stainless Steel Top | |
| Available Accessories: | Tempered Glass Screen | |
| Burner Certifications & Standards: | US & Canada - ETL, ANSI Z21.87 CSA 2.4.1 UK & EU - CE G4R (EU) 2016/426; Switzerland - SVGW up to 525 lbs / 240 kg up to 650 lbs / 300 kg 75" x 30" x 31" / 188 x 76 x 3 cm | |
| Installed Weight: | Cast Concrete 300 lbs / 135 kg | |
| Crate Weight: | up to 650 lbs / 300 kg | |
| Crate Size: | 75" x 30" x 31" / 188 x 76 x 3 cm | |
| Vessel Material & Weight: | Cast Concrete 300 lbs / 135 kg | |


For more information, visit paloform.com/fire-pita/robata

Robata 72 Concrete - Electronic

SCALE 3/4" = 1" 2019-01-18

2 DETAIL: Outdoor Fire Place
NTS

MCL720-W 720 SERIES

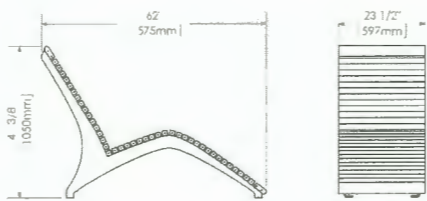


MATERIALS: The Chaise Lounge frame is constructed of laser cut and formed steel. The seat employs teak wood slats.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.

INSTALLATION: The chaise is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MCL720-W
Choose:
- Powdercoat Color



DIMENSIONS:
Length: 41.38" (1050mm)
Height: 23.19" (589mm)
Depth: 23.19" (589mm)
Weight: 183.40lbs (83.2kg)

Professional Seal

3 DETAIL: Chaise Lounge
NTS

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #18a-9

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

T | 604.683.1458
F | 604.683.1459
W | www.eta.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's/owner's risk and without liability or legal recourse to the Consultant.

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

Drawing Title
Site Furnishings Details

Legal

| | |
|---------------------------------|--------------------------------|
| Project Manager VG | Project ID 21809 |
| Drawn By VG | Scale as noted |
| Reviewed By | Drawing No. |
| Reviewed By Date 08/30/19 | PLAN# 18a-9 of 52 |
| Plot Date: | |



4 Chair and Table
NTS

| Revision No. | Date | Revision Notes |
|--------------|------------|----------------------------------|
| A | 2019-09-30 | Issued for P.L.Z. Text Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-02-25 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|----------------------------------|
| A | 2019-09-30 | Issued for P.L.Z. Text Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-02-25 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-1

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 | 604.683.1456
 | 604.683.1459
 | www.etalandscape.com

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or amendment of the documents without the Consultant's prior written consent will be at the user's sole risk and without liability or legal exposure to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Illustrative Plan - Lot B
Ground Floor

| Legal | |
|-----------------|----------------------|
| Project Manager | Project ID |
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| Reviewed By | PLAN# B-18b-1 |
| Date | |
| 08/30/19 | |
| Plot Date: | 52 |



LEGEND
 SRW Boundary

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



Planting and walkways connecting to the pocket park to sidewalk, extend into offsite - refer to offsite SA

POCKET PARK
With large timber seating areas for public contemplative rest. Planting to be native and non-invasive grasses. No trees or large shrubs in sight line

F1 Custom timber bench

Trees to screen bedroom

SIGHTLINE

McMynn / Corvette Corner Plaza SRW

McMynn / Corvette Corner Plaza SRW

TOWER F

subject to SA

Decorative 3-tone paving pattern
P1.2 P1.3 P1.4 1 L23.1

Community Centre Plaza SRW - Subject to SA

Accessible 6% ramp to tower entrance, refer to arch

Community tables for games, eating, socializing
F9 1 L24.0

Bike racks, qty 3 (6 bikes)
F3 1 L24.0

Steps up to tower entrance, refer to arch
Canopy above, refer to arch
Accent paver at tower entrance
P1.1 1 L23.1

Private patios at residential units
P1.1 1 L23.1

Bike racks, qty 2 (4 bikes)
F2 1 L24.0

Steps to residential units, refer to arch

Custom square timber seat
F2

Line of overhang above, refer to arch

Drip strip at building face, typ

Accessible 5% ramp to townhome units, refer to arch

Private Patio
7'-8" m 10'-2" m 10'-0 1/8" m

Private patio
13'-8 1/4" m

Slope 5%

Sea Island Way SRW - Subject to SA

Revision No. Date Revision Notes

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-09-30 | Issued for P.Z. Test Amendment |
| D | 2020-05-25 | Issued for Comment |
| F | 2020-07-31 | Issued for ADP |
| Q | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-2

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada - V6J 1H4

T | 604.683.1458
F | 604.683.1459
W | www.etalandscape.ca

All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's intellectual property and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
Yuanheng Development
Lots B and C
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Title

Material Plan - Lot B
Ground Floor - Area 1

Legal

| | |
|-----------------|----------------------|
| Project Manager | Project ID |
| VG | Z1609 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| | PLAN# B-18b-2 |
| Date | of |
| 08/30/19 | 52 |
| Plot Date: | |



0 3 5 8 10 m



| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Stat Amendment |
| D | 2020-05-25 | Issued for Comment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-3

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 T | 604.683.1456
 F | 604.683.1459
 W | www.etalandscape.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

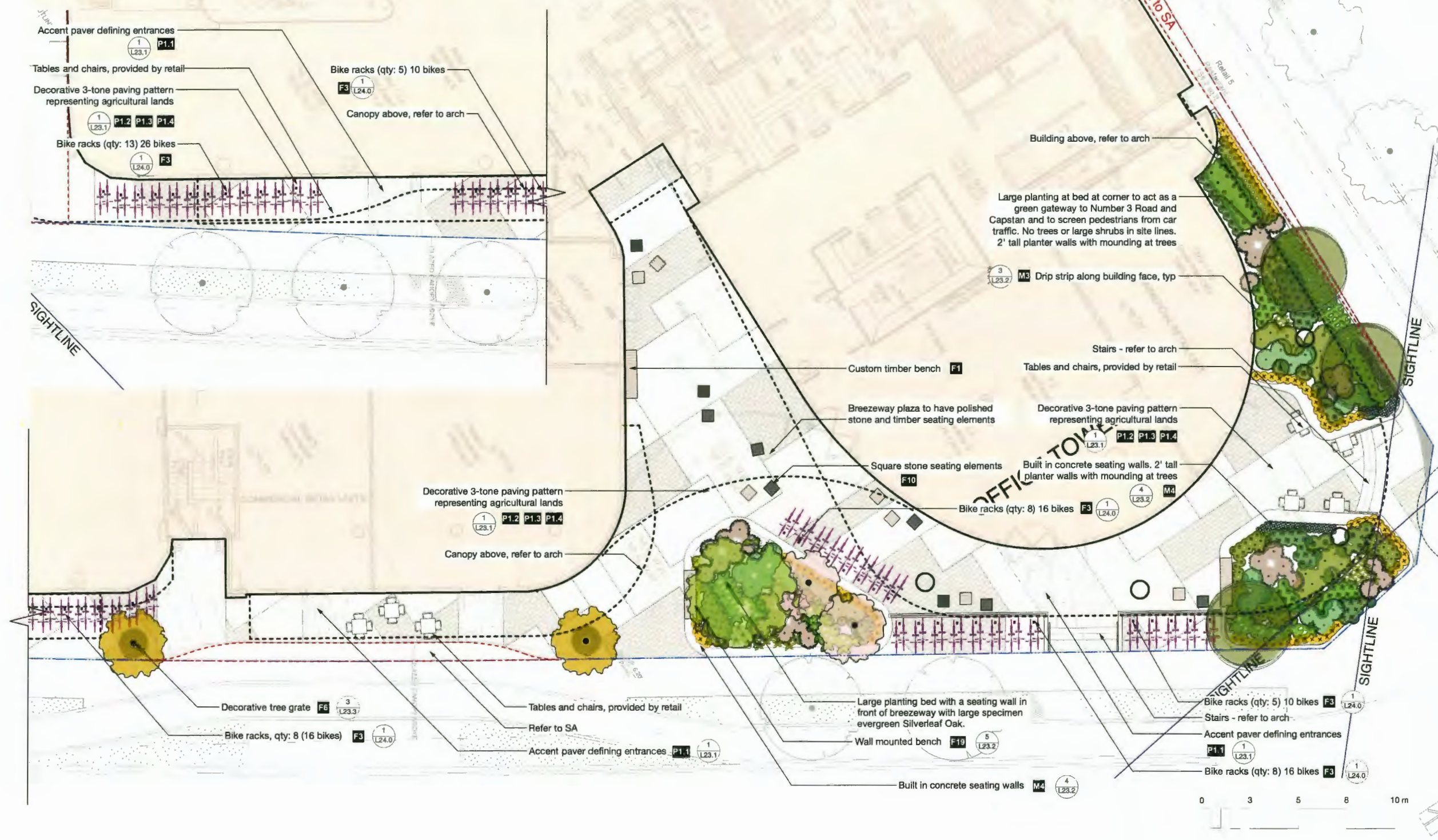
Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Material Plan - Lot B
Ground Floor - Area 2

| Project Manager | Project ID |
|-----------------|------------|
| VG | 21809 |
| Drawn By | VG |
| Scale | 1:100 |
| Reviewed By | VG |
| Reviewed By | VG |
| Date | 08/30/19 |
| Plot Date: | |

Legal

| Project ID | Sheet No. |
|---------------|-----------|
| PLAN# B-18b-3 | 52 |



| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-05-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-05-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-4

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada - V6J 1H4
 t | 604.683.1456
 f | 604.683.1459
 w | www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than that for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability of legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

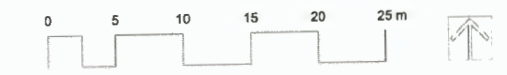
Drawing Title

Illustrative Plan - Lot B
Podium Level

Legal

| | |
|-----------------|----------------------|
| Project Manager | Project ID |
| VG | 21809 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# B-18b-4 |

Plot Date



| Revision No. | Date | Revision Notes |
|--------------|------------|-------------------------------|
| A | 2019-08-30 | Issued for PLZ Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|-------------------------------|
| A | 2019-08-30 | Issued for PLZ Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-5

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 t | 604.683.1456
 f | 604.683.1459
 w | www.eta.ca

All Rights Reserved by eta landscape architecture inc.
 Information contained on these documents is part of the Consultant's
 services and the Consultant shall retain ownership
 of the information. Such information shall not be used for any purpose other than
 for the construction of the referenced project. Any other use, reuse or
 modification of the documents without the Consultant's prior written
 consent will be at the recipient's sole risk and without liability or legal
 exposure to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title

Material Plan - Lot B
Podium Level - Area 1

Legend

| | |
|-----------------|----------------------|
| Project Manager | Project # |
| VG | 21809 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# B-18b-5 |

P01 Date:



- 1 L23.3 F11 Bocce ball courts
- F1 Custom timber bench
- Grand lawn open for flexible programming
- 4 L23.1 P4 Concrete stepping rounds
- 2 L23.1 P2 Concrete unit pavers at private patios, typ
- 3 L23.2 M3 Drip strip at building face, typ

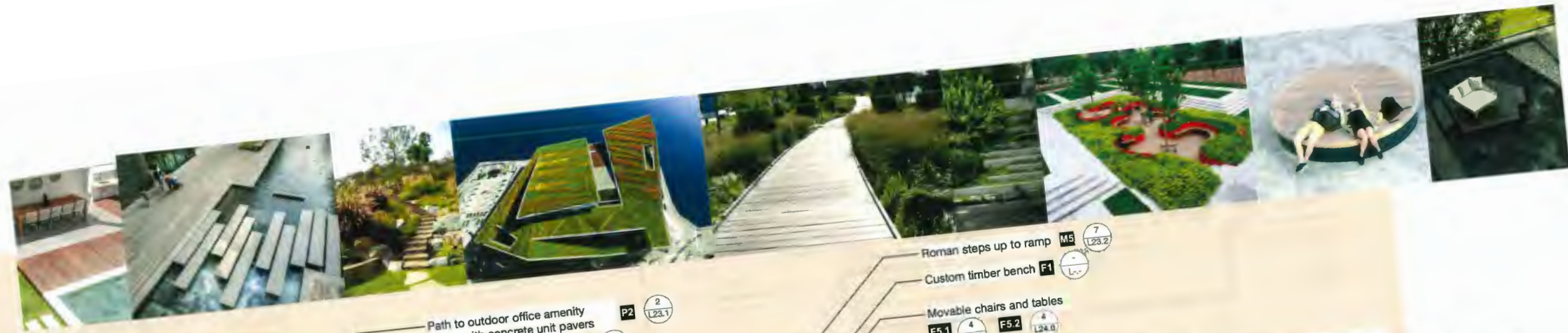
- Mounded planting area separating residential and office amenity spaces
- Fire table with seating elements F13 2 L24.0
- F1
- F2

- Outdoor office amenity space with concrete unit pavers P2 2 L23.1
- Movable chairs and tables F5.1 4 L24.0 F5.2 4 L24.0
- Covered bbq area with counter, sink and bar top
- Sodded play area

- Custom timber bench F1
- Timber boardwalk P6 5 L23.1
- Timber ramp to upper level

- F12 Table tennis
- Amenity space with fireplace, table tennis, BBQ's and various seating elements
- Movable chairs and tables F5.1 4 L24.0 F5.3 4 L24.0 F5.4 4 L24.0

- Concrete unit paver P5 2 L23.1
- Wall to be 18" above children's play for safety and additional seating for parents
- Water feature to have year-round interest with interesting textural elements.
- Children's play area with PIP surfacing with spun chair seating element and play poles P3 3 L23.1 C2 C3
- Slide connecting upper podium with lower podium with steps running along the side C1



| Revision No. | Date | Revision Note |
|--------------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.Z. Text Amendment |
| C | 2020-03-25 | Issued for DP |
| E | 2020-09-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |



Professional Seal

DP 17-794169
 March 24, 2021
 Plan #B-18b-6

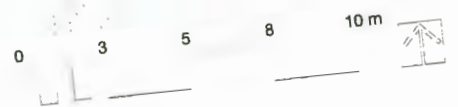
eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 | 604.683.1456
 | 604.683.1459
 | www.eta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than that for which it was provided without the Consultant's prior written consent. In the event of any dispute, the Consultant's prior written consent shall prevail.

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

Drawing Title
**Material Plan - Lot B
 Podium Level - Area 2**

| Legal | |
|-----------------|----------------------|
| Project Manager | Project ID |
| VG | 21009 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| | PLAN# B-18b-6 |
| Date | |
| 08/30/19 | |
| Plot Date: | |



TOWER F



- Roman steps up to ramp **M5** (7) (L23.2)
- Central mound connection the upper podium to lower podium
- Raised seating along ramp **F1** (L23.1)
- Timber ramp **P6** (5) (L23.1)
- Children's play area with PIP surfacing at bottom of mound with spun chair seating element **P3** (3) (L23.1)
- Timber boardwalk **P6** (5) (L23.1)
- Sodded play area
- Potting table with tool and compost storage **F8** (2) (L23.3)
- Raised urban agriculture plots **F18** (2) (L23.3)
- Small trees in planters **F17** (2) (L23.2)
- Hosebib
- Timber seating **F1** (L23.1)
- Bbq, sink and counter
- Table **F5.3** (L23.1), **F5.4** (L23.1)
- Firetable with seating **F14** (L23.1), **F15** (L23.1)
- Large glass arbor over bbq, table and firetable **A3** (3) (L23.4)
- Grand lawn
- Concrete unit pavers at private patios, typ **P2** (2) (L23.1)
- Drip strip at building face, typ **M3** (3) (L23.2)
- Timber "sun" decking with lounge seating and fire table **P6** (5) (L23.1), **F16** (3) (L24.0), **F13** (2) (L24.0)
- Sedum planting
- Drip strip at building face, typ **M3** (3) (L23.2)

| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Major |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-7

eta landscape architecture

1590 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4

| 604.683.1458
 | 604.683.1459
 | www.eta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's sole risk and without liability or legal recourse to the Consultant.

Project

Yuanheng Development
Lots B and C

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

Drawing Title

Material Plan - Lot B
Podium Level - Area 3

| Legal | |
|-------------|----------------------|
| Project ID | 21609 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# B-18b-7 |
| | 52 |



| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| B | 2020-03-26 | Issued for Comment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-8

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 | 604.683.1456
 | 604.683.1459
 | www.etal.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's sole risk and without liability or legal exposure to the Consultant.

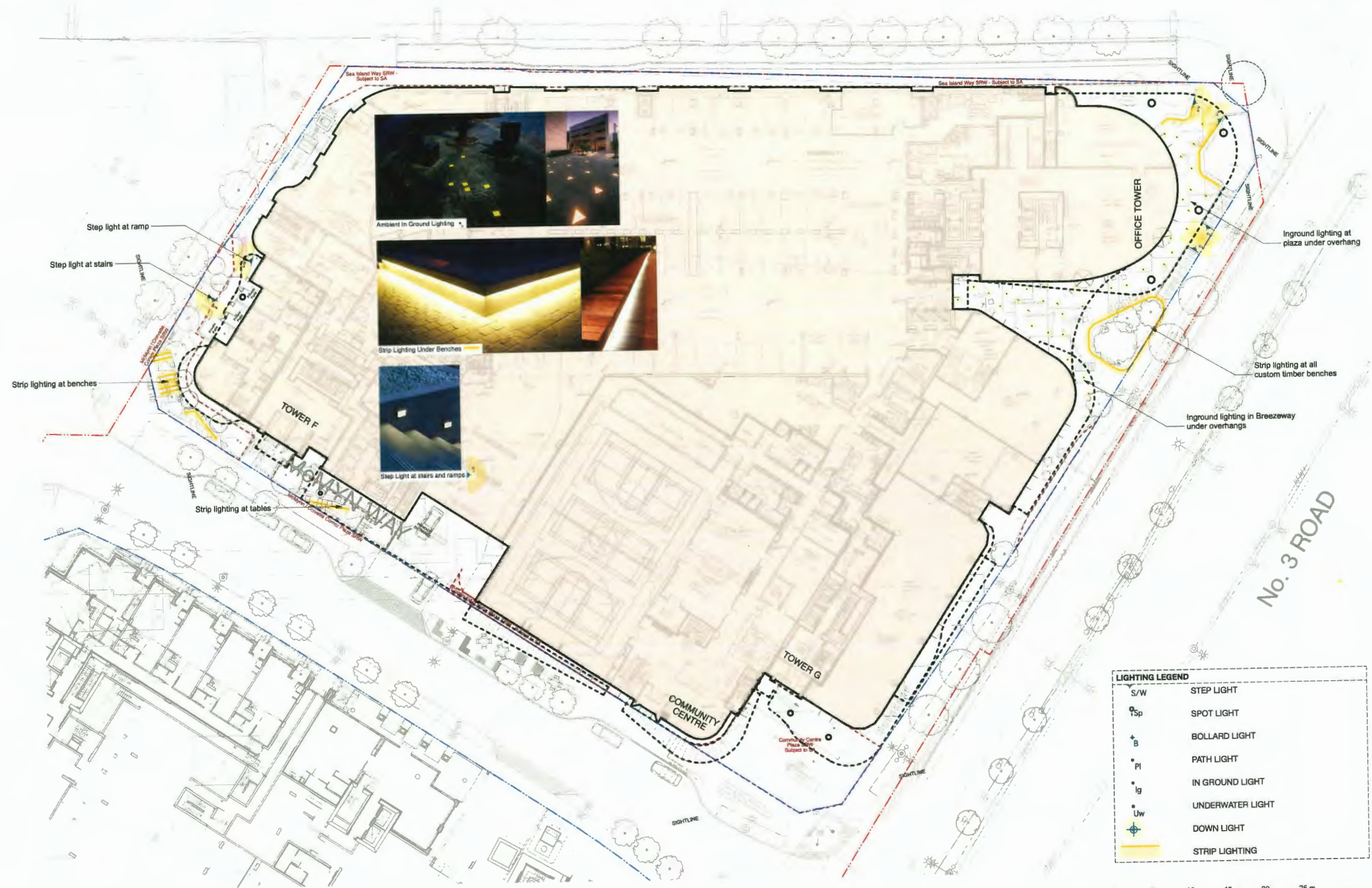
Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title

Lighting Plan - Lot B
Ground Floor

Legal

| | |
|-----------------|----------------------|
| Project Manager | Project # |
| VG | 21909 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# B-18b-8 |



| LIGHTING LEGEND | |
|-----------------|------------------|
| S/W | STEP LIGHT |
| Sp | SPOT LIGHT |
| B | BOLLARD LIGHT |
| Pl | PATH LIGHT |
| Ig | IN GROUND LIGHT |
| Uw | UNDERWATER LIGHT |
| DL | DOWN LIGHT |
| Strip | STRIP LIGHTING |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-05-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-9

eta landscape architecture
 1650 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 T | 604.683.1456
 F | 604.683.1459
 W | www.eta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's business of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, made or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title

Lighting Plan - Lot B
Podium Level

Legal

| | |
|-----------------|----------------------|
| Project Manager | Project # |
| VG | 21809 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# B-18b-9 |

Plot Date:



No. 3 ROAD

| LIGHTING LEGEND | |
|-----------------|------------------|
| S/W | STEP LIGHT |
| Sp | SPOT LIGHT |
| B | BOLLARD LIGHT |
| Pl | PATH LIGHT |
| Ig | IN GROUND LIGHT |
| Uw | UNDERWATER LIGHT |
| + | DOWN LIGHT |
| — | STRIP LIGHTING |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-05-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-11

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 T | 604.863.1456
 F | 604.863.1459
 W | www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's professional services, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than that for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Grading and Drainage
Lot B
Podium Level

| Legal | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| VG | PLAN# B-18b-11 |
| Date | |
| 08/30/19 | |
| Plot Date: | 52 |



| GRADING AND DRAINAGE LEGEND | |
|-----------------------------|-------------------------|
| | ToW - TOP OF WALL |
| | BoW - BOTTOM OF WALL |
| | TS - TOP OF STEP |
| | BS - BOTTOM OF STEP |
| | FG - FINAL GRADE |
| | IG - INTERPOLATED GRADE |
| | BG - BUILDING GRADE |
| | TSL - TOP OF SLAB |
| | PD - PLANTER DRAIN |



| Revision No. | Date | Revision Notes |
|--------------|------------|-------------------------------|
| A | 2019-08-30 | Issued for PLZ Text Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-03-25 | Issued for DP |
| E | 2020-06-22 | Issued for Model Mixer |
| F | 2020-07-31 | Issued for ACP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|-------------------------------|
| A | 2019-08-30 | Issued for PLZ Text Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-03-25 | Issued for DP |
| E | 2020-06-22 | Issued for Model Mixer |
| F | 2020-07-31 | Issued for ACP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-12

eta landscape architecture

1690 West 2nd Avenue
 Vancouver, BC, Canada - V6J 1H4

T | 604.883.1458
 F | 604.883.1459
 W | www.eta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the completion of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability of legal action to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title

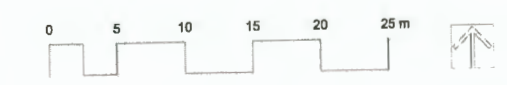
Tree Plan - Lot B
Ground Floor

Legal

| | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21809 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| Reviewed By | PLAN# B-18b-12 |
| Date | |
| 08/03/19 | |

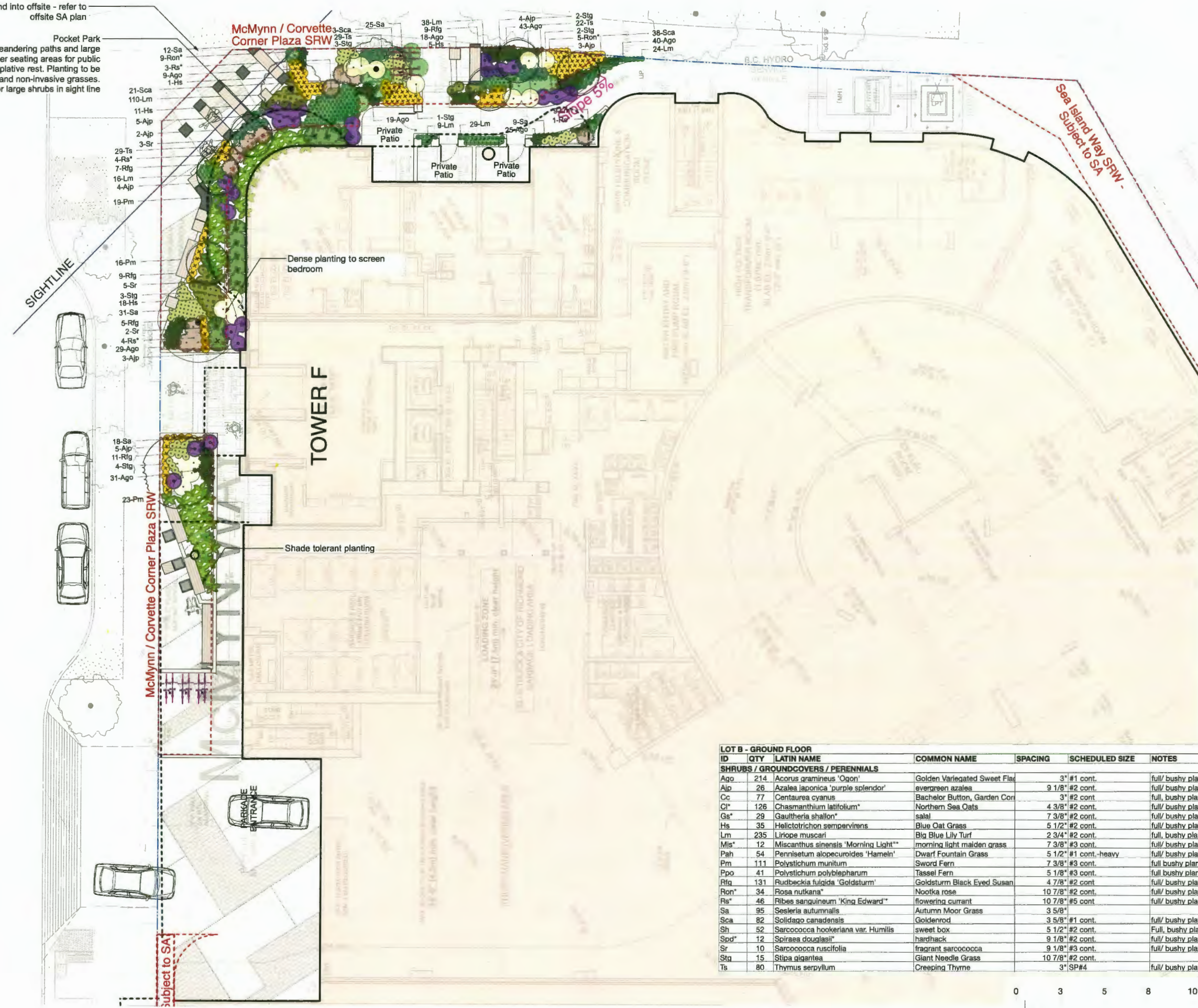


| LOT B - GROUND FLOOR | | | | | | |
|----------------------|-----|------------------------------|------------------------|----------|-----------------------|--------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| TREES | | | | | | |
| Ac | 6 | Acer circinatum | vine maple | as shown | 3m ht. | full, bushy plants |
| For | 1 | Fraxinus oxycarpa 'Raywood' | Raywood ash | as shown | 6cm cal/B&B | 2m standard |
| Fsd | 2 | Fagus sylvatica dewyck gold | golden beech | as shown | 4m ht. B&B | Full, bushy plants |
| Gt | 2 | Gleditsia triacanthos | honey locust | as shown | 7cm/b&b | full, bushy plants |
| Pxy | 3 | Prunus x yedoensis 'Akebono' | Akebono Yoshino Cherry | as shown | 6cm cal. | full, bushy plants |
| Qh | 2 | Quercus hypoleucoides | Silverleaf Oak | as shown | 6 cm B&B/ 2m standard | matched crowns |
| Sal | 1 | Sorbus aria 'Lutescens' | Whitebeam | as shown | | 1.2m Stake |
| Sal | 2 | Sorbus aria 'Lutescens' | Whitebeam | as shown | | 1.2m Stake |
| Stj | 1 | Styrax japonicus | Japanese Snowbell Tree | as shown | 4m ht/ B&B | full/ dense crown |



Planting extend into offsite - refer to offsite SA plan

Pocket Park
With meandering paths and large timber seating areas for public contemplative rest. Planting to be native and non-invasive grasses. No trees or large shrubs in sight line



| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.Z. Text Amendment |
| D | 2020-05-25 | Issued for Comment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-13

eta landscape architecture
1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4
t 604.683.1458
f 604.683.1459
www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property and shall remain the property of eta landscape architecture inc. No part of these documents shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of eta landscape architecture inc. The recipient's sole risk and without liability or legal recourse to the Consultant.

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

Drawing Title
**Planting Plan - Lot B
Ground Floor - Area 1**

Legal
Project Manager: VG, Product ID: 21609
Drawn By: VG, Date: 08/30/19
Reviewed By: VG, Drawing No.: PLAN# B-18b-13
Plot Date: 52

| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
|---|-----|---------------------------------------|------------------------------|-----------------------|----------------|---------------------------|
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Ago | 214 | Acorus gramineus 'Ogon' | Golden Variegated Sweet Flag | 3" #1 cont. | | full/ bushy plants/ heavy |
| Ajp | 26 | Azalea japonica 'purple splendor' | evergreen azalea | 9 1/8" #2 cont. | | full/ bushy plants |
| Cc | 77 | Centaurea cyanus | Bachelor Button, Garden Corn | 3" #2 cont. | | full/ bushy plants |
| Cl* | 126 | Chasmanthium latifolium* | Northern Sea Oats | 4 3/8" #2 cont. | | full/ bushy plants |
| Gs* | 29 | Gaultheria shallon* | salal | 7 3/8" #2 cont. | | full/ bushy plants |
| Hs | 35 | Helictotrichon sempervirens | Blue Oat Grass | 5 1/2" #2 cont. | | full/ bushy plants |
| Lm | 235 | Liriope muscari | Big Blue Lily Turf | 2 3/4" #2 cont. | | full/ bushy plants |
| Mis* | 12 | Miscanthus sinensis 'Morning Light**' | morning light maiden grass | 7 3/8" #3 cont. | | full/ bushy plants |
| Pah | 54 | Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass | 5 1/2" #1 cont.-heavy | | full/ bushy plants |
| Pm | 111 | Polystichum munitum | Sword Fern | 7 3/8" #3 cont. | | full bushy plants |
| Ppo | 41 | Polystichum polyblepharum | Tassel Fern | 5 1/8" #3 cont. | | full bushy plants |
| Rtg | 131 | Rudbeckia fulgida 'Goldsturm' | Goldsturm Black Eyed Susan | 4 7/8" #2 cont. | | full/ bushy plants |
| Ron* | 34 | Rosa nutkana* | Nootka rose | 10 7/8" #2 cont. | | full/ bushy plants |
| Rs* | 46 | Ribes sanguineum 'King Edward' | flowering currant | 10 7/8" #5 cont. | | full/ bushy plants |
| Sa | 95 | Sesleria autumnalis | Autumn Moor Grass | 3 5/8" | | |
| Sca | 82 | Solidago canadensis | Goldenrod | 3 5/8" #1 cont. | | full/ bushy plants |
| Sh | 52 | Sarcococca hookeriana var. Humilis | sweet box | 5 1/2" #2 cont. | | Full, bushy plants |
| Spd* | 12 | Spiraea douglasii* | hardhack | 9 1/8" #2 cont. | | full/ bushy plants |
| Sr | 10 | Sarcococca ruscifolia | fragrant sarcococca | 9 1/8" #3 cont. | | full/ bushy plants |
| Stg | 15 | Stipa gigantea | Giant Needle Grass | 10 7/8" #2 cont. | | |
| Ts | 80 | Thymus serpyllum | Creeping Thyme | 3" SP#4 | | full/ bushy plants |

0 3 5 8 10 m

| LOT B - GROUND FLOOR | | | | | | |
|---|-----|--------------------------------------|------------------------------|-----------------------|----------------|---------------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Aqo | 214 | Acorus gramineus 'Ogon' | Golden Variegated Sweet Flag | 3' #1 cont. | | full/ bushy plants/ heavy |
| Ajp | 26 | Azalea japonica 'purple splendor' | evergreen azalea | 9 1/8" #2 cont. | | full/ bushy plants |
| Cc | 77 | Centaurea cyanus | Bachelor Button, Garden Corn | 3" #2 cont. | | full/ bushy plants |
| Cl* | 126 | Chasmanthium latifolium* | Northern Sea Oats | 4 3/8" #2 cont. | | full/ bushy plants |
| Ge* | 29 | Gaultheria shalon* | sala | 7 3/8" #2 cont. | | full/ bushy plants |
| Hs | 35 | Helictotrichon sempervirens | Blue Oat Grass | 5 1/2" #2 cont. | | full/ bushy plants |
| Lm | 235 | Liriope muscari | Big Blue Lily Turf | 2 3/4" #2 cont. | | full/ bushy plants |
| Mis* | 12 | Miscanthus sinensis 'Morning Light** | morning light maiden grass | 7 3/8" #3 cont. | | full/ bushy plants |
| Pah | 54 | Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass | 5 1/2" #1 cont.-heavy | | full/ bushy plants |
| Pm | 111 | Polystichum munitum | Sword Fern | 7 3/8" #3 cont. | | full bushy plants |
| Ppo | 41 | Polystichum polyblepharum | Tassel Fern | 5 1/8" #3 cont. | | full bushy plants |
| Rfg | 131 | Rudbeckia fulgida 'Goldsturm' | Goldsturm Black Eyed Susan | 4 7/8" #2 cont. | | full/ bushy plants |
| Ron* | 34 | Rosa nutkana* | Nootka rose | 10 7/8" #2 cont. | | full/ bushy plants |
| Re* | 46 | Ribes sanguineum 'King Edward** | flowering currant | 10 7/8" #5 cont. | | full/ bushy plants |
| Sa | 95 | Sesleria autumnalis | Autumn Moor Grass | 3 5/8" | | |
| Sca | 82 | Solidago canadensis | Goldenrod | 3 5/8" #1 cont. | | full/ bushy plants |
| Sh | 52 | Sarcococca hookeriana var. Humilis | sweet box | 5 1/2" #2 cont. | | Full, bushy plants |
| Sod* | 12 | Spiraea douglasii* | hardhack | 9 1/8" #2 cont. | | full/ bushy plants |
| Sr | 10 | Sarcococca ruscifolia | fragrant sarcococca | 9 1/8" #3 cont. | | full/ bushy plants |
| Stq | 15 | Stipa gigantea | Giant Needle Grass | 10 7/8" #2 cont. | | |
| Ts | 80 | Thymus serpyllum | Creeping Thyme | 3" SP#4 | | full/ bushy plants |

| Revision | | |
|----------|------------|--------------------------------|
| No. | Date | Revision Notes |
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| D | 2020-05-25 | Issued for Comment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-14

eta landscape architecture

1590 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

T | 604.683.1456
F | 604.683.1459
W | www.etalandscape.com

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the completion of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
Yuanheng Development
Lots B and C

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

Drawing Title
Planting Plan - Lot B
Ground Floor - Area 2

| Legal | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21809 |
| Client | Scale |
| VG | 1:100 |
| Prepared By | Checked By |
| Reviewed By | Drawn By |
| Date | PLAN# B-18b-14 |
| 08/30/19 | 52 |
| Plot Date: | |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.Z. Text Amendment |
| C | 2020-03-28 | Issued for DP |
| E | 2020-06-22 | Issued for Model Master |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-15

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 t | 604.683.1456
 f | 604.683.1469
 w | www.etalandscape.com

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's professional services, and the Consultant shall remain responsible for the completion of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Tree Plan - Lot B
Podium Level

Legal

| | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| Reviewed By | PLAN# B-18b-15 |
| Date | |
| 08/30/19 | |
| Plot Date: | 52 |



| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
|--------------|-----|--------------------------------|------------------------|----------|----------------|-------------------------|
| TREES | | | | | | |
| Ac | 14 | Acer circinatum | vine maple | as shown | 3m ht. | full, bushy plants |
| Aj | 9 | Albizia julibrissin | silk tree | as shown | 6cm cal | staked plants |
| Aps | 29 | Acer palmatum 'Seiryu' | Seiryu Japanese maple | as shown | 5cm cal/ B&B | full/bushy plants |
| Ccf | 16 | Cercis canadensis forest pansy | Eastern redbud | as shown | 6cm cal/ B&B | 2m standard/ full crown |
| Gt | 10 | Gleditsia triacanthos | honey locust | as shown | 7cm/b&b | full, bushy plants |
| Hmo | 4 | Hamamelis mollis | Chinese witch hazel | as shown | #7 cont. | full/ bushy plants |
| Pxy | 10 | Prunus x yedoensis 'Akebono' | Akebono Yoshino Cherry | as shown | 6cm cal. | full, bushy plants |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for P.Z. Test Amendment |
| C | 2020-02-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| Q | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-16

eta landscape architecture

1690 West 2nd Avenue
 Vancouver, BC, Canada - V6M 1H4
 T | 604.683.1456
 F | 604.683.1450
 W | www.eta.ca

All Rights Reserved by eta landscape architecture inc.
 Information contained on these documents is part of the Consultant's
 professional services, and the Consultant shall retain ownership
 thereof. Such information shall not be used for any purpose other than
 that for which it was provided. Any other use, reuse or
 modification of the documents without the Consultant's prior written
 consent will be at the user's sole risk and without liability or legal
 recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Planting Plan - Lot B
Podium Level - Area 1

Legal
 Project Manager: VG
 Designer: VG
 Date: 08/30/19
 Project ID: 21800
 Scale: 1:100
 Reviewed By: VG
PLAN# B-18b-16
 52
 Plot Date:



| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
|---|-----|-------------------------------------|-------------------------------|-----------------------|----------------|---------------------------|
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Ajp | 243 | Azalea japonica 'purple splendor' | evergreen azalea | 9 1/8" #2 cont. | | full/ bushy plants |
| auc | 55 | Arbutus unedo compacta | strawberry madrone | 1'0 7/8" #10 cont. | | full/ bushy plants |
| Auu | 229 | Arctostaphylos uva-ursi | kinnikinnick | 3 5/8" #1 cont. | | full/ bushy plants/ heavy |
| Ceb | 411 | Carex elata 'Bowles Golden' | 'Bowles Golden' Gold Sedge | 7 3/8" #1 cont. | | full/ bushy plants |
| Cf | 1 | Carex flacca | Blue Sedge | 4 3/8" #2 cont. | | full/ bushy plants |
| Ci* | 215 | Chasmanthium latifolium* | Northern Sea Oats | 4 3/8" #2 cont. | | full/ bushy plants |
| Ct | 32 | Choisya ternata | Mexican mock orange | 1'0 7/8" #3 cont. | | full/ bushy plants |
| Cv | 100 | Calluna vulgaris 'Spring Torch' | Spring Torch Scotch Heather | 5 1/2" #2 cont. | | full/ bushy plants |
| Fa | 25 | Fragaria x ananassa | strawberry | 5 1/2" SP4 | | full/ bushy plants |
| Gs* | 277 | Gaultheria shallon* | salal | 7 3/8" #2 cont. | | full/ bushy plants |
| Haa | 59 | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 1'2 5/8" #3 cont. | | full/ bushy plants |
| Hqs | 18 | Hydrangea quercifolia 'snow queen' | oakleaf hydrangea | 1'2 5/8" #3 cont. | | full/ bushy plants |
| It | 43 | Iris tenax | western blue iris | 5 1/2" #1 cont. | | intermixed in groups |
| Jue | 303 | Juncus effusus | common rush | 4 1/2" #1 cont. | | .3m o.c. |
| La | 319 | Lavandula angustifolia | English Lavender | 4 3/8" #2 cont. | | full/ bushy plants |
| Mis | 401 | Miscanthus sinensis 'Morning Light' | morning light maiden grass | 7 3/8" #3 cont. | | full/ bushy plants |
| Nat | 120 | Nassella tenuissima | Mexican feather grass | 4 3/8" #2 cont. | | full/ bushy plants |
| Pah | 273 | Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass | 5 1/2" #1 cont.-heavy | | full/ bushy plants |
| Pm | 118 | Polystichum munitum | Sword Fern | 7 3/8" #3 cont. | | full bushy plants |
| Rfq | 184 | Rudbeckia fulgida 'Goldsturm' | Goldsturm Black Eyed Susan | 4 7/8" #2 cont. | | full/ bushy plants |
| Ron* | 124 | Rosa nutkana* | Nootka rose | 10 7/8" #2 cont. | | full/ bushy plants |
| Rra-1 | 183 | Rhododendron 'Ramapo' | purple rhododendron | 9 1/8" #5 cont. | | full/ bushy plants |
| Rs* | 64 | Ribes sanguineum 'King Edward' | flowering currant | 10 7/8" #5 cont. | | full/ bushy plants |
| Sai | 272 | Sedum 'Autumn Joy' | autumn stonecrop | 5 1/2" #1 cont. | | full, bushy plants |
| Sew | 929 | Sedum ewersii | pink Mongolian stonecrop | 2 3/4" #1 cont. | | full, bushy plants |
| Sh | 42 | Sarcococca hookeriana var. Humilis | sweet box | 5 1/2" #2 cont. | | Full, bushy plants |
| Sns | 193 | Sedum nevii 'Silver Frost' | southern stonecrop | 4 3/4" #1 cont. | | |
| Sp | 27 | Salix purpurea 'Nana' | Dwarf Arctic Blue Leaf Willow | 2'1 1/2" #5 cont. | | |
| Spe | 358 | Sedum 'Purple Emperor' | autumn stonecrop | 5 1/2" #1 cont. | | full, bushy plants |
| Sr | 88 | Sarcococca ruscifolia | fragrant sarcococca | 9 1/8" #3 cont. | | full/ bushy plants |
| Ssp | 493 | Sedum spurium 'Green Mantle' | two-row stonecrop | 4 3/4" #1 cont. | | full, bushy plants |
| Tbr | 116 | Taxus baccata rependens | dwarf English Yew | 10 7/8" #5 cont. | | full/ bushy plants |
| Trmh | 14 | Taxus media 'Hicksii' | Yew | 5 1/2" 1.2m/B&B | | full, bushy plants |
| Ts | 326 | Thymus serpyllum | Creeping Thyme | 3" SP#4 | | full/ bushy plants |
| Vo | 267 | Vaccinium ovatum | evergreen huckleberry | 9 1/8" #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

| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
|---|-----|-------------------------------------|-----------------------------|-----------------------|----------------|---------------------------|
| LOT B - PODIUM LEVEL (Level 4 and 5) | | | | | | |
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Alp | 243 | Azalea japonica 'purple splendor' | evergreen azalea | 9 1/8" #2 cont. | | full/ bushy plants |
| Auc | 55 | Arbutus unedo compacta | strawberry madrone | 1'0 7/8" #10 cont. | | full/ bushy plants/ heavy |
| Auu | 229 | Arctostaphylos uva-ursi | kinnikinnick | 3 5/8" #1 cont. | | full/ bushy plants |
| Ceb | 411 | Carex elata 'Bowles Golden' | 'Bowles Golden' Gold Sedge | 4 3/8" #2 cont. | | full/ bushy plants |
| Cf | 1 | Carex flacca | Blue Sedge | 4 3/8" #2 cont. | | full/ bushy plants |
| Cl | 215 | Chasmanthum latifolium | Northern Sea Oats | 1'0 7/8" #3 cont. | | full/ bushy plants |
| Ct | 32 | Cholysa temata | Mexican mock orange | 5 1/2" #2 cont. | | full/ bushy plants |
| Cv | 100 | Calluna vulgaris 'Spring Torch' | Spring Torch Scotch Heather | 5 1/2" SP4 | | full/ bushy plants |
| Fa | 25 | Fragaria x ananassa | strawberry | 7 3/8" #2 cont. | | full/ bushy plants |
| Gs | 277 | Gaultheria shallon | salal | 1'2 5/8" #3 cont. | | full/ bushy plants |
| Haa | 59 | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 1'2 5/8" #1 cont. | | intermixed in groups |
| Haa | 18 | Hydrangea quercifolia 'snow queen' | oakleaf hydrangea | 5 1/2" #1 cont. | | .3m o.c. |
| Haa | 43 | Hydrangea quercifolia 'snow queen' | western blue iris | 4 1/2" #1 cont. | | full/ bushy plants |
| It | 303 | Iris tenax | common rush | 4 3/8" #3 cont. | | full/ bushy plants |
| Jue | 319 | Juncus effusus | English Lavender | 7 3/8" #3 cont. | | full/ bushy plants |
| La | 401 | Lavandula angustifolia | morning light maiden grass | 4 3/8" #2 cont. | | full/ bushy plants |
| Mis | 120 | Miscanthus sinensis 'Morning Light' | Mexican feather grass | 5 1/2" #1 cont.-heavy | | full/ bushy plants |
| Nat | 273 | Nassella tenuissima | Dwarf Fountain Grass | 7 3/8" #3 cont. | | full/ bushy plants |
| Pah | 118 | Pennisetum alopecuroides 'Hameln' | Sword Fern | 4 7/8" #2 cont. | | full/ bushy plants |
| Pm | 184 | Polystichum munitum | Goldsturm Black Eved Susan | | | |
| Rfo | | Rudbeckia fuloida 'Goldsturm' | | | | |

| | | | | | | |
|-------|-----|------------------------------------|-------------------------------|--------------------|--|--------------------|
| Ron | 124 | Rosa nutkana | Nootka rose | 10 7/8" #2 cont. | | full/ bushy plants |
| Rra-1 | 183 | Rhododendron 'Ramapo' | purple rhododendron | 9 1/8" #5 cont. | | full/ bushy plants |
| Rs | 64 | Ribes sanguineum 'King Edward' | flowering currant | 10 7/8" #5 cont. | | full/ bushy plants |
| Sai | 272 | Sedum 'Autumn Joy' | autumn stonecrop | 5 1/2" #1 cont. | | full, bushy plants |
| Sai | 929 | Sedum ewersii | pink Mongolian stonecrop | 2 3/4" #1 cont. | | Full, bushy plants |
| Sew | 929 | Sedum hookeriana var. Humilis | sweet box | 5 1/2" #2 cont. | | |
| Sh | 42 | Sarcococca hookeriana var. Humilis | southern stonecrop | 4 3/4" #1 cont. | | full, bushy plants |
| Sns | 193 | Sedum nevil 'Silver Frost' | Dwarf Arctic Blue Leaf Willow | 2' 1 1/2" #1 cont. | | full/ bushy plants |
| Sp | 27 | Salix purpurea 'Nana' | autumn stonecrop | 5 1/2" #3 cont. | | full/ bushy plants |
| Spe | 358 | Sedum 'Purple Emperor' | fragrant sarcococca | 4 3/4" #1 cont. | | full/ bushy plants |
| Sr | 88 | Sarcococca ruscifolia | two-row stonecrop | 10 7/8" #5 cont. | | full/ bushy plants |
| Ssp | 493 | Sedum spurium 'Green Mantle' | dwarf English Yew | 5 1/2" 1.2m/B&B | | full/ bushy plants |
| Tbr | 116 | Taxus baccata rependens | Yew | 3" SP#4 | | full/ bushy plants |
| Trnh | 14 | Thymus media 'Hicksii' | Creeping Thyme | 9 1/8" #3 cont. | | |
| Ts | 326 | Thymus serpyllum | evergreen huckleberry | 0" | | |
| Vo | 267 | Vaccinium ovatum | | | | |
| | 0 | | | | | |

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

| Revision No. | Date | Revision Notes |
|--------------|------------|----------------------------------|
| A | 2019-06-30 | Issued for P.L.Z. Text Amendment |
| B | 2020-03-26 | Issued for DP |
| C | 2020-06-22 | Issued for Model Master |
| E | 2020-07-31 | Issued for ADP |
| F | 2020-07-31 | Issued for Progress |
| G | 2020-10-27 | Issued for Planning Review |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |



Professional Seal
DP 17-794169
 March 24, 2021
 Plan #B-18b-17

eta landscape architecture
 1650 West 2nd Avenue
 Vancouver, BC, Canada, V6J 1H4
 | 604.683.1456
 | 604.683.1458
 | www.eta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is the property of eta landscape architecture inc. and is not to be used for any other project without the written consent of eta landscape architecture inc. eta landscape architecture inc. is not responsible for any errors or omissions in these documents.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capetan Way, Richmond, BC

Drawing Title
Planting Plan - Lot B
Podium Level - Area 2

| Project Manager | Project ID |
|-----------------|-----------------------|
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Checked By |
| VG | VG |
| Date | 08/30/19 |
| Project Name | PLAN# B-18b-17 |
| Page | 52 |

TOWER F



Central mound connection the upper podium to lower podium

Sodded play area

Sedums on green roofs

Small trees in planting bed

| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-06-30 | Issued for R.Z. Part Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for R.Z. Part Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-18

eta landscape architecture inc.

