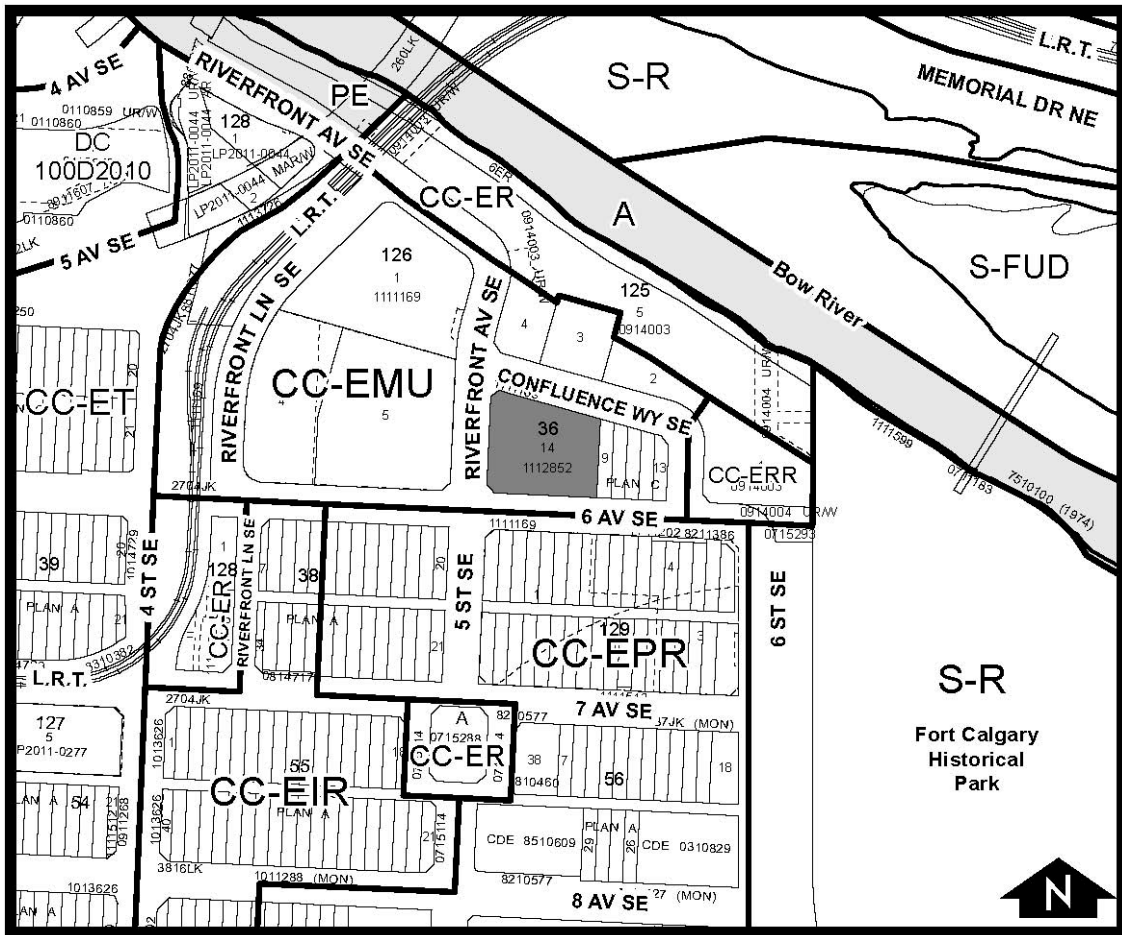


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 05	
	FILE NO:	DP2011-3826
	CPC DATE:	2012 July 19

EAST VILLAGE
(Ward 7- Alderman Farrell)



PROPOSAL:
Mixed-Use Residential and Commercial Development (197 dwelling units; retail at-grade)

APPLICANT: Marshall Tittlemore Architects	OWNER: Calgary Municipal Land Corporation
MUNICIPAL ADDRESS: 604 - 6 Avenue SE	LEGAL DESCRIPTION: (Plan 1112852, Block 36, Lot 14) (Map 15C)
EXISTING LAND USE DISTRICT(S): CC-EMU Centre City East Village Mixed-Use	
AREA OF SITE: 0.306 ha ± (0.756 ac ±)	
CURRENT DEVELOPMENT: Vacant	

ADJACENT DEVELOPMENT:

NORTH: Commercial Development (Simmons Building) and Regional Pathway/Bow River

SOUTH: Vacant

EAST: Vacant

WEST: Vacant

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY (F.A.R)	6.65	5.92	None
HEIGHT	No limit	51.71 metres	None Required
YARDS (BUILDING SETBACK)	None	Front : 0m Side: 0m Rear: 10.5m	None Required
PARKING	0.75 stalls/ res. Unit =144 stalls	197 res. stalls 7 comm. stalls	None Required
EXTERIOR FINISH MATERIALS Walls: Charcoal Brick, Metal Panelling (Black) Roof: Metal Panelling (Deep Silver and Black Tar)			

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
Windows: Vision Glass and Spandrel glazing (blue and grey)			

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	Not Applicable
URBAN DESIGN REVIEW COMMITTEE	Appendix II
COMMUNITY ASSOCIATION	There is no Community Association for East Village

PLANNING EVALUATION

Introduction

The subject application represents the second primarily residential project to move forward in the new East Village this year. The proposed development consists of a 17-storey, 197 unit residential tower and commercial/residential podium. The mix of residential units includes townhomes at-grade, with studio, 1 bedroom and 2 bedroom units in the tower.

Site Context

The subject site resides within the western half of the block bounded by Riverfront Avenue SE and the terminus of Confluence Way SE along its East-West axis, and Confluence Way SE and 6 Avenue SE along its North-South axis. The immediate context surrounding the subject site is largely vacant with only the road networks and streetscape established by the developers of the new East Village Community, being the Calgary Municipal Land Corporation (CMLC). The historic Simmons Building to the north represents the only existing development in close proximity. All external landscaping and public infrastructure within the City's right-of-way has been provided by the Calgary Municipal Lands Corporation.

Land Use District

The subject site is designated as CC-EMU Centre City East Village Mixed Use District. The CC-EMU District is intended to provide for a mix of residential and commercial uses in a wide variety of forms which are sensitive to adjacent uses which are primarily residential in nature. The mix of uses is also intended to provide for comprehensive development that is street-oriented at-grade. The north and west elevations are primarily residential in nature, where direct accesses are provided to the townhouse units along the ground floors along with the principal entrance to the residential tower. The south and west elevations are commercial in nature which will provide for a range of non-residential uses that are to support the locally-scaled form and functions within the surrounding community.

Site Characteristics

The subject site is generally flat with no significant geographic features. All peripheral utilities and roadway improvements have been completed by CMLC.

Legislation & Policy

Land Use policies of the ***East Village Area Redevelopment Plan*** are to shape future development for the subject site. The subject development is classified as a “East Village – High Rise Building” of which is required to be of a podium-tower format, and for which has a minimum building height of 50 metres. Further, the facades of the tower are to be setback 2.5 metres from the façade of the podium.

The proposed development exceeds 50 metres in height, while respecting the Riverbank Sunlight Protection Policies. The setbacks of the tower façade to the podium is found to be less than 1 metre however, Administration finds that these setbacks remain appropriate and provide for a better corner presence of the building along 6 Avenue SE and Riverfront Avenue SE.

Density for the proposed development is found to be 5.91 FAR where the maximum for the district is 6.65 FAR. With the inclusion of residential units proposed at-grade, an additional 1.0 FAR of density is eligible through the provisions of the East Village residential land use policies. The proposed development is found to be contained within the upper limit of density for the district.

The proposed development conforms to the policies of the East Village Area Redevelopment Plan.

Site Layout & Building Design

The proposed development is in a podium-tower format with at-grade residential and commercial uses designed in a manner to provide for visually active public interface. The overall layout of the building provides for ample passive surveillance onto the public right-of-ways through the use of vision glass that allow permeability into the inner vessels of the building at-grade presented with a range of housing types, offering studio, 1 bedroom and 2 bedroom units.

The pedestrian experience along 6 Avenue SE is enhanced through the generous use of vision glass along the lobby and a retail use. This condition promotes visual permeability and passive surveillance along the pedestrian edge.

According to the Applicants, the choices of material used in both the podium and tower component suggest a building that is “sleek and contemporary in its form”. The use of glass, wood and stone materials in various combinations along each façade provide for a building format that has regard for the unique interfaces to be created along each public right-of-way.

Administration is encouraged by this ingenuity of the design found within the proposed development. The principal cladding material along the podium level is bronze-smoked coloured brick. Vision glass provides for the permeability along public right-of-ways. The 17-storey tower is glazed in a combination of vision glass and harbour fog/grey spandrel panelling between each storey. Furthermore, a section in the lower-east corner south façade is accentuated with a bold black metal panelling framing a portion of the tower.

The patterning and colouring of the glazing system suggest a purposeful randomness that provides for a departure from the conventional symmetrical schemes found in the conventional commercial and residential building forms within the City. The fenestration along the podium follows the randomness of the glazing pattern of the tower. There is again no definitive sequence for which the fenestration has been provided which eloquently ties into this theme found in the tower portion.

The Tower component has been positioned off-centre as to complete the purposely driven randomness of the development. The tower is capped with a metal clad roof structure that boldly captures the essence of both the tower and podium levels with a dark metal-clad mechanical level. This level is rectangular and simple in form which vastly contrasts from the randomness of the tower and podium levels.

Environmental Site Assessment

A "Phase 2 Environmental Site Assessment Report" (East Village Lands, Calgary, Alberta - Conestoga-Rovers & Associates, 2010 December) was submitted and accepted by Environmental and Safety Management for the subject development site.

A "Risk Management Plan" (East Village, Calgary Alberta -Stantec, 2012 January) was submitted and accepted by Environmental and Safety Management

A "Letter of Commitment" from FRAM, dated March 9, 2012 was submitted and accepted by Environmental and Safety Management.

It should also be noted that Alberta Environment and Water and Alberta Health Services have also indicated that they have "no further concerns" with the proposed Risk Management Plan for the site and therefore all environmentally related issues have been "resolved".

Landscaping

A combination of hard and soft landscaping has been provided at-grade in a form that optimizes the pedestrian experience along the proposed development. Boulevard Trees have been installed into grates and line each public boulevard in a form that adequately provides for clear walking width of a minimum 2.4 metres at any given point along the pedestrian realm. Furthermore, hard and soft landscaping have been provided for individual live/work and townhouse units at-grade which establish a semi-private amenity area. Two existing boulevard trees are to be relocated to accommodate the driveway along 6 Avenue SE.

Site Access & Traffic

Vehicular access to the site is provided from 6 Avenue SE. Private vehicular and servicing accesses have been consolidated into a single ingress/egress point with the overall goal to limit the number of driveways to service the site. Sixth Avenue SE was chosen to be the servicing road as it is projected to carry the vast majority of the traffic loads at peak periods. Both private and servicing vehicles enter through a common garage, where internally, the servicing vehicles would stage into the left of the internal cavity of the building while private vehicles would continue down towards the ramping areas providing access to the three parkade levels.

Parking

Vehicular parking has been provided in 3 sub-grade levels of the development. Parking ratios are found to be adequate to the minimum requirements of the land use bylaw. The surplus of residential parking stalls found are to provide for additional parking stalls for those 2-bedroom units, to typically facilitate a wider range of residents.

Bicycle parking stalls (Class 1) are also provided at-grade in a secured location where access to them is provided from a common internal corridor along the northern and eastern extents within the building. Further, Class 2 bicycle parking stalls have been provided along public boulevards by CMLC and are to be maintained in perpetuity by the private developers acquiring the site upon development.

Site Servicing for Utilities

Site servicing has been established by CMLC's redevelopment of the East Village lands. As all deep mains are immediately available to service the subject development site.

Environmental Sustainability

The Applicants have demonstrated the potential for the proposed development to achieve LEED Silver Accreditation. However, at this time, LEED certification is not being pursued and is merely provided for information purposes, as attached in Appendix II.

Community Association Comments

There is no current community association for East Village.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development conforms with relevant policies of the East Village Area Redevelopment Plan along with the purpose and intent of the CC-EMU Centre City East Village Mixed-Use districts.
2. The proposed development merits recognition for its design expression and will complement the future build out of East Village.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Calgary Planning Commission **APPROVE** the application with the following conditions:

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning:

1. Submit a total of eight (8) complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively addresses the Prior To Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

- a. ALL of the plan set shall highlight all of the amendments.
- b. Four (4) COPIES detailed written response to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior To Release conditions were addressed and/or resolved.
- c. In addition to the full sized plans requested above, please submit one (1) 11 x 17 complete set of plans for the purpose of the Development Completion Permit (DCP) process.

Please ensure that all plans affected by the revisions are amended accordingly.

