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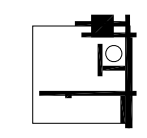
revisions:

05/11/2011  
05/05/2011  
ISSUED FOR CLIENT REVIEW  
ISSUED FOR BP

**SHON YEE BENEVOLENT ASSOCIATION OF CANADA  
THE MAY WAH HOTEL**

**258 EAST PENDER STREET  
VANCOUVER, B.C.**

consultant:



**JOE Y. WAI**  
architect inc.

211 - 211 columbia st.  
vancouver, b.c.  
v6a 2r5 689-3166

sheet title:

**SITE PLAN**

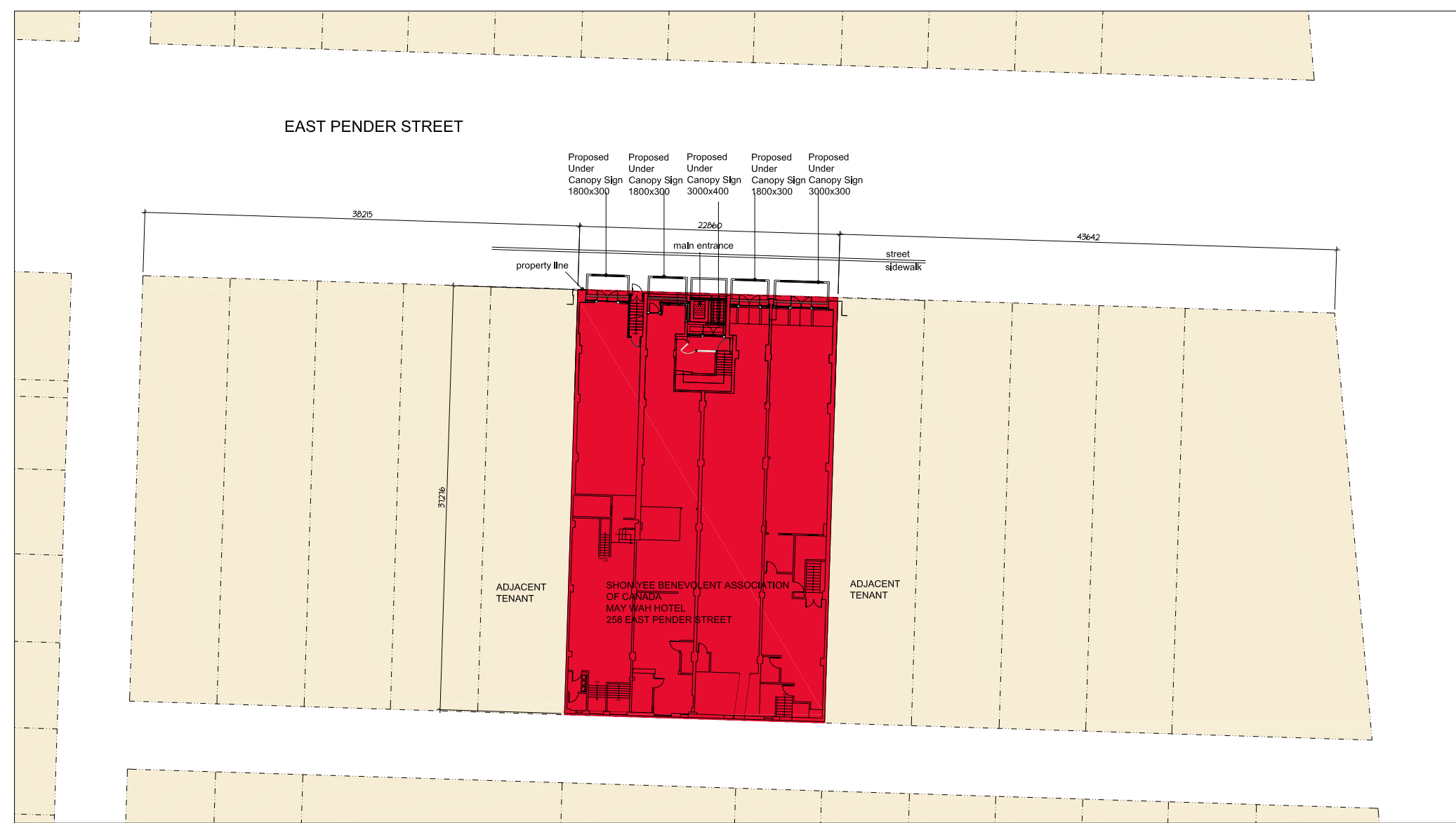
project number:  
**0709**

date: JAN 04, 11 scale: AS NOTED

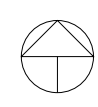
drawn: JW checked: .

sheet number:

**A-30** of: -



APPROX NEW SIGN LOCATION ABOVE CANOPY  
 APPROX NEW SIGN LOCATION OF HANGING SIGNS



**1 SITE PLAN ( 258 PENDER STREET)**  
SCALE: 1:200

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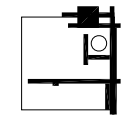
revisions:

05/17/2011	ISSUED FOR CLIENT REVIEW
05/25/2011	ISSUED FOR B.P.

