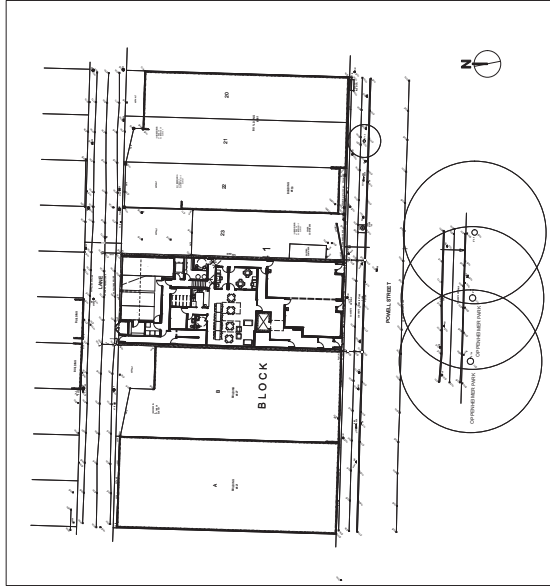


Ming Sun Benevolent Society

CIVIC ADDRESS: 433 - 439 POWELL STREET, VANCOUVER BC



KEY PLAN

STATISTICS:

LEGAL: 01 WEST (REV. 01/18/17)
 BC ASSESSMENT PAGE NO. 411 LEGAL LOT NUMBERS 24 & 25
 LOT 25, BLOCK 41, DISTRICT LOT 196, PLAN 196, PARCEL IDENTIFIER 015-589-421
 PD Strata Plan No. 01558921

ZONING: DEOD Downtown-Eastside/Oppenhimer (Sub-Area 3, Powell St./Jagatown)

SITE AREA: 597.09 m² (6,104 SF)

PROPOSED DEVELOPMENT:
 TOTAL FSR: 4.5 (1.0 max) / 2,581.88 sqm
 TOTAL FLOOR AREA: 2,697.00 m² (28,941 SF)
 SITE COVERAGE: 1.0 (0.4 max) / 597.09 m² (6,434 SF)
 96.46%

FRONT YARD: n/a
 REAR YARD: n/a
 SIDE YARD: 1.0 m
 0.038m (1.127')

PARKING: 10 stalls provided based on 4.2
 4.2.1.8 Senior Citizens Housing, 1 per 100m², 24km (1,335sq) = 1.2 stalls
 4.2.2.1 Commercial Use, 1 per 60m², 24km (1,335sq) = 0.2 stalls
 10.4 stalls = 11 (3 stalls provided, 2 small car + 1 standard) Parking Variance Required

5.2.5.1 Reduced Class B.
 BICYCLE SPACES: 6
 Class A = 6 spots provided
 Class A = 0.25 per unit x 55 = 13.75
 Bicycle Parking Variance Required

NUMBER OF UNITS: 50 ACCESSIBLE UNITS (319.5E1)
 55 UNITS TOTAL

DRAWINGS LIST:

- ARCHITECTURAL:
 A1.0 COVER SHEET
 A1.1 SITE PLAN
 A1.3 SURVEY
 A2.1 FLOOR PLANS
 A2.2 FLOOR PLANS
 A2.2a FSR COMPLIANCE
 A2.3 ROOF PLAN
 A2.3 EAST & WEST ELEVATIONS
 A2.3 EAST & WEST ELEVATIONS
 A3.3 COURTYARD ELEVATIONS
 A3.4 BUILDING SECTIONS
 A4.1 CONTEXT PLAN
 A4.2 CONTEXT PLAN
 A5.1 SHADOW ANALYSIS
- LANDSCAPE:
 L1.0 COURTYARD PLAN
 BUILDING GRADES
 BUILDING GRADE PROFILE
 BUILDING GRADE PROFILE