2. Match number of plantings on drawings L-01 and L-02 with the plant schedule table.
3. Provide details for the garage doors more specifically on how the decal is to be applied/ installed onto the door and materials to be incorporated.
4. Include a "Table of Contents" that will list all plans submitted / required to be included in a plan submission.
5. Include plan "L-02" with the next amended plan submission.
6. Include in Amended Drawings Packages, The Sun Shadow Study Plans.

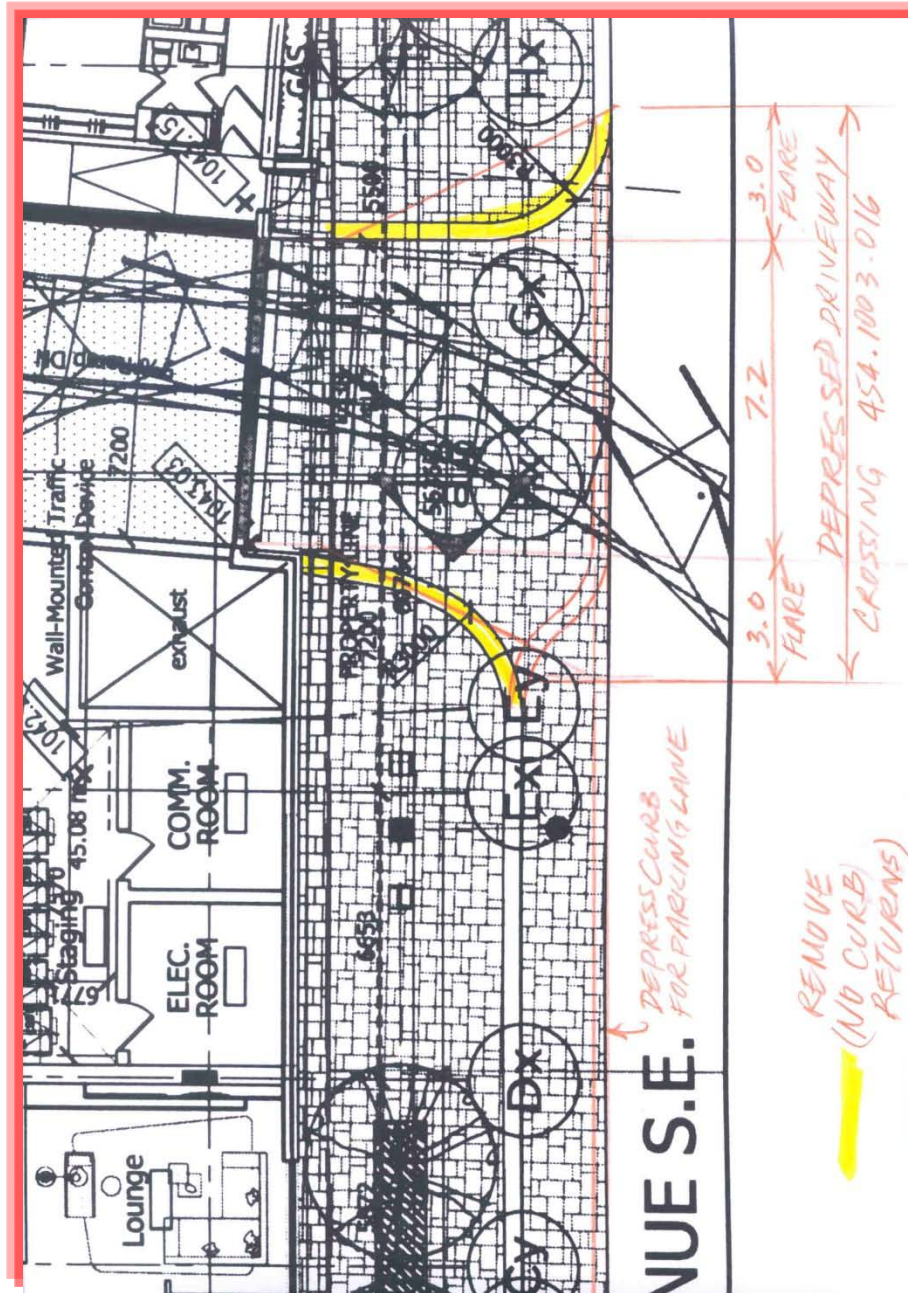
Urban Development:

7. Amend the plans to:

Roads

Sidewalks, Driveway Crossings and Garage Aprons

- a. Revise the 6 Avenue S driveway design to provide 3m flares and to be designed to the satisfaction of Roads. Flares are to connect at the property line and extend / connect to the lip of gutter along the 6 Avenue SE drive lane. (See the detail below, which was provided by Roads).



- b. Remove the encroachments (gas room door out-swings, terrace, planter, etc.) from the 6 Avenue SE right-of-way. Amended all relevant plans to ensure that no encroachments occur within the City rights-of-way (Site Plan, Landscape Plan, Cross-sections, Elevations, etc.)

Note:

Contact the Roads Design Technologist for further details, at 403-268-3801

8. Amend the plans to:

Waste and Recycling Services – General

- a. Indicate on the cross-section plan / parkade ramp section plan, site plan and ground floor plan; the internal area for which the proposed waste vehicle will dump containers internally to the building. Provide geodetic elevations and dimensions (horizontal and vertical) that are consistent with the truck detail provided by “Labrie Environmental Group” and all other relevant plans.
 - b. Provide a detail; similar to what was previously submitted (A504 on the previous amended plan submission); which shows the SU-9 waste vehicle with its forks fully extended upward in its dumping motion (with container) and an absolute minimum 6.1m vertical clearance.
 - c. Indicate the SU-9 vehicle sweep paths on the plans to once again confirm that the SU-9 waste vehicle will be able to enter the site head first, service the site, then leave the site head first.
9. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100 percent of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Construction of a new driveway crossing on 6 Avenue SE to City standards
 - b. Tree / trench relocations to the satisfaction of the City
 - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel
10. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100 percent of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- d. Street lighting upgrading adjacent to the subject site

11. **Remit payment (certified cheque)** for the infrastructure upgrades for the Centre City communities, in the amount of **\$286,207.86**, to Urban Development. This levy includes both the Centre City Utility Levy approved under the **Centre City Utility Levy Bylaw 38M2009** and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using **\$4710.00** per meter of site frontage (on avenues only) for the proposed development (**60.766m** = 6 Avenue SE).

Transportation:

12. Provide design details for all bicycle parking stalls. A bicycle parking stall must be designed to:
 - o allow a bicycle frame and both wheels to be secured
 - o support the bicycle frame and both wheels

For additional information, please contact the Transportation Generalist @ 403-268-5455.

Parks:

13. Indicate the setbacks between the proposed relocated boulevard trees and street lights, trees and vertical elements such as bench and bicycle rack. Please provide a minimum setback requirement of 4m between street lights and trees, and a minimum setback requirement of 2m between trees and vertical elements where possible. Adjust tree spacing and/or relocate bike rack(s) accordingly.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

14. No changes to the approved plans shall take place unless authorized by the Development Authority.
15. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5491 to request a site inspection for the Development Completion Permit.
16. Loading and delivery shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.
17. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.

18. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
19. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.

Urban Development:

20. If **during construction** of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination, the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).

If **prior to or during construction** of the development, the developer, the owner of the titled parcel, or any of their agents become aware of contamination on City of Calgary lands or utility corridors, the City's Environmental Assessment & Liabilities division shall be immediately notified (311).

21. Any construction damage or changes to the existing infrastructure (sidewalks, roads, curb and gutters, tree locations, etc.) must be rehabilitated to standards established for East Village to the City's (Roads) and CMLC's (area developer) satisfaction.
22. The subject development parcel shall remain consolidated onto a single title for the life of the development.
23. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which was submitted to Water Resources for review and acceptance. Any amendments to the ESC documents must be reviewed and approved by Water Resources in advance by contacting the ESC inspector that reviewed the documents or by contacting the Water Resources Erosion Control Coordinator at 403-268-2655.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control (www.calgary.ca/waterservices/esc). Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

24. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-4913. Sites south of 17 Avenue S should contact 403-268-1847.
25. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
26. The development site lies within the Flood Fringe and as such must conform to Land Use Bylaw 1P2007, Part 3, Division 3 (or 2P80 for areas downtown). The **1:100 year** designated flood level elevation is **1042.80m**.
27. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.
28. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.
29. Canopies and awnings located within the bylaw setback and/or City road right-of-way shall be removed at the owner's expense within 30 days of the City of Calgary giving notice, as per the Streets Bylaw 20M88, Section 59.
30. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Urban Development, at the applicant's expense, upon completion of the foundation.
Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
31. As the development application has not provided the necessary waste and recycling storage space, etc. to comply with the requirements as identified in the current City of Calgary standards - "Design Guidelines for Development Permits & Development Site Servicing Plans, Waste & Recycling Section", the developer or owner shall be responsible for the management of the waste and recycling on the site. The developer shall dispose, handle, store and collect waste on site pursuant to the approved plans (along with details attached to the applicant response packages) provided by **RAW DESIGN / MARSHALL TITTEMORE ARCHITECTS for DP2011-3826**.

32. As per Streets Bylaw 20M88, Section 17, waste containers are to be staged collected / dumped within the private property.

Transportation:

None.

Parks:

33. As per the approved landscaping plans for East Village, public trees located on the boulevard adjacent to the development site shall be retained and protected during all phases of construction by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence.

Install protective fence 3m from trunk and ensure no construction materials are stored inside this fence. Applicant shall contact Urban Forestry at 311 to arrange for Tree Protection Plan approval.

34. The proposed development may damage or require the removal of some boulevard trees. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311.

The use of an indemnified contractor to remove the boulevard tree and rootball material is required and at the expense of the applicant.

35. Any tree planting in the City Boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector at 403-268-5204 or at 403-620-3216.

Joseph Yun
2012/July 10

Consultants:

Architect:
RAW Design
Contact: Roland Rom Colthoff AAA

Structural Engineer:
Riviera Engineering Ltd.
Suite 500, 1816 Crowchild Trail NW,
Calgary, AB T2M 3Y7
Tel: (403) 270 8402
Fax: (403) 270 8402
web: www.rjc.ca

Landscape Architects:
Landscape Architects
400 - Kensington House,
1107 Kensington Crescent NW,
Calgary, AB T2M 3Y7
Tel: (403) 270 5600
Fax: (403) 270 5600

Development Permit Advisory Services
City of Calgary
Contact: Kerry Niagara

MEP Consultants:
Riviera Engineering Inc.
#202, 838-11th Avenue SW,
Calgary, Alberta, T2R 0E5
Tel: (403) 270 8402
Fax: (403) 244 0191

Interior Designers:
Design Inc.
103 Church Street, Suite 400,
Toronto, M5C 2G3
Tel: (416) 593-8888
Fax: (416) 703 7405



FRAM + SLOKKER
CREATING THE NEW CALGARY

FRAM + SLOKKER:
F.S. East Village Development Inc.
618 Confluence Way, S.E.
Calgary, Alberta, T2G 0G1
Tel: (403) 265-1302



BLOCK-P, EAST VILLAGE CALGARY

DP 2011-3286 - June 18th, 2012

Drawing List:

- ARCHITECTURAL:**
A000 COVER
A001 CONTEXT PLAN
A002 PARKING LEVEL P1
A003 PARKING LEVEL P2
A004 PARKING LEVEL P3
A005 2ND FLOOR PLAN
A006 3RD FLOOR PLAN
A007 4TH FLOOR PLAN
A008 5TH & 6TH FLOOR PLAN
A009 7TH - 12TH FLOOR & UNIT PLANS
A010 ROOFTOP AMENITY FLOOR PLAN
A011 PENTHOUSE FLOOR & UNIT PLANS
A012 ROOF PLAN - PENTHOUSE FLOOR PLAN
A013 LOWRISE NORTH ELEVATION
A014 LOWRISE COURTYARD SECTION
A015 LOWRISE SOUTH ELEVATION
A016 TOWER NORTH ELEVATION
A017 TOWER SOUTH ELEVATION
A018 TOWER SOUTH ELEVATION
A019 NORTH-SOUTH SECTION
A020 EAST-WEST SECTION
A021 EAST-WEST SECTION
A022 LANDSCAPE PLAN GROUND LEVEL
A023 LANDSCAPE PLAN LEVEL 1

NUMBER PARKING STALLS REQUIRED	
RESIDENTIAL:	144
VISITORS/RETAIL:	24
TOTAL:	168
LOCKERS REQUIRED	
RESIDENTIAL:	191
RETAIL:	7
TOTAL:	198