**SHON YEE BENEVOLENT ASSOCIATION OF CANADA THE MAY WAH HOTEL**

258 EAST PENDER STREET VANCOUVER, B.C.

consultant:



**JOE Y. WAI architect inc.**

211 - 211 columbia st. vancouver, b.c. v6a 2r5 689-3166

sheet title:

**PROPOSED ELEVATIONS PLAN SECTION**

project number:

0709

date: DEC. 22, 10

scale: AS NOTED

drawn: iv

checked: .

sheet number:

A-3.1 of -

A-3.1 of -

NOTE: Detailed survey of section and cornice required. Schematic Section Only

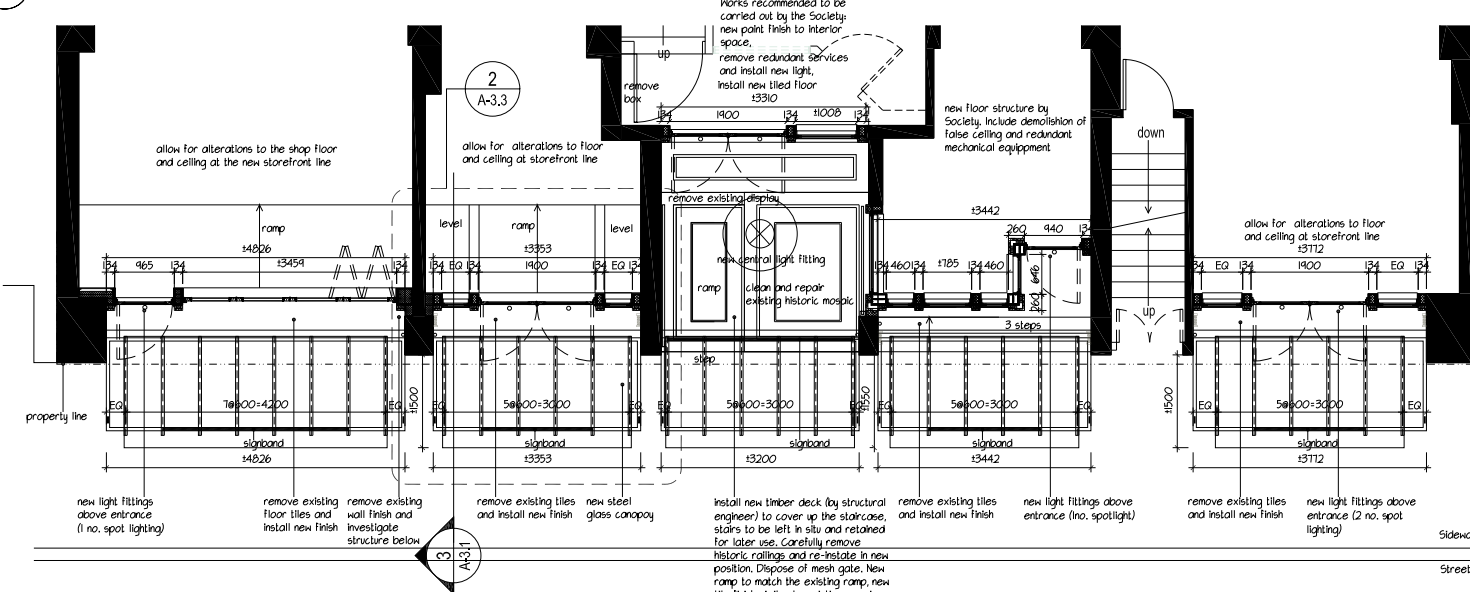


**1 NORTH ELEVATION (PENDER STREET)**  
SCALE: 1:50

**3 SECTION**  
SCALE: 1:50

**GENERAL NOTES:**

- Carefully remove all existing awnings, signage and lighting to all storefronts.
- Remove all existing security gates and shutters to the storefronts. Remove all false soffits.
- NEW STOREFRONTS:**  
Frames to be clad metal studs with timber trims. Window frames to be aluminium clad wood from Pella with laminated glass. Ironmongery as specified in schedule.
- Column 1:** Carefully remove tiles and existing finishes between the column edge and the new storefront. Clean and repair original finish (concrete or brick) and decorate.
- Column 2:** Carefully remove tiles and existing finishes from the column edge to the new storefront. Allow for repairs to the concrete or brick wall and decorate.
- Column 3:** Remove loose paint, allow for plastic repairs to the front and sides of the column and to the sidewalls (see detailed drawing). Prepare and decorate with 3 coats of paint.
- Column 4:** Carefully remove loose contemporary paint to reveal historic paint. Carry out test trials if the historic painted sign on the ground floor column can be conserved. Coordinate test trials with Architect and Heritage Consultant.
  - Carefully remove later plaster render with plastic scrapers or soft brushes until the layer with the first painted signs is revealed.
  - Remove all dust, foreign substances and rinse.
  - Remove all remaining loose and peeling paint and non-adhering coating material by the appropriate preparation method for the condition.
  - Apply clear coat that protects the historic painted sign only if surface is completely dry.
  - Apply material in strict accordance with manufacturer's spread rates and application requirements.
- Column 5:** Remove loose paint and clean concrete surface. Allow for repairs to surface and repair the plinth to match the historic profile. Repaint.
- Column 6:** Carefully remove tiles and re-instate the right door frame to match the existing historic frame.
- Column 7:** Carefully remove tiles and existing finishes from the column edge to the new storefront to reveal brick face. Investigate if brick face is original. If historic, retain, repair and decorate. If not historic, remove, reveal concrete face, allow for repairs, prepare and decorate.
- Soffit:** Remove loose paint and redundant services, allow for repairs, prepare and decorate.



