



CONTEXT

292 East Hastings is a 103' by 123', 13489 SF site located in the "Downtown-Eastside/Oppenheimer" area. It is on the southwest corner of Hastings Street and Gore Avenue. Currently the site is occupied by a one-storey commercial/retail building housing a grocery store, bakery, video store, butcher shop and hair salon serving local residents. The proposed development site is served by a 20' public laneway and has a 103' frontage on Hastings and a 123' frontage on Gore.

Neighboring to the south across the lane is 445 Gore Avenue formerly known as the "East Hotel" and now a four-storey retail/residential building. To the east is the First United Church and retail/residential buildings of varying heights of two to five storeys. To the west is a one storey retail building and "The Saopy" a 4 storey residential building. To the north are a number of historic buildings such as the Salvation Army Temple, Firehall Arts Centre and St. James Anglican Church.

292 EAST HASTINGS STREET
 SUBJECT SITE



AERIAL PHOTO OF URBAN CONTEXT LOOKING NORTH



SITE CONTEXT PLAN

ISSUED/DATE: 2015.09.10
 REVISION/ISSUANCE:



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PROJECT:
**WALL FINANCIAL
 292 EAST HASTINGS STREET**

LOCATION:
 VANCOUVER, B.C.

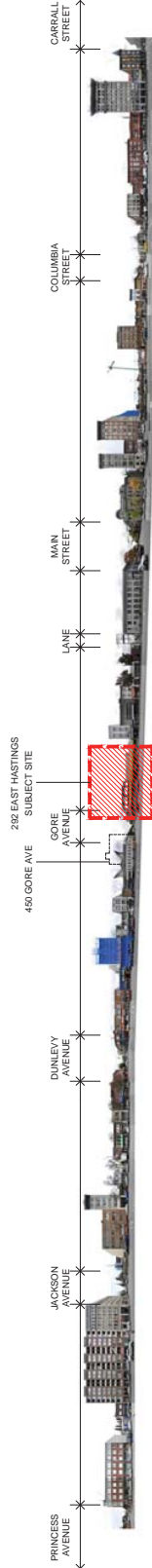
TITLE:
**CONTEXT AND
 LOCATION PLAN**

PROJECT No.: 3331
 DRAWN BY: ME
 SCALE: NOT TO SCALE
 CHECKED BY: ME
 REV. No.:

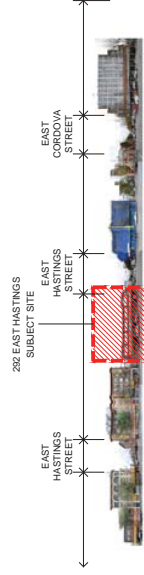
SHEET No.: **A.001**



1 EAST HASTINGS STREETSCAPE - NORTH VIEW



2 EAST HASTINGS STREETSCAPE - SOUTH VIEW



3 GORE AVENUE STREETSCAPE - WEST VIEW



4 GORE AVENUE STREETSCAPE - EAST VIEW



5 CONTEXT KEY PLAN

65620/010P 2016/09/10
 REVISION DATE



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PROJECT:
WALL FINANCIAL
292 EAST HASTINGS STREET

VANCOUVER, B.C.
 TITLE:
STREETSCAPE PHOTOS

PROJECT No: 3551
 SCALE: NOT TO SCALE
 DRAWN BY: JAE
 CHECKED BY: JAE
 REV No: .

SHEET No: **A.002**



DATE: 2013.09.10
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 CHECKED BY: [blank]
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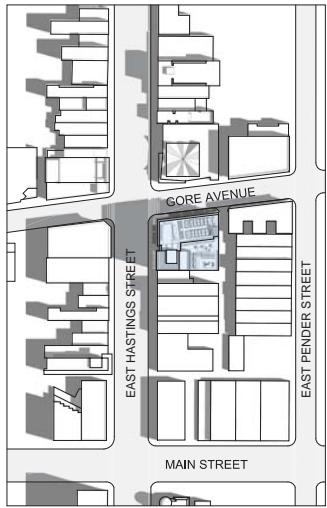
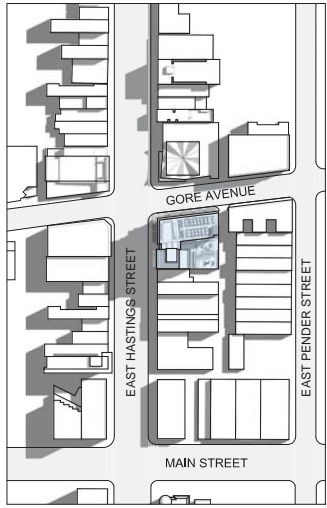
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PROJECT: **WALL FINANCIAL**
292 EAST HASTINGS STREET
 TITLE: **SHADOW ANALYSIS**
DIAGRAMS
 VANCOUVER, B.C.

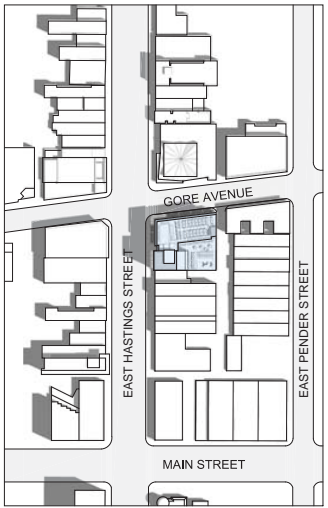
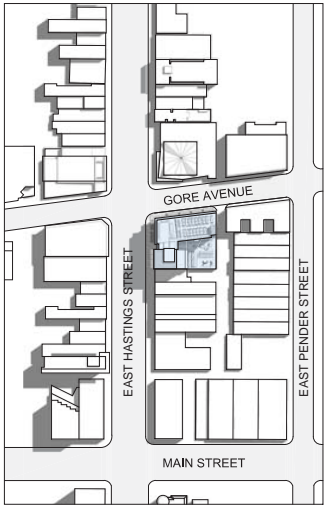
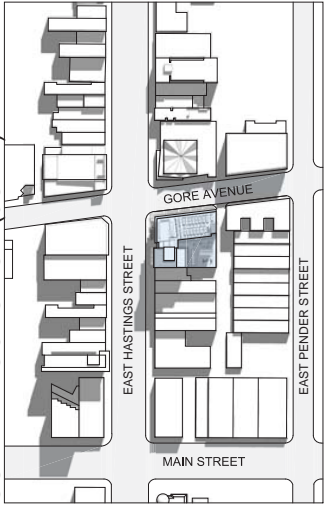
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 DATE: September 10, 2013
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 REV. No: [blank]
 SHEETS: **A.003**

SHADOW ANALYSIS

EQUINOX (MARCH/SEPTEMBER)



SUMMER SOLSTICE (JUNE)





ISSUED FOR: 2016.09.10
 REVISION: ISSUANCE DATE



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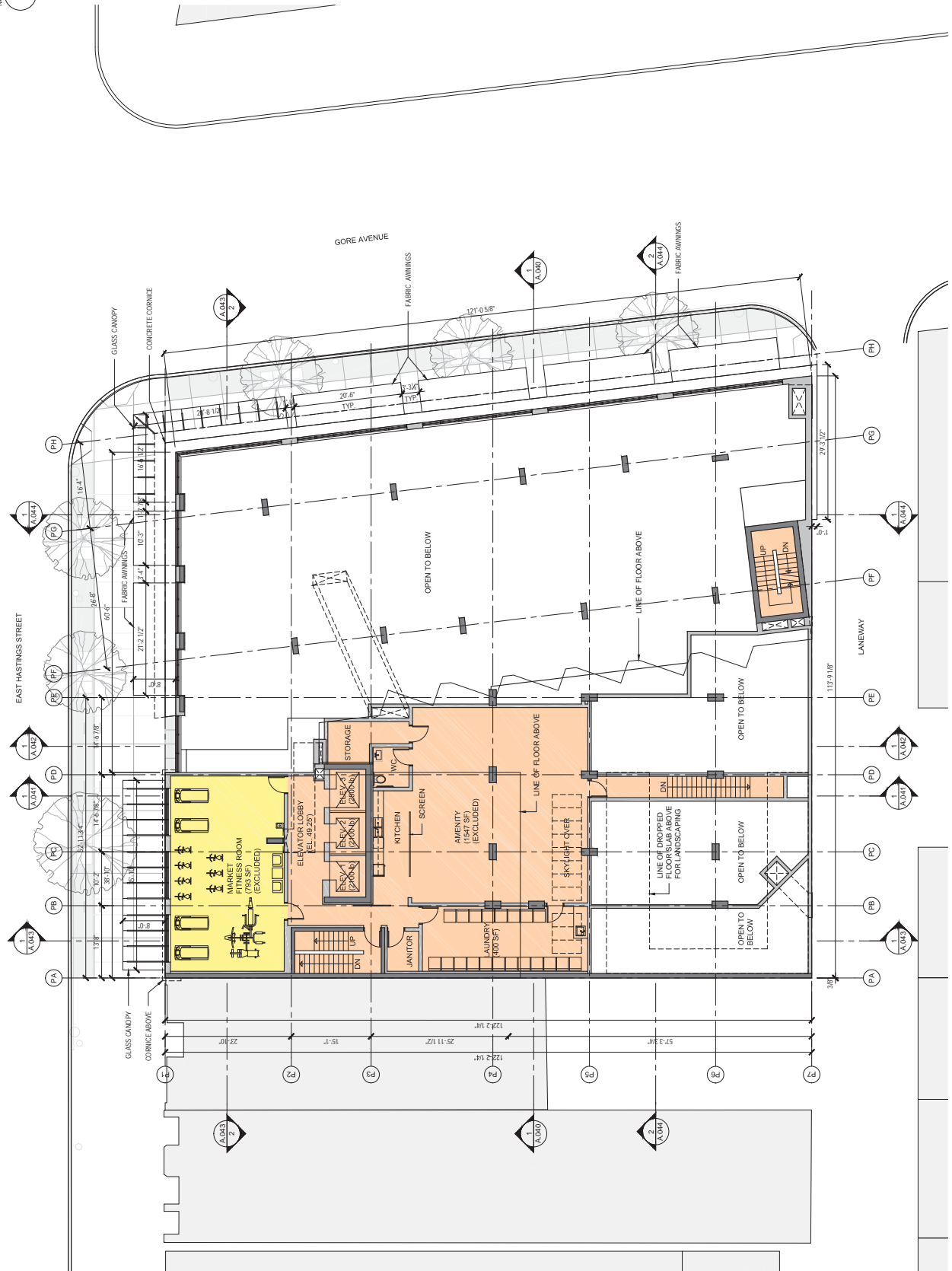
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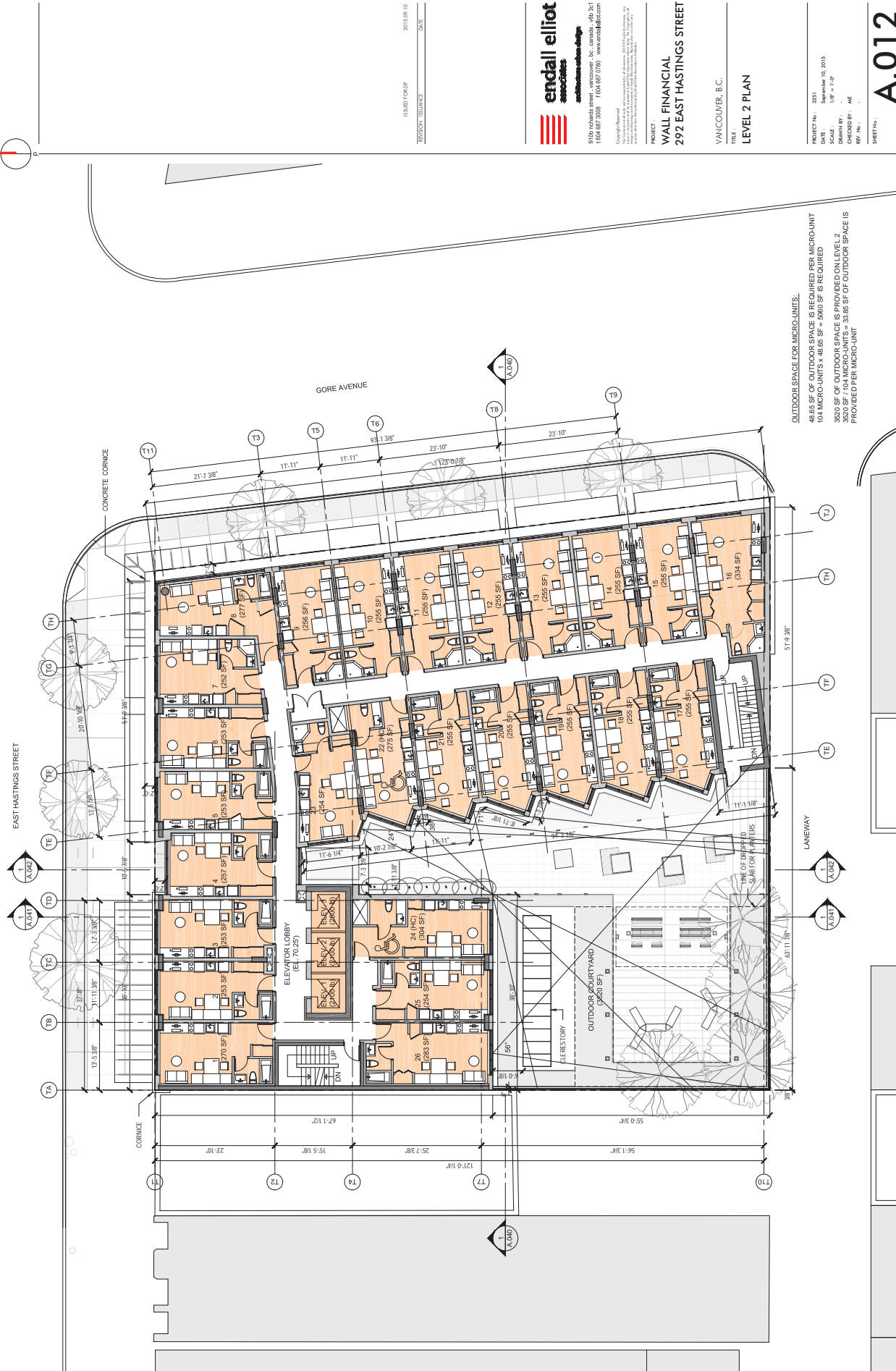
PROJECT: WALL FINANCIAL
 292 EAST HASTINGS STREET

VANCOUVER, B.C.
 TITLE: MEZZANINE PLAN

PROJECT No.: 3231
 DATE: 10/10/16
 SCALE: 1/8" = 1'-0"
 DRAWN BY: ME
 CHECKED BY: ME
 REV. No.: .