NUMBER OF PARKING STALLS IN CURRENT PARKADE CONFIGURATION

Parking	
Level P1	64
Level P2	79
Level P3	81
Total:	224
Via/Retail	27*
Res	197**

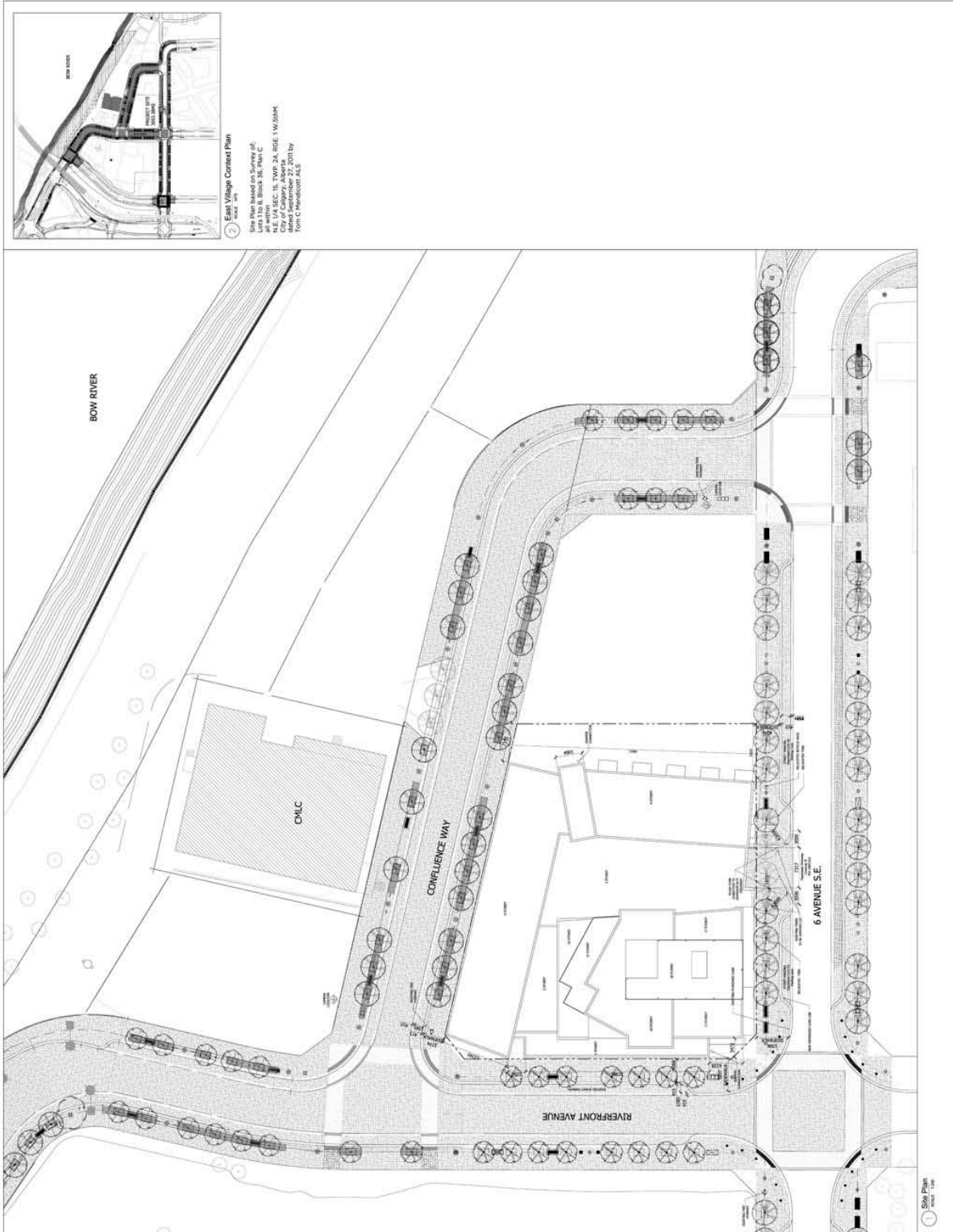
*Including 1 Accessible spot
**Including 2 Accessible spots

NUMBER OF STORAGE LOCKERS IN CURRENT PARKADE CONFIGURATION

Lockers	
Level P1	57
Level P2	67
Level P3	74
Total:	198
Res	191
Retail	7



COVER
A001



Site Plan based on Survey of:
 Lots 1 to 6, Block 36, Plan C
 N.E. 1/4 SEC. 15, TWP. 24, RDE. 1W, 55th N
 Surveyed and approved by the
 Board of Commissioners on September 27, 2011 by
 Tom C. Handicott ALS

2 East Village Context Plan
 Scale: 1/4" = 10'

DATE: 08/20/12
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]

DATE: 08/20/12
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]

RAW
 RAYMOND, ANDERSON & WOODS
 10020
 10020
 Raymond Anderson
 Block 17
 P.O. Box 10020
 Development, Inc.

Site Plan
 Scale: 1/4" = 10'

A010

1 Site Plan
 Scale: 1/4" = 10'

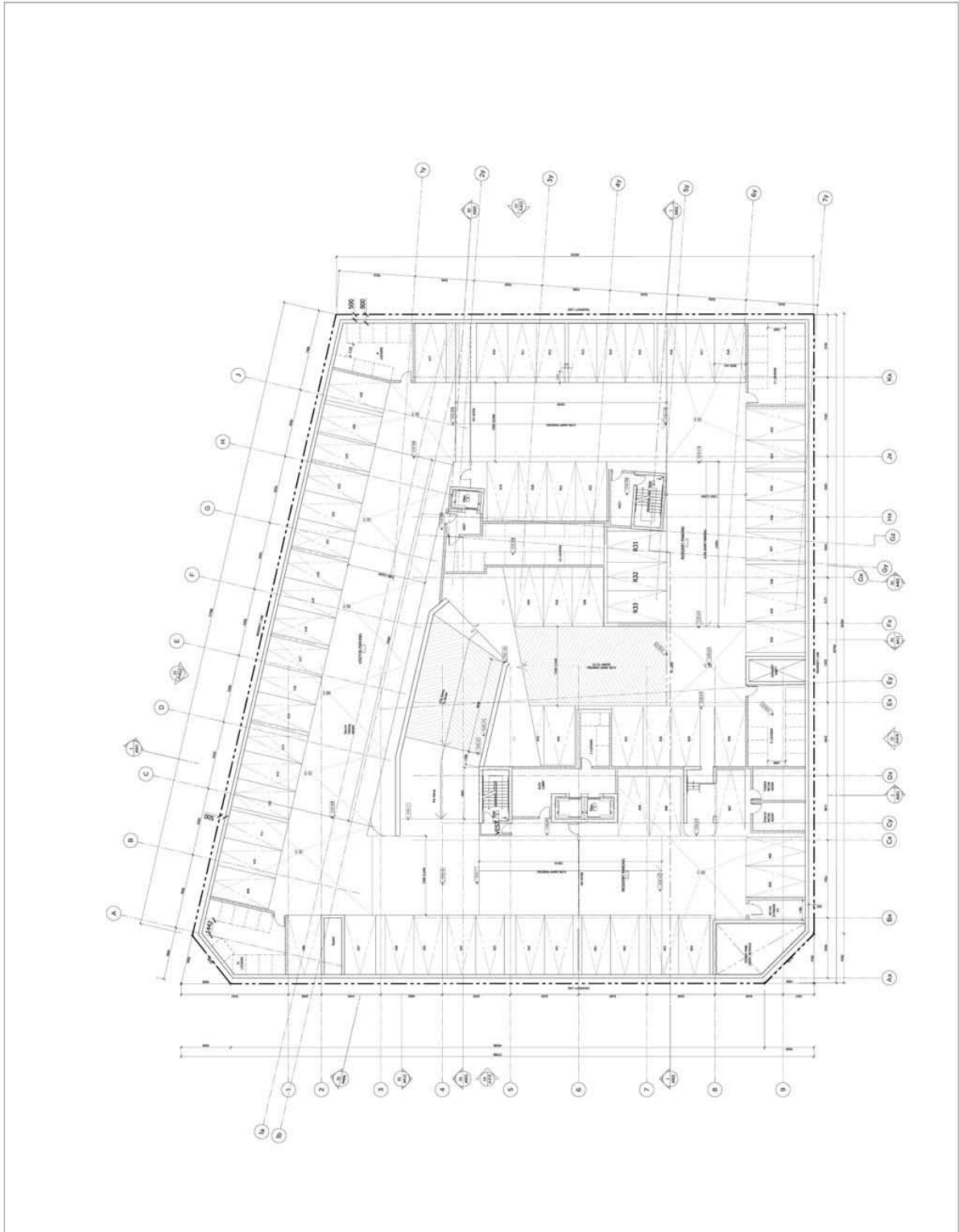
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DATE: [unreadable]
PROJECT: [unreadable]

SCALE: [unreadable]

RAW
REGISTERED ARCHITECT
10020
1000 North Main Street
Suite 100
St. Louis, MO 63103
P: 314.526.1000
F: 314.526.1001
www.raw.com

PI Plan
1:100

A101



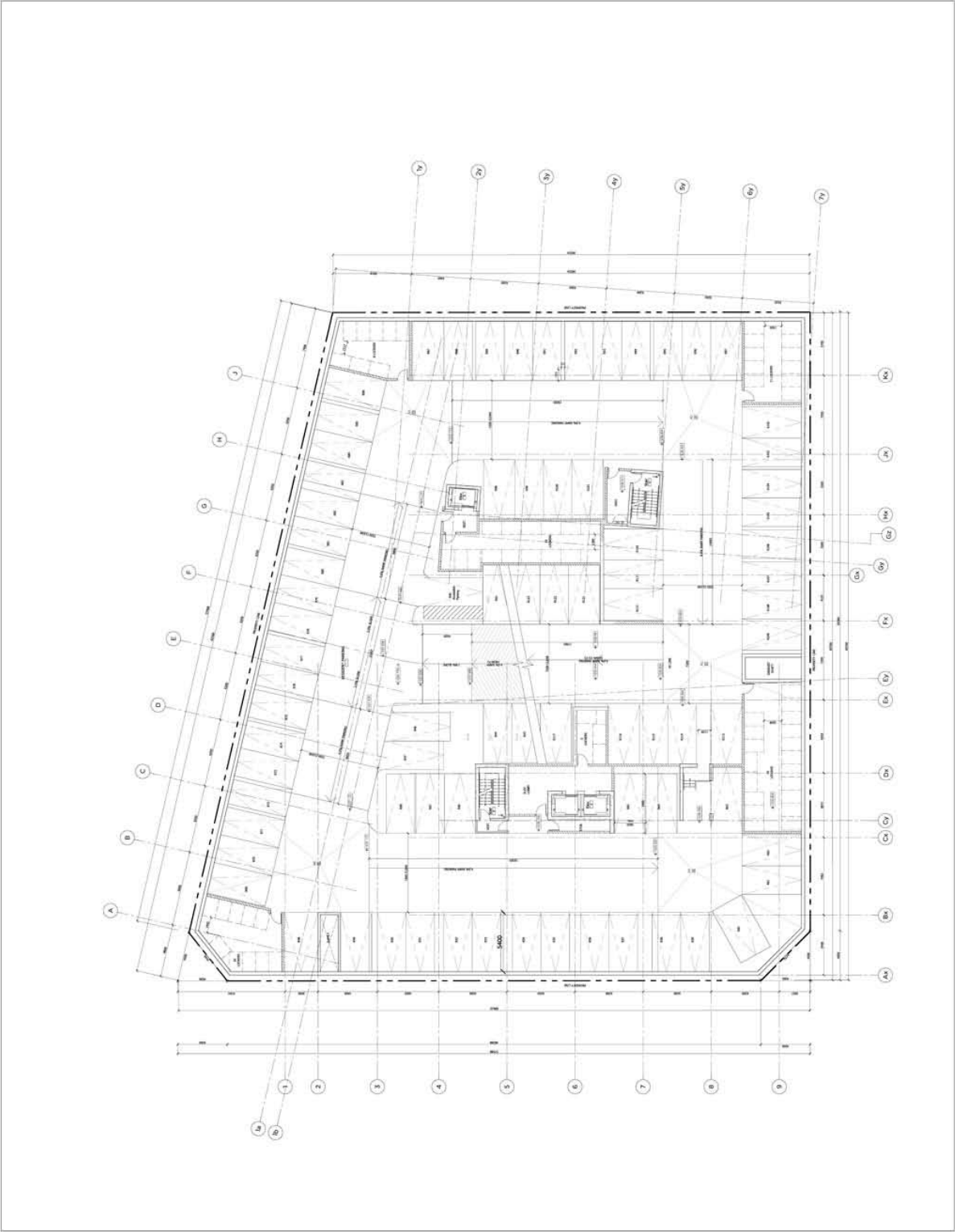
OWNER
 City of Chicago
 Department of Public Works
 100 North Dearborn Street
 Chicago, IL 60602

DESIGNER
 [Illegible]

RAW
 REGISTERED ARCHITECT
 1000 North Dearborn Street
 Chicago, IL 60602
 License No. 000000000000000000
 [Illegible]
 [Illegible]
 [Illegible]

PG Plan
 100
 100

A102



PROJECT HISTORY

DATE: 07/19/12

PROJECT: 10000 S. 3000 E. Bldg. 7

PROJECT NO: 10000

PROJECT DESCRIPTION: 10000 S. 3000 E. Bldg. 7

PROJECT LOCATION: 10000 S. 3000 E. Bldg. 7

PROJECT OWNER: P&B Development, Inc.