**2 GROUND FLOOR PLAN - ELEVATION FRONTAGE**  
SCALE: 1:50






**PAINT COLOUR LEGEND**

VC27	VC 27 STRATFORD WARE
VC27	VC 27 STRATFORD WARE RED
HC167	HC 167 HERBERT GREY
HC166	HC 166 HERBERT GREY
HC167	HC 167 HERBERT GREY
VC27	VC 27 STRATFORD WARE
VC27	VC 27 STRATFORD WARE
BRICK	BRICK
STONE	STONE

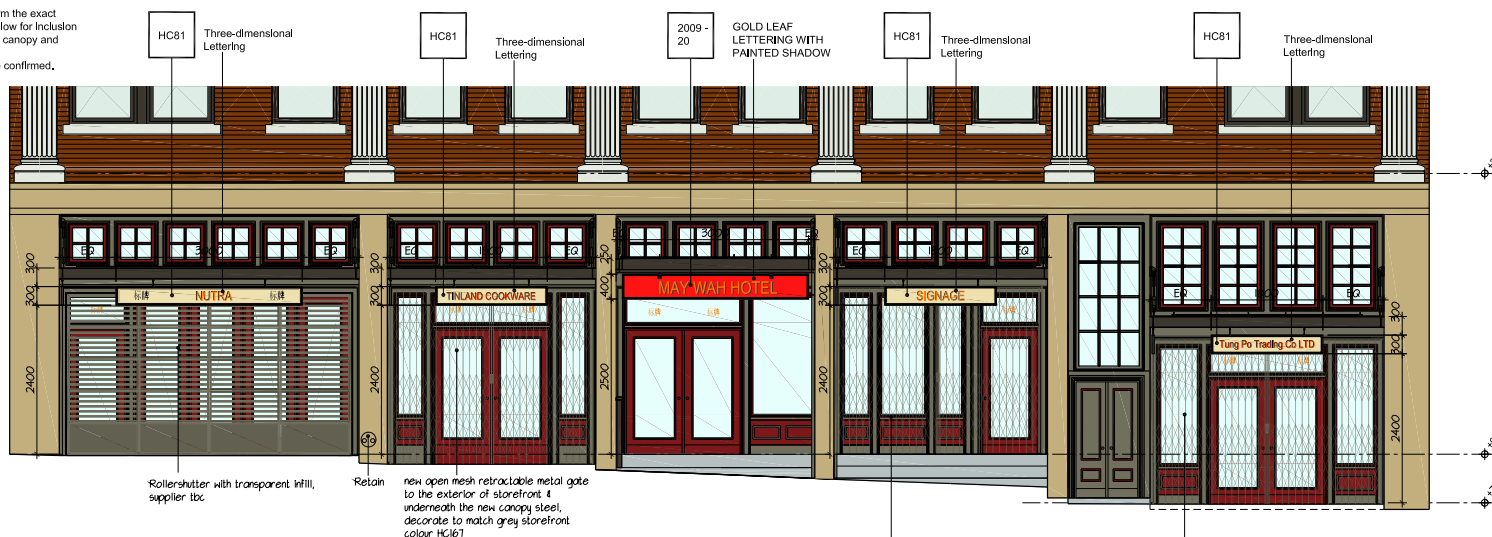
**NOTE:**  
Shops are to be kept open and in working condition during the installation of the storefront. A minimum closure time is to be agreed between the client and the tenant.  
The storefronts will be implemented in a phased manner. The client will confirm a schedule.  
Contractor to provide drawings for a proposed holding.



**SIGNAGE COLOUR LEGEND**

- 2009 - 20 
- 2009 20 COLOUR PREVIEW COLLECTION 1  
BENJAMIN MOORE & CO., LTD.
- HC81 
- HC 81 Manchester Tan  
HISTORICAL COLOUR COLLECTION  
BENJAMIN MOORE & CO., LTD. AND THE VANCOUVER HERITAGE FOUNDATION
- 
- GOLD LEAF
- 2120 - 20 
- 2120 - 20 BLACK IRON  
COLOUR PREVIEW COLLECTION 4  
BENJAMIN MOORE & CO., LTD.
- 

NOTE:  
Tenant and client to confirm the exact wording of the signage. Allow for inclusion of the tenant's logo on the canopy and hanging sign. Typeface and colour to be confirmed.

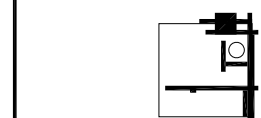


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revisions:

NO.	DATE	DESCRIPTION
1	09/17/2011	ISSUED FOR SP
2	09/19/2011	ISSUED FOR SP

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258 EAST PENDER STREET VANCOUVER, B.C.



**JOE Y. WAI architect inc.**

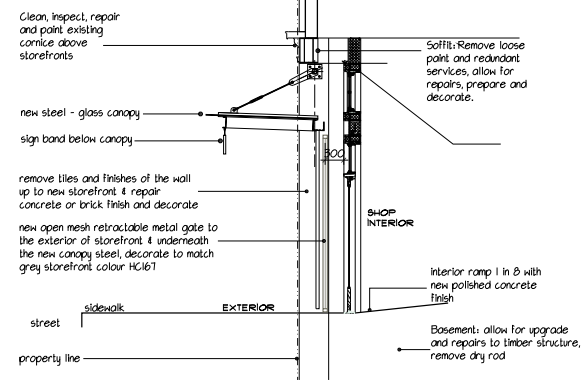
211 - 211 columbia st. vancouver, b.c. v6a 2r5 689-3166