A 18&17
 REVISED

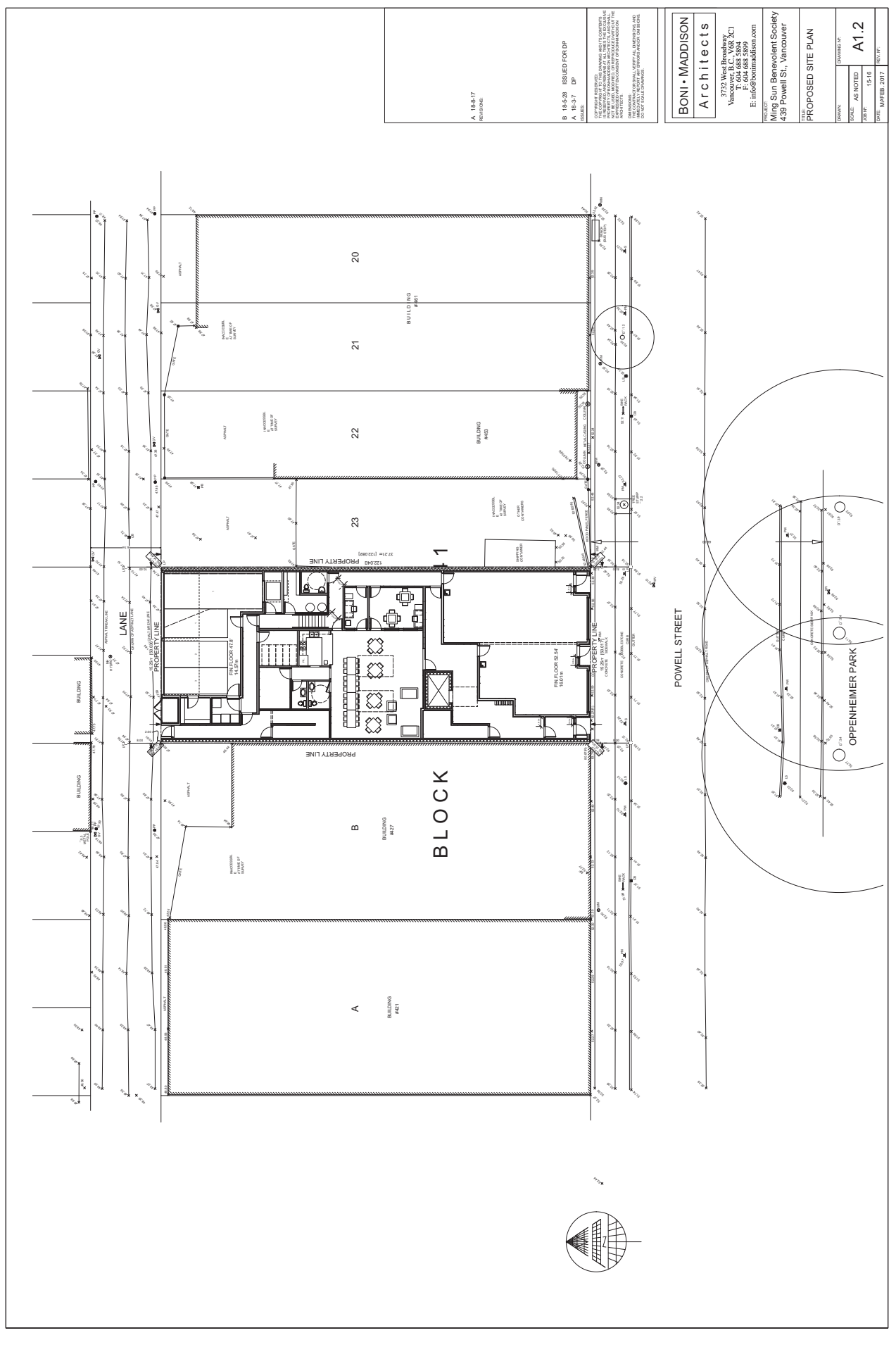
B 18&28
 ISSUED FOR DRP
 A 18-37 DP

NOTES:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF FINANCIAL PRODUCTS OR SERVICES. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

BONI • MADDISON
Architects
 3732 West Broadway
 Vancouver, BC V6R 2C1
 Tel: 604.688.8399
 F: 604.688.8399
 E: info@bonimaddison.com

PROJECT:
 Ming Sun Benevolent Society
 439 Powell St., Vancouver

COVER SHEET	
ISSUED FOR DRP	REVISED
DATE: MARCH 2018	REV. #:
DATE: MARCH 2018	REV. #:



A 18-5-17
 REVISIONS

B 18-5-28 ISSUED FOR DP
 A 18-5-27 DP

NOTES:
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

BONI-MADDISON Architects
 3732 West Broadway
 Vancouver, B.C. V6K 2C1
 T: 604 688 3899
 F: 604 688 3899
 E: info@bonimaddison.com