PROJECT ARCHITECT: P&B Development, Inc.

PROJECT ENGINEER: P&B Development, Inc.

PROJECT SURVEYOR: P&B Development, Inc.

PROJECT LANDSCAPE ARCHITECT: P&B Development, Inc.

PROJECT MECHANICAL ENGINEER: P&B Development, Inc.

PROJECT ELECTRICAL ENGINEER: P&B Development, Inc.

PROJECT PLUMBING ENGINEER: P&B Development, Inc.

PROJECT SPECIALTY CONTRACTORS: P&B Development, Inc.

REVISIONS

NO. DESCRIPTION

RAW

REGISTERED ARCHITECT

NO. 0000

STATE OF UTAH

DATE OF EXPIRATION: 07/19/12

BRANCH: ARCHITECTURE

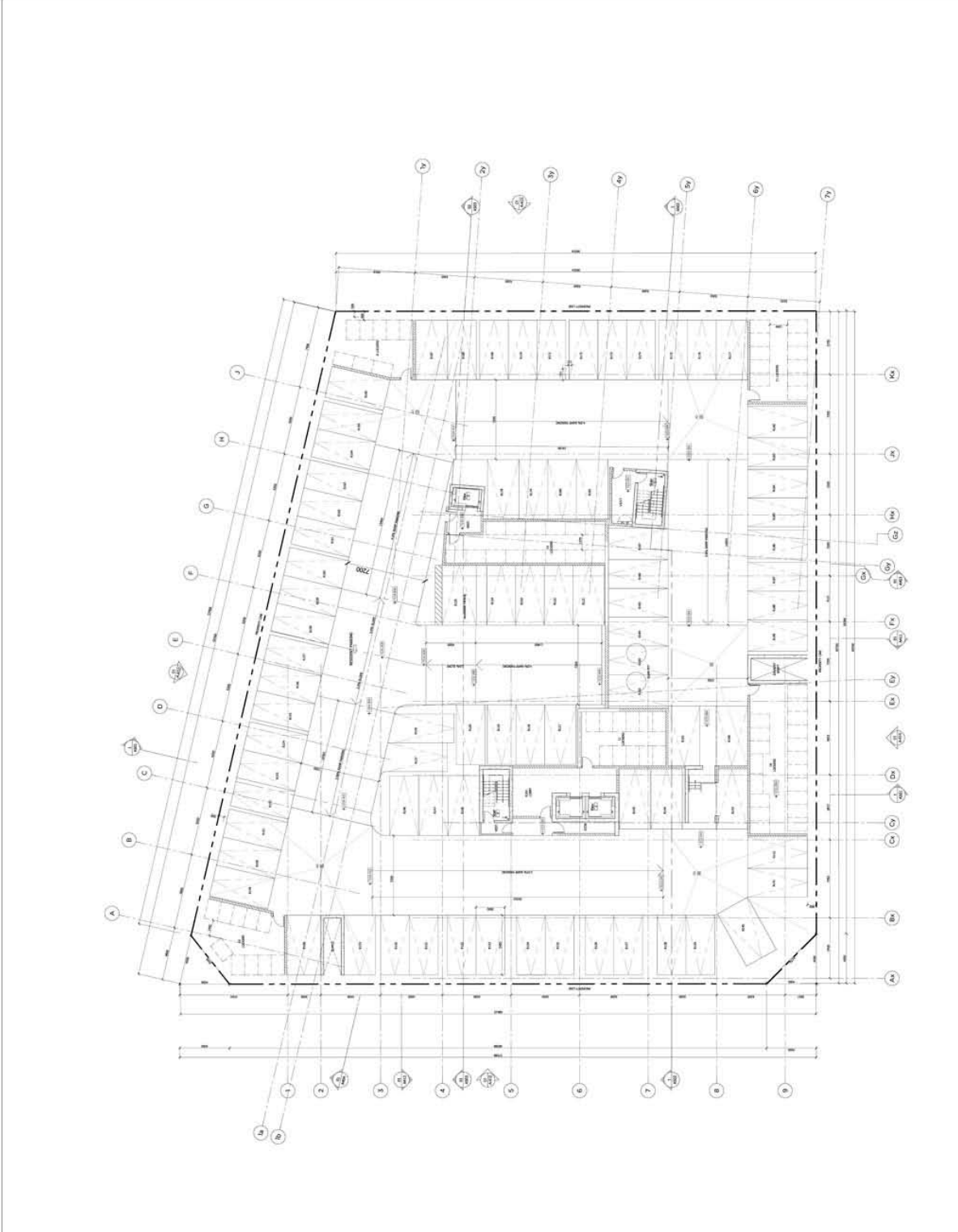
PROJECT: 10000 S. 3000 E. Bldg. 7

PROJECT NO: 10000

PROJECT LOCATION: 10000 S. 3000 E. Bldg. 7

PROJECT OWNER: P&B Development, Inc.

PS Plan
10000
A103



GENERAL NOTES
1. THIS DRAWING SHALL BE USED IN ACCORDANCE WITH THE PERMITS AND CONDITIONS OF THE CITY OF HOUSTON, TEXAS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
3. ALL DIMENSIONS SHALL BE IN UNITS OF FEET AND INCHES.
4. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF HOUSTON.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIATION OF ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELECTRICAL AND MECHANICAL SYSTEMS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DATA AND RECORDS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ASBESTOS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LEAD.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PCBs.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HAZARDOUS WASTE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RADIOACTIVE MATERIALS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OTHER CONTAMINANTS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OTHER HAZARDOUS SUBSTANCES.

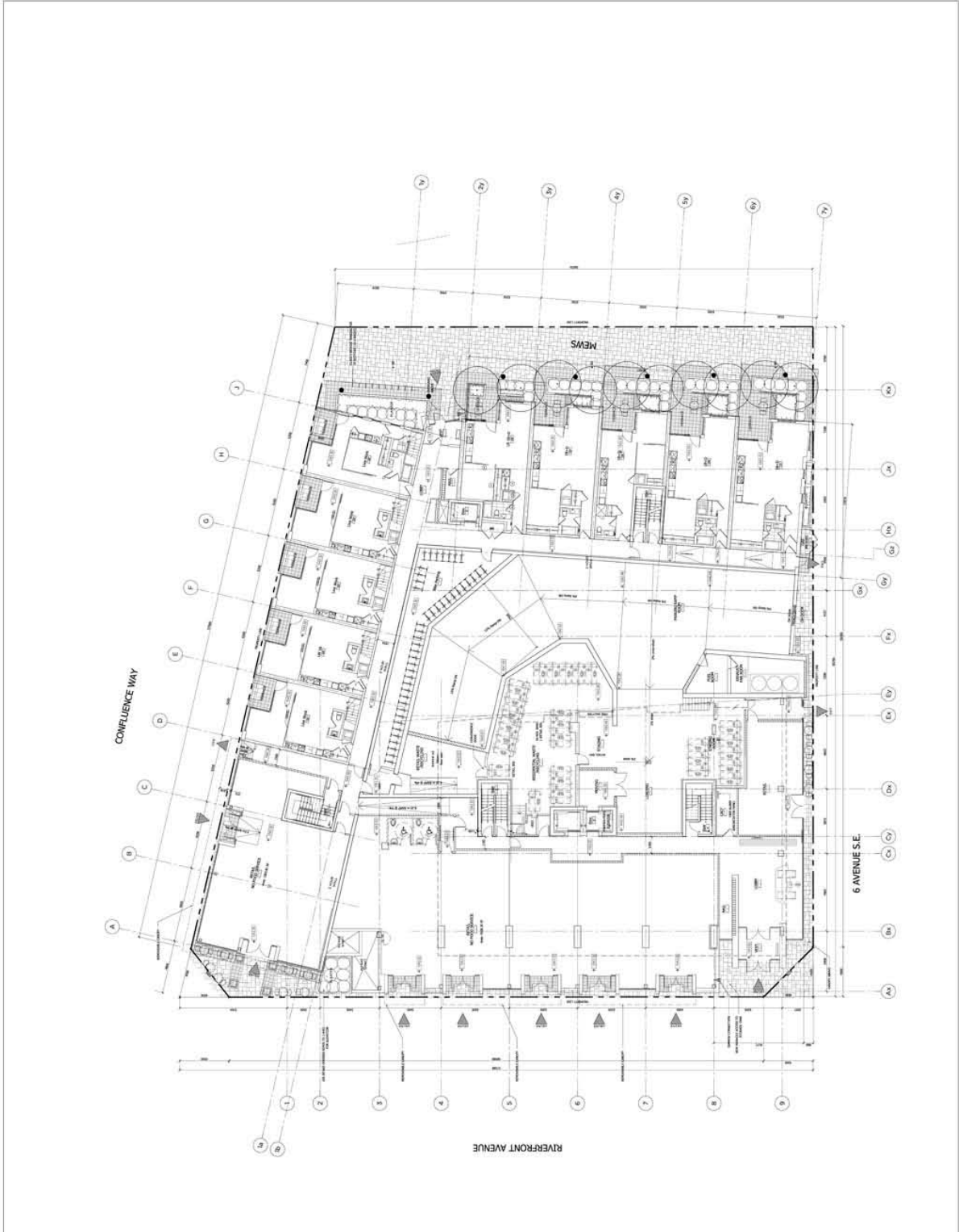
GENERAL NOTES
1. THIS DRAWING SHALL BE USED IN ACCORDANCE WITH THE PERMITS AND CONDITIONS OF THE CITY OF HOUSTON, TEXAS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
3. ALL DIMENSIONS SHALL BE IN UNITS OF FEET AND INCHES.
4. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF HOUSTON.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIATION OF ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
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12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELECTRICAL AND MECHANICAL SYSTEMS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DATA AND RECORDS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ASBESTOS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LEAD.
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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OTHER CONTAMINANTS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OTHER HAZARDOUS SUBSTANCES.

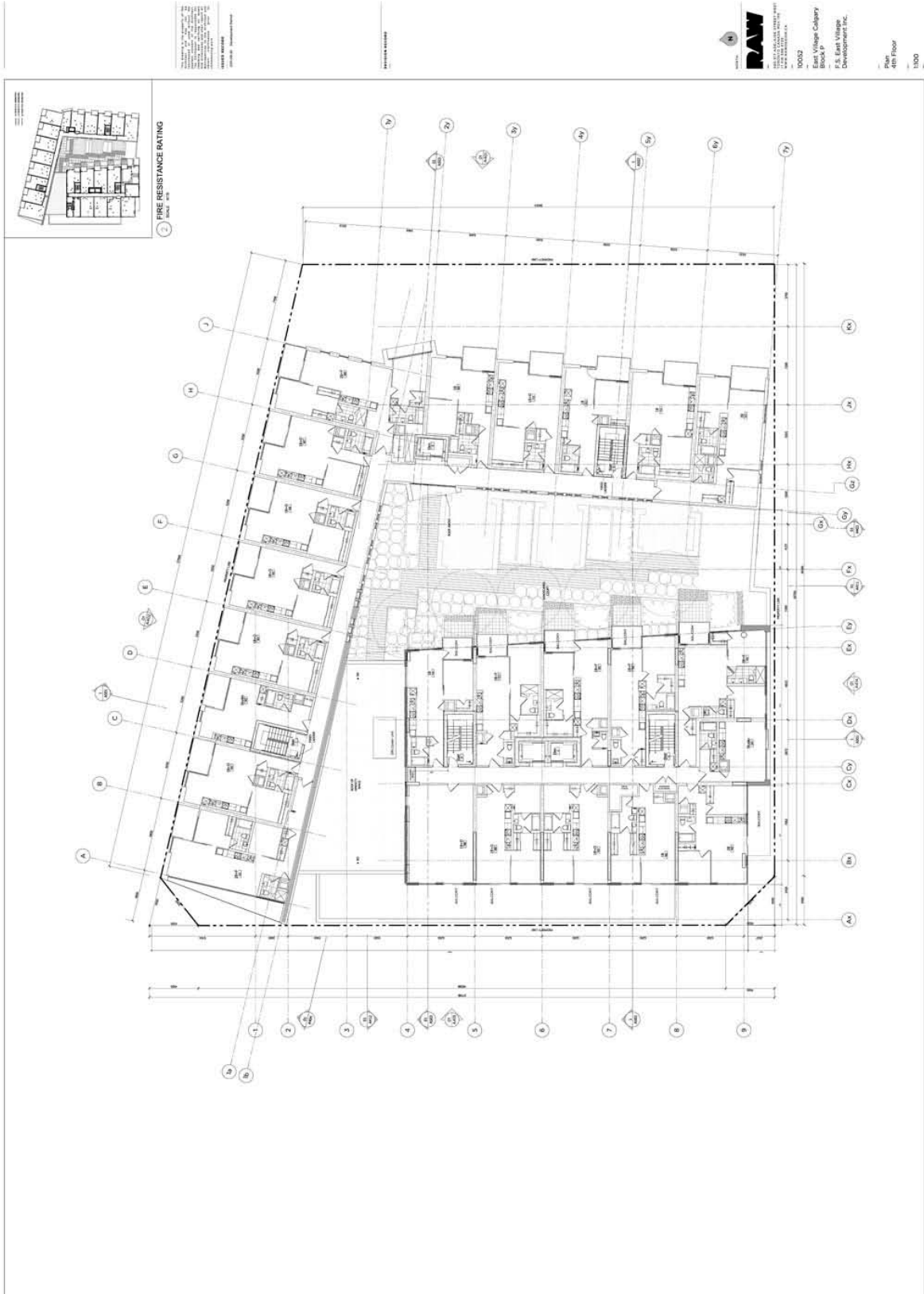
RAW
RAYMOND A. WALKER ARCHITECTS
P.C.
10000 HOUSTON ROAD
SUITE 1000
HOUSTON, TEXAS 77036
PH: 281.865.1234
WWW.RAWARCHITECTS.COM