sheet title:  
**PROPOSED GATES & SECTION SCHEMATIC FLOOR FINISHES**

project number: **0709**

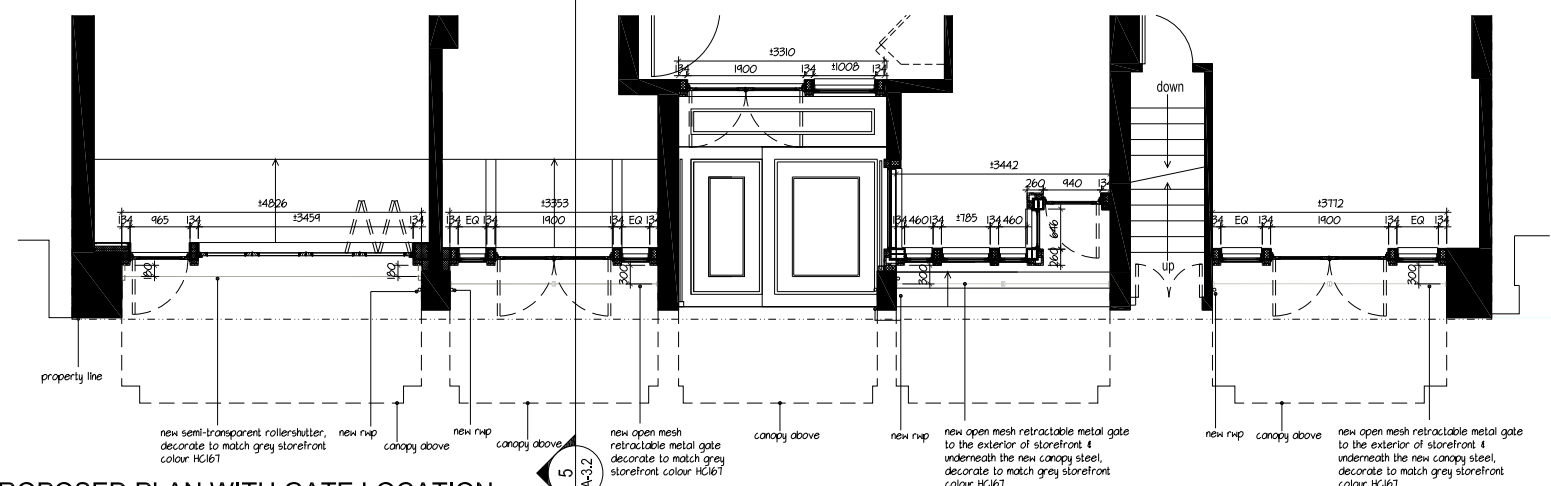
date: DEC. 12, 10 scale: AS NOTED  
drawn: JV checked: .

sheet number:  
**A-3.2** of -

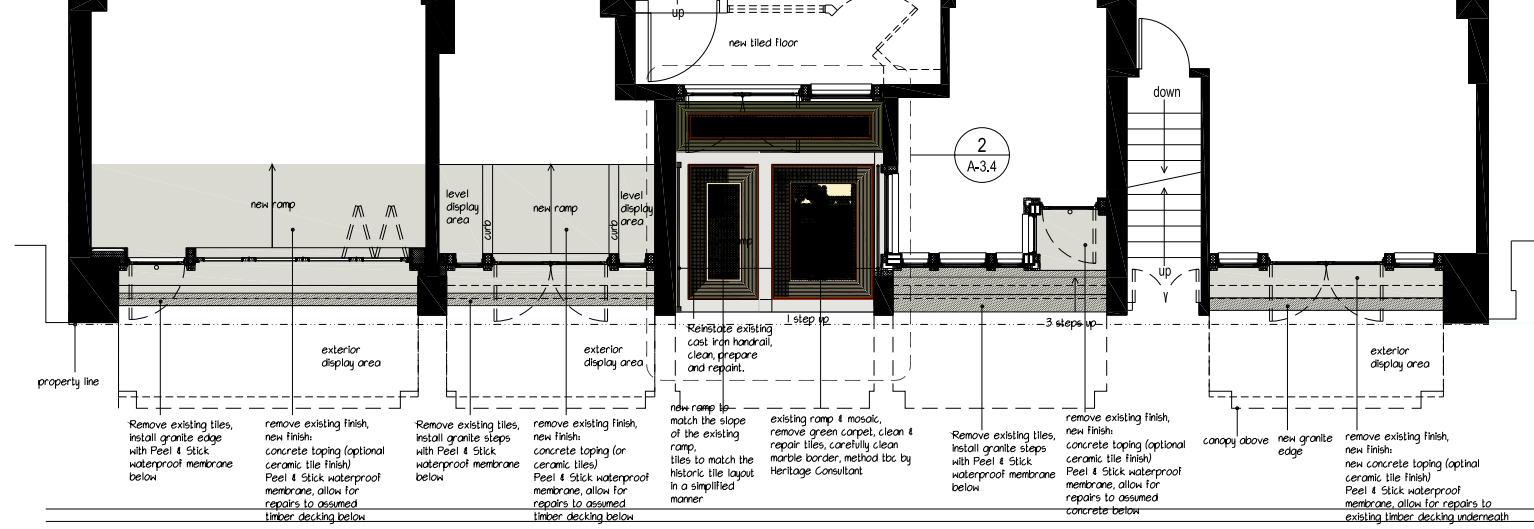


**5 SECTION**  
SCALE: 1:50

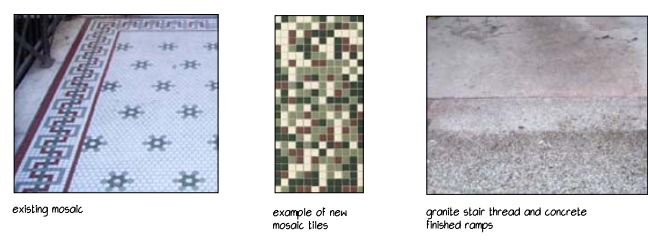
**1 PROPOSED STOREFRONT WITH GATES**  
SCALE: 1:50



