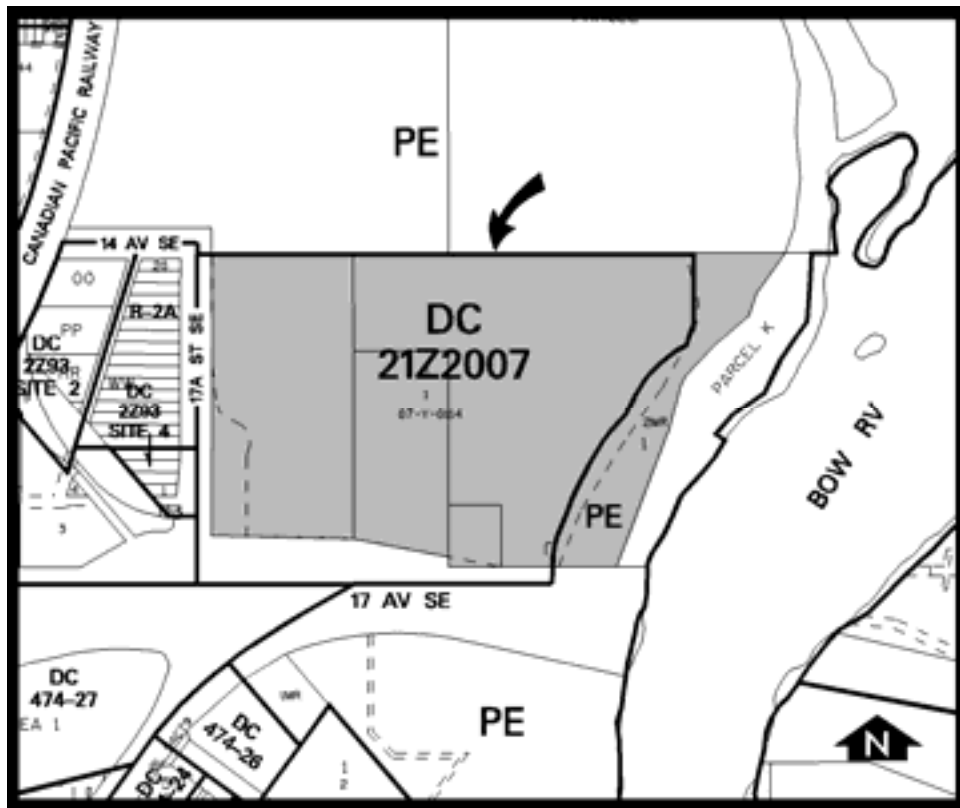


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 01
	CPC DATE: 2007 August 09
	DP NO: DP2007-1117

INGLEWOOD
(Ward 9 - Alderman Ceci)



PROPOSAL: Comprehensively designed multi-dwelling residential development consisting of 6 apartment buildings and 6 townhouse buildings for a total of 694 dwelling units.

APPLICANT: Poon McKenzie Architects	OWNER: Statesman Riverside Quays Ltd.
MUNICIPAL ADDRESS: 1640 17A St SE, 2020 17 Av SE	LEGAL DESCRIPTION: Plan 493GA Portion of Block 1 which lies to the North of Roadway Plan 5094GV Plan 493GA Portion of Block 2 which lies to the North of the northern boundary of Roadway Plan 5094GV Plan 493GA; Blocks 3, 4 (Map 13C)
EXISTING LAND USE DISTRICT: Direct Control District 21Z2007	
AREA OF SITE: 5.106 ha ± (12.62 ac ±)	
CURRENT DEVELOPMENT: Sales Centre situated on vacant land.	

ADJACENT DEVELOPMENT:

NORTH: Pearce Estate Park and Sam Livingston Fish Hatchery

SOUTH: Blackfoot Trail SE, currently undeveloped roadway of 17 Av SE

EAST: Bow River, regional pathway system

WEST: 17A St SE, commercial and low-density residential dwellings

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
	DC21Z2007		
DENSITY	321 uph = 1639 units	694 units	N/A
HEIGHT	A maximum of 3 storeys not exceeding 12 meters to the	Apartment C (South building) is 6 storeys tall with	3 storeys, 8.37m

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
	DC21Z2007		
	eaveline for buildings adjacent to Pearce Estate Park and the Bow River	all elevations at an eaveline of 20.37m	
PARKING		Total 891 stalls	256 stall surplus
Townhouses	1 stall/unit = 72 stalls	136 stalls	64 stall surplus
Apartments, 40 units or less (Building B 3-storey)	1 stall/unit = 29 stalls	29 stalls	No variance
Apartments, in Inner City over 40 units (Building B 6-storey)	.9 stalls/unit = 535 stalls	727 stalls	192 stall surplus
Visitor Parking	.15 stalls/unit = 105 stalls	107 stalls	2 stall surplus
LANDSCAPING	A minimum of 35% of the site	43.14%	8.14% surplus
AMENITY SPACE	Minimum area for a patio or courtyard is 7.4m ²	Apartment building patios in A, E and H units have areas 6.32m ² , 6.69m ² and 7.25m ² respectively	-1.08m ² , -0.71m ² , -0.15m ²
	The minimum area for a balcony or terrace is 4.5m ² up to 4 storeys	Townhouses – TH-B, 8 unit, TH-B1, 8 unit, TH-B, 12 unit and TH-B, 14 unit all have balconies 2.23m ²	-2.27m ²
PROJECTIONS	A balcony shall not project more than 1.80m from a building façade.	All buildings – various units have balconies projecting 1.83m to 4.18m	0.03m to 2.38m

<p>EXTERIOR FINISH MATERIALS Walls: Primarily brick: 3 tones and 2 finishes; accents: stucco, metal siding (louvers) Windows: Clear, untinted glazing</p>
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SUMMARY OF CIRCULATION REFEREES	
URBAN DESIGN REVIEW COMMITTEE	APPENDIX IV
COMMUNITY ASSOCIATION Inglewood	Support, see APPENDIX III

PLANNING EVALUATION

Introduction

Development Permit 2007-1117 is substantially similar to the illustrations shown to Council for Land Use Amendment LOC2005-0107 for the redevelopment of the industrial site formerly known as the Russell Steel site in the community of Inglewood. The project consists of 6 apartment buildings (623 units) and 6 townhouse buildings (71 units), for a total of 694 dwelling units. The townhouses are 2 and 3 storeys tall, and apartment buildings are 3 and 6 storeys tall. The site is underlain with a parkade, which accommodates all resident parking on the site. Visitor parking is provided at grade, distributed throughout the site. Similarly, a variety of common amenity spaces are distributed throughout the site.

Running concurrently with the Development Permit application is the subdivision application, SB2007-0114. This application is currently under review.

Site Context

The site is located in the established residential community of Inglewood, and is bordered by a major transportation route to the south (Blackfoot Trail SE), low-density residential development to the west, the Bow River and regional pathway to the east and Pearce Estate Park to the north. These varying adjacencies present significant challenges and opportunities in developing the site. Additionally, the site lies within the Bow River Floodplain, which establishes the minimum main floor elevation for all buildings on the site.

Land Use District

The site was designated Direct Control 21Z2007 with RM-6 Residential High Density Multi-Dwelling guidelines in May 2007, and will maintain this designation under Bylaw 1P2007. The DC Guidelines can be found in APPENDIX VI. The Land Use was written specifically for this project, although it was not tied to plans or to concept.

The DC accommodates conversion of ground floor residential units to live/work throughout the site. It also establishes maximum heights for buildings on the site; 6 storeys for internal buildings and those intended to buffer from Blackfoot Trail, and 3 storeys for buildings adjacent to Pearce Estate Park and the Bow River.

Site Characteristics

The site is relatively flat, and is heavily vegetated with mature trees along the eastern boundary. The site is highly visible from Blackfoot Trail and is considered to be the eastern entry point into the community of Inglewood.

Legislation & Policy

Inglewood Area Redevelopment Plan

The Inglewood Area Redevelopment Plan generally encourages a variety of mixed use residential developments to increase the community's population and to support the revitalization of local facilities. Preservation of "human scale" and a rich mixture of social and business activities as well as the improvement of neighbourhood open spaces systems are also encouraged.

Specific recommendations for this site (section 4.4.2 of the ARP) identify it as a suitable location for mixed residential / office / hotel use with an emphasis on townhouse or apartment residential development. Concerns with the potential handling of the varying interface conditions are anticipated in general terms through the ARP: "the impact of new development on 17A Street residences must be minimized," and "the edges of the new development should tie in well to the Pearce Estate Park, and traffic and other impacts (except increased public park use) should be minimized."

The ARP also provides recommendations regarding revised road network as traffic volume thresholds are met. This aspect of the application has been addressed through an interim indemnity agreement with Urban Development for a Standard Development Agreement to be executed prior to release of the development permit application (refer to **Site Access & Traffic** in this report).