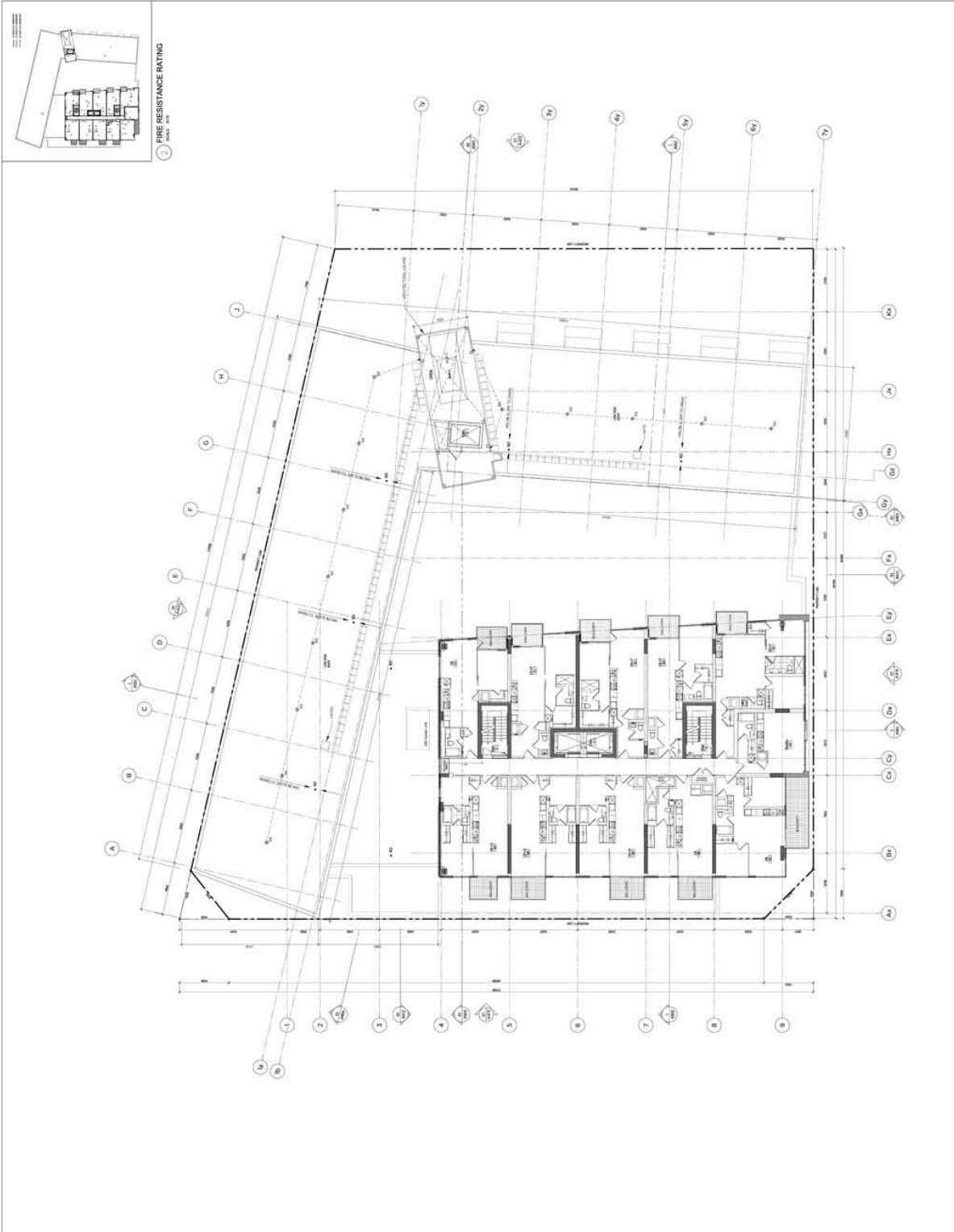
10000
Raymond Walker Architects
Block 'A'
FROM

Ground Floor
10000
A201

A201







FIRE RESISTANCE RATING
 NOT FOR CONSTRUCTION

OWNER: [illegible]
 ARCHITECT: [illegible]
 CONTRACTOR: [illegible]

RAW
 REGISTERED ARCHITECT
 10000
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Architect: [illegible]
 Block Y
 Development, Inc.

Plan
 Low-rise floor
 10000
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A205

NOT FOR CONSTRUCTION

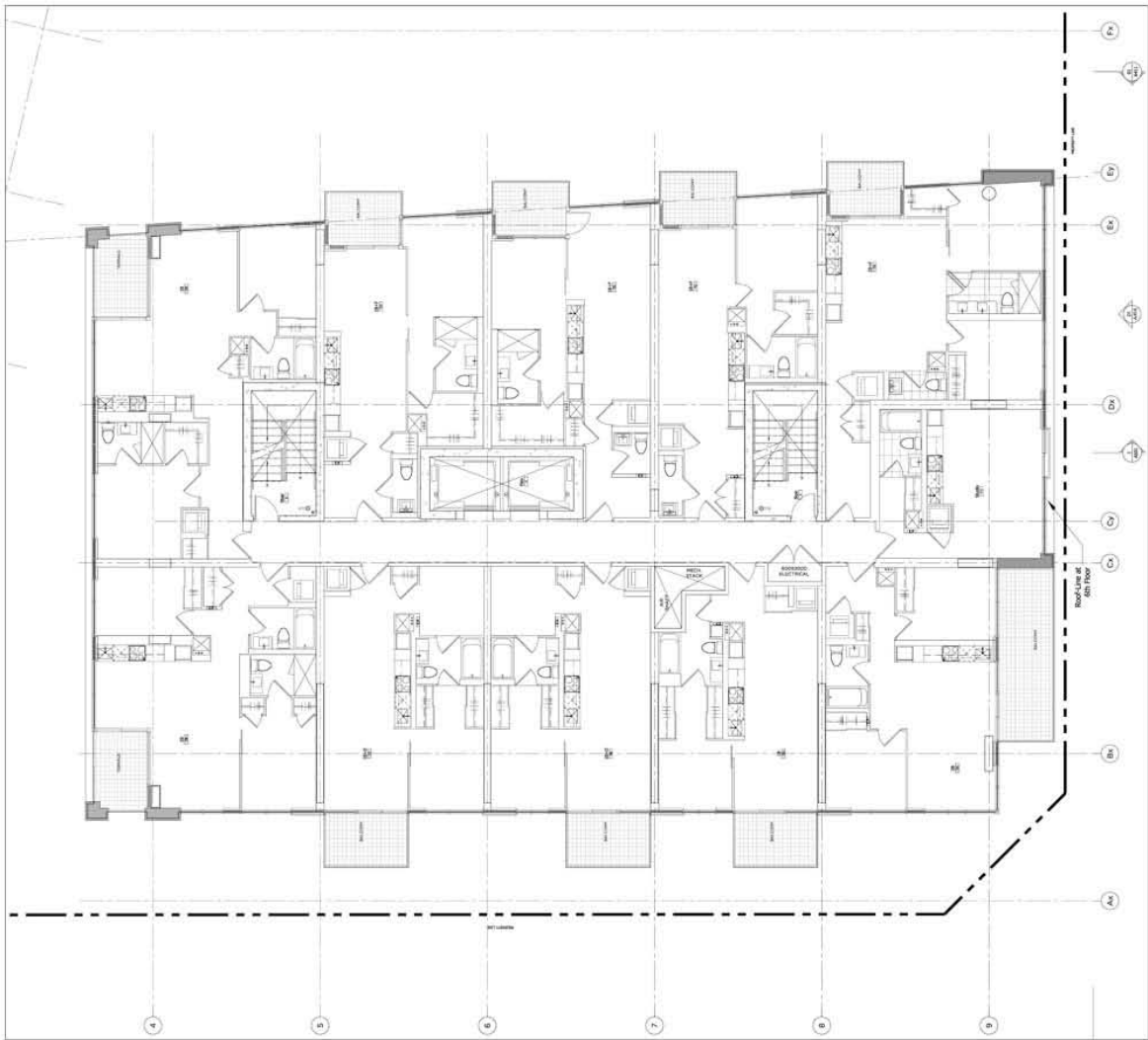
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 PROJECT: [Name]

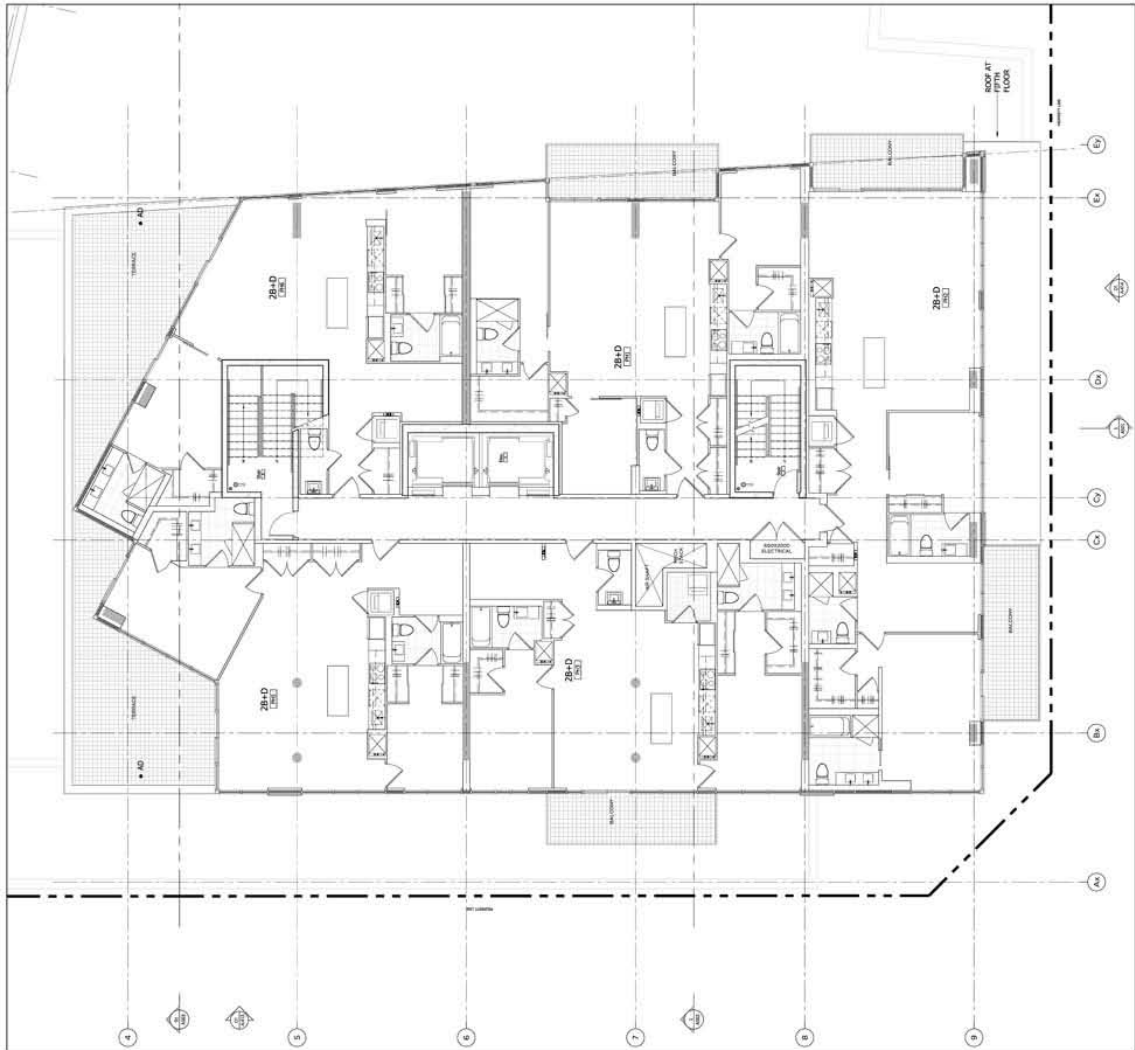
RAW

REGISTERED ARCHITECT
 10000
 [Address]
 [City, State, Zip]
 [Phone Number]

A207

FIG. 1207
 [Title]