PROJECT:
 439 Powell Street, Vancouver
 439 Powell St., Vancouver

DATE: MAY 22, 2017

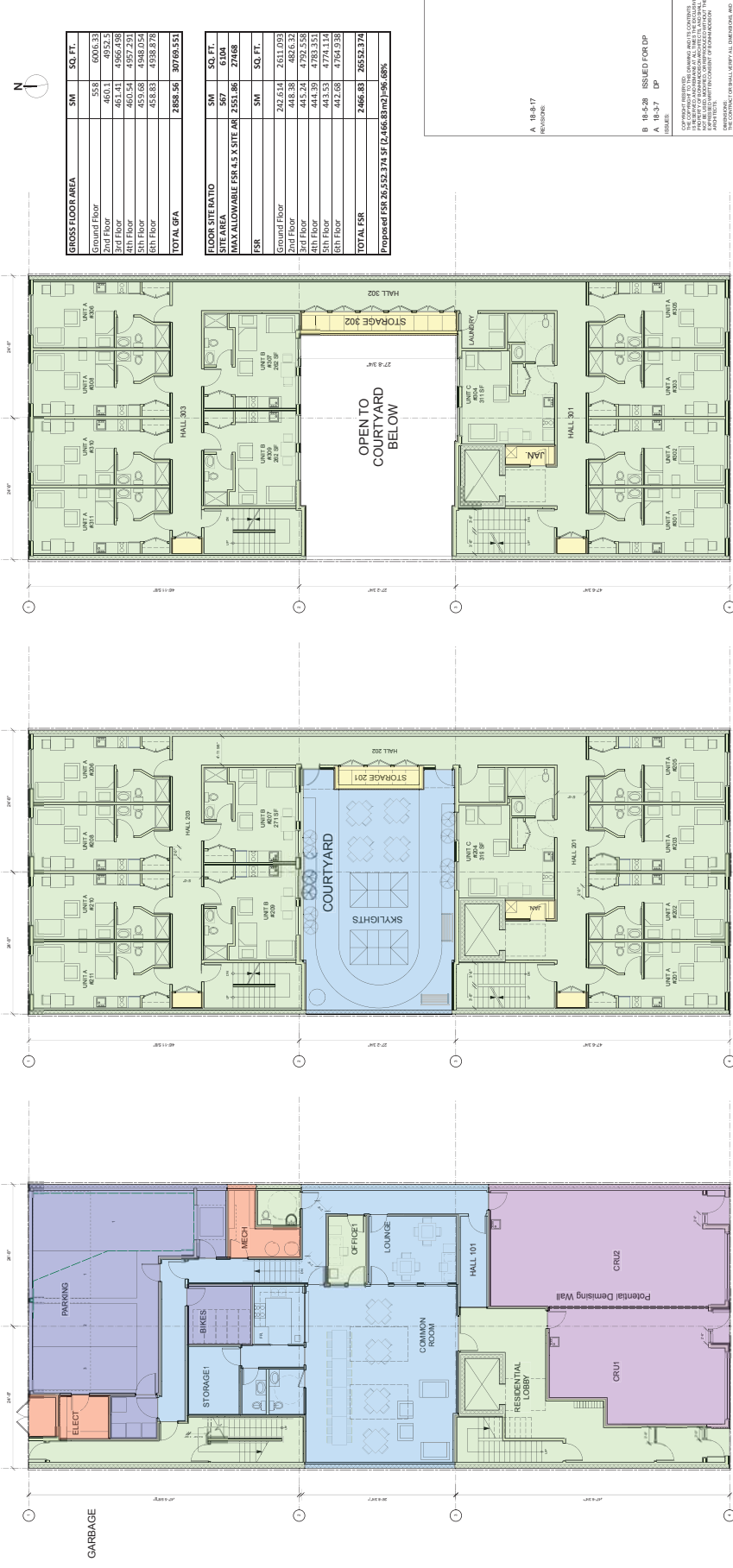
SCALE: AS NOTED

DATE: 15-16

DATE: MAY 22, 2017

DATE: MAY 22, 2017

PROPOSED SITE PLAN



GROSS FLOOR AREA	
SM	SQ. FT.
Ground Floor	555
2nd Floor	402.5
3rd Floor	495.2
4th Floor	461.41
5th Floor	495.2
6th Floor	458.83
TOTAL GFA	2888.56

FLOOR SITE RATIO	
SM	SQ. FT.
MAX ALLOWABLE FSR 4.5 X SITE AREA	2551.86
2746.8	2746.8

FSR	
SM	SQ. FT.
Ground Floor	242.51
2nd Floor	448.38
3rd Floor	445.24
4th Floor	443.39
5th Floor	442.08
6th Floor	442.08
TOTAL FSR	2466.83

Proposed FSR 26,552.37 SF (2,466.83 m ²) = 96.48%	
---	--

A 18-8-17
 REVISIONS

B 18-5-28 ISSUED FOR DP
 A 18-3-7 DP

DESIGNER
 BONI • MADDISON ARCHITECTS
 3732 West Broadway
 Vancouver, B.C. V6K 2C1
 P: 604 688 8399
 E: info@bonimaddison.com

PROJECT
 439 Powell St., Boni/Maddison Society
 439 Powell St., Vancouver

FSR COMPLIANCE

DRAWN: AS/ST
 CHECKED: AS/ST
 DATE: MARCH 2018

BONI • MADDISON Architects

3732 West Broadway
 Vancouver, B.C. V6K 2C1
 P: 604 688 8399
 E: info@bonimaddison.com

PROJECT
 439 Powell St., Boni/Maddison Society
 439 Powell St., Vancouver

FSR COMPLIANCE

DRAWN: AS/ST
 CHECKED: AS/ST
 DATE: MARCH 2018

A2.1a

RESIDENTIAL	EXCLUDED STORAGE/PARKING	EXCLUDED SERVICE	EXCLUDED PROGRAM	EXCLUDED AMENITY	COMMERCIAL
445.24	495.2	1.41	15.2	16.17	0.866
TOTAL GROSS FLOOR AREA	445.24	495.2	1.41	15.2	16.17
TOTAL GFA MINUS EXCLUSIONS	445.24	495.2	1.41	15.2	16.17

3RD FLOOR PLAN Scale: 1/8" = 1'-0"					
RESIDENTIAL	EXCLUDED STORAGE/PARKING	EXCLUDED SERVICE	EXCLUDED PROGRAM	EXCLUDED AMENITY	COMMERCIAL
445.24	495.2	1.41	15.2	16.17	0.866
TOTAL GROSS FLOOR AREA	445.24	495.2	1.41	15.2	16.17
TOTAL GFA MINUS EXCLUSIONS	445.24	495.2	1.41	15.2	16.17

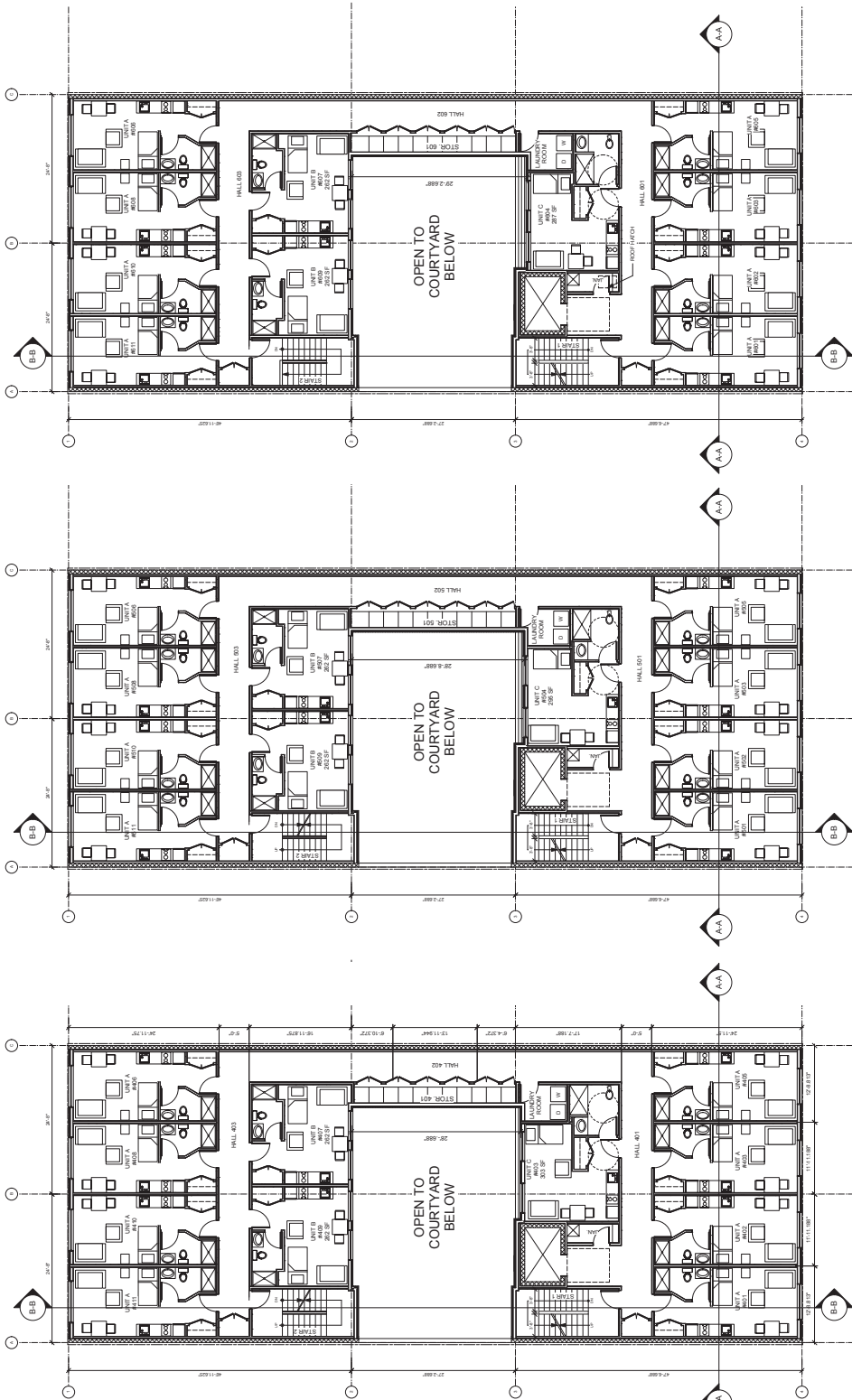
2ND FLOOR PLAN Scale: 1/8" = 1'-0"					
RESIDENTIAL	EXCLUDED STORAGE/PARKING	EXCLUDED SERVICE	EXCLUDED PROGRAM	EXCLUDED AMENITY	COMMERCIAL
448.38	482.63	1.41	15.2	16.17	0.866
TOTAL GROSS FLOOR AREA	448.38	482.63	1.41	15.2	16.17
TOTAL GFA MINUS EXCLUSIONS	448.38	482.63	1.41	15.2	16.17