1690 West 2nd Avenue
 Vancouver, BC, Canada - V6J 1H4
 | 604.683.1456
 | 604.683.1459
 | www.etalta.ca

All Rights Reserved by eta landscape architecture inc.
 Information contained on these drawings is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title

Planting Plan - Lot B
Podium Level - Area 3

Legal

| | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21609 |
| Designer | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| Reviewed By | PLAN# B-18b-18 |
| Date | |
| 08/30/19 | |

Plot Date

| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
|---|-----|-------------------------------------|-------------------------------|----------|----------------|---------------------------|
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Ajp | 243 | Azalea japonica 'purple splendor' | evergreen azalea | 9 1/8" | #2 cont. | full/ bushy plants |
| Auc | 55 | Arbutus unedo compacta | strawberry madrone | 1'0 7/8" | #10 cont. | full/ bushy plants |
| Auu | 229 | Arctostaphylos uva-ursi | kinnikinnick | 3 5/8" | #1 cont. | full/ bushy plants/ heavy |
| Ceb | 411 | Carex elata 'Bowles Golden' | 'Bowles Golden' Gold Sedge | 7 3/8" | #1 cont. | full/ bushy plants |
| Cf | 1 | Carex flacca | Blue Sedge | 4 3/8" | #2 cont. | full/ bushy plants |
| Ct* | 215 | Chasmanthium latifolium* | Northern Sea Oats | 4 3/8" | #2 cont. | full/ bushy plants |
| Ct | 32 | Choisya ternata | Mexican mock orange | 1'0 7/8" | #3 cont. | full/ bushy plants |
| Cv | 100 | Calluna vulgaris 'Spring Torch' | Spring Torch Scotch Heather | 5 1/2" | #2 cont. | full/ bushy plants |
| Fa | 25 | Fragaria x ananassa | strawberry | 5 1/2" | SP4 | full/ bushy plants |
| Gs* | 277 | Gaultheria shallon* | salal | 7 3/8" | #2 cont. | full/ bushy plants |
| Haa | 59 | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 1'2 5/8" | #3 cont. | full/ bushy plants |
| Hqs | 18 | Hydrangea quercifolia 'snow queen' | oakleaf hydrangea | 1'2 5/8" | #3 cont. | full/ bushy plants |
| It | 43 | Iris tenax | western blue iris | 5 1/2" | #1 cont. | intermixed in groups |
| Joe | 303 | Juncus effusus | common rush | 4 1/2" | #1 cont. | 3m o.c. |
| La | 319 | Lavandula angustifolia | English Lavender | 4 3/8" | #2 cont. | full/ bushy plants |
| Mis | 401 | Miscanthus sinensis 'Morning Light' | morning light maiden grass | 7 3/8" | #3 cont. | full/ bushy plants |
| Nat | 120 | Nassella tenuissima | Mexican feather grass | 4 3/8" | #2 cont. | full/ bushy plants |
| Pah | 273 | Pennisetum alopecuroides 'Hamel' | Dwarf Fountain Grass | 5 1/2" | #1 cont.-heavy | full/ bushy plants |
| Pm | 118 | Polystichum munitum | Sword Fern | 7 3/8" | #3 cont. | full/ bushy plants |
| Rfg | 184 | Rudbeckia fulgida 'Goldsturm' | Goldsturm Black Eyed Susan | 4 7/8" | #2 cont. | full/ bushy plants |
| Ron* | 124 | Rosa nutkana* | Nootka rose | 10 7/8" | #2 cont. | full/ bushy plants |
| Rra-1 | 183 | Rhododendron 'Ramapo' | purple rhododendron | 9 1/8" | #5 cont. | full/ bushy plants |
| Rs* | 64 | Ribes sanguineum 'King Edward' | flowering currant | 10 7/8" | #5 cont. | full/ bushy plants |
| Saj | 272 | Sedum 'Autumn Joy' | autumn stonecrop | 5 1/2" | #1 cont. | full/ bushy plants |
| Sew | 929 | Sedum ewersii | pink Mongolian stonecrop | 2 3/4" | #1 cont. | full/ bushy plants |
| Sh | 42 | Sarcococca hookeriana var. Humilis | sweet box | 5 1/2" | #2 cont. | Full, bushy plants |
| Sns | 193 | Sedum nevil 'Silver Frost' | southern stonecrop | 4 3/4" | #1 cont. | full/ bushy plants |
| Sp | 27 | Salix purpurea 'Nana' | Dwarf Arctic Blue Leaf Willow | 2'1 1/2" | #5 cont. | full/ bushy plants |
| Spe | 358 | Sedum 'Purple Emperor' | autumn stonecrop | 5 1/2" | #1 cont. | full/ bushy plants |
| Sr | 88 | Sarcococca ruscifolia | fragrant sarcococca | 9 1/8" | #3 cont. | full/ bushy plants |
| Ssp | 493 | Sedum spurium 'Green Mantle' | two-row stonecrop | 4 3/4" | #1 cont. | full/ bushy plants |
| Tbr | 116 | Taxus baccata rependens | dwarf English Yew | 10 7/8" | #5 cont. | full/ bushy plants |
| Tmh | 14 | Taxus media 'Hicksii' | Yew | 5 1/2" | 1.2m/B&B | full/ bushy plants |
| Ts | 326 | Thymus serpyllum | Creeping Thyme | 3" | SP#4 | full/ bushy plants |
| Vo | 267 | Vaccinium ovatum | evergreen huckleberry | 9 1/8" | #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

| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.L. Test Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-09-25 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.L. Test Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-09-25 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-19

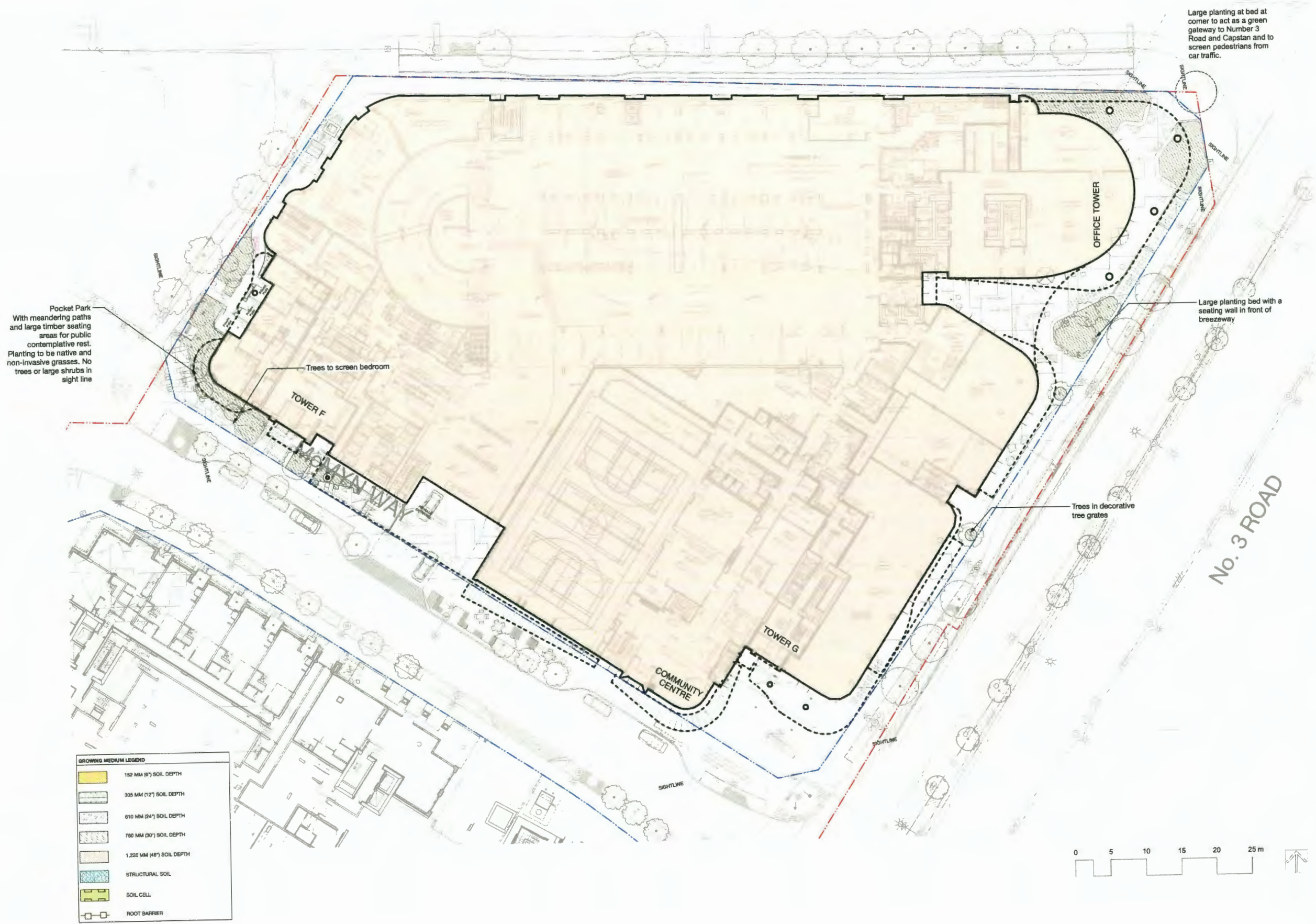
eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada - V6J 1H4
 | 604.683.1456
 | 604.683.1459
 | www.eta.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's professional services, and the Consultant shall not be held responsible for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Soil Depth Plan
Lot B
Ground Floor

| Project Manager | Project ID |
|-----------------|-----------------------|
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| VG | PLAN# B-18b-19 |
| 08/30/19 | 52 |
| Plot Date: | |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|----------------------------------|
| A | 2019-06-30 | Issued for P.L.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-20

eta landscape architecture

1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4

T | 604.663.1456
 F | 604.663.1459
 W | www.eta.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's intellectual property and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Soil Depth Plan
Lot B
Podium Level

Legal

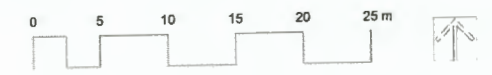
| | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| | PLAN# B-18b-20 |
| Date | |
| 08/30/19 | |

Plot Date



GROWING MEDIUM LEGEND

| | |
|--|---------------------------|
| | 152 MM (6") SOIL DEPTH |
| | 305 MM (12") SOIL DEPTH |
| | 610 MM (24") SOIL DEPTH |
| | 760 MM (30") SOIL DEPTH |
| | 1,220 MM (48") SOIL DEPTH |
| | STRUCTURAL SOIL |
| | SOIL CELL |
| | ROOT BARRIER |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.Z. Text Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Major |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-21

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 | 604.683.1456
 | 604.683.1459
 | www.eta.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the completion of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Irrigated Areas Plan
Lot B
Ground Floor

| Legal | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21809 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| Reviewed By | PLAN# B-18b-21 |
| Date | |
| 08/30/19 | |
| Plot Date: 52 | |



Pocket Park
 With meandering paths
 and large timber seating
 areas for public
 contemplative rest.
 Planting to be native and
 non-invasive grasses. No
 trees or large shrubs in
 sight line

Large planting at bed at
 corner to act as a green
 gateway to Number 3
 Road and Capstan and to
 screen pedestrians from
 car traffic.

Large planting bed with a
 seating wall in front of
 breezeway

Trees in decorative
 tree grates

Trees to screen bedroom

IRRIGATION LEGEND

- AREA TO BE IRRIGATED
- HOSEBIB
- IRRIGATION STUB-OUT

Note:
 Refer to Canadian landscape standards, typ.



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-05-22 | Issued for Model Master |
| F | 2020-07-31 | Issued for Model ADP |
| G | 2020-10-27 | Issued for Program |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-06 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-22

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 | 604.663.1456
 | 604.663.1459
 | www.etalandscape.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Irrigated Areas Plan
Lot B
Podium Level

Legal

| | | | |
|-----------------|----------|-------------|-----------------------|
| Project Manager | VG | Project ID | 21000 |
| Drawn By | VG | Scale | 1:250 |
| Reviewed By | | Drawing No. | |
| Date | 08/30/19 | Reviewed By | PLAN# B-18b-22 |
| Plot Date | | | 62 |



IRRIGATION LEGEND

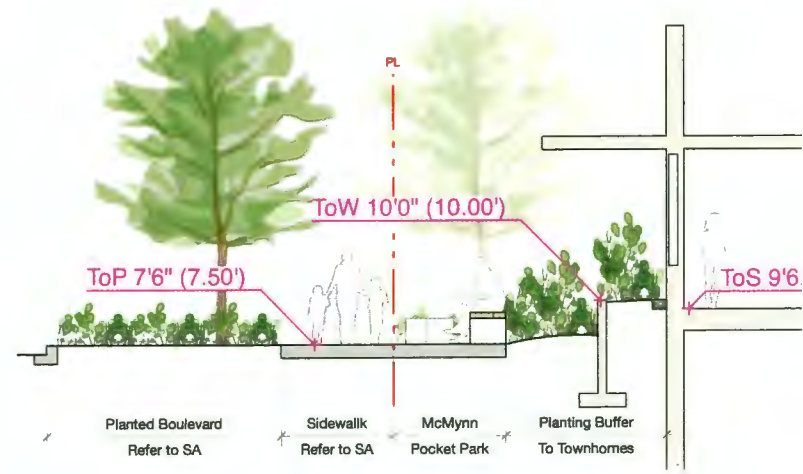
AREA TO BE IRRIGATED

HB- \rightarrow HOSEBIB

IRRIGATION STUB-OUT

Note:
 Refer to Canadian landscape standards, typ.





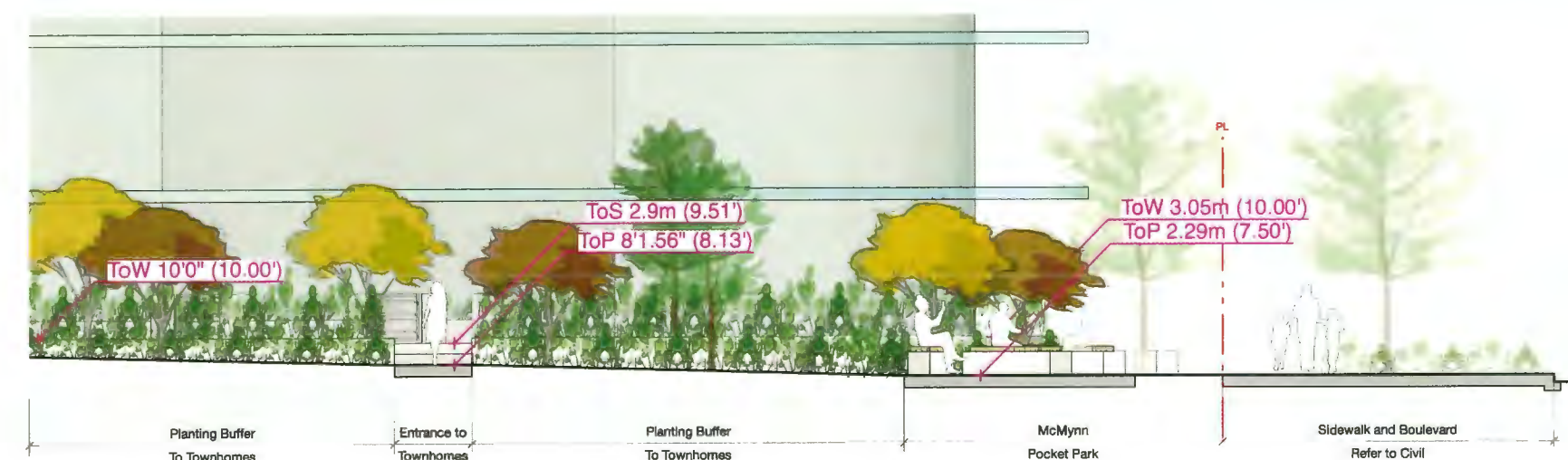
1 Section: McMynn Pocket Park
Scale: 1:60



| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-06-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |



2 Section: McMynn Way
Scale: 1:60



3 Section: Townhome Entry
Scale: 1:60

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-23

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada V6M 1H4
T | 604.683.1456
F | 604.683.1459
W | www.eta.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's professional services, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

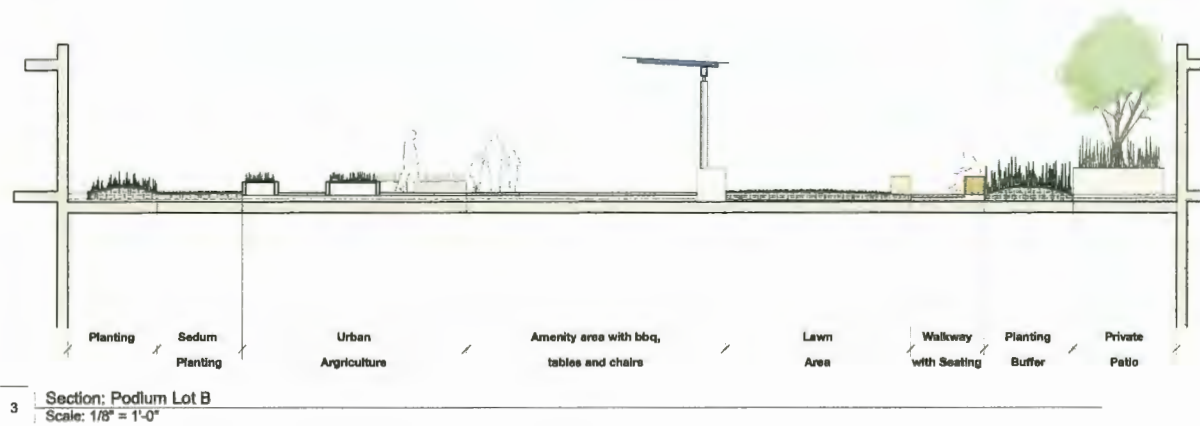
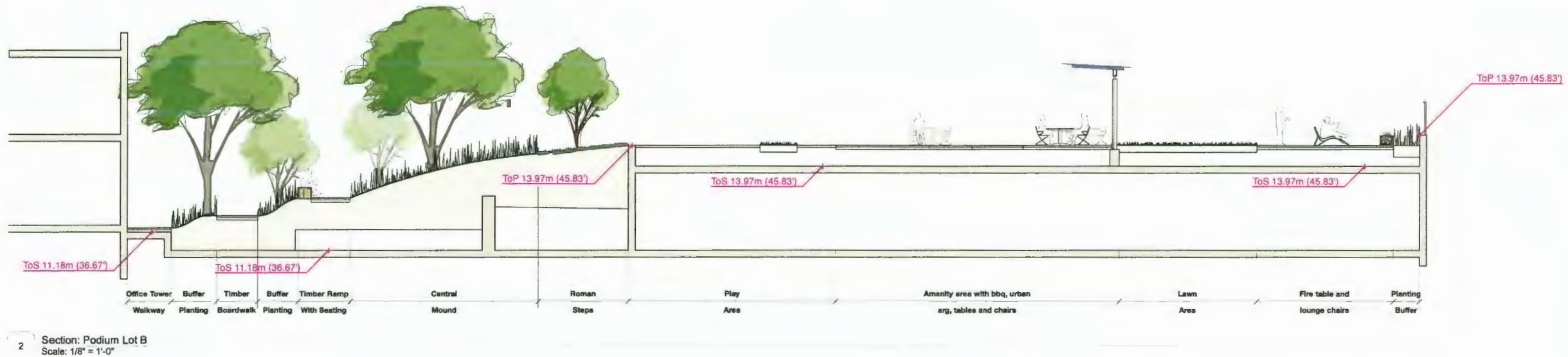
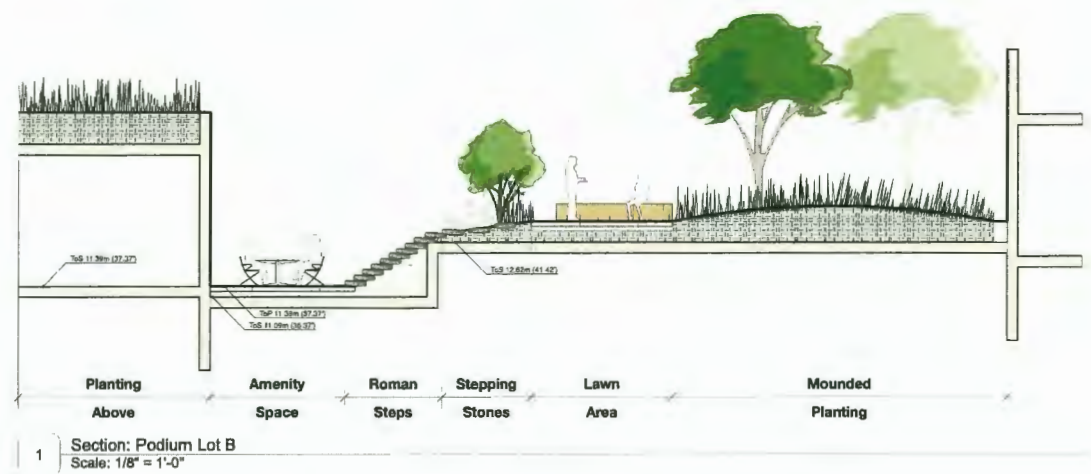
Project
**Yuanheng Development
Lots B and C**
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Title

**Landscape Sections
Lot B - Ground Floor**

Legal

| | | | |
|-----------------|----------|-------------|-----------------------|
| Project Manager | VG | Project ID | 21609 |
| Client | VG | Scale | 85 noted |
| Reviewed By | | Drawing No. | |
| Date | 08/30/19 | Reviewed By | PLAN# B-18b-23 |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #B-18b-24

eta landscape architecture

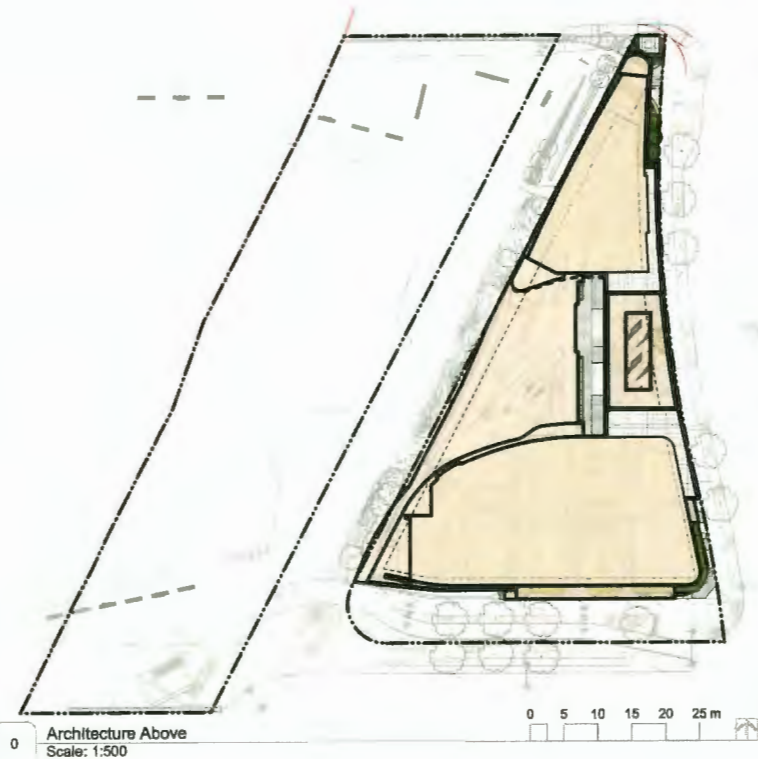
1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4
T | 604.683.1455
F | 604.683.1459
W | www.etalta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the completion of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's sole risk and without liability or legal recourse to the Consultant.

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

Drawing Title
**Landscape Sections
Lot B - Podium**

| Legal | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21809 |
| Drawn By | Scale |
| VG | As noted |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# B-18b-24 |



- Large plaza connecting to ramp and stairs to park
- Building overhang - refer to arch
- Large planter with seating walls. Planting to be native and non-invasive grasses.
- Building overhang - refer to arch
- 4 bike racks under canopy (8 spaces)
- Accent grey pavers at all entrances
- Pool outline above - refer to arch
- Planters with shade tolerant hedges along west wall
- Planters with seating in auto-court
- Floor windows above - refer to arch
- 3 tone decorative paving around site. Paving pattern representing agricultural lands
- Accent grey pavers at all entrances
- Canopy above - refer to arch
- 6 bike racks under canopy (12 spaces)
- Polished stone seating elements (qty: 3)
- Planter with grasses to provide screening amenity room. Shade tolerant plants under building overhang. Planting to be native and non-invasive grasses.
- Stepped planter with seating and shade tolerant hedging to screen wall
- Building overhang/balcony above - refer to arch

| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-06-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-1

eta landscape architecture
 1650 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 T | 604.683.1456
 F | 604.683.1459
 W | www.eta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's retainer of services, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

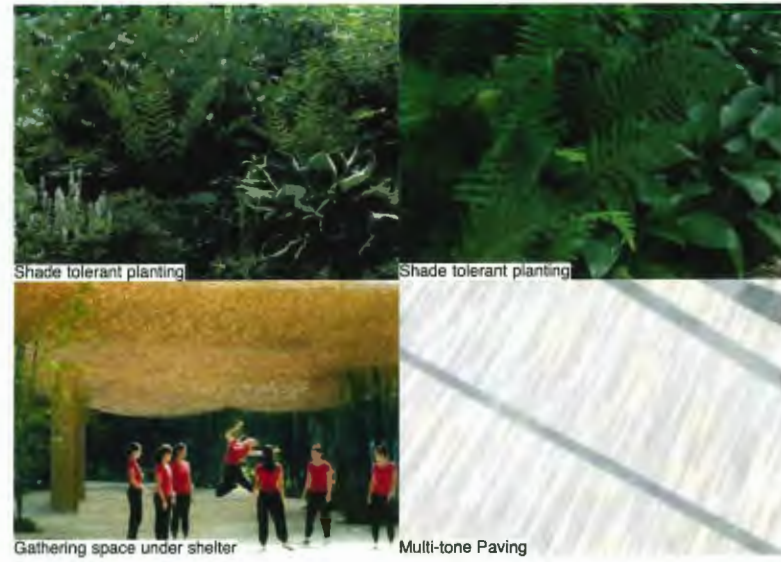
Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Illustrative Plan - Lot C
Ground Floor

| Legend | |
|-----------------|---------------|
| Project Manager | VG |
| Drawn By | VG |
| Reviewed By | VG |
| Date | 08/30/19 |
| Project ID | 21600 |
| Scale | 1:200 |
| Drawing No. | PLAN# C-18c-1 |
| Plot Date: | 52 |



CAPSTAN WAY



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for P.Z. Text Amendment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-2

eta landscape architecture

1690 West 2nd Avenue
 Vancouver, BC, Canada, V6J 1H4

T | 604.683.1458
 F | 604.683.1459
 W | www.etalandscape.com

All Rights Reserved by eta landscape architecture Inc.
 Information contained on these documents is part of the Consultant's
 statements of service, and the Consultant shall retain ownership
 thereof. Such information shall not be used for any purpose other than
 for the construction of the referenced project. Any other use, reuse or
 modification of the documents without the Consultant's prior written
 consent will be at the recipient's sole risk and without liability or legal
 exposure to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Material Plan - Lot C
Ground Floor - North

| Legal | |
|-----------------|----------------------|
| Project Manager | Project ID |
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| | PLAN# C-18c-2 |
| Date | |
| 08/30/19 | |
| 52 | |
| Plot Date: | |



Dense hedge at wall

Planter with Seating

Organic shaped planters

Unique paving pattern

Shared pedestrian and automobile space in auto-court

Landscape features enhanced with natural grade of site



- Accent grey pavers at all entrances **P1.1** (1) (L23.1)
- Planters with shade tolerant hedges along west wall **M1** (1) (L23.2)
- Large plaza with 3 tone paving **P1.2 P1.3 P1.4** (1) (L23.1)
- Pool outline at 4th floor above - refer to arch
- Large planter with seating walls **F19** (5) (L23.2)
- Floor windows above - refer to arch
- Large planter with seating walls **F19** (5) (L23.2)
- Accent grey pavers at all entrances **P1.1** (1) (L23.1)
- 3 tone decorative paving around site. Paving pattern representing agricultural lands **P1.2 P1.3 P1.4** (1) (L23.1)
- Entry canopy above - refer to arch
- 6 bike racks under canopy (12 spaces) **F3** (1) (L24.0)
- Polished stone seating elements (qty: 3) **F10** (3) (L23.2)
- Drip strip around building face, typ **M3** (3) (L23.2)
- Planter with grasses to provide screening amenity room. Shade tolerant plants under building overhang. Planting to be native and non-invasive grasses.
- Building overhang/balcony above - refer to arch
- Stepped planter with custom timber bench seating and shade tolerant hedging to screen wall **F19** (5) (L23.2)
- Lighting kiosk

| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-06-30 | Issued for R.Z. Text Amendment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-08 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for R.Z. Text Amendment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-08 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-3

eta landscape architecture

1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4

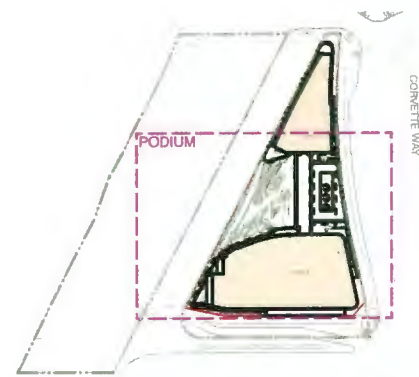
T | 604.683.1456
 F | 604.683.1459
 W | www.etalandscape.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability of legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Material Plan - Lot C
Ground Floor - South

| Project Manager | Project ID |
|-----------------|----------------------|
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| 09/30/19 | PLAN# C-18c-3 |



- Timber decking
P6 5 (L23.1)
- Community gathering area with arbour, BBQ facilities and table
A4 8 (L23.2) F4 8 (L23.2)
- Moveable tables and chairs
F5.1 4 (L24.0) F5.4 4 (L24.0)
- Skylight - Refer to Arch
- Sedum green roof above pool
- Concrete unit pavers P2 2 (L23.1)
- Custom timber benches
F1 1 (L23.1)
- Play loop
- Play tunnel through planting
C5 1 (L23.1)
- Steps and stepping stones through planting connection to deck below. Plant sensory play for children
- Children's Play with poured in place rubber surfaces, and natural play
P3 3 (L23.1) C4 1 (L23.1)
- Custom timber benches with tables and chairs
F1 1 (L23.1) F5.4 1 (L23.1) F5.1 4 (L24.0)

| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-06-30 | Issued for R.L. Test Amendment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-4

eta landscape architecture

1690 West 2nd Avenue
 Vancouver, BC, Canada, V6J 1H4

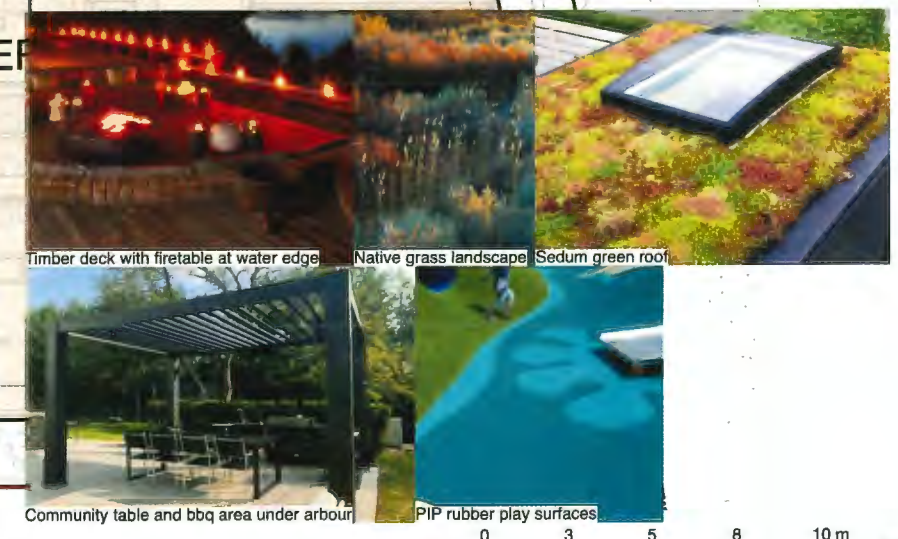
T | 804.883.1456
 F | 804.883.1459
 W | www.eta.ca

All Rights Reserved for eta landscape architecture inc. Information contained on these documents is part of the Consultant's confidential information, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Material Plan - Lot C
Podium Level

| Project Manager | | Project ID | |
|-----------------|----|----------------------|-------|
| VG | VG | 21609 | 21609 |
| Drawn By | | Scale | |
| VG | VG | 1:100 | 1:100 |
| Reviewed By | | Drawing No. | |
| | | | |
| Date | | Project Name | |
| 08/30/19 | | PLAN# C-18c-4 | |
| | | 52 | |





Ambient In Ground Lighting

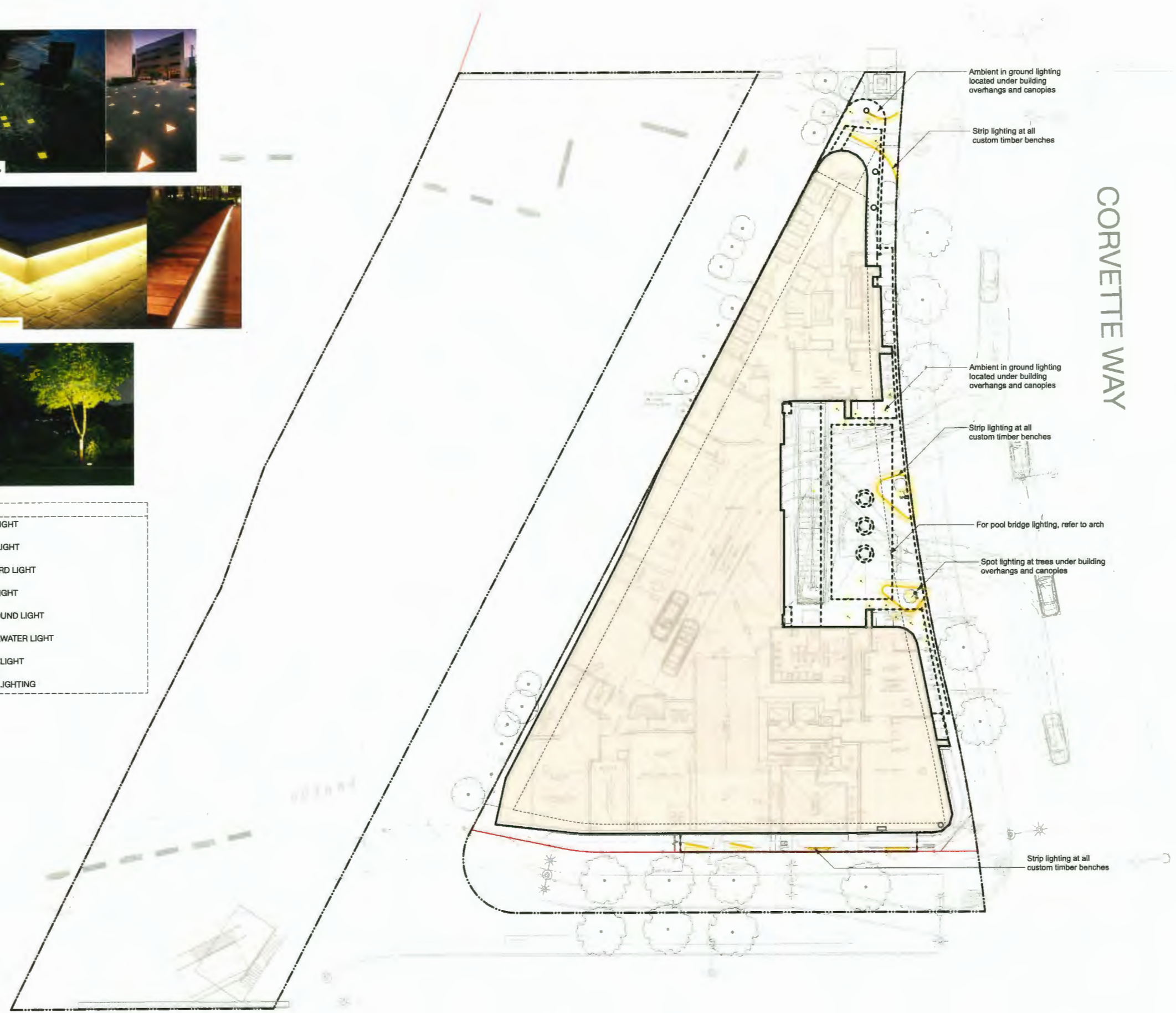


Strip Lighting Under Benches



Spot Light on Trees

| LIGHTING LEGEND | |
|-----------------|------------------|
| S/W | STEP LIGHT |
| Sp | SPOT LIGHT |
| B | BOLLARD LIGHT |
| Pl | PATH LIGHT |
| Ig | IN GROUND LIGHT |
| Uw | UNDERWATER LIGHT |
| DL | DOWN LIGHT |
| Strip | STRIP LIGHTING |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
| | | |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for P.Z. Text Amendment |
| C | 2020-05-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Major |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-5



1590 West 2nd Avenue
 Vancouver, BC, Canada, V6J 1H4
 | 604.683.1456
 | 604.683.1459
 | www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the execution of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's own risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

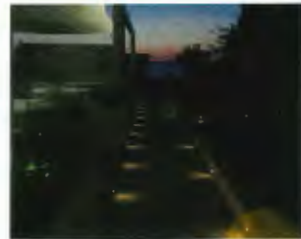
Drawing Title
Lighting Plan - Lot C
Ground Floor

| Legend | |
|-----------------|----------------------|
| Project Manager | Project ID |
| VG | 21809 |
| Drawn By | Scale |
| VG | 1:200 |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# C-18c-5 |
| Plot Date: | 52 |





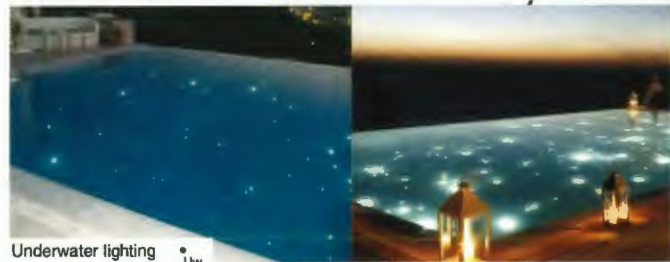
Strip Lighting Under Benches and Waterwall



Path lighting on sloped walkway

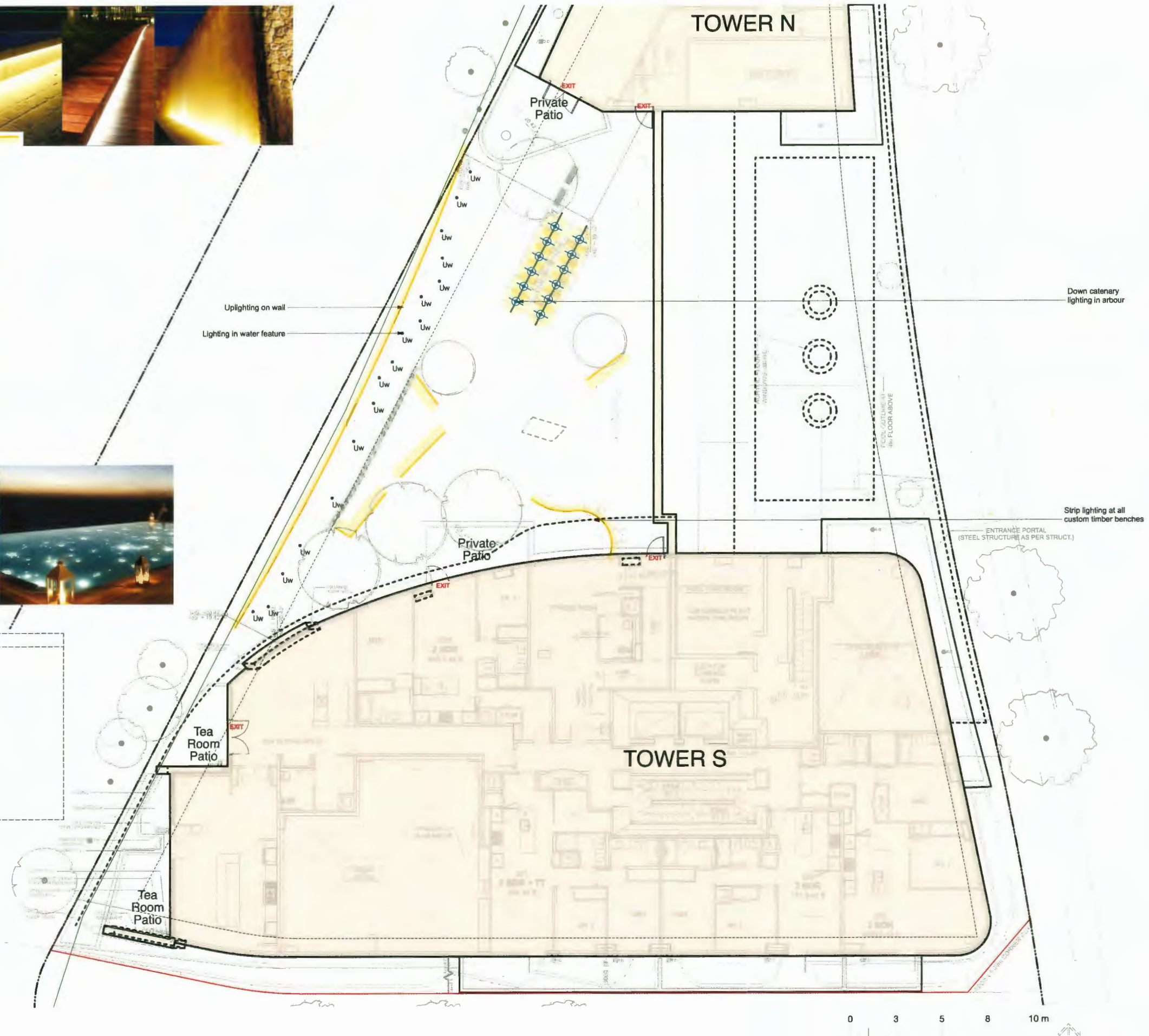


Down catenary lighting in arbour



Underwater lighting

| LIGHTING LEGEND | |
|-----------------|------------------|
| S/W | STEP LIGHT |
| Sp | SPOT LIGHT |
| B | BOLLARD LIGHT |
| Pl | PATH LIGHT |
| Ig | IN GROUND LIGHT |
| Uw | UNDERWATER LIGHT |
| DL | DOWN LIGHT |
| SL | STRIP LIGHTING |



| Revision | | |
|----------|------------|--------------------------------|
| No. | Date | Revision Notes |
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
 March 24, 2021
 Plan #C-18c-6

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada - V6J 1H4
 | 604.683.1458
 | 604.683.1458
 | www.etalab.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership. No part of this information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's sole risk and without liability or legal recourse to the Consultant.

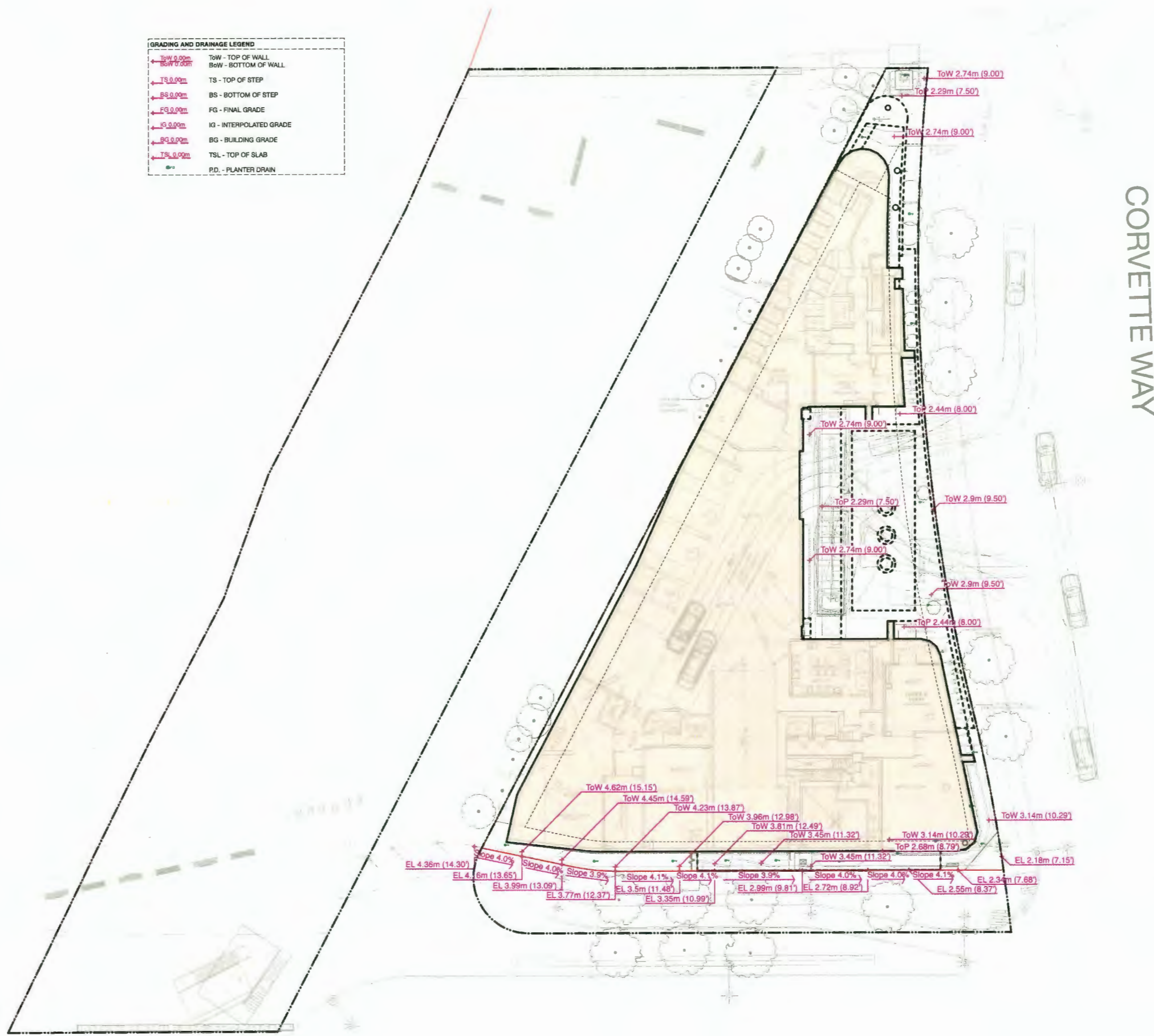
Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Lighting Plan - Lot C
Podium Level

| Legal | |
|-----------------|----------------------|
| Project Manager | Project ID |
| VG | 21800 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# C-18c-6 |
| Plot Date: | 52 |

GRADING AND DRAINAGE LEGEND

| | |
|-------------|-------------------------|
| ↔ ToW 0.00m | ToW - TOP OF WALL |
| ↔ BoW 0.00m | BoW - BOTTOM OF WALL |
| ↔ TS 0.00m | TS - TOP OF STEP |
| ↔ BS 0.00m | BS - BOTTOM OF STEP |
| ↔ FG 0.00m | FG - FINAL GRADE |
| ↔ IG 0.00m | IG - INTERPOLATED GRADE |
| ↔ BG 0.00m | BG - BUILDING GRADE |
| ↔ TSL 0.00m | TSL - TOP OF SLAB |
| ⊙ | P.D. - PLANTER DRAIN |



CORVETTE WAY

Revision

| No. | Date | Revision Notes |
|-----|------|----------------|
|-----|------|----------------|

Issue

| No. | Date | Issue Notes |
|-----|------------|--------------------------------|
| A | 2019-06-30 | Issued for R.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-05-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
 March 24, 2021
 Plan #C-18c-7

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada - V5J 1H4
 | 604.683.1456
 | 604.683.1459
 | www.etalia.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Confidentiality Agreement of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the completion of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

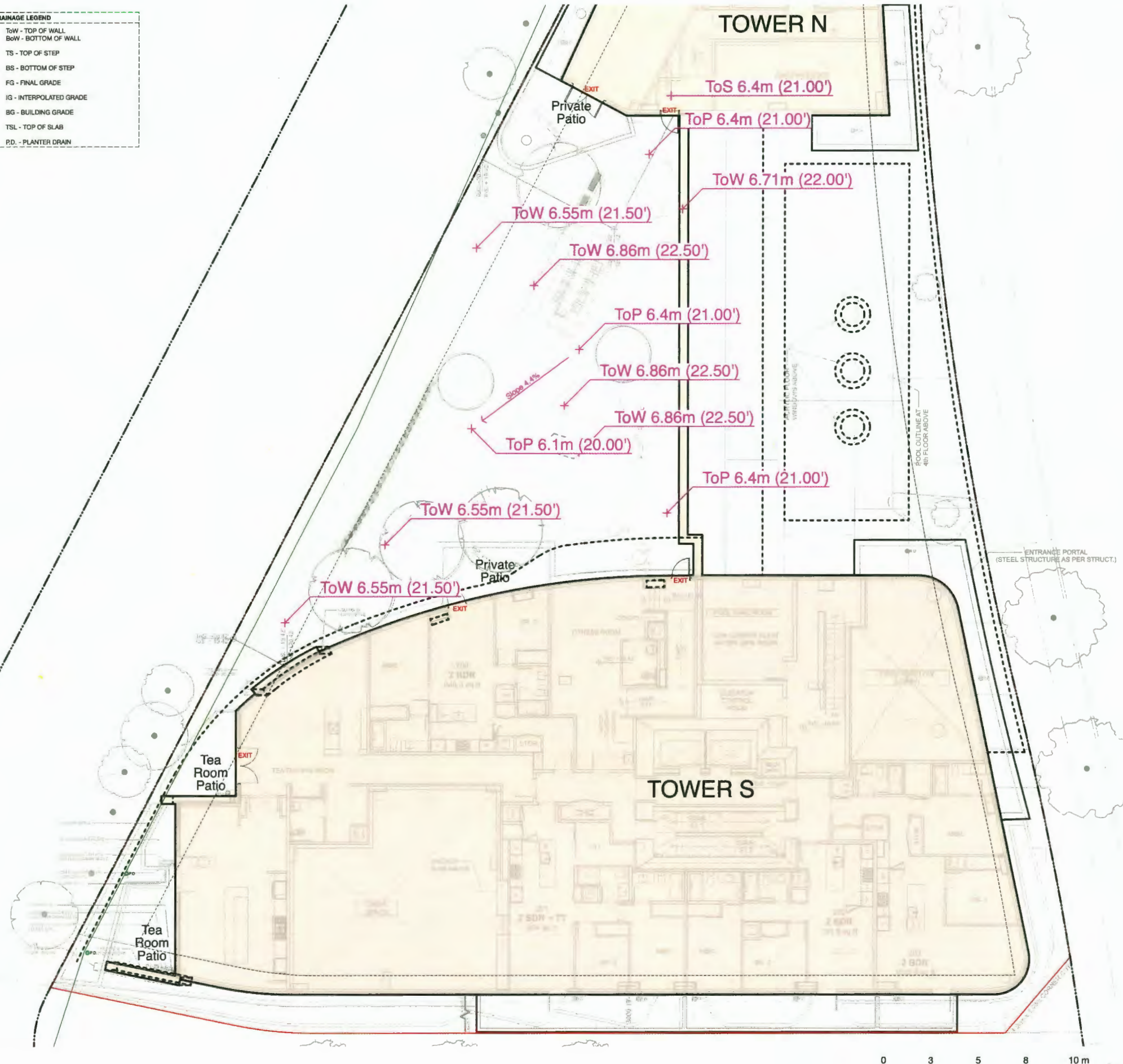
Drawing Title
Grading and Drainage
Lot C
Ground Floor

Legend

| | |
|-----------------|----------------------|
| Project Storage | Project ID |
| VG | 21600 |
| Drawn By | Scale |
| VG | 1:200 |
| Reviewed By | Drawing No. |
| Reviewed By | PLAN# C-18c-7 |
| Date | |
| 08/30/19 | |



| GRADING AND DRAINAGE LEGEND | |
|-----------------------------|-------------------------|
| | ToW - TOP OF WALL |
| | BoW - BOTTOM OF WALL |
| | TS - TOP OF STEP |
| | BS - BOTTOM OF STEP |
| | FG - FINAL GRADE |
| | IG - INTERPOLATED GRADE |
| | BG - BUILDING GRADE |
| | TSL - TOP OF SLAB |
| | P.D. - PLANTER DRAIN |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-03-25 | Issued for DP |
| E | 2020-06-22 | Issued for Model Major |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-8

eta landscape architecture

1630 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's confidential information and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

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

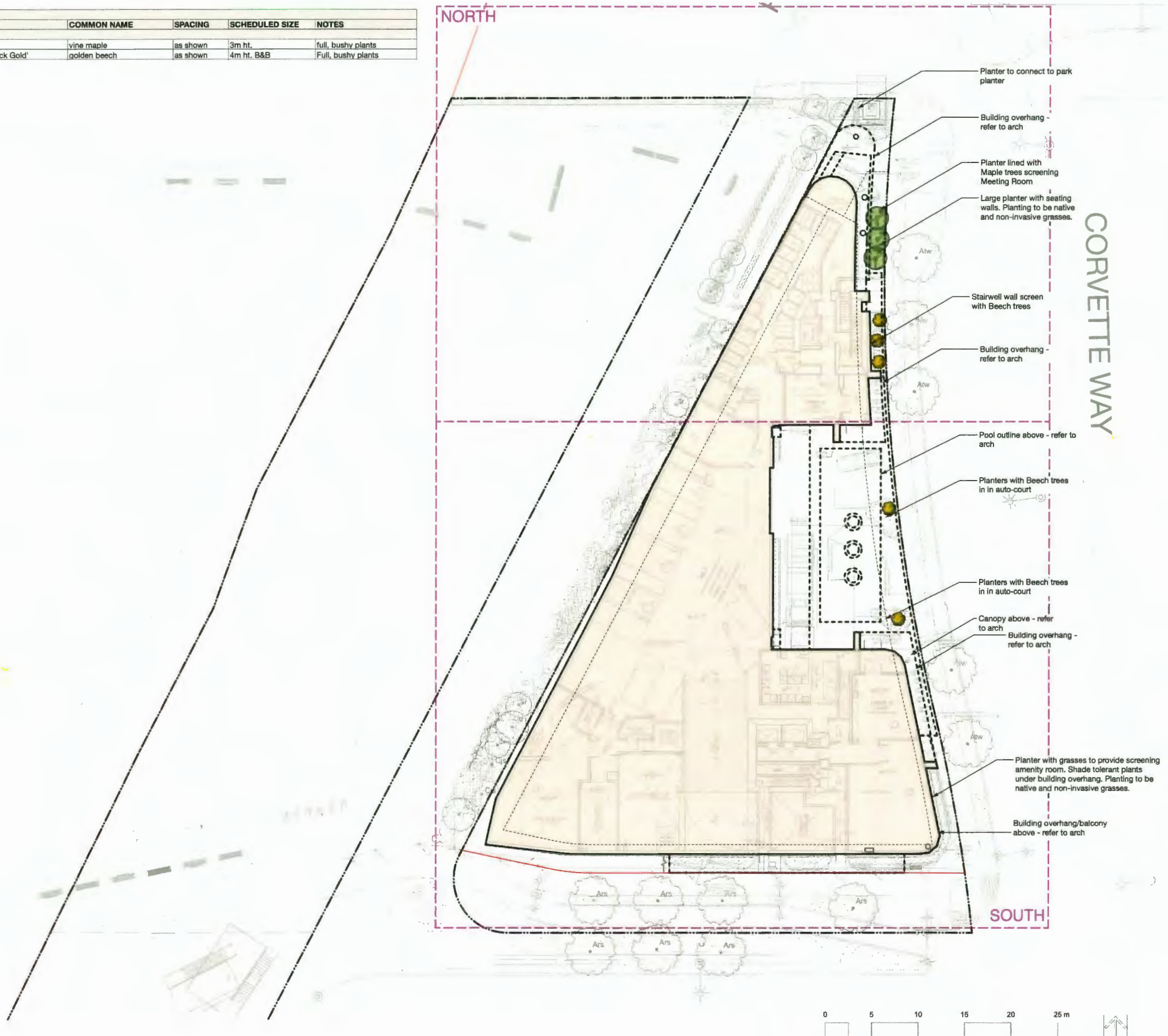
Drawing Title
**Grading and Drainage
Lot C
Podium Level**

Legal

| | |
|-----------------|----------------------|
| Project Manager | Project ID |
| VG | 21000 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| Reviewed By | PLAN# C-18c-8 |
| Date | |
| 08/30/19 | |

Plot Date:

| LOT C - GROUND FLOOR | | | | | | |
|----------------------|-----|-------------------------------|--------------|----------|----------------|--------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| TREES | | | | | | |
| Ac | 8 | Acer circinatum | vine maple | as shown | 3m ht. | full, bushy plants |
| Fsd | 5 | Fagus sylvatica 'Dawyck Gold' | golden beech | as shown | 4m ht. B&B | Full, bushy plants |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
| | | |
| | | |
| | | |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-25 | Issued for DP |
| E | 2020-05-22 | Issued for Model Master |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
 March 24, 2021
 Plan #C-18c-9

eta landscape architecture

1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 | 604.683.1456
 | 604.683.1459
 | www.eta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership. No part of this information shall be used for any purpose other than that for the completion of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's sole risk and without liability or legal exposure to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Tree Plan - Lot C
Ground Floor

| Legal | |
|-----------------|----------------------|
| Project Manager | Project ID |
| VG | 21800 |
| Drawn By | Scale |
| VG | 1:200 |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# C-18c-9 |
| Plot Date: | 52 |

| LOT C - GROUND FLOOR | | | | | | |
|---|-----|------------------------------------|-------------------------------|---------|----------------|---------------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Ago | 82 | Acorus gramineus 'Ogon' | Golden Variegated Sweet Flag | 3" | #1 cont. | full/ bushy plants/ heavy |
| Auu | 52 | Arctostaphylos uva-ursi | kinnikinnick | 7 3/8" | #1 cont. | full/ bushy plants/ heavy |
| Lm | 82 | Liriope muscari | Big Blue Lily Turf | 2 3/4" | #2 cont. | full, bushy plants |
| Lp | 93 | Lupinus polyphyllus 'Gallery Blue' | Gallery Blue Lupine | 4 1/2" | #1 pot. | |
| Pm | 91 | Polystichum munitum | Sword Fern | --- | #3 cont. | full bushy plants |
| Ron* | 8 | Rosa nutkana* | Nootka rose | 10 7/8" | #2 cont. | full/ bushy plants |
| Rs* | 9 | Ribes sanguineum 'King Edward' | flowering currant | 10 7/8" | #5 cont. | full/ bushy plants |
| Sa | 51 | Sesleria autumnalis | Autumn Moor Grass | 3 5/8" | | |
| Sca | 63 | Solidago canadensis | Goldenrod | 3 5/8" | #1 cont. | full/ bushy plants |
| Sp | 46 | Salix purpurea 'Nana' | Dwarf Arctic Blue Leaf Willow | 8 3/8" | #5 cont. | |
| Tmh | 48 | Taxus media 'Hicksii' | Yew | 5 1/2" | 1.2m/B&B | full, bushy plants |

R.



| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.Z. Text Amendment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.Z. Text Amendment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-10

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada V6M 1H4

T | 604.683.1456
F | 604.683.1459
W | www.etalia.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's
instruments of service, and the Consultant shall retain ownership
thereof. Such information shall not be used for any purpose other than
for the construction of the referenced project. Any other use, reuse or
modification of the documents without the Consultant's prior written
consent will be at the recipient's sole risk and without liability or legal
recourse to the Consultant.