SHEET No.: **A.011**





OUTDOOR SPACE FOR MICROUNITS:
 48.66 SF OF OUTDOOR SPACE IS REQUIRED PER MICROUNIT
 104 MICROUNITS X 48.66 SF = 5060 SF IS REQUIRED
 3620 SF OF OUTDOOR SPACE IS PROVIDED ON LEVEL 2
 640 SF OF OUTDOOR SPACE IS PROVIDED PER MICROUNIT

ISSUED/DATE: 2016.09.10
 REVISION: ISSUANCE



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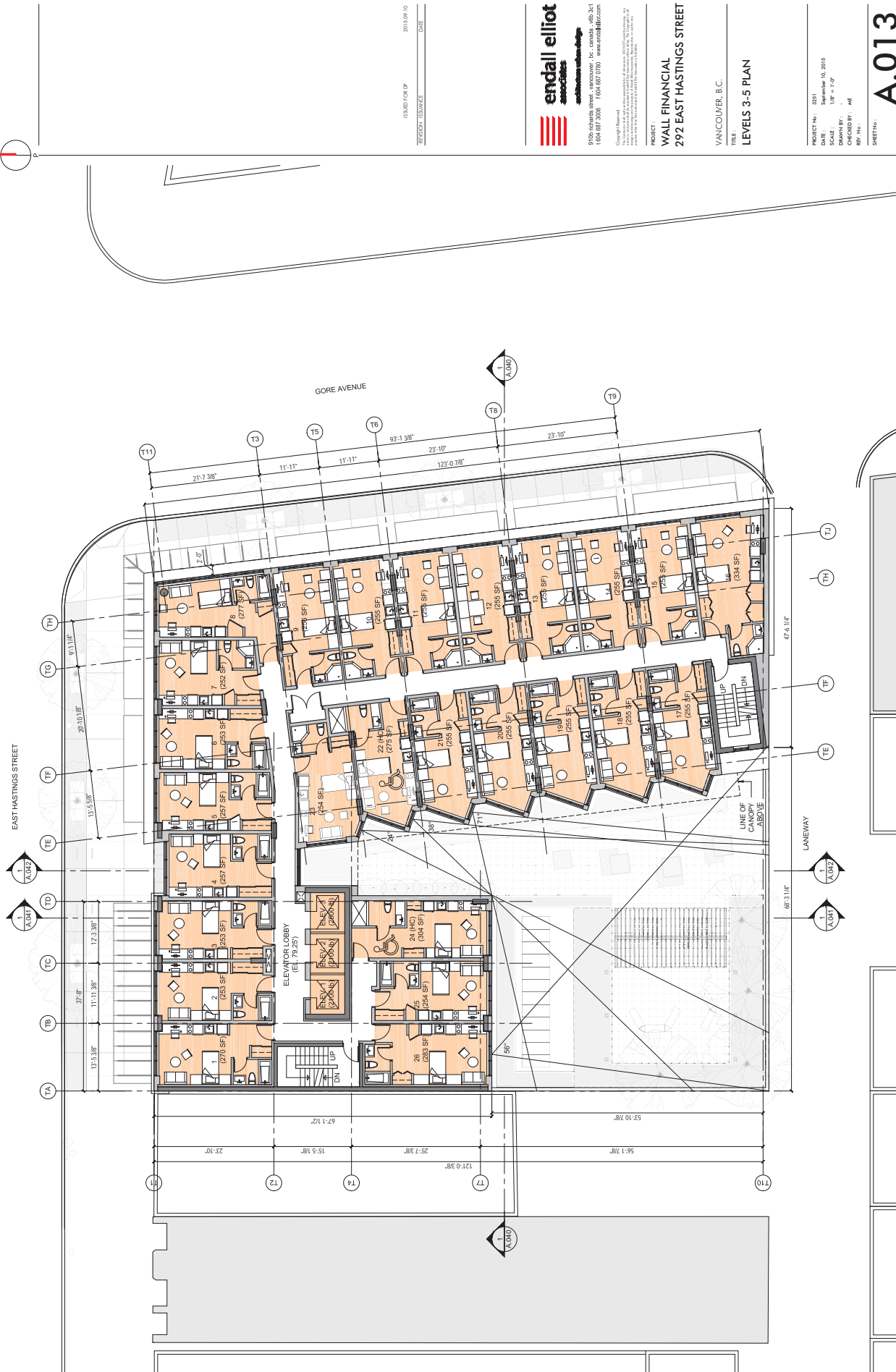
PROJECT:
 WALL FINANCIAL
 292 EAST HASTINGS STREET

VANCOUVER, B.C.

TITLE:
 LEVEL 2 PLAN

PROJECT No.: 2531
 DATE: 2016.09.10, 2016
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: ME
 REV. No.: [Number]

SHEET No.: **A.012**



ISSUED FOR CP 2016.09.10
 REVISION: ISSUANCE DATE

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PROJECT:
WALL FINANCIAL
292 EAST HASTINGS STREET

VANCOUVER, B.C.
 TITLE:
LEVELS 3-5 PLAN

PROJECT No.: 3231
 DRAWN: 10.10.2015
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: ME
 REV. No.:

SHEET No.: **A.013**



ISSUED FOR: 2016.09.10
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PROJECT:
WALL FINANCIAL
292 EAST HASTINGS STREET

VANCOUVER, B.C.

TITLE:
LEVELS 6-9 PLAN

PROJECT No.: 3231
 DRAWING No.: 2015
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: ME
 REV. No.:

SHEET No.: **A.014**



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PROJECT:
**WALL FINANCIAL
 292 EAST HASTINGS STREET**

VANCOUVER, B.C.

TITLE:
LEVELS 10-11 PLAN

PROJECT No.: 3231
 DATE: 10/10/2016
 SCALE: 1/8" = 1'-0"
 DRAWN BY:
 CHECKED BY: ME
 REV. No.:

SHEET No.: **A.015**



03.850 / CR DP
 20.15.20.10
 VERSION / DATE



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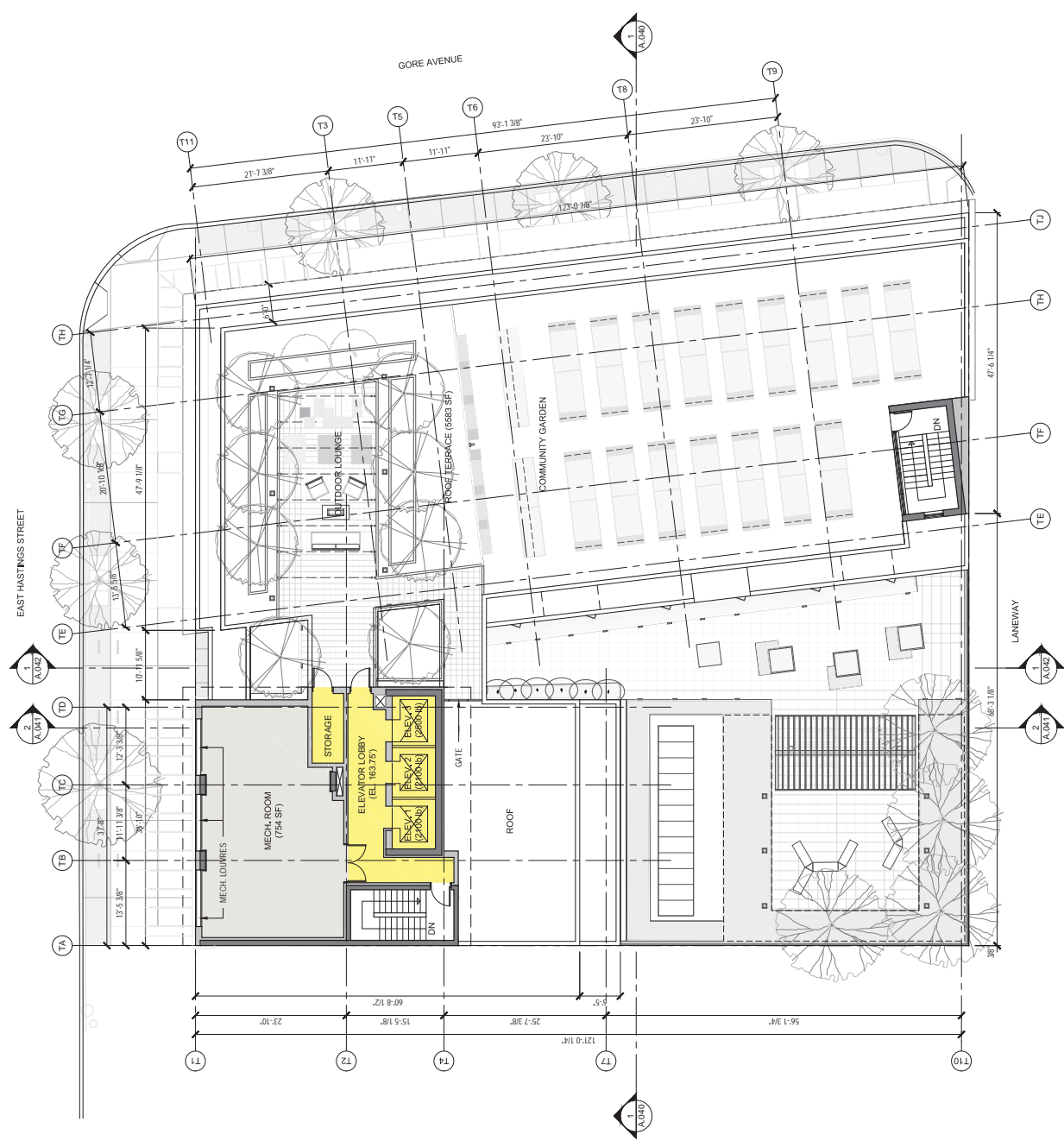
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PROJECT:
**WALL FINANCIAL
 292 EAST HASTINGS STREET**

LOCATION:
 VANCOUVER, B. C.
 TITLE:
ROOF PLAN

PROJECT No.: 1351
 DATE: September 10, 2015
 SCALE: 1/8" = 1'-0" (AS SHOWN)
 DRAWN BY: ME
 CHECKED BY: ME
 PLOT No.:

SHEET No.: **A.016**

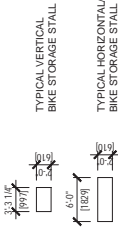




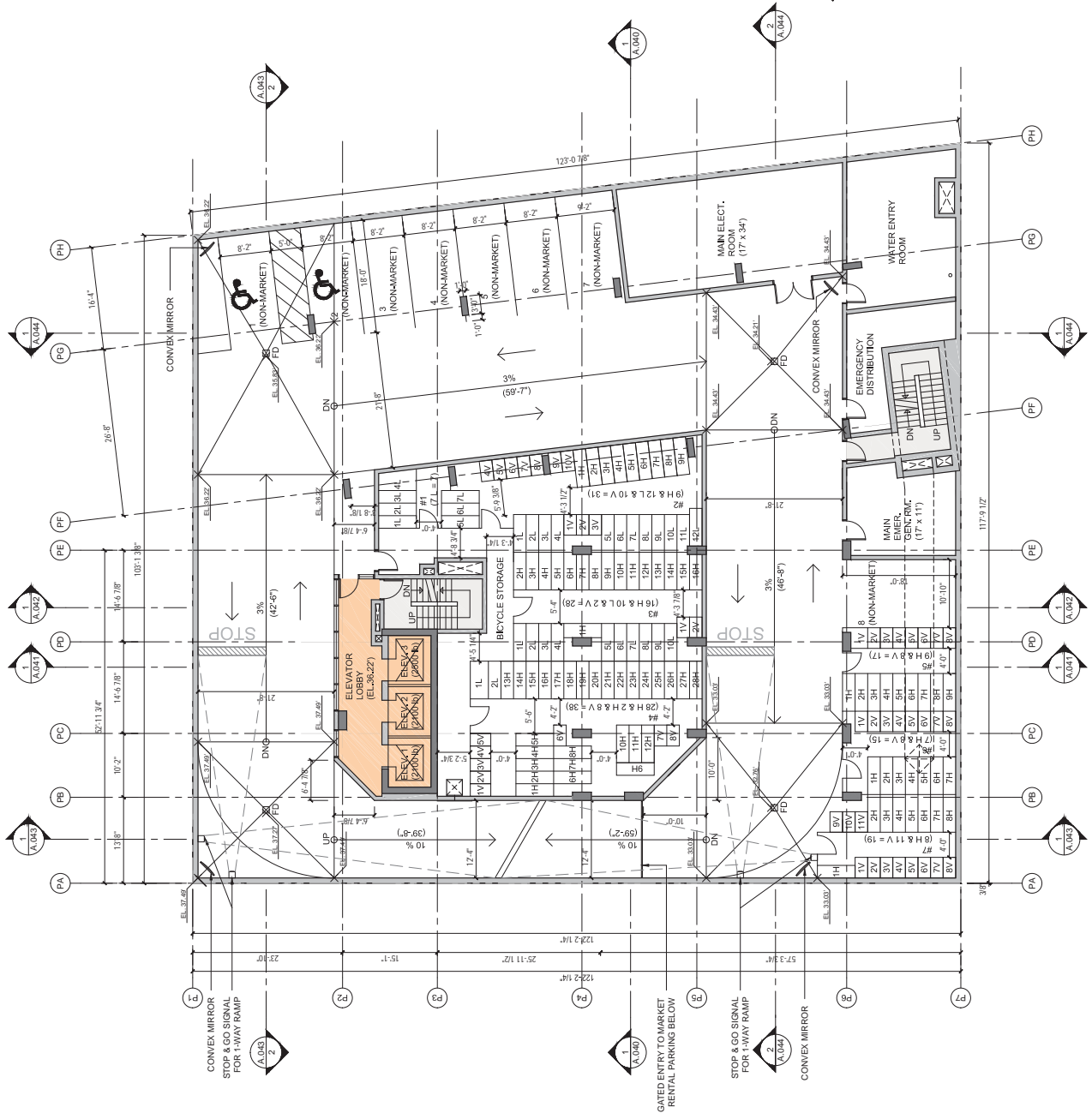
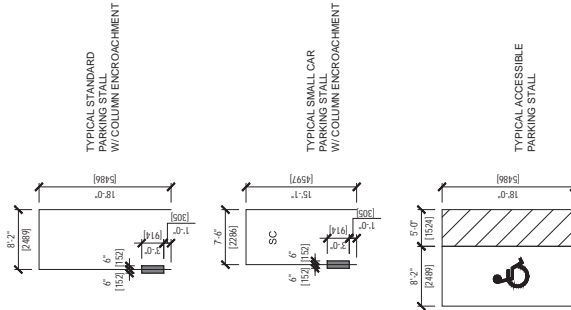
NOTES:

- CLASS A BICYCLE STORAGE
- 1 STALL / 100 SF OF RETAIL GFA
- 600 SF / 500 = 1.1 FOR 2 STALLS
- 2.0 FOR MARKET RENTAL UNITS PER LEVEL
- 2.400 SF / 4 LEVELS = 104
- 104 X 0.75 STALLUNIT = 78 STALLS
- 7 MARKET RENTAL UNITS PER LEVEL 4 LEVELS = 28
- 28 X 1.25 STALLUNIT = 35 STALLS
- 6 MARKET RENTAL UNITS PER LEVEL
- 600 SF / 100 = 6 FOR 10 STALLS
- 20 X 0.75 STALLUNIT = 15 STALLS
- 9 MARKET RENTAL UNITS PER LEVEL 2 LEVELS 10 TO
- 10 X 1.25 STALLUNIT = 25 STALLS
- 1 MARKET RENTAL STALLUNIT PER LEVEL
- (400 SF) X 2 LEVELS 10 TO 11 = 2
- 2 X 0.75 STALLUNIT = 1.5 STALLS
- VERTICAL BIKE STORAGE UNITS PER LEVEL
- STALLS = 49 (100%) TO BE LOCKERS = 30
- LEVEL P1 = 77.14 + 31.4 = 108.54 STALLS

GENERAL BIKE STORAGE NOTES:



GENERAL PARKING NOTES:



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PROJECT:
**WALL FINANCIAL
292 EAST HASTINGS STREET**

VANCOUVER, B. C.

TITLE:
PARKADE LEVEL P1 PLAN

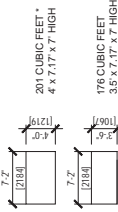
PROJECT No.: 3531
DATE: September 10, 2015
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CHECKED BY: AE
REV. NO.: [unintelligible]

SHEET No.: **A.017**

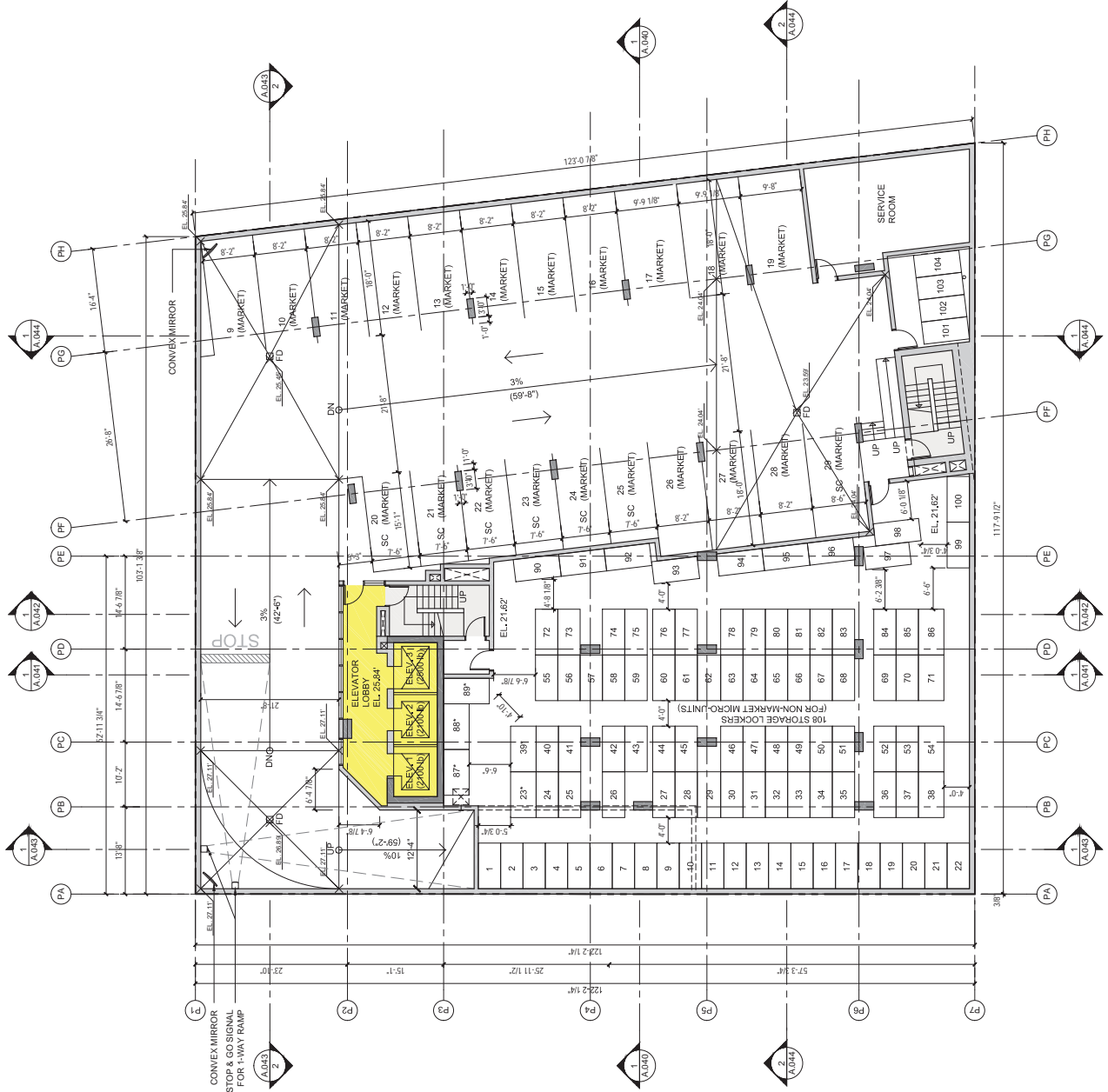
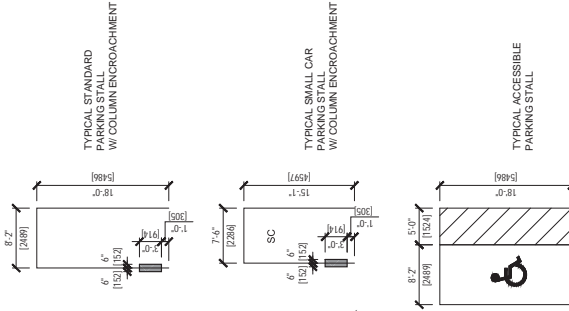


NOTES:
 STORAGE LOCKERS FOR MICROUNITS:
 28 NON-MARKET RENTAL MICROUNITS PER LEVEL
 (400 SQ' X 4 LEVELS = 164
 104 X 1 LOCKER UNIT = 104 LOCKERS @ 20' OF EACH
 OF WHICH 7 IS THE MINIMUM HEIGHT AND 4 IS THE
 MINIMUM WIDTH. DIRECTIONAL ARROWS IN EACH
 DIRECTION.
 LEVEL P2 = LOCKERS @ 20' OF EACH - 4 X 7.17 X
 4 X 7.17 X 7.17 X 7.17 X 7.17 X 7.17 X 7.17 X
 4 X 7.17 X 7.17 X 7.17 X 7.17 X 7.17 X 7.17 X
 TOTAL OF 104 LOCKERS PROVIDED ON LEVEL P2

MICROUNIT STORAGE NOTES:



GENERAL PARKING NOTES:



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 ASSOCIATES
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PROJECT:
 WALL FINANCIAL
 292 EAST HASTINGS STREET

VANCOUVER, B. C.
TITLE:
 PARKADE LEVEL P2 PLAN

PROJECT No.: 1331
DATE: September 10, 2015
SCALE: 1/8" = 1'-0"
DRAWN BY:
CHECKED BY: AE
REV. No.:

SHEET No.:
A.018



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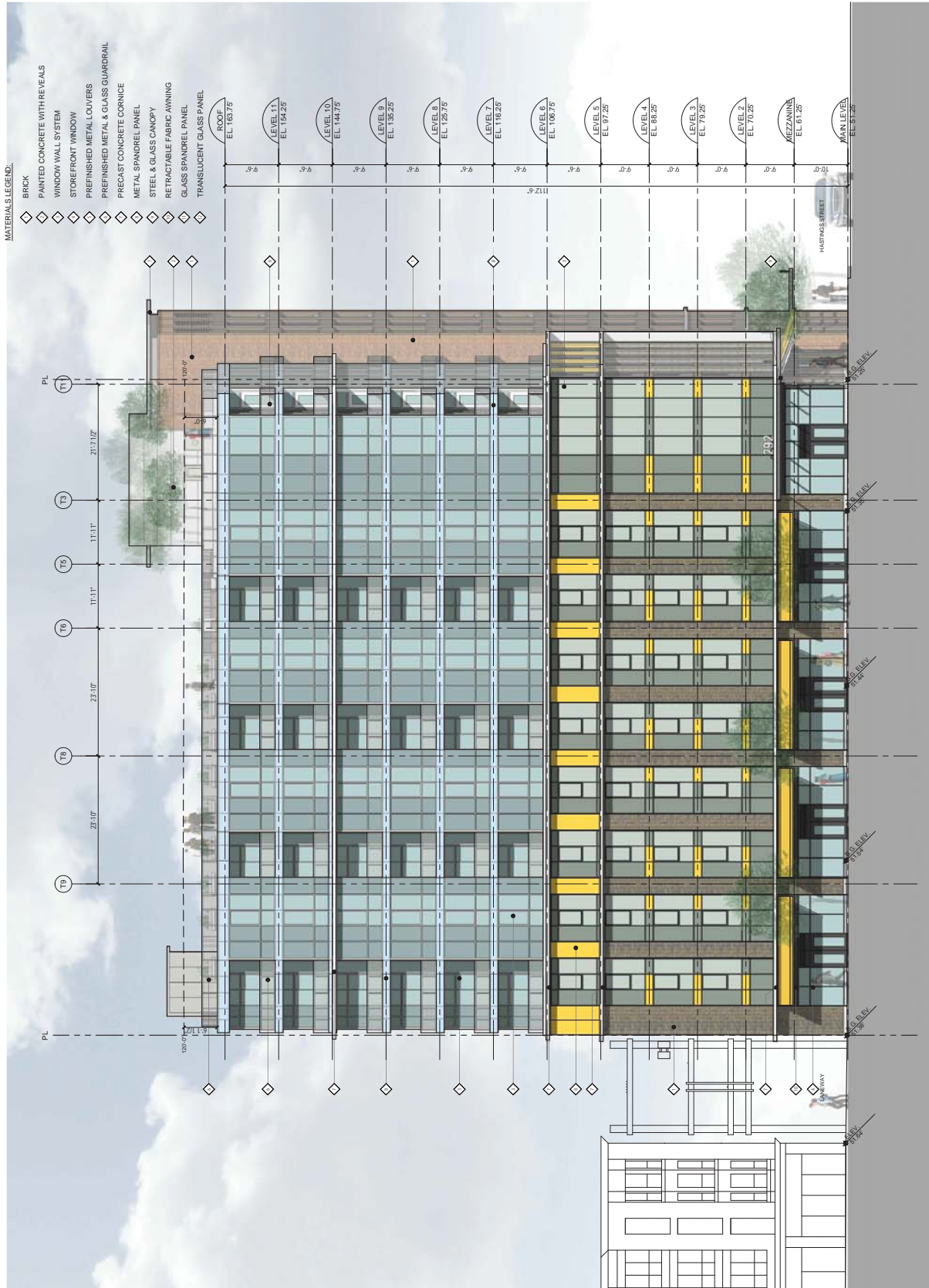
PROJECT:
**WALL FINANCIAL
 292 EAST HASTINGS STREET**

VANCOUVER, B.C.

TITLE:
**EAST BUILDING
 ELEVATION**

PROJECT No.: 3331
 DATE: September 10, 2015
 DRAWN BY: [Name]
 CHECKED BY: AE
 REV. No.:
 SHEET No.:

A.021



REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	2016.09.10

KEYPLAN

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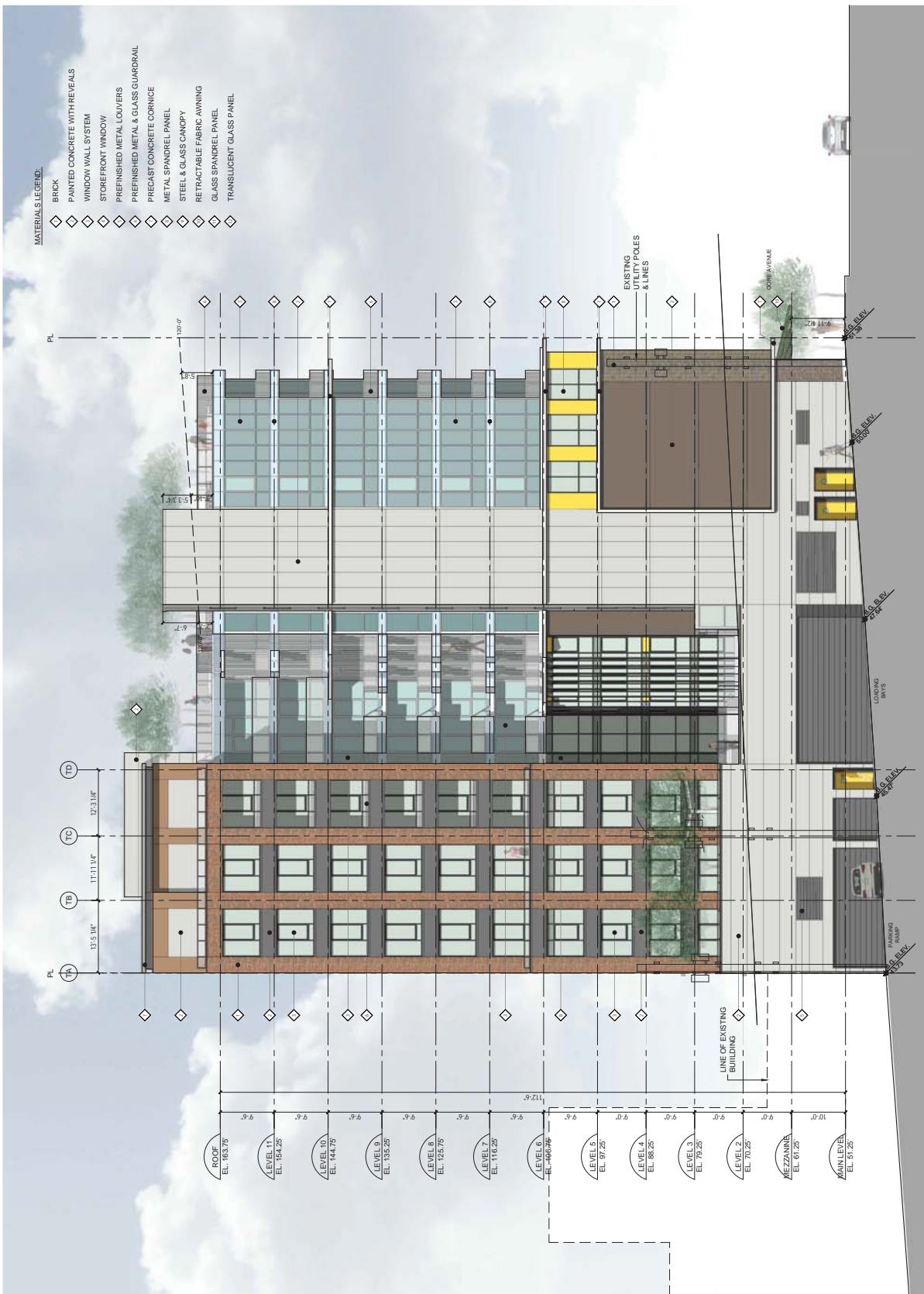
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292 EAST HASTINGS STREET

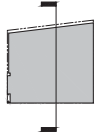
VANCOUVER, B.C.

TITLE:
SOUTH BUILDING
ELEVATION

PROJECT No.: 3331
 DATE: 09/10/2016
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: ME
 REV. No.: [Number]

SHEET No.: **A.022**





KEYPLAN

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 REVISION: DATE

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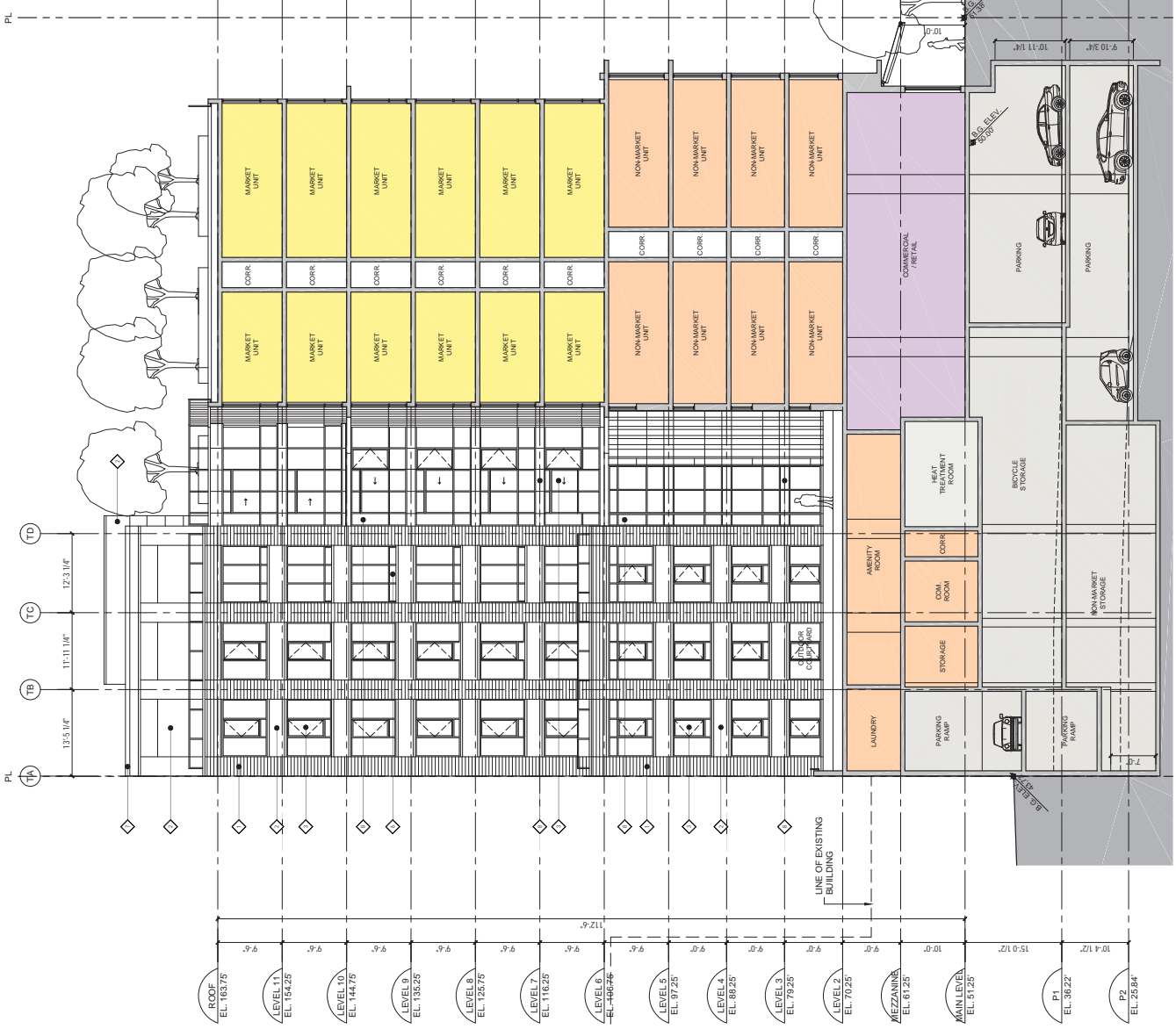
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WALL FINANCIAL
292 EAST HASTINGS STREET

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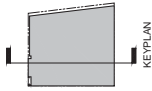
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BUILDING SECTION
LOOKING NORTH

PROJECT No.: 3251
 DATE: September 10, 2015
 DRAWN BY: [Name]
 CHECKED BY: AE
 REV. No.: [Number]
 SHEET No.: [Number]

A.030



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ISSUED FOR DP 2015.07.10
 REVISION IS/ISSUE DATE



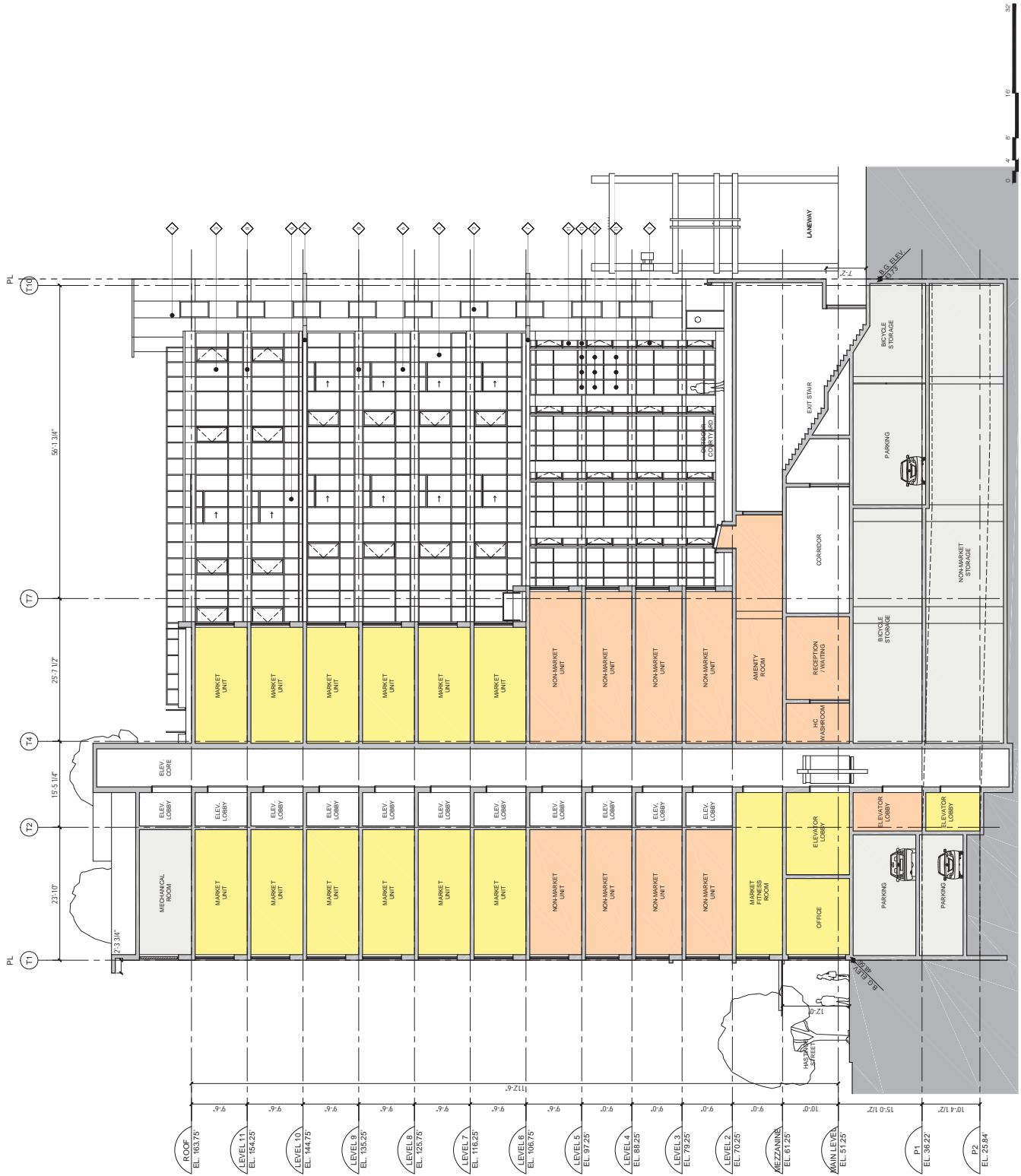
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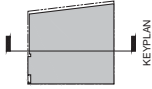
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PROJECT:
WALL FINANCIAL
292 EAST HASTINGS STREET