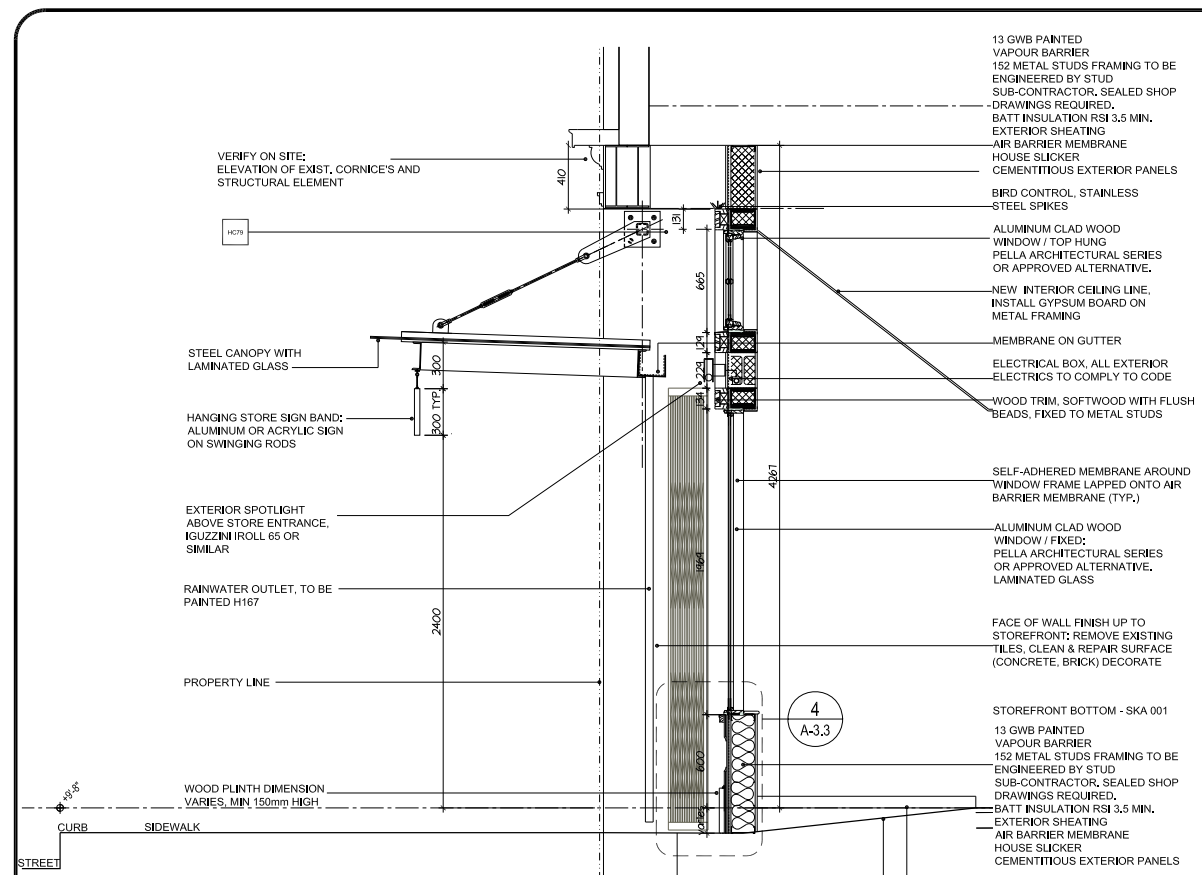
**2 PROPOSED PLAN WITH GATE LOCATION**  
SCALE: 1:50



**3 PROPOSED FLOOR LAYOUT & MATERIALS**  
SCALE: 1:50



**4 PROPOSED MOSAIC**  
NTS



3 TYPICAL PROPOSED SECTION  
SCALE: 1:20

13 GWB PAINTED VAPOUR BARRIER  
152 METAL STUDS FRAMING TO BE ENGINEERED BY STUC SUB-CONTRACTOR, SEALED SHOP DRAWINGS REQUIRED.  
BATT INSULATION RSI 3.5 MIN.  
EXTERIOR SHEATING  
AIR BARRIER MEMBRANE  
HOUSE SLICKER  
CEMENTITIOUS EXTERIOR PANELS  
BIRD CONTROL, STAINLESS STEEL SPIKES  
ALUMINUM CLAD WOOD WINDOW / TOP HUNG PELLA ARCHITECTURAL SERIES OR APPROVED ALTERNATIVE.  
NEW INTERIOR CEILING LINE. INSTALL GYPSUM BOARD ON METAL FRAMING  
MEMBRANE ON GUTTER  
ELECTRICAL BOX, ALL EXTERIOR ELECTRICS TO COMPLY TO CODE  
WOOD TRIM, SOFTWOOD WITH FLUSH BEADS, FIXED TO METAL STUDS  
SELF-ADHERED MEMBRANE AROUND WINDOW FRAME LAPPED ONTO AIR BARRIER MEMBRANE (TYP.)  
ALUMINUM CLAD WOOD WINDOW / FIXED; PELLA ARCHITECTURAL SERIES OR APPROVED ALTERNATIVE, LAMINATED GLASS  
FACE OF WALL FINISH UP TO STOREFRONT; REMOVE EXISTING TILES, CLEAN & REPAIR SURFACE (CONCRETE, BRICK) DECORATE  
STOREFRONT BOTTOM - SKA 001  
13 GWB PAINTED VAPOUR BARRIER  
152 METAL STUDS FRAMING TO BE ENGINEERED BY STUC SUB-CONTRACTOR, SEALED SHOP DRAWINGS REQUIRED.  
BATT INSULATION RSI 3.5 MIN.  
EXTERIOR SHEATING  
AIR BARRIER MEMBRANE  
HOUSE SLICKER  
CEMENTITIOUS EXTERIOR PANELS  
CURB 75 x 75mm  
NEW RAMP ON EXISTING CONSTRUCTION, 1 IN 8, TO BE CONCRETE 30mm THICKNESS WITH A VAPOUR BARRIER UNDERNEATH  
VERIFY ON SITE AFTER REMOVAL OF EXISTING TILES



1 PROPOSED ELEVATION STOREFRONT 2  
SCALE: 1:20

**PAINT COLOUR LEGEND**

- VC27 STRATHCONA RED HISTORICAL COLOUR COLLECTION FOR WESTERN CANADA BENJAMIN MOORE & CO. LTD. AND THE VANCOUVER HERITAGE FOUNDATION
- HC167 ANHERST GREY HISTORICAL COLOUR COLLECTION BENJAMIN MOORE & CO. LTD. AND THE VANCOUVER HERITAGE FOUNDATION
- HC168 HISTORICAL COLOUR COLLECTION BENJAMIN MOORE & CO. LTD. AND THE VANCOUVER HERITAGE FOUNDATION
- HC169 HISTORICAL COLOUR COLLECTION BENJAMIN MOORE & CO. LTD. AND THE VANCOUVER HERITAGE FOUNDATION
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- HC220 HISTORICAL COLOUR COLLECTION BENJAMIN MOORE & CO. LTD. AND THE VANCOUVER HERITAGE FOUNDATION