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

Drawing Title

**Planting Plan - Lot C
Ground Floor - North**

Legal

| | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21809 |
| Drawn By | Drawn |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# C-18c-10 |

| LOT C - GROUND FLOOR | | | | | | |
|---|-----|------------------------------------|-------------------------------|------------------|----------------|---------------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Ago | 82 | Acorus gramineus 'Ogon' | Golden Variegated Sweet Flag | 3" #1 cont. | | full/ bushy plants/ heavy |
| Auu | 52 | Arctostaphylos uva-ursi | kinnikinnick | 7 3/8" #1 cont. | | full/ bushy plants/ heavy |
| Lm | 82 | Liriope muscari | Big Blue Lily Turf | 2 3/4" #2 cont. | | full, bushy plants |
| Lp | 93 | Lupinus polyphyllus 'Gallery Blue' | Gallery Blue Lupine | 4 1/2" #1 pot. | | |
| Pm | 91 | Polystichum munitum | Sword Fern | #3 cont. | | full bushy plants |
| Ron* | 8 | Rosa nutkana* | Nootka rose | 10 7/8" #2 cont. | | full/ bushy plants |
| Rs* | 9 | Ribes sanguineum 'King Edward' | flowering currant | 10 7/8" #5 cont. | | full/ bushy plants |
| Sa | 51 | Sesleria autumnalis | Autumn Moor Grass | 3 5/8" | | |
| Sca | 63 | Solidago canadensis | Goldenrod | 3 5/8" #1 cont. | | full/ bushy plants |
| Sp | 46 | Salix purpurea 'Nana' | Dwarf Arctic Blue Leaf Willow | 8 3/8" #5 cont. | | |
| Tmh | 48 | Taxus media 'Hicksii' | Yew | 5 1/2" 1.2m/B&B | | full, bushy plants |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
| | | |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for R.Z. Text Amendment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for CP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-11

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

T | 604.883.1458
F | 604.883.1459
W | www.etalandscape.com

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project, any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's sole risk and without liability or legal exposure to the Consultant.

Project

Yuanheng Development
Lots B and C

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

Drawing Title

Planting Plan - Lot C
Ground Floor - South

| Legal | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| Reviewed By | PLAN# C-18c-11 |
| Date | |
| 08/30/19 | |
| Plot Date: | 52 |



LOT C - PODIUM LEVEL

| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
|--------------|-----|----------------------|----------------------|----------|----------------|--------------------|
| TREES | | | | | | |
| Ac | 2 | Acer circinatum | vine maple | as shown | 3m ht. | full, bushy plants |
| Bnc | 4 | Betula nigra 'Cully' | Heritage river birch | as shown | 3m/ B&B | |

| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|----------------------------------|
| A | 2019-08-30 | Issued for P.L.Z. Text Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-03-25 | Issued for DP |
| E | 2020-06-22 | Issued for Model Matter |
| F | 2020-07-31 | Issued for ADP |
| D | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-12

eta landscape architecture

1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 | 604.683.1456
 | 604.683.1459
 | www.etalandscape.com

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's intellectual property and shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's risk and without liability or legal exposure to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Tree Plan - Lot C
Podium Level

| Legal | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21809 |
| Drawn By | Scale |
| VG | 1:100 |
| Reviewed By | Drawing No. |
| Reviewed By | PLAN# C-18c-12 |
| Date | Plot Date |
| 08/30/19 | 52 |

| LOT C - PODIUM LEVEL | | | | | | |
|---|-----|------------------------------------|-------------------------------|------------------|----------------|---------------------------|
| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| SHRUBS / GROUNDCOVERS / PERENNIALS | | | | | | |
| Ago | 614 | Acorus gramineus 'Ogon' | Golden Variegated Sweet Flag | 3" #1 cont. | | full/ bushy plants/ heavy |
| Am | 121 | Achillea millefolium | Yarrow | 4 1/4" #4 cont. | | full/ bushy plants |
| Cr | 27 | Chionochloa rubra | Red Tussock Grass | 7 3/8" #1 cont. | | full/ bushy plants |
| Ep | 68 | Echinacea purpurea | purple coneflower | 5 1/2" #2 cont. | | full/ bushy plants |
| Hs | 123 | Helictotrichon sempervirens | Blue Oat Grass | 5 1/2" #2 cont. | | full/ bushy plants |
| Lmo | 37 | Leymus mollis | Dune Grass | 7 3/8" #1 cont. | | full/ bushy plants |
| Lp | 130 | Lupinus polyphyllus 'Gallery Blue' | Gallery Blue Lupine | 4 1/2" #1 pot | | |
| Pa | 32 | Pennisetum alopecuroides | Fountain Grass | 7 3/8" #2 cont. | | full/ bushy plants |
| Pm | 17 | Polystichum munitum | Sword Fern | 7 3/8" #3 cont. | | full bushy plants |
| Sa | 189 | Sesleria autumnalis | Autumn Moor Grass | 3 5/8" | | |
| Sp | 62 | Salix purpurea 'Nana' | Dwarf Arctic Blue Leaf Willow | 8 3/8" #5 cont. | | |
| Stg | 28 | Stipa gigantea | Giant Needle Grass | 10 7/8" #2 cont. | | |

| Revision | | |
|----------|------|----------------|
| No. | Date | Revision Notes |
| | | |

| Issue | | |
|-------|------------|-------------------------------|
| No. | Date | Issue Notes |
| A | 2019-06-30 | Issued for R.Z. 3rd Amendment |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-13

eta landscape architecture

1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4

T | 604.683.1456
 F | 604.683.1459
 W | www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's confidential information and the Consultant shall remain the owner thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC









Drawing Title
Planting Plan - Lot C
Podium Level

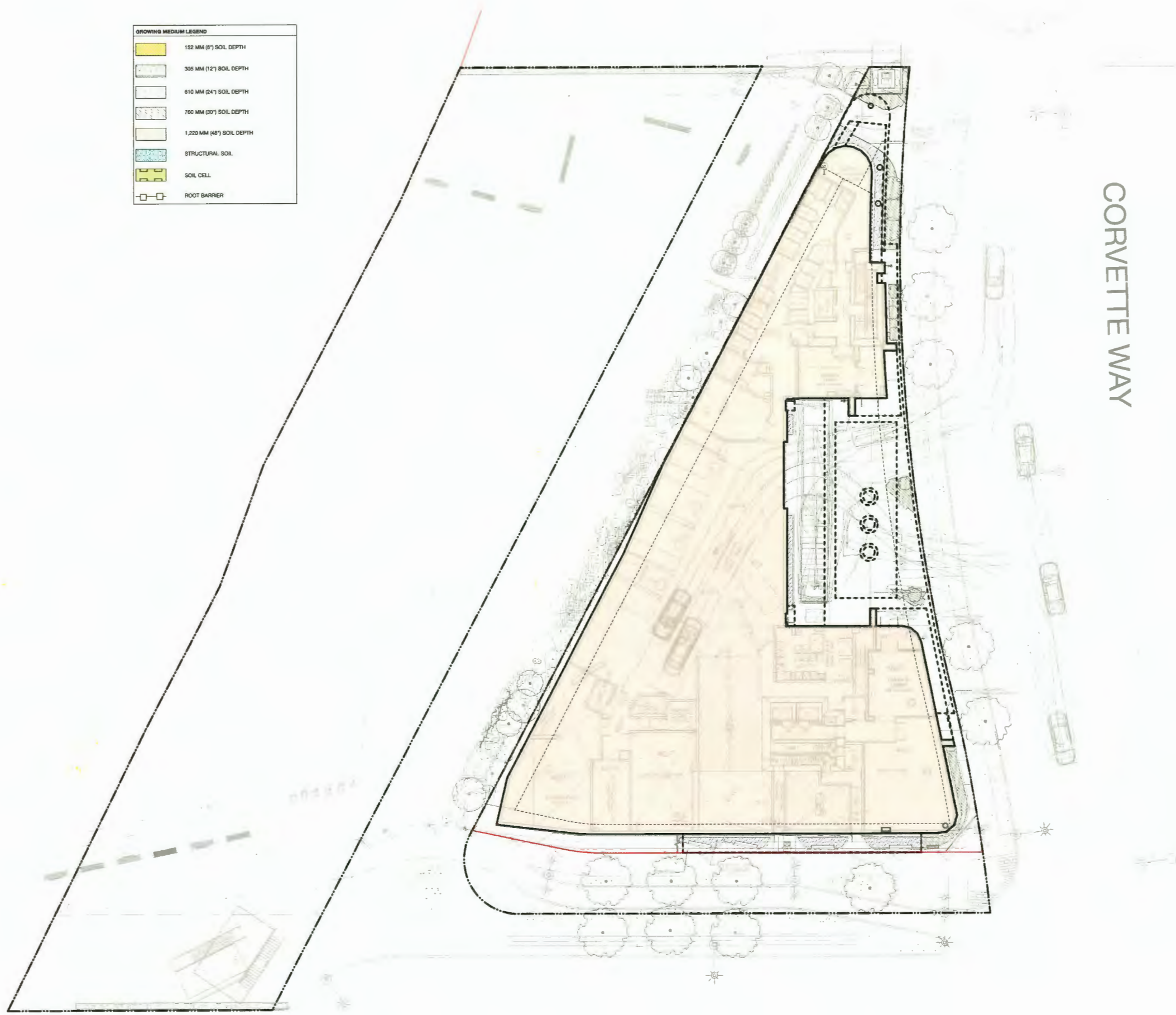
Legal

| | | | |
|-----------------|----------|-------------|-------|
| Project Manager | VG | Project ID | 21800 |
| Drawn By | VG | Scale | 1:100 |
| Reviewed By | | Drawing No. | |
| Date | 08/30/19 | | |
| | | Reviewed By | |
| | | | |

PLAN# C-18c-13
 52
 Plot Date:



| GROWING MEDIUM LEGEND | |
|---|---------------------------|
|  | 152 MM (6") SOIL DEPTH |
|  | 305 MM (12") SOIL DEPTH |
|  | 610 MM (24") SOIL DEPTH |
|  | 760 MM (30") SOIL DEPTH |
|  | 1,220 MM (48") SOIL DEPTH |
|  | STRUCTURAL SOIL |
|  | SOIL CELL |
|  | ROOT BARRIER |



CORVETTE WAY

| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-06-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
 March 24, 2021
 Plan #C-18c-14

eta landscape architecture

1690 West 2nd Avenue
 Vancouver, BC, Canada, V6J 1H4

T | 604.883.1458
 F | 604.883.1459
 W | www.etalandscape.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

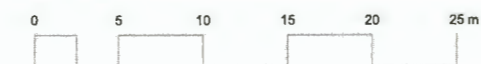
Project
**Yuanheng Development
 Lots B and C**

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

Drawing Title
**Soil Depth Plan
 Lot C
 Ground Floor**

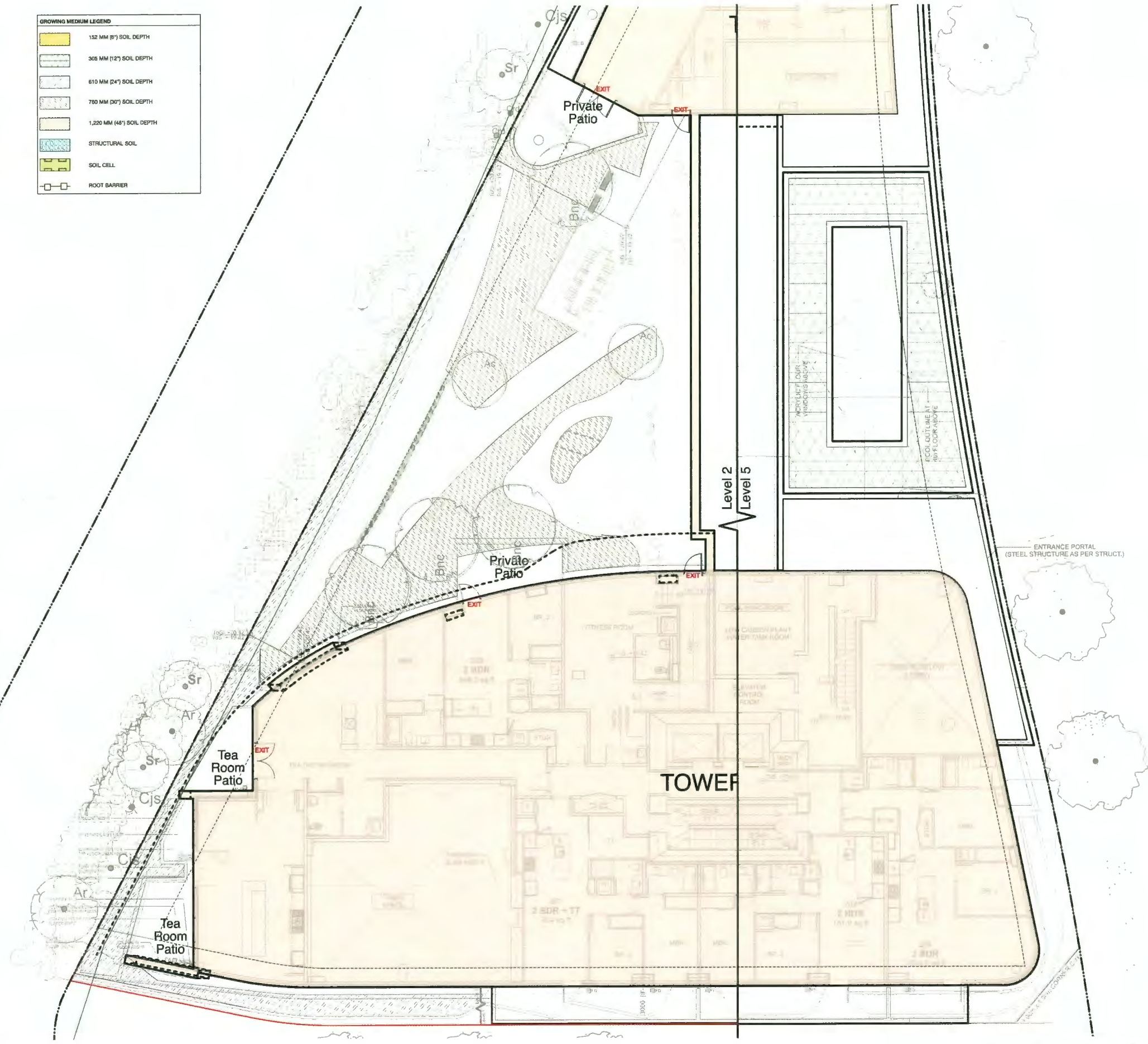
Legal

| | | | |
|-----------------|----------|--------------|-----------------------|
| Project Manager | VG | Project ID | 21609 |
| Drawn By | VG | Scale | 1:200 |
| Reviewed By | | Client No. | |
| Date | 08/30/19 | Project Name | PLAN# C-18c-14 |



Plot Date:

| GROWING MEDIUM LEGEND | |
|-----------------------|---------------------------|
| | 152 MM (6") SOIL DEPTH |
| | 305 MM (12") SOIL DEPTH |
| | 610 MM (24") SOIL DEPTH |
| | 760 MM (30") SOIL DEPTH |
| | 1,220 MM (48") SOIL DEPTH |
| | STRUCTURAL SOIL |
| | SOIL CELL |
| | ROOT BARRIER |



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-06-30 | Issued for P.Z. Text Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-03-25 | Issued for DP |
| E | 2020-06-22 | Issued for Model Maker |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-15

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada - V6J 1H4
 T | 604.683.1456
 F | 604.683.1459
 W | www.etalandscape.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's intellectual property and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project:
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title:
Soil Depth Plan
Lot C
Podium Level

| Legal | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:250 |
| Reviewed By | Drawing No. |
| 08/30/19 | PLAN# C-18c-15 |
| Plot Date: | 52 |



IRRIGATION LEGEND

■ AREA TO BE IRRIGATED

HB → HOSEBIB

Ⓢ → IRRIGATION STUB-OUT

Note:
Refer to Canadian landscape standards, typ.



CORVETTE WAY

Revision No. Date Revision Notes

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for P.Z. Text Amendment |
| C | 2020-08-28 | Issued for DP |
| E | 2020-08-22 | Issued for Model Master |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-16

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada - V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.eta.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's professional services, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

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

Drawing Title
**Irrigated Areas Plan
Lot C
Ground Floor**

Legal

| | | | |
|-----------------|----------|-----------------------|-------|
| Project Manager | VG | Project ID | 21809 |
| Drawn By | VG | Scale | 1:200 |
| Reviewed By | | Drawing No. | |
| Date | 08/30/19 | PLAN# C-18c-16 | |
| Plot Date: | | | 52 |



IRRIGATION LEGEND

- AREA TO BE IRRIGATED
- HOSEBIB
- IRRIGATION STUB-OUT

Note:
Refer to Canadian landscape standards, typ.



| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
| | | |
| | | |
| | | |

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-09-30 | Issued for R.Z. Text Amendment |
| B | 2020-03-25 | Issued for Comment |
| C | 2020-03-25 | Issued for DP |
| E | 2020-06-22 | Issued for Model Major |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-08 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-17

eta landscape arch lecture

1690 West 2nd Avenue
 Vancouver, BC, Canada - V6J 1H4

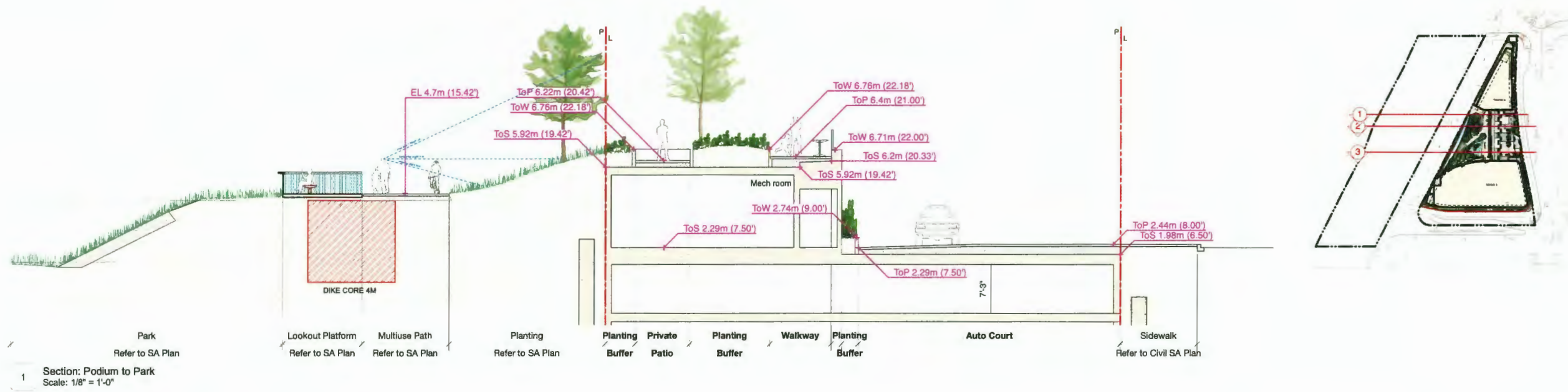
t | 604.683.1456
 f | 604.683.1459
 w | www.etalta.ca

All Rights Reserved by eta landscape architecture inc.
 Information contained on these documents is part of the Consultant's intellectual property and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal recourse to the Consultant.

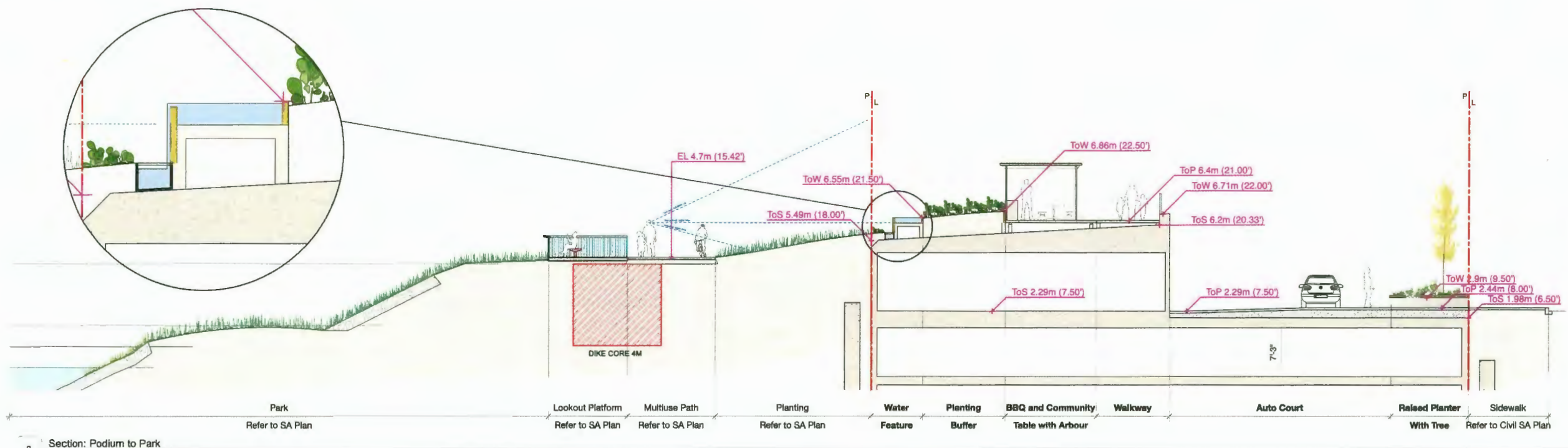
Project
Yuanheng Development
Lots B and C
 3311 No. 3 Road
 8033 Capstan Way, Richmond, BC

Drawing Title
Irrigated Areas Plan
Lot C
Podium Level

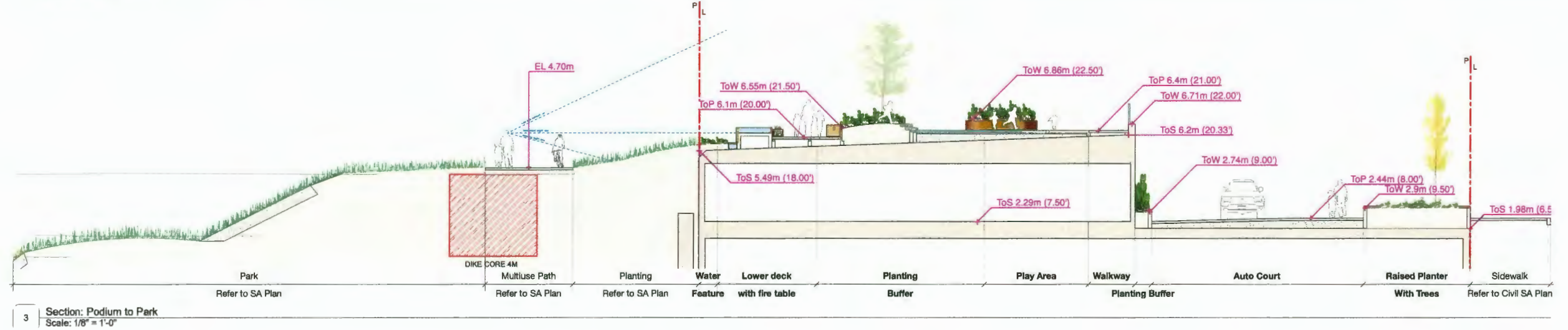
| Legal | |
|-----------------|-----------------------|
| Project Manager | Project ID |
| VG | 21609 |
| Drawn By | Scale |
| VG | 1:250 |
| Checked By | Drawing No. |
| Reviewed By | PLAN# C-18c-17 |
| Date | 08/30/19 |
| Plot Date: | 52 |



1 Section: Podium to Park
Scale: 1/8" = 1'-0"



2 Section: Podium to Park
Scale: 1/8" = 1'-0"



3 Section: Podium to Park
Scale: 1/8" = 1'-0"

| Revision No. | Date | Revision Notes |
|--------------|------|----------------|
|--------------|------|----------------|

| Issue No. | Date | Issue Notes |
|-----------|------------|--------------------------------|
| A | 2019-08-30 | Issued for R.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| I | 2020-11-09 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-18

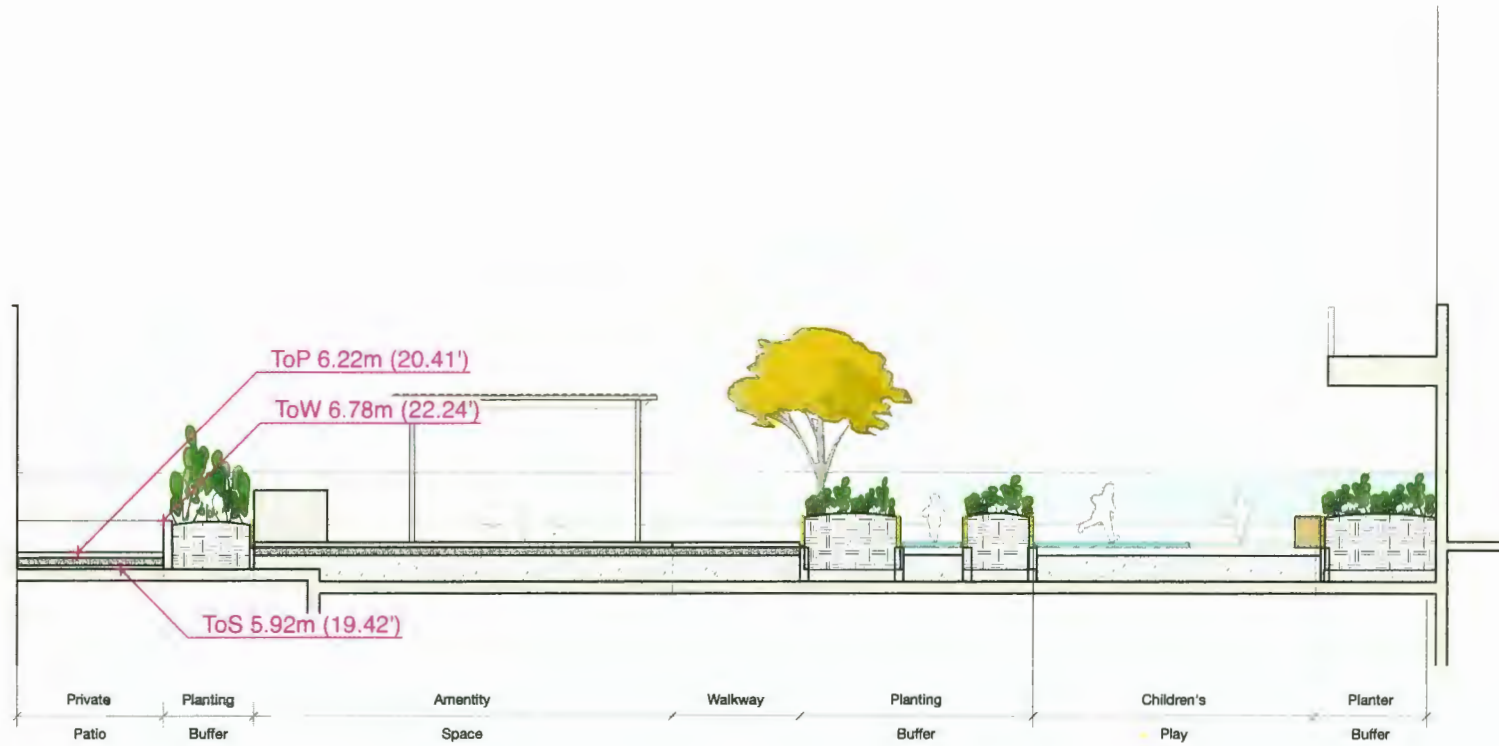
eta landscape architecture
1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4
T 604.683.1458
F 604.683.1459
www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's
intellectual property and shall remain the property of eta landscape
architecture inc. No part of these documents shall be used for any purpose other than
the construction of the referenced project. Any other use, reuse or
modification of the documents without the Consultant's prior written
consent will be at the recipient's sole risk and without liability or legal
recourse to the Consultant.

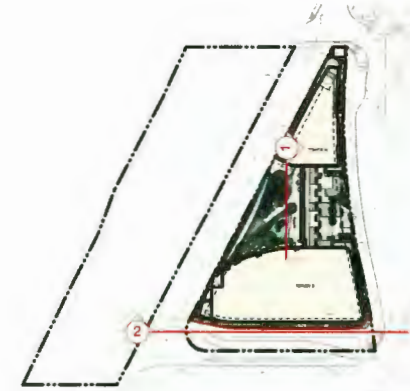
Project
**Yuanheng Development
Lots B and C**
3311 No. 3 Road
8033 Capstan Way, Richmond, BC

Drawing Title
**Landscape Sections
Lot C**

| Prepared By | Project ID |
|-------------|----------------|
| VG | 21809 |
| Drawn By | Scale |
| VG | AS NOTED |
| Reviewed By | Drawing No. |
| VG | PLAN# C-18c-18 |
| Date | |
| 08/30/19 | |



1 Section: Podium - Lot C
Scale: 1:60



| Revision No. | Date | Revision Notes |
|--------------|------------|--------------------------------|
| A | 2019-06-30 | Issued for P.Z. Text Amendment |
| C | 2020-03-26 | Issued for DP |
| F | 2020-07-31 | Issued for ADP |
| G | 2020-10-27 | Issued for Progress |
| H | 2020-10-30 | Issued for Planning Review |
| J | 2020-11-24 | Issued for Planning Review |
| K | 2020-12-14 | Issued for Planning Review |
| L | 2021-01-11 | Issued for Planning Review |
| M | 2021-02-12 | Issued for DP |

Professional Seal

DP 17-794169
March 24, 2021
Plan #C-18c-19

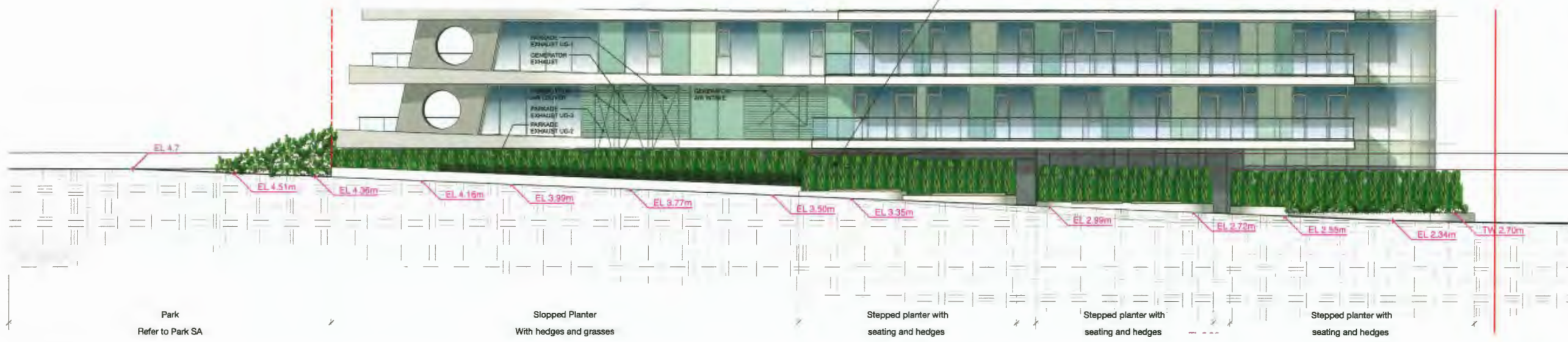
eta landscape architecture
1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the user's sole risk and without liability or legal exposure to the Consultant.

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

Drawing Title
**Landscape Sections
Lot C**

| | | | |
|-----------------|----------|--------------|-----------------------|
| Project Manager | VG | Project ID | 21809 |
| Drawn By | VG | Scale | as noted |
| Reviewed By | | Drawing No. | |
| Date | 08/30/19 | Project Name | PLAN# C-18c-19 |
| Plot Date: | | Sheet No. | 52 |



2 Section: Lot C South
Scale: 1/8" = 1'-0"



LEGEND

- GROSS AREA RESIDENTIAL
- GROSS AREA NON-RESIDENTIAL
(COMMERCIAL- RETAIL)
- GROSS AREA NON-RESIDENTIAL
(COMMERCIAL- OFFICE)
- GROSS AREA NON-RESIDENTIAL
COMMUNAL
(COMMUNITY CENTRE)
- EXEMPTION - VOIDS

SEE PAGE "FAR A 100" FOR AREA SUMMARY TABLES

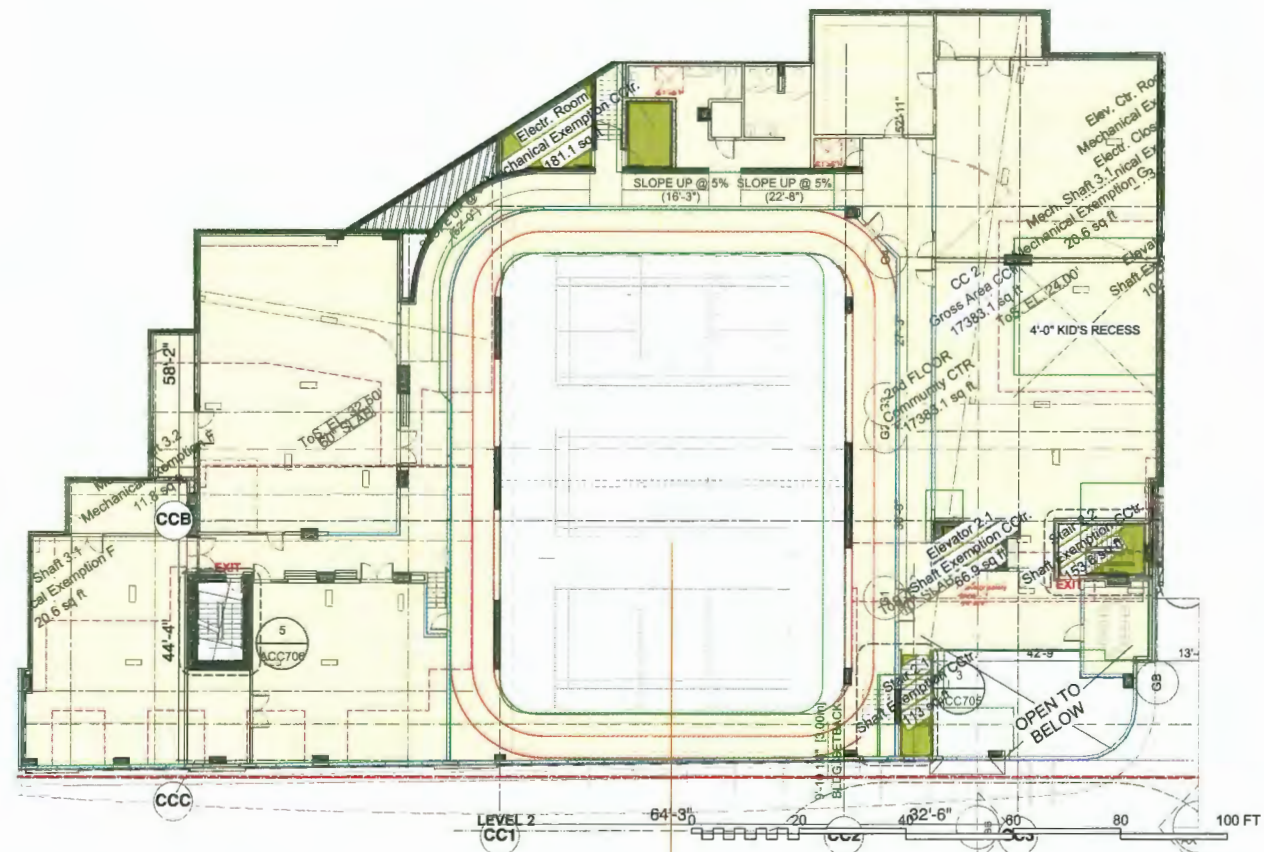
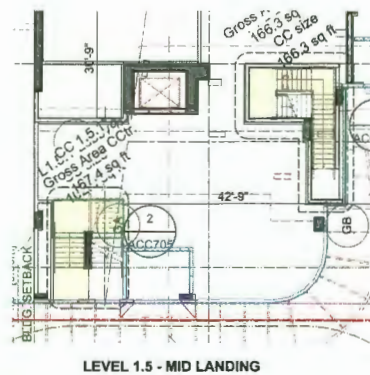
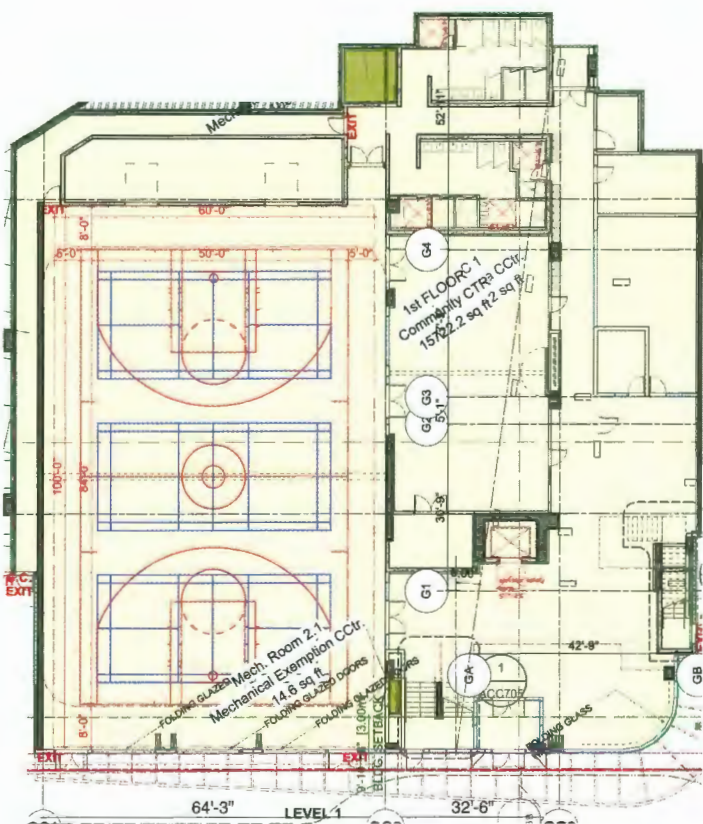
Area Summary - Non-Residential - Community Centre

| Gross Floor Commercial Area | | |
|-----------------------------|------------------|--------------------|
| CC 1 | Gross Area Cctr. | 15,722.2 sf |
| CC 1.5.1 | Gross Area Cctr. | 167.4 sf |
| CC 1.5.2 | Gross Area Cctr. | 166.3 sf |
| CC 2 | Gross Area Cctr. | 17,383.1 sf |
| Total | | 33,439.0 sf |

| Stairwell and Elevator Shaft Exemption | | |
|--|-----------------------|-----------------|
| Elevator 2.1 | Shaft Exemption Cctr. | 66.9 sf |
| Stair 2.1 | Shaft Exemption Cctr. | 113.0 sf |
| Stair 2.2 | Shaft Exemption Cctr. | 153.6 sf |
| Total | | 333.5 sf |

| Mechanical, Electrical, HVAC Service Room Exemption | | |
|---|----------------------------|-----------------|
| Electr. Room | Mechanical Exemption Cctr. | 181.1 sf |
| Mech. Room | Mechanical Exemption Cctr. | 102.8 sf |
| Mech. Room 1 | Mechanical Exemption Cctr. | 100.0 sf |
| Mech. Room 2.1 | Mechanical Exemption Cctr. | 14.6 sf |
| Total | | 398.5 sf |

| | | |
|-----------------------------------|-----------|--------------------|
| Total Gross Area | | 33,439.0 sf |
| Total Exemptions | | 732.0 sf |
| Total Net Floor Area (FAR) | | 32,707.0 sf |
| Agreed Upon Community Cen | 3,106.6m2 | 33,439.0 sf |
| Difference | | 0.0 sf |



DP 17-794169
March 24, 2021
Plan #B-18d-1.1

PROJECT
ViewStar
LOT B

3331 No. 3 Road
Richmond, BC

Community Centre
Level 1+1.5+2
FAR Overlay

JOB NO. 11-03
DRAWN SV/VK
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL
© Copyright reserved. This plan and design is and as all other remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO. 1

Plan #B-18d-1.1



ISSUE/REVISION

| | | |
|---|------------|-----------------|
| A | 2020-11-09 | ISSUED FOR D.P. |
| B | 2021-02-12 | RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-18d-1.2

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road

**Community Centre
Parking + Bikes +
Garbage Key Plan**

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and as of time remains the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the architect's consent.

DRAWING NO.:

Plan #B-18d-1.2

**LEGEND Parking/Loading spaces
Community Centre**

- Public Parking (118 spaces,
including 4 Car Share spaces)
- Assignable Parking (117 spaces,
including 20 spaces shared with
the Community Centre)
- Community Centre Parking
(52 + 2 = 54 exclusive spaces)
- EV Charger Parking
(Station + Charger)

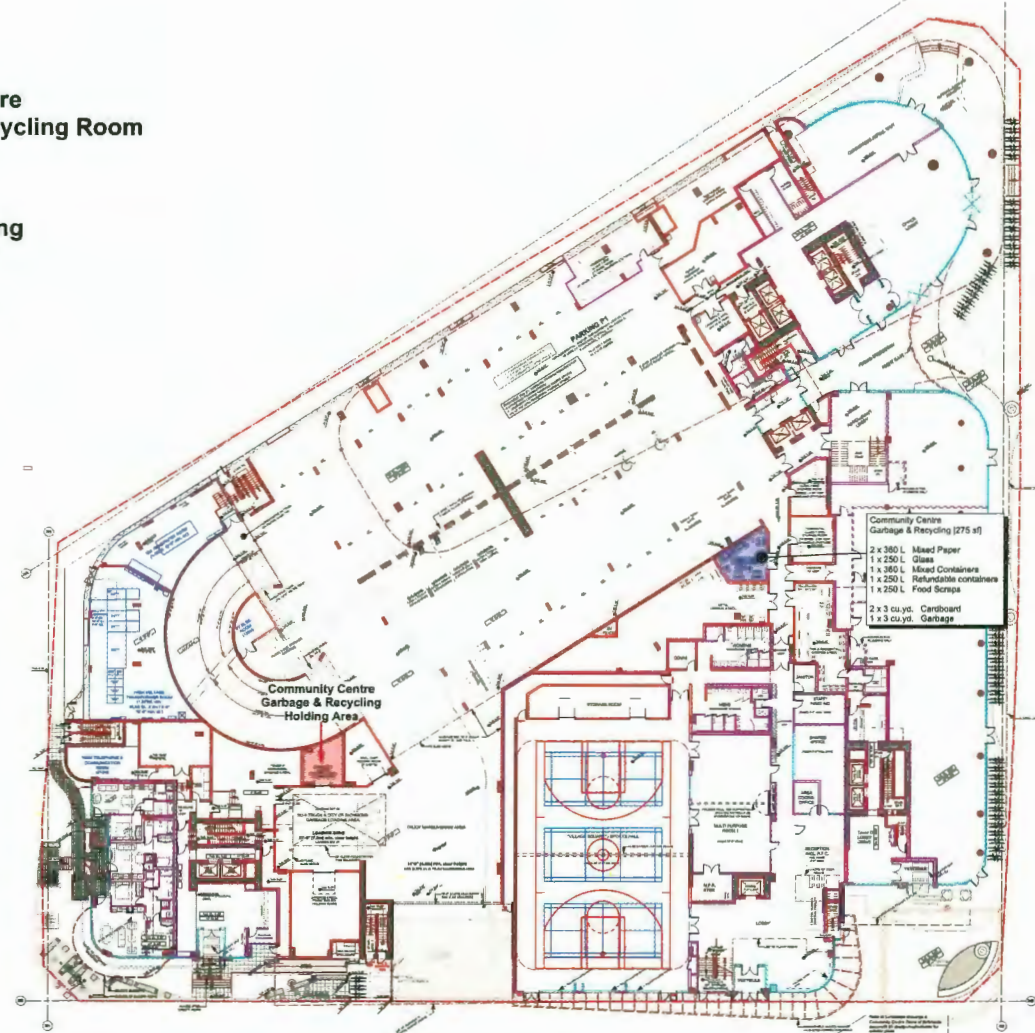
**LEGEND Class 1 bicycle spaces
Community Centre**

- Community Centre
Class 1 Bike Stalls

**LEVEL 1 Community Centre
> Garbage & Recycling Room**

**LEGEND Garbage & Recycling
Community Centre**

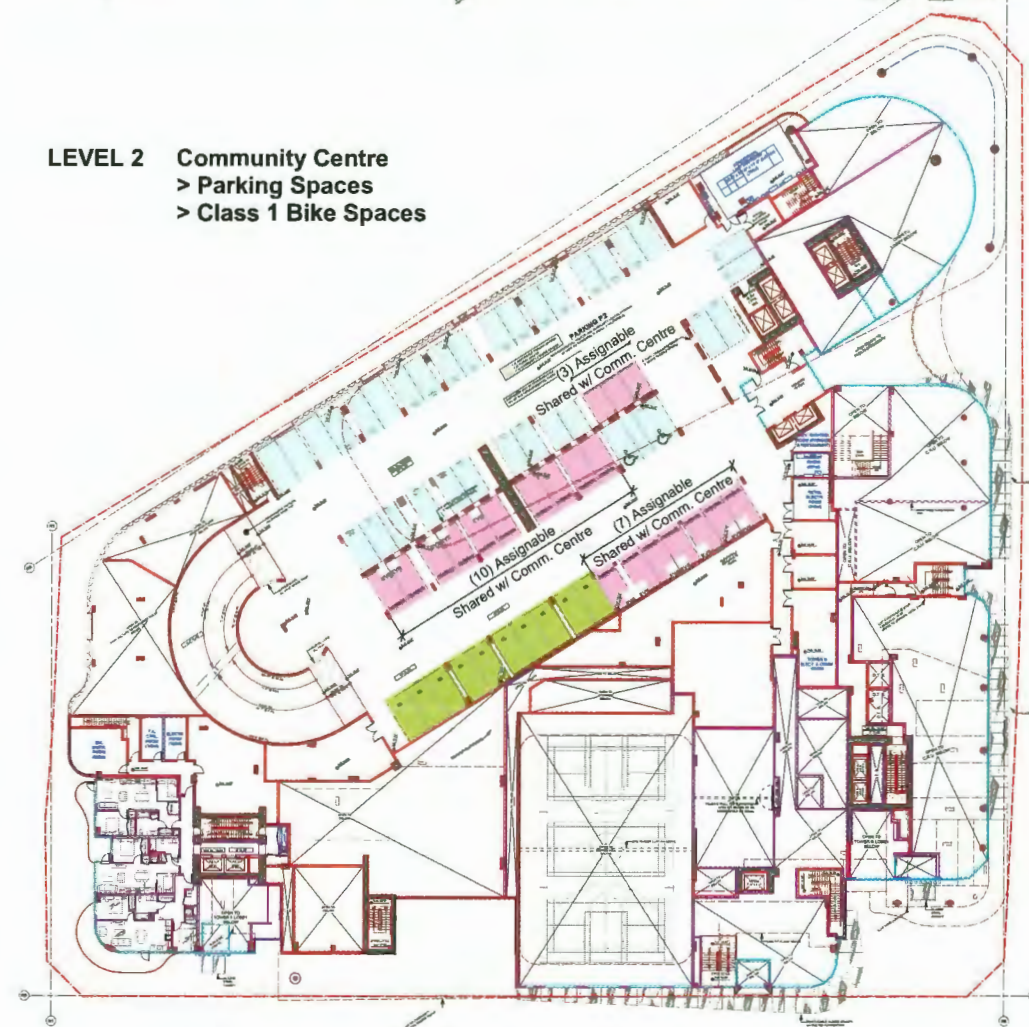
- Garbage & Recycling Room
Community Centre
- Garbage Holding Area
Community Centre

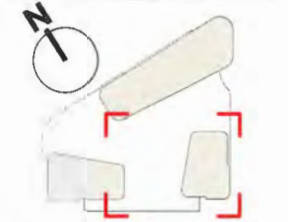


**LEVEL 1 Community Centre
> Parking Spaces
> Class 1 Bike Spaces**



**LEVEL 2 Community Centre
> Parking Spaces
> Class 1 Bike Spaces**





| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|--------------------|
| A 2020-11-09 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISSUED FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-18d-2

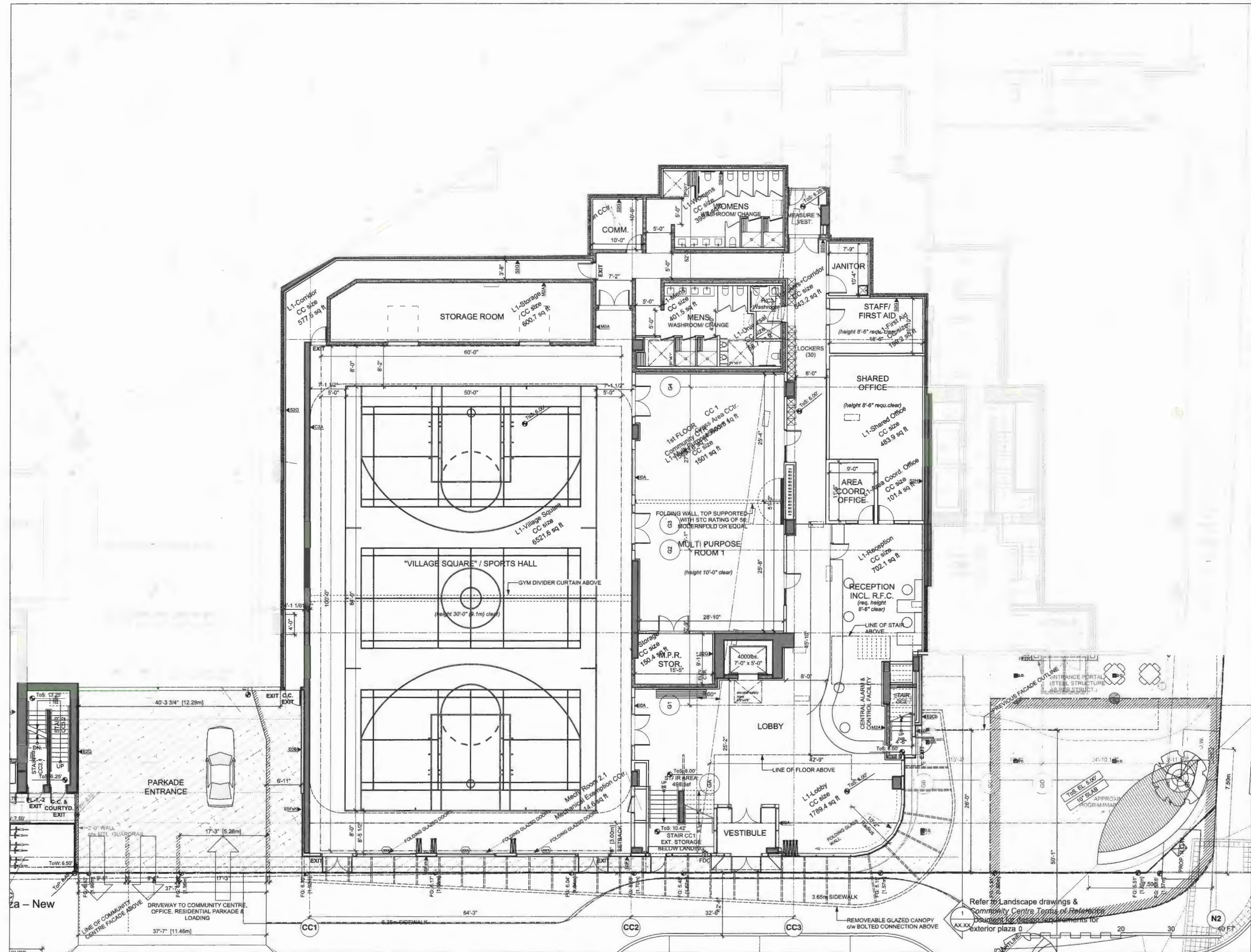
PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