VANCOUVER, BC
 TITLE:
BUILDING SECTION
LOOKING EAST

PROJECT No.: 3251
 DATE: September 10, 2015
 DRAWN BY: JLB
 CHECKED BY: AE
 REV. No.:
 SHEET No.: **A.031**





ISSUED FOR CP 2015.05.10
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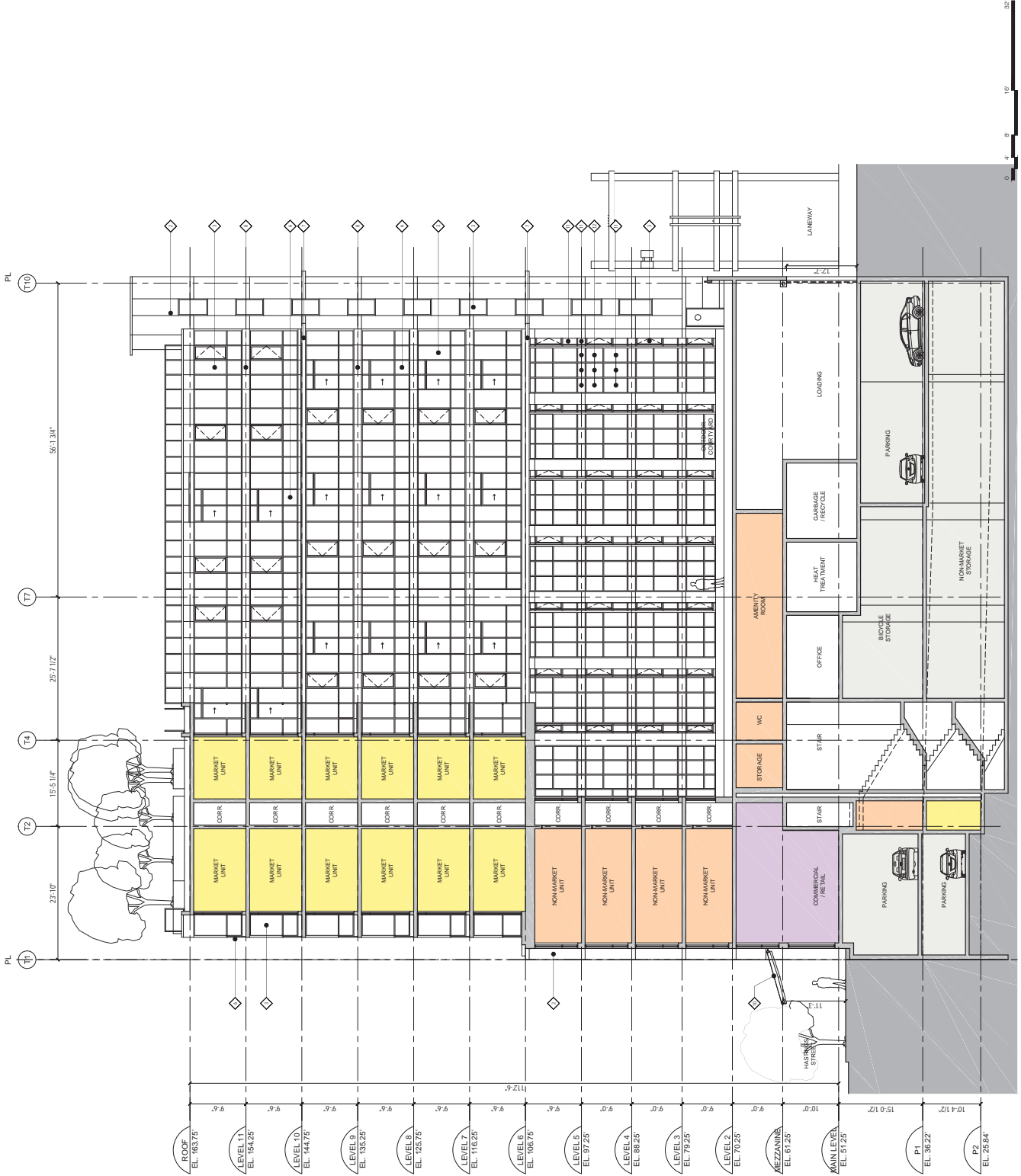
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PROJECT:
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292 EAST HASTINGS STREET

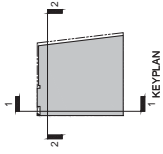
VANCOUVER, B.C.

TITLE:
BUILDING SECTION
LOOKING EAST

PROJECT No.: 3251
 DATE: September 10, 2015
 DRAWN BY: J.P.
 CHECKED BY: AE
 REV. No.:
 SHEET No.: **A.032**



0' 10' 20' 30'



ISSUED FOR: 2010.09.10
 REGION: BC
 DATE:

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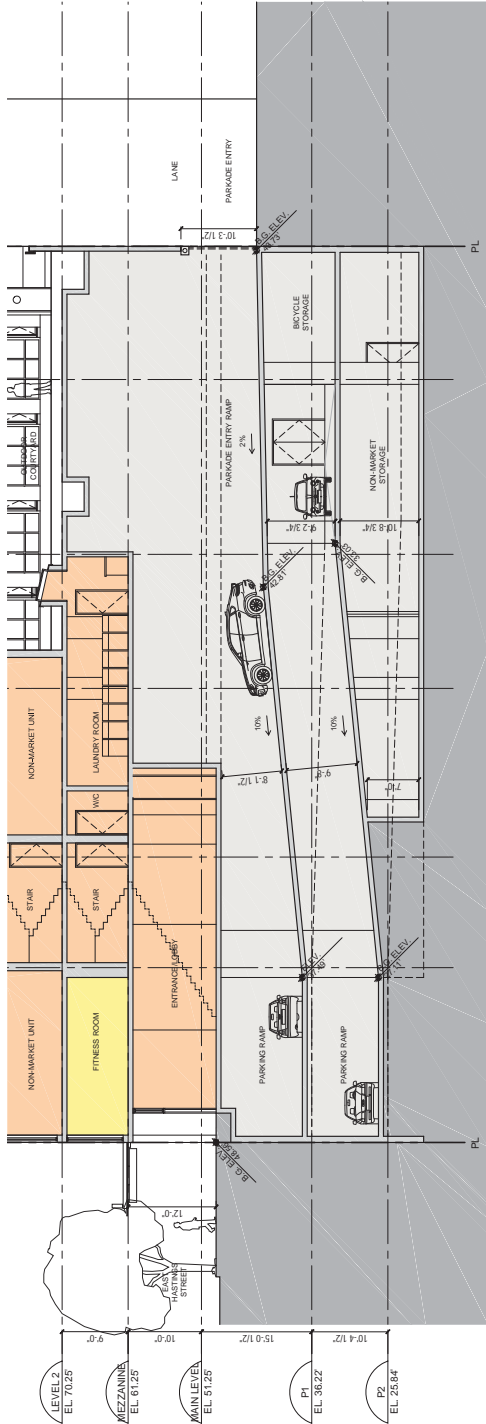
PROJECT:
WALL FINANCIAL
292 EAST HASTINGS STREET

VANCOUVER, B.C.

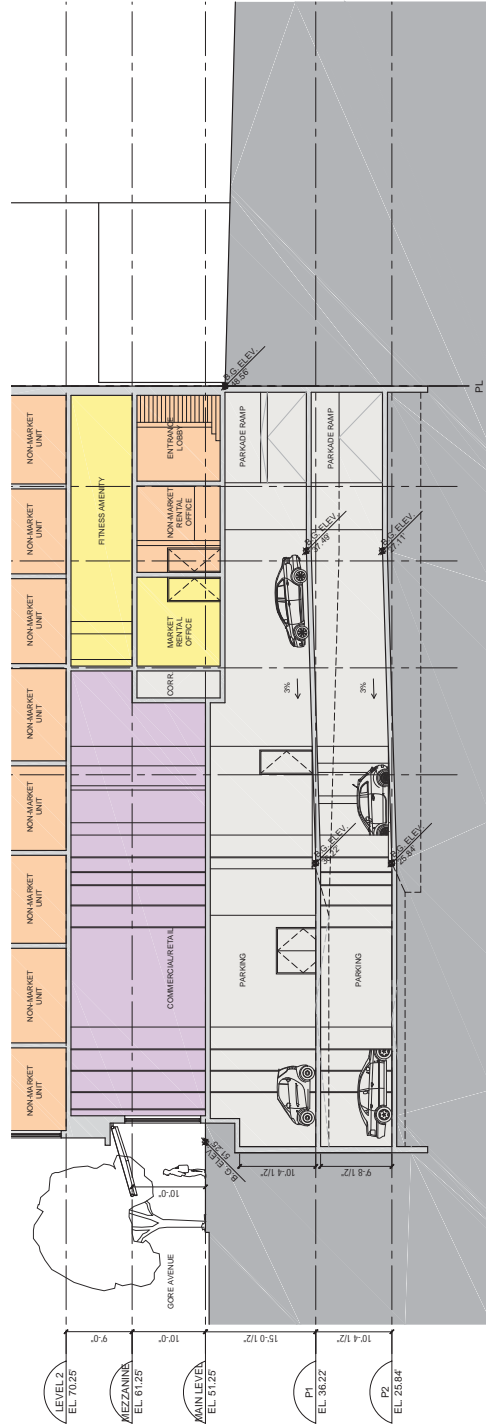
TITLE:
PARADE SECTIONS
LOOKING EAST AND
SOUTH

PROJECT No.: 2010
 DATE: September 10, 2010
 SCALE: 1/8" = 1'-0"
 DRAWN BY: AE
 CHECKED BY: AE
 REV: 001

A.033

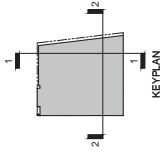


1. PARADE SECTION - LOOKING EAST
 SCALE: 1/8" = 1'-0"



2. PARADE SECTION - LOOKING SOUTH
 SCALE: 1/8" = 1'-0"





ISSUED FOR: 2010.09.10
 REGION: BC
 DATE:

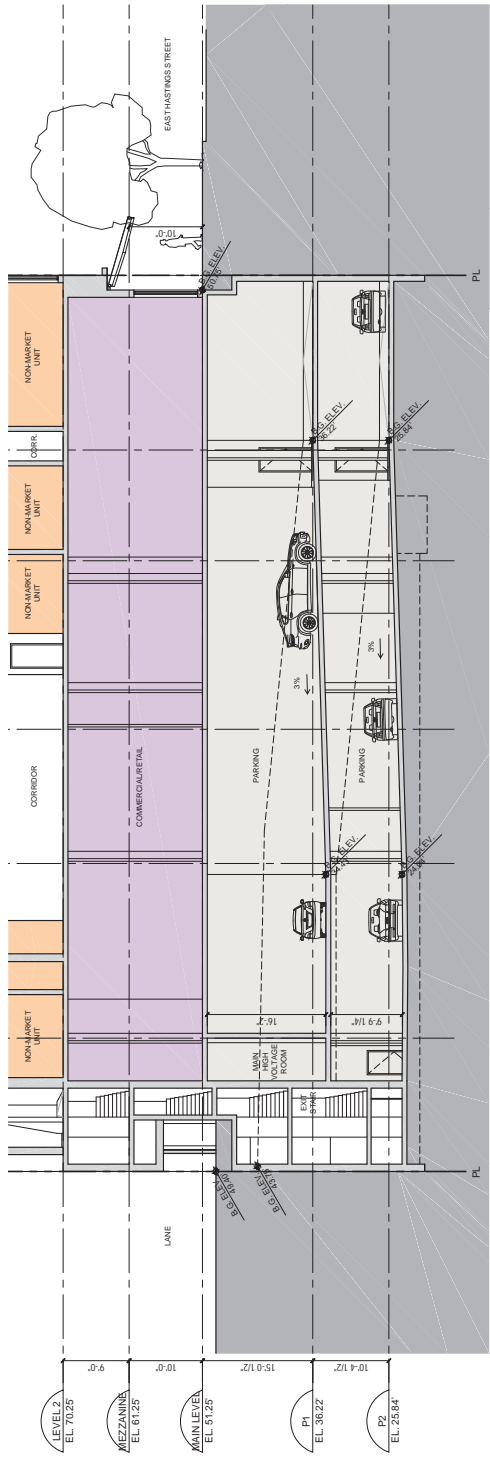
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PROJECT: WALL FINANCIAL
 292 EAST HASTINGS STREET
 VANCOUVER, B.C.

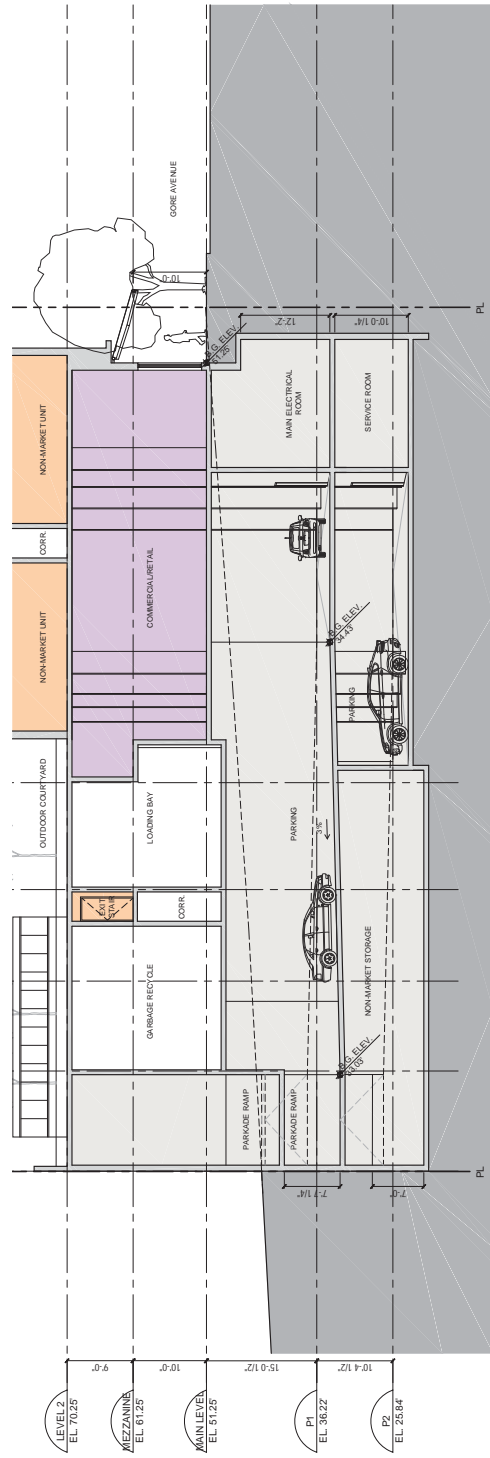
TITLE: PARADE SECTIONS
 LOOKING WEST AND
 NORTH

PROJECT No.: 2011
 DATE: September 10, 2010
 SCALE: 1/8" = 1'-0"
 DRAWN BY: AE
 CHECKED BY: AE
 REV No.:
 SHEETS:

A.034



1. PARADE SECTION - LOOKING WEST
 SCALE: 1/8" = 1'-0"



2. PARADE SECTION - LOOKING NORTH
 SCALE: 1/8" = 1'-0"





PROPOSED PLAN NO. 15549
NO. 288 EAST HASTINGS STREET
1. 15.12.18
2. 15.12.18
3. 15.12.18
4. 15.12.18
5. 15.12.18

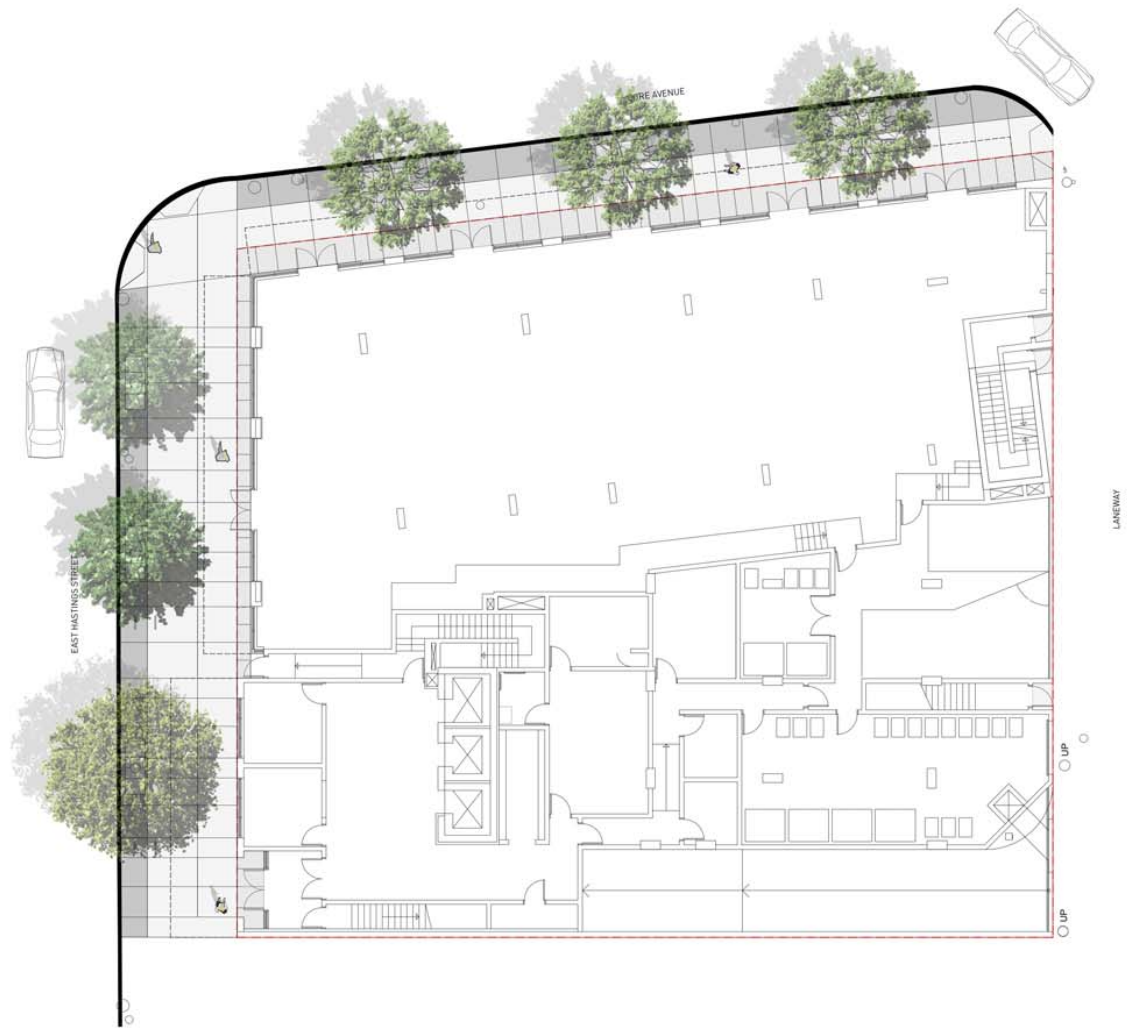
288 East Hastings

RENDERED PLAN L1

1/8" = 1'-0"

PROJECT NO.	15549
DATE	2018/07/24
SCALE	1/8" = 1'-0"
DATE	15-12-18
SCALE	1/8" = 1'-0"

L0.01





DATE: 08/14/2018
 TIME: 10:00 AM
 PROJECT: 288 EAST HASTINGS STREET
 SHEET: 288-001-001

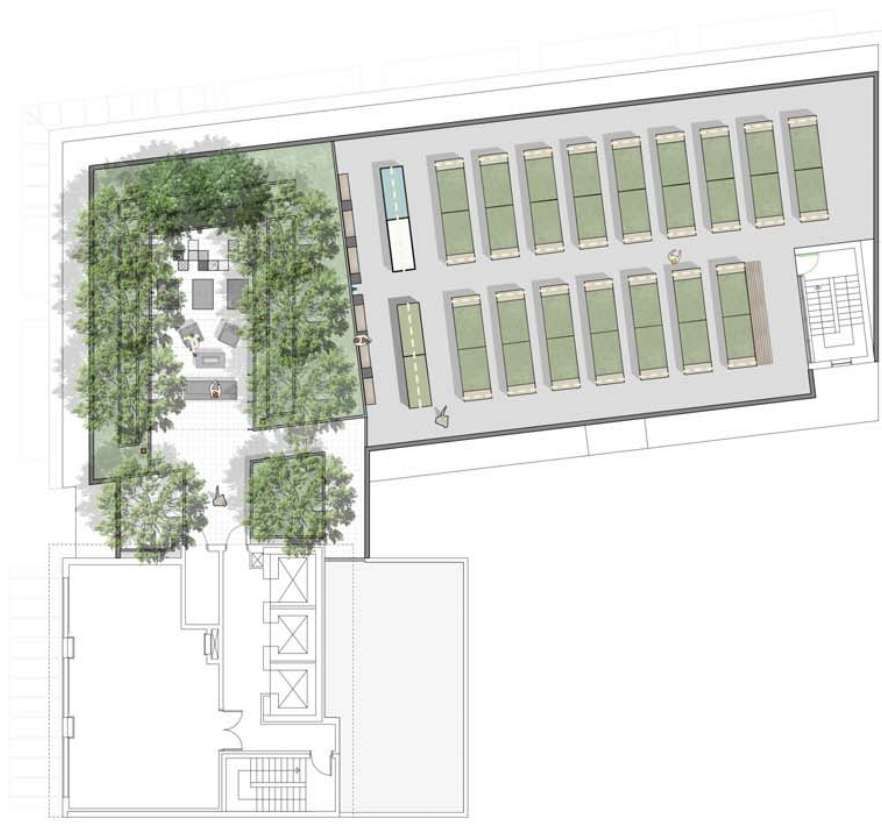
288 East Hastings

RENDERED PLAN L12

1/8" = 1'-0"

PROJECT NO.	15049
DATE	2018/07/24
DESIGNER	WILLIAM BROWN
SCALE	1/8" = 1'-0"
DATE	08/14/2018

L0.03





188 - Furniture Landmark Address for
 288 East Hastings Street
 Vancouver, BC V6C 1K5
 604-681-1111

KEY	DESCRIPTION
◆	CP Concrete Paving Care in Paving with Saw Cut Joints
◆	CP Concrete Paving Care in Paving with Saw Cut Joints
◆	CP Concrete Paving Care in Paving with Saw Cut Joints
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188 - Furniture Landmark Address for
 288 East Hastings Street
 Vancouver, BC V6C 1K5
 604-681-1111

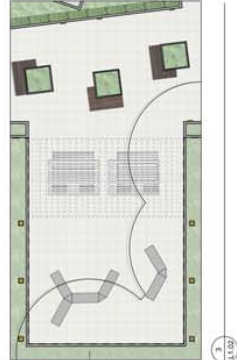
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◆	CP Concrete Paving Care in Paving with Saw Cut Joints
◆	CP Concrete Paving Care in Paving with Saw Cut Joints

SITE FURNISHING LEGEND

KEY	DESCRIPTION
◆	Black Benches
◆	Class B City Standards
◆	City Standard Tree Grates
◆	Concrete Planters CP 1000mm
◆	Brush/Tree Retention Sawtooth Light 100
◆	Plant, Table Set Sawtooth Light 100
◆	Custom Covered Wood Tables see architectural drawings for details
◆	Benches
◆	Plant Table with Benches
◆	Benches - Tables in Park see architectural drawings for details
◆	Lounge Furniture
◆	Fire Table
◆	Accessible Urban Agriculture Plant
◆	Urban Agriculture Plant
◆	Planting Table
◆	Plant Benches
◆	CP Concrete "Dark board" CP Concrete
◆	Wooden Filler Blocks
◆	Children Playable - sand and water

KEY	DESCRIPTION
◆	Existing Street Light
◆	Wall Lights
◆	Spoke Lights
◆	Rope Light
◆	Custom Suspended Luminaires
◆	Billboard Light

Lighting information included for coordination only. For light types and locations refer to Electrical Engineer's drawings.



288 East Hastings

LANDSCAPE
 PLAN L2

1/8" = 1'-0"

DATE: 15-03-18
 DRAWN BY: [Name]
 CHECKED BY: [Name]

L 1.02



PROFESSIONAL DESIGNER
NO. 6086
DATE: 10/14/2014
PROJECT: 288 EAST HASTINGS STREET
DRAWING: 288-01-01-01

288 East Hastings

LANDSCAPE
PLAN L12



PROJECT NO.	15049
DATE	2014/07/24
CLIENT	City of Vancouver
SCALE	1:50
DATE	15-4-14
DESIGNER	KE

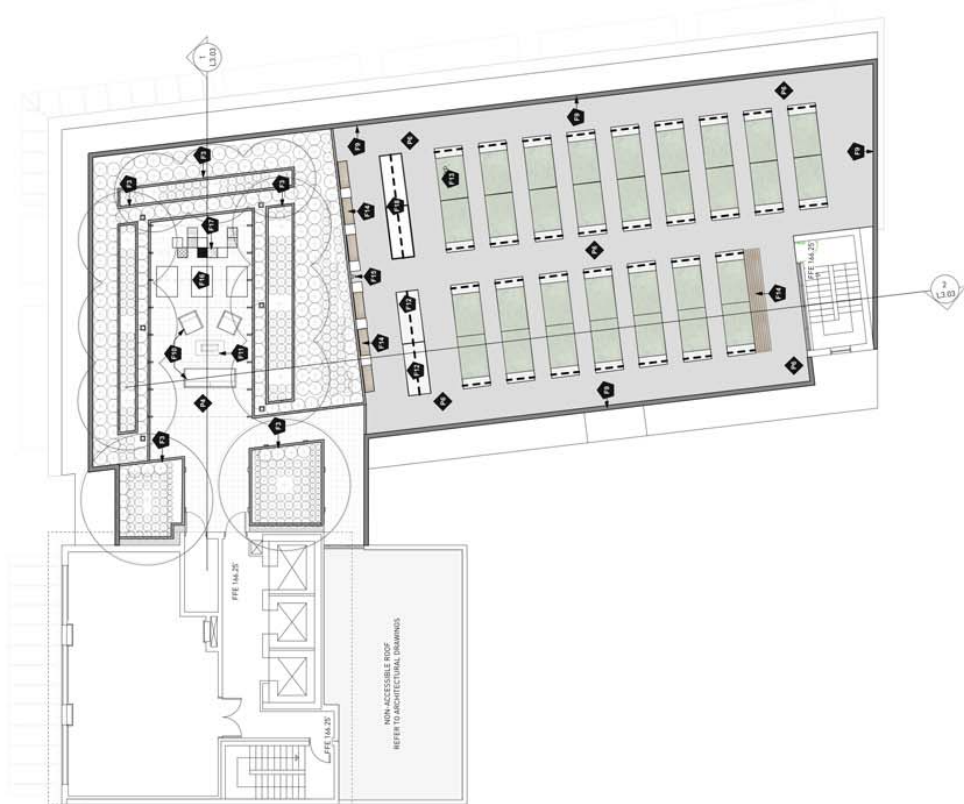
L 1.03

PAVING LEGEND	
KEY	DESCRIPTION
◆	Carb'n Pavers with Green Glue Joints
◆	Brown Travertine
◆	Carb'n Pavers with Green Glue Joints
◆	Medium Sandblast
◆	Exposed Aggregate
◆	High-impregnated Gravel
◆	Gravel - Seven 80/10 Eye
◆	Gravel with organic binder

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
◆	City Standard Tree Grates
◆	Concrete Planters
◆	Bench/Tree Planter
◆	Plastic Table/Seat
◆	Custom Covered Wood Tables
◆	Bench
◆	Plastic Table with Benches
◆	Decorative - Range to Adults
◆	Lounge Furniture
◆	Fire Table
◆	Accessible Urban Agriculture Plot
◆	Urban Agriculture Plot
◆	Plastic Table
◆	Hour Bills
◆	Cast Concrete "Chalk board"
◆	Wooden Tuffile Blocks
◆	Children Playtable - sand and water

LIGHTING LEGEND	
KEY	DESCRIPTION
○	Existing Street Light
□	Wall Lights
□	Surface Lights
—	Recessed Light
○	Canopy Suspended Luminaires
□	Recessed Light

Use the following symbols for coordination only. For light types and locations refer to Electrical Engineer's drawings.





1881 University Avenue, Suite 100
V6L 2E6
Tel: 604.273.1111
www.pwland.com

NO.	DATE	DESCRIPTION
1	14-10-18	Issue for Client Review
2	14-10-18	Issue for Client Review
3	14-10-18	Issue for Client Review

288 East Hastings

Plant List

1/8" = 1'-0"

PROJECT NO: 15049
DATE: 2015/07/24
DRAWN BY: J. GARDNER
CHECKED BY: S. GARDNER
SCALE: AS SHOWN

L2.01

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
ARB1	7	Acer rubrum 'Bowhall'	Bowhall Red Maple	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
AGA	3	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	4 cm cal. (1 1/2" cal.)	As Shown	B&B, Multi-stemmed, dense tree
CCA	8	Carpinus caroliniana	American Hornbeam	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
COM	6	Cornus kousa 'Misty Way Select'	Misty Way Select Dogwood	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
QPS	1	Quercus prinus 'Stimulat'	Forest Green Oak	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 6' (1.8 m) std.
Shrubs						
AJC	4	Asplenium platyneuron 'Compacts'	Compacts Spiranthes Fern	#3 pot	75 cm (30")	Well established
AJW	189	Asplenium platyneuron 'White'	White Japanese Asplenium	#2 pot	60cm (24")	Well established
CTR	37	Chrysothamnus tereticaedus	Mexican Orange Blossom	#3 pot	90cm (36")	Well established
DTE	12	Daphne transatlantica 'Eternal Fragrance'	Eternal Fragrance Daphne	#3 pot	65cm (26")	Well established
ENC	2	Enkianthus campanulatus	Red-veined Enkianthus	#3 pot	36" (90cm)	Well established
NDG	17	Nandina domestica 'Gold Stream'	Compact Heavenly Bamboo	#2 pot	60cm (24")	Well established
SPB	7	Spiraea japonica 'Spectabilis'	Japanese Spirea	#2 pot	60cm (24")	Well established
SPB	7	Spiraea japonica 'Spectabilis'	Japanese Spirea	#2 pot	60cm (24")	Well established
TRM	41	Taxus x media 'H.M. Eddies'	H.M. Eddies Yew	1.2m	90cm (36")	Well established, dense hedging plant / B & B
VDV	6	Viburnum davidii	David Viburnum	#2 pot	60cm (24")	Well established
Ground Cover						
ASE	51	Asarum europaeum	European Ginger	#1 pot	30cm (12")	Dense plant, nursery grown
COA	101	Conoclinium adpressum 'Little Gem'	Ground Hugging Cotonewasser	#1 pot	60cm (24")	15cm (6") leaves.
LMB	2	Lonicera muscari 'Big Blue'	Big Blue Lily-turf	#1 pot	38 cm (15")	Well established
PNH	262	Phlox paniculata 'Merrill's'	Japanese Spurge	#1 pot	30cm (12")	10cm (4") height
Perennials						
AMG	18	Anemone 'Queen Charlotte Anemone'	Queen Charlotte Anemone	#1 pot	45 cm (18")	Well established
ASR	17	Anemone 'Rubra'	Anemone	#1 pot	60 cm (24")	Well established
CAP	58	Campanula portenschlagiana	Dalmatian Bellflower	#1 pot	45 cm (18")	Well established
HEH	26	Helianthus x hybridus	Lenten Rose	#1 pot	45 cm (18")	Well established
POF	6	Papaver orientale 'Bouvier'	Bouvier Poppy	#1 pot	38 cm (15")	Well established
SAC	8	Salvia nemorosa 'Caradina'	Porrigle Wood Sage	#1 pot	45 cm (18")	Well established
Ornamental Grasses						
OPN	8	Ophiopogon japonicus 'Nephecol'	Black Mondo Grass	#1 pot	45 cm (18")	Well established
Vines						
Aquatic Plants						
BSP	10	Blechnum spicatum	Deer Fern	#1 pot	38 cm (15")	Well established, nursery grown

PLANTING GENERAL NOTES

1. ALL PLANT MATERIALS SPECIFIED IN THIS LIST SHALL BE THE LATEST EDITION OF THE I.C. LANDSCAPE'S STANDARD, THE STANDARD IS PUBLISHED BY THE I.C. SOCIETY OF LANDSCAPE ARCHITECTS AND I.C. LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA OF PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROUNDING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. DRAWING SHALL BE REJECTED IF THE SITE OR PLANTING SITE FROM TO BE COVERED BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPONDING TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL TO BE SUPPLIED FOR THIS PROJECT. PLANT QUANTITIES TO BE ORDERED BY THE CONSULTANT WILL BE REJECTED.



PROPOSED PLANTING

NO.	DATE	DESCRIPTION
1	15.12.18	Issue for Client Review
2	15.02.19	Issue for Client Review
3	15.03.19	Issue for Client Review

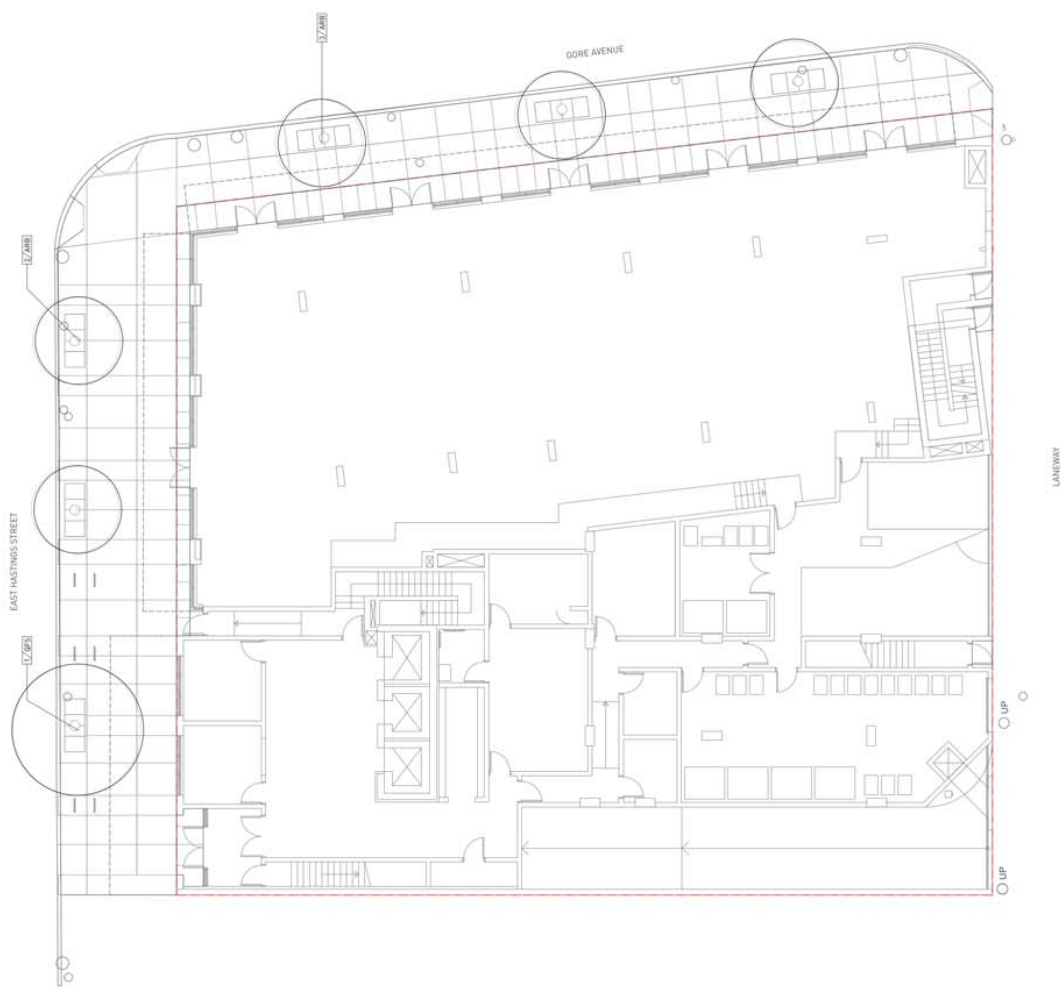
288 East Hastings

Planting Plan L1



PROJECT NO.	15049
DATE	2018/07/24
CLIENT	100 University Avenue
SCALE	1/8" = 1'-0"
DRAWN BY	KE
CHECKED BY	

L2.02





PROJ. NO. 15049
DATE: 2015/07/14
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]

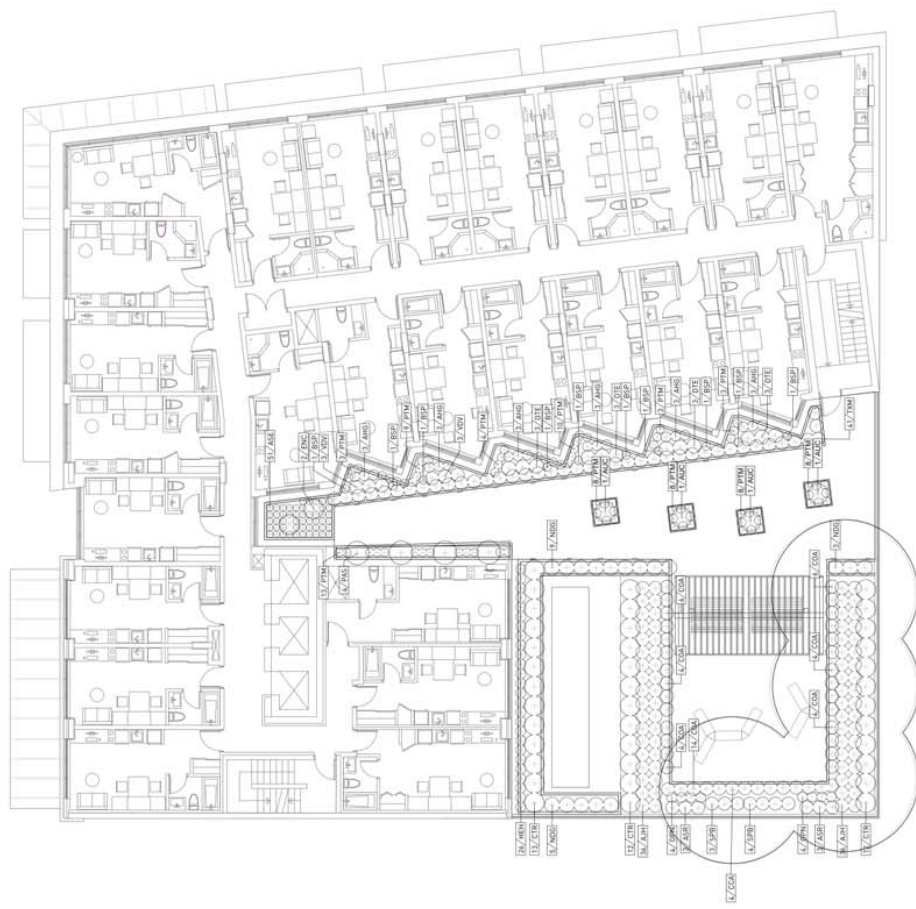
288 East Hastings

Planting Plan L2



PROJ. NO. 15049
DATE: 2015/07/14
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]

L2.03





NO.	DATE	DESCRIPTION
1	10/18/18	Issue for Client Review
2	10/18/18	Issue for Client Review
3	10/18/18	Issue for Client Review

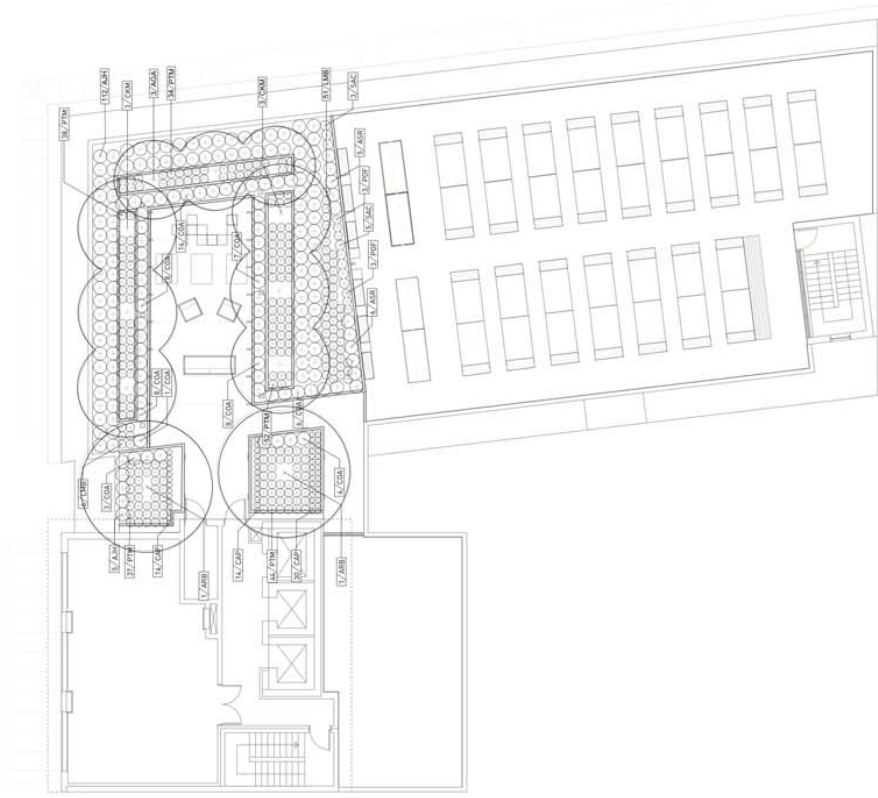
288 East Hastings

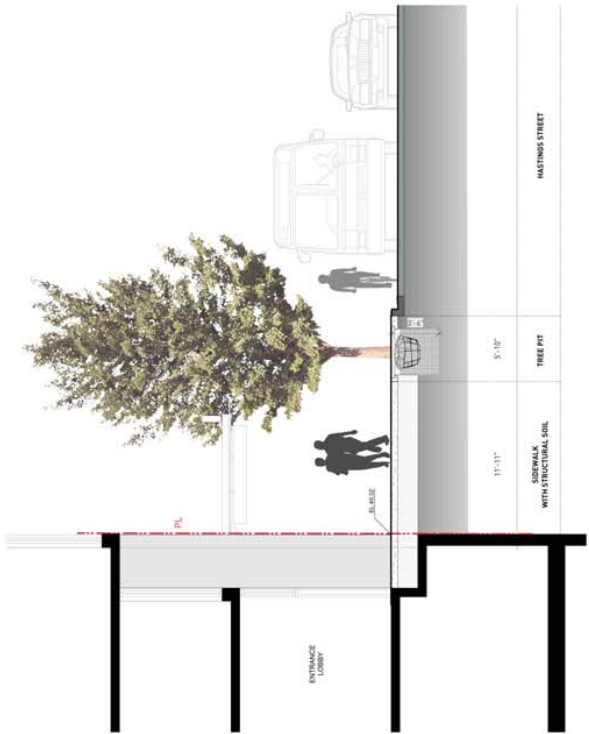
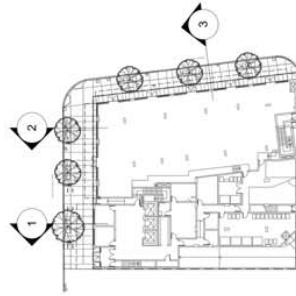
Planting Plan L12

Scale: 1/8" = 1'-0"

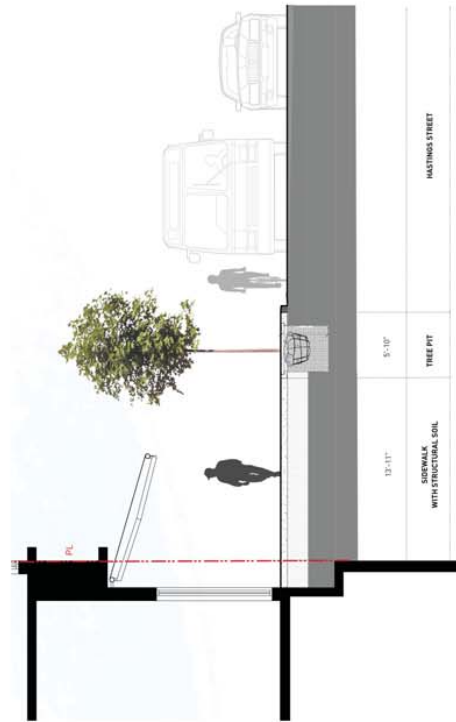
PROJECT NO.	15049
DATE	2018/07/24
CLIENT	City of Edmonton
LOCATION	154-158
SCALE	1/8" = 1'-0"
DATE	05/02/2018

L2.04

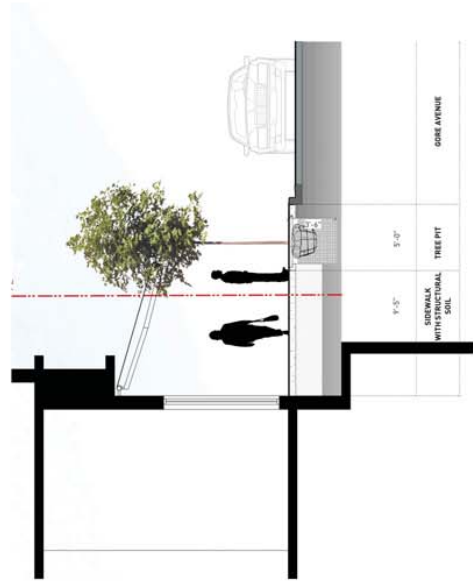




1 HASTINGS STREET RESIDENTIAL ENTRY
 $1/4" = 1'-0"$



2 HASTINGS STREET COMMERCIAL FRONTAGE
 $1/4" = 1'-0"$



3 GORE AVE COMMERCIAL FRONTAGE
 $1/4" = 1'-0"$



PROJECT NO: 15049
 DATE: 11/20/15
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 SCALE: AS SHOWN

WALL FINANCIAL
 292 E. HASTINGS

SECTIONS STREET LEVEL

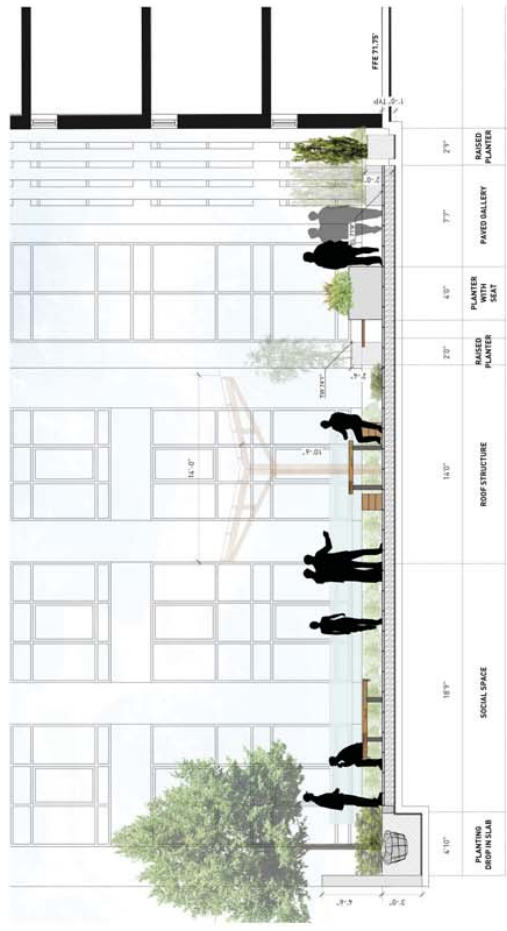
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PROJECT NO.	15049		
DATE	11/20/15		
DRAWN BY	J. BROWN		
CHECKED BY	J. BROWN		
SCALE	AS SHOWN		

L3.01

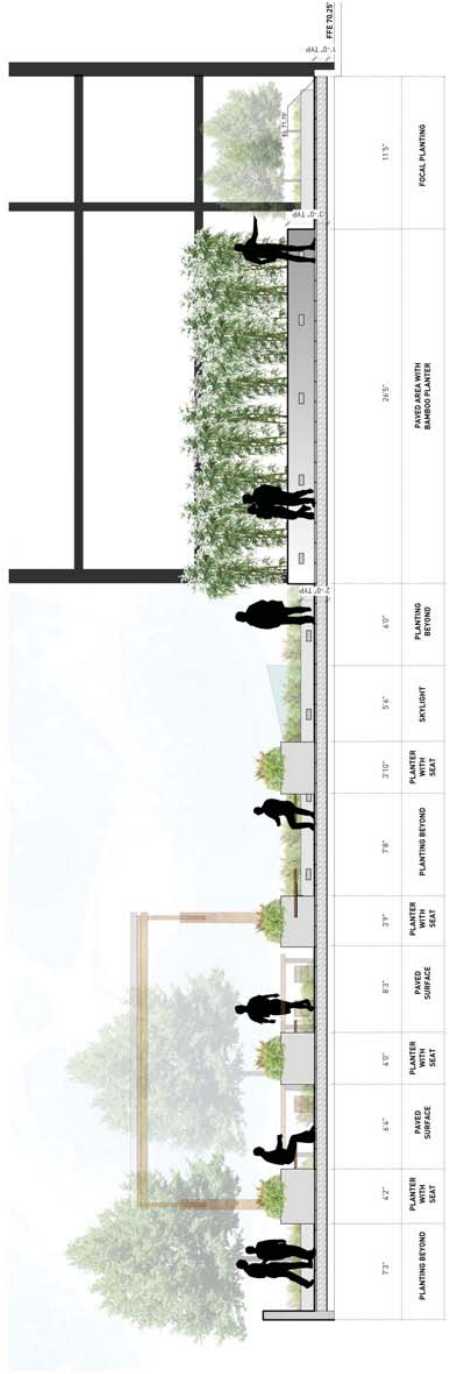
PWL partnership

188 Kennedy Road, Suite 100, Toronto, ON M3J 1K3
 416-461-1111
 www.pwl.com

PROJECT: 288 EAST HASTINGS STREET
 DRAWING: EXTERIOR
 DATE: 2018/07/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]



4 LEVEL 2 COMMUNITY AREA - EAST-WEST
 1/8" = 1'-0"



5 LEVEL 2 COMMUNITY AREA - SOUTH-NORTH
 1/8" = 1'-0"

WALL FINANCIAL
 292 E. HASTINGS

SECTIONS LEVEL 2

Scale: 1/8" = 1'-0"

DATE	10/04
PROJECT	10045 Sections
SCALE	1/8" = 1'-0"
DATE	10/04

L3.02

proposed development

design rationale - form and massing

Working within the constraints of the extremely tight, prescriptive planning parameters for the project, from an urban design and architectural perspective, the primary goal has been to respect and relate to the existing scale and character of the differing sub-neighbourhoods surrounding the Site, and to alleviate the perceived bulk of the proposed development. To that end, the 'L' shaped form and massing of the development is conceived as 3 distinct building components:

1 "Hastings Building" Component

The "Hastings Building" is a 12 storey component that fronts on to East Hastings Street on the west portion of the Site. This component is expressed as a slim, vertically proportioned building that relates to the varied, saw tooth pattern of the traditional narrow building frontages along the Hastings Corridor. The elevator overruns and enclosed mechanical areas are located to accentuate the height and to differentiate this component from other parts of the building. Materials, colour and detailing are intended to further distinguish this building component as part of the Hastings Corridor streetscape.

2 "Corner Building" Component

The "Corner Building" is a 5 storey corner component that relates more in scale, height and proportion to existing buildings to the south and north on Gore Avenue. The materiality, colour and texture of this component is designed to reflect the scale, character, vertical proportioning, and street front character of the 'East Hotel' building and the Chinatown neighbourhood to the south along Gore Avenue.

3 "Upper Corner Building" Component

The "Upper Corner Building" is comprised of the upper 6 market residential floors and is expressed as a separate and lighter, predominantly glazed component over the non-market residential floors below. This component is set back an additional 4' from the building below, and utilizes window wall cladding, inset balconies, and continuous metal clad spandrels to achieve a horizontal and somewhat more neutral expression that differentiates it from other portions of the building. A 25' structural / planning module, consistent with traditional 25' wide lot widths in the area, is used throughout the building to further reinforce the relationship to the scale and proportion of existing building patterns in the area.