NOT FOR CONSTRUCTION

NOT TO SCALE

DATE: 07/19/12

PROJECT: [unreadable]

CLIENT: [unreadable]

ARCHITECT: [unreadable]

PLANNING: [unreadable]

MECHANICAL: [unreadable]

ELECTRICAL: [unreadable]

PLUMBING: [unreadable]

CONSTRUCTION: [unreadable]

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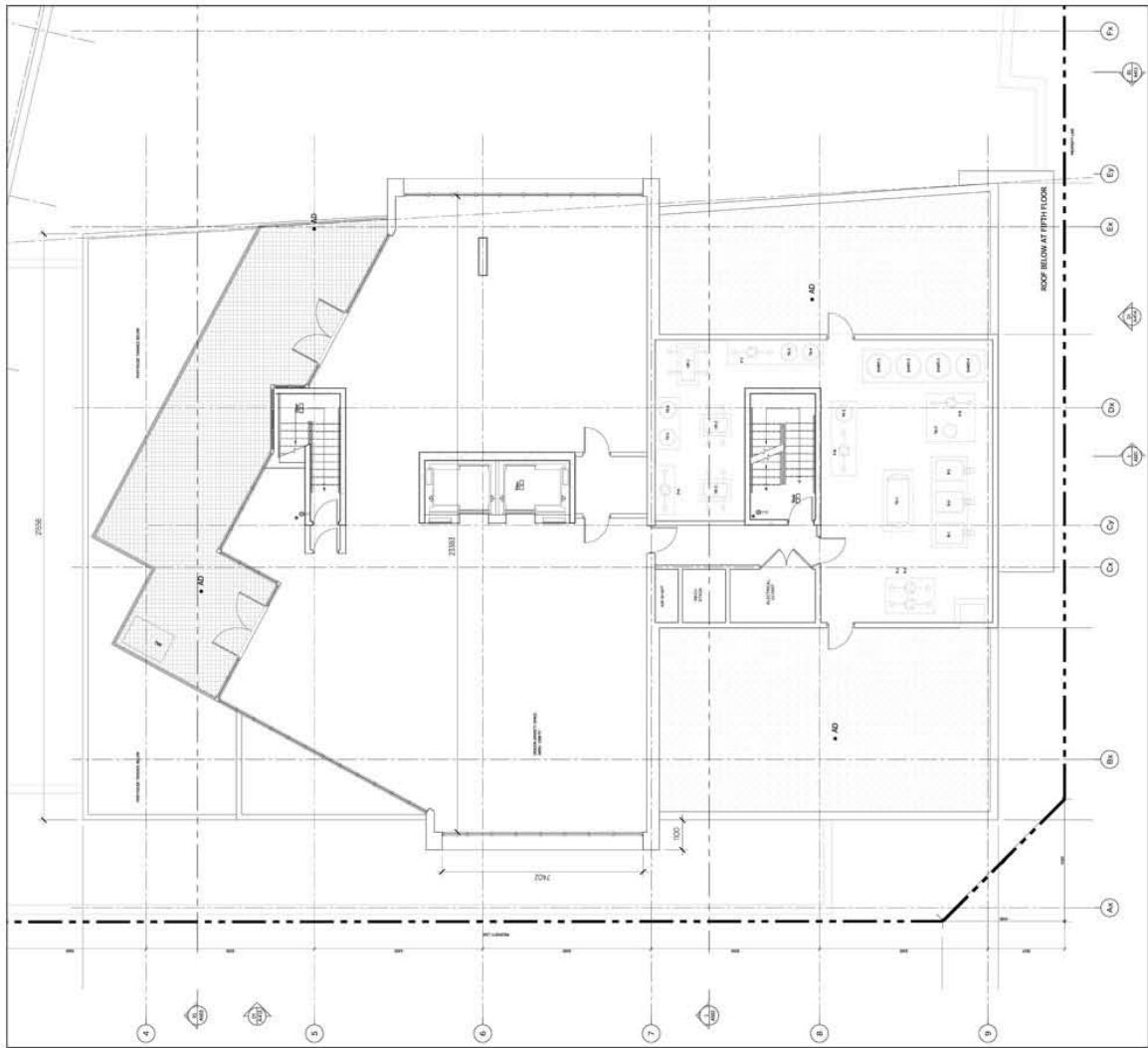
RAV ARCHITECTS
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 TEL: (310) 356-6666
 FAX: (310) 356-6667
 WWW: RAVARCHITECTS.COM

PROJECT MANAGER
 MICHAEL CHERRY
 11200 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 TEL: (310) 356-6666
 FAX: (310) 356-6667
 WWW: RAVARCHITECTS.COM

PLANNING
 MICHAEL CHERRY
 11200 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 TEL: (310) 356-6666
 FAX: (310) 356-6667
 WWW: RAVARCHITECTS.COM

A217

[unreadable]



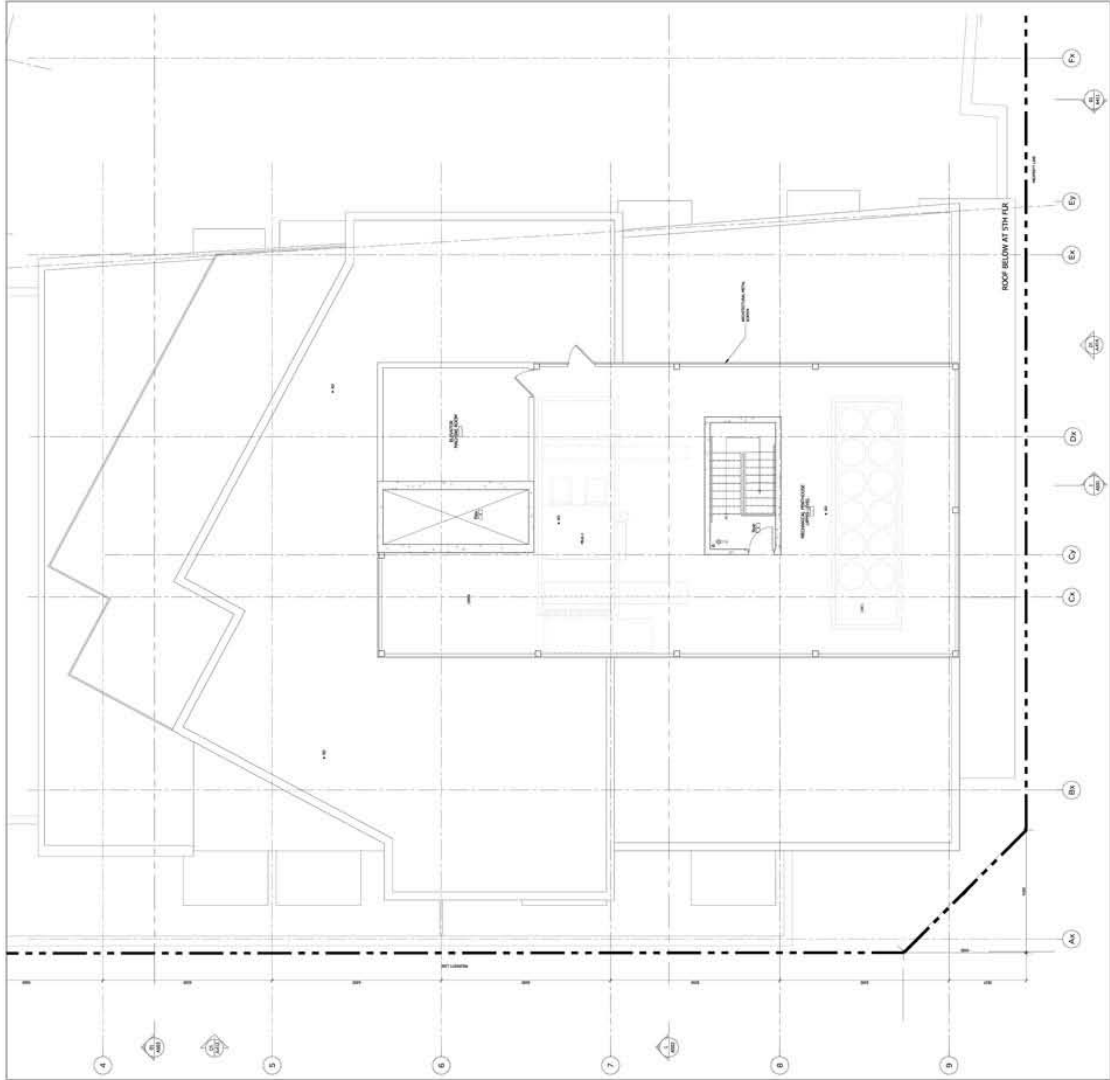
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 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Name]

DATE: 07/19/12
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 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Name]

RAW
 REGISTERED ARCHITECT
 10030
 [Address]
 [City, State, Zip]
 [Phone Number]

Bohannon Amenity
 Level 1B
 [Address]
 [City, State, Zip]

A218



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

RAW

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NOT FOR CONSTRUCTION

A219

NOT FOR CONSTRUCTION
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT AND ENGINEER.
DATE: 07/19/12
DRAWN BY: [Name]
CHECKED BY: [Name]

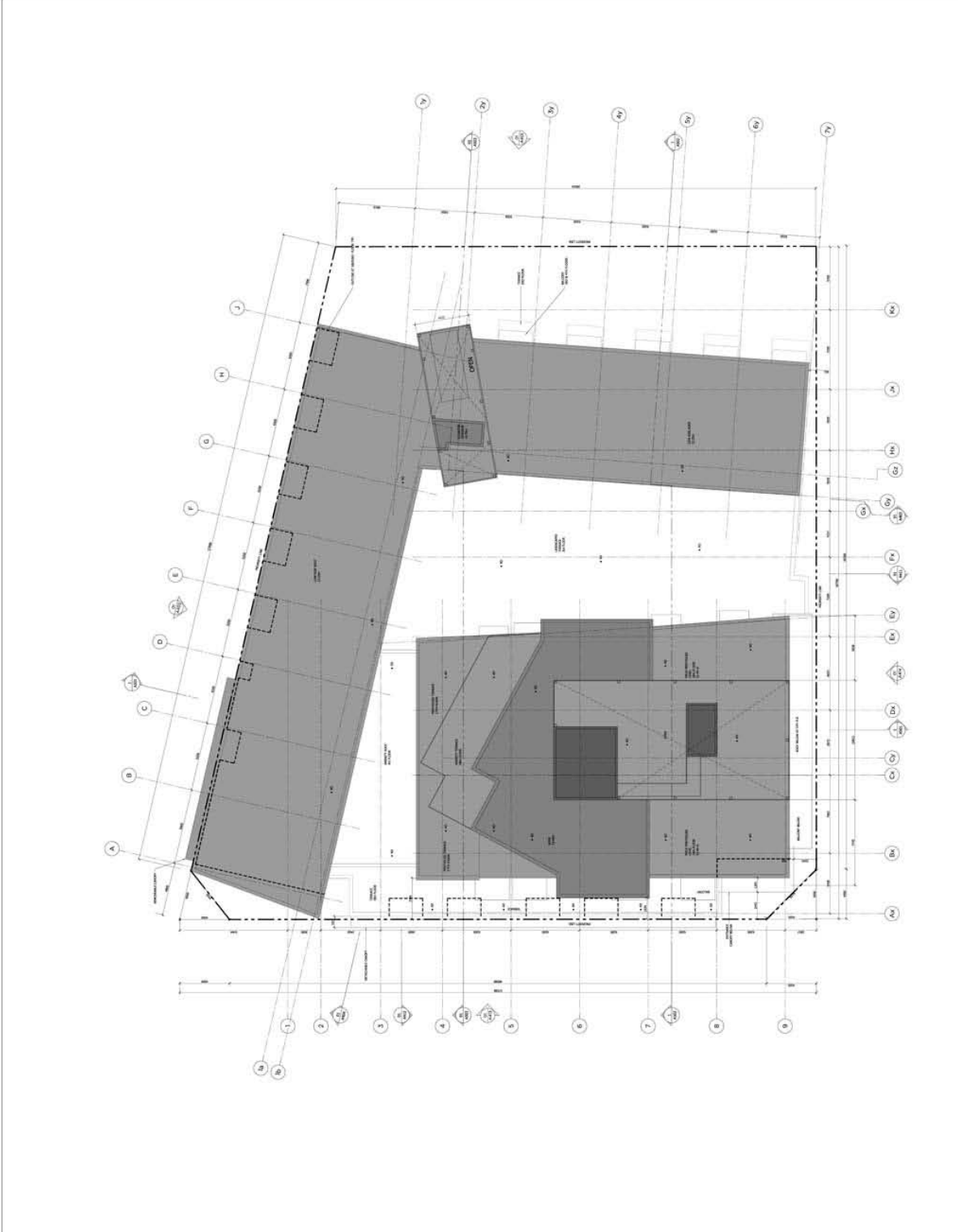
NOT FOR CONSTRUCTION

[Small text or logo]

RAW
ARCHITECTS
10000
[Address]
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[Phone]
[Email]
[Website]