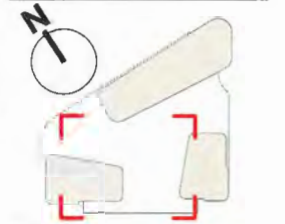
Community Centre
Level 1

| | |
|--|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV, VK |
| DATE | February 12, 2021 |
| SCALE | 1/8" = 1'-0" |
| CHECKED | WTL |
| © Copyright reserved. This plan and design is and in all forms remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent. | |
| DRAWING NO. | |

Plan #B-18d-2



2021, February 25, 2:30:08 PM, NTR LOT B Plot 200 floor plates 14.5V.rvt



| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|------------------|
| A 2020-11-08 | ISSUED FOR D.P. |
| B 2021-02-12 | REVISED FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-18d-3

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Community Centre
(Mezzanine) Lvl. 1.5

JOB NO. 11-03

DRAWN LL, SV, VK

DATE February 12, 2021

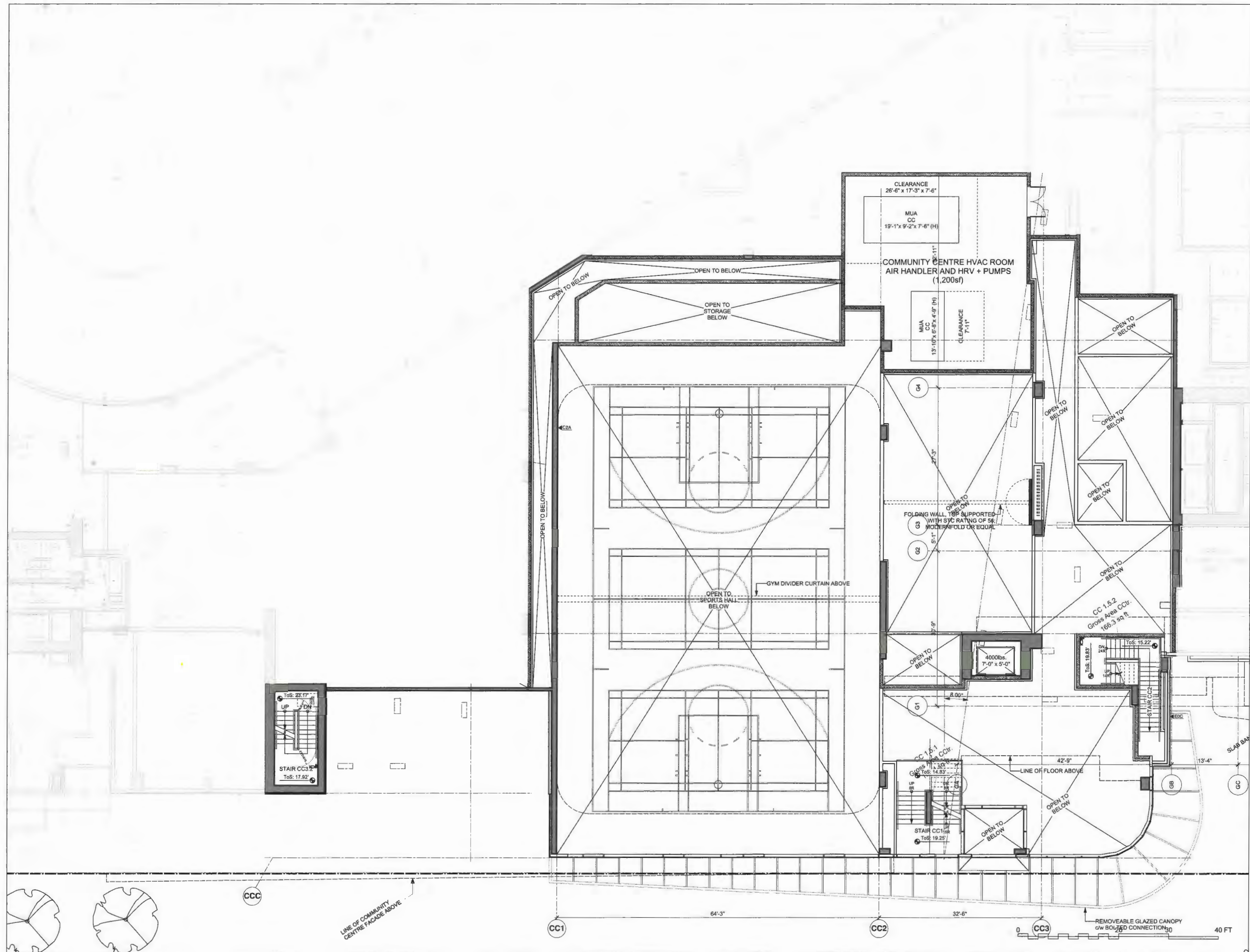
SCALE 1/8" = 1'-0"

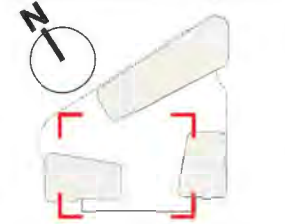
CHECKED WTL

© Copyright reserved. This plan and design is and of all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-18d-3





| ISSUE/REVISION | ISSUED FOR O.P. |
|----------------|-----------------|
| A 2020-11-08 | ISSUED FOR O.P. |
| B 2021-02-12 | RE-ISS FOR O.P. |

DP 17-794169
March 24, 2021
Plan #B-18d-4

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

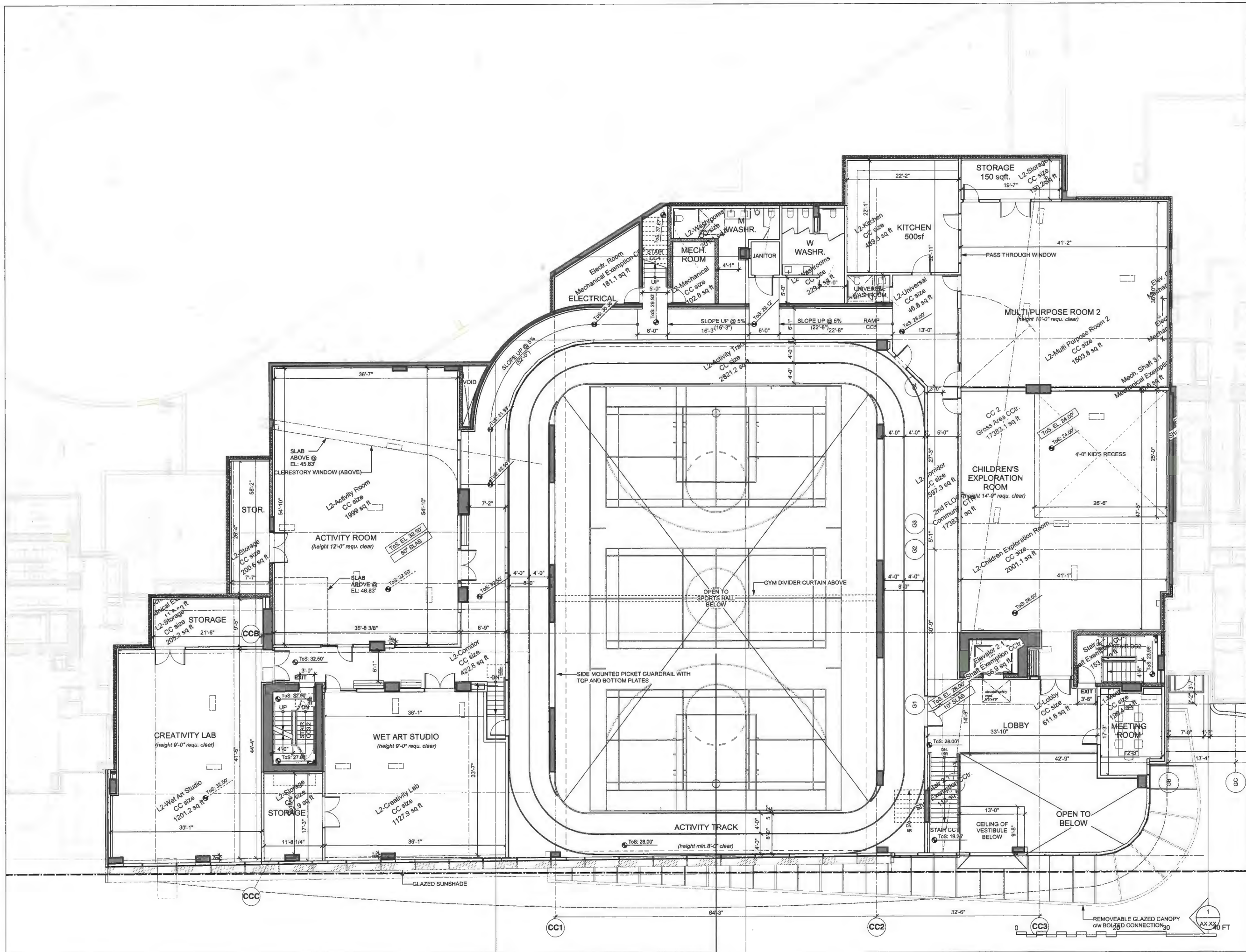
**Community Centre
2nd Floor**

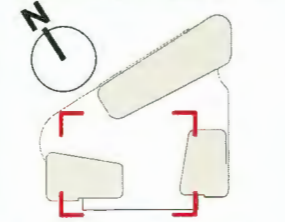
| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV, VK |
| DATE | February 12, 2021 |
| SCALE | 1/8" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design to and at all times remains the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.

DRAWING NO.:

Plan #B-18d-4





ISSUE/REVISION
A 2020-11-06 ISSUED FOR D.P.
B 2021-02-12 RE-455 FOR D.P.

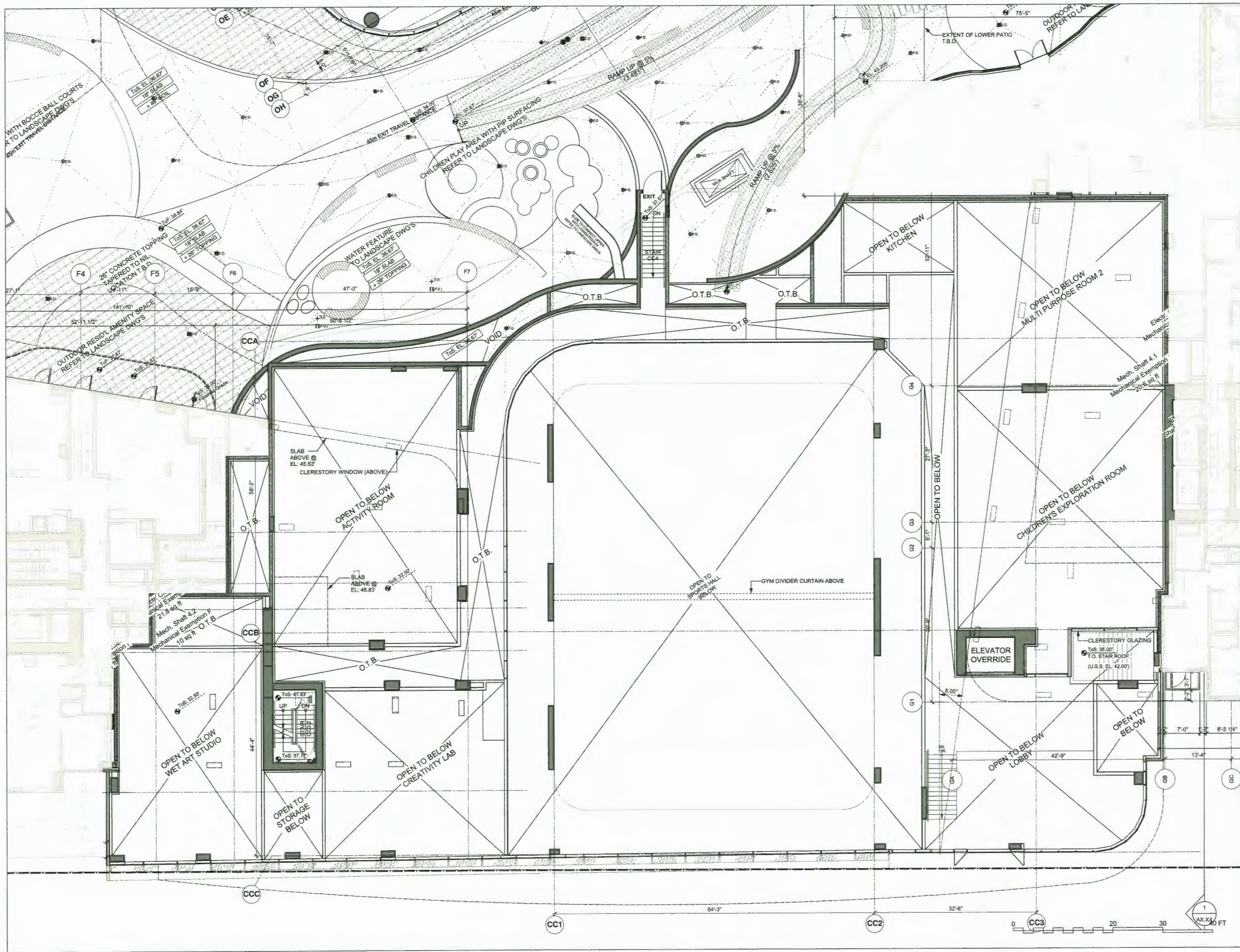
DP 17-794169
March 24, 2021
Plan #B-18d-5

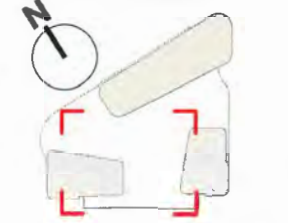
PROJECT
**ViewStar
LOT B**
3311 No. 3 Road
Richmond, BC

**Community Centre
Courtyard Roof**

JOB NO. 11-03
DRAWN LL, SV, VK
DATE February 12, 2021
SCALE 1/8" = 1'-0"
CHECKED WTL
© Copyright reserved. This plan and design is and all terms remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO.:

Plan #B-18d-5





| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-11-09 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-18d-6

PROJECT
ViewStar
LOT B

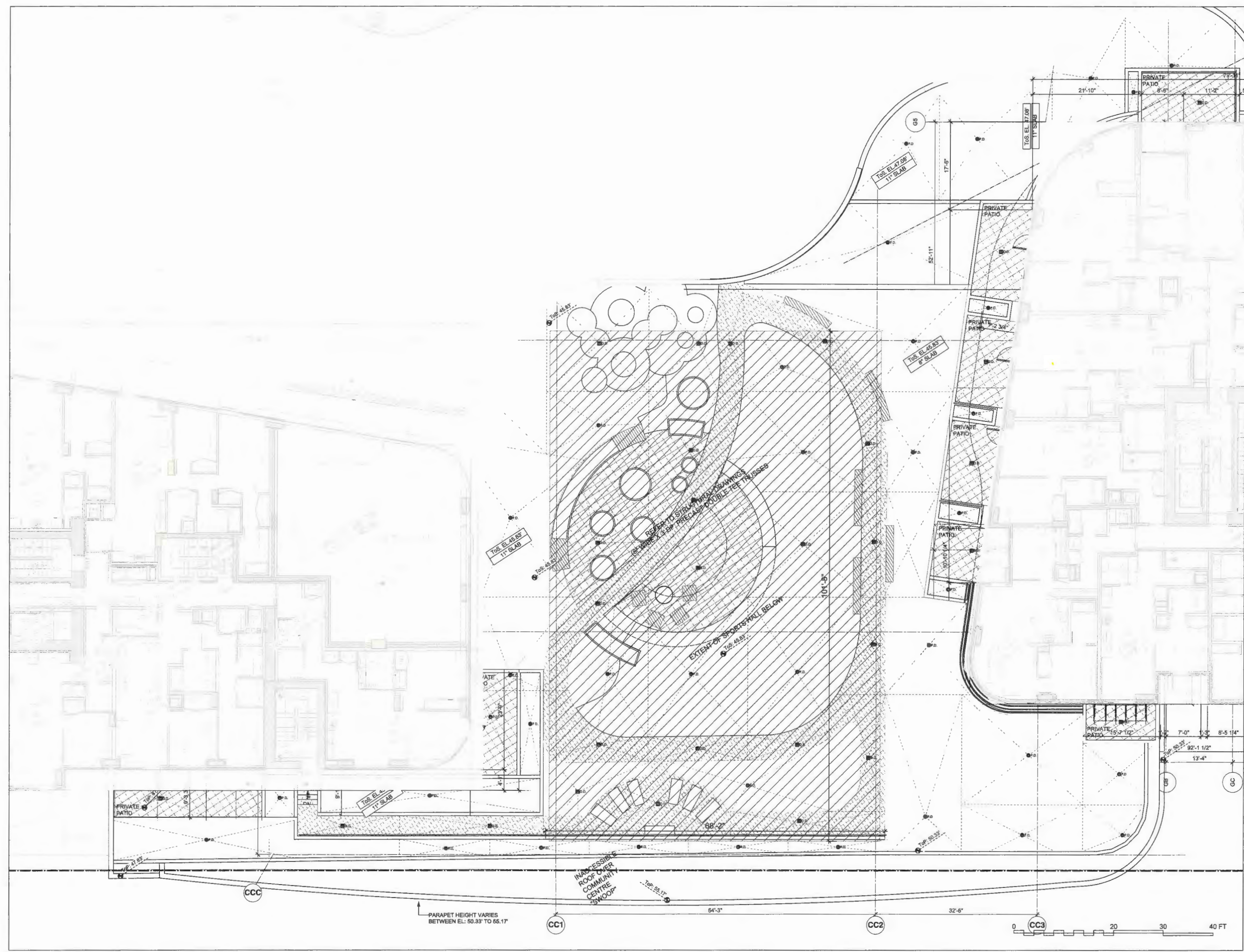
3311 No. 3 Road
Richmond, BC

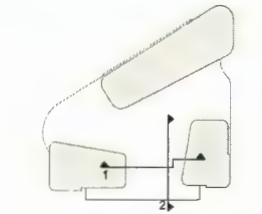
Community Centre
Roof

JOB NO. 11-03
DRAWN LL, SV, VK
DATE February 12, 2021
SCALE 1/8" = 1'-0"
CHECKED WTL

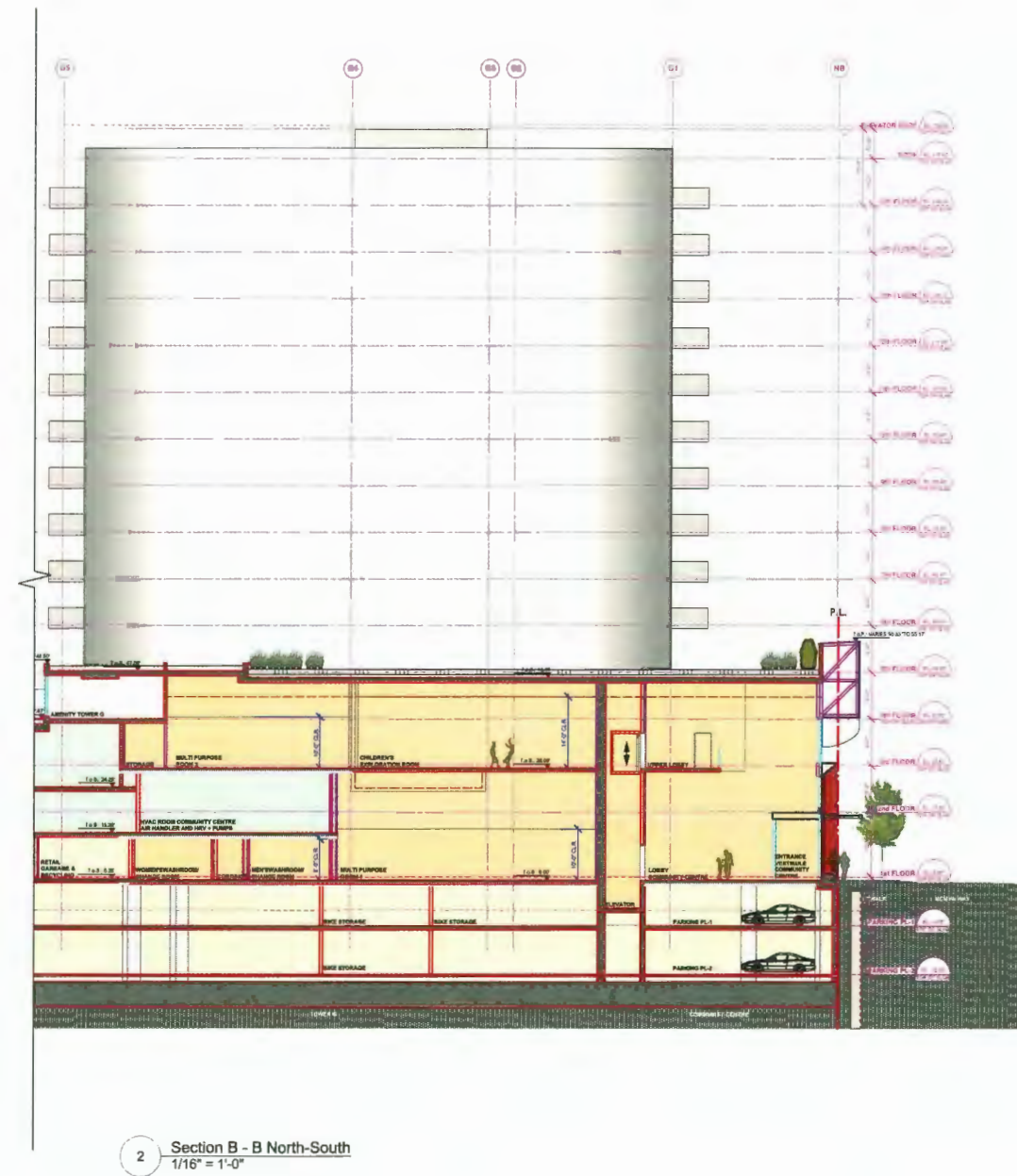
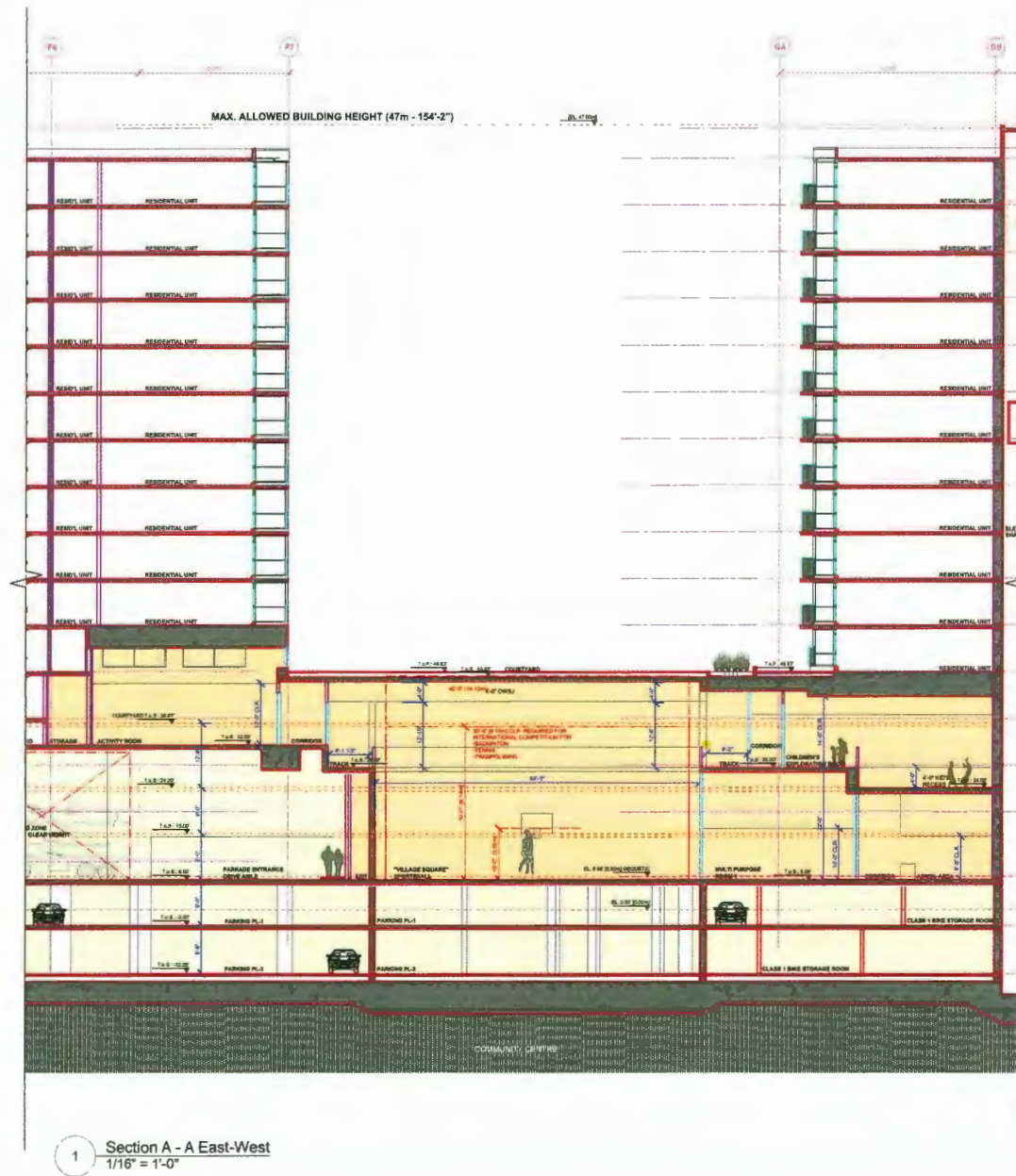
© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO. 1
Plan #B-18d-6





| ISSUE/REVISION | |
|----------------|----------------------------|
| A | 2020-11-09 ISSUED FOR D.P. |
| B | 2021-02-12 RE-ISS FOR D.P. |



SECTION SPACE-USE LEGEND:

| | |
|--|------------------|
| | COMMUNITY CENTRE |
| | RETAIL+OFFICE |
| | PARKING |
| | SERVICE ROOMS |
| | RESIDENTIAL |

DP 17-794169
March 24, 2021
Plan #B-18d-7

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

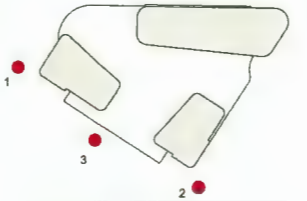
**Community Centre
Section A - A
& Section B - B**

| | |
|--|-------------------|
| JOB NO. | 11-03 |
| DRAWN | WTLA |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |
| <small>© Copyright reserved. This plan and design is and as of these remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.</small> | |
| DRAWING NO. : | |

Plan #B-18d-7

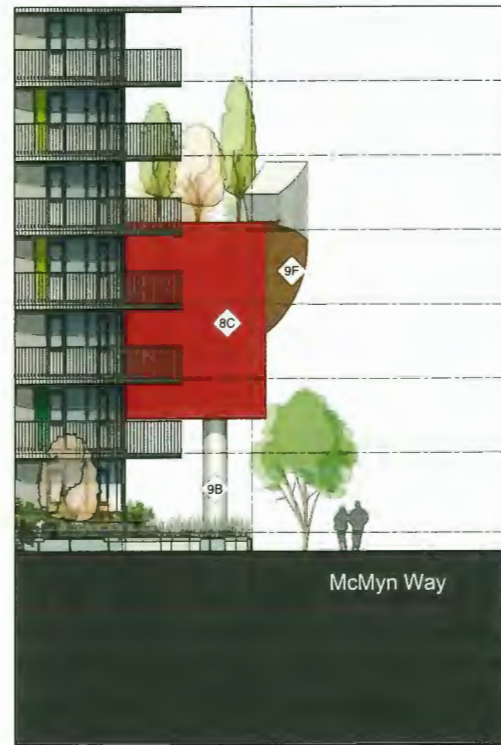
FINISH MATERIAL LEGEND

| | | | | | | | | |
|---|--|---|---|---|---|--|--|---|
| <ul style="list-style-type: none"> CONCRETE PAINTED - WHITE CONCRETE PAINTED - GREY CONCRETE PAINTED - TRAFFIC MEMBRANE ARCHITECTURAL CONCRETE SEALED GLASS WALL PANEL - "CHILI PEPPER" BM 2004-20 | <ul style="list-style-type: none"> GLAZED ALUMINUM CURTAIN WALL - CLEAR ANNOXIDIZED STRUCTURAL SILICONE GLAZED CURTAIN WALL ALUMINUM MULLION - CASHMERE MICA INSULATED SHADOW BOX CERAMIC FRITTED GLASS | <ul style="list-style-type: none"> GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "SILVER" GLAZED ALUMINUM WINDOW WALLS - POWDER COATED "GRAY VELVET" | <ul style="list-style-type: none"> SPANDREL GLASS - OPAQUE BACK PAINTED "SAN ANTONIO GRAY AC-22" SPANDREL GLASS - OPAQUE BACK PAINTED "SHADES OF SPRING" BM 537 SPANDREL GLASS - OPAQUE BACK PAINTED "TEQUILA LIME" 2028-30 SPANDREL GLASS - OPAQUE BACK PAINTED "VINE GREEN" 2034-20 | <ul style="list-style-type: none"> TRANSPARENT GLASS - WINDOWS FC PANEL - EQUITONE TE90 FC PANEL - EQUITONE LT90 (grooved) FC PANEL - SWISS PEARL LARGO CARAT CORAL 7030, 7031, 7032 ALUMINUM PANEL SYSTEM - CASHMERE MICA | <ul style="list-style-type: none"> ALUMINUM PANEL SYSTEM - SILVER PERFORATED ALUMINUM PANEL SYSTEM - SILVER OMBRAGE METAL PANEL SYSTEM - CLEAR ANNOXIDIZED METAL PROFILE - "CHILI PEPPER" BM 2004-20 ALUMINUM LONGBOARD T&G WOOD GRAIN | <ul style="list-style-type: none"> ALUMINUM GUARDRAILS, BALUSTRADES - "SILVER" c/w TRANSPARENT GLASS PANELS ALUMINUM PICKET GUARDRAILS, BALUSTRADES - "SILVER" STEEL OR ALUMINUM PRIVACY SCREENS "SILVER" c/w OPAQUE GLASS PANELS | <ul style="list-style-type: none"> ALUMINUM CAP FLASHINGS ALUMINUM SUN SCREEN "SILVER" ALUMINUM SUN SCREEN "CASHMERE MICA" VERTICAL SUN SCREEN HORIZONTAL GLAZED SUN SCREEN | <ul style="list-style-type: none"> STEEL / GLASS CANOPIES, STEEL TO MATCH ADJACENT MULLION COLOUR, TRANSPARENT GLASS INFILL METAL FINIS "CASHMERE MICA" ARCHITECTURAL METAL SCREEN PERFORATED, CURVED SHEET METAL PANEL - CASHMERE MICA |
|---|--|---|---|---|---|--|--|---|



ISSUE/REVISION

| | | |
|---|------------|-----------------|
| A | 2020-11-09 | ISSUED FOR D.P. |
| B | 2021-02-12 | RE-ISS FOR D.P. |



1 Community Centre West Elevation
3/32" = 1'-0"



2 Community Centre East Elevation
3/32" = 1'-0"



3 Community Centre South Elevation
3/32" = 1'-0"

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Community Centre
Elevations

JOB NO. 11-03

DRAWN WTLA

DATE February 12, 2021

SCALE 1/16" = 1'-0"

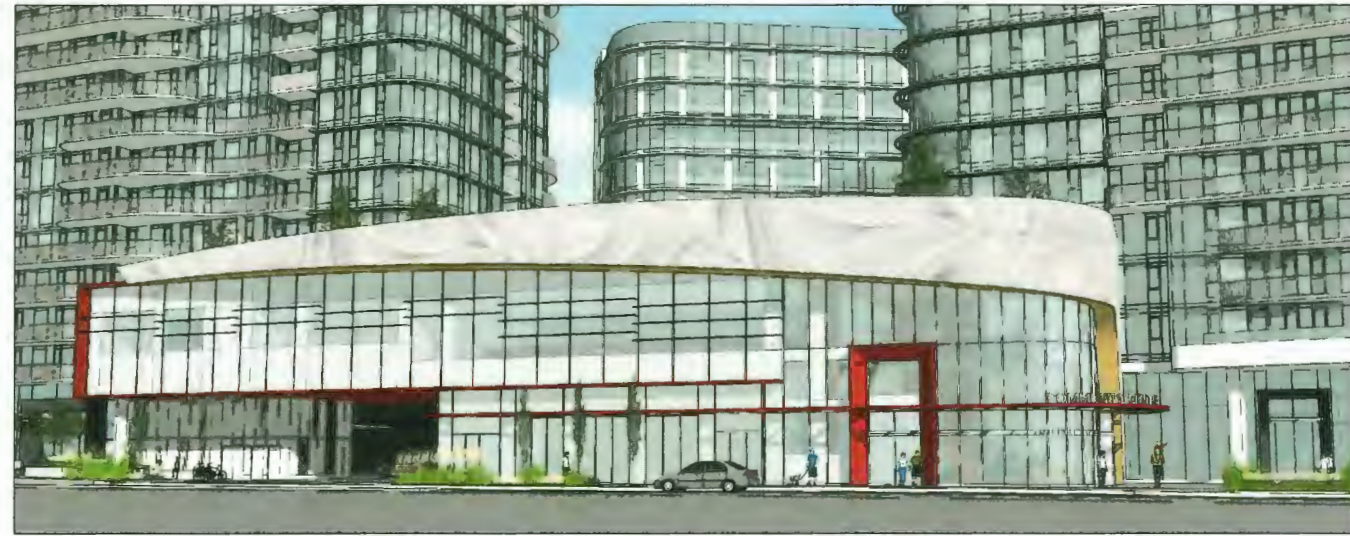
CHECKED WTL

© Copyright reserved. This plan and design is and all other contents the intellectual property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:



| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-12-14 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISS FOR D.P. |



McMyn Way • City Centre Community Centre North



NO. 3 Road & McMyn Way • City Centre Community Centre North



DP 17-794169
March 24, 2021
Plan #B-18d-9

PROJECT

ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Community Centre
Streetscape
• McMyn Way

JOB NO. 11-03

DRAWN WTLA

DATE February 12, 2021

SCALE 1/8" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and of all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-18d-9

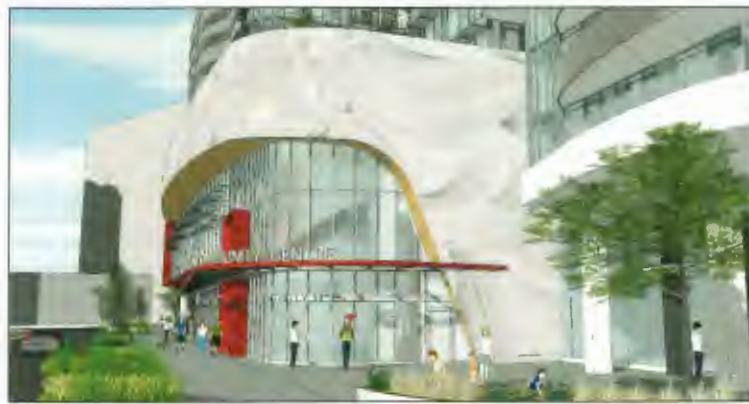
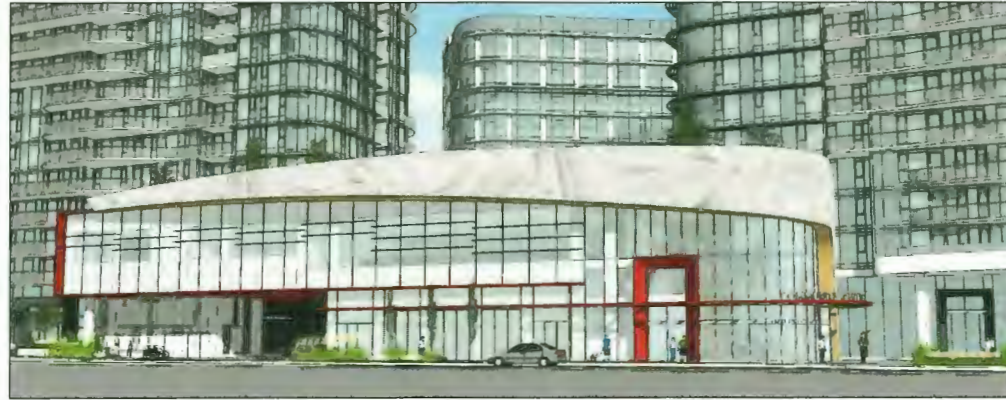
2021, February 25, 3:01:51 PM NTR PLAN 08.10 streetscape details LL.voc

- Pocket park
- Alternating smooth and textured fibre cement panel providing a bright, backdrop to pocket park
- Red coloured fibre cement panel along soffit above parkade entrance
- Ombrae metal panel- curves up and outward providing movement and depth.
- Shadow box
- Nana Wall folding glazed doors opening to "village square" gymnasium
- Benches and planting between sidewalk and street- refer to landscape drawings
- Frosted glazed horizontal sunshades
- Projecting frame- 'C' channel
- Glazed canopy providing rain and sun protection
- Glass wall panel framing entrance portal
- Glazed curtain wall
- Community Centre signage mounted on top edge of canopy
- Nana Wall folding glazed doors opening the full length of the glazed lobby wall to plaza
- Community Centre events plaza
- Tower G residential lobby entrance marked with contrasting portal and glazed canopy for rain protection

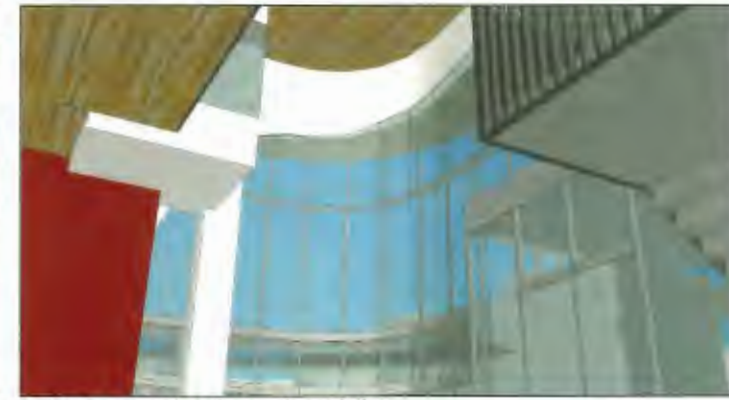
McMyn Way • City Centre Community Centre North



| | |
|----------------|-----------------|
| ISSUE/REVISION | ISSUED FOR O.P. |
| A 2020-12-14 | RE-488 FOR O.P. |
| B 2021-02-12 | RE-489 FOR O.P. |



DP 17-794169
March 24, 2021
Plan #B-18d-10



Interior lobby from level 2

Interior lobby from level 1



Interior lobby from level 1

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road
Richmond, BC

**Community Centre
Streetscape
• McMy Way**

JOB NO. 11-03
DRAWN WTLA
DATE February 12, 2021
SCALE N/A
CHECKED WTL

© Copyright reserved. This plan and design is and all at times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-18d-10



Reference images of Ombræ metal panel



Reference image of down lights grazing facade (Locate similar lighting along top outside edge of "swoop")



Reference image of Soffit lighting (Locate similar lighting along the soffit of the "swoop")



DP 17-794169
March 24, 2021
Plan #B-18d-11

PROJECT
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Community Centre
Details

JOB NO. 11-03
DRAWN WTLA
DATE February 12, 2021
SCALE N/A
CHECKED WTL

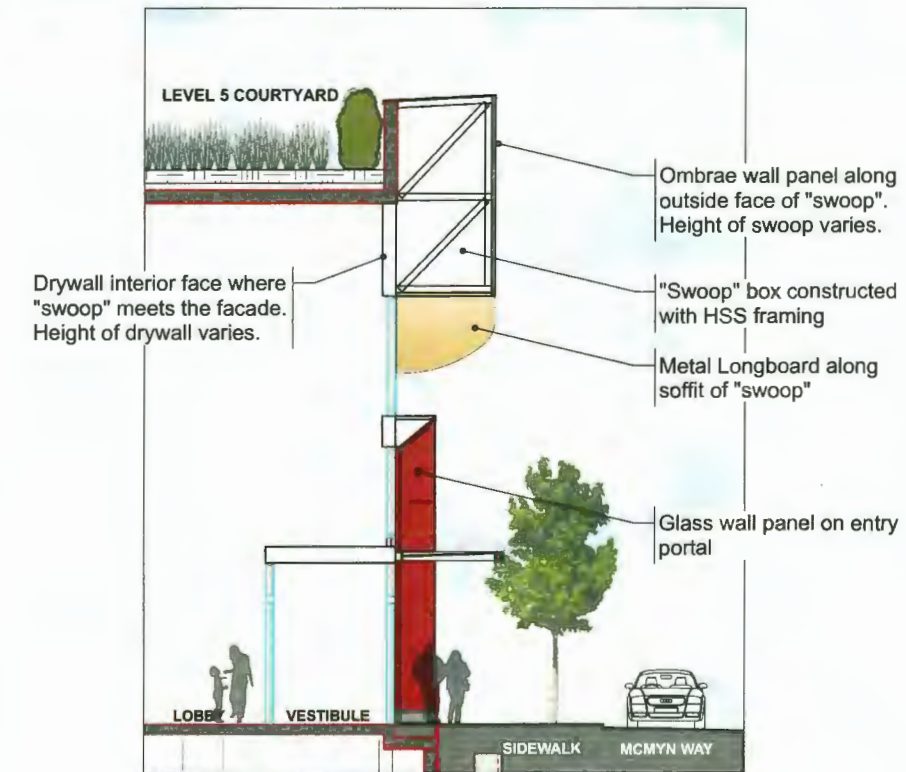
© Copyright reserved. This plan and design is and of all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-18d-11



Reference image of glass wall panel system



Section through lobby facade (NTS)

Drywall interior face where "swoop" meets the facade. Height of drywall varies.



Interior view from 2nd floor lobby towards exterior glazing

"Glazed box" meeting room with clear glazed clerestory windows to allow daylight to enter. South facing facade may feature clear or frosted glazing as required for daylight, privacy or interaction between spaces.

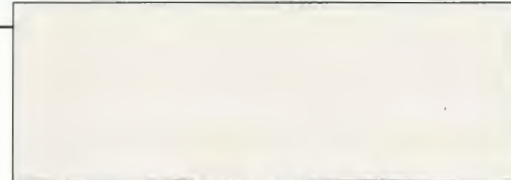
2021, February 25 3:12:47 PM NTR PLAN #B-9 Material-Colour LL.vwx



REFERENCE PICTURE - PARKADE ENTRY SOFFIT-
FIBER CEMENT PANEL -SWISS PEARL LARGO
CARAT - CORAL 7030, 7031, 7032



METAL 'C' CHANNEL
BM-2004-20 CHILI PEPPER



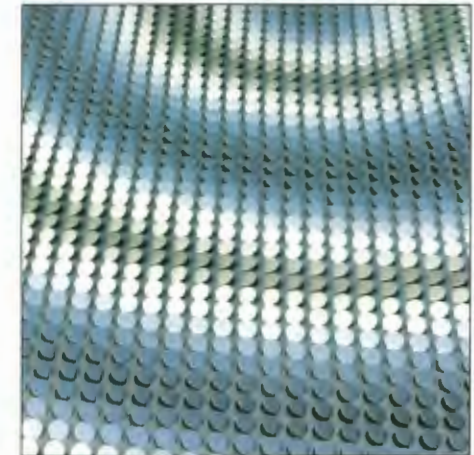
GLAZED CURTAIN WALL VERTICAL
BEAUTY CAPS- CLEAR ANNOXIDIZED



REFERENCE PICTURE GLAZED
WALL PANEL ON ENTRY PORTAL
BM-2004-20 CHILI PEPPER



REFERENCE PICTURE OMBRAE PANEL



REFERENCE PICTURE "SWOOP" -
OMBRAE PANEL



SOFFIT OF "SWOOP" - ALUMINUM
LONGBOARD - BIRCHWOOD COLOUR



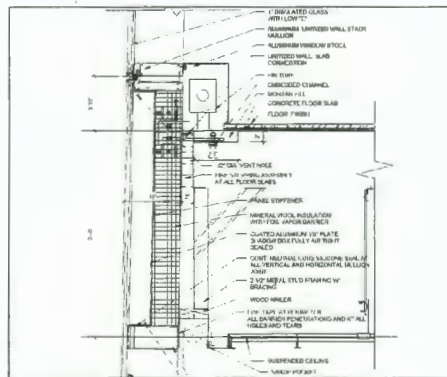
REFERENCE PICTURE ALUMINUM
LONGBOARD - T&G WOOD GRAIN



FIBRE CEMENT PANEL -
EQUITONE TECTIVA TE90



FIBRE CEMENT PANEL -
EQUITONE LINEA LT90



EXAMPLE DETAIL SHADOW BOX



SHADOW BOX EXAMPLE



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

DP 17-794169
March 24, 2021
Plan #B-18d-12

PROJECT
ViewStar LOT B

3311 No. 3 Road
Richmond, B.C.

MATERIAL
+ COLOURS
COMMUNITY CENTRE

JOB NO. 11-03
DRAWN LL
DATE February 12, 2021
SCALE NTS
CHECKED

© Copyright reserved. This plan and
design is and at all times remains
the exclusive property of
W. T. Leung Architects Inc. and
cannot be used without the
Architects' consent.