**STONE COLOUR LEGEND**

- 2008-20 GOLD LEAF
- 2009-20 GOLD LEAF
- 2010-20 GOLD LEAF
- 2011-20 GOLD LEAF
- 2012-20 GOLD LEAF
- 2013-20 GOLD LEAF
- 2014-20 GOLD LEAF
- 2015-20 GOLD LEAF
- 2016-20 GOLD LEAF
- 2017-20 GOLD LEAF
- 2018-20 GOLD LEAF
- 2019-20 GOLD LEAF
- 2020-20 GOLD LEAF
- 2021-20 GOLD LEAF
- 2022-20 GOLD LEAF
- 2023-20 GOLD LEAF
- 2024-20 GOLD LEAF
- 2025-20 GOLD LEAF
- 2026-20 GOLD LEAF
- 2027-20 GOLD LEAF
- 2028-20 GOLD LEAF
- 2029-20 GOLD LEAF
- 2030-20 GOLD LEAF
- 2031-20 GOLD LEAF
- 2032-20 GOLD LEAF
- 2033-20 GOLD LEAF
- 2034-20 GOLD LEAF
- 2035-20 GOLD LEAF
- 2036-20 GOLD LEAF
- 2037-20 GOLD LEAF
- 2038-20 GOLD LEAF
- 2039-20 GOLD LEAF
- 2040-20 GOLD LEAF
- 2041-20 GOLD LEAF
- 2042-20 GOLD LEAF
- 2043-20 GOLD LEAF
- 2044-20 GOLD LEAF
- 2045-20 GOLD LEAF
- 2046-20 GOLD LEAF
- 2047-20 GOLD LEAF
- 2048-20 GOLD LEAF
- 2049-20 GOLD LEAF
- 2050-20 GOLD LEAF

**GENERAL NOTES:**  
Paint in no. storefront, including signage and canopy as example for the architect's, the client's and the planner's approval.

**NOTE:**  
DIMENSIONS SHOWN ON ARCH. DRAWINGS ARE FOR THE PURPOSE OF ILLUSTRATING DESIGN INTENTIONS. FINAL DIMENSIONS DEPEND ON EXISTING CONDITIONS.  
CONTRACTORS TO VERIFY ALL EXIST. MEASUREMENTS ON SITE. IF EXIST. MEASUREMENTS ARE FOUND DIFFERENT FROM ASSUMPTIONS OF EXIST. CONDITION ON ARCH. DRAWINGS, CONTRACTORS SHOULD NOTIFY THE ARCHITECT TO REVISE HIS/HER DIMENSIONS.

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revisions:

01	02/17/2011	ISSUED FOR PERMITS
02	03/16/2011	ISSUED FOR PERMITS

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258 EAST PENDER STREET VANCOUVER, B.C.

consultant:

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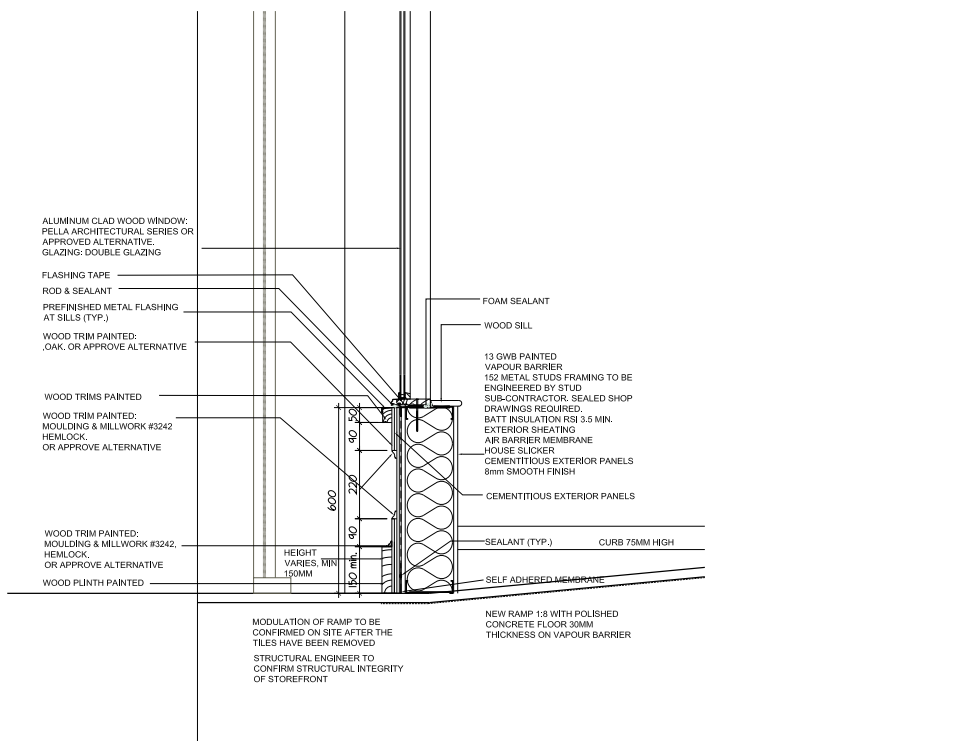
211 - 211 columbia st. vancouver, b.c. v6a 2r5 689-3166