Conceptual
Road Plan
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A220





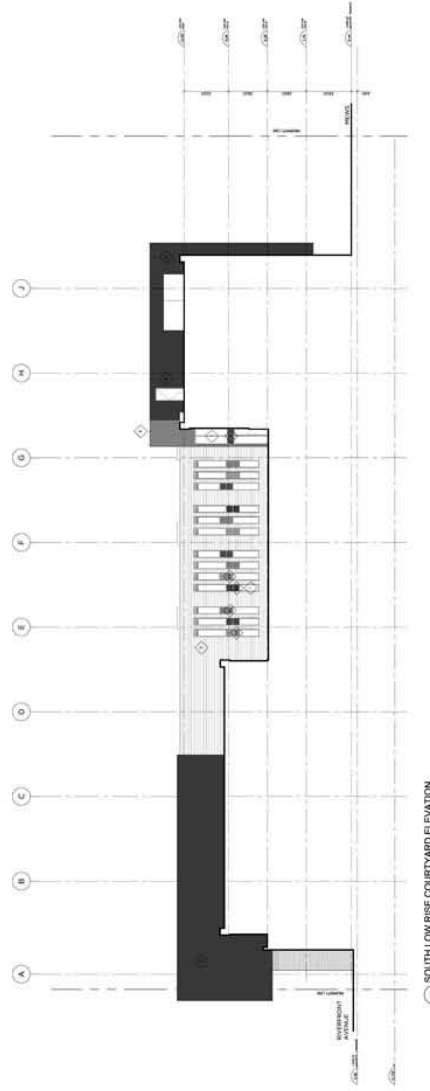
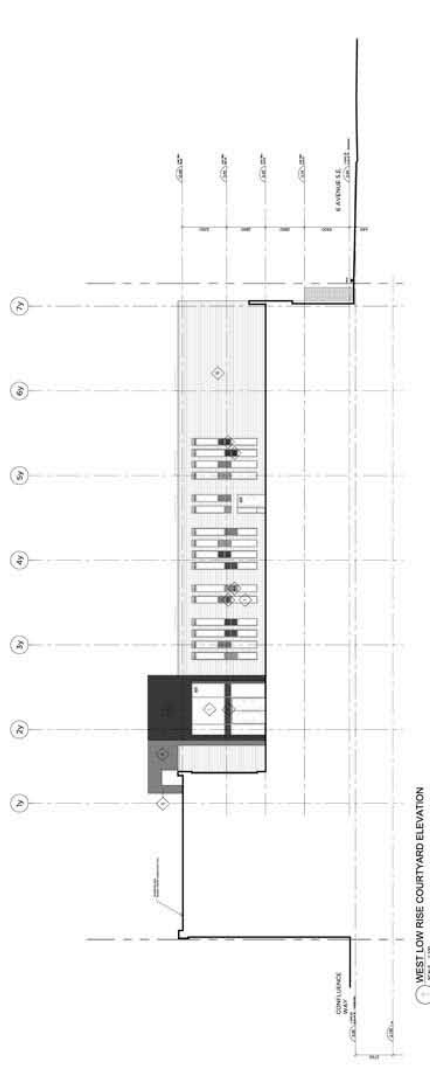
DATE: 07/19/12
 DRAWN BY: [Name]
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 PROJECT: [Project Name]
 SHEET NO: [Sheet Number]

DATE: 07/19/12
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DATE: 07/19/12
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NOTES:
1. ALL FINISHES TO BE AS SHOWN.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IPC).
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE INTERNATIONAL ELECTRICAL CODE (NEC).
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE (NFPA).

REVISIONS:

RAW
REGISTERED ARCHITECT
10000 W. 16th Ave., Suite 100
Denver, CO 80202
TEL: 303.733.8800
WWW.RAWARCHITECTS.COM

Architect: **RAW**
10000 W. 16th Ave., Suite 100
Denver, CO 80202
TEL: 303.733.8800
WWW.RAWARCHITECTS.COM

Interior Designer: **Black Yr**
1515 East Colfax Ave.
Denver, CO 80202
TEL: 303.733.8800
WWW.BLACKYR.COM

Developer: **Low Rise Courtyard South & West Development, Inc.**
1515 East Colfax Ave.
Denver, CO 80202
TEL: 303.733.8800
WWW.LRCSD.COM

A404

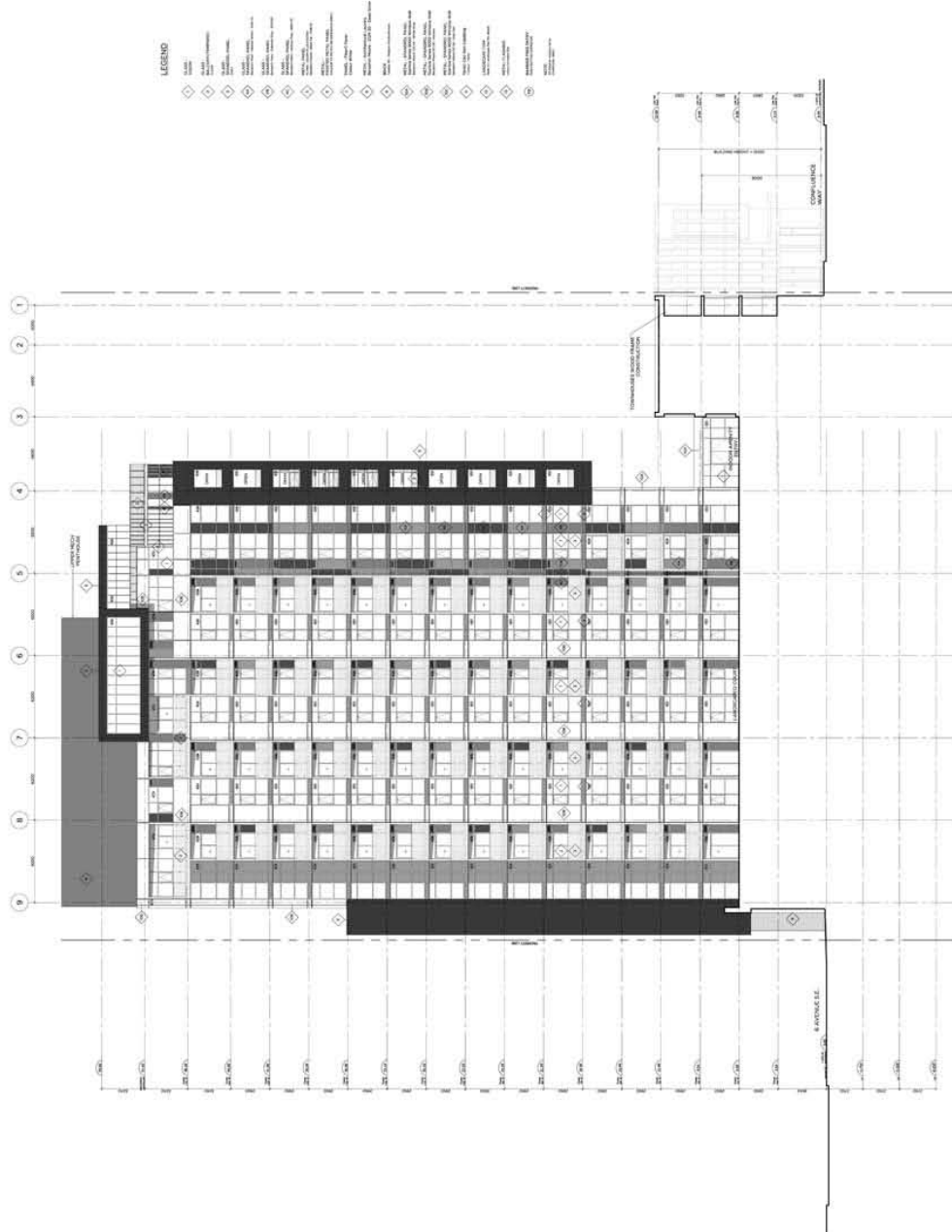
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PROJECT: 11/11/11

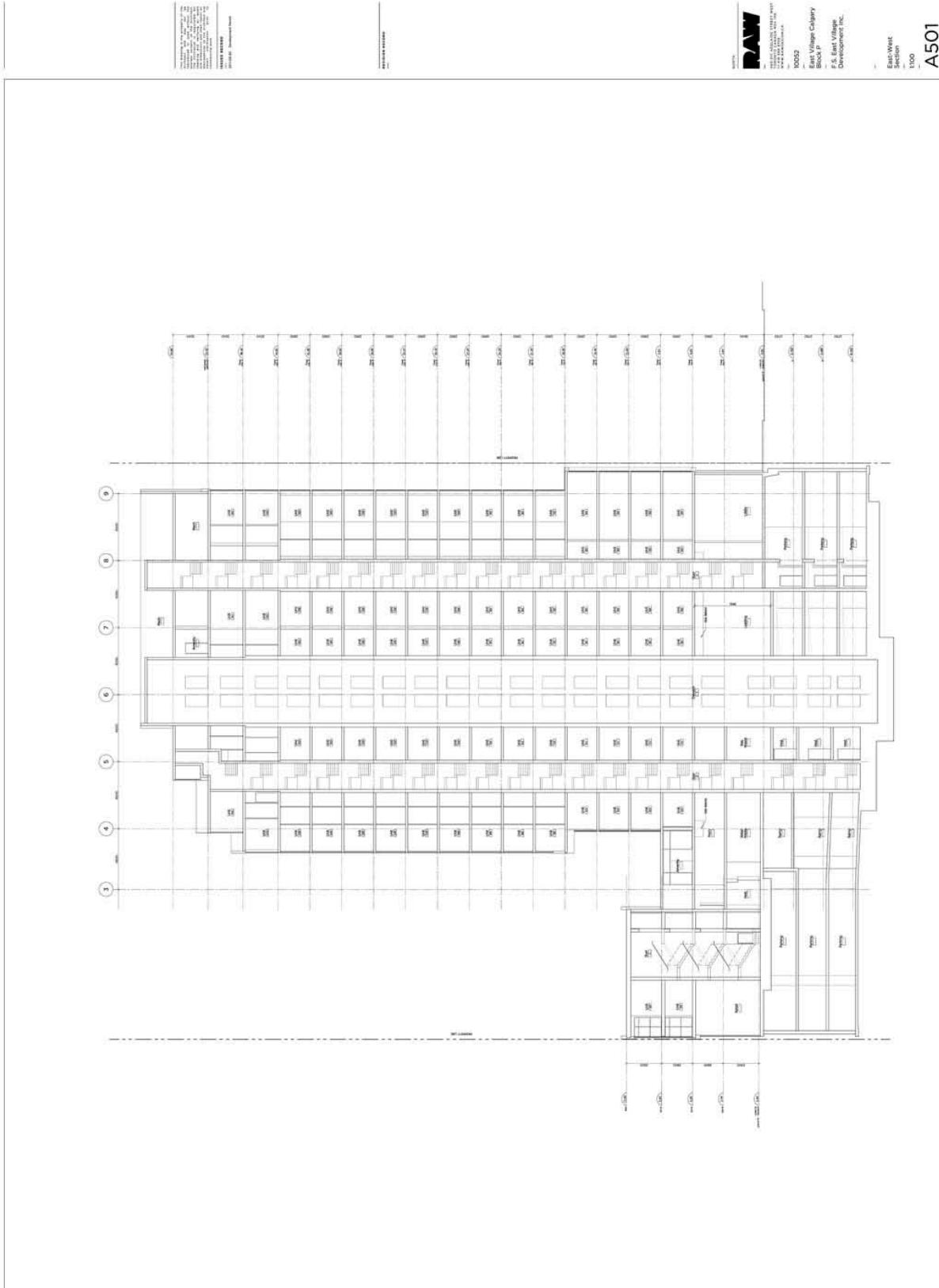
SCALE: 1/8" = 1'-0"

RAW
REGISTERED ARCHITECT
10052
Professional Engineer Category
Block 7
FRM

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11/11/11



DATE: 07/19/12
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]

PROJECT: [Project Name]

RAW
[Logo]
[Address]
[Phone]
[Fax]
[Email]