DRAWING NO.:

PLAN #B-18d-12

Summary - TOWER F - Affordable Housing Units

| Unit Mix Affordable Housing Units | |
|-----------------------------------|-----------------|
| 1 Bdr | 1 Units |
| 1 Bdr + TT | 1 Units |
| 1 Bdr + TT | 1 Units |
| 1 Bdr + TT | 1 Units |
| 1 Bdr + TT | 1 Units |
| 1 Bdr + TT | 1 Units |
| 1 Bdr + TT | 1 Units |
| 2 Bdr | 1 Units |
| 2 Bdr | 1 Units |
| 2 Bdr | 1 Units |
| 2 Bdr | 1 Units |
| Bachelor | 1 Units |
| Total | 12 Units |

| Affordable Rental Net Unit Area | | |
|---------------------------------|------------|-------------------|
| 100 (AHU-F) | 1 Bdr | 535.9 sf |
| 101 (AHU-F) | Bachelor | 411.6 sf |
| 102 (AHU-F) | 2 Bdr | 892.3 sf |
| 200 (AHU-F) | 1 Bdr + TT | 707.1 sf |
| 201 (AHU-F) | 1 Bdr + TT | 606.6 sf |
| 202 (AHU-F) | 2 Bdr | 881.2 sf |
| 300 (AHU-F) | 2 Bdr | 973.4 sf |
| 301 (AHU-F) | 1 Bdr + TT | 707.5 sf |
| 302 (AHU-F) | 1 Bdr + TT | 606.6 sf |
| 303 (AHU-F) | 2 Bdr | 882.2 sf |
| 402 (AHU-F) | 1 Bdr + TT | 663.6 sf |
| 403 (AHU-F) | 1 Bdr + TT | 606.6 sf |
| Total | | 8,474.6 sf |
| Total | | 8,474.6 sf |

Total Gross Area 8,474.6 sf

Areas are measured to the centre line of partition walls and facade outlines

Summary - TOWER G - Affordable Housing Units

| Unit Mix Affordable Housing Units | |
|-----------------------------------|-----------------|
| 1 Bdr | 1 Units |
| 1 Bdr + TT | 1 Units |
| 1 Bdr + TT | 1 Units |
| 2 Bdr | 1 Units |
| 2 Bdr | 1 Units |
| 2 Bdr | 1 Units |
| 2 Bdr | 1 Units |
| 2 Bdr | 1 Units |
| 2 Bdr | 1 Units |
| 2 Bdr | 1 Units |
| Total | 10 Units |

| Affordable Rental Net Unit Area | | |
|---------------------------------|------------|-------------------|
| 300 (AHU-G) | 2 Bdr | 880.3 sf |
| 301 (AHU-G) | 2 Bdr | 852.9 sf |
| 302 (AHU-G) | 1 Bdr + TT | 631.8 sf |
| 303 (AHU-G) | 2 Bdr | 847.1 sf |
| 304 (AHU-G) | 1 Bdr | 736.3 sf |
| 400 (AHU-G) | 2 Bdr | 887.6 sf |
| 401 (AHU-G) | 2 Bdr | 852.9 sf |
| 402 (AHU-G) | 1 Bdr + TT | 629.9 sf |
| 403 (AHU-G) | 2 Bdr | 843.2 sf |
| 404 (AHU-G) | 2 Bdr | 880.0 sf |
| Total | | 8,042.0 sf |
| Total | | 8,042.0 sf |

Total Gross Area 8,042.0 sf


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

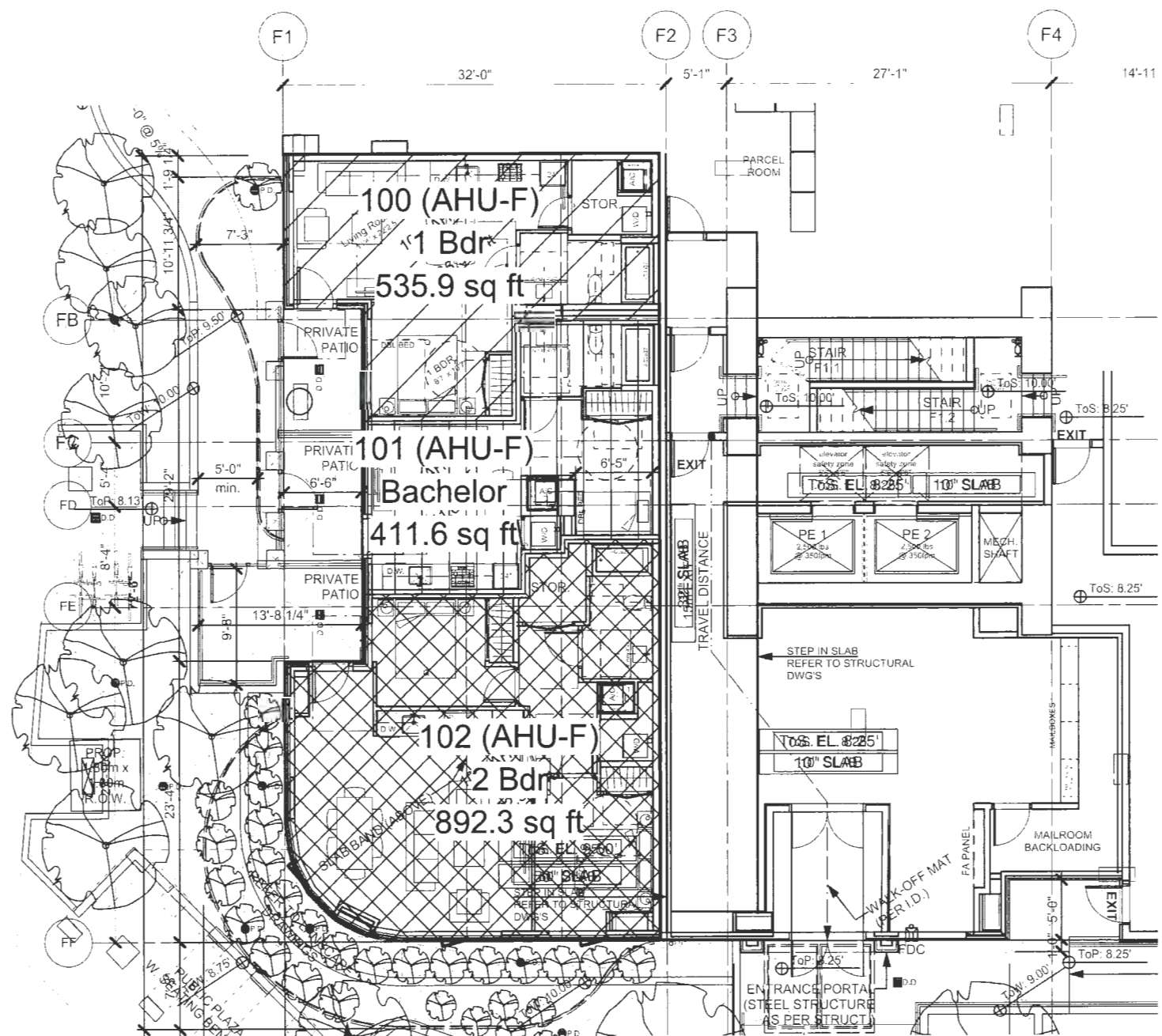
DP 17-794169
March 24, 2021
Plan #B-18 e.1

DRAWING NO.:

PLAN #B-18 e.1

2021, February 25 2:24:39 PM NTR Residential Plans VK.vwx

| | | | |
|--|---|-----------------|---|
| TITLE Affordable Housing Summary Lot B Tower F+G | | | |
| DRAWING NUMBER Plan #B-18e.1 | SCALE 3/32" = 1'-0" | DRAWN VK | JOB NO. 11-03 |
| | DATE February 12, 2021 | |  |
| REFERENCE DRAWING | W. T. LEUNG ARCHITECTS INC. | | |
| PROJECT ViewStar LOT B | <small>© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.</small> | | |



AFFORDABLE RENTAL UNIT LEGEND

| | |
|--|------------------------------------|
| | BACHELOR SUITE |
| | 1-BEDROOM/ 1BEDROOM+TATAMI UNIT |
| | 2-BEDROOM UNIT |

Areas are measured to the centre line of partition walls and facade outlines

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

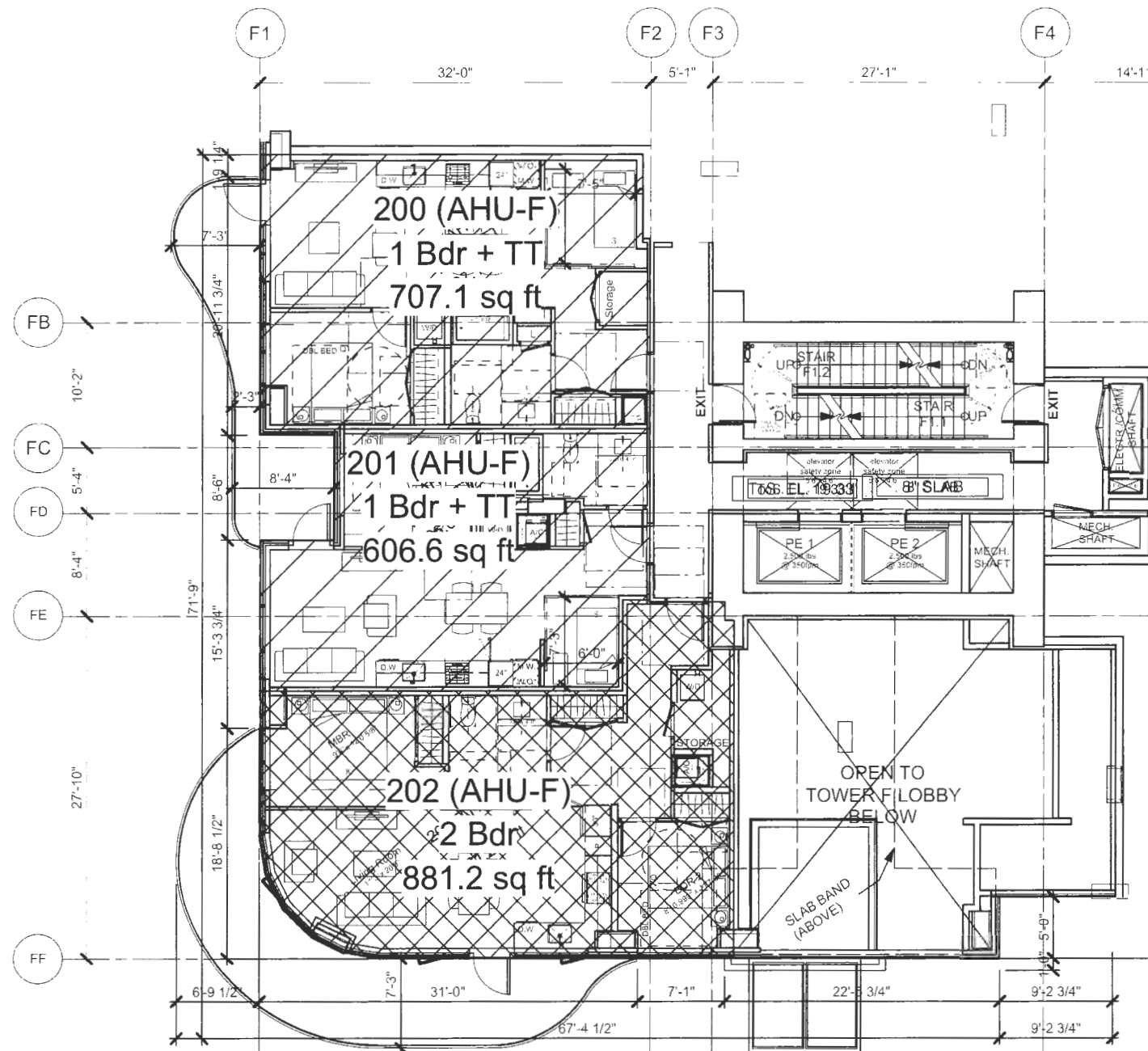
DP 17-794169
March 24, 2021
Plan #B-18 e.2

DRAWING NO.:

PLAN #B-18 e.2

2021, February 25 2:24:45 PM NTR Residential Plans VK.vwx

| | | |
|--|--|--------------------------------------|
| TITLE Affordable Housing TWR F Level 1 | | |
| DRAWING NUMBER Plan #B-18e.2 | SCALE 1/16" = 1'-0" | DRAWN VK JOB NO. 11-03 |
| REFERENCE DRAWING | DATE February 12, 2021 | |
| PROJECT ViewStar LOT B | W. T. LEUNG ARCHITECTS INC. <small>© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.</small> | |



| AFFORDABLE RENTAL UNIT LEGEND | |
|-------------------------------|------------------------------------|
| | BACHELOR SUITE |
| | 1-BEDROOM/ 1BEDROOM+TATAMI UNIT |
| | 2-BEDROOM UNIT |

Areas are measured to the centre line of partition walls and facade outlines

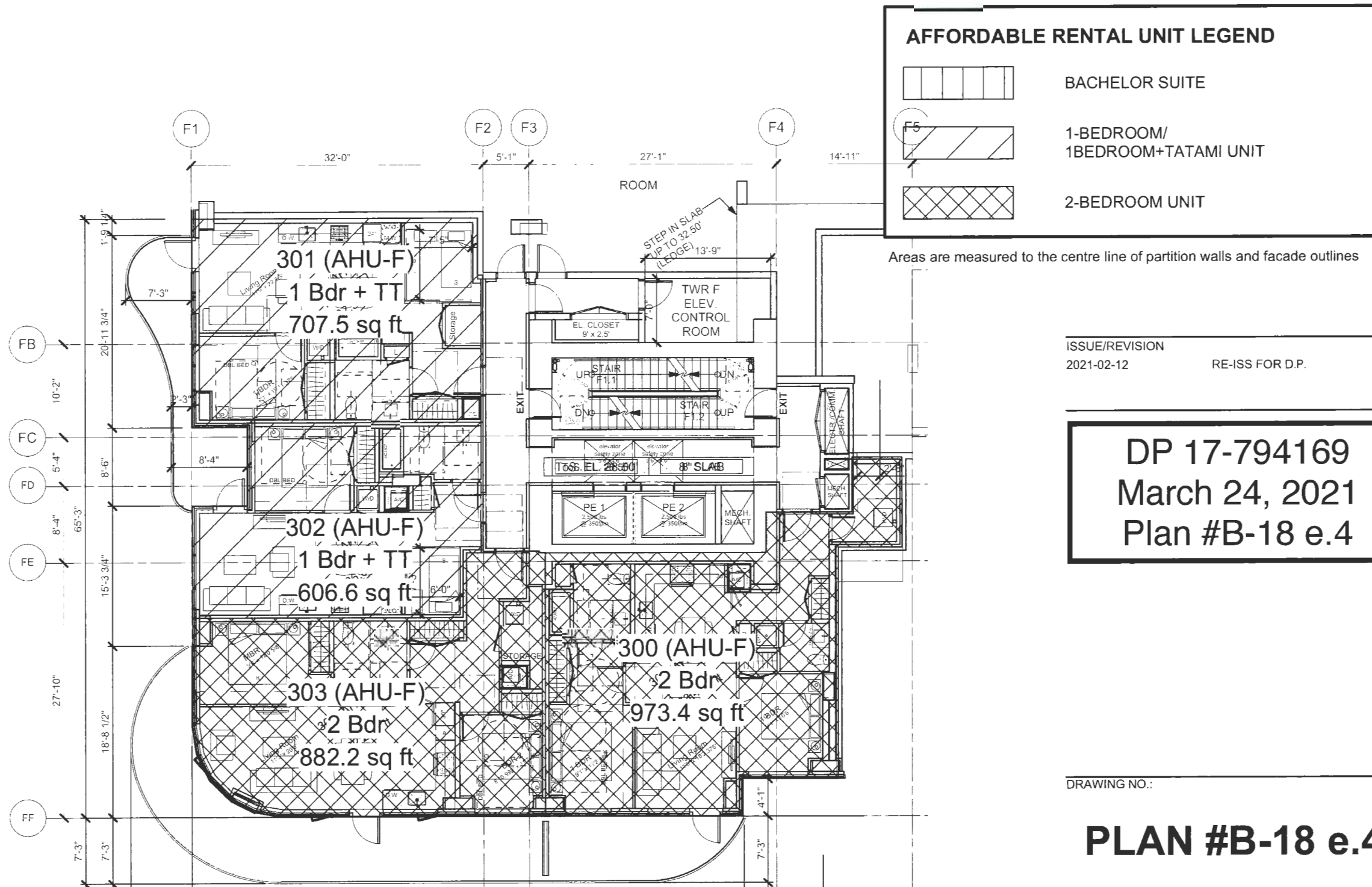
ISSUE/REVISION
2021-02-12 RE-ISS FOR D.P.

DP 17-794169
March 24, 2021
Plan #B-18 e.3


DRAWING NO.:
PLAN #B-18 e.3

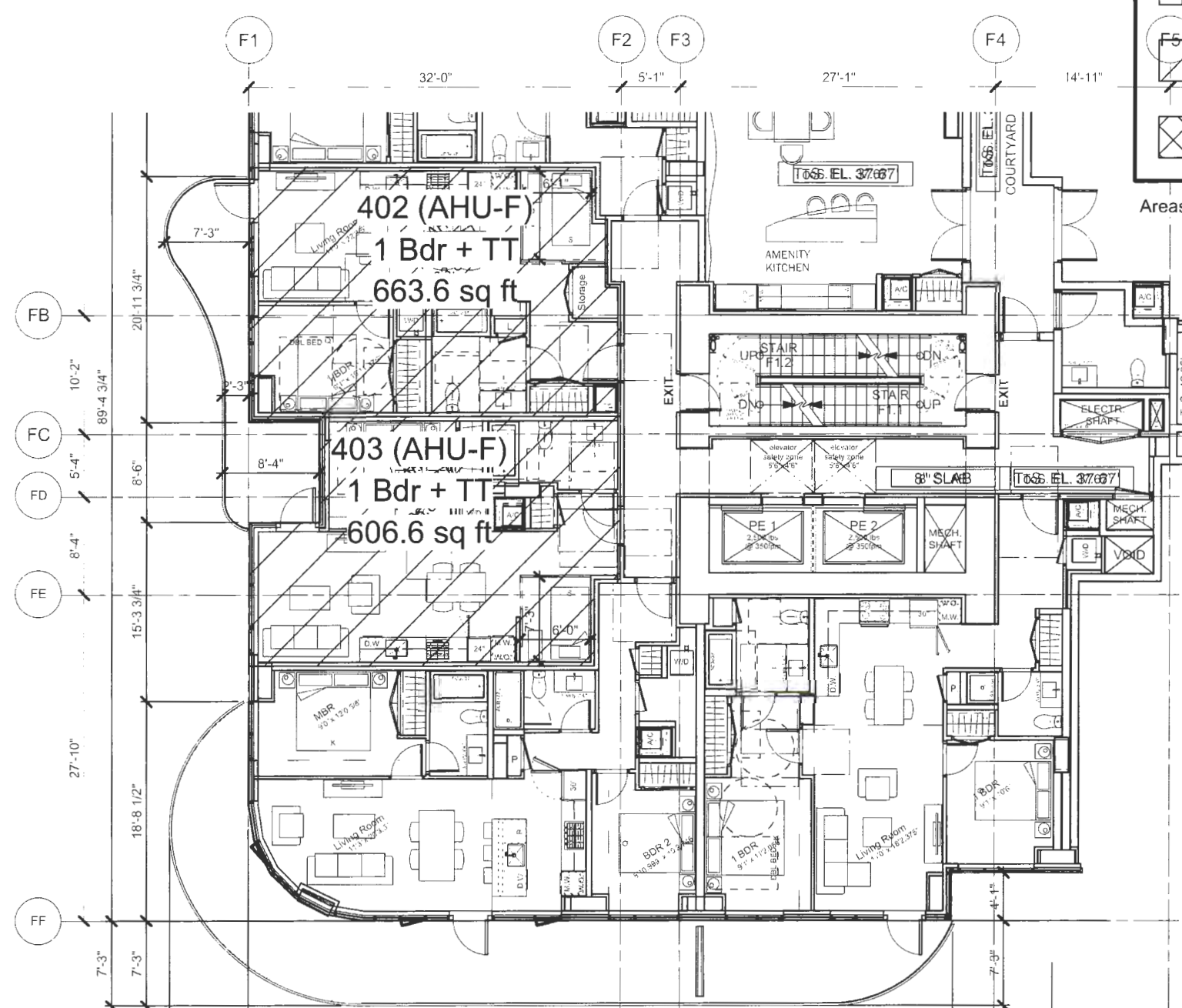
2021, February 25 2:24:52 PM NTR Residential Plans VK.vwx

| | | |
|---|-------------------------------|----------------------|
| TITLE Affordable Housing TWR F Level 2 | | |
| DRAWING NUMBER Plan #B-18e.3 | SCALE 1/16" = 1'-0" | DRAWN VK |
| REFERENCE DRAWING | DATE February 12, 2021 | JOB NO. 11-03 |
| PROJECT ViewStar LOT B | | |
| <small>© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.</small> | | |



2021, February 25 2:25:00 PM NTR Residential Plans VK.vwx

| | | |
|--|---|---|
| TITLE Affordable Housing TWR F Level 3 | | |
| DRAWING NUMBER Plan #B-18e.4 | SCALE 1/16" = 1'-0" | DRAWN Vk JOB NO. 11-03 |
| REFERENCE DRAWING | DATE February 12, 2021 |  |
| PROJECT ViewStar LOT B | W. T. LEUNG ARCHITECTS <small>INC.</small> <small>© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.</small> | |



AFFORDABLE RENTAL UNIT LEGEND

| | |
|--|------------------------------------|
| | BACHELOR SUITE |
| | 1-BEDROOM/ 1BEDROOM+TATAMI UNIT |
| | 2-BEDROOM UNIT |

Areas are measured to the centre line of partition walls and facade outlines

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

DP 17-794169
March 24, 2021
Plan #B-18 e.5




DRAWING NO.:

PLAN #B-18 e.5

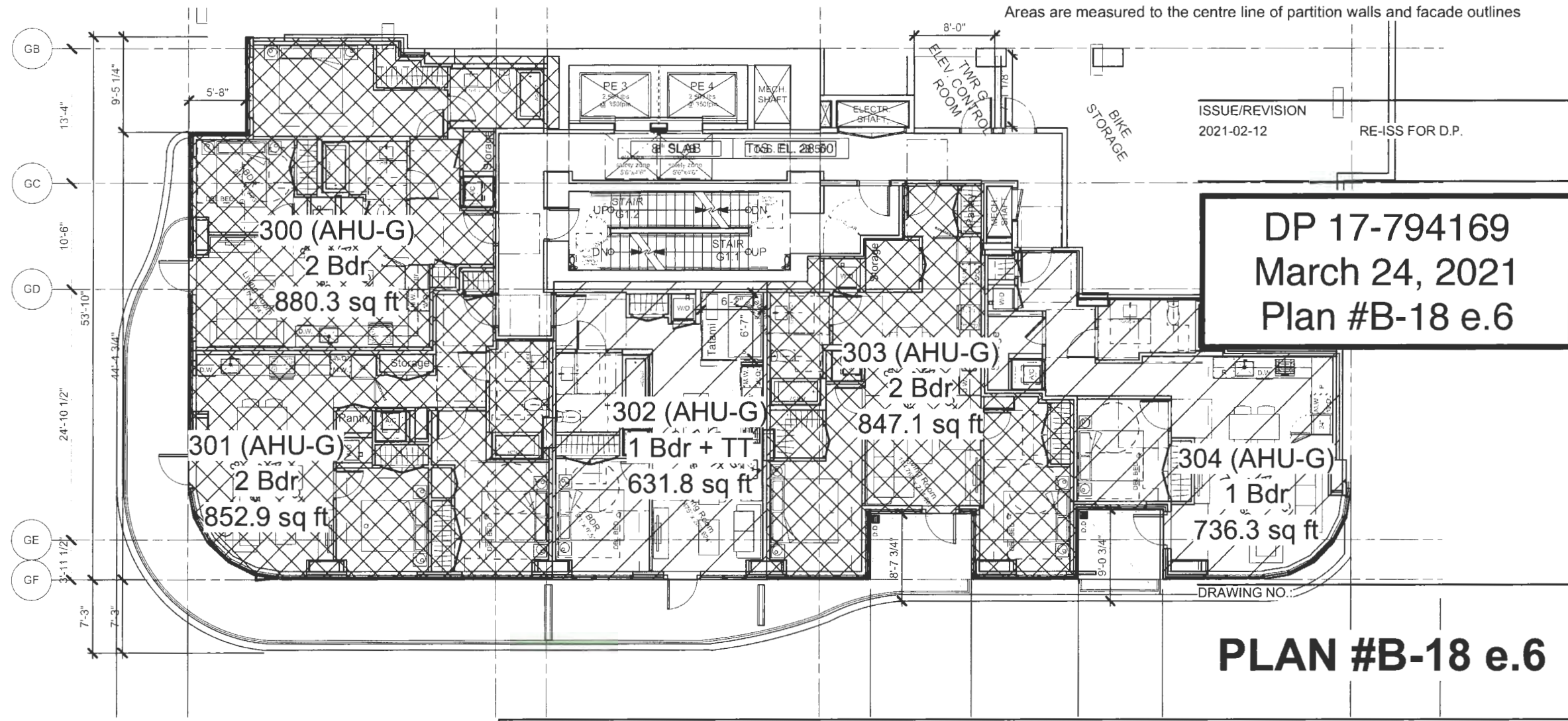
2021, February 25 2:25:09 PM NTR Residential Plans VK.vwx

| | | |
|--|---|----------------------|
| TITLE Affordable Housing TWR F Level 4 | | |
| DRAWING NUMBER Plan #B-18e.5 | SCALE 1/16" = 1'-0" | DRAWN VK |
| REFERENCE DRAWING | DATE February 12, 2021 | JOB NO. 11-03 |
| PROJECT ViewStar LOT B | W. T. LEUNG ARCHITECTS INC. <small>© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.</small> | |

AFFORDABLE RENTAL UNIT LEGEND

-  BACHELOR SUITE
-  1-BEDROOM/
1BEDROOM+TATAMI UNIT
-  2-BEDROOM UNIT

Areas are measured to the centre line of partition walls and facade outlines



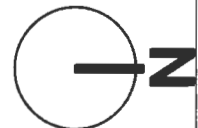
DP 17-794169
March 24, 2021
Plan #B-18 e.6

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




DRAWING NO.:

PLAN #B-18 e.6

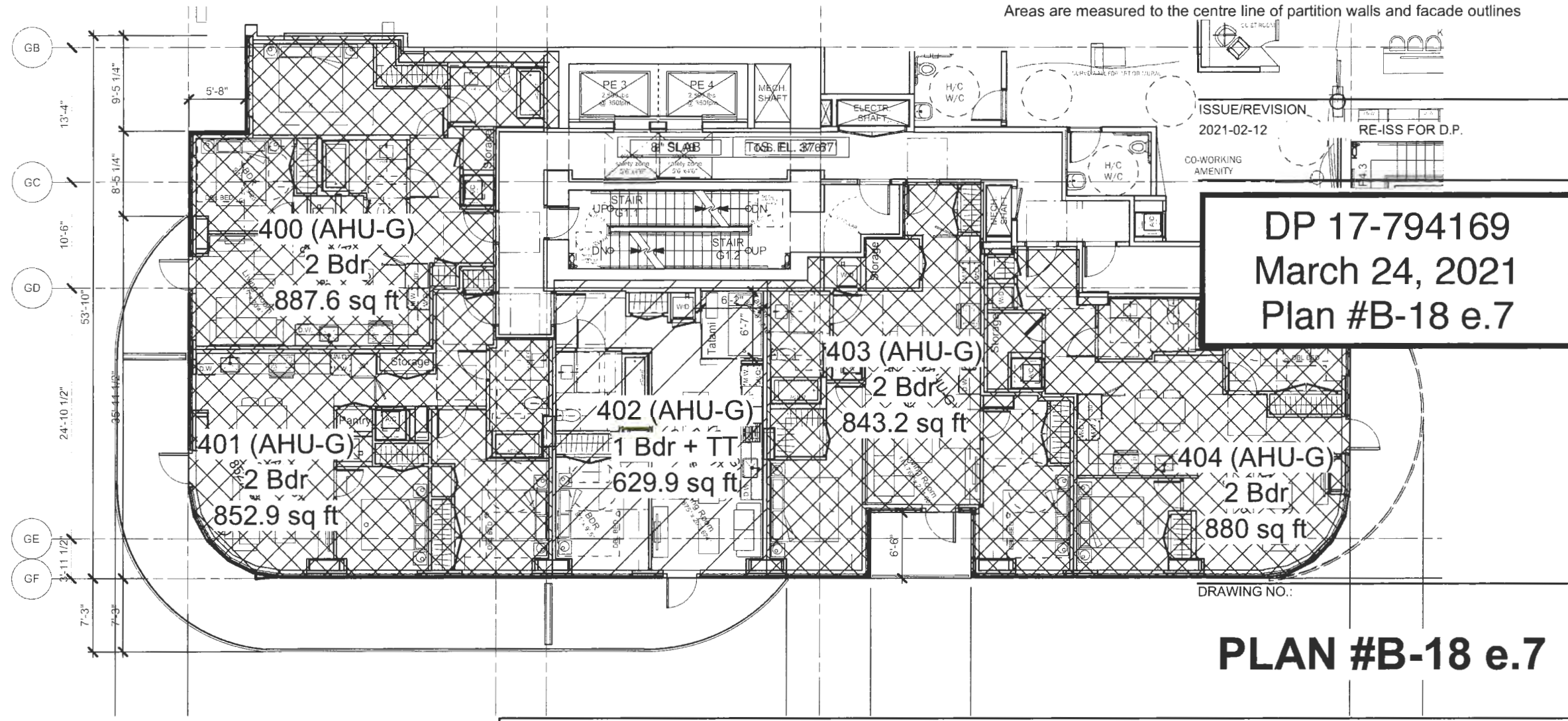
2021, February 25 2:25:17 PM NTR Residential Plans VK.vwx

| | | |
|--|--|---|
| TITLE Affordable Housing TWR G Level 3 | | |
| DRAWING NUMBER Plan #B-18e.6 | SCALE 1/16" = 1'-0" DRAWN VK | JOB NO. 11-03 |
| REFERENCE DRAWING | DATE February 12, 2021 |  |
| PROJECT ViewStar LOT B | W. T. LEUNG ARCHITECTS INC. <small>© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.</small> | |

AFFORDABLE RENTAL UNIT LEGEND

-  BACHELOR SUITE
-  1-BEDROOM/
1BEDROOM+TATAMI UNIT
-  2-BEDROOM UNIT

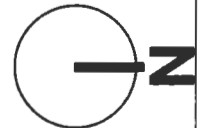
Areas are measured to the centre line of partition walls and facade outlines



DP 17-794169
March 24, 2021
Plan #B-18 e.7

PLAN #B-18 e.7

2021, February 25 2:25:25 PM NTR Residential Plans VK.vwx

| | | |
|--|--|---|
| TITLE Affordable Housing TWR G Level 4 | | |
| DRAWING NUMBER Plan #B-18e.7 | SCALE 1/16" = 1'-0" DRAWN VK | JOB NO. 11-03 |
| REFERENCE DRAWING | DATE February 12, 2021 |  |
| PROJECT ViewStar LOT B | W. T. LEUNG ARCHITECTS INC. <small>© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent.</small> | |

4.16 Basic Universal Housing Features
(as per Section 4: General Development Regulations)

Purpose

4.16.1 The basic universal housing features described in Section 4.16 are intended to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability.

Building Access

4.16.2 Each dwelling unit and each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area.

4.16.3 Access to the elevator shall be provided from both the road and the entry to the on-site parking area.

4.16.4 An automatic door opener shall be provided for the main entry.

Doors and Doorways

4.16.5 The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 850.0 mm (which will be provided by a swing door). [Bylaw 8736, Sep 5/12]

4.16.6 The minimum clear opening for the interior doors to at least one bedroom, one accessible bathroom and to common living areas in every dwelling unit shall be no less than 800.0 mm (which will be provided by a swing door).

4.16.7 Doors in every dwelling unit and common areas shall be operable by devices that do not require tight grasping or twisting of wrist.

4.16.8 Flush thresholds throughout the building shall be a maximum of 13.0 mm in height.

4.16.9 The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with a disability is not anticipated.

4.16.10 Clear openings shall be measured as illustrated in Figure 1 below.

Figure 1. Clear Opening Measurement For Doors

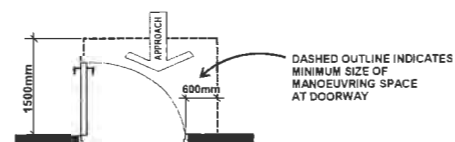


Manoeuvring Space at Doorways

4.16.11 Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following:

a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2

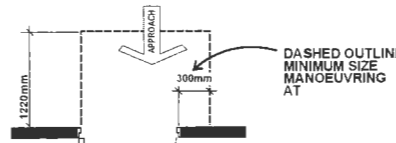
Figure 2. Front Approach, Pull Side [Bylaw 8736, Sep 5/12]



b) Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units. [Bylaw 8736, Sep 5/12]

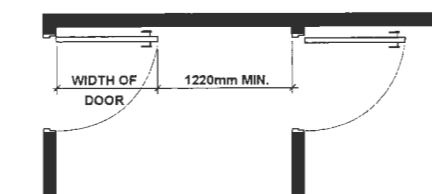
4.16 Basic Universal Housing Features (continued)
(as per Section 4: General Development Regulations)

Figure 3. Front Approach, Push Side [Bylaw 8736, Sep 5/12]



c) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door, as illustrated in Figure 4 below.

Figure 4. Separation of Doors in Series



d) Entry doors to every dwelling unit are exempted from the requirement to provide the 1220.0 mm long clear area and 300.0 mm or 600.0 mm clear space if rough in wiring is provided for future conversion for an automatic door opener. [Bylaw 8736, Sep 5/12]

Corridor Widths

4.16.12 Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance. [Bylaw 8736, Sep 5/12]

Floor Surfaces

4.16.13 Floor surfaces throughout the building shall have no abrupt changes in level, i.e., a maximum break of the flush threshold of 13.0 mm height. This requirement does not apply to exterior balcony, patio and deck door sills. [Bylaw 8736, Sep 5/12]

4.16.14 Floor surfaces shall be slip resistant.

4.16.15 Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.

Windows

4.16.16 Windows which are accessible shall have a window sill height that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the bedroom and one window in the living room shall afford such seated viewing.

4.16.17 Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit.

Outlets and Switches

4.16.18 Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor. [Bylaw 8736, Sep 5/12]

4.16.19 Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor. [Bylaw 8736, Sep 5/12]

4.16.20 Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor. [Bylaw 8736, Sep 5/12]

4.16.21 The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750.0 mm.

4.16.22 Light switches will be rocker or paddle-type switches.

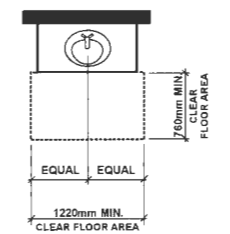
4.16 Basic Universal Housing Features (continued)
(as per Section 4: General Development Regulations)

Bathrooms

4.16.23 At least one bathroom shall:
a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet; and [Bylaw 8736, Sep 5/12]

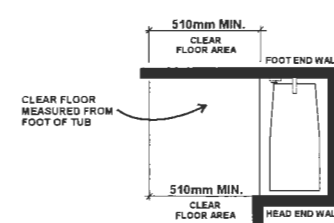
b) have a clear floor area at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 5 below.

Figure 5. Clear Floor Area at Sink



c) have a minimum clear area of 510.0 mm in depth along the full length of the bathtub, as illustrated in Figure 6 below. [Bylaw 8736, Sep 5/12]

Figure 6. Clear Floor Area at Tub [Bylaw 8736, Sep 5/12]



d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars; and

e) include easy to grasp handles on faucets, e.g., lever-type faucets.

4.16.24 Where bathrooms are provided to serve a common amenity space, at least one shall be wheelchair accessible as described in the Building Code and the top of the rim of the toilet in that one bathroom shall be 480.0 mm above the floor.

Kitchens

4.16.25 The kitchen must have:

a) some usable counter space and cupboards that can be easily accessed by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink; adjustable shelves in all cabinets; pull-out work boards at 810.0 mm height; and pull-out cabinet shelves;

b) easy to grasp handles on faucets, e.g., lever-type faucets;

c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;

d) task lighting at sink, stove and key work areas; and

e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counterworkspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

4.16 Basic Universal Housing Features (continued)
(as per Section 4: General Development Regulations)

Bedroom & Closet

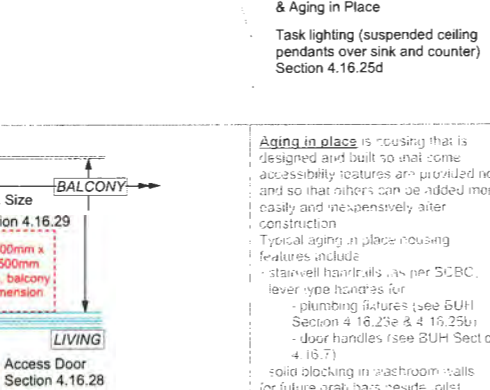
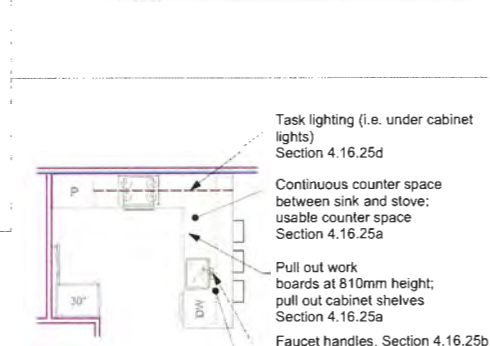
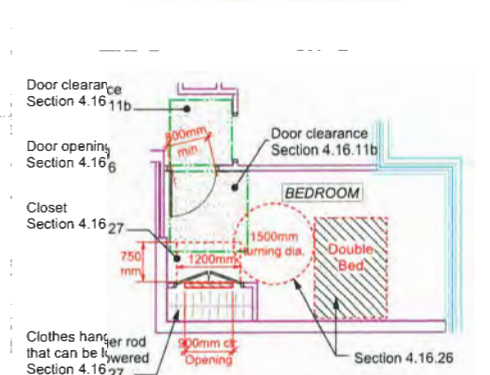
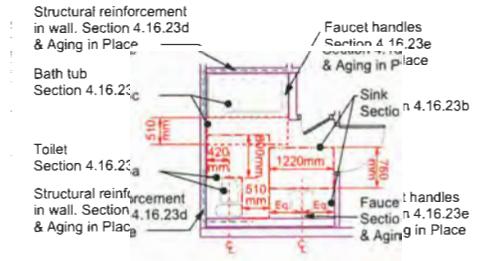
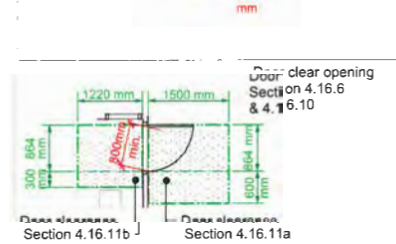
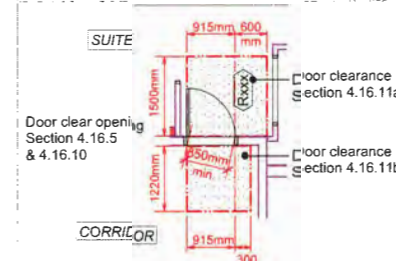
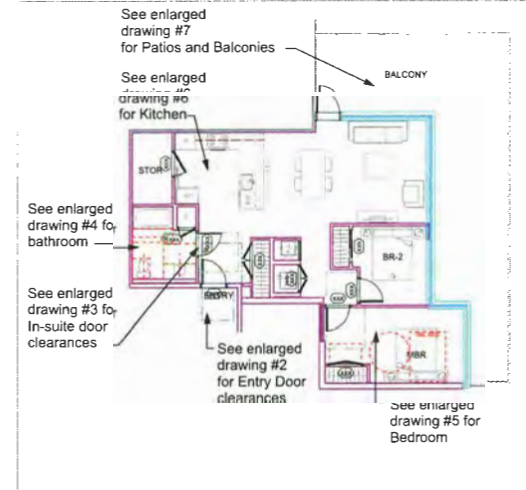
4.16.26 The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.

4.16.27 The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900.0 mm, clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod that can be lowered to 1200.0 mm.

Patios and Balconies

4.16.28 Access doors shall have a minimum clear opening of 800.0 mm. [Bylaw 8736, Sep 5/12]

4.16.29 Minimum dimensions of any balcony or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to "Juliet" or "French" style of balcony or patio. [Bylaw 8736, Sep 5/12]



| ISSUE/REVISION | DATE | ISSUED FOR D.P. |
|----------------|------------|-----------------|
| A | 2020-11-08 | ISSUED FOR D.P. |
| B | 2021-02-12 | RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #18f

PROJECT

ViewStar
LOT B

3311 No. 3 Road

Basic Universal
Housing Features
& Aging in Place
LOT B & C

JOB NO. 11-03

DRAWN LL, SV

DATE February 12, 2021

SCALE NTS

CHECKED WTL

© Copyright reserved. This plan and design and all of them remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the ARCHITECT'S consent.

DRAWING NO.

Plan #18f

| INDOOR AMENITY SPACE FOR RESIDENTS | | | | | |
|---|-------------------------|---|---|--|--|
| Combined Site Area (Lot A, B, C) | 24,643.0 m ² | | (265255 ft ²) | | |
| Max. Indoor Amenity @ 0.1 FAR | 2,464.3 m ² | | (26526 ft ²) | | |
| Indoor Amenity Space | Units | Min. Required Amenity | Proposed Amenity | | Comparison |
| Indoor Amenity - TOTAL | 941 | 1,882.0 m ² (20,257.7 ft ²) | 2,464.3 m ² (26,525.7 ft ²) | | N/A |
| - Lot A (DP 16-745853 / Bulli) | | 1,154.0 m ² (12,421.6 ft ²) | 1,333.2 m ² (14,350.0 ft ²) | | |
| - Lot A only: 7,075.0 ft ² | 577 | 1,704.0 m ² (18,341.7 ft ²) | 1,704 m ² (18342 ft ²) | | Proposed = Min. Requirement |
| - Lot A/B shared: 7,275.0 ft ² | | 550.0 m ² (5,920.2 ft ²) | 370.9 m ² (3,991.8 ft ²) | | |
| - Lot B | 275 | 178 m ² (1,916 ft ²) | 760 m ² (8184 ft ²) | | Proposed exceeds min requirement by 582 m ² (-6258 ft ²) |
| - Lot C | 89 | | | | |

* The ZMU 30 zone permits 0.1 FAR for residential amenity space, which may be distributed across Lots A, B and C based on the approved Development Permit design for each lot. Based on a combined total net site area for Lots A, B & C of 24,643 m² (265,255 ft²), the ZMU30 allowance of 0.1 FAR for indoor residential amenity space equals a maximum of 2,464.3 m² (26,525.7 ft²).

| OUTDOOR AMENITY SPACE FOR RESIDENTS | | | | | | |
|-------------------------------------|-------|---|--|---|--|--|
| Lots | Units | Min. Space Required | | Proposed Amenity | | Comparison |
| | | Total 6m ² /unit | Bylaw requirements for Childrens Play: 600 m ² (6,458.1 SF) | TOTAL | Portion of the Total for Childrens Play | |
| - Lot B | 275 | 1,650.0 m ² (17,760.5 ft ²) | 825.0 m ² (8,880.2 ft ²) | 2,222.7 m ² (23,924.8 ft ²) | 600.0 m ² (6,458.1 ft ²) | Proposed Total Outdoor Amenity space exceeds min. requirement by 572.7 m ² (6,164.3 ft ²) |
| - Lot C | 89 | 534.0 m ² (5,747.9 ft ²) | 267.0 m ² (2,874.0 ft ²) | 447.7 m ² (4,818.9 ft ²) | 267.3 m ² (2,877.6 ft ²) | Proposed Total Outdoor Amenity space is less than min. requirement* 88.3 m ² (928.1 ft ²) |

* Lot C's shortfall of outdoor residential amenity space is supported by the City on the basis that (i) Lot C's indoor residential amenity far exceeds its minimum requirement and (ii) Lot C includes a special amenity (i.e. indoor swimming pool).

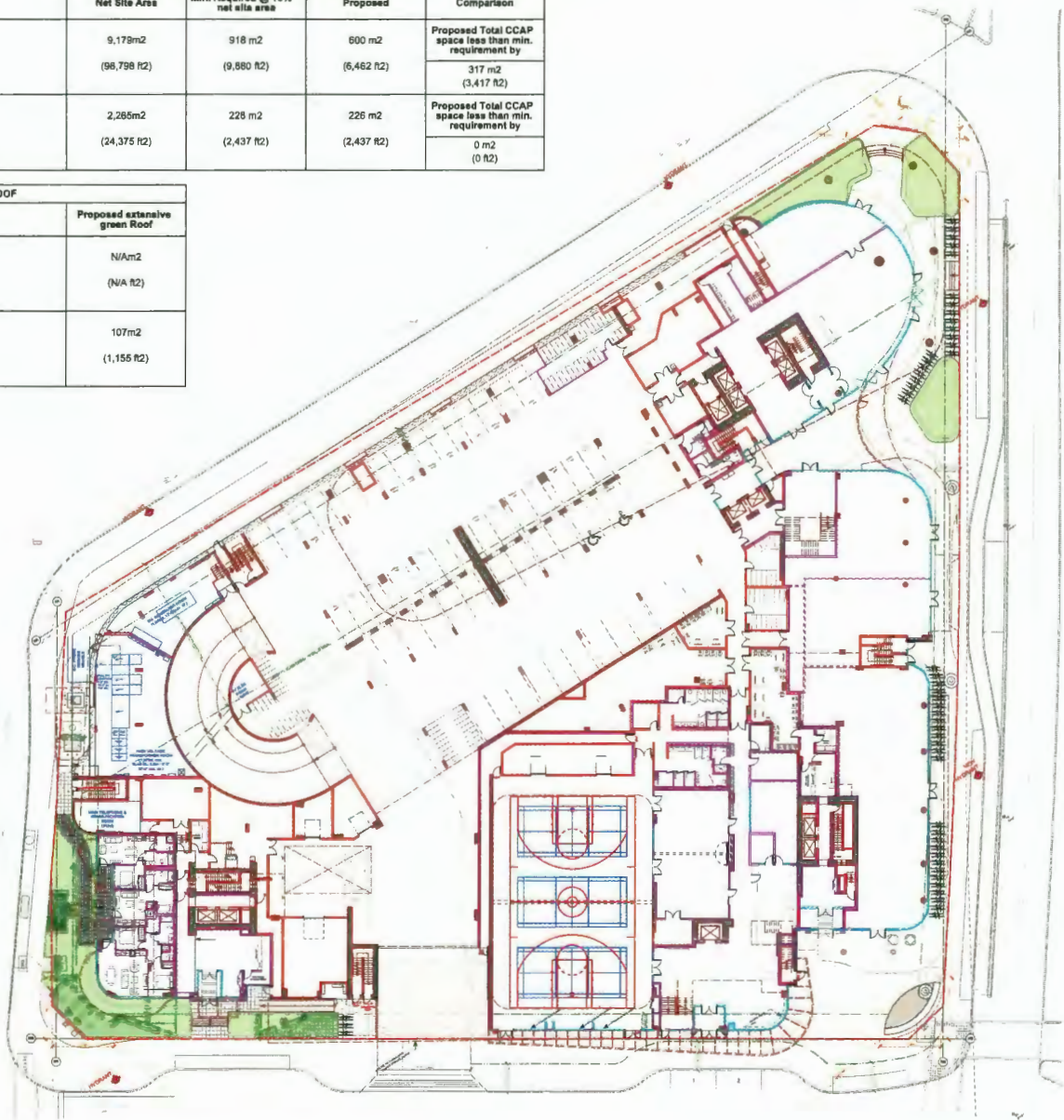
| CCAP ADDITIONAL LANDSCAPE SPACE | | | | |
|---------------------------------|--|--|--|---|
| Lots | Net Site Area | Min. Required @ 10% net site area | Proposed | Comparison |
| - Lot B | 9,178m ² (98,798 ft ²) | 918 m ² (9,880 ft ²) | 600 m ² (6,462 ft ²) | Proposed Total CCAP space less than min. requirement by 317 m ² (3,417 ft ²) |
| - Lot C | 2,265m ² (24,375 ft ²) | 226 m ² (2,437 ft ²) | 226 m ² (2,437 ft ²) | Proposed Total CCAP space less than min. requirement by 0 m ² (0 ft ²) |

| EXTENSIVE INACCESSIBLE GREEN ROOF | |
|-----------------------------------|---|
| Lots | Proposed extensive green Roof |
| - Lot B | N/A m ² (N/A ft ²) |
| - Lot C | 107m ² (1,155 ft ²) |

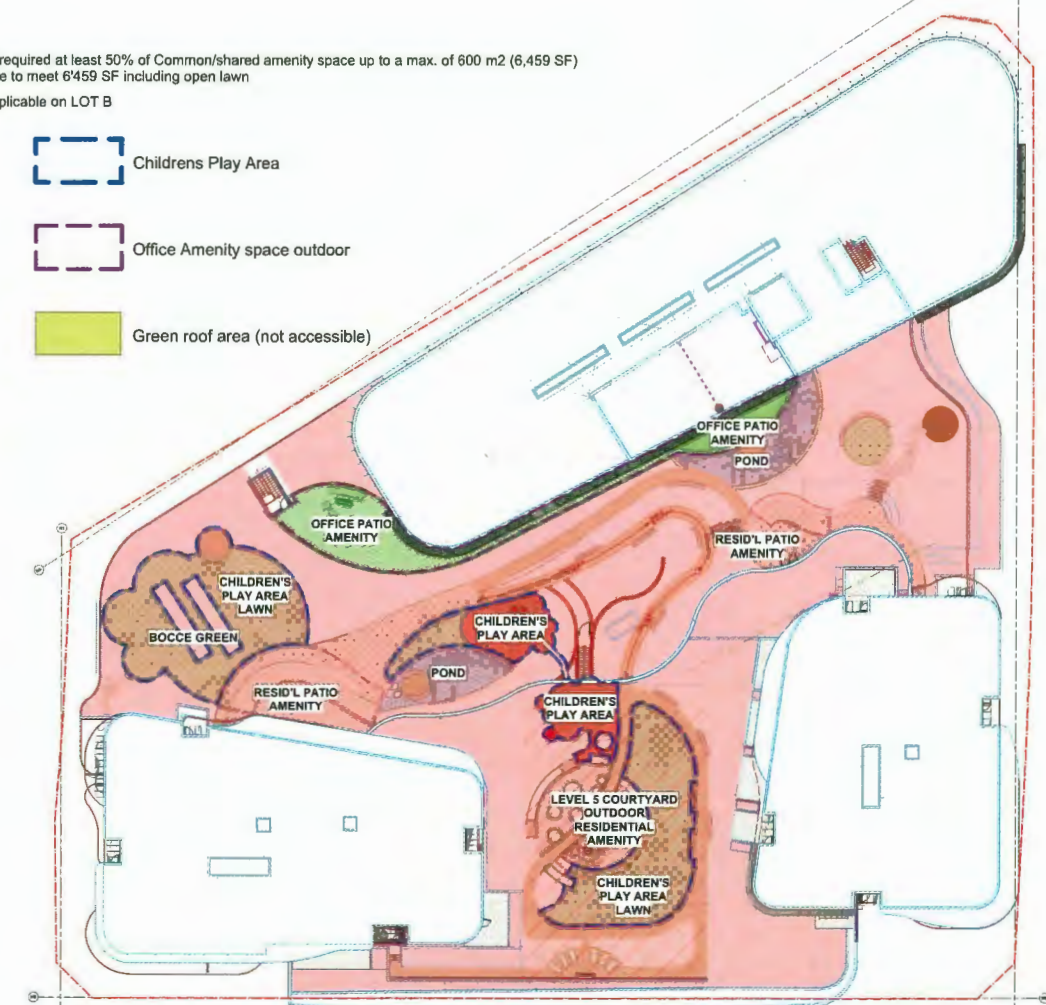
NOTE: Childrens outdoor play space min required at least 50% of Common/shared amenity space up to a max. of 600 m² (6,459 SF)
LOT B provided outdoor play space to meet 6'459 SF including open lawn

NOTE: Green roof (not accessible) not applicable on LOT B

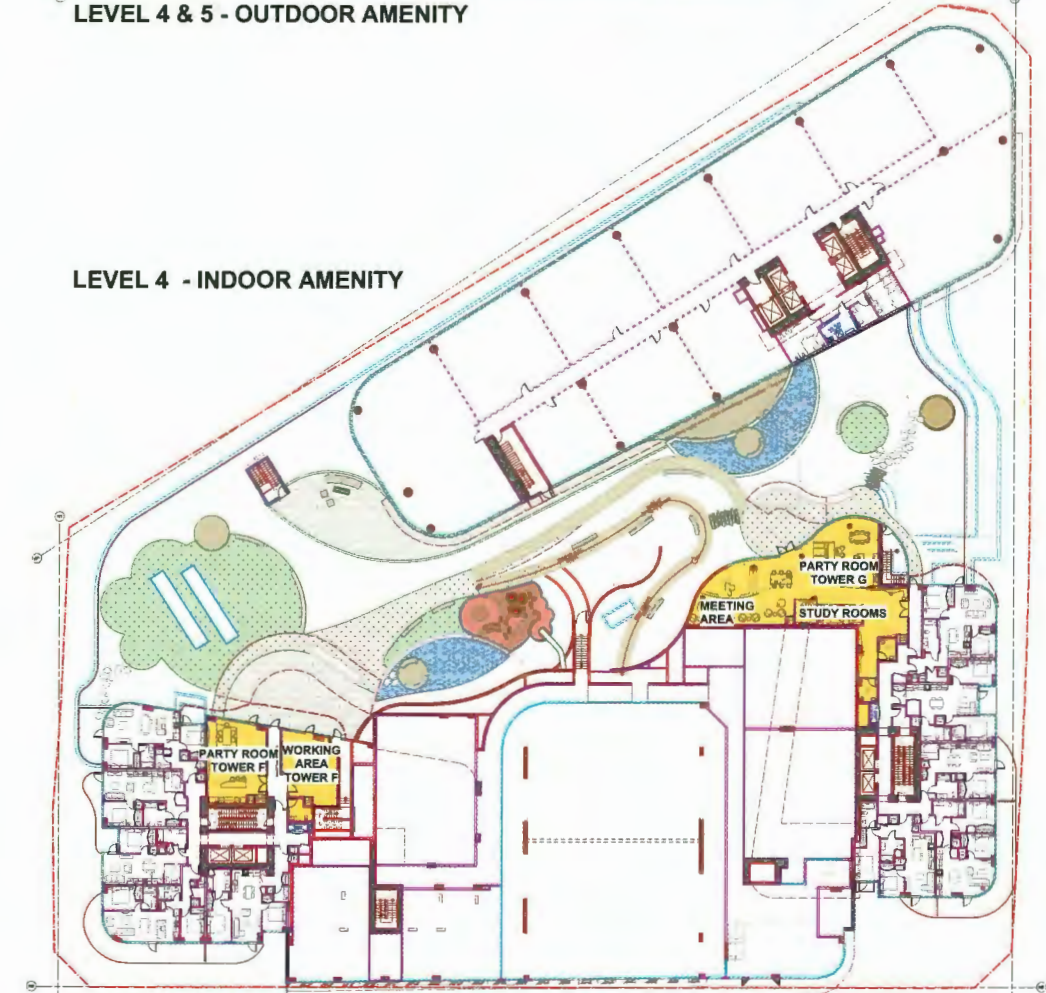
- OCP Outdoor Amenity
- OCP Indoor Amenity
- CCAP Outdoor Amenity
- Childrens Play Area
- Office Amenity space outdoor
- Green roof area (not accessible)



LEVEL 1 - OUTDOOR AMENITY CCAP



LEVEL 4 & 5 - OUTDOOR AMENITY



LEVEL 4 - INDOOR AMENITY



ISSUE/REVISION
A 2020-11-08 ISSUED FOR D.P.
B 2021-02-12 RE-DESIGN FOR D.P.

| INDOOR AMENITY SPACE FOR RESIDENTS | | | | | |
|---|-------------------------|---|---|--|--|
| Combined Site Area (Lot A, B, C) | 24,643.0 m ² | | (265255 ft ²) | | |
| Max. Indoor Amenity @ 0.1 FAR | 2,464.3 m ² | | (26526 ft ²) | | |
| Indoor Amenity Space | Units | Min. Required Amenity | Proposed Amenity | | Comparison |
| Indoor Amenity - TOTAL | 941 | 1,882.0 m ² (20,257.7 ft ²) | 2,464.3 m ² (26,525.7 ft ²) | | N/A |
| • Lot A (DP 16-745853 / Bulli) | | 1,154.0 m ² (12,421.8 ft ²) | 1,333.2 m ² (14,350.0 ft ²) | | Proposed = Min. Requirement |
| • Lot A only: 7,075.0 ft ² | 577 | | | 1794 m ² (19,341.7 ft ²) | |
| • Lot A/B shared: 7,275.0 ft ² | | 1,704.9 m ² (18,341.7 ft ²) | 370.9 m ² (3,991.8 ft ²) | | |
| • Lot B | 275 | 550.0 m ² (5,920.2 ft ²) | | | Proposed exceeds min requirement by 582 m ² (-6288 ft ²) |
| • Lot C | 89 | 178 m ² (1916 ft ²) | 760 m ² (8184 ft ²) | | |

* The ZMU 30 zone permits 0.1 FAR for residential amenity space, which may be distributed across Lots A, B and C based on the approved Development Permit design for each lot. Based on a combined total net site area for Lots A, B & C of 24,643 m² (265,255 ft²), the ZMU30 allowance of 0.1 FAR for indoor residential amenity space equals a maximum of 2,464.3 m² (26,525.7 ft²).

| OUTDOOR AMENITY SPACE FOR RESIDENTS | | | | | | |
|-------------------------------------|-------|---|--|---|--|---|
| Lots | Units | Min. Space Required | | Proposed Amenity | | Comparison |
| | | Total 6m ² /unit | Bylaw requirements for Childrens Play: 600 m ² (6,458.1 SF) | TOTAL | Portion of the Total for Childrens Play | |
| • Lot B | 275 | 1,650.0 m ² (17,760.5 ft ²) | 825.0 m ² (8,880.2 ft ²) | 2,222.7 m ² (23,924.8 ft ²) | 600.0 m ² (6,458.1 ft ²) | Proposed Total Outdoor Amenity space exceeds min. requirement by 572.7 m ² (6,164.3 ft ²) Proposed Total Outdoor childrens play = min. required 0.0 m ² (0.2 ft ²) |
| • Lot C | 89 | 534.0 m ² (5,747.9 ft ²) | 267.0 m ² (2,874.0 ft ²) | 447.7 m ² (4,818.9 ft ²) | 267.3 m ² (2,877.8 ft ²) | Proposed Total Outdoor Amenity space is less than min. requirement* 88.3 m ² (929.1 ft ²) |

* Lot C's shortfall of outdoor residential amenity space is supported by the City on the basis that (i) Lot C's indoor residential amenity far exceeds its minimum requirement and (ii) Lot C includes a special amenity (i.e. indoor swimming pool).