Calgary Plan

Policy 2-2.2.2A:

Encourage[s] sensitive intensification of housing in all neighbourhoods, in accordance with local plans, to:

- promote a more compact, adaptable form;
- strengthen the role of the community within the built-up area;
- contribute positively to the community's quality and image;
- contribute to the existing community fabric and social environment.

Calgary River Valleys Plan

Where possible, a long term objective of continuous public access to all river and creek banks is to be provided. In addition, the aesthetic value of the river valleys is to be preserved through provision of appropriate landscaped buffers to interface watercourses and adjacent land uses.

Urban Park Master Plan

The Master Plan provides the following policy direction:

- Recognizes Inglewood Bird Sanctuary and portions of Pearce Estate Park as provincially significant for songbird migration and over-wintering;
- Alternative regional pathway routes should be developed which will take pressure off existing congested areas;
- Upgraded pedestrian connections should be developed linking the river valley park system with neighbouring communities;

- Continuous naturalized landscapes should be developed along the river, to allow wildlife movement;
- An upgraded Regional Trail connection through Inglewood will streamline regional traffic travelling west into the downtown and south along the Bow River. It will, as well, reduce pressure on valuable wildlife areas north of the Inglewood Bird Sanctuary;
- Because of its importance as a staging area for wildlife, the pathway system through Pearce Estate Park will function as a secondary trail connection, and not a regional route.

CPAG sees the alignment of the regional pathway connection along the southern side of Pearce Estate Park as the preferable location as it provides an important east-west regional pathway connection towards Downtown. Parks is in consultation with Alberta Sustainable Resources and Development and Ducks Unlimited to determine the final alignment. Urban Design Review Panel has also recommended that the pathway be in this location.

Calgary International Airport Vicinity Protection Area

The subject site falls within both the 30-35 and the 28-30 Noise Exposure Forecast contours. Residential uses, other than replacement or infill units, are prohibited in the 30-35 contour. Residential uses within the 28-30 contour are subject to the acoustic insulation requirements of the Alberta Building Code. The subject site has been exempted from the residential use prohibition requirement via ARP policy and Provincial Waiver (1993). Alberta Building Code requirements still apply in terms of acoustic insulation.

It is the opinion of CPAG that the development is in keeping with the policies and objectives set out in these documents.

Site Layout & Building Design

Refer to APPENDIX II for drawings of the site development.

The development permit is for the construction of 694 residential units within 12 buildings. The site has been laid out to provide for a concentration of activity along the Main Street, which will serve as a pedestrian corridor connecting the community of Inglewood to the Bow River and the regional pathway. All buildings along Main Street have been oriented towards the street, with entries to the ground floor live/work units fronting directly onto the street. A boulevard of trees leads to an attractive landscaped plaza / gathering space. Public access through the site will be maintained through a public access easement registered on title, referenced in the Prior to Release and Permanent Conditions for the development permit application.

The western edge of the site continues the active pedestrian environment established within the Main Street. The interior amenity space of the southwestern building, including potential retail accessory uses, opens to and is accessible from 17A St SE. The dwelling units fronting onto 17A St are designed specifically to accommodate conversion to live/work units, with entrances providing direct and visible access from that street. A treed boulevard separates the semi-private amenity space of each dwelling unit from the street, creating an urban interface typical of Inglewood.

Building Form

The development includes both townhouses and apartment buildings. The 2- and 3-storey townhouses face the more sensitive boundaries of the site: Pearce Estate Park to the north and Bow River to the east, and provide a transition between the more dense and more massive 6-storey apartment buildings proposed on the remainder of the site. The 6-storey apartment buildings are visible from 17A St and Blackfoot Tr. The apartment buildings on the western edge step down to 2 and 3 storeys to continue the lower profile transition to development across 17A St.

The massing, regular rhythm and spacing of the buildings echo the pattern of traditional blockfaces within Inglewood. The central apartment buildings are designed as courtyard buildings, with semi-private amenity space framed by dwelling units on 3 sides. These courtyards are highly landscaped and designed to encourage communal outdoor activities including bocce ball courts, outdoor fireplaces, putting greens, lawn chess, etc, as well as providing water features and opportunities for passive outdoor activities.

Materials

The exterior cladding palette for the development is predominantly brick in 3 colours, both smooth face and split face. The choice of brick and its layout differentiates between building types. Brick patterning is consistent across the townhomes and varies across the apartment buildings to provide a measure of differentiation between the buildings. The apartment buildings also have sections of metal louvered siding regularly spaced across the façade to provide a material counterpoint to the brick. Trim detailing is beige throughout, and balconies are clear tempered glass within green aluminum railing to match canvas canopies.

Due to proximity to Blackfoot Tr, sound attenuation is required for all amenity spaces along the southern edge of the site. This includes the putting green area, the 3 courtyard amenity spaces, and the patio associated with the amenity building. The locations of the sound attenuating barriers have been confirmed (see drawing L100) although specific design of the sound attenuation walls will be reviewed and confirmed prior to release of the development permit.

Height

The height and form of the buildings throughout the site have been designed to provide buffering against the busy traffic corridor to the south, then step down to transition to the park surrounding the site to the north and east and single-detached dwellings to the west. The southern edge of the development is lined with 6-storey apartment buildings that create visual presence of the site from Blackfoot Trail, and reinforce the function of this site as a gateway into the community of Inglewood.

It should be noted that a relaxation of 3 storeys (8.67m) is required for the building on the southeast corner of the site, which is consistent with the concept plans reviewed and approved by CPC and Council through the Land Use Amendment application process. In the opinion of the administration the height of this building will have no negative impact on the use, value or enjoyment of adjacent properties. The additional height of the building improves the visibility of the development from Blackfoot Trail, strengthening the presence of the site as a gateway into the community, and reinforces the buffer between Blackfoot Tr and the rest of the site.

Private Amenity Areas

Minor, technical relaxations to the provision of private outdoor amenity space for dwelling units have been proposed for many units throughout the site. In exchange, 43.14% of the site is proposed to be landscaped, a surplus of 8.14% above the minimum 35% required in the RM-6 rules of Land Use Bylaw 2P80.

Landscaping

Both passive and active amenity spaces are distributed throughout the site. An extensive planting scheme and varying landscape features have been integrated to create distinct semi-private amenity courtyards within a cohesive landscaping scheme.

A significant amount of planting is proposed along the northern property line in an attempt to soften the edge between this development and Pearce Estate Park. As part of the reserves owing, a portion of land immediately east of the subject site has been dedicated to the City as Municipal Reserve. This land will serve as an environmental buffer between the development site and the riparian zone and the Bow River itself. The conceptual design and restoration details of this land will uphold this objective to the satisfaction of Parks and will be completed prior to release of the development permit.

A tree-lined boulevard runs through the centre of the site, and similar treatment is being negotiated along both the west and south property lines. The ultimate alignment for street trees on 17A St SE is to be resolved prior to release.

The main internal street through the site has been developed as a pedestrian friendly street, with all adjoining ground floor units designed to accommodate live/work conversion. The sidewalk will be finished with stone pavers, and paver detailing at the crosswalks will demarcate paths of pedestrian movement. Each ground level dwelling unit includes fenced amenity space adjacent to the sidewalk, with regular breaks to allow access to individual units.

The vista of the main street terminates in a large roundabout with low-level planting to provide uninterrupted visual access to the public plaza at the eastern edge of the main street. This space provides a gathering space, uninterrupted by vehicular traffic, and frames a view and physical connection beyond the site itself, to the park and Bow River beyond.

Site Access & Traffic

A Traffic Impact Study was submitted at the Land Use Amendment application and confirmed that the transportation network, as proposed, could accommodate the proposed development. A traffic roundabout will be constructed along 17A St SE at the southern entry into the site to function as a traffic control device for vehicular access into the site and the surrounding road network. A second access onto 17A St at the north end of the site is proposed, which will allow for secondary emergency access and will disperse traffic throughout the site. Additionally, a bus lay-by is provided along the western property line to provide for future transit routes.

An interim indemnity agreement has been put in place regarding the standard development agreement for off-site conditions (see complete comments under Transportation Prior to Release comments in the Conditions of Approval). The road upgrade construction is to be executed concurrently with Phase 1 of the development. Additionally, money is being collected for future road infrastructure upgrades (refer to Transportation Prior to Release comments in the Conditions of Approval).

Parking

A parking study was not required for this application. A parking surplus of 256 stalls is proposed for the site.

All parking for residents is located underground. Surface visitor parking has been dispersed throughout the site, including parallel parking along the Main Street to serve the live/work units while maintaining pedestrian orientation of the street.

Site Servicing for Utilities

The site can be serviced to municipal standards, with services accessible from either 17A St SE or 17 Av SE. Any infrastructure upgrades required will be completed at the developer's expense.

Environmental Sustainability

The applicant has indicated a desire to shadow LEED silver standards, although has not expressed intent to achieve LEED certification. The project will incorporate a number of principles of the "Built-Green Multi-Family" checklist including but not limited to the redevelopment of a brownfield site, water efficiency (low-flow fixtures, high-efficiency irrigation), incorporation of a high percentage of recycled steel structural members, locally manufactured brick and gypsum. As well, the applicant intends to use low VOC materials and finishes and is exploring potential for rainwater harvesting. APPENDIX V contains a list of sustainable design initiatives undertaken in this project.

Environmental Site Assessment

An Environmental Site Assessment was not required for this application. Numerous assessments of both groundwater and soil samples have been conducted on this site over the past ten years, including confirmatory environmental testing requested by CHR. Environmental concerns were resolved with the Land Use application LOC2005-0107.

Urban Design Review Panel

The application was circulated to the Urban Design Review Panel during Land Use and Development Permit review (see complete development permit comments in APPENDIX IV).

It is the opinion of CPAG that the applicant has adequately addressed the comments provided by the UDRP.

Community Association Comments

The Inglewood Community Association is in full support of the application. Their comments are included in APPENDIX III.

Adjacent Neighbour Comments

No comments from adjacent neighbours have been received.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development is consistent with the policies of the Inglewood Area Redevelopment Plan to increase population and density in the community.
2. The proposed development is compatible with the adjacent land uses.
3. The proposed development provides opportunities for improvements to the riverbank lands, roadways and regional pathway, thereby enhancing the site as a “gateway” into the community of Inglewood.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

The Corporate Planning Applications Group recommends APPROVAL with the following conditions:

Planning:

Main Street through the Development

1. Provide drawing details for all fences throughout the development site, including dimensions and material notations. Ensure that all fences are visually permeable and do not exceed a height of 1.2m (other than fencing required for sound attenuation). This includes all fences and gateways surrounding common amenity spaces.
2. Provide copy and dimensioned elevation drawings for entry sign feature and all canopy/awning signage throughout the site, as required in the Development Permit Requirement List for Canopy and Awning Signs and for Community Identification Signs. All signage to be designed and located to the satisfaction of the Development Authority.

Alternatively, provide written confirmation that all signage proposed for the development will be addressed under separate development permit application.

3. A Public Access Easement is to be registered on title for the southerly east-west roadway, including sidewalks and the plaza at the eastern edge of the site,

Interface with Boundary Conditions

4. Provide alternative strategies to demarcate the property line along the southern and eastern edges of the site rather than a continuous fence line to the satisfaction of the Development Authority. Revise landscape and architectural drawings as required.
5. Revise the north-west townhouse to provide street-front level detailing on the west elevation facing 17A St SE.

6. Section 31(3)(f)(i) of the Land Use Bylaw requires that all City boulevards adjoining a site be landscaped. Provide landscaping in the boulevard along the south side of the property, to the satisfaction of the Development Authority. Boulevard trees are to be included, pending utility line assignment, and Trees should be planted in accordance with Calgary Parks Development Guidelines & Standard Specifications Landscape Construction Current Edition.

Amenity Spaces / Landscaped Area

7. Revise the plaza at the eastern edge of the property to accommodate a flexible, unprogrammed activity space, capable of supporting gatherings or spontaneous activities. Relocate planting from the centre of the space to the perimeter and increase the proportion of hard landscaping material. Additionally, relocate proposed trees along the south edge of the plaza to ensure an unobstructed view through the site to the park space beyond.
8. Revise the side elevations of townhouse buildings framing the plaza to provide visual interest and engage the adjacent public space, by improving detailing in material, massing and openings to be consistent with that of the front elevation of the buildings.
9. Revise the side elevations of buildings adjacent to a pathway or walkway to provide visual interest and engage the adjacent public space, by improving detailing in material, massing and openings to be consistent with that of the front elevation of the buildings.

Other

10. Provide a copy of the Certificate of Title showing that the subject parcels have been consolidated into a single title.
11. Provide elevation drawing and dimensions for all transformers required to serve the site.
12. All transformers to be screened. Provide detail drawings, noting materials and dimensions of screening structures, to the satisfaction of the Development Authority.
13. Details of all roof-top equipment including a roof layout plan and elevations which show locations and dimensions of proposed mechanical equipment, chimneys, etc. together with details of the proposed methods of screening and/or housing to the satisfaction of the Development Authority.
14. Provide detail of landscaped screening for the UROW in the northwest corner of the site to ensure appropriate visual interface with the public sidewalk. Revise plans as required.
15. Revise site plan to illustrate the placement of all light standards.
16. Design of noise attenuating structures to be to the satisfaction of the Development Authority. Plans to be revised accordingly.
17. Amend the phasing plan to indicate that phasing numbers are intended to denote chronology. Also indicate how the phasing of the parkade structure is intended to correspond with construction of the building phases.

18. Submit details of how the parking supply will be restricted to a maximum of 100% of the required parking for phase each of the 6 phases of building construction.
19. Amend the legend on DP101 to accurately reflect the proposed number of dwelling units.

Urban Development:

20. The developer shall consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title.
21. The developer shall submit one (1) set of amended plans to the File Manager to specifically address the requirements of the Business Unit(s) as listed below:

Utility Line Assignments

- a. **Add note on landscape plan for proposed boulevard trees on 17A St SE & 17 Av SE: PROPOSED BOULEVARD TREES SUBJECT TO LINE ASSIGNMENT APPROVAL.**
- b. Any utility rights-of-way or easements within the subject site that are no longer required shall be surrendered. Provide evidence.
- c. Any utilities within the subject site must be relocated or protected with registered utility rights-of-way to the satisfaction of the utility owners.

For details on above conditions contact Marc Sabraw at 268-2190.

Calgary Roads

- a. Driveways flared and dimensioned as per Calgary Roads Standard Specifications (curb returns, not permitted). Driveway flares must not encroach onto the boulevard of adjacent properties.
- b. Continuous sidewalk and curb and gutter across driveway crossings.
- c. Indicate new and existing pathway connections around development on site plan.
- d. Indicate river access road (17 Av SE) as paved on site plan.
- e. Proposed landscaping within the City boulevards shall be grass. Any proposed trees to be located within City rights-of-way will be required a line assignment. Contact Utility Line Assignments for further information.

For details on above conditions contact Brian Dore at 268-5062.

22. The developer shall submit five (5) sets of Development Site Servicing Plans (formerly known as Mechanical Circulation Plans) along with a copy of the Development Permit Approval Letter to the Building Grades Supervisor, Land Information and Mapping, and obtain approval from Calgary Water Resources. (See Advisory comments for details).
23. The developer shall submit a Stormwater Management Report (2 copies) for sites over 2 hectares for approval from the Development Approvals Team Leader, Wastewater & Drainage, prior to submitting a Development Site Servicing Plan, as per the current Stormwater Management Design Manual.

24. The developer shall submit a Sanitary Sewer Study required to identify potential impact and/or “pinch points” within the public sanitary sewer system which will be resultant of the ultimate flows generated by the proposed development. Associated costs will be at the expense of the developer. Alternative cost sharing arrangements may be made to the satisfaction of the Director of Water Resources. For further information contact the Leader of Engineering at 268-1786.
25. The developer shall request quotation and remit payment to address the requirements of the Business Unit(s) as listed below:

Subdivision Section
 - a. Provide evidence of satisfactory cost sharing arrangements for existing or proposed public infrastructure.
26. Construction Drawing application has been submitted for review. Approval of proposed upgrades to 17A ST SE and 17 AVE SE is required. **For details contact Brian Dore at 268-5062.**

Transportation:

27. The applicant shall provide payment to the City of Calgary for the amount of \$1300.00 per unit for road infrastructure upgrades which shall include, but will not be limited to:
 - a) The closure of 17 Avenue west of 17A Street SE.
 - b) The construction of a new collector road connection westerly across the CPR tracks, at 14 Avenue SE.
 - c) An “Automatic Warning System” as per Transport Canada requirements, at the new CPR crossing.
 - d) The construction of 17A Street SE, north of the northerly property line to a collector roadway standard.
 - e) The construction of 17 Street SE, to a collector roadway standard.
28. The applicant shall update all relevant development drawings to include the following as per the approved construction drawings:
 - a) The detailed design and construction of 17A Street SE, south of the northerly property line to the roundabout, to a collector roadway standard.
 - b) The detailed design and construction of the proposed roundabout on 17 Street SE to current City standards.
 - c) The detailed design and construction of the river access and the associated parking.
 - d) The detailed design and construction of 17A Street south from the proposed roundabout to Blackfoot Trail SE.
 - e) The detailed design and construction of the northbound bus bay on 17A Street SE.

- f) The detailed design and construction of the right-in, right-out movement restriction for the westerly leg of 17 Avenue at 17A Street SE.
 - g) The detailed design and construction of the upgrades at the intersection of Blackfoot Trail and 17A/19 Streets SE, including all affected approaches.
 - h) Design and construction of all required signal relocations/upgrades at the intersection of Blackfoot Trail and 17A/19 Streets SE. Included will also be the provision of an eastbound left-turn arrow, as identified by the TIA.
 - i) Upgrades to the residential lane behind the lots fronting the west side of 17A Street SE.
 - j) Upgrades to the lighting on the Regional Pathway beneath Cushing Bridge.
29. The applicant shall indicate the regional pathway connection adjacent to the northerly property line.
 30. As the regional pathway connection has been relocated adjacent to the northerly property line of the development, a 2.5 metre local pathway is required along the north side of 17 Avenue between the Cushing bridge and 17A Street SE. The development plans and construction drawings shall be revised to indicate the same.
 31. The applicant shall remove the southerly sidewalk connection to the fire access service road, the crossing of the fire access service road and the sidewalk connection from fire access service road to 17 Avenue SE. (I.e. The sidewalk shall terminate where it connects with the pathway along the southerly property line.)
 32. The applicant shall indicate the installation of an emergency access only gate and an associated vehicle turn-around (cul-de-sac), designed to current City standards, where the emergency access road bends around Building A, from south to east.
 33. The noise analysis report and associated sound attenuation barriers indicated on the development drawings shall be to the satisfaction of the Director, Transportation Planning. Contact Vedran Vavan, Senior Technician at 268-2584 for any questions.
 - Note: Transportation is requesting that the proposed 1.8 metre sections of sound attenuation wall be raised to 2.0 metres, as a result of the preliminary review of the noise analysis. The plans shall be revised to indicate the same.
 34. The applicant shall provide an elevation detail for the sound wall attenuating the Building C amenity space.
 35. Standard bus shelters shall be provided, at the expense of the developer, for the transit stops located at:
 - a) The westbound bus zone located on 17 AV at 17A ST SE; and
 - b) The northbound bus zone located on 17A ST at 17 AV SE.

The plans shall indicate the same. Contact Roanna Chui, Transit Planner at 537-7727 for further details and to obtain a cost estimate. (Both the construction of the bus zone and the layby shall be at the applicant's expense and located in accordance with The City of Calgary manual Bus Zone Location and Design (November 1992). The bus bay is to be designed to the satisfaction of Calgary Transit. Please note a minimum 1 inch electrical conduit is required on the downstream corner of the bus apron. The conduit should be located approximately 6 inches from the edge of the apron with the conduit stubbing out on the downstream side of the apron.)

36. For the northerly driveway to 17A Street SE, a cross section with grades, elevations and transitions shall be indicated on the development plans, to current City standards.
37. The applicant shall provide a continuous sidewalk at Building C, adjacent to the proposed drop-off.
38. The applicant shall indicate the parking stalls for mail pick-up at the mail box locations. The stalls shall be dimensioned accordingly.
39. The applicant shall make the following amendments to the internal traffic control plan:
 - The applicant shall remove reference to any signs in City right-of-way.
 - The speed limit sign shall be located farther into the site, so as to not confuse motorists on public right-of-way.
 - Pedestrian crossing signs shall be installed at crosswalk locations.
 - Directional signs shall be installed for the loading layby at building C.
 - All internal roads less than 8.5 metres wide shall be posted "No Parking Anytime/Fire Lane".
 - A stop sign is required for the southerly exit to the visitor parking stalls.
 - Yield signs are required at the entrances to the internal roundabout.
40. Pedestrian access across driving aisles is to be clearly differentiated from the driving aisle by use of raised crosswalks, signage surface marking and/or a change of surface materials or colours. The applicant shall provide a detail of the pedestrian crossings on the plans.
41. Wheel stops shall not exceed 100 millimetres in height above the parking stall surface and shall be placed perpendicular to the parking stall depth, 600 millimetres from the front of the parking stall. Dimensions shall be indicated on the drawings.
42. The applicant shall dimension all stalls adjacent to physical barriers within the parkade. Parking stalls abutting a physical barrier shall be a minimum width of 3.1 metres.
43. The applicant shall delete reference to 3-car parking stalls within the separate garages. Tandem parking stalls cannot be approved by the development authority.

44. Bicycle parking shall be provided in accordance with the City of Calgary's Bicycle Parking Handbook (http://www.calgary.ca/DocGallery/Bu/planning/pdf/bicycle_parking_handbook_draft.pdf).
- A minimum of 0.5 Class 1 (secure) bike parking stall shall be provided per unit for each multi-family building; $695 * 0.5 = 348$ required; 412 provided in the parkade. Provide details of the Class 1 storage areas.
 - Class 2 (short-stay) bike parking stalls shall be provided: a minimum of 0.1 per unit; $695 * 0.1 = 70$ required; 60 provided. Ten more are required; a good location would be along the south elevation opposite the regional pathway near the entrances of building A and B.
 - Class 2 (short-stay) bicycle parking should be protected from the weather where possible by an overhang, an awning or a freestanding roof. Are shelters over the racks possible?

For more information regarding bicycle parking requirements, please contact Blanka Bracic, Transportation Planner, at 268-1158 or visit http://www.calgary.ca/DocGallery/Bu/planning/pdf/bicycle_parking_handbook_draft.pdf

Parks:

45. Revise all notes referencing the 2.5m regional pathway to say "Final alignment of the 2.5m regional pathway to be determined at time of construction by the Parks Development Coordinator".
46. Delete the local pathway originating from the easternmost plaza and replace with the following note, "Alignment of local trail to be resolved at PTR." **PATHWAY SHOWN IS CONCEPTUAL ONLY. As per note indicated final alignment and specifications to be determined by Parks only.**
47. Delete the UROW alignment from the Landscape Plan until such time the alignment has been finalized.
48. Provide a note on the Landscape Plan indicating the street trees on 17A Street SE are subject to line assignment approval from Utilities and Line Assignment.
49. The Biophysical Impact Assessment report has been reviewed and is acceptable subject to the resubmit a revised copy with the following changes:
- Provide further inventory information regarding the context of the development site being located in a riparian environment.
 - Provide further inventory information and any anticipated impacts on existing wildlife and wildlife movement adjacent and through the development site.
 - Delineate the limit of construction disturbance for the north and east side of the development site with consideration given to preventing any impacts to the surrounding natural areas.
 - Confirm in the report that existing native vegetation within the development site will be salvaged and transplanted into the MR parcel as per approved concept plan.
 - Determine any biophysical impact as a result of the stormwater line and outfall location proposed through the MR parcel.

- Determine the impact of the proposed pathway lighting under the 17th Ave bridge .
- 50. Provide a landscape concept plan for the stormwater outfall and regional pathway in consultation with Natural Parkland Management Specialist Tricia Grief (268-5285) and Parks Development Coordinator Launie Burrows (268-5635). These plans shall be submitted in accordance with the current edition of Parks Development Guidelines and Standard Specifications Landscape Construction, and approved by the Director of Parks. Include pre-treatment measures to be used for the stormwater prior to entering the Bow River. The use of low impact development measures is to be expected.
- 51. Upon review of the Final Report of the Fisheries Impact Assessment of a Proposed Stormwater Outfall submitted to Parks July 24, 2007, further comments may be forthcoming.
- 52. Provide a copy of the Stormwater Master Drainage Plan.
- 53. Provide a restoration plan for the Municipal Reserve in consultation with Natural Parkland Management Specialist Tricia Grief (268-5285). These plans shall be submitted in accordance with the current edition of Parks Development Guidelines and Standard Specifications Landscape Construction, and approved by the Director of Parks. The use of native trees and shrubs to create a riparian environment that will act as a transition between the development site and the riverbank.
- 54. Provide landscape construction drawings for the Regional Pathway. The pathway shall be constructed according to approved construction drawings and Park Development and Operations' current "Development Guidelines and Standard Specifications, Landscape Construction," and inspected during construction and approved by the Parks Development Inspector (620-3216 or 268-4760).
- 55. The alignment of the pathway link connecting to the existing regional pathway system shall be determined by the Natural Parkland Management Specialist, Tricia Grief once the restoration plan has been reviewed. Please contact her at 268-5285. Revise Landscape Plan to indicate this pathway connection shall be of a local standard of 2.0m side and shall be a gravel trail as per Parks Development Guidelines and Standard Specifications.
- 56. Indicate all boulevard or public trees on the site plan and identify whether they will be removed or retained. If removed, the applicant will be requested to pay compensation to The City of Calgary.
- 57. Provide an overall site plan that indicates existing grades, cross-sections and interface details across the parking lot and the area to the north (adjacent to Pearce Estates Park).
- 58. Confirm whether the existing Regional Pathway will be closed as a result of the development (i.e. construction of the outfall), if so, provide a detour plan.
- 59. A tree protection plan is required for all the public trees within the construction zones. The tree protections plan should identify all the trees that will be impacted and delineate the trees to be protected as well as tree replacement areas. The tree protection plan is to be circulated to Urban Forestry for approval.

60. Specify native seed mix; it should be consistent with the adjacent wetland and the BIA. Contact Tricia Grief (268-5285) for more information.

Fire Comments: Ken Prusky

61. The access road is to be designed to ABC 3.2.5.6: able to carry the load of fire apparatus (85,000 lbs) and provide a turning radius of 12m centerline; 4-hour fire-rating over a parkade.
62. Access onto the emergency use boat launch ramp is not to be restricted or blocked at any time during construction or upon final occupancy as part of the access road is on development land, at the entrance from 17A St.
63. Water supply to meet ABC – 3.2.5.7 and City of Calgary standards.

Permanent Conditions

Planning:

64. The properly executed Development Agreement referenced in the Prior to Release requirements in conformity with all reports, plans and materials shall remain valid and on title throughout the life of this development.
65. The development shall be completed in its entirety, in accordance with the approved plans and conditions; any changes to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority.
66. No changes to the approved plans shall take place unless authorized by the Development Authority.
67. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit.
68. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system.
69. This approval recognizes 6 phases on the approved plans which shall be completed in sequence. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase.
70. All roof top equipment shall be painted and/or screened to the satisfaction of the Development Authority.

71. Parking areas shall be for the sole use of residents / tenants and their guests. Parking stalls shall not be sold or leased to the general public.
72. If this development is to be condominiumized, visitor parking stalls indicated on the approved plans shall remain as common property.

Urban Development:

73. If during construction of the development, the applicant, the owner of the development or any of their agents or contractors becomes aware of any contamination:
 - a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary; and
 - b. The applicant shall submit a current Phase 1 Environmental Site Assessment report to The City of Calgary, and
 - c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

Prior to issuance of a Development Completion Permit, a letter from the qualified professional who prepared the Remedial Action Plan and/or a Risk Management Plan is to be issued to The City of Calgary in which the qualified professional certifies that the Remedial Action Plan and/or Risk Management Plan has been implemented.

All reports are to be prepared by a qualified professional and shall be to the satisfaction of The City of Calgary (Environmental Management).

74. The developer shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager, Urban Development, including but not being limited to:
 - a. Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.)
 - b. Relocation of works (survey monuments and underground/overhead utilities, etc.)
 - c. Upgrading of works (road widening and watermain upgrading, etc.)
 - d. Construction of new works (lane, paving, sidewalks, curbs, etc.)
 - e. Reconstruction of City facilities damaged during construction

All work performed on public property shall be done in accordance with City standards and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, street lighting, traffic signs and control devices, power and utility poles, electrical vaults, transformers, power lines, gas lines, communication lines, water lines, hydrants, sanitary lines, storm sewer lines, catch basins, manholes, valves, chambers, service connections, berms, swales, fencing and landscaping.

Every effort will be made to identify the cost of public works associated with this development in advance of work proceeding; however, in some cases, this will be impossible to predict. Where the actual cost exceeds the estimate, the developer shall pay the difference, upon receipt of notice, to The City.

75. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense, prior to issuance of a Development Completion Permit.
76. The developer shall submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan. Certification is to be completed within the timelines specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specifications and Guidelines.
77. The developer shall be advised that single retaining walls greater than 1.0m in height or a series of terraced retaining walls whose combined height is greater than 1V:3H requires the approval of a Building Permit prior to construction.

For the subject site retaining walls that meet this criteria have been noted. The developer may either:

- a) Include the retaining walls with the BP for the building, or
- b) Apply for a separate BP for the retaining walls.

It should be noted that the BP for the building on site will not be released until the separate BP for the site retaining walls is approved.

Transportation:

78. No direct vehicular access is permitted to or from 17 Avenue SE.
79. No direct vehicular access is permitted across the Transit Zone on 17A Street SE.

Advisory Comments

The following advisory comments are provided as a courtesy to the applicant and property owner. They represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval

Planning:

80. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
81. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Manager, Subdivision and Development Appeal Board (Plaza Level, Municipal Building, #8110) within 14 days of receipt of this letter.

82. The applicant is advised of the importance of protecting the natural environment along the river, particularly in relation to preserving the natural tree cover and the natural landforms along the river's edge. The Calgary River Valleys Committee (contact person at 268-4751) would be pleased to offer advice to help prevent the removal of trees or the alteration of the land along the river bank, should the need arise.
83. In addition to your Development Permit, you should be aware that a Building Permit is also required. Once your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information.
84. The entire site shall be maintained at all times in a manner that does not have an undue adverse impact on adjacent properties. Should problems, such as excessive windborne dust, be a problem, remedial measures shall be taken immediately, to the satisfaction of the Development Authority.
85. The height of each proposed dwelling shall not exceed the building height as shown on the approved plans and the level of the main floors shall not exceed the precise height above grade as shown on the approved plans.

Urban Development:

86. The developer is advised that the property line is 4.3m from lip of gutter on 17A ST.
87. The developer may contact Transportation Planning concerning future land requirements for road widening. **Contact Brian Dore of Roads at 268-5062.**
88. The developer is advised that the proposed development must be compatible with the future ultimate road grades established by Calgary Roads. The developer may contact Calgary Roads for future road grading information.
89. The developer is advised that driveway applications may be required. The locations and design of driveways must be approved by Transportation Planning. New driveways including driveway modifications or relocations must be constructed to City standards at the developer's expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developer's expense.
90. The developer is advised that back of property lines, the maximum allowable slope shall be 3H:1V. Slopes that exceed 3H:1V require retaining walls on private property at the developer's expense. Slopes created on or adjacent to a development site, as a result of grade differences between buildings and property lines, leveling of parking areas, redistribution of excess fill, landscaping berms, etc., must be walled or landscaped to ensure erosion control and a minimum slope stability factor of safety of 1.5. Sloping, excavation or filling that will affect adjacent property, including City-owned lands and rights-of-way requires permission of the adjacent owner.
91. Water connection is available from 17 AV SE.
92. Show details of proposed changes to servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

93. Show all proposed and existing shallow utilities on the Development Site Servicing Plan.
94. Review with Fire Prevention Bureau for on-site hydrant coverage. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plan for Building Permit approval. Contact Fire Prevention Bureau at 268-5378.
95. Fire fighting plan required for site. **For details contact Mac Hickley 974-0747.**
96. A check-valved looped watermain required to service this site.
97. Sanitary sewer connection is available from 17A ST SE or 17 AV SE.
98. Storm sewer connection available from 17 AV SE. Storm extension may be required at developer's expense.
99. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
100. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
101. The allowable stormwater run-off coefficient shall be 30%.
102. Ponding is required for 1:100 year storm events.
103. Direct all roof drainage to on-site storm.
104. Each building shall be separately serviced from an on-site main.
105. Slab of building elevation to be a minimum of 0.3 metres above top of pond.
106. Contain storm run-off on site.
107. All on-site sewers are to be designed to City of Calgary specifications.
108. All stormwater drainage is to be controlled on site with downspouts and roof leads directed away from adjacent properties. The lot must have positive grading away from the foundation of the dwelling structure.
109. The Calgary River Valleys Plan was approved by City Council on April, 1984. Section C 1.2.2 of the Plan refers to Residential Infill Development/redevelopment (RR1, R1 & R2) in the floodplain and makes the following statement:

The following ADVISORY guidelines should be provided to all land owners/developers proposing construction in the floodplain areas in The City of Calgary. These advisory guidelines will not be included in the Land Use Bylaw.

GENERAL

- a. Where it is desirable to have a detached single-family dwelling with a basement below the designated flood level, this floor should not contain bedrooms.
- b. Basements should not be utilized for storage of immovable or hazardous materials that are flammable, explosive or toxic.
- c. Footings and foundation walls should be cast-in-place concrete.
- d. The top of basement walls should be a minimum of 12 inches/300mm above the designated flood level.
- e. Basement walls should be provided with at least two openable windows located on opposite sides of the building. The window sill should be at least 6 inches/150mm above the designated flood level.
- f. Where practical, stable fill may be used to raise the lowest portion of the building above the designated flood level, provided the building is not raised to a height which is not keeping with surrounding buildings or conflict with the Land Use Bylaw.
- g. Where possible, buildings should be constructed with a longitudinal axis parallel to the direction of flood flow.

ANCHORAGE

In order to resist floatation and lateral movement, the basement floor joists should either have the ends embedded in the basement concrete wall or the header joist mechanically fastened to the required anchor bolts for the sill plate, or any other system providing similar protection.

BASEMENT DRAINAGE SYSTEM

- a. A sump pump shall be provided in the basement.
- b. The outfall pipe should be looped and discharge above the designated flood level.
- c. A separate electrical circuit should be provided for the sump pump with the operating switch located above the designated flood level.
- d. Basement walls should be made water tight through the use of paints, membranes and mortars to minimize seepage.
- e. Installation of cutoff valves on sewer lines or the elimination of gravity flow basement drains.

ADDITIONAL INFORMATION

For additional information on flood protection and damage reduction alternatives in the floodplain, contact Wastewater & Drainage at 268-5697.

Floodway/floodplain maps may be purchased from Planning & Transportation Policy

Information Centre, 3rd floor, Municipal Building.

Copies of the Land Use Bylaw, Section 19.1 Floodway and Floodplain Special Regulations (Bylaw No. 5P85) are available from Planning & Transportation Policy, Information Centre, 3rd floor, Municipal Building or online at www.gov.calgary.ca.ca/planning/land_use_planning/publications/bylaw.html.

Calgary Roads should be contracted to ensure building grades are compatible with future road grades.

110. FOR ALL DEVELOPMENT EXCEPT R-1 & R-2 INFILLS:

The subject property is within the once in one hundred year floodplain. It is mandatory that the following Floodplain Special Regulations be adhered to:

- a. The designated flood level is 1037.4meters Geodetic). The minimum first floor elevation shall be constructed at or above this elevation. All electrical and mechanical equipment shall be located at or above this elevation.
 - b. The building shall be designed so as to prevent structural damage by floodwater.
 - c. On-site access roads shall be constructed at or above the designated flood level.
 - d. Calgary Roads should be contacted to ensure building grades are compatible with future road grades.
111. Adequate easement protection will be required for all utilities. No trees, shrubs, permanent structures or unauthorized change of grades are permitted within the utility right-of-way.
112. The developer must apply for a line assignment from Utility Line Assignments for tree planting in the City road right-of-way (boulevard). This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and five (5) landscape plans showing all of the following information:
- property lines
 - curb/sidewalks
 - species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
 - existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
 - dimensions from property line to all of the above features.

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor – 800 Macleod Trail SE, Calgary, Alberta, T2P 2M5.

114. The developer has entered into a Subdivision Development Agreement to the satisfaction of the Manager of Urban Development. Refer to Section I: Overview, Part B.3 – Development Agreement of the Design Guidelines for Subdivision Servicing for further details and contact the Subdivision Coordinator of Urban Development at 268-5138.

115. Metallic watermains and nitrile gaskets are to be used on site in areas contaminated or potentially contaminated with organic compounds (organic solvents or petroleum products). See the standard specifications 504.05.01 for Waterworks constructions.
116. All redundant water services to be killed at the main at the developer's expense.

Parks:

113. Ensure pretreatment of stormwater prior to entering the Bow River. Consider the use of low impact development measures on site.
114. Plant with native materials and seed mixes where possible.
115. Follow erosion and sediment control guidelines.

Fire Comments: Ken Prusky

1. Fire alarm sequencing to be reviewed a BP stage.
2. Construction access for fire apparatus and water supply is to be in place prior to construction of above grade buildings and made accessible at all times of the year through to final occupancy.
3. The need to identify when fire department access is over a parkade (signage) will be required.
4. The need for an exterior red strobe to each building may be required c/w with a red and white strobe at the main fire alarm panel location at the BP stage.
5. Access from Blackfoot Trail will require an emergency access as well as a secondary access road along 14 Ave – due to increased density of this development and the bottle neck design of the access on 17A St.

Dawn Clarke
2007-07-30

Applicant's Submission

On January 21, 2005, 918331 Alberta Ltd. And 918335 Alberta Ltd. ("Matco") entered into an agreement with the Statesman Group of Companies Ltd. ("Statesman") to develop a unique piece of land in the community of Inglewood formerly known as the Russel Steel and Sears sites. Ron Mathison of Matco expressed his vision of developing an urban village of warehouse style condominiums and townhouses that would blend today's active lifestyle with Inglewood's historical ambiance and natural environment.

The site's attributes are unique and complex, presenting both challenges and opportunities. Its location within the inner City, yet alongside the Bow River with its adjacent 35 acre interpretive wetland means that The Riverside Quays can provide a signature transition of "Where the City meets the River". Its presence at the entrance of Inglewood along Blackfoot Trail allows it to serve as a landmark gateway to the community of Inglewood. Its proximity to downtown, bicycle pathways and the shops and restaurants along 9th Avenue SE provides for a more pedestrian and active community, giving it that Old World feel at street presence. The site is well suited for medium to high density multi-family residential and mixed use development. The proposed development would accommodate a maximum of 700 units.

The highrise residential buildings vary from 3 storeys to 6 storeys. Private and semi-public park areas are planned at grades. The north south and 'staggered' locations are to provide 'light wells' to the main levels. 3 storey townhouses between the apartment buildings complete the main walking street. 2 and 3 storey townhouses are orientated to the park and the river with fencing provided for security and privacy. The municipal reserve park provides an additional natural green space and privacy zone between the proposed development and the City of Calgary's public pathways. The 'pedestrian street' provides public landscaping, private/public zones, access to all the apartment and townhouse 'front doors'. The apartment main floor will be elevated above the public street complete with fencing and landscaped outdoor decks.

Extensive consultation has taken place with Poon McKenzie Architects as well as civil and structural engineers, geotechnical and environmental consultants and the numerous trades that will be associated with the design and construction of the project. In addition, Statesman has consulted with the Inglewood Community Association, Alberta Sustainable Resource Development, Alderman Joe Ceci, City of Calgary Building Regulations and the Fire Department..

- LIST OF DRAWINGS**
- DP 100 COVER SHEET
 - DP 101 SITE PLAN
 - DP 102 SITE SURVEY
 - DP 103 SITE SURVEY
 - DP 104 SITE SURVEY
 - DP 105 SITE SURVEY
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RIVERSIDE QUAYS

11TH AVENUE S.E.
CALGARY, ALBERTA

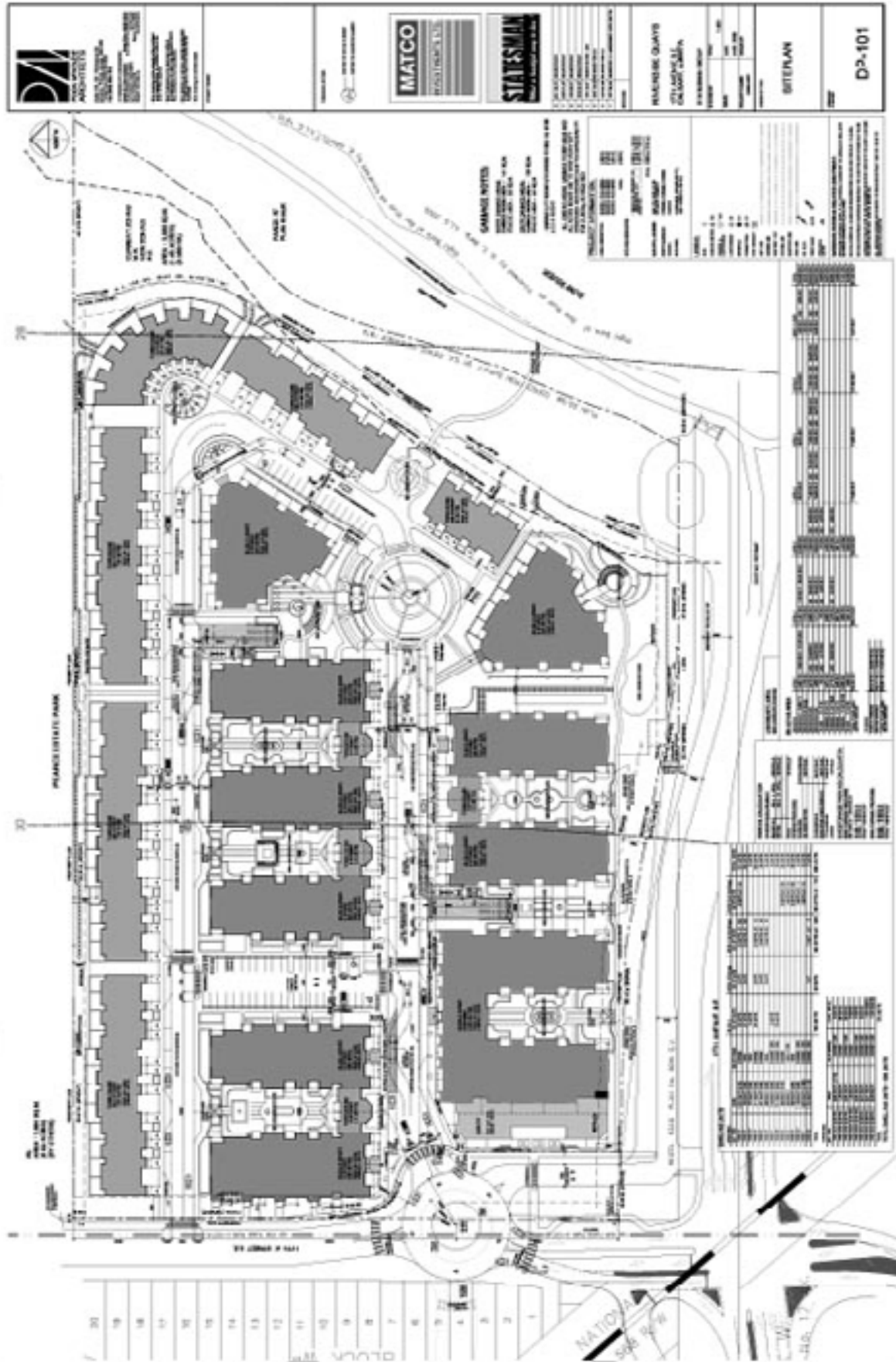
for
STATESMAN GROUP

DEVELOPMENT PERMIT APPLICATION

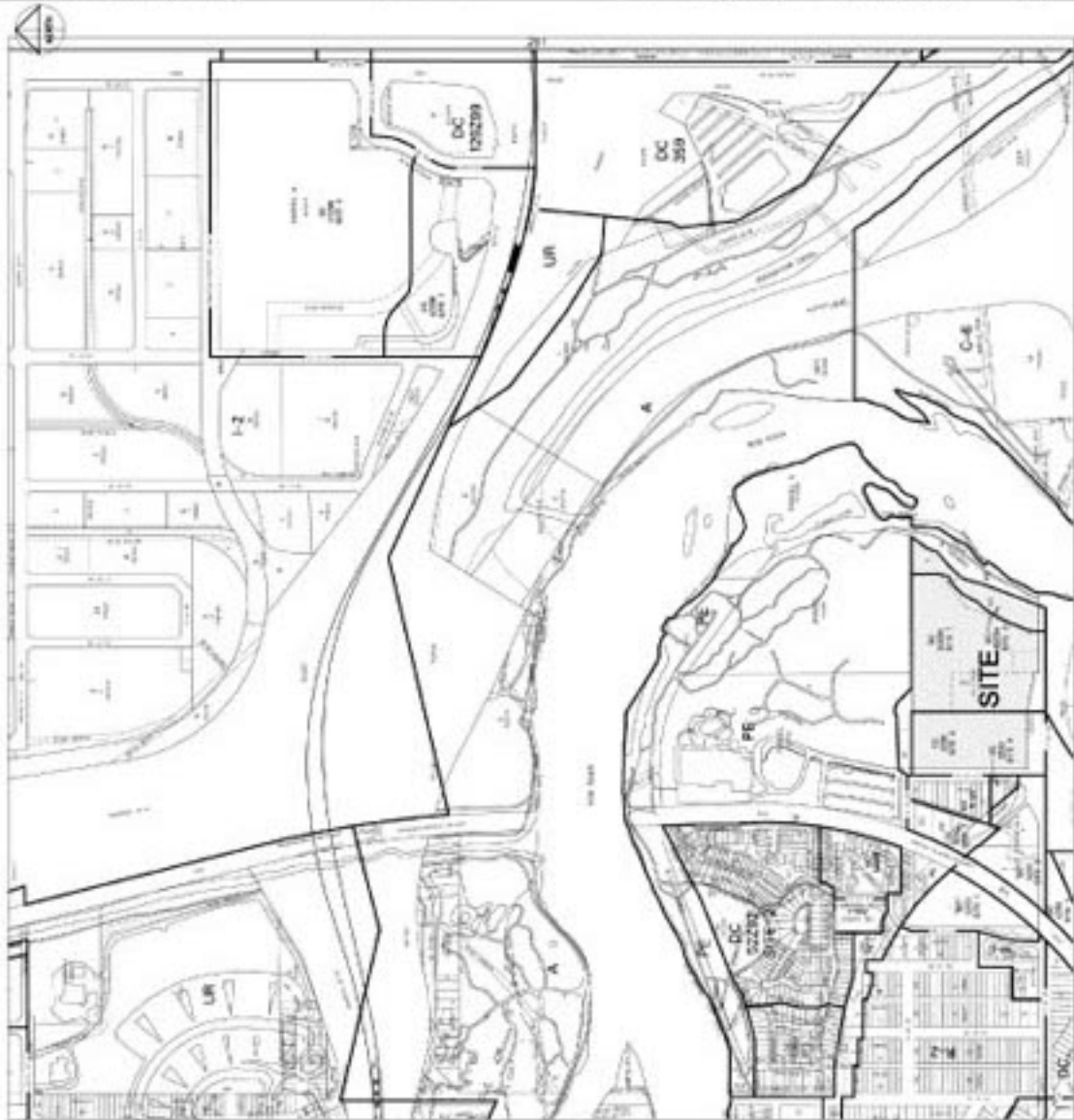
(L.O.C. # 2005-0107)
JULY 28TH 2007
JOB NO.: 2005-020

- CONSULTANTS:**
- ARCHITECTURAL**
ROOM MODERN ARCHITECTS
SUITE 100, 217 - 104 AVE. S.E.
CALGARY, AB T2C 0A9
PHONE: (403) 244-0000
FAX: (403) 244-0115
- SURVEY**
Perkins Southwell Inc.
SUITE 100, 2007, Sunridge Way S.E.
CALGARY, AB T2C 7N7
PHONE: (403) 244-0000
FAX: (403) 244-0000
- CIVIL ENGINEERING**
Jenkins Engineering Consultants Ltd.
SUITE 100, 2007, Sunridge Way S.E.
CALGARY, AB T2C 7N7
PHONE: (403) 244-0000
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- LANDSCAPE**
Meador, The Landscape Studio Inc.
400 FIVE MOUNTAIN CREEK, 108
CALGARY, ALBERTA T2C 1A8
PHONE: (403) 244-0000





	PLANNING AND COMMUNITY DEVELOPMENT CITY OF WASHINGTON 1100 PENNSYLVANIA AVENUE, N.W. WASHINGTON, D.C. 20004 TEL: 202-724-2000 WWW.CITYOFDC.GOV	CITY OF WASHINGTON 1100 PENNSYLVANIA AVENUE, N.W. WASHINGTON, D.C. 20004 TEL: 202-724-2000 WWW.CITYOFDC.GOV			REVENUE QUAYS 021 00000000 021 00000000	DATE: 08/09/09 BY: [Signature]	SCALE: 1" = 100'	PROJECT NO.: DP-102	LAND USE ZONING MAP	DP-102

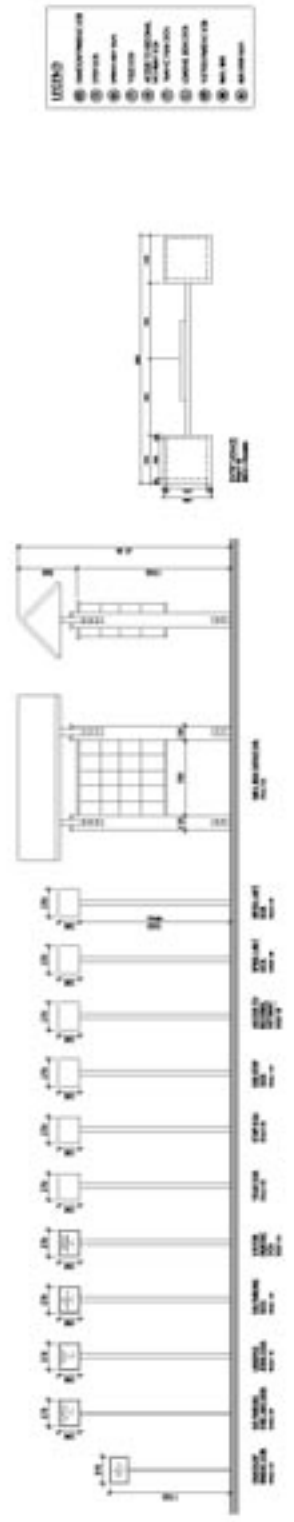
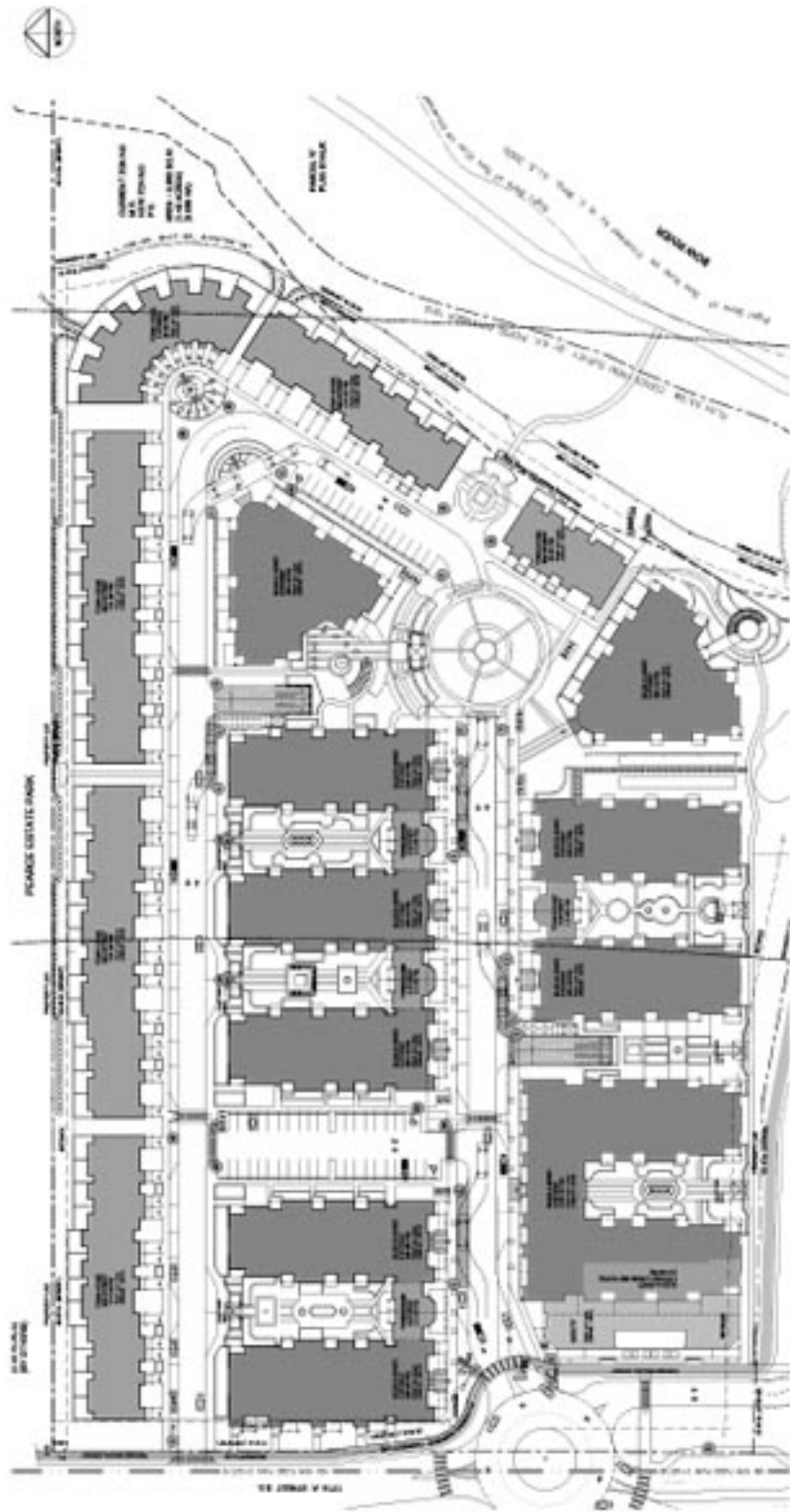


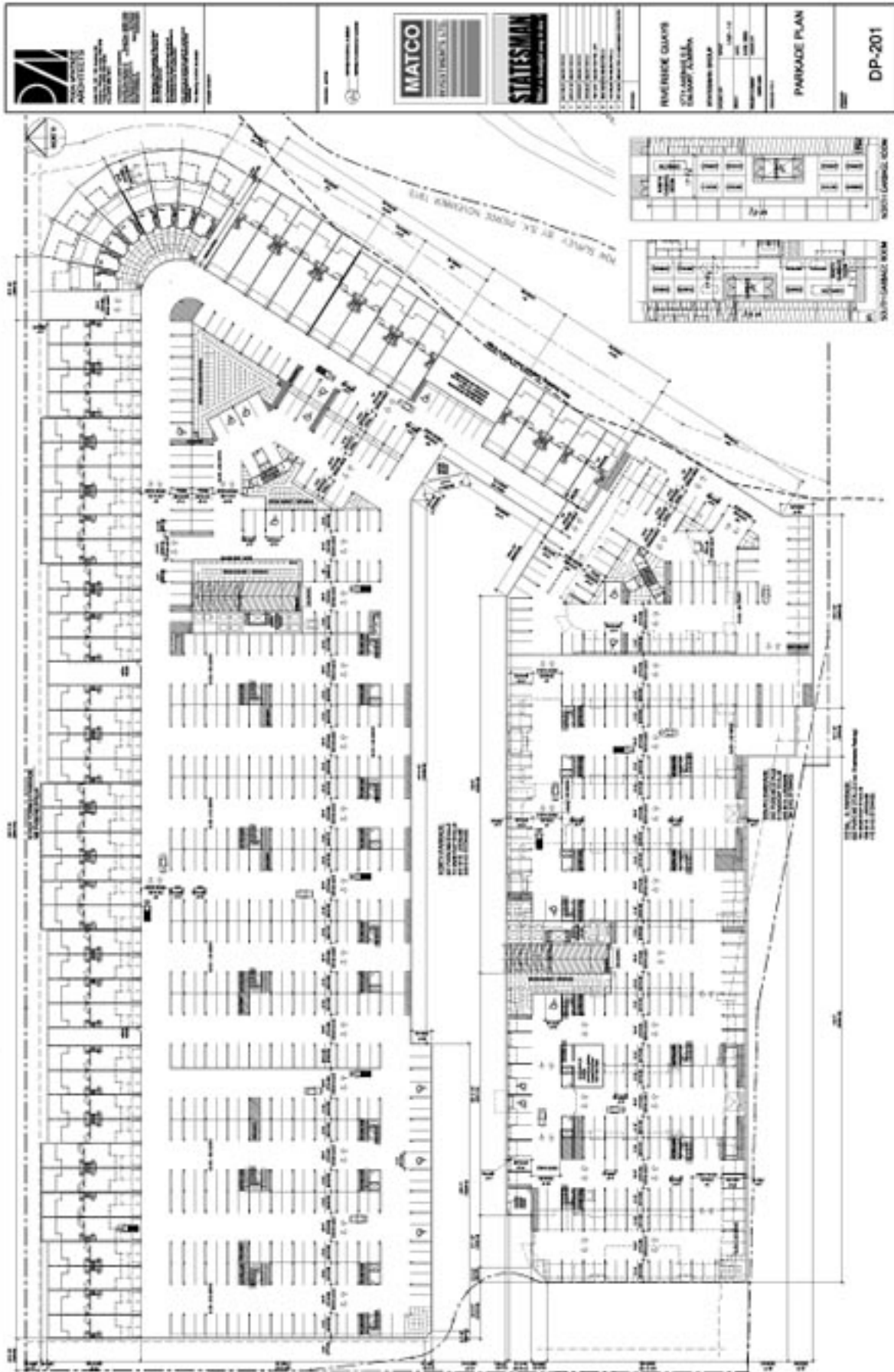
EXISTING LANDUSE



PROPOSED LANDUSE

 <p>AND-AUTUMN ARCHITECTS 1000 15th Street, Suite 100 San Francisco, CA 94103 Tel: 415.774.1111 Fax: 415.774.1112 www.and-autumn.com</p>	 <p>MATCO 1000 15th Street, Suite 100 San Francisco, CA 94103 Tel: 415.774.1111 Fax: 415.774.1112 www.matco.com</p>	 <p>STATESMAN 1000 15th Street, Suite 100 San Francisco, CA 94103 Tel: 415.774.1111 Fax: 415.774.1112 www.statesman.com</p>	<p>RENDERING QUARTS CLASSIFICATION</p>	<p>SITE STORAGE</p>	<p>DP-105</p>
			<p>DATE: 08/09/07</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: [REDACTED]</p> <p>CLIENT: [REDACTED]</p> <p>DESIGNER: [REDACTED]</p> <p>CONTRACTOR: [REDACTED]</p>		





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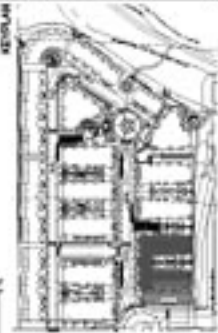
REVERSE QUAYS SHOPPING PLAZA
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Fax: (954) 561-1118
www.reversequays.com