**PROPOSED ELEVATION, PLAN SECTION STOREFRONT 2**

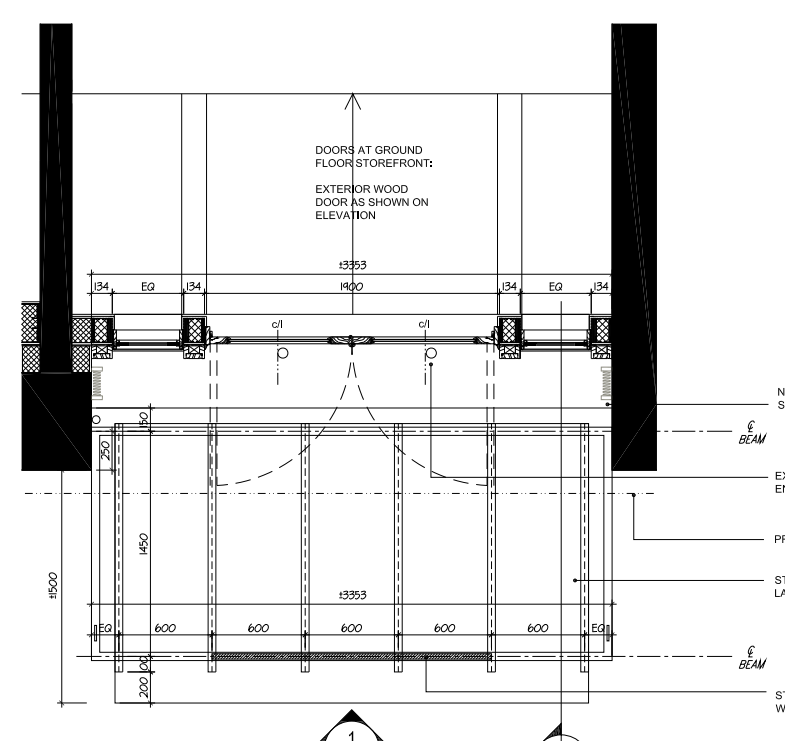
project number: 0709

date: DEC. 22, 10 scale: AS NOTED  
drawn: JV checked: .

sheet number: A-3.3 of -



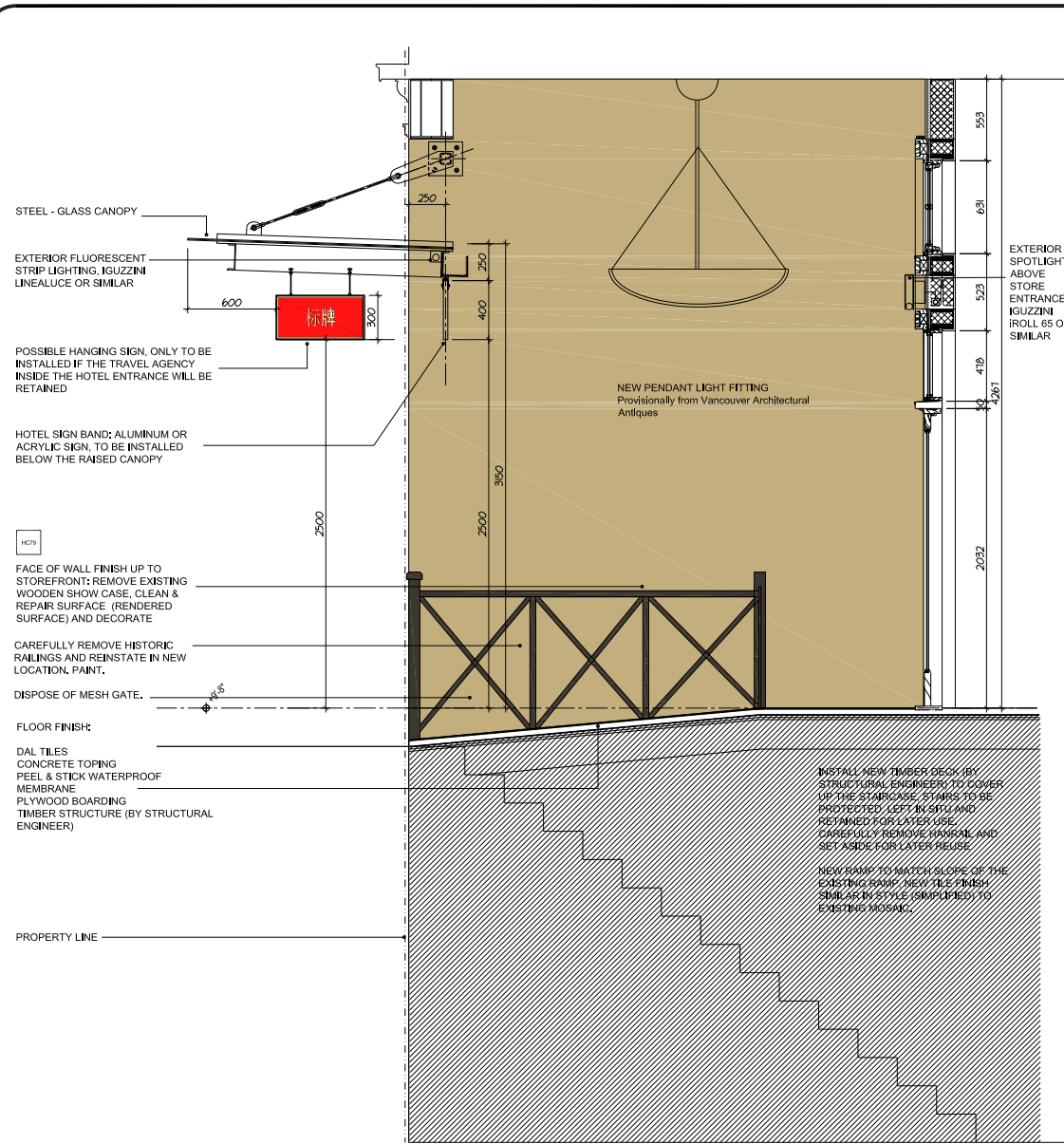
4 PROPOSED DETAIL OF STOREFRONT BOTTOM  
SCALE: 1:10



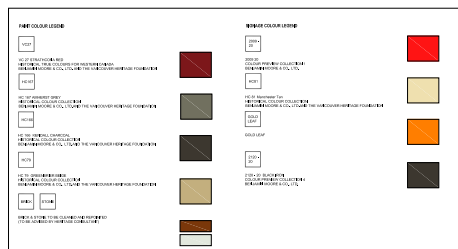
2 PROPOSED PLAN WITH CANOPY  
SCALE: 1:20

**GENERAL NOTES:**  
Paint in no. storefront, including signage and canopy as example for the architect's, the client's and the planner's approval.