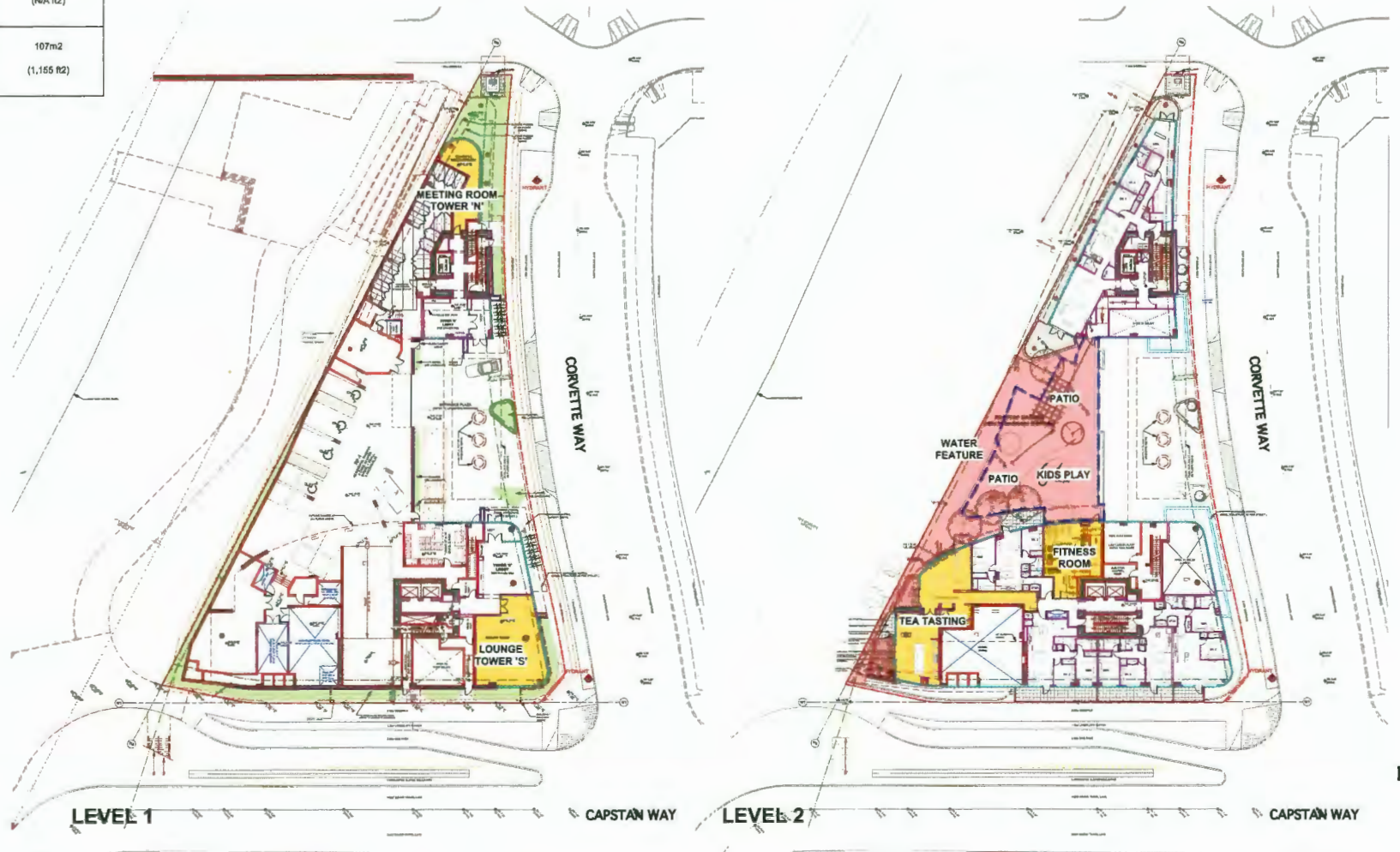
| CCAP ADDITIONAL LANDSCAPE SPACE | | | | |
|---------------------------------|--|--|--|---|
| Lots | Net Site Area | Min. Required @ 10% net site area | Proposed | Comparison |
| • Lot B | 9,178m ² (88,798 ft ²) | 918 m ² (9,880 ft ²) | 600 m ² (6,462 ft ²) | Proposed Total CCAP space less than min. requirement by 317 m ² (3,417 ft ²) |
| • Lot C | 2,285m ² (24,375 ft ²) | 228 m ² (2,437 ft ²) | 226 m ² (2,437 ft ²) | Proposed Total CCAP space less than min. requirement by 0 m ² (0 ft ²) |

| EXTENSIVE INACCESSIBLE GREEN ROOF | |
|-----------------------------------|---|
| Lots | Proposed extensive green Roof |
| • Lot B | N/A m ² (N/A ft ²) |
| • Lot C | 107m ² (1,155 ft ²) |

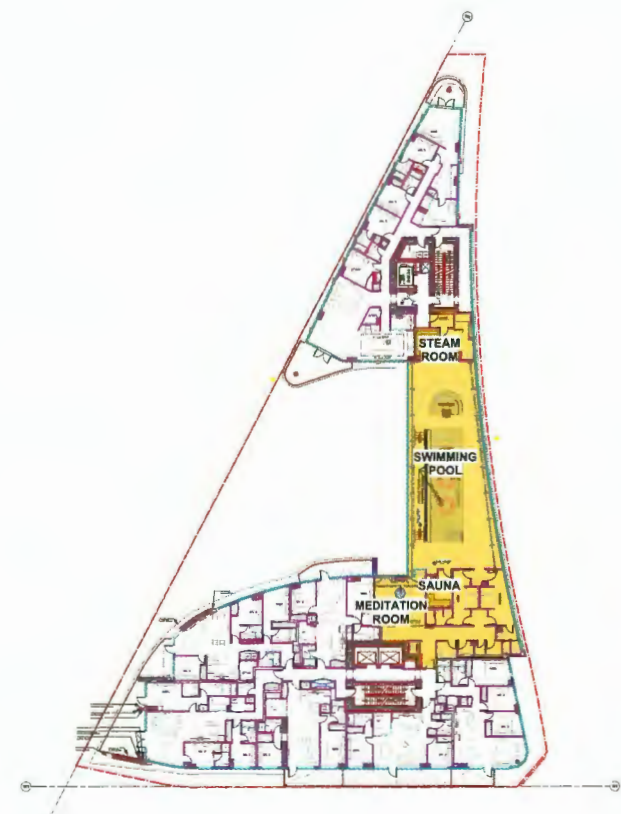
- NOTE:** Childrens outdoor play space min required at least 50% of Common/shared amenity space up to a max. of 600 m² (6,459 SF)
LOT B provided outdoor play space to meet 6'459 SF including open lawn
- NOTE:** Green roof (not accessible) not applicable on LOT B
- OCP Outdoor Amenity
 - OCP Indoor Amenity
 - CCAP Outdoor Amenity
 - Childrens Play Area
 - Office Amenity space outdoor
 - Green roof area (not accessible)



LEVEL 5 - GREEN ROOF



LEVEL 4



DP 17-794169
March 24, 2021
Plan #C-18h

PROJECT
ViewStar
Lot C
3399 Corvette Way

Lot C
Amenity
Key Plan

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design to and in all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #C-18h



ISSUE/REVISION
A 2020-11-06 ISSUED FOR D.P.
B 2021-02-12 RE-DESIGN FOR D.P.

DP 17-794169
March 24, 2021
Plan #B-18i

PROJECT
ViewStar
LOT B
3311 No. 3 Road

Lot B
Parking Below Grade
Key Plan

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE N/A
CHECKED WTL
© Copyright reserved. This plan and design is and at all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO.:

Plan #B-18i

PARKING SPACES (as per ZMU 3047725)
Minimum Bylaw Requirement @ Build-Out: **557 spaces**, including: 271 Total Residential [including 50% Reg. spaces (136), 2% H/C spaces (6)]
+286 Total Non-Residential [including 50% Reg. spaces (143), 2% H/C spaces (6)]

| | | |
|--|--|--|
| • Market Housing: | 253 units @ 1.0 space per unit | = 253 spaces (excluding Tandem) |
| • Affordable Housing: | 22 units @ 0.81 space per unit | = 18 spaces (Tandem not permitted) |
| • Office (floor 3+): | 14,382 m2 GLA @ 1.1475 spaces/100.0 m2 GLA | = 165 spaces |
| • Retail/ Restaurant (floor 1-2): | 1,962 m2 GLA @ 3.375 spaces/100.0 m2 GLA | = 67 spaces |
| Subtotal Non-Resid/Commercial Parking | | = 232 spaces |
| • Visitors: | 275 units @ 0.18 space per unit | = 50 spaces (Shared with "Public" Commercial spaces) |
| • Community Centre: | 52 | = 52 spaces (Exclusive use for Community Centre) |
| • Community Centre Shared Use: | 20 | = 20 spaces (Shared with "Assignable" Commercial spaces) |
| • Community Centre Parking/Loading: | 2 | = 2 spaces (Exclusive use for Community Centre) |
| • Car Share | 4 | = 4 spaces (Exclusive use for Car Share comprising part of the "Public" Commercial spaces) |

| LEVEL | RESIDENTIAL | | | | | NON-RESIDENTIAL | | | | |
|--------------|--|------------|------------|------------|-----------------------|-----------------|----------------------------------|------------|------------|------------|
| | Small Car | Accessible | Standard | Sub-Total | Additional Tandem (1) | Total | Small Car | Accessible | Standard | Total |
| P 3 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 3 | 34 | 64 |
| P 2 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 2 | 32 | 64 |
| P 1 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 2 | 23 | 48 |
| PL-1 | 31 | 4 | 41 | 76 | 9 | 85 | 54 | 2 | 57 | 113 |
| PL-2 | 57 | 4 | 143 | 204 | 13 | 217 | 0 | 0 | 0 | 0 |
| TOTAL | 88 | 8 | 184 | 280 | 22 | 302 | 134 | 9 | 146 | 289 |
| | 302 (Residential Total, including Additional Tandem spaces) | | | | | | + 289 (Non-Resider = 591) | | | |

- (1) Additional Tandem space means a Residential space provided at the discretion of the developer over & above the Minimum Requirement & configured in a tandem arrangement with a Bylaw-required Standard space
- (2) Residential total includes 18 spaces for exclusive Affordable Housing use (which spaces shall not include any tandem spaces)
- (3) Non-residential total includes 54 exclusive Community Centre Parking spaces and 236 commercial (office, retail & restaurant uses) parking spaces
- (4) Commercial parking shall comprise 50% Public Parking (118 spaces) and 50% Assignable Parking (118 spaces)
- (5) Public Parking shall include 4 spaces for exclusive Car Share use

| PARKING | Min. Rate | LOT B Proposed |
|-------------------------------------|--|---|
| Residential - TOTAL | = min. 271 spaces | 302 (including Tandem) |
| Resident - Market | 253 spaces | 284 |
| Resident - AHU | 18 spaces (secured for exclusive AHU use) | 18 (secured for exclusive AHU use and no tandem) |
| Resident - Visitors | Nil (shared with public parking) | Nil |
| Non-Residential - TOTAL | = min. 232 spaces | 235 |
| Non-Residential - On levels L1 & L2 | 67 spaces | 118 Public Parking (50%) 117 |
| Non-Residential - Office above L2 | 165 spaces | 117 Assignable Parking (50%) AND |
| Non-Residential - Car-Share | 4 | Public Parking shall include 4 spaces secured for exclusive Car-Share use |
| Community Centre - TOTAL | 54 | 54 |
| | (Plus shared use of 20 Assignable Parking Spaces) | (Plus shared use of 20 Assignable Parking Spaces) |
| Community Centre - Parking | 52 | 52 |
| | (Plus shared use of 20 Assignable Parking Spaces) | (Plus shared use of 20 Assignable Parking Spaces) |
| Community Centre - Parking/Loading | 2 | 2 |
| TOTAL | min. 557 Total | 591 |

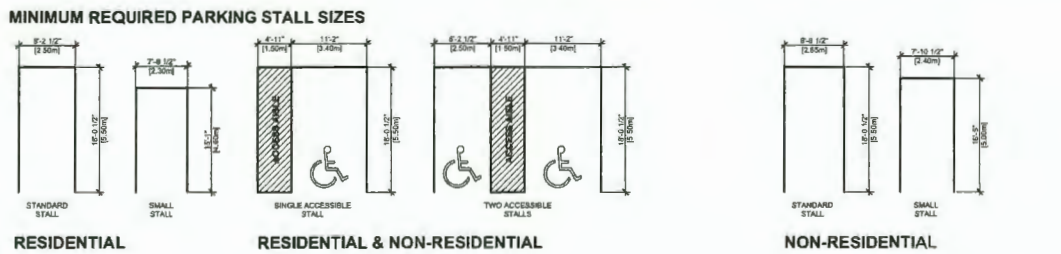
EV CHARGING EQUIPMENT

EV Charging - Energized 240V EV Charging Stations shall be installed to serve -

| | | |
|---|------|--------------|
| • Resident - Market parking EXCEPT tandem spaces: | 100% | = 280 spaces |
| • Resident - Affordable (AHU) resident parking: | 100% | = 18 spaces |
| • Residential visitor parking (none provided): | N/A | = 0 spaces |
| • Commercial Assignable: | 5% | = 12 spaces |

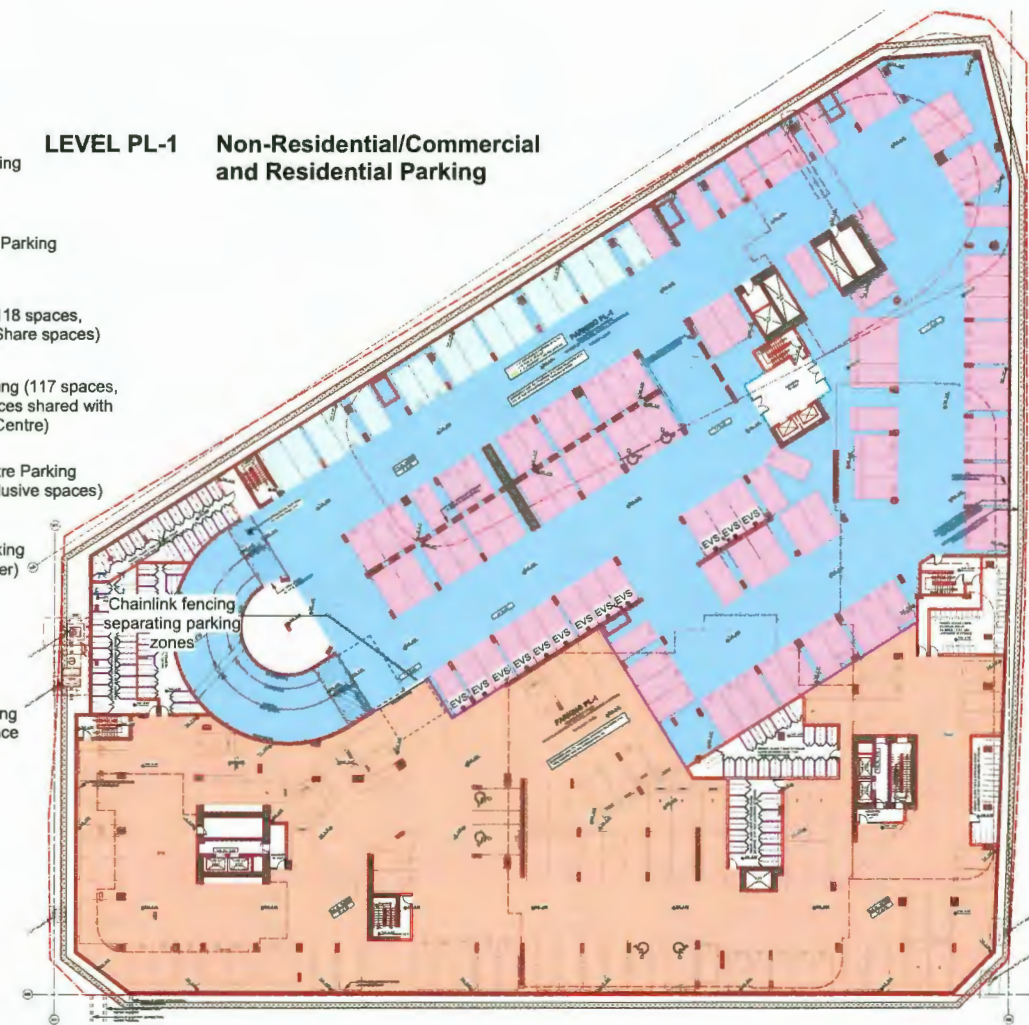
EV Charging - Energized 240V EV Charger (i.e. Station + Charger) shall be installed to serve -

| | | |
|--------------------------------------|-------------------------------------|------------|
| • 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 |

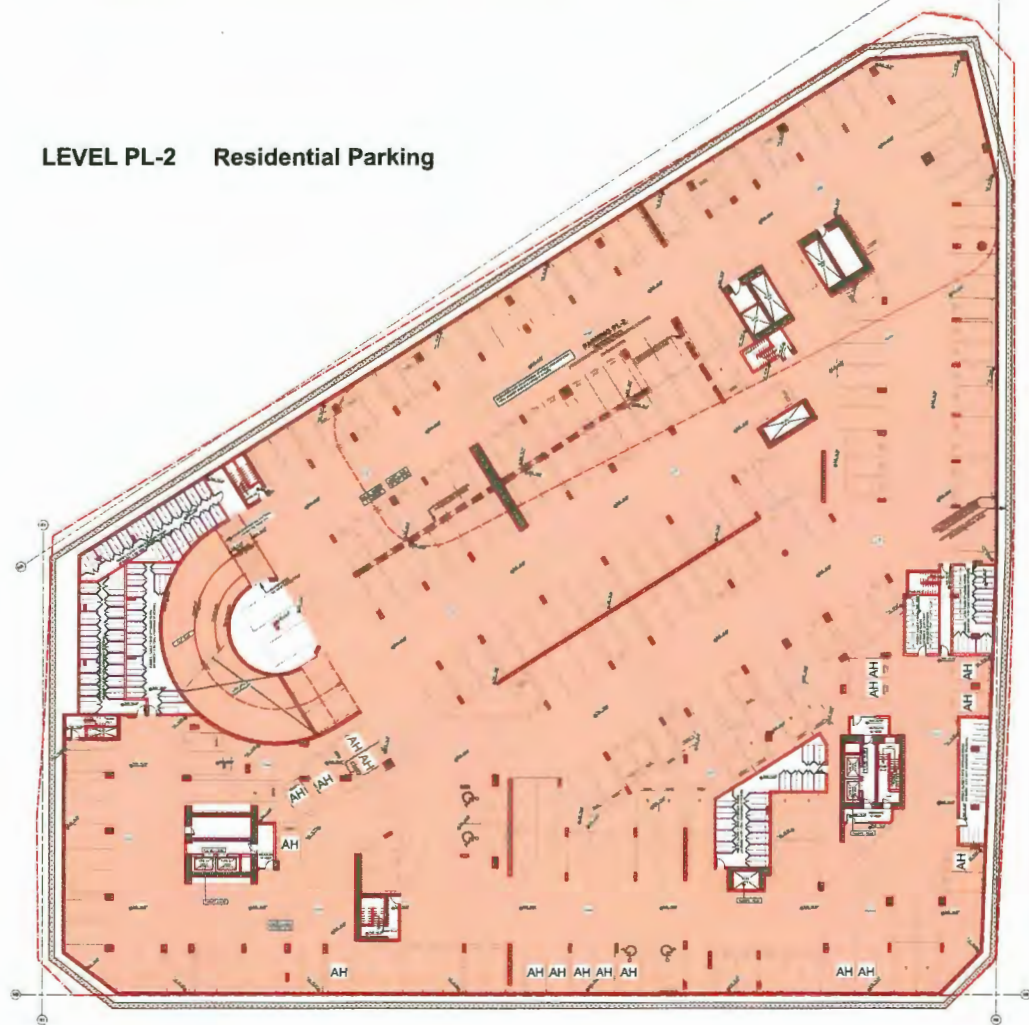


LEVEL PL-1 Non-Residential/Commercial and Residential Parking

- Residential Parking
- Non-Residential Parking
- Public Parking (118 spaces, including 4 Car Share spaces)
- Assignable Parking (117 spaces, including 20 spaces shared with the Community Centre)
- Community Centre Parking (52 + 2 = 54 exclusive spaces)
- EV Charger Parking (Station + Charger)
- EV Station
- Affordable Housing Unit Parking Space



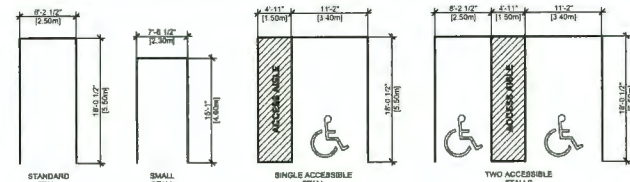
LEVEL PL-2 Residential Parking



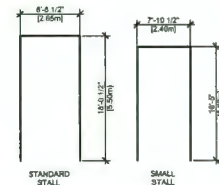


| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-11-06 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISS FOR D.P. |

MINIMUM REQUIRED PARKING STALL SIZES



RESIDENTIAL



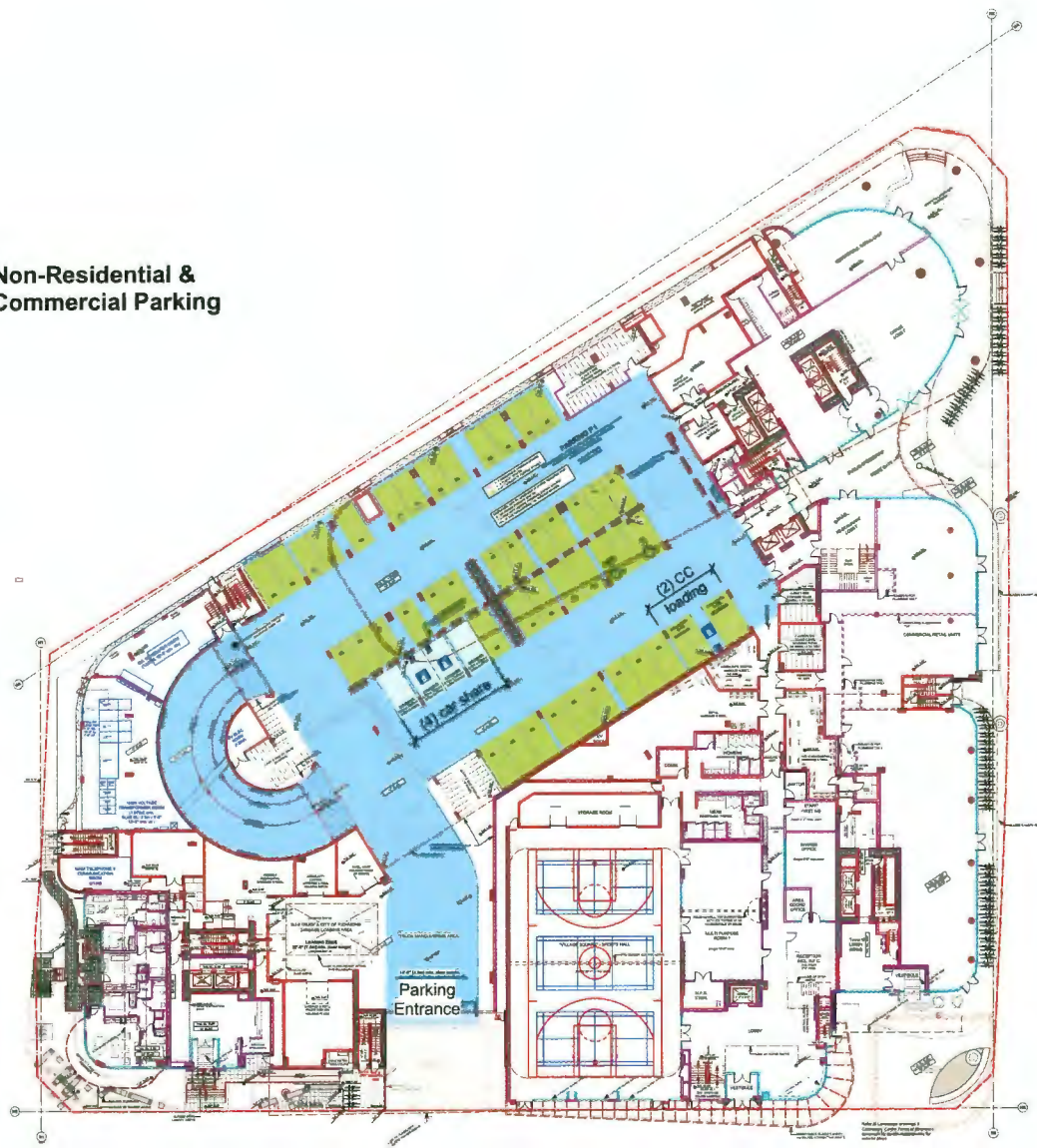
NON-RESIDENTIAL

- Residential Parking
- Non-Residential Parking
- Public Parking (118 spaces, including 4 Car Share spaces)
- Assignable Parking (117 spaces, including 20 spaces shared with the Community Centre)
- Community Centre Parking (52 + 2 = 54 exclusive spaces)
- EV EV Charger Parking (Station + Charger)
- AH Affordable Housing Unit Parking Space

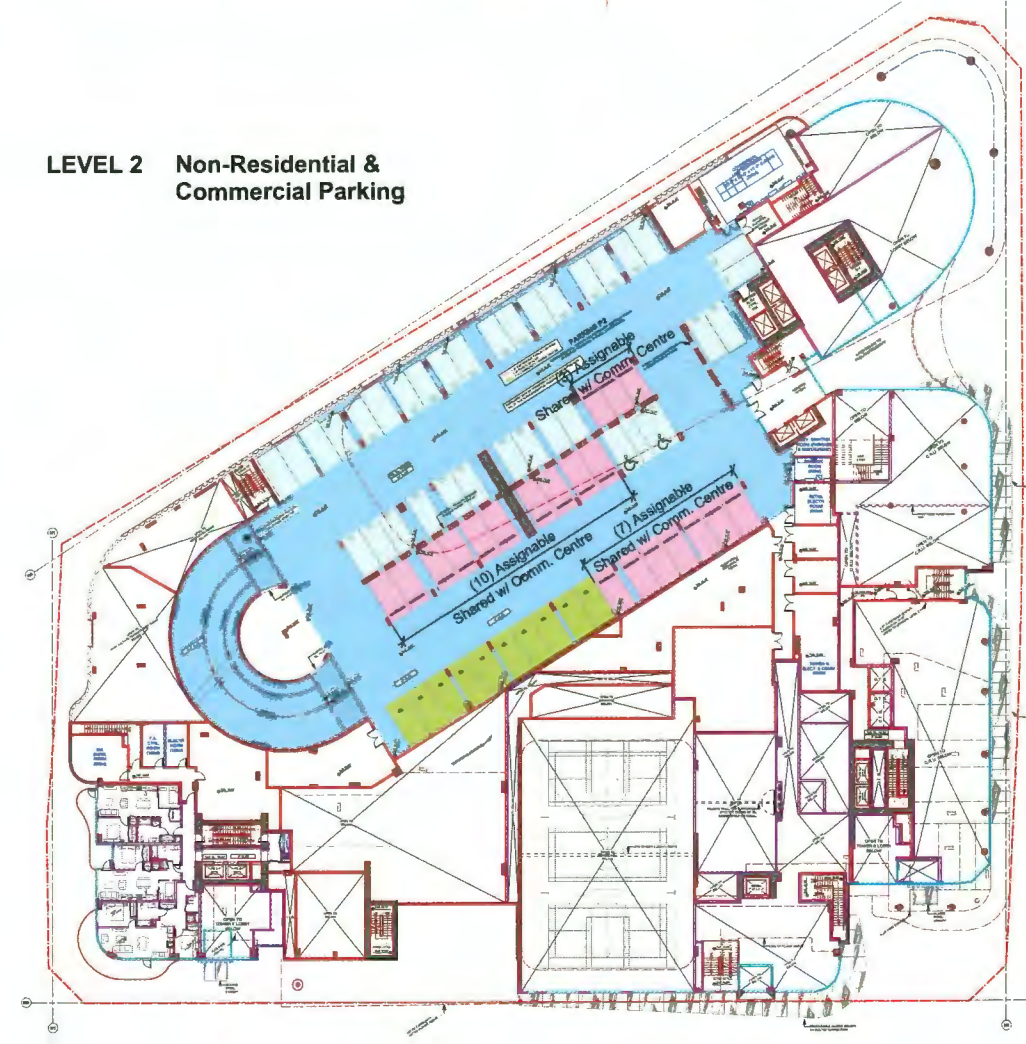
LEVEL 3 Non-Residential & Commercial Parking



LEVEL 1 Non-Residential & Commercial Parking



LEVEL 2 Non-Residential & Commercial Parking



DP 17-794169
March 24, 2021
Plan #B-18j

PROJECT

ViewStar
LOT B

3311 No. 3 Road

Lot B
Parking Above Grade
Key Plan

JOB NO. 11-03

DRAWN LL, SV

DATE February 12, 2021

SCALE N/A

CHECKED WTL

© Copyright reserved. This plan and design is and all other remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-18j



| DATE/REVISION | ISSUED FOR |
|---------------|------------------|
| A 2020-11-08 | ISSUED FOR D.P. |
| B 2021-02-12 | REVISED FOR D.P. |

DP 17-794169
March 24, 2021
Plan #C-18k

PROJECT
**ViewStar
Lot C**
3399 Corvette Way

**Lot C
Parking &
EV Charging**

| | |
|---|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |
| © Copyright reserved. This plan and design to and as all forms remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent. | |
| DRAWING NO. | |

Plan #C-18k

PARKING SPACES Minimum Bylaw Requirement @ Build-Out: 105 spaces, including -
 • Market Housing: 89 units @ 1.0 space per unit = 89 spaces (excluding Tandem)
 • Visitors: 89 units @ 0.18 space per unit = 16 spaces
 (3 spaces on-site, plus 13 spaces on Phase 1 / Lot A (secured with a legal agreement))

PARKING SUMMARY

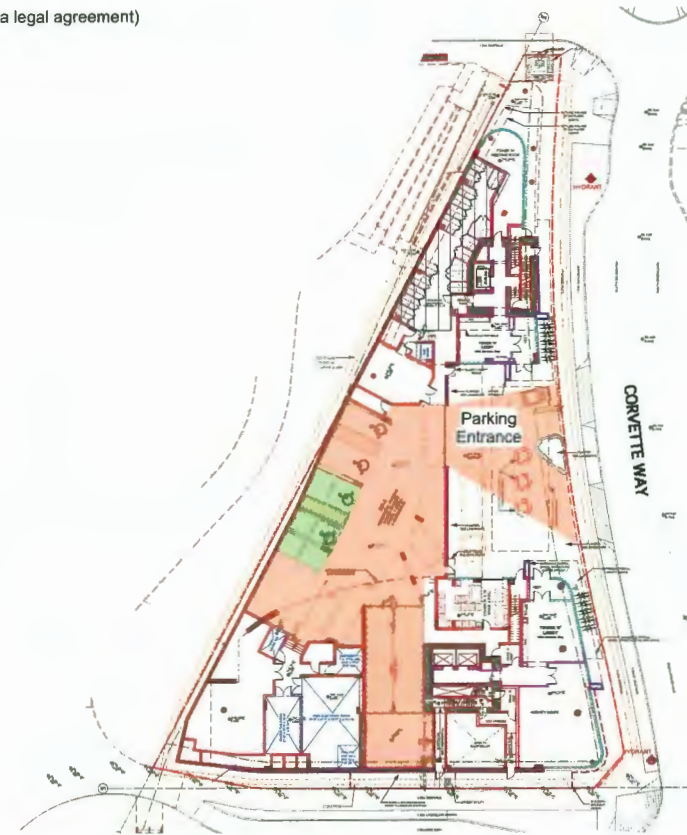
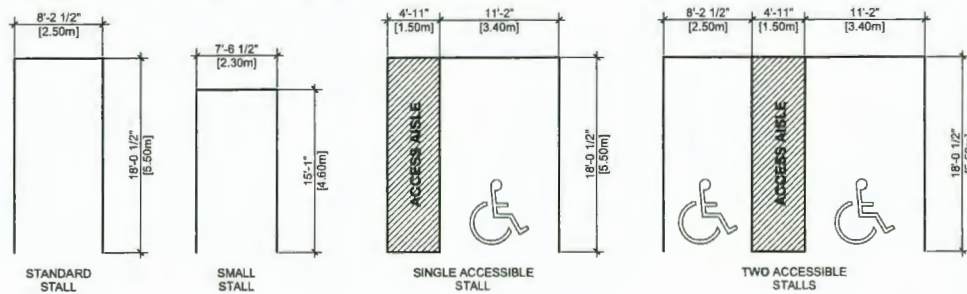
| LEVEL | RESIDENTIAL | | | | | Total |
|--|-------------|------------|------------|------------|-----------------------|------------|
| | Small Car | Accessible | Standard | Sub-Total | Additional Tandem (1) | |
| RP-1 | 1 | 4 | 3 | 8 | 0 | 8 |
| RP-UG1 | 12 | 0 | 35 | 47 | 7 | 54 |
| RP-UG2 | 12 | 0 | 35 | 47 | 7 | 54 |
| RP-UG3 | 12 | 0 | 35 | 47 | 7 | 54 |
| TOTAL | 37 | 4 | 108 | 149 | 21 | 170 |
| 170 (Residential Total, including Additional Tandem spaces) | | | | | | |
| <small>(1) Additional Tandem space means a Residential space provided at the discretion of the developer over & above the Minimum Requirement & figured in a tandem arrangement with a Bylaw-required Standard space</small> | | | | | | |

EV CHARGING EQUIPMENT:

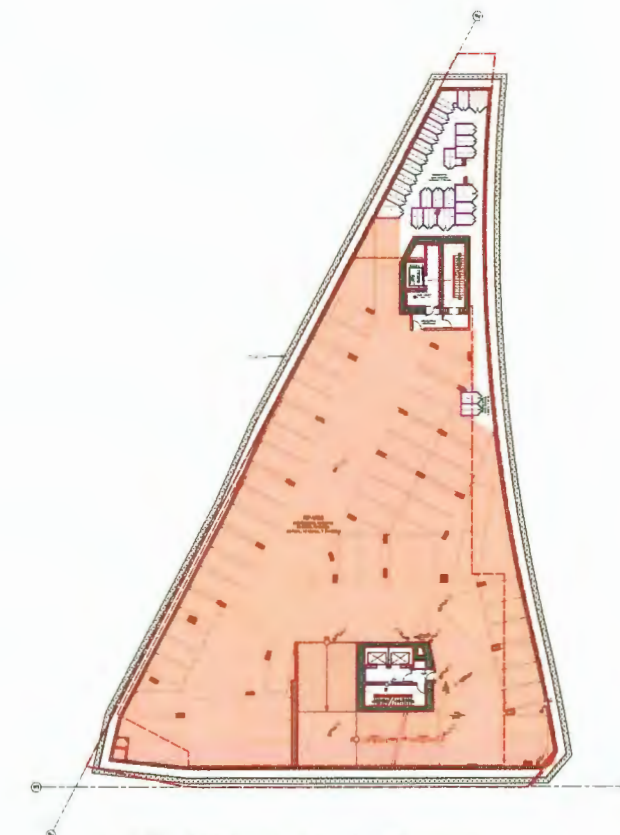
- **ALL** Residential Parking stalls are equipped with 240V EV Charging Stations
- Visitor Parking stalls are **NOT** equipped with EV Charging Stations
- Each Tandem space shall share one EV Charging Station



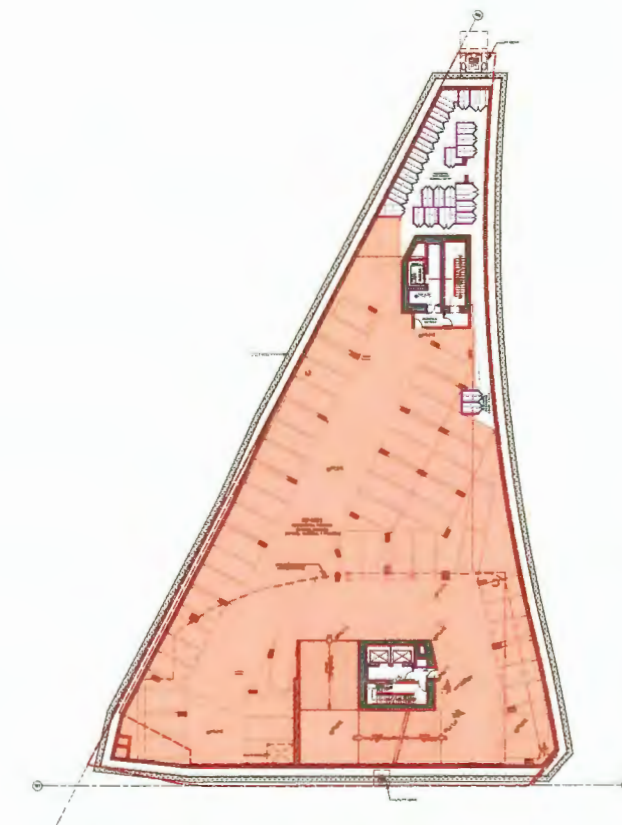
MINIMUM REQUIRED PARKING STALL SIZES



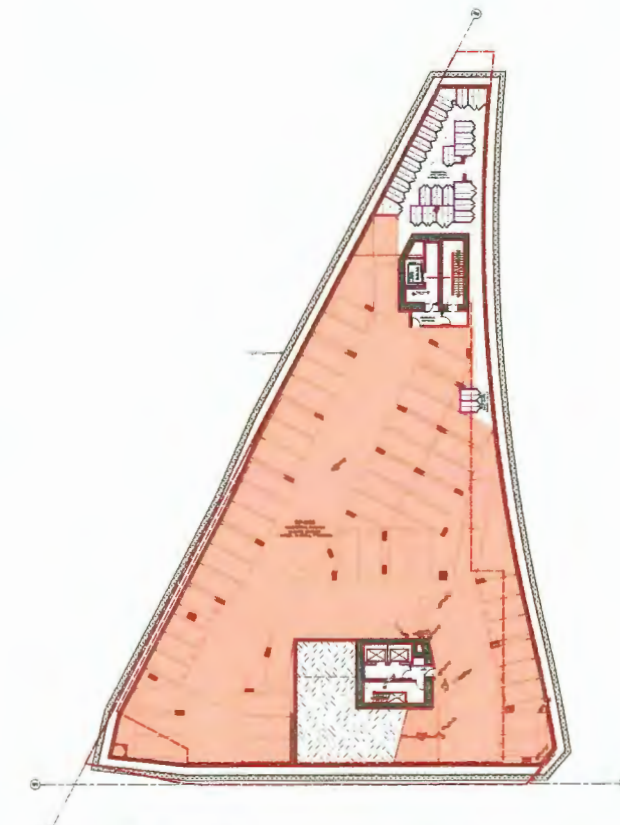
LEVEL 1 - Residential Parking



LEVEL UG2 - Residential Parking



LEVEL UG1 - Residential Parking



LEVEL UG3 - Residential Parking



DP 17-794169
March 24, 2021
Plan #B-181

PROJECT
ViewStar
LOT B
3311 No. 3 Road

Lot B Non-Resid'l
Class 1 Bike Stor.,
End-of-Trip Facilities
& Class 2 Bike Stor.

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"

CHECKED WTL
© Copyright reserved. This plan and design is and at all times remain the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.
DRAWING NO.:

Plan #B-181

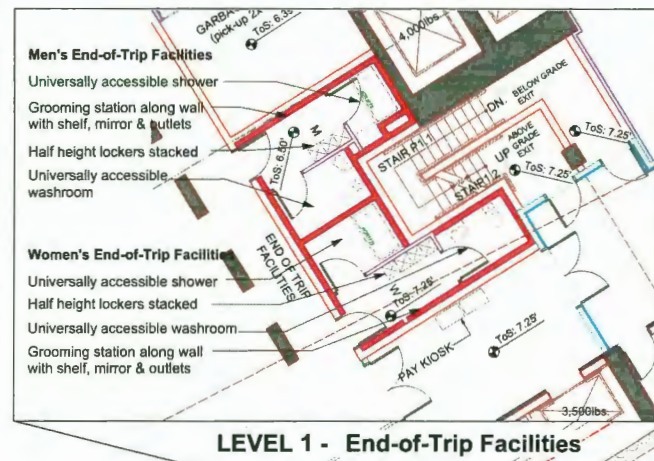
| BIKE STORAGE | Min. Rate | LOT B Proposed |
|--------------------------------------|---|--|
| CLASS 1 - TOTAL | = min.399.0 spaces | =473.0 spaces |
| CLASS 1 - Resident - Market | 1.25 / unit 263 units = min.317.0 spaces | 391 spaces |
| CLASS 1 - Resident - AHU | 1.25 / unit 22 units = min.28.0 spaces (secured for exclusive AHU use) | 28 spaces |
| CLASS 1 - Non-Residential/Commercial | 0.27 / 100m ² GLA 16,344.4 m ² GLA = min.45.0 spaces | 45 spaces (Co-located with End-of-Trip Facilities for NIA 45 shared use of Commercial Tenants) |
| CLASS 1 - Community Centre | 0.27 / 100m ² GLA 3,106.2m ² GLA = min.9.0 spaces | 9 spaces |
| CLASS 2 - TOTAL | = min.145 spaces | = 145 spaces |

| Lot B Commercial | # Provided | # Required |
|--------------------------|------------|------------|
| Class 1 Community Centre | 9 | 9 |
| Class 1 Commercial | 45 | 45 |
| Total | 54 | 54 |

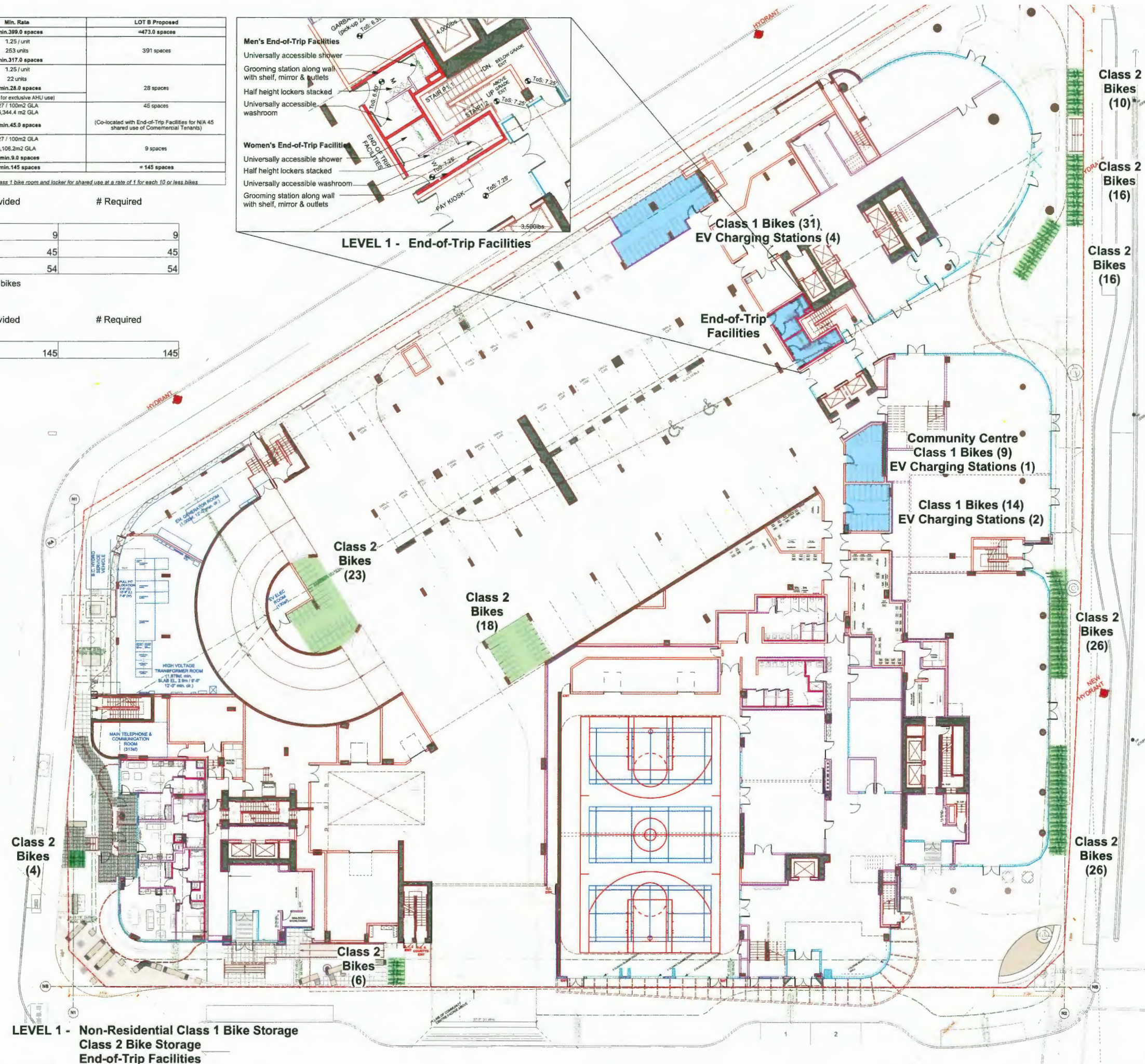
120V EV charging station provided for every 10 bikes

| Lot B Class 2 | # Provided | # Required |
|---------------|------------|------------|
| Class 2 | 145 | 145 |

Class 1 Bike Storage
 Class 2 Bike Storage



LEVEL 1 - End-of-Trip Facilities



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



| BIKE STORAGE | Min. Rate | LOT B Proposed |
|--------------------------------------|--|---|
| CLASS 1 - TOTAL | = min.399.0 spaces | =473.0 spaces |
| CLASS 1 - Resident - Market | 1.25 / unit 253 units = min.317.0 spaces | 391 spaces |
| CLASS 1 - Resident - AHU | 1.25 / unit 22 units = min.28.0 spaces (secured for exclusive AHU use) | 28 spaces |
| CLASS 1 - Non-Residential/Commercial | 0.27 / 100m ² GLA 18,344.4 m ² GLA = min.45.0 spaces | 45 spaces (Co-located with End-of-Trip Facilities for N/A 45 shared use of Commercial Tenants) |
| CLASS 1 - Community Centre | 0.27 / 100m ² GLA 3,106.2m ² GLA = min.9.0 spaces | 9 spaces |
| CLASS 2 - TOTAL | = min.145 spaces | = 145 spaces |

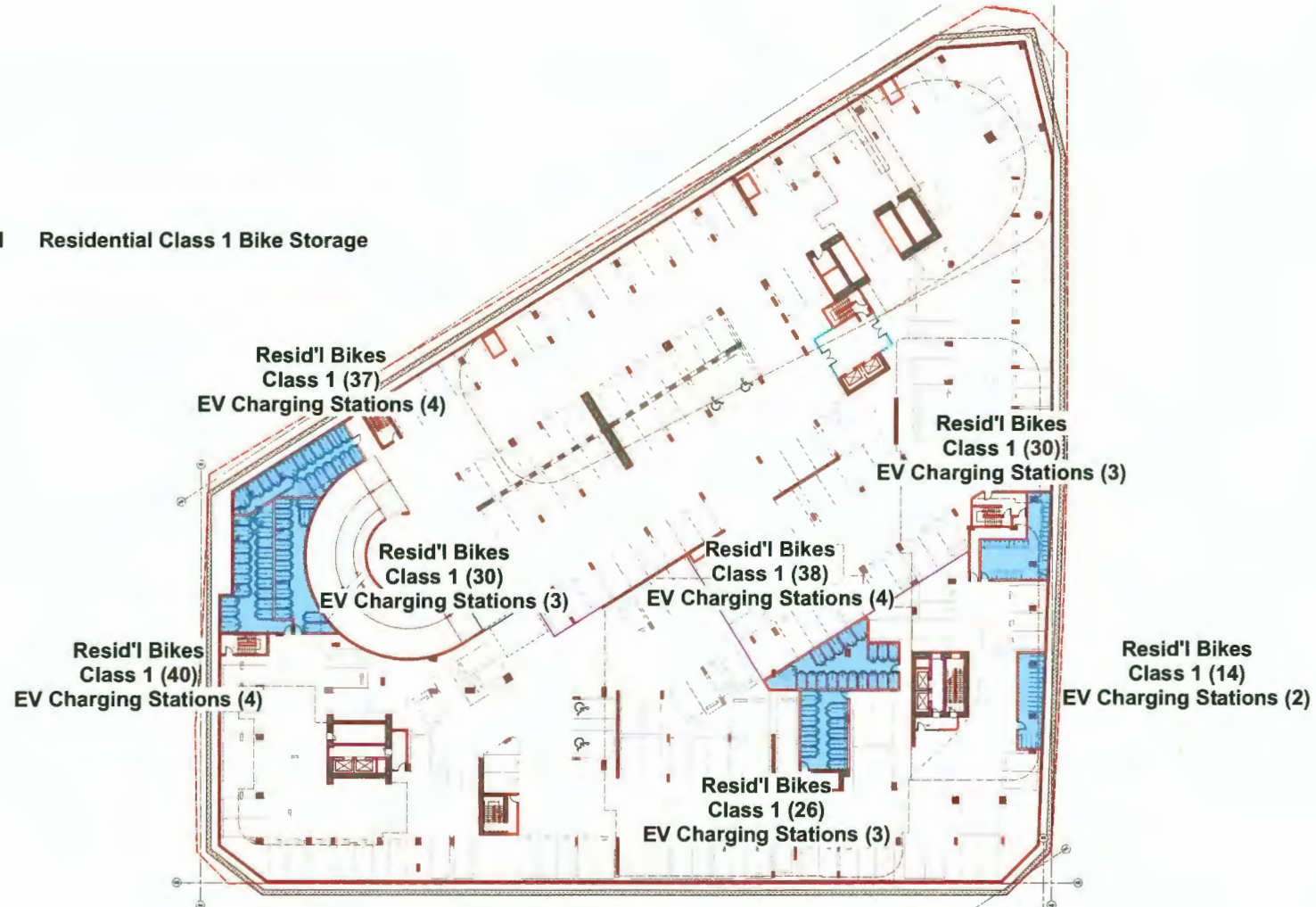
EV Charging - Energized 120V duplex outlets shall be installed in each Class 1 bike room and locker for shared use at a rate of 1 for each 10 or less bikes

| Lot B Residential | # Provided | # Required |
|-------------------|------------|------------|
| Class 1 | | |
| Level PL-1 | 215 | |
| Level PL-2 | 204 | |
| Total | 419 | 345 |

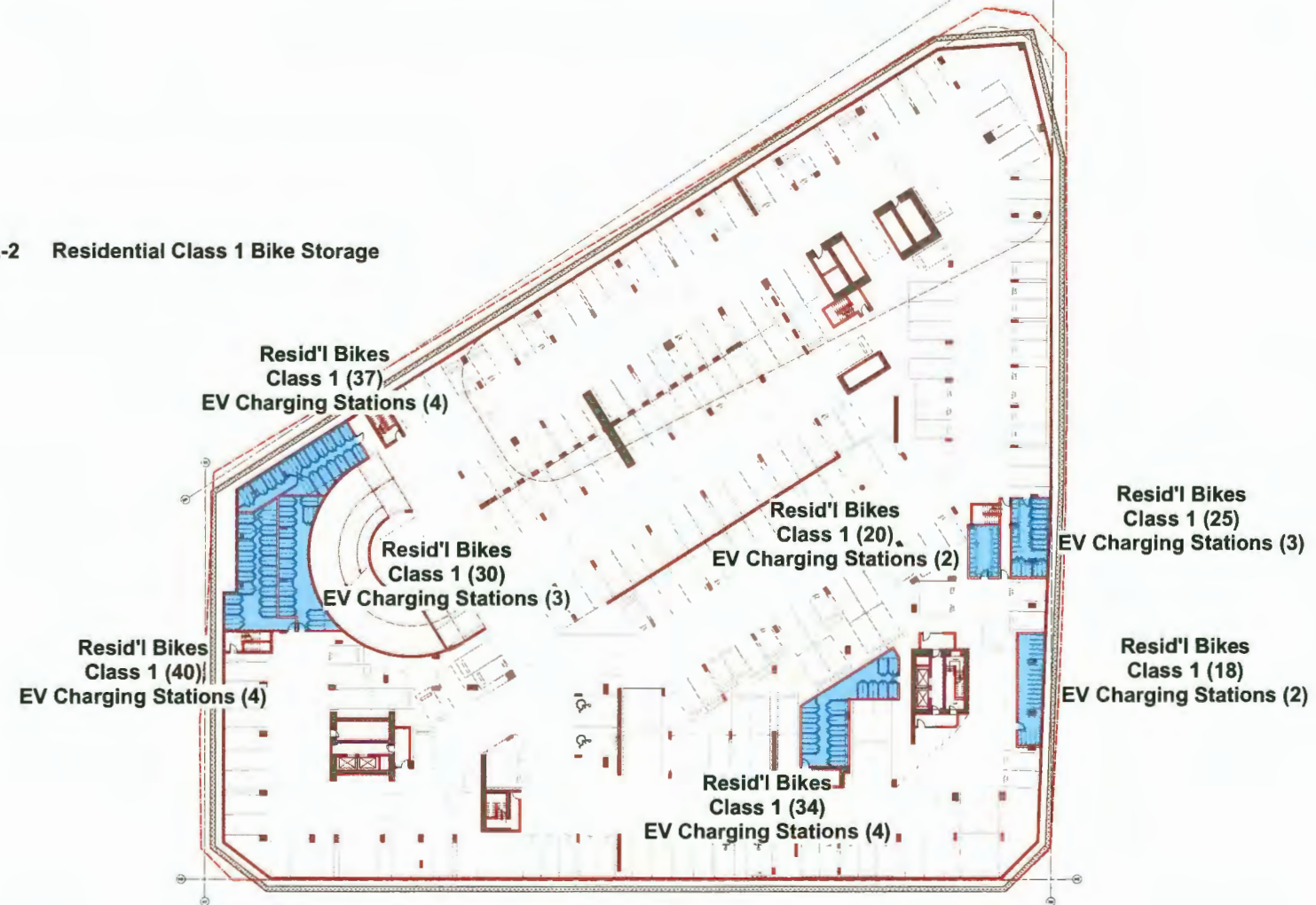
120V EV charging station provided for every 10 bikes

 Class 1 Bike Storage

LEVEL PL-1 Residential Class 1 Bike Storage



LEVEL PL-2 Residential Class 1 Bike Storage



DP 17-794169
March 24, 2021
Plan #B-18m

PROJECT
**ViewStar
LOT B**

3311 No. 3 Road

**Lot B
Residential
Class 1 Bikes**

JOB NO. 11-03

DRAWN LL, SV

DATE February 12, 2021

SCALE 1/16" = 1'-0"

CHECKED WTL

© Copyright reserved. This plan and design is and all of its contents remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO. 1

Plan #B-18m

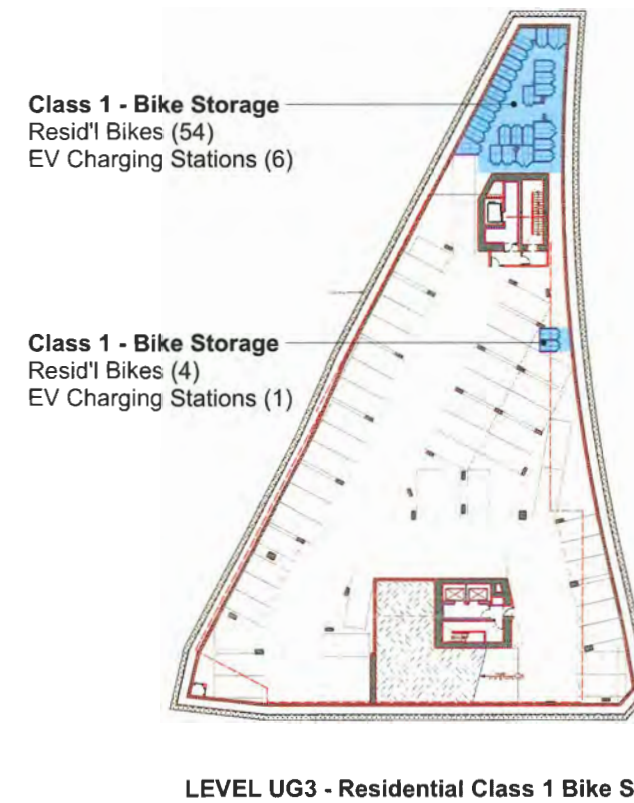
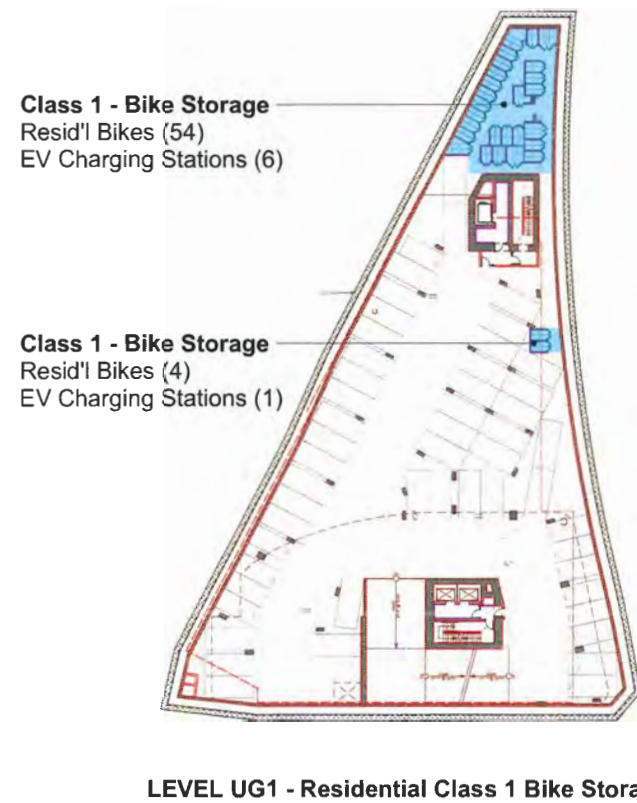
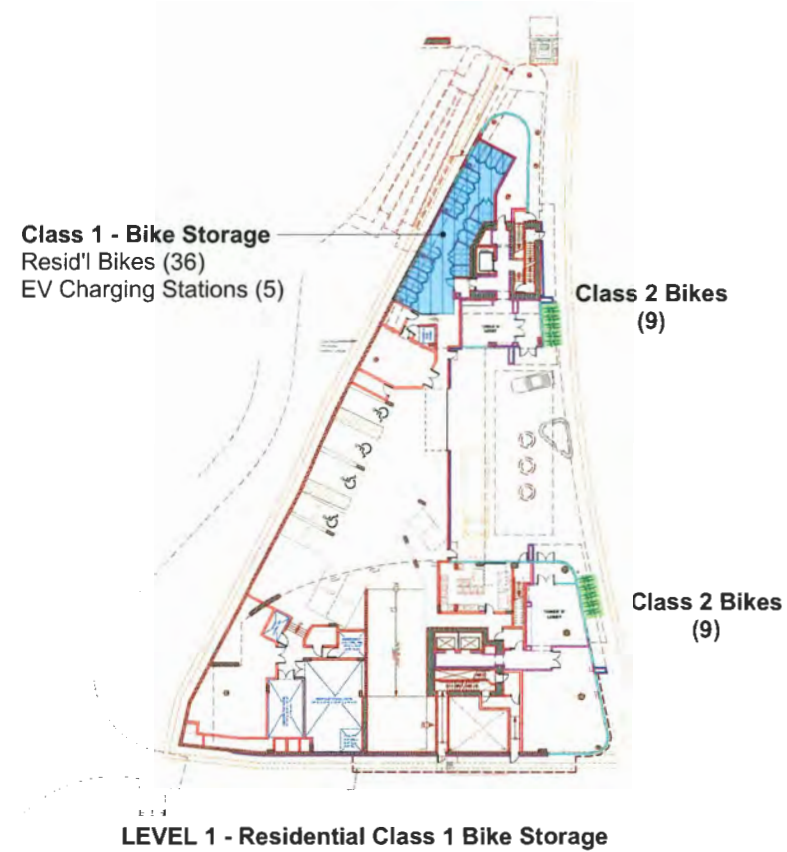


| ISSUE/REVISION | ISSUED FOR D.P. |
|----------------|-----------------|
| A 2020-11-09 | ISSUED FOR D.P. |
| B 2021-02-12 | RE-ISS FOR D.P. |

| Bike Storage | Min. Rate | Lot C - Proposed |
|-----------------|---------------------------------|------------------|
| Class 1 - Total | 1.25/unit x 89 units = 112 min. | 210 |
| Class 2 - Total | 0.2/unit x 89 units = 18 min. | 18 |

EV Charging - Energized 120V duplex outlets shall be installed in each Class 1 bike room and locker for shared use at a rate of 1 for each 10 or less bikes.