GROUND FLOOR PLAN Scale: 1/8" = 1'-0"					
RESIDENTIAL	EXCLUDED STORAGE/PARKING	EXCLUDED SERVICE	EXCLUDED PROGRAM	EXCLUDED AMENITY	COMMERCIAL
606.39	2511.09	1.41	15.2	16.17	0.866
TOTAL GROSS FLOOR AREA	606.39	2511.09	1.41	15.2	16.17
TOTAL GFA MINUS EXCLUSIONS	606.39	2511.09	1.41	15.2	16.17

GROUND FLOOR LEVEL FSR:	
SM	SQ. FT.
Residential	606.39
Residential Lobby	716.82
Residential Common Room	310.02
Commercial	56.38
CRU 1	83.04
CRU 2	83.04
Total not excluded	247.99
Areas Excluded From FSR	3.5
Gas Meter Area (excluded)	6.45
Electrical Room (excluded)	9.92
Mechanical Room (excluded)	3.13
TOTAL GROSS FLOOR AREA	606.39
TOTAL GFA MINUS EXCLUSIONS	242.814

2ND FLOOR LEVEL FSR:	
SM	SQ. FT.
Residential	448.38
Areas Excluded from FSR	1.41
Jan. Closet	2.95
Service Closet	1.41
Storage 3	5.95
Total Excluded	11.72
TOTAL GROSS FLOOR AREA	460.1
TOTAL GFA MINUS EXCLUSIONS	448.38

3RD FLOOR LEVEL FSR:	
SM	SQ. FT.
Residential	445.24
Areas Excluded from FSR	1.41
Jan. Closet	2.95
Service Closet	1.41
Storage 4	10.42
Total Excluded	16.17
TOTAL GROSS FLOOR AREA	461.41
TOTAL GFA MINUS EXCLUSIONS	445.24



3 4TH FLOOR PLAN
 Scale: 1/8" = 1'-0"

2 4TH FLOOR PLAN
 Scale: 1/8" = 1'-0"

1 4TH FLOOR PLAN
 Scale: 1/8" = 1'-0"

REVISIONS

B 18-5-28 ISSUED FOR DP
 A 18-3-7 CP

NOTES:
 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED STRUCTURAL ELEMENTS AND UTILITIES PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED STRUCTURAL ELEMENTS AND UTILITIES PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED STRUCTURAL ELEMENTS AND UTILITIES PRIOR TO CONSTRUCTION.

BONI • MADDISON
Architects
 3732 West Broadway
 Vancouver, B.C. V6R 2C1
 T: 604 688 8899
 F: 604 688 8899
 E: info@bonimaddison.com

PROJECT:
 439 Powell Street, Vancouver

FLOOR PLANS

NO.:	AS NOTED	DATE:	15-16
SCALE:	AS NOTED	DATE:	MARCH 2018
REV. NO.:	A2.2	DATE:	



GROSS FLOOR AREA

FLOOR	SM	SQ. FT.
Ground Floor	555	6006.33
2nd Floor	460.1	4932.5
3rd Floor	461.41	4956.498
4th Floor	459.38	4927.751
5th Floor	459.38	4927.751
6th Floor	458.83	4928.878
TOTAL GFA	2888.86	30769.511

FLOOR SITE RATIO

FLOOR	SM	SQ. FT.
Ground Floor	242.14	2551.003
2nd Floor	448.38	4826.32
3rd Floor	445.24	4792.538
4th Floor	444.39	4783.351
5th Floor	442.08	4754.938
6th Floor	246.83	2652.374
TOTAL FSR	2466.83	26523.374

Proposed FSR 26,552.374 SF (2,466.83) = 96.48%

REVISIONS

B 18-5-28 ISSUED FOR DP
 A 18-3-7 DP

NOTES:
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF CONSTRUCTION AND AS-BUILT DRAWINGS.

BONI • MADDISON Architects
 3732 West Broadway
 Vancouver, B.C. V6K 2C1
 T: 604.688.8399
 F: 604.688.8399
 E: info@bonimaddison.com

PROJECT:
 439 Powell St., Boni/Maddison Society
 439 Powell St., Vancouver

DATE: MARCH 2018

SCALE: AS NOTED

JOB#: 15-16

REV: 1"

DATE: MARCH 2018

REV: 1"

6TH FLOOR PLAN
 Scale: 1/8" = 1'-0"

6TH FLOOR LEVEL FSR:	SM	SQ. FT.
Residential:	442.08	4761.938
Access Excluded from FSR:		
Program:	2.91	31.38
Service Closet	1.41	15.2
Storage 4	10.42	112.10
Total Excluded	14.74	159.68
TOTAL GROSS FLOOR AREA	456.82	4921.626
TOTAL GFA MINUS EXCLUSIONS	442.08	4761.938

5TH FLOOR PLAN
 Scale: 1/8" = 1'-0"

5TH FLOOR LEVEL FSR:	SM	SQ. FT.
Residential:	443.55	4774.114
Access Excluded from FSR:		
Program:	2.91	31.38
Service Closet	1.41	15.2
Storage 4	10.42	112.10
Total Excluded	14.74	159.68
TOTAL GROSS FLOOR AREA	458.29	4924.294
TOTAL GFA MINUS EXCLUSIONS	443.55	4774.114

4TH FLOOR PLAN
 Scale: 1/8" = 1'-0"

4TH FLOOR LEVEL FSR:	SM	SQ. FT.
Residential:	444.39	4783.351
Access Excluded from FSR:		
Program:	2.91	31.38
Service Closet	1.41	15.2
Storage 4	10.42	112.10
Total Excluded	14.74	159.68
TOTAL GROSS FLOOR AREA	459.14	4932.211
TOTAL GFA MINUS EXCLUSIONS	444.39	4783.351

3RD FLOOR PLAN
 Scale: 1/8" = 1'-0"

3RD FLOOR LEVEL FSR:	SM	SQ. FT.
Residential:	461.41	4956.498
Access Excluded from FSR:		
Program:	2.91	31.38
Service Closet	1.41	15.2
Storage 4	10.42	112.10
Total Excluded	14.74	159.68
TOTAL GROSS FLOOR AREA	476.05	5014.576
TOTAL GFA MINUS EXCLUSIONS	461.41	4956.498

2ND FLOOR PLAN
 Scale: 1/8" = 1'-0"

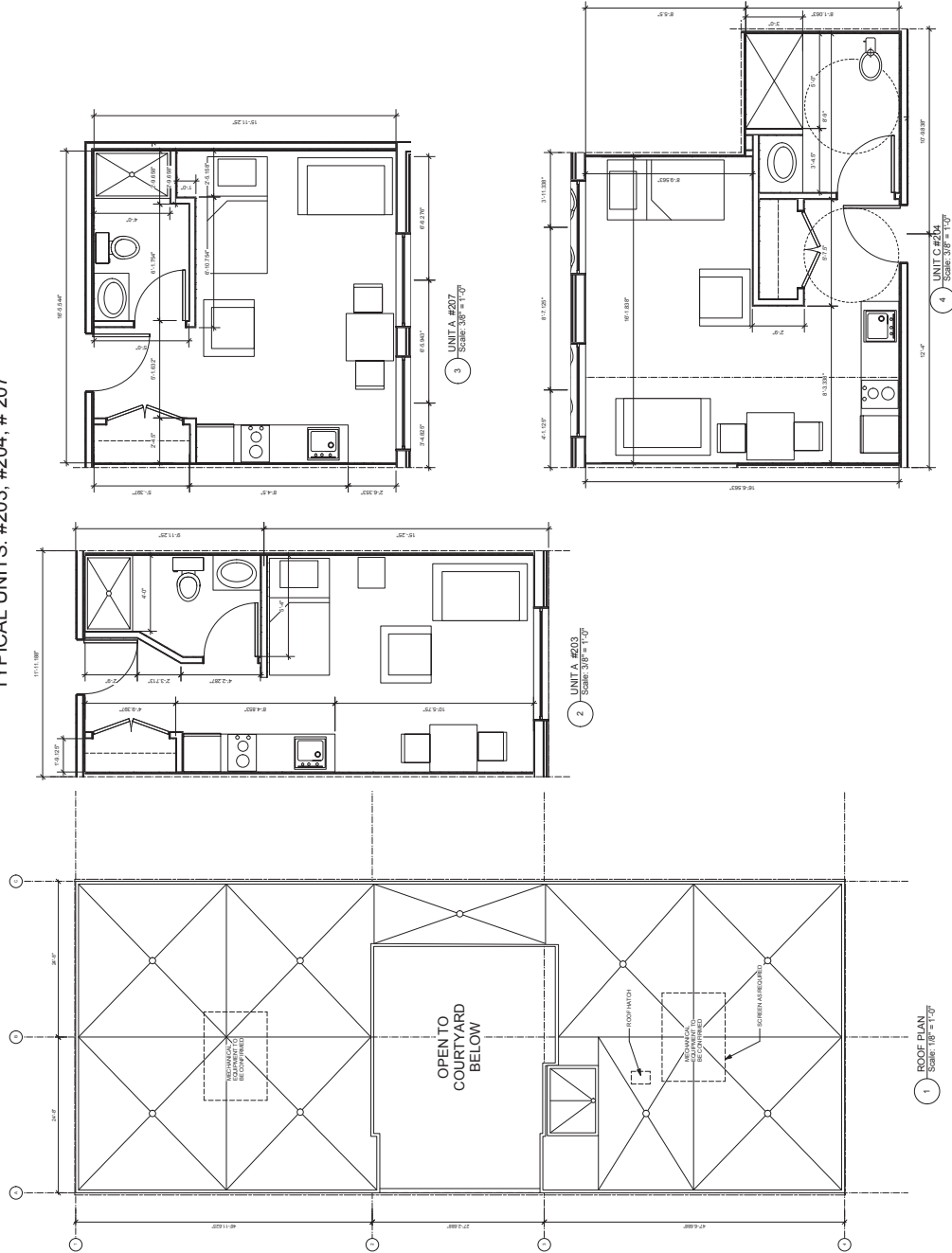
2ND FLOOR LEVEL FSR:	SM	SQ. FT.
Residential:	448.38	4826.32
Access Excluded from FSR:		
Program:	2.91	31.38
Service Closet	1.41	15.2
Storage 4	10.42	112.10
Total Excluded	14.74	159.68
TOTAL GROSS FLOOR AREA	463.12	4984.02
TOTAL GFA MINUS EXCLUSIONS	448.38	4826.32

1ST FLOOR PLAN
 Scale: 1/8" = 1'-0"

1ST FLOOR LEVEL FSR:	SM	SQ. FT.
Residential:	555	6006.33
Access Excluded from FSR:		
Program:	2.91	31.38
Service Closet	1.41	15.2
Storage 4	10.42	112.10
Total Excluded	14.74	159.68
TOTAL GROSS FLOOR AREA	570.00	6156.09
TOTAL GFA MINUS EXCLUSIONS	555	6006.33



TYPICAL UNITS: #203, #204, # 207



REVISIONS

B 18-5-28 ISSUED FOR DP
 A 18-3-7 DP

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE.
 6. THE CONTRACTOR SHALL MAINTAIN ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.

BONI • MADDISON
Architects
 3732 West Broadway
 Vancouver, B.C. V6R 2C1
 T: 604.688.8899
 F: 604.688.8899
 E: info@bonimaddison.com

PROJECT:
 Unit A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
 439 Powell St., Vancouver

ROOF PLAN	
NO.:	AS NOTED
DATE:	15-16
DATE:	MARCH 2018
REV. #:	

A2.3

FINISHES LIST:

1	BRICK (MASON IMPERIAL RED)
2	RECESSED BRICK DETAIL IN SAME COLOUR, TYP.
3	SLATE FINISH
4	HARDE PANEL GRAY SLATE
5	BRICK (MASON IMPERIAL RED)
6	BRICK (MASON IMPERIAL RED)
7	FRONTED GLASS IN PRESERVED ALUMINUM FRAME (BLACK)
8	ALUMINUM FLASHING BLACK
9	GOLD STORAGE
10	NEW FINISH TO BE ALUMINUM/BLACK
11	ALUMINUM/BLACK
12	PAINT (METAL DOORS TO MATCH HARBOR COLOUR, FINISH TO BE RED)
13	PAINT (METAL DOORS TO MATCH HARBOR COLOUR, FINISH TO BE BLACK)
14	INSULATED GARAGE DOOR TO MATCH HARBOR PEARL GRAY COLOUR
15	METAL AND GLASS CANOPY
16	CHAIN LINK GATE (BLACK)

B 18-8-17
 A 18-8-13
 REVISIONS

B 18-5-28 ISSUED FOR DP
 A 18-5-7 DP

NOTES:
 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND ADJUST THE PROPOSED FINISHES TO MATCH THE EXISTING BUILDING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND ADJUST THE PROPOSED FINISHES TO MATCH THE EXISTING BUILDING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND ADJUST THE PROPOSED FINISHES TO MATCH THE EXISTING BUILDING.

BONI • MADDISON Architects
 3732 West Broadway
 Vancouver, B.C. V6R 2C1
 T: 604 688 8899
 F: 604 688 8899
 E: info@bonimaddison.com

PROJECT:
 Ming Sun Benevolent Society
 439 Powell St, Vancouver

TITLE:
 NORTH AND SOUTH ELEVATIONS

DATE:	MARCH 2018
SCALE:	AS NOTED
JOB#:	15-16
DATE:	MARCH 2018
REV. #:	A3.1



2 SOUTH ELEVATION
 Scale: 3/16" = 1'-0"

1 NORTH ELEVATION
 Scale: 3/16" = 1'-0"



A 18-5-17
 REVISIONS

B 18-5-28
 ISSUED FOR DP
 A 18-5-27
 DP

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO COMMENCING WORK.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND SERVICES AT ALL TIMES.
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES.

BONI • MADDISON
Architects
 3732 West Broadway
 Vancouver, B.C. V6R 2C1
 T: 604 688 8899
 F: 604 688 8399
 E: info@bonimaddison.com

PROJECT:
 Sun Benevolent Society
 439 Powell St, Vancouver

COURTYARD ELEVATIONS	
DRAWN	DATE
AS/FG	15-16
SCALE	AS NOTED
A3.3	
DATE	REV. #
MAR 27 2018	15-16



3 PROPOSED STREET SCAPE
 Scale: 1/16" = 1'-0"



1 EXISTING STREET SCAPE
 Scale: 1/16" = 1'-0"

REVISIONS

B 18-06-28 ISSUED FOR DP
 A 18-3-7 DP

OWNER

FOR INFORMATION ONLY: THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BONI • MADDISON ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND ADDRESS INDICATED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BONI • MADDISON ARCHITECTS.

DATE: 18-06-28
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 ADDRESS: [Address]

BONI • MADDISON
Architects
 3732 West Broadway
 Vancouver, BC V6R 2C1
 Tel: 604.688.8399
 Fax: 604.688.8399
 E: info@bonimaddison.com

PROJECT: [Name]
 ADDRESS: [Address]

STREET SCALE	
DATE	15-16
REV. #	
SCALE	AS NOTED
AS BUILT	
DRAWN BY	
DATE	MARCH 2018
SCALE	A4.1



SHADOW STUDIES



10:00 AM EQUINOX MARCH 21



10:00 AM SUMMER SOLSTICE JUNE 21



10:00 AM EQUINOX SEPTEMBER 21



10:00 AM WINTER SOLSTICE DECEMBER 21



12:00 PM EQUINOX MARCH 21



12:00 PM SUMMER SOLSTICE JUNE 21



12:00 PM EQUINOX SEPTEMBER 21



12:00 PM WINTER SOLSTICE DECEMBER 21



2:00 PM EQUINOX MARCH 21



2:00 PM SUMMER SOLSTICE JUNE 21



2:00 PM EQUINOX SEPTEMBER 21



2:00 PM WINTER SOLSTICE DECEMBER 21

REVISIONS

D 18-06-28 ISSUED FOR DP
 C 18-37 DP

NOTES:
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BONI • MADDISON ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF BONI • MADDISON ARCHITECTS IS STRICTLY PROHIBITED. BONI • MADDISON ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