**NOTE:**  
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CONTRACTORS TO VERIFY ALL EXIST. MEASUREMENTS ON SITE. IF EXIST. MEASUREMENTS ARE FOUND DIFFERENT FROM ASSUMPTIONS OF EXIST. CONDITION ON ARCH. DRAWINGS, CONTRACTORS SHOULD NOTIFY THE ARCHITECT TO REVISE HIS/HER DIMENSIONS.



3 PROPOSED SECTION  
SCALE: 1:20

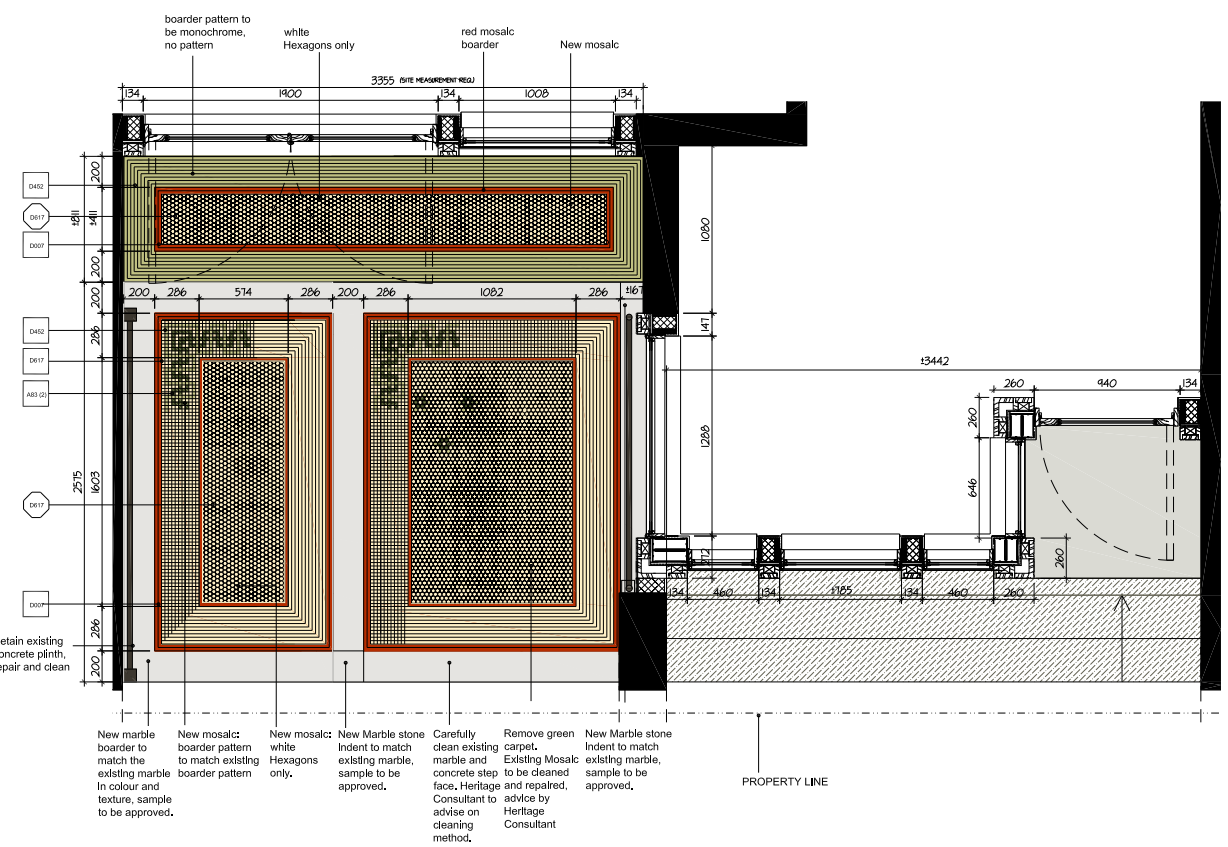


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CONTRACTORS TO VERIFY ALL EXIST. MEASUREMENTS ON SITE. IF EXIST. MEASUREMENTS ARE FOUND DIFFERENT FROM ASSUMPTIONS (OF EXIST. CONDITION) ON ARCH. DRAWINGS, CONTRACTORS SHOULD NOTIFY THE ARCHITECT TO REVISE HIS/HER DIMENSIONS.



1 PROPOSED ELEVATION MAIN ENTRANCE & STOREFRONT 3  
SCALE: 1:20



2 PROPOSED PLAN MAIN ENTRANCE WITH MOSAIC & STOREFRONT 3  
SCALE: 1:20

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revisions:

08/17/2011  
10/16/2011

ISSUED FOR CLIENT REVIEW  
ISSUED FOR BIP

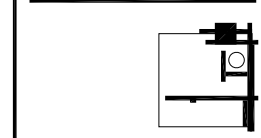
**SHON YEE BENEVOLENT ASSOCIATION OF CANADA THE MAY WAH HOTEL**

258 EAST PENDER STREET VANCOUVER, B.C.

consultant:

**DLGA**  
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**PROPOSED ELEV, PLAN & SEC MAIN ENTRANCE STOREFRONT 3**

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