- Class 1 Bike Storage - Enclosed metal lockers with max. 3 spaces per locker.
- Class 2 Bike Storage



DP 17-794169
March 24, 2021
Plan #C-18m

PROJECT
ViewStar
Lot C

3399 Corvette Way

**Lot C - Class 1 &
Class 2 Bikes**

| | |
|--|-------------------|
| JOB NO | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/32" = 1'-0" |
| CHECKED | WTL |
| © Copyright reserved. This plan and design is and in all cases remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the ARCHITECT'S consent. | |
| DRAWING NO. | |

Plan #C-18m



DP 17-794169
March 24, 2021
Plan #B-18n-1

PROJECT
ViewStar
LOT B

3311 No. 3 Road

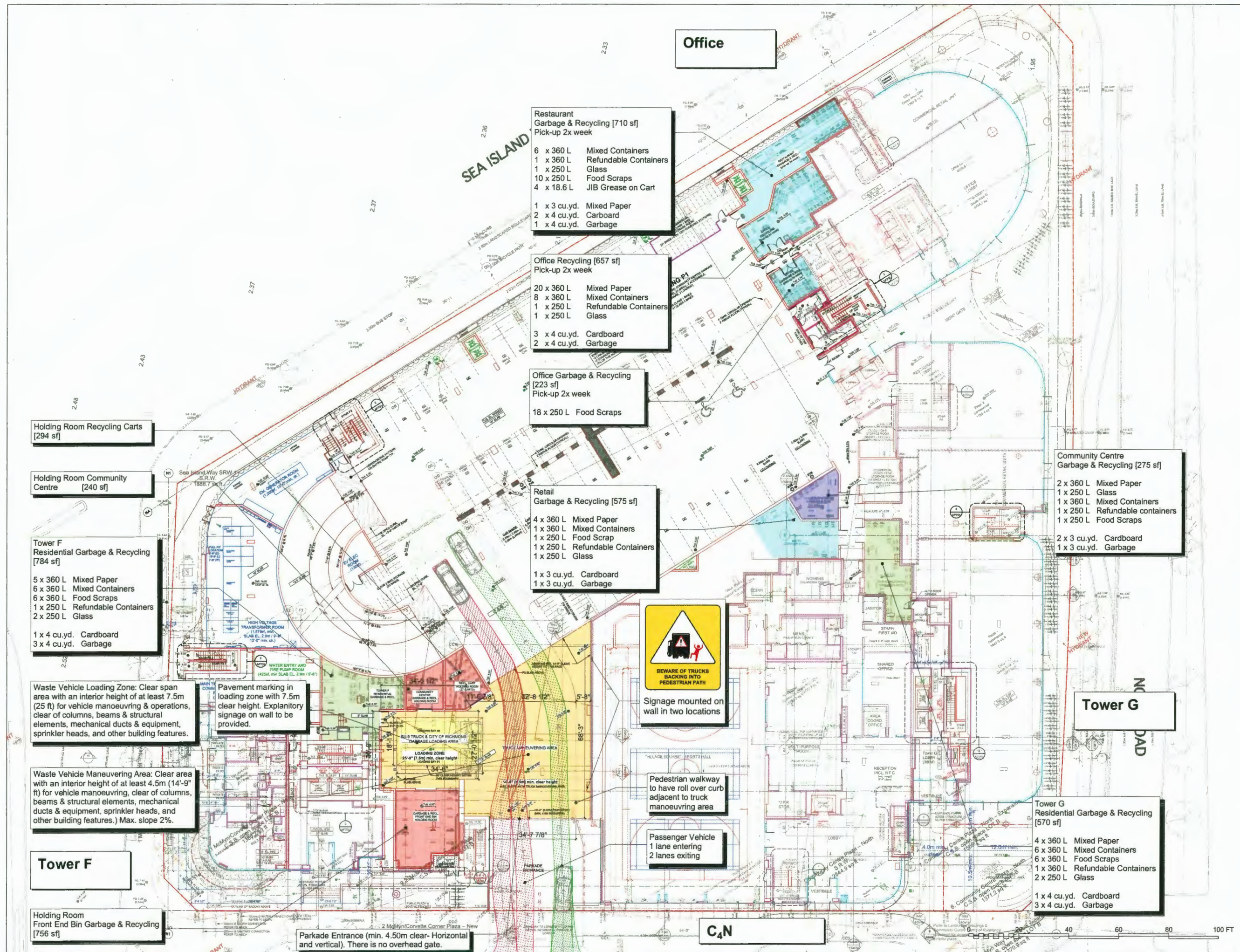
Waste Management & Loading Plan
(1st Floor Plan)

JOB NO. 11-03
DRAWN LL, SV
DATE February 12, 2021
SCALE 1/16" = 1'-0"
CHECKED WTL

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-18n-1



Office

Restaurant
Garbage & Recycling [710 sf]
Pick-up 2x week

| | |
|------------|-----------------------|
| 6 x 360 L | Mixed Containers |
| 1 x 360 L | Refundable Containers |
| 1 x 250 L | Glass |
| 10 x 250 L | Food Scraps |
| 4 x 18.6 L | JIB Grease on Cart |

1 x 3 cu.yd. Mixed Paper
2 x 4 cu.yd. Carboard
1 x 4 cu.yd. Garbage

Office Recycling [657 sf]
Pick-up 2x week

| | |
|------------|-----------------------|
| 20 x 360 L | Mixed Paper |
| 8 x 360 L | Mixed Containers |
| 1 x 250 L | Refundable Containers |
| 1 x 250 L | Glass |

3 x 4 cu.yd. Carboard
2 x 4 cu.yd. Garbage

Office Garbage & Recycling [223 sf]
Pick-up 2x week

18 x 250 L Food Scraps

Retail
Garbage & Recycling [575 sf]

| | |
|-----------|-----------------------|
| 4 x 360 L | Mixed Paper |
| 1 x 360 L | Mixed Containers |
| 1 x 250 L | Food Scrap |
| 1 x 250 L | Refundable Containers |
| 1 x 250 L | Glass |

1 x 3 cu.yd. Carboard
1 x 3 cu.yd. Garbage

Community Centre
Garbage & Recycling [275 sf]

| | |
|-----------|-----------------------|
| 2 x 360 L | Mixed Paper |
| 1 x 250 L | Glass |
| 1 x 360 L | Mixed Containers |
| 1 x 250 L | Refundable containers |
| 1 x 250 L | Food Scraps |

2 x 3 cu.yd. Carboard
1 x 3 cu.yd. Garbage

Tower G
Residential Garbage & Recycling [570 sf]

| | |
|-----------|-----------------------|
| 4 x 360 L | Mixed Paper |
| 6 x 360 L | Mixed Containers |
| 6 x 360 L | Food Scraps |
| 1 x 360 L | Refundable Containers |
| 2 x 250 L | Glass |

1 x 4 cu.yd. Carboard
3 x 4 cu.yd. Garbage

Holding Room Recycling Carts [294 sf]

Holding Room Community Centre [240 sf]

Tower F
Residential Garbage & Recycling [784 sf]

| | |
|-----------|-----------------------|
| 5 x 360 L | Mixed Paper |
| 6 x 360 L | Mixed Containers |
| 6 x 360 L | Food Scraps |
| 1 x 250 L | Refundable Containers |
| 2 x 250 L | Glass |

1 x 4 cu.yd. Carboard
3 x 4 cu.yd. Garbage

Waste Vehicle Loading Zone: Clear span area with an interior height of at least 7.5m (25 ft) for vehicle manoeuvring & operations, clear of columns, beams & structural elements, mechanical ducts & equipment, sprinkler heads, and other building features.

Pavement marking in loading zone with 7.5m clear height. Explanatory signage on wall to be provided.

Waste Vehicle Maneuvering Area: Clear area with an interior height of at least 4.5m (14'-9" ft) for vehicle manoeuvring, clear of columns, beams & structural elements, mechanical ducts & equipment, sprinkler heads, and other building features.) Max. slope 2%.



Signage mounted on wall in two locations

Pedestrian walkway to have roll over curb adjacent to truck manoeuvring area

Passenger Vehicle
1 lane entering
2 lanes exiting

Tower F

Holding Room
Front End Bin Garbage & Recycling [756 sf]

Parked Entrance (min. 4.50m clear- Horizontal and vertical). There is no overhead gate.

C4N

Tower G



| ISSUE/REVISION | DATE | ISSUED FOR D.P. |
|----------------|------------|-----------------|
| A | 2020-11-09 | ISSUED FOR D.P. |
| B | 2021-02-08 | RE-ISS FOR D.P. |

DP 17-794169
March 24, 2021
Plan #B-18n-2

PROJECT
ViewStar
LOT B

3311 No. 3 Road

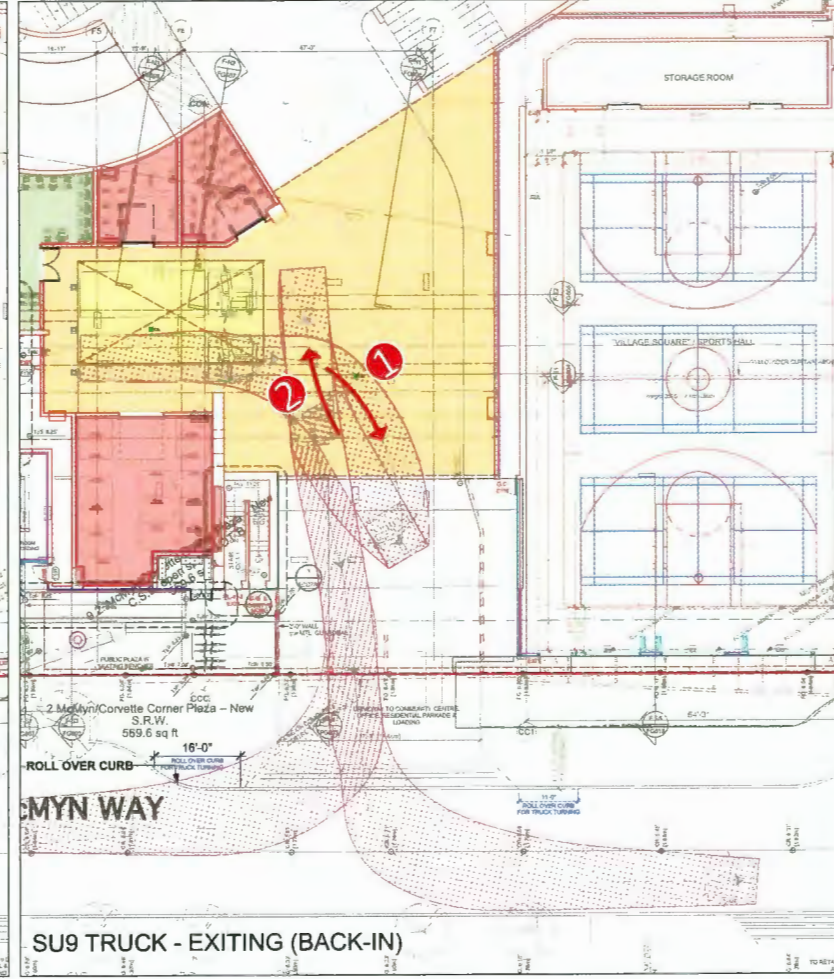
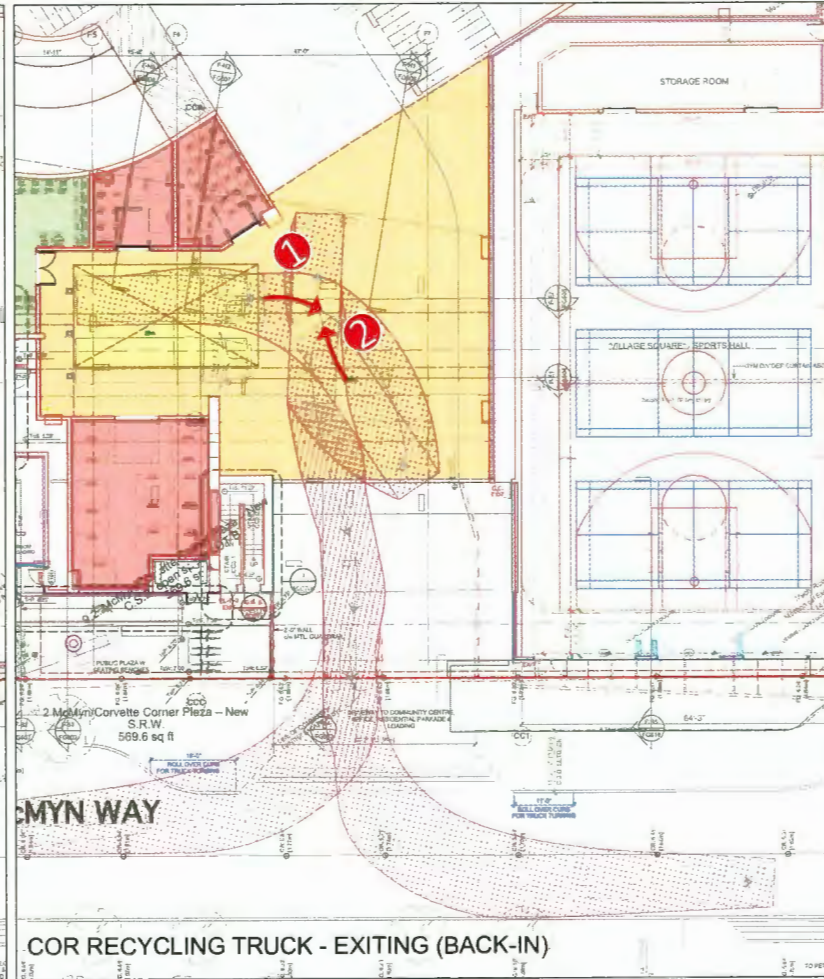
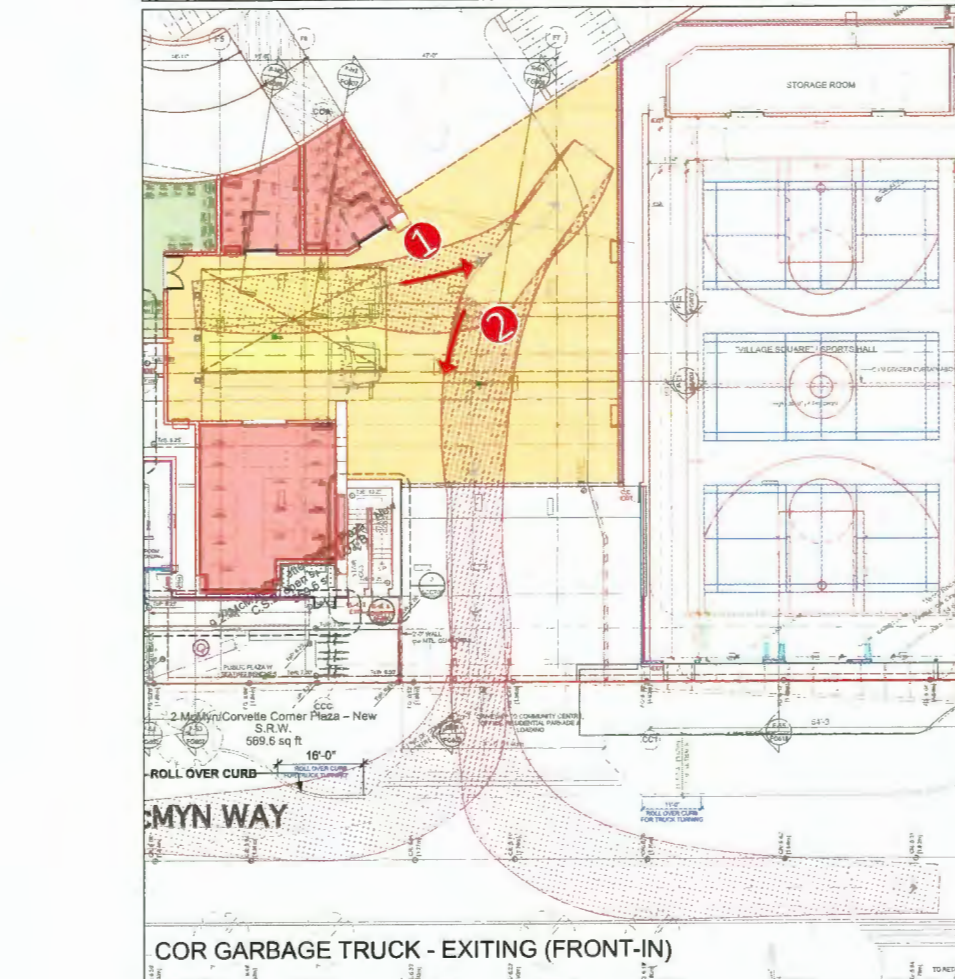
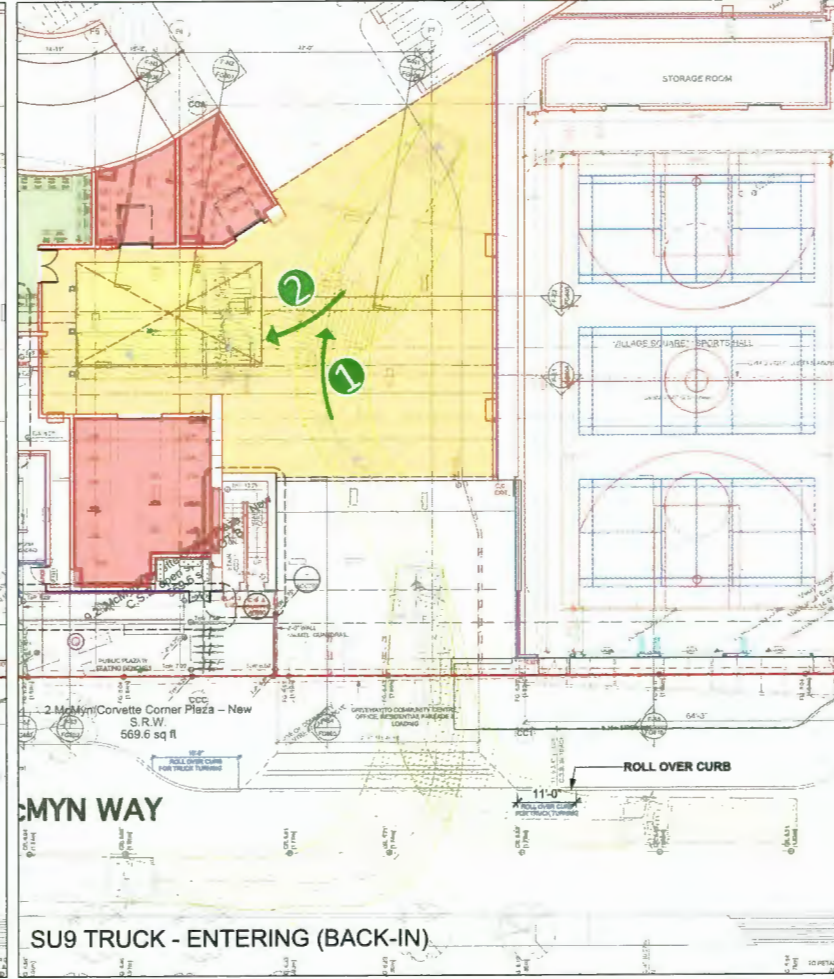
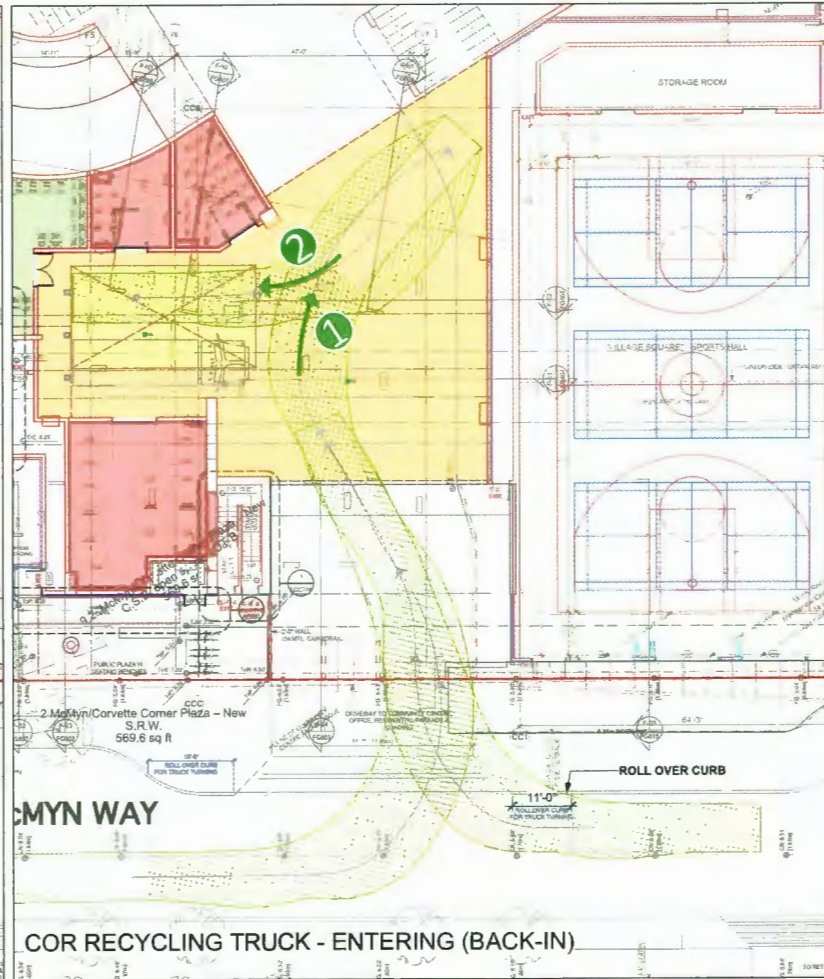
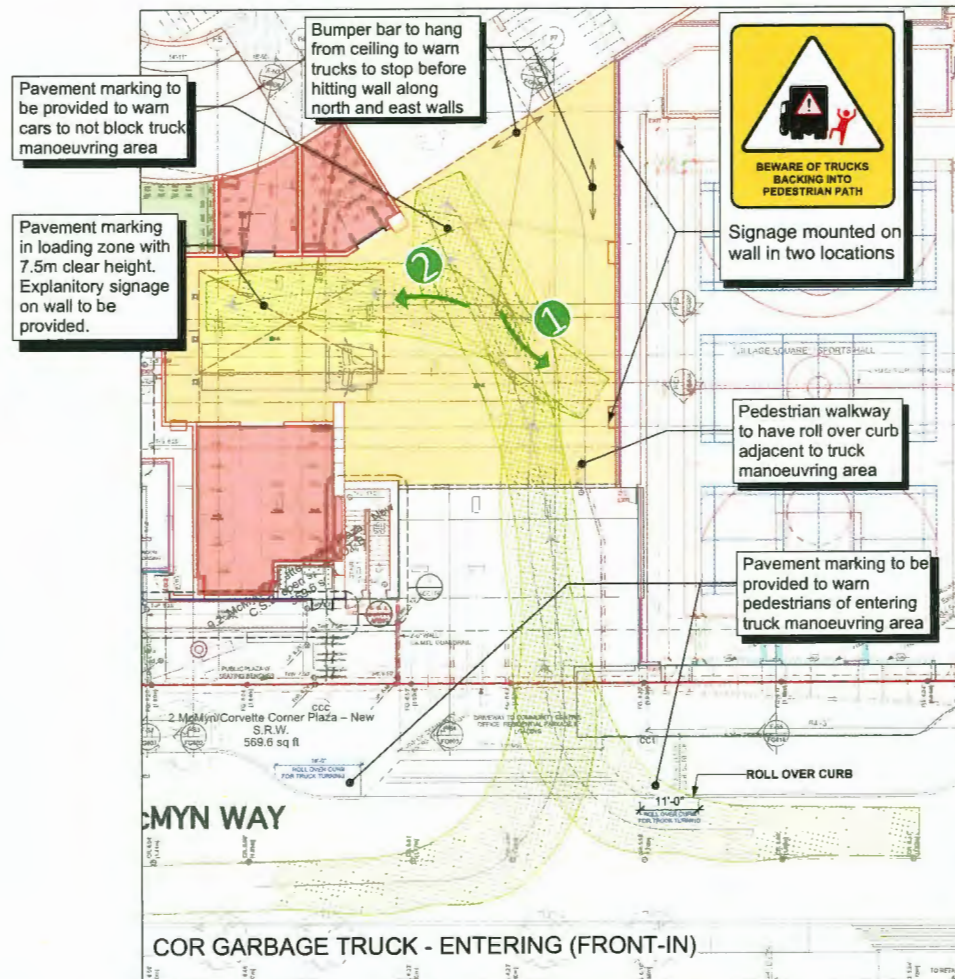
Truck Manoeuvring & Loading Plan
(1st Floor Plan)

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #B-18n-2





| ISSUE/REVISION | RE-ISSUED FOR O.P. |
|----------------|--------------------|
| A 2021-11-09 | RE-ISSUED FOR O.P. |
| B 2021-02-12 | RE-ISSUED FOR O.P. |

DP 17-794169
March 24, 2021
Plan #C-18n-1

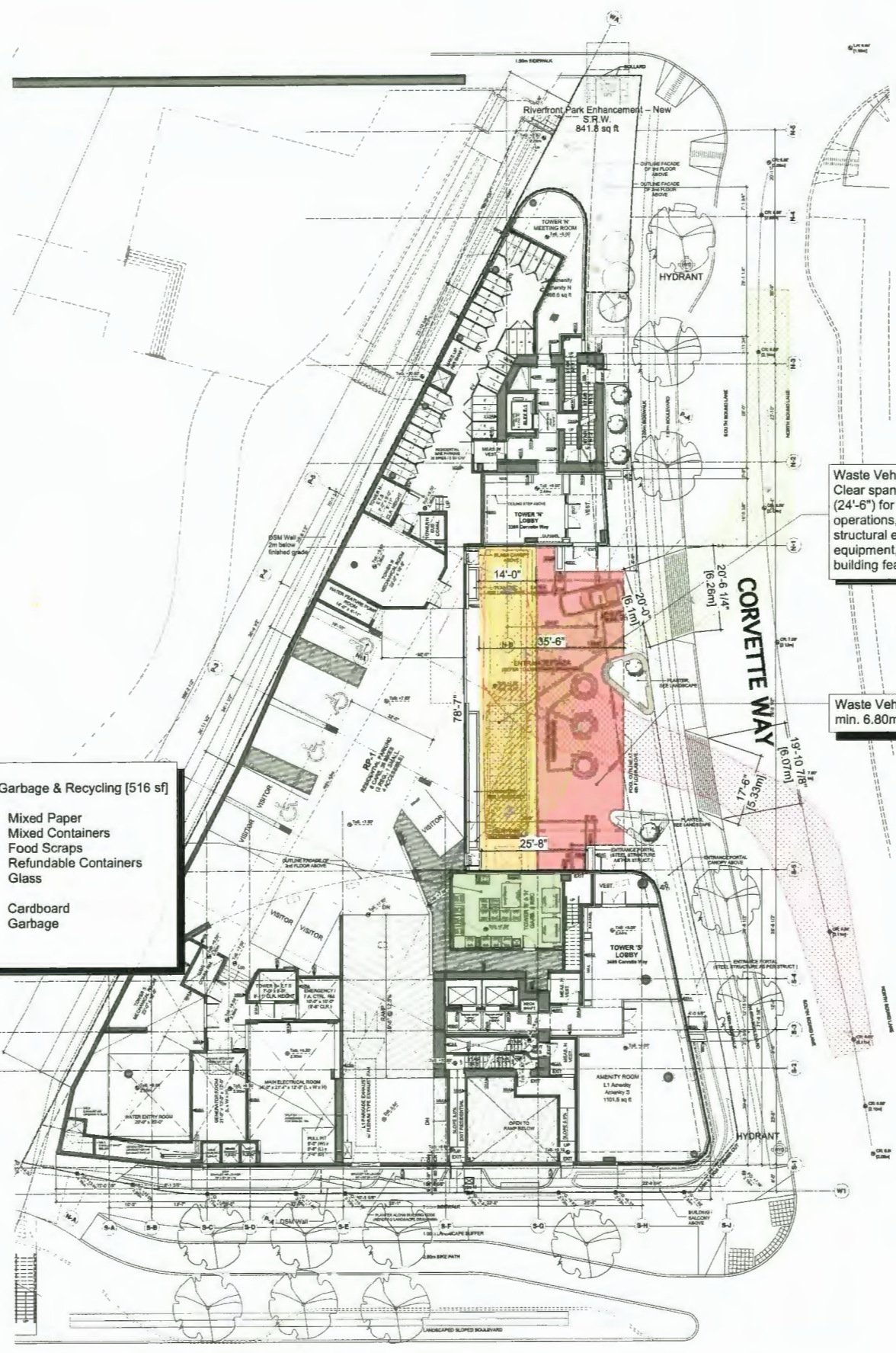
PROJECT
ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Waste Management Plan

| | |
|--|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |
| © Copyright reserved. This plan and design to and all items remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent. | |
| DRAWING NO.: | |

Plan #C-18n-1

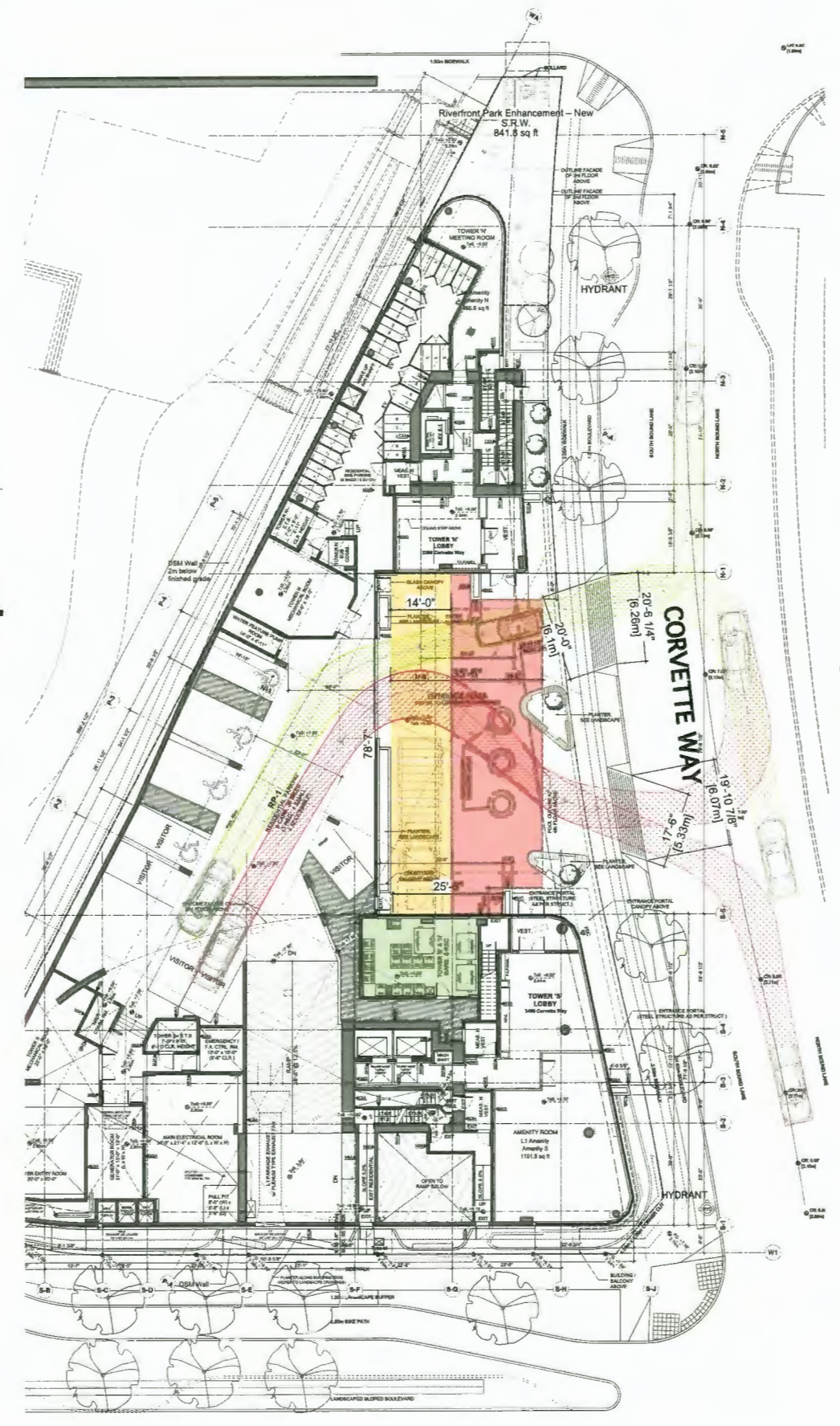


- Tower S+N:
Residential Garbage & Recycling [516 sf]**
- 4 x 360 L Mixed Paper
 - 5 x 360 L Mixed Containers
 - 4 x 360 L Food Scraps
 - 1 x 360 L Refundable Containers
 - 1 x 240 L Glass
 - 1 x 4 cu.yd. Cardboard
 - 2 x 4 cu.yd. Garbage

Waste Vehicle Loading Zone:
Clear span area with a clear height of 7.5m (24'-6") for vehicle manoeuvring & operations, clear of columns, beams & structural elements, mechanical ducts & equipment, sprinkler heads, and other building features.)

Waste Vehicle Manoeuvring Space
min. 6.80m (22'-6") clear height.

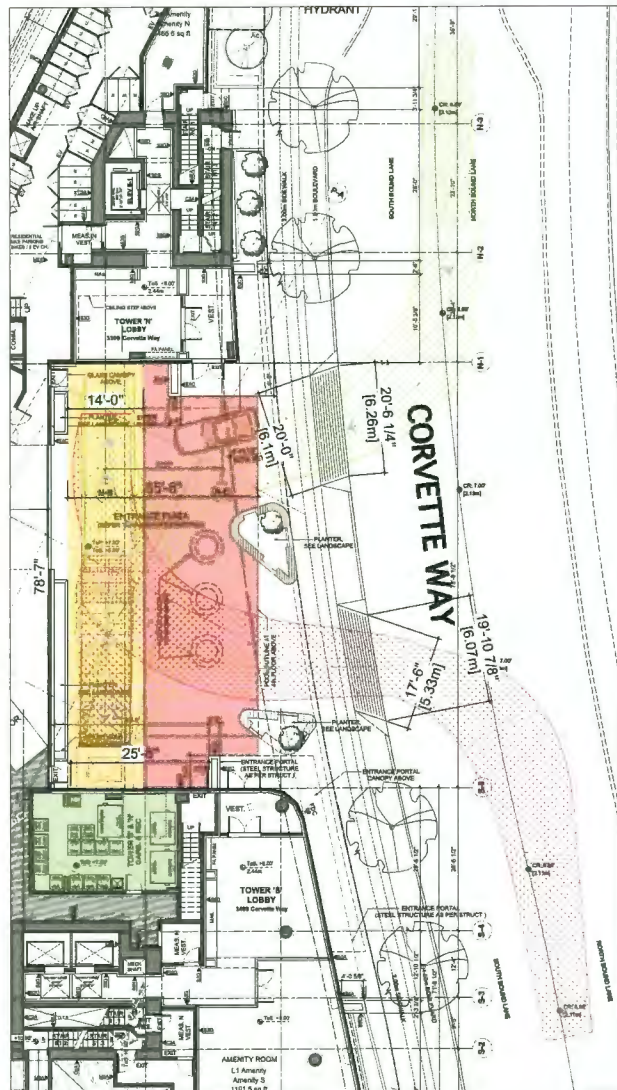
1 Waste Management Plan
Scale: 1/16" = 1'-0"



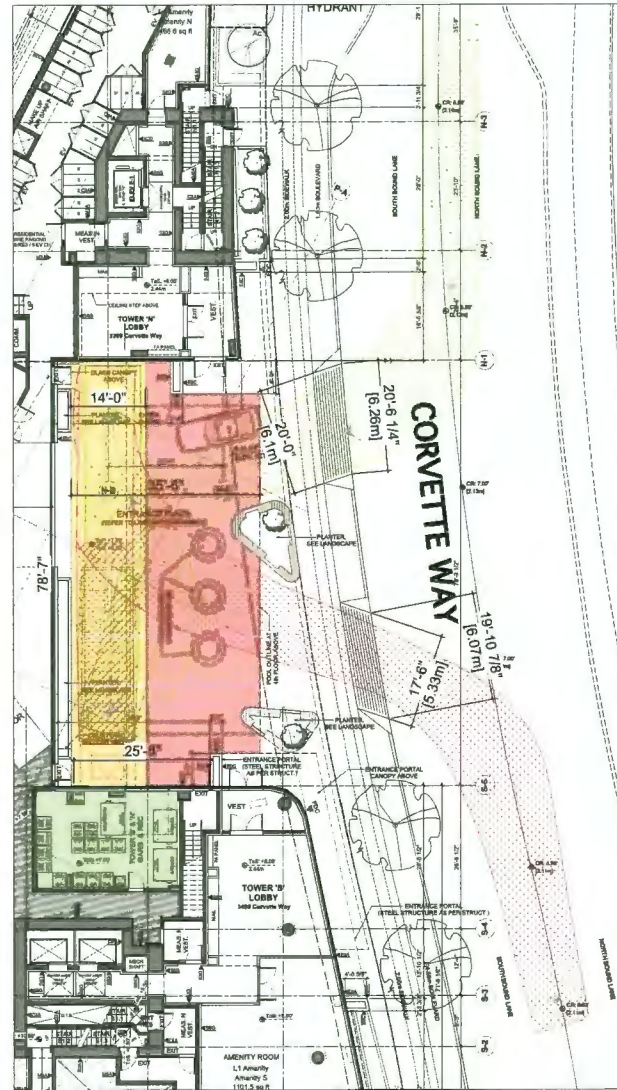
1 Car Turning Paths
Scale: 1/16" = 1'-0"



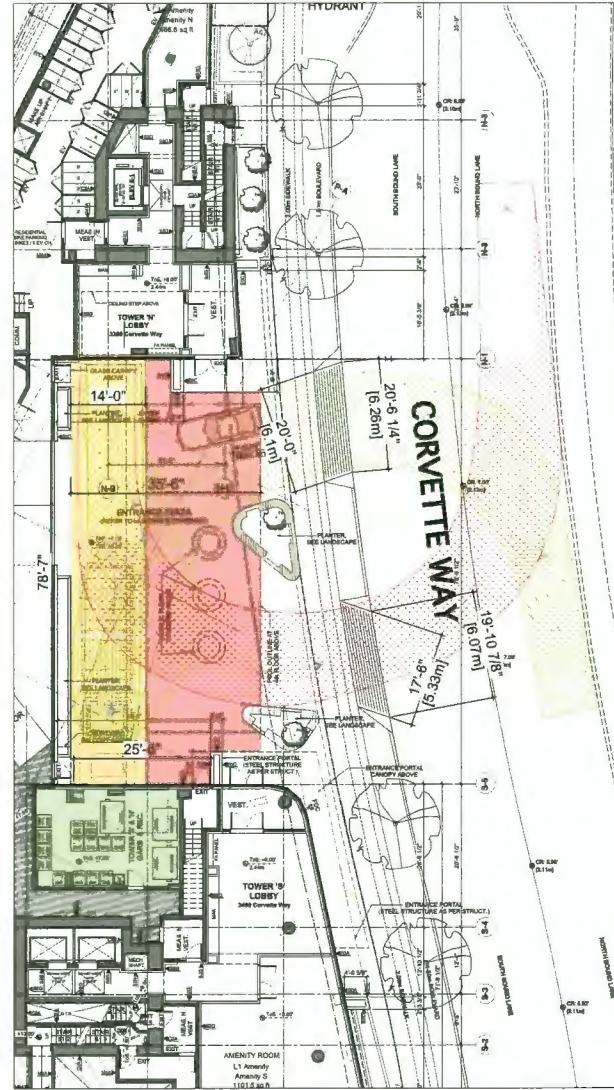
| ISSUE/REVISION | RE-ISSUED FOR O.P. |
|----------------|--------------------|
| A 2020-11-09 | RE-ISSUED FOR O.P. |
| B 2021-02-12 | RE-ISSUED FOR O.P. |



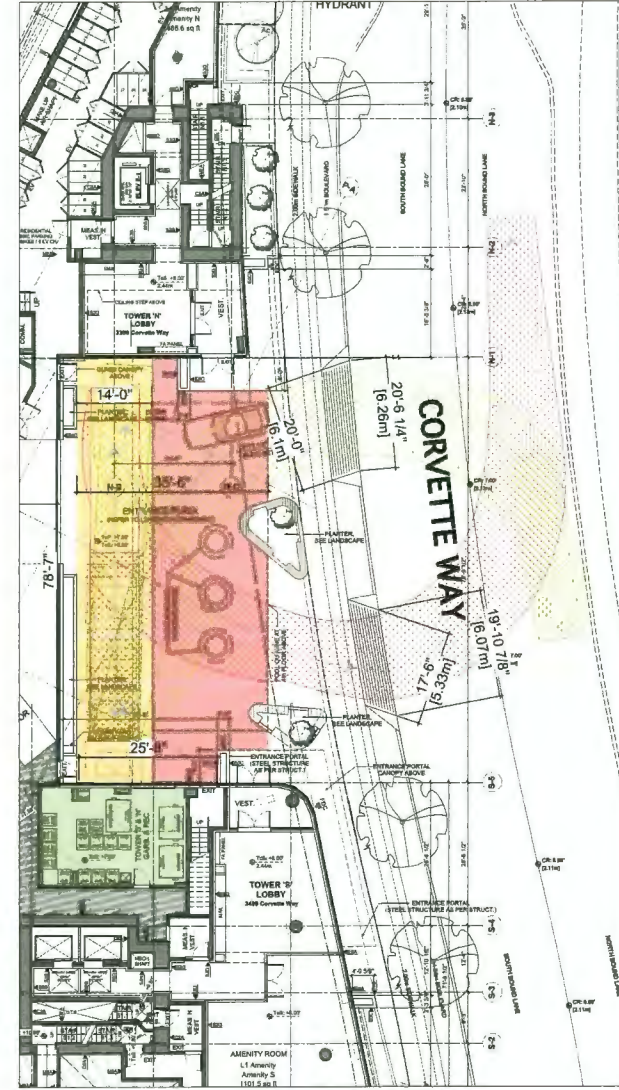
1 Front Loading Truck - South Bound
Scale: 1/16" = 1'-0"



2 Side Loading Truck - South Bound
Scale: 1/16" = 1'-0"



3 Front Loading Truck - North Bound
Scale: 1/16" = 1'-0"



4 Side Loading Truck - North Bound
Scale: 1/16" = 1'-0"

DP 17-794169
March 24, 2021
Plan #C-18n-2

PROJECT
**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

**Waste Management
Truck Turning Paths**

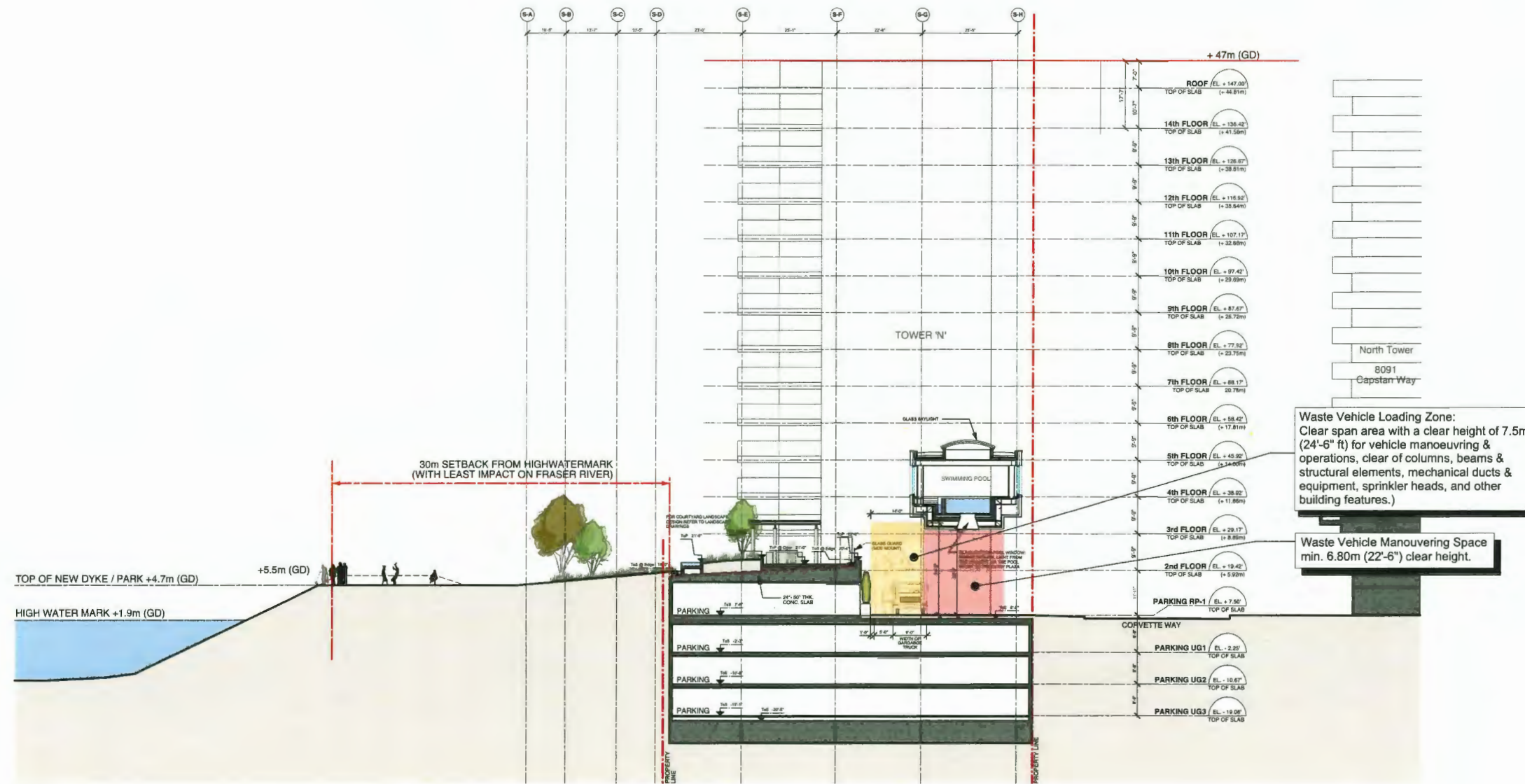
| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and is all tower remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