BONI • MADDISON
Architects

3732 West Broadway
 Vancouver, B.C. V6K 2C1
 Tel: 604.688.2800
 F: 604.688.2899
 E: info@bonimaddison.com

PROJECT:
 439 Powell Street, Vancouver

DATE: MARCH 2018

NO.:	AS NOTED	DATE:	15-16
BY:	AS NOTED	DATE:	MARCH 2018
SCALE:	AS NOTED	DATE:	15-16
DATE:	MARCH 2018	REV. #:	

A5.1

SHADOW STUDIES

Revision No.	Date	Revised/By

Issue No.	Date	Issue Notes

Professional Seal



1000 West 4th Avenue
 Vancouver, BC, Canada, V6J 3H4
 T 604.683.1455
 F 604.683.1499
 W www.eta.ca

All Rights Reserved. No part of this publication may 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 permission of the copyright owner.

Project
Ming Sun Benevolent Society

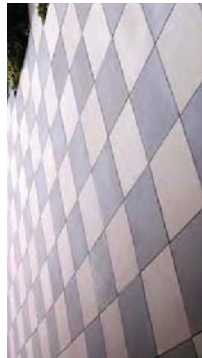
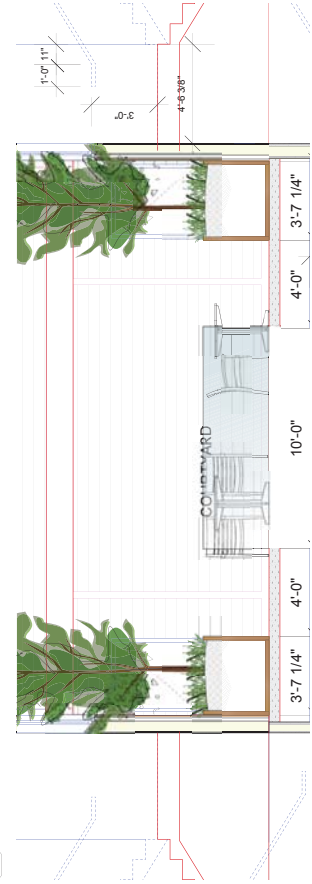
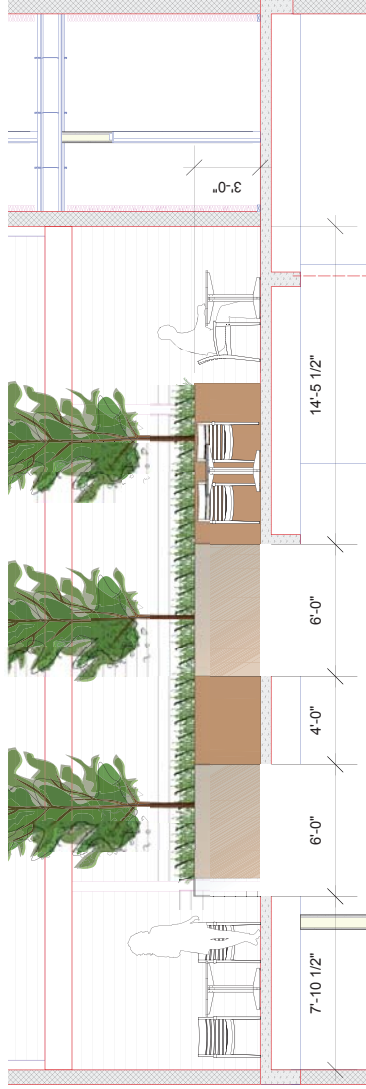
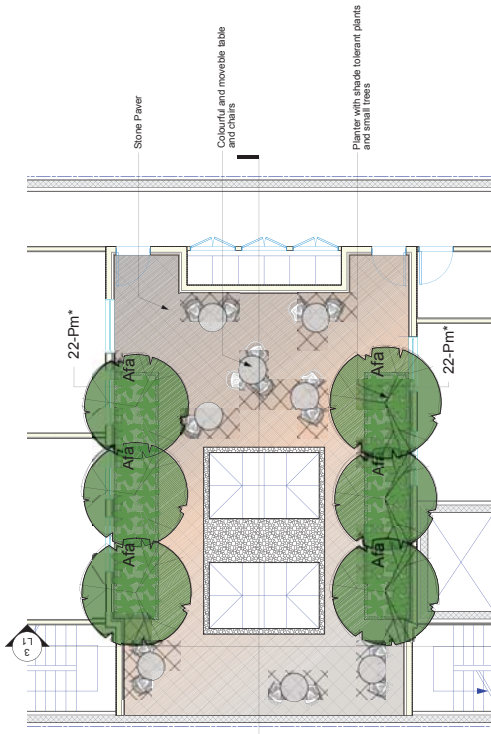
439 Powell St., Vancouver

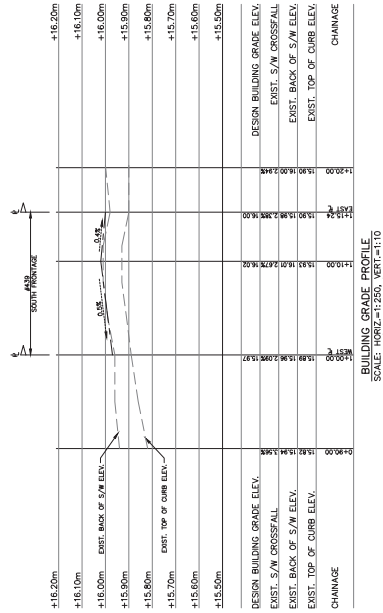
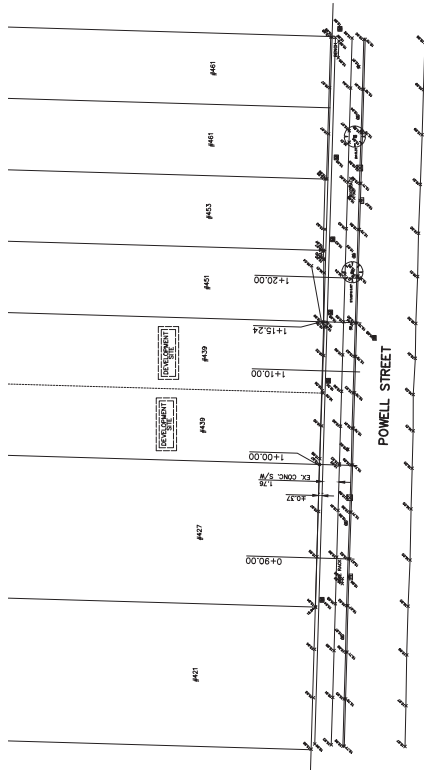
Drawing Title
Courtyard Plan

Project
 439 Powell St., Vancouver

Client	Ming Sun
Architect	eta
Scale	L1.0
Date	10/09/2018

Project
 439 Powell St., Vancouver





DESIGN BUILDING GRADE ELEV'S ARE BASED ON:
 2.00 TO 1.00 M FROM DIST. MARK OF BENCHMARK TO 0.00 TO 2.00 M
 2.00 TO 1.00 M FROM DIST. MARK OF BENCHMARK TO 0.00 TO 2.00 M
 1.00 TO 0.00 M FROM DIST. MARK OF BENCHMARK TO 0.00 TO 1.00 M
 ALL DIMENSIONS AND ELEVATIONS
 ARE IN METRIC UNITS.

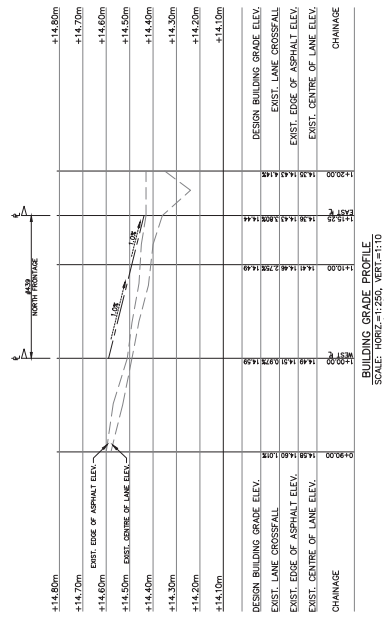
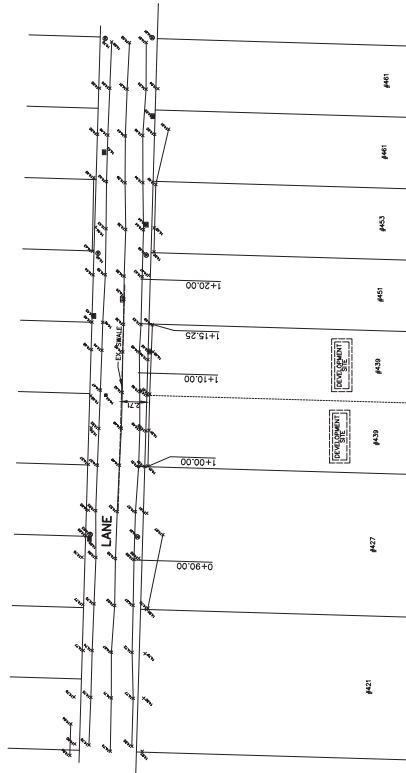
TITLE	
BUILDING GRADE PROFILE	
439 POWELL STREET VANCOUVER, BC	
DESIGN:	MPT
DRAWN:	MPT
CHECKED:	MPT
PROJECT NO.:	V15990-BC
SHEET NO.:	2 OF 3
SCALE:	1:250

REV.	DATE	BY	CHK.	DESCRIPTION
0	24 AUG/18	RT	AG	FIRST SUBMISSION

MPT ENGINEERING CO. LTD.
 840-1110 HENDERSON WAY, RICHMOND, BC V7B 3P7 TEL: (604) 270-9381 FAX: (604) 270-1111
CPA DEVELOPMENT

- NOTES:
- ALL ELEVATIONS ARE DERIVED FROM CITY OF VANCOUVER CONTROL MONUMENT NO. 13.84m.
 - CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING PRIOR TO CONSTRUCTION.
 - ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT MASTER SPECIFICATIONS TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.
 - ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT MASTER SPECIFICATIONS AND DETAILED DRAWINGS, UNLESS OTHERWISE NOTED.

MPT ENGINEERING CO. LTD.	
840-1110 HENDERSON WAY, RICHMOND, BC V7B 3P7 TEL: (604) 270-9381 FAX: (604) 270-1111	
CPA DEVELOPMENT	



DESIGN BUILDING GRADE ELEV. ARE BASED ON
 A BENCH MARK FROM THE CITY OF VANCOUVER.
 ALL ELEVATIONS ARE IN METRIC UNITS.

TITLE		BUILDING GRADE PROFILE	
PROJECT		439 POWELL STREET VANCOUVER, BC	
DESIGN	MPT	DRAWING NO.	V19990-BC
DRAWN	MPT	SHEET NO.	3 OF 3
CHECKED	MPT	SCALE	1:250

REV.	DATE	BY	CHK.	DESCRIPTION
0	24 AUG/18	RT	AG	FIRST SUBMISSION

MPT ENGINEERING CO. LTD.
 CPA DEVELOPMENT

180-1110 HURDISBORO (W.V. HURDISBORO, B.C. V7R 3P7) TEL: (604) 293-0381 FAX: (604) 294-1411

- NOTES:
1. ALL ELEVATIONS ARE DERIVED FROM CITY OF VANCOUVER CONTROL MONUMENT NO. 142428, ELEV. = 13.84m.
 2. CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO MPT ENGINEERING PRIOR TO CONSTRUCTION.
 4. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT MASTER SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CITY OF VANCOUVER, SPECIFICATIONS AND DETAILED DRAWINGS, UNLESS OTHERWISE NOTED.