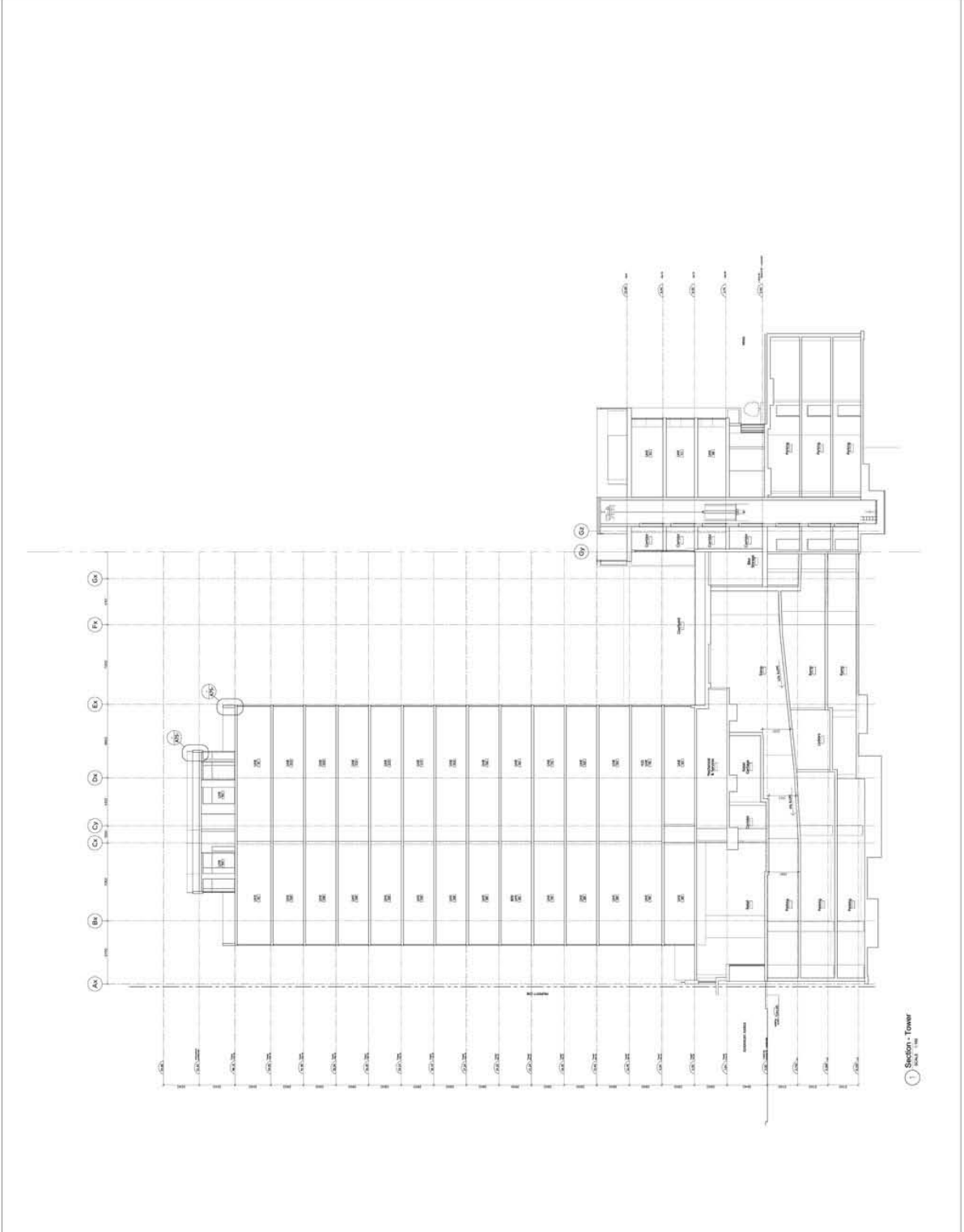
East-West
Architects
LLP
A501

DATE: 07/19/12
DRAWN BY: J. J. ...
CHECKED BY: ...
PROJECT: ...

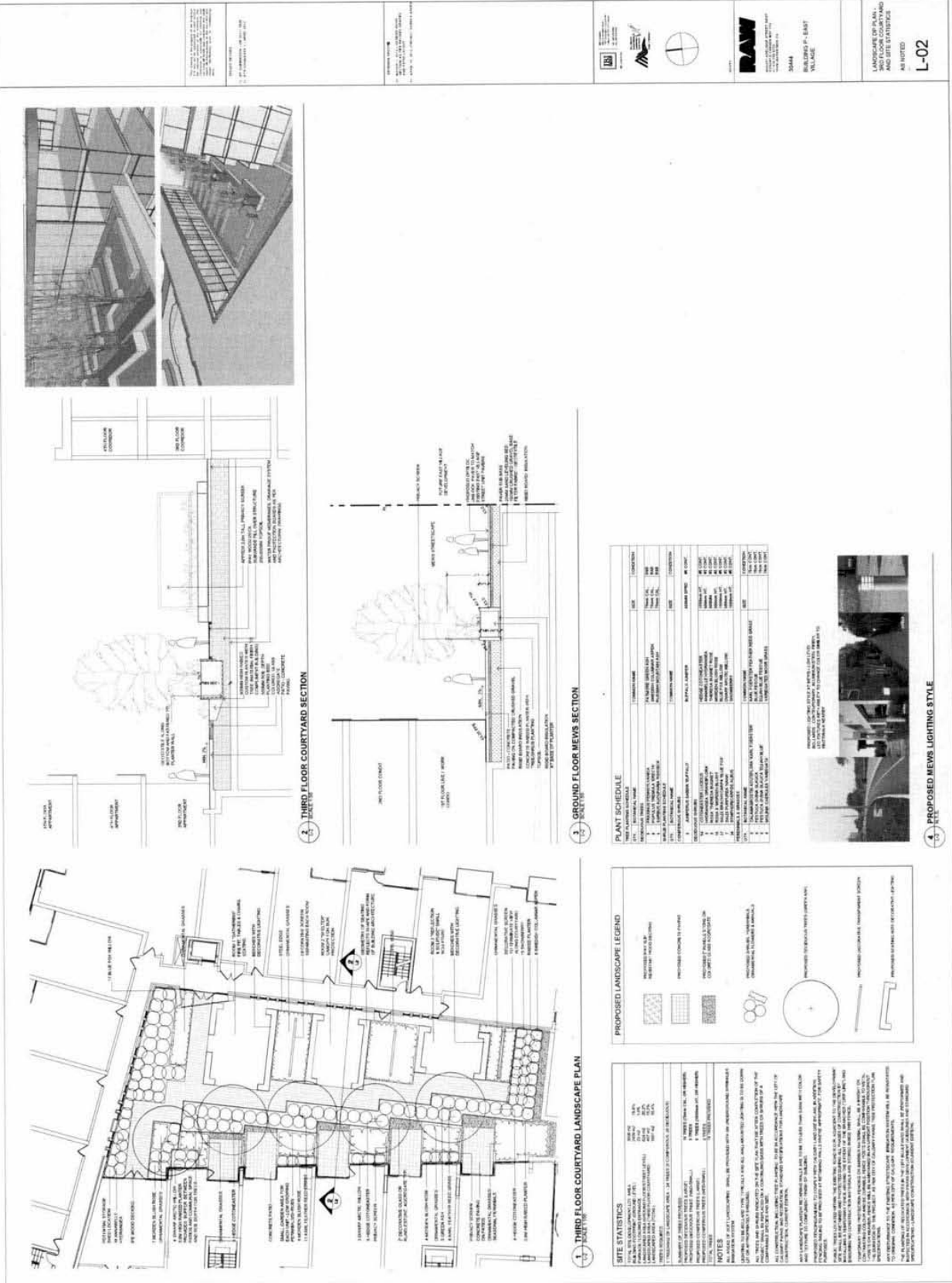
SCALE: ...

RAW
REGISTERED ARCHITECT
10000
Blackhawk Colony
Block 77
P.O. Box 11111
Chicago, IL 60677

Blair/West
Development, Inc.
1000
A503









LEED 2009 for New Construction and Major Renovations

Project Checklist

17			Sustainable Sites	Possible Points: 26
Y	?	N		
Y			Prereq 1 Construction Activity Pollution Prevention	
1			Credit 1 Site Selection	1
1			Credit 2 Development Density and Community Connectivity	5
1			Credit 3 Brownfield Redevelopment	1
6			Credit 4.1 Alternative Transportation—Public Transportation Access	6
1			Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	1
	x		Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	x		Credit 4.4 Alternative Transportation—Parking Capacity	2
1			Credit 5.1 Site Development—Protect or Restore Habitat	1
1			Credit 5.2 Site Development—Maximize Open Space	1
1			Credit 6.1 Stormwater Design—Quantity Control	1
1			Credit 6.2 Stormwater Design—Quality Control	1
1			Credit 7.1 Heat Island Effect—Non-roof	1
1			Credit 7.2 Heat Island Effect—Roof	1
1			Credit 8 Light Pollution Reduction	1
1			Water Efficiency	Possible Points: 10
Y			Prereq 1 Water Use Reduction—20% Reduction	
1			Credit 1 Water Efficient Landscaping	2 to 4
	x		Credit 2 Innovative Wastewater Technologies	2
	x		Credit 3 Water Use Reduction	2 to 4
5			Energy and Atmosphere	Possible Points: 35
Y			Prereq 1 Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2 Minimum Energy Performance	
Y			Prereq 3 Fundamental Refrigerant Management	
5			Credit 1 Optimize Energy Performance	1 to 19
	x		Credit 2 On-Site Renewable Energy	1 to 7
	x		Credit 3 Enhanced Commissioning	2
	x		Credit 4 Enhanced Refrigerant Management	2
	x		Credit 5 Measurement and Verification	3
	x		Credit 6 Green Power	2
2			Materials and Resources	Possible Points: 14
Y			Prereq 1 Storage and Collection of Recyclables	
	x		Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	x		Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
	x		Credit 2 Construction Waste Management	1 to 2
	x		Credit 3 Materials Reuse	1 to 2

Project Name

Date

Materials and Resources, Continued

Y	?	N			
1			Credit 4	Recycled Content	1 to 2
		x	Credit 5	Regional Materials	1 to 2
1			Credit 6	Rapidly Renewable Materials	1
		x	Credit 7	Certified Wood	1

9 **Indoor Environmental Quality** Possible Points: **15**

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
		x	Credit 1	Outdoor Air Delivery Monitoring	1
		x	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
		x	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		x	Credit 7.2	Thermal Comfort—Verification	1
		x	Credit 8.1	Daylight and Views—Daylight	1
		x	Credit 8.2	Daylight and Views—Views	1

1 **Innovation and Design Process** Possible Points: **6**

		x	Credit 1.1	Innovation in Design: Specific Title	1
		x	Credit 1.2	Innovation in Design: Specific Title	1
		x	Credit 1.3	Innovation in Design: Specific Title	1
		x	Credit 1.4	Innovation in Design: Specific Title	1
		x	Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits Possible Points: **4**

		x	Credit 1.1	Regional Priority: Specific Credit	1
		x	Credit 1.2	Regional Priority: Specific Credit	1
		x	Credit 1.3	Regional Priority: Specific Credit	1
		x	Credit 1.4	Regional Priority: Specific Credit	1

35 **Total** Possible Points: **110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729 WWW.RAWDESIGN.CA

JOSEPH YUN
Planner, Centre City Planning & Design
City of Calgary
P.O. Box 2100, Postal Station M
Calgary Alberta

cc. Elio Ciccotelli-FRAM GROUP
Kerry Nagata- Marshall Tittlemore

Block P Calgary East Village
Development Permit Number DP2011-3826

Tuesday 03 July 2012

Statement of Purpose and Objective for FIRST in Calgary's East Village

The architecture of FIRST is derived from ideas about street activity. The site is wrapped with a ground-scale pedestrian-friendly domain and punctuated by a point tower to take advantage of all of the views. The adjacent garden-like mews starts the pedestrian connection between the Riverwalk and the Riff.

The massing of the building took its cues from the adjacent Simmons Building, downtown core, the Bow River, and the new River walk. A series of black frames are scattered through the building to provide privileged views from within and atop the building toward the downtown core, the Bow River, Stampede Park and Prince's Island. The podium level matches the scale of and materiality of the historic Simmon's Building and helps to encourage pedestrian activity and movement at ground level along the river and through the streets.

The new Riverwalk aims to provide a corridor of activity towards the downtown, to draw people down to the riverside and to occupy the streets as pedestrians. In response, the new live work studios at ground level will provide for a greater level of public interaction and attraction, while the ground-level retail will provide services such as cafés and unique shops that will encourage the residents to explore and engage what is available within walking distance.

The idea of 'refined industrial' is an underlying theme that carries from the exterior to the interior of the building. At the ground level are the raw, industrial referenced materials; as the building reaches farther from the ground, the skin becomes more refined – sparkling and smooth. The views are then contrasted by the heavy industrial-looking black metal frames. The interior spaces such as lobby, rooftop amenity space and party room are within these black frames and their interiors have all been designed with this principle; industrial-inspired fixtures and finishes complimented by accents of the polished modern.

The live-work and retail spaces are meant to provide an engaging public/private zone at the street level. The 'work' portion is located along the sidewalk with a store-front glazing to allow passers-by to gaze in and engage with whatever commercial activity is happening within. The corresponding 'live' spaces are vertically connected and are situated atop the work portions. This blurring of public/private enhances the feeling of the street being occupied at all times of day.

The communal spaces are located within the 'framed' portions of the building. By giving the residents this 'privileged view' from within the building to the public attractions around the city, they do not have to feel as though they are missing out on what is happening at both street level and beyond. The city is being brought inside to them, both in view and in the use of materials and finishes that are used within these spaces.



Yours Sincerely,

A handwritten signature in black ink, appearing to be 'RM' with a large flourish.

Roland Rom Colthoff OAA AAA LEED™ AP
Director