DRAWING NO.:

Plan #C-18n-2

| ISSUE/REVISION | DATE | REASON |
|----------------|------------|--------------------|
| A | 2020-11-08 | RE-ISSUED FOR D.P. |
| B | 2021-02-12 | RE-ISSUED FOR D.P. |



DP 17-794169
March 24, 2021
Plan #C-18n-3

PROJECT
**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

**Waste Management
Section B-B**

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design in and of all times remain the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.
DRAWING NO. 1

Plan #C-18n-3



| ISSUE/REVISION | ISSUED FOR O.P. |
|----------------|-----------------|
| A 2020-11-08 | ISSUED FOR O.P. |
| B 2021-02-12 | RE-ISS FOR O.P. |

DP 17-794169
March 24, 2021
Plan #B-180

PROJECT
ViewStar
LOT B

3311 No. 3 Road

Lot B
DEU/Mechanical
Key Plan

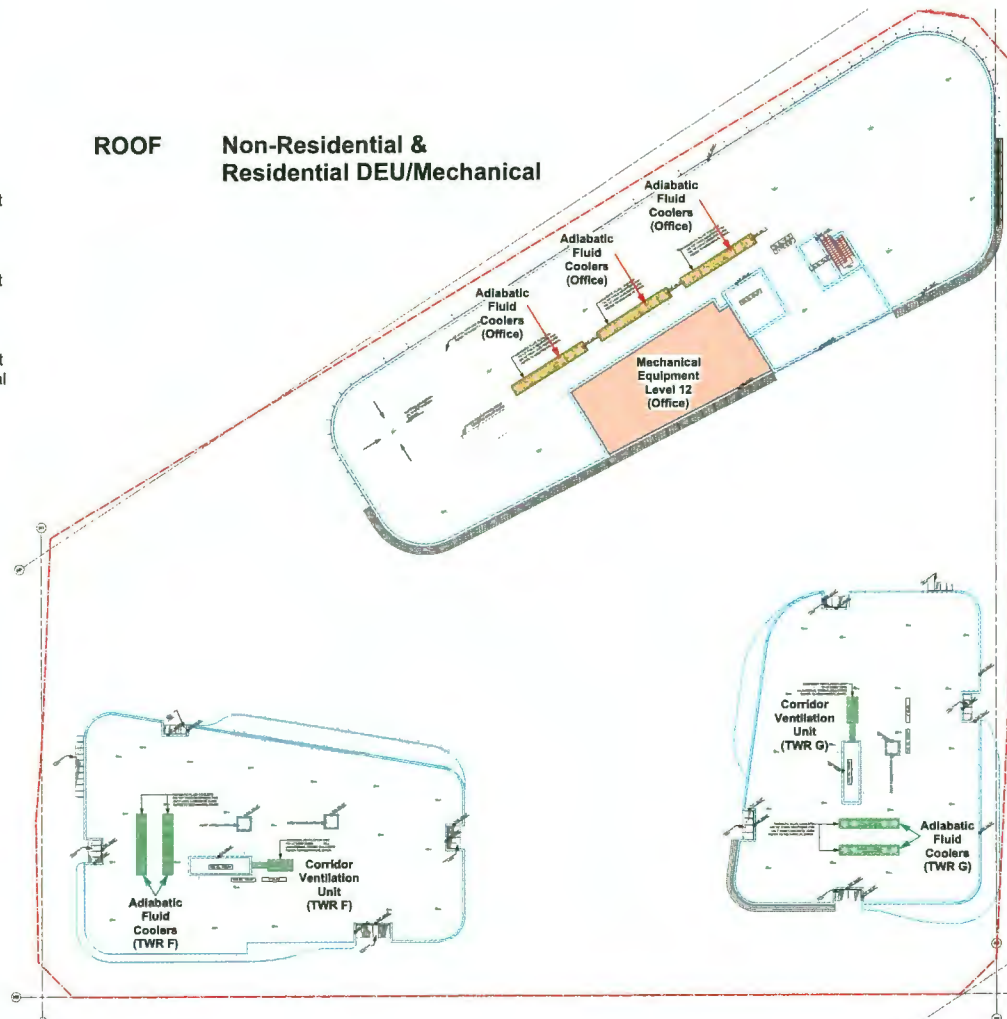
| | |
|--|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | N/A |
| CHECKED | WTL |
| <small>© Copyright reserved. This plan and design is and at all times remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.</small> | |
| DRAWING NO.: | |

Plan #B-180

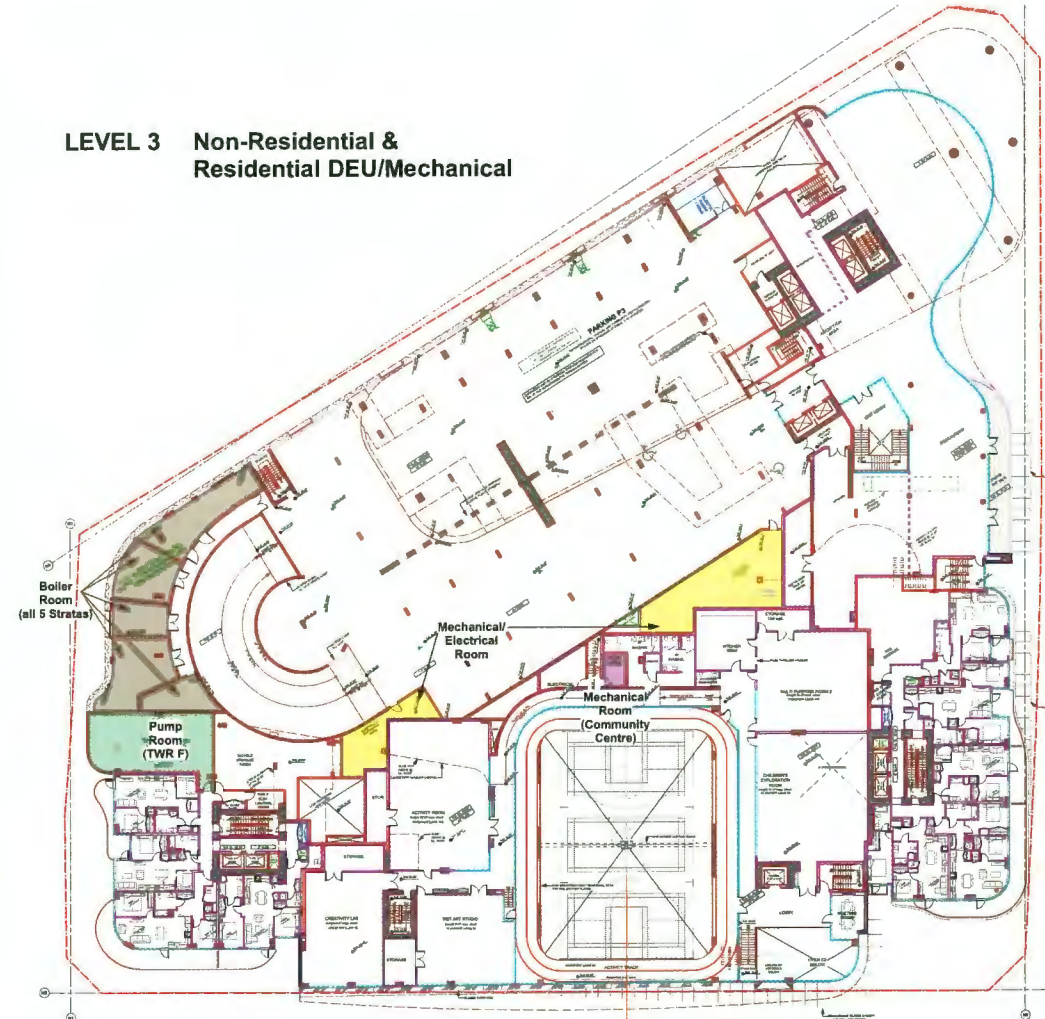
LEGEND DEU/Mechanical

- DEU/Mechanical Equipment Residential
- DEU/Mechanical Equipment Community Centre
- DEU/Mechanical Equipment Non-Residential/Commercial
- Boiler Rooms Shared by all 5 Strata
- E.T.S DEU Room
- Mechanical/Electrical Room
- Water Entry and Fire Pump Room

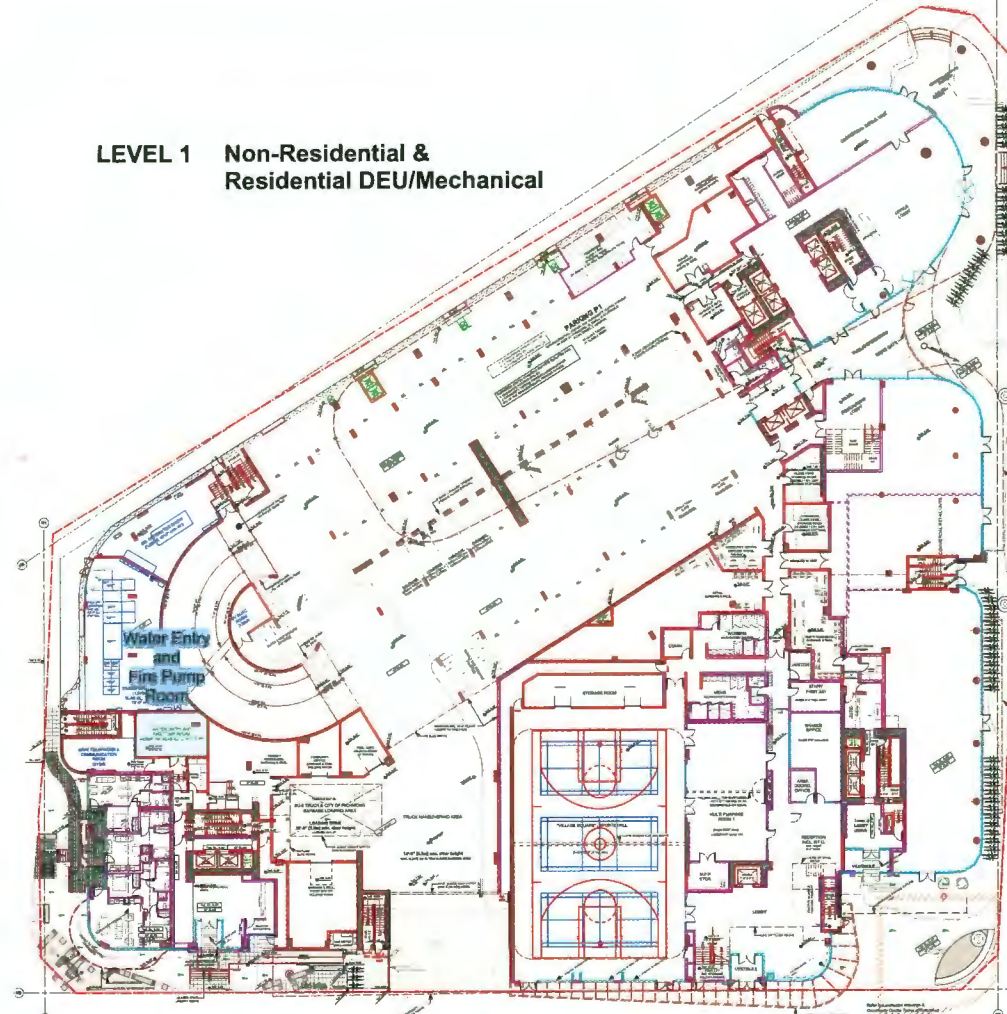
ROOF Non-Residential & Residential DEU/Mechanical



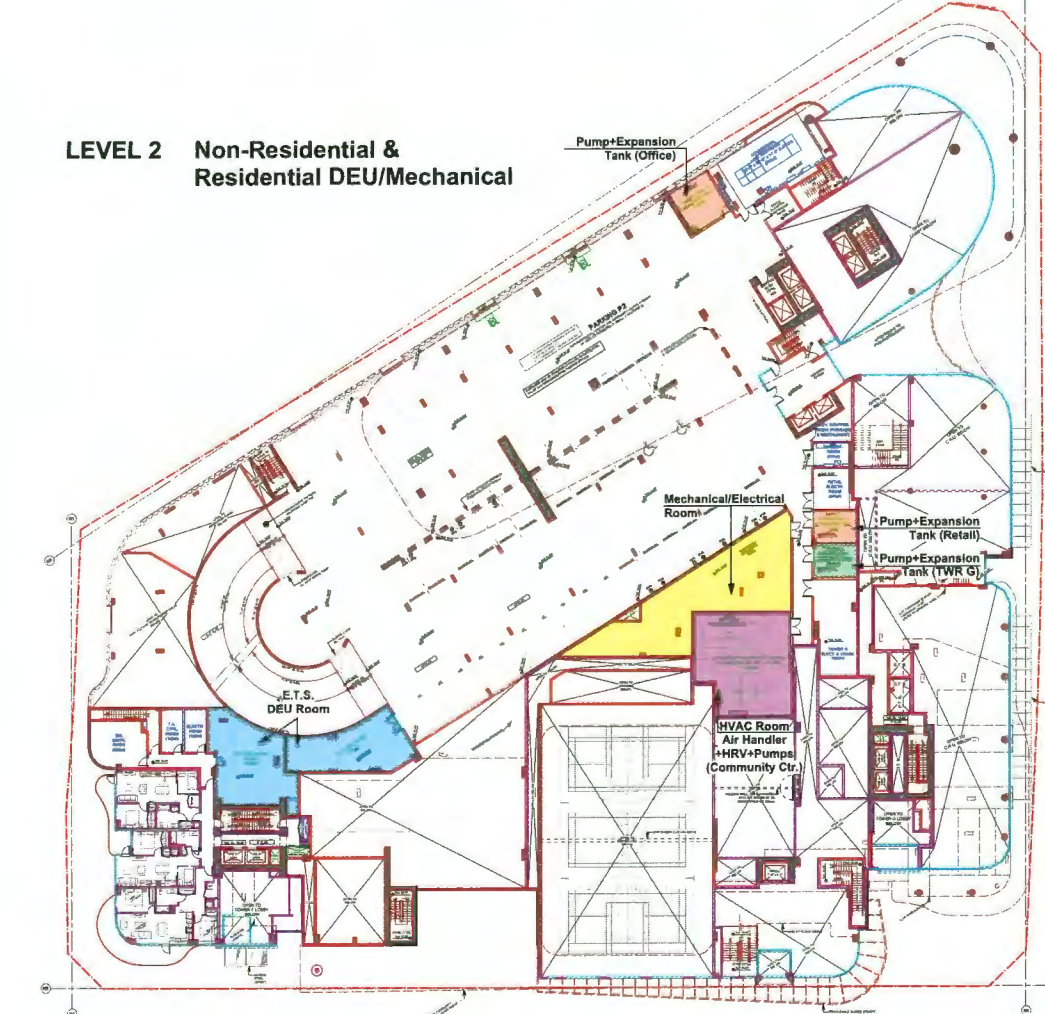
LEVEL 3 Non-Residential & Residential DEU/Mechanical



LEVEL 1 Non-Residential & Residential DEU/Mechanical



LEVEL 2 Non-Residential & Residential DEU/Mechanical

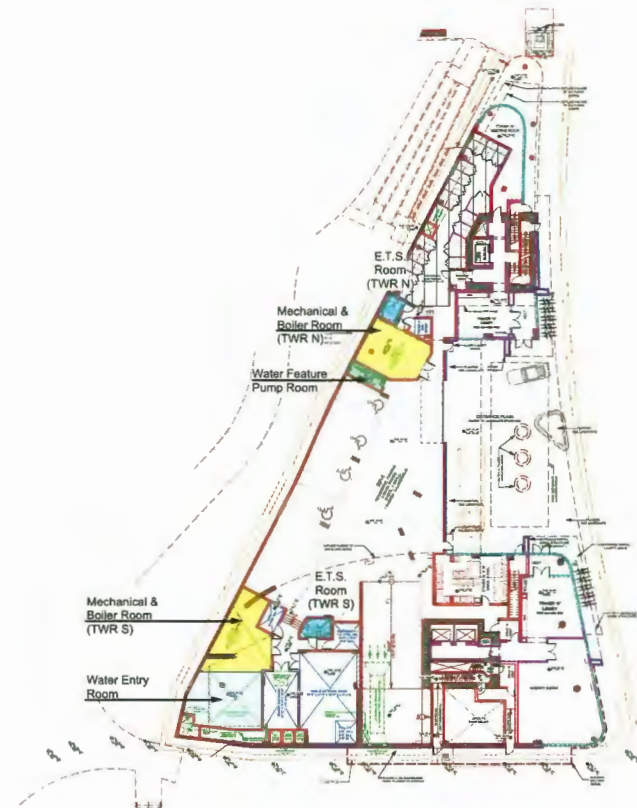




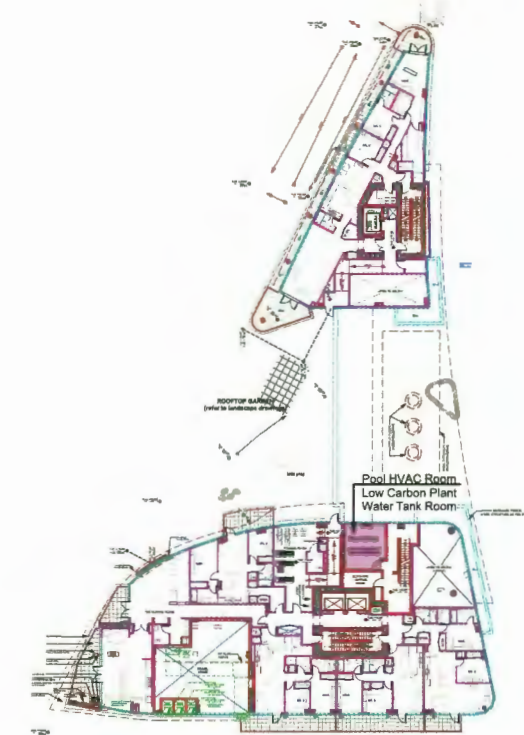
| ISSUE/REVISION | |
|----------------|----------------------------|
| A | 2020-11-09 ISSUED FOR D.P. |
| B | 2021-02-12 RE-ISS FOR D.P. |

LEGEND DEU/Mechanical

- DEU/Mechanical Equipment Residential
- Pool Mechanical Room + Equipment
- E.T.S DEU Room
- Mechanical & Boiler Room TWR N + S
- Water Entry and Fire Pump Room



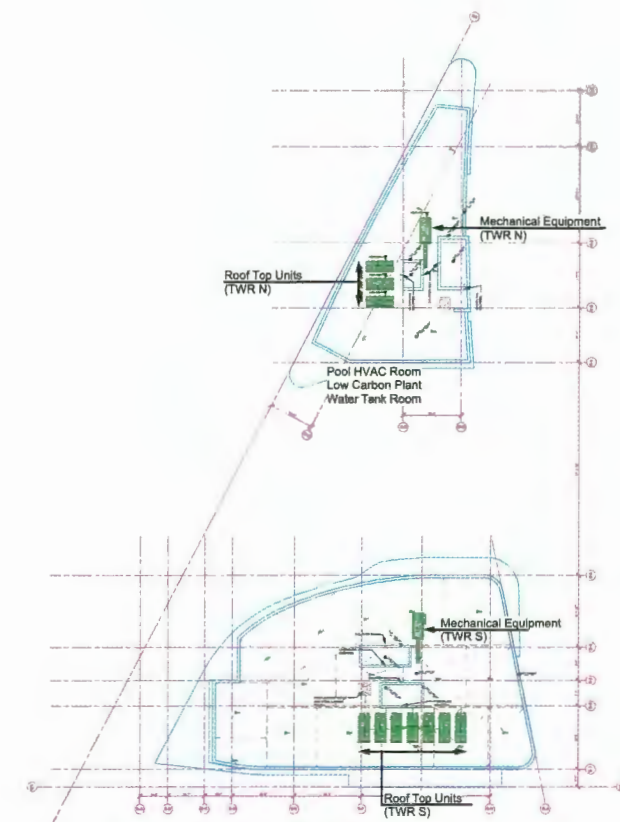
LEVEL 1 - Residential DEU/Mechanical



LEVEL 2 - Residential DEU/Mechanical



LEVEL 3 - Residential DEU/Mechanical



Roof LEVEL - Residential DEU/Mechanical

DP 17-794169
March 24, 2021
Plan #C-180

PROJECT

**ViewStar
Lot C**

3399 Corvette Way

**Lot C
DEU/Mechanical
Key Plan**

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | February 12, 2021 |
| SCALE | 1/16" = 1'-0" |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and is all three remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.

Plan #C-180



| ISSUE/REVISION | RE-ISSUE FOR R.I.Z. TEXT AMENDMENT |
|----------------|------------------------------------|
| A 2020-03-05 | ISSUED FOR D.P. |
| B 2020-03-25 | ISSUED FOR PRE-COM |
| C 2020-07-27 | |



CFT Engineering Inc.
#500 - 1901 ROSSER AVENUE,
BURNABY, BC V5C 6R6
PH : 604 684 2384
FAX : 604 684 2402

CODE COMPLIANCE DRAWING
PROJECT # : C8241
DRAWN BY : JB/JC
DATE : NOVEMBER 2, 2020
REVISED : DECEMBER 10, 2020

DP 17-794169
March 24, 2021
Plan #B-18p

PROJECT
ViewStar
LOT B
3311 No. 3 Road

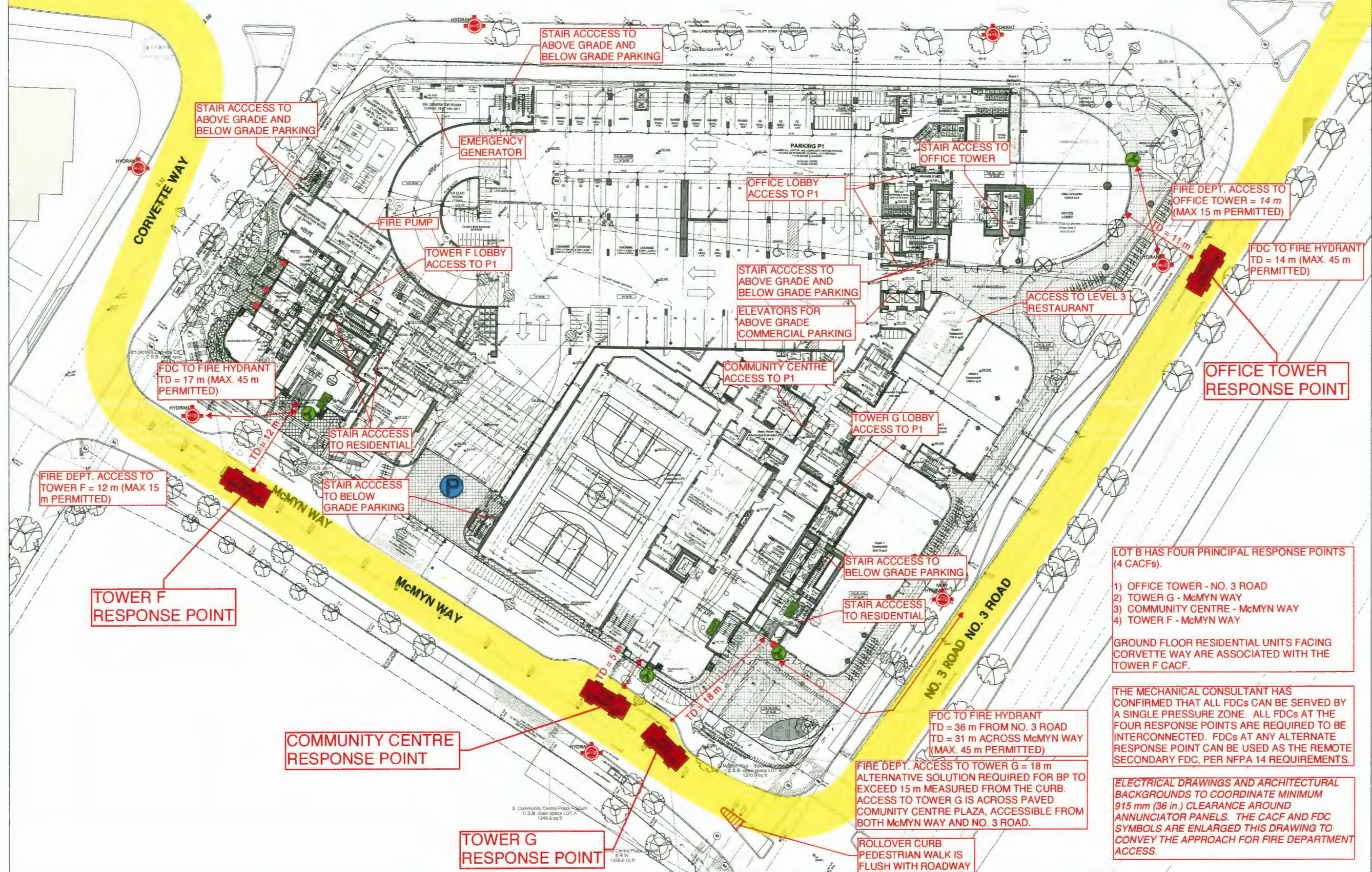
**Level 1
Firefighter
Access Plan**

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | LL, SV |
| DATE | December 10, 2020 |
| SCALE | 1 : 250 |
| CHECKED | WTL |

Plan #B-18p

LEGEND

| | | | |
|---|---------|------------------------------------|---|
| TRAVEL DISTANCE | → | FIRE HYDRANT | ⊙ |
| LIMITING DISTANCE | → | SPRINKLER/STANDPIPE CONNECTION | ⊙ |
| 0HR FIRE SEPARATION | — | FIRE ALARM ANNUNCIATOR | ⊙ |
| 3/4HR FIRE SEPARATION | — | STANDPIPE HOSE CONNECTION | ⊙ |
| 1HR FIRE SEPARATION | — | MEASURE N VESTIBULE | ⊙ |
| 1 1/2HR FIRE SEPARATION | — | VEHICLE ENTRANCE TO PARKEDE | ⊙ |
| 2HR FIRE SEPARATION | — | STROBE LIGHT | ⊙ |
| 2HR FIREWALL | — | CENTRAL ALARM AND CONTROL FACILITY | ⊙ |
| WATER CURTAIN SPRINKLER SYSTEM | ~ | | |
| SPRINKLER PROTECTED GLAZING SYSTEM | XXXXXXX | | |
| WIRED GLASS GLAZING WITH SPRINKLER PROTECTION | *** | | |



LOT B HAS FOUR PRINCIPAL RESPONSE POINTS (4 CACFs).

- 1) OFFICE TOWER - NO. 3 ROAD
- 2) TOWER G - McMYN WAY
- 3) COMMUNITY CENTRE - McMYN WAY
- 4) TOWER F - McMYN WAY

GROUND FLOOR RESIDENTIAL UNITS FACING CORVETTE WAY ARE ASSOCIATED WITH THE TOWER F CACF.

THE MECHANICAL CONSULTANT HAS CONFIRMED THAT ALL FDCs CAN BE SERVED BY A SINGLE PRESSURE ZONE. ALL FDCs AT THE FOUR RESPONSE POINTS ARE REQUIRED TO BE INTERCONNECTED. FDCs AT ANY ALTERNATE RESPONSE POINT CAN BE USED AS THE REMOTE SECONDARY FDC, PER NFPA 14 REQUIREMENTS.

ELECTRICAL DRAWINGS AND ARCHITECTURAL BACKGROUNDS TO COORDINATE MINIMUM 915 mm (36 in.) CLEARANCE AROUND ANNUNCIATOR PANELS. THE CACF AND FDC SYMBOLS ARE ENLARGED THIS DRAWING TO CONVEY THE APPROACH FOR FIRE DEPARTMENT ACCESS.



| ISSUE/REVISION | ISSUED FOR P.L. TEXT AMENDMENT |
|----------------|--------------------------------|
| A 2019-08-30 | ISSUED FOR P.L. TEXT AMENDMENT |
| B 2020-03-25 | ISSUED FOR D.F. |
| C 2020-07-27 | ISSUED FOR PRE-COM |



GPT Engineering Inc.
#500 - 1901 ROSSER AVENUE,
BURNABY, BC V5C 6R6
PH: 604 684 2384
FAX: 604 684 2402

CODE COMPLIANCE DRAWING
PROJECT #: CB232
DRAWN BY: JBI/JC
DATE: NOVEMBER 2, 2020
REVISED: NOVEMBER 30, 2020
REVISED: DECEMBER 10, 2020
REVISED: DECEMBER 14, 2020

DP 17-794169
March 24, 2021
Plan #C-18p

PROJECT
ViewStar
LOT C

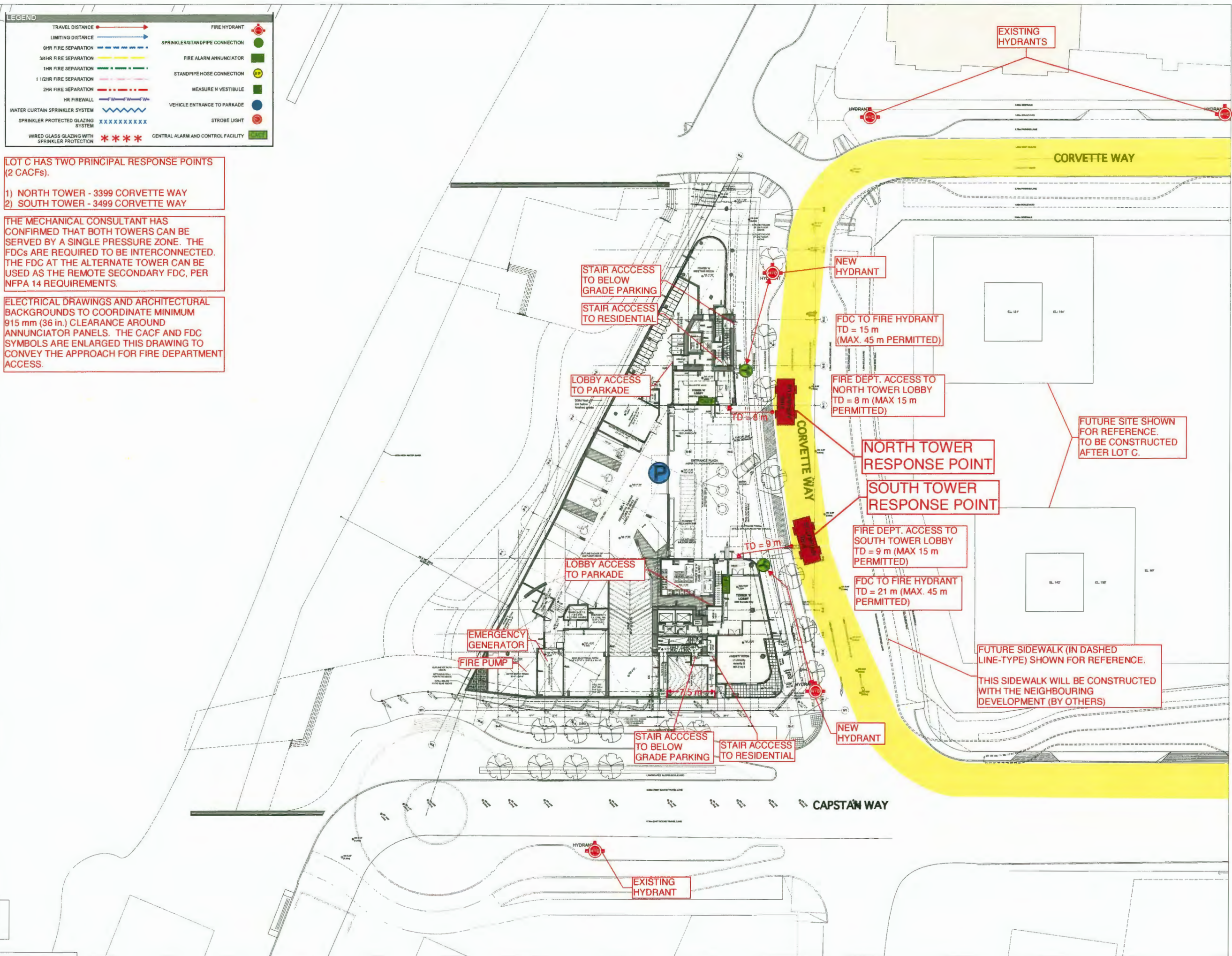
3399 Corvette Way
Richmond, BC

Level 1
Firefighter
Access Plan

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | HM |
| DATE | December 09, 2020 |
| SCALE | 1 : 250 |
| CHECKED | WTL |

© Copyright reserved. This plan and design is part of all times remains the
exclusive property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.
DRAWING NO.:

Plan #C-18p



LEGEND

| | | | |
|---|---------|------------------------------------|---|
| TRAVEL DISTANCE | → | FIRE HYDRANT | ⊕ |
| LIMITING DISTANCE | → | SPRINKLER/STANDPIPE CONNECTION | ● |
| 0HR FIRE SEPARATION | --- | FIRE ALARM ANNUNCIATOR | ■ |
| 3/4HR FIRE SEPARATION | --- | STANDPIPE HOSE CONNECTION | ○ |
| 1HR FIRE SEPARATION | --- | MEASURE N VESTIBULE | ■ |
| 1 1/2HR FIRE SEPARATION | --- | VEHICLE ENTRANCE TO PARKADE | ○ |
| 2HR FIRE SEPARATION | --- | STROBE LIGHT | ⊕ |
| HR FIREWALL | --- | CENTRAL ALARM AND CONTROL FACILITY | ■ |
| WATER CURTAIN SPRINKLER SYSTEM | --- | | |
| SPRINKLER PROTECTED GLAZING SYSTEM | XXXXXXX | | |
| WIRED GLASS GLAZING WITH SPRINKLER PROTECTION | *** | | |

LOT C HAS TWO PRINCIPAL RESPONSE POINTS (2 CACFs).

- 1) NORTH TOWER - 3399 CORVETTE WAY
- 2) SOUTH TOWER - 3499 CORVETTE WAY

THE MECHANICAL CONSULTANT HAS CONFIRMED THAT BOTH TOWERS CAN BE SERVED BY A SINGLE PRESSURE ZONE. THE FDCs ARE REQUIRED TO BE INTERCONNECTED. THE FDC AT THE ALTERNATE TOWER CAN BE USED AS THE REMOTE SECONDARY FDC, PER NFPA 14 REQUIREMENTS.

ELECTRICAL DRAWINGS AND ARCHITECTURAL BACKGROUNDS TO COORDINATE MINIMUM 915 mm (36 in.) CLEARANCE AROUND ANNUNCIATOR PANELS. THE CACF AND FDC SYMBOLS ARE ENLARGED THIS DRAWING TO CONVEY THE APPROACH FOR FIRE DEPARTMENT ACCESS.



| ISSUE/REVISION | RE-ISSUE FOR R.Z. TEXT AMENDMENT |
|----------------|----------------------------------|
| A 2020-03-06 | ISSUED FOR D.P. |
| B 2020-03-25 | ISSUED FOR P.R.E.-CON |
| C 2020-07-27 | RE-ISS FOR D.P. |
| D 2021-02-12 | |

DP 17-794169
March 24, 2021
Plan #B-18q

PROJECT
ViewStar
LOT B

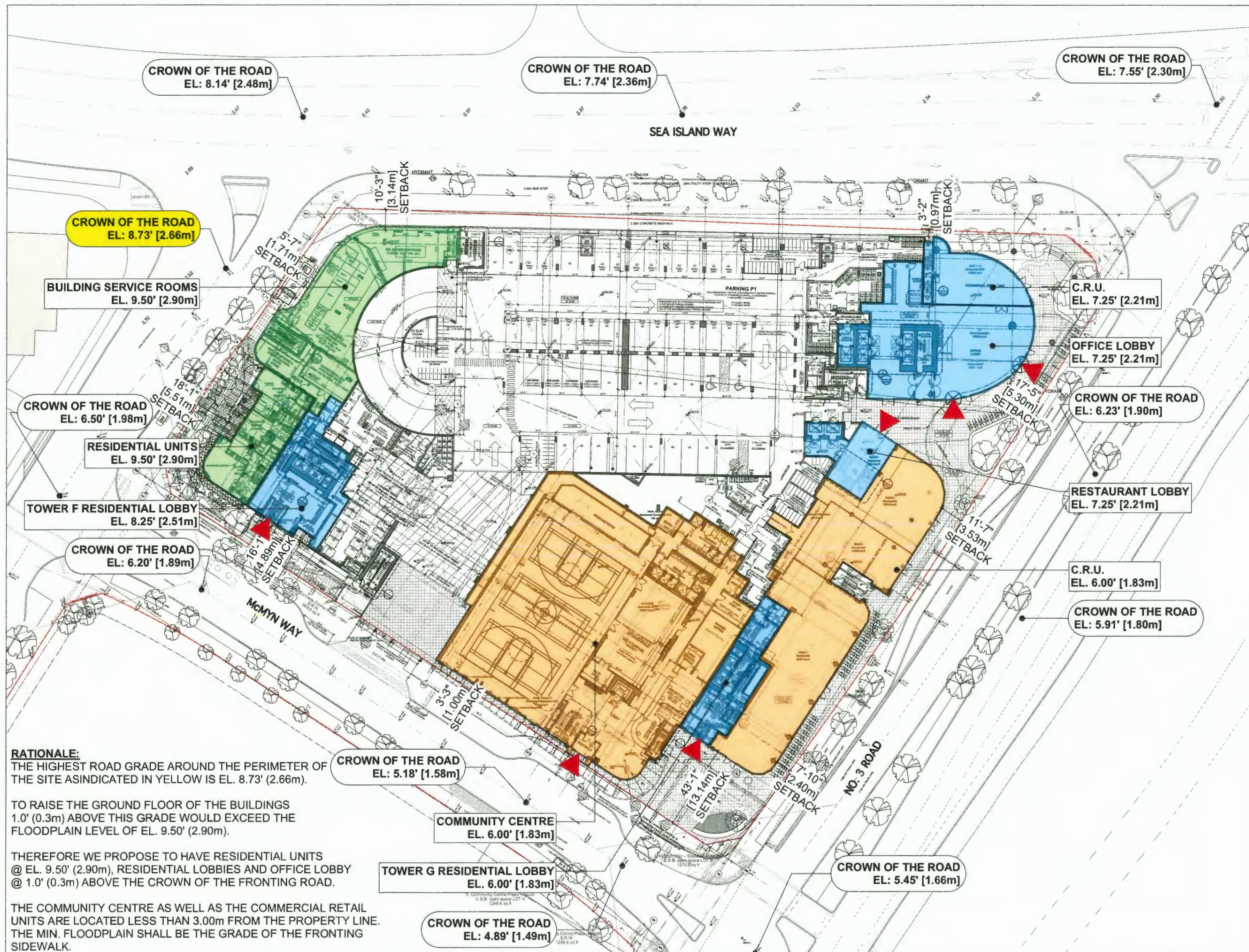
3311 No. 3 Road

Flood
Construction Level

| | |
|---------|-------------------|
| JOB NO. | 11-03 |
| DRAWN | SV |
| DATE | February 12, 2021 |
| SCALE | 1 : 250 |
| CHECKED | WTL |

© Copyright reserved. This plan and design is and in all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the licensor's consent.
DRAWING NO.:

Plan #B-18q



CROWN OF THE ROAD
EL: 8.14' [2.48m]

CROWN OF THE ROAD
EL: 7.74' [2.36m]

CROWN OF THE ROAD
EL: 7.55' [2.30m]

CROWN OF THE ROAD
EL: 8.73' [2.66m]

BUILDING SERVICE ROOMS
EL. 9.50' [2.90m]

CROWN OF THE ROAD
EL: 6.50' [1.98m]

RESIDENTIAL UNITS
EL. 9.50' [2.90m]

TOWER F RESIDENTIAL LOBBY
EL. 8.25' [2.51m]

CROWN OF THE ROAD
EL: 6.20' [1.89m]

CROWN OF THE ROAD
EL: 5.18' [1.58m]

COMMUNITY CENTRE
EL. 6.00' [1.83m]

TOWER G RESIDENTIAL LOBBY
EL. 6.00' [1.83m]

CROWN OF THE ROAD
EL: 4.89' [1.49m]

CROWN OF THE ROAD
EL: 5.45' [1.66m]

C.R.U.
EL. 7.25' [2.21m]

OFFICE LOBBY
EL. 7.25' [2.21m]

CROWN OF THE ROAD
EL: 6.23' [1.90m]

RESTAURANT LOBBY
EL. 7.25' [2.21m]

C.R.U.
EL. 6.00' [1.83m]

CROWN OF THE ROAD
EL: 5.91' [1.80m]

RATIONALE:
THE HIGHEST ROAD GRADE AROUND THE PERIMETER OF THE SITE AS INDICATED IN YELLOW IS EL. 8.73' (2.66m).

TO RAISE THE GROUND FLOOR OF THE BUILDINGS 1.0' (0.3m) ABOVE THIS GRADE WOULD EXCEED THE FLOODPLAIN LEVEL OF EL. 9.50' (2.90m).

THEREFORE WE PROPOSE TO HAVE RESIDENTIAL UNITS @ EL. 9.50' (2.90m), RESIDENTIAL LOBBIES AND OFFICE LOBBY @ 1.0' (0.3m) ABOVE THE CROWN OF THE FRONTING ROAD.

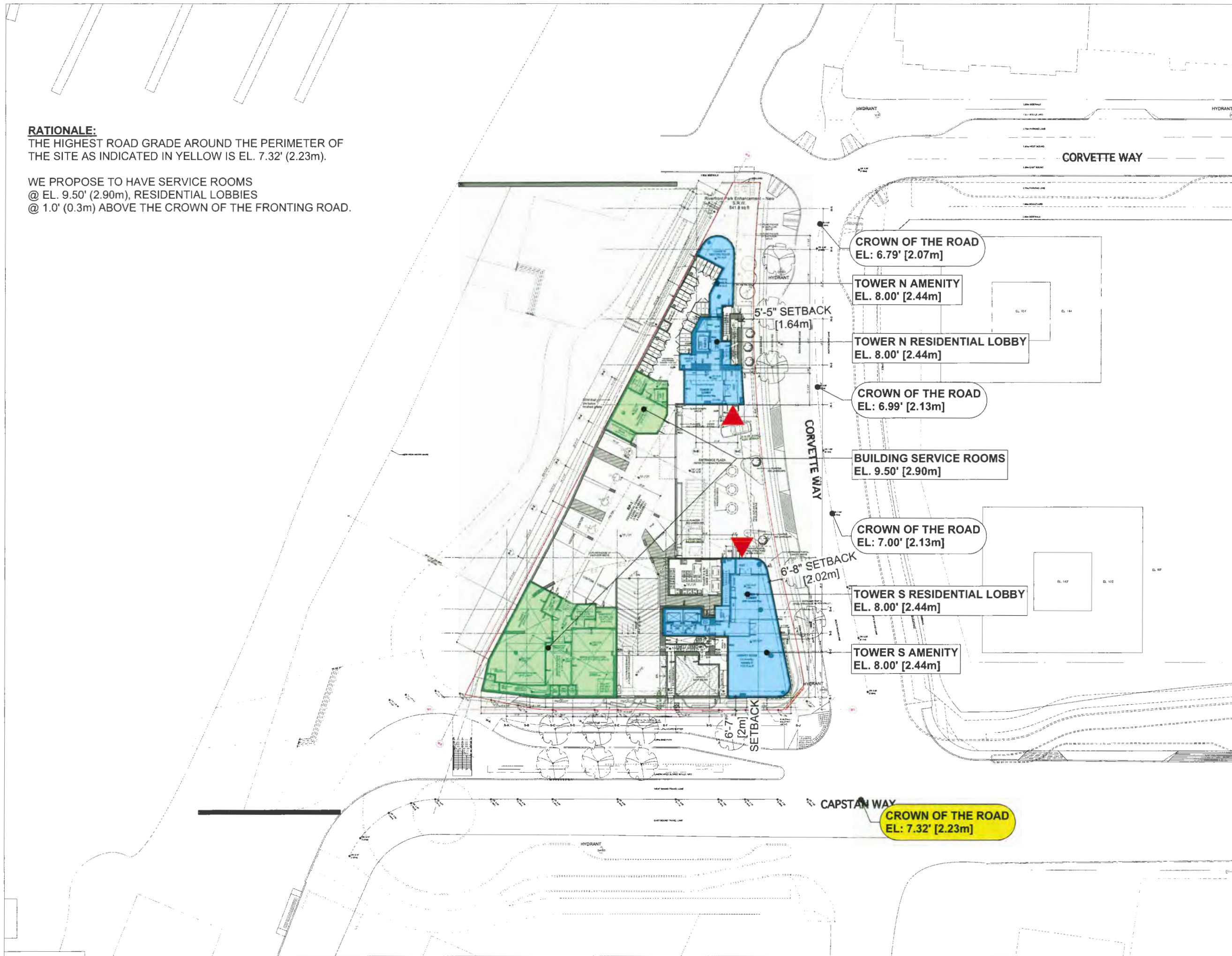
THE COMMUNITY CENTRE AS WELL AS THE COMMERCIAL RETAIL UNITS ARE LOCATED LESS THAN 3.00m FROM THE PROPERTY LINE. THE MIN. FLOODPLAIN SHALL BE THE GRADE OF THE FRONTING SIDEWALK.

2021, February 11, 11:05:46 AM, NTR PLAN #18q Flood Construction Level V01.wks



RATIONALE:
THE HIGHEST ROAD GRADE AROUND THE PERIMETER OF THE SITE AS INDICATED IN YELLOW IS EL. 7.32' (2.23m).

WE PROPOSE TO HAVE SERVICE ROOMS
@ EL. 9.50' (2.90m), RESIDENTIAL LOBBIES
@ 1.0' (0.3m) ABOVE THE CROWN OF THE FRONTING ROAD.



CROWN OF THE ROAD
EL: 6.79' [2.07m]

TOWER N AMENITY
EL. 8.00' [2.44m]

TOWER N RESIDENTIAL LOBBY
EL. 8.00' [2.44m]

CROWN OF THE ROAD
EL: 6.99' [2.13m]

BUILDING SERVICE ROOMS
EL. 9.50' [2.90m]

CROWN OF THE ROAD
EL: 7.00' [2.13m]

TOWER S RESIDENTIAL LOBBY
EL. 8.00' [2.44m]

TOWER S AMENITY
EL. 8.00' [2.44m]

CROWN OF THE ROAD
EL: 7.32' [2.23m]

DP 17-794169
March 24, 2021
Plan #C-18q

PROJECT
ViewStar
LOT C

3399 Corvette Way
Richmond, BC

Construction
Flood Level

JOB NO 11-03
DRAWN SV
DATE February 12, 2021
SCALE 1 : 250
CHECKED WTL
© Copyright reserved. This plan and design is and all other contents are
entirely property of W. T. Leung Architects Inc. and cannot be used without
the Architect's consent.
DRAWING NO:

Plan #C-18q



ISSUE/REVISION
A 2020-11-09 ISSUED FOR O.P.
B 2021-02-12 RE-ISS FOR O.P.

PROPOSED SIGNAGE POSSIBILITIES

-GRAPHICS AS PART OF EXPERIENCE OF PROJECT WITH MINIMAL IMPACT TO OVERALL PROJECT IMAGE

-RESIDENTIAL AND COMMERCIAL SIGNAGE SHALL NOT ENCROACH INTO THE CITY ROAD RIGHT OF WAY

-SIGNAGE TO BE LOCATED AT GROUND FLOOR LEVELS, NOT TO EXCEED HEIGHT OF COMMERCIAL RETAIL FRONTAGE

- 1 PARKADE ENTRANCE SIGNAGE:
ALUMINUM CAST SIGNS - FINISHES TO COMPLEMENT BUILDING MATERIALS ALONG MCMYN WAY AND NO 3 ROAD SIGNAGE BACK-LIT AT PARKADE ENTRANCE
- 2 PARKADE WAYFINDING SIGNAGE:
ENTRY SIGNAGE AND DEFINED WAYFINDING FOR EACH TOWER ELEVATOR CORE
- 3 MC MYN WAY COMMUNITY CENTRE NORTH NO 3 ROAD RETAIL SIGNAGE:
LASER CUT/SCULPTURAL SIGNAGE LETTERING ON CANOPY

- 4 NO 3 ROAD SIGNAGE AT STREET:
UTILIZING CURTAIN WALL MODULE FOR GRAPHIC CADENCE ALONG BUSY MAIN ROAD
- 5 NO 3 ROAD SIGNAGE AT CANOPY:
HORIZONTAL OR VERTICAL SIGNAGE ABOVE OR BELOW CANOPY - DOES NOT PROJECT BEYOND PROPERTY LINE
- 6 PORTAL SIGNAGE:
SIDE OR FACE MOUNTED SIGNAGE TO EXCENTUATE PORTAL SHAPE
- 7 OVERALL PROJECT SIGNAGE:
FOR PROJECT WAYFINDING WITH MAPPING AND DIRECTIONAL ARROWS AT SOME CORNERS AND AT TOWER ENTRANCES - ENTRANCE ID SIGNAGE SIMILAR
- 8 PYLON SIGN COMMUNITY CENTRE



8 SIGNAGE OFFICE BUILDING



7 PROJECT WAYFINDING WITH MAP/DIAGRAM OF SITE



6 ON PORTAL FACE OR SIDEWALLS



5 HORIZONTAL OR VERTICAL SIGNAGE ABOVE CANOPY



1 ADDRESSING & PARKADE SIGNAGE AS ALUMINUM CAST



2 PARKADE WAYFINDING



3 ABOVE OR BELOW CANOPY AS SCULPTURAL OBJECT



4 SIGNAGE WITHIN CURTAIN WALL MODULE ALONG NO 3 RD

DP 17-794169
March 24, 2021
Plan #B-19

Reference Plan

PROJECT
**VIEWSTAR
LOT B**

3331 No. 3 Road
Richmond, BC

SIGNAGE PLAN

JOB NO. 11-03
DRAWN SVVK
DATE February 12, 2021
SCALE 1 : 500
CHECKED WTL
© Copyright reserved. This plan and design is and as all times remains the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architect's consent.
DRAWING NO.:

PLAN #B 19



| ISSUE/REVISION | |
|----------------|-----------------------------|
| A | 20-11-6 ISSUED FOR D.P. |
| B | 2021-02-12 RE-ISSUED FOR DP |

PROPOSED SIGNAGE POSSIBILITIES

-GRAPHICS AS PART OF EXPERIENCE OF PROJECT WITH MINIMAL IMPACT TO OVERALL PROJECT IMAGE

-SIGNAGE SHALL NOT BE INCLUDED WHERE CANOPIES ENCROACH INTO THE CITY ROAD RIGHT OF WAY

-SIGNAGE TO BE LOCATED AT GROUND FLOOR LEVELS, NOT TO EXCEED HEIGHT OF COMMERCIAL RETAIL FRONTAGE

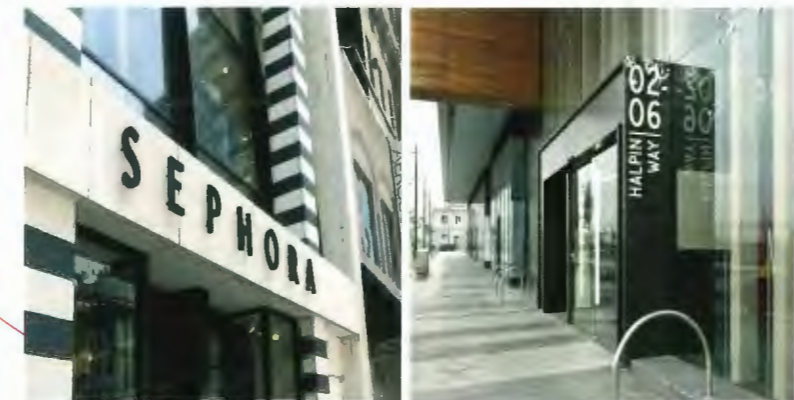
- 1 PARKADE ENTRANCE SIGNAGE:
ALUMINUM CAST SIGNS - FINISHES TO COMPLEMENT BUILDING MATERIALS ALONG MCMYN WAY AND NO 3 ROAD
SIGNAGE BACK-LIT AT PARKADE ENTRANCE
- 2 PARKADE WAYFINDING SIGNAGE:
ENTRY SIGNAGE AND DEFINED WAYFINDING FOR EACH TOWER ELEVATOR CORE
- 3 PORTAL SIGNAGE:
SIDE OR FACE MOUNTED SIGNAGE TO EXCEN TUATE PORTAL SHAPE



1 ADDRESSING & PARKADE SIGNAGE AS ALUMINUM CAST



2 PARKADE WAYFINDING



3 ON PORTAL FACE OR SIDEWALLS

DP 17-794169
March 24, 2021
Plan #C-19

Reference Plan

PROJECT

**ViewStar
LOT C**

3399 Corvette Way
Richmond, BC

Signage

| | |
|---|-------------------|
| JOB NO. | 11-03 |
| DRAWN | WTLA |
| DATE | February 12, 2021 |
| SCALE | 1 : 500 |
| CHECKED | WTL |
| © Copyright reserved. This plan and design is and as all items remain the exclusive property of W. T. Leung Architects Inc. and cannot be used without the Architects' consent. | |
| DRAWING NO.: | |

Plan #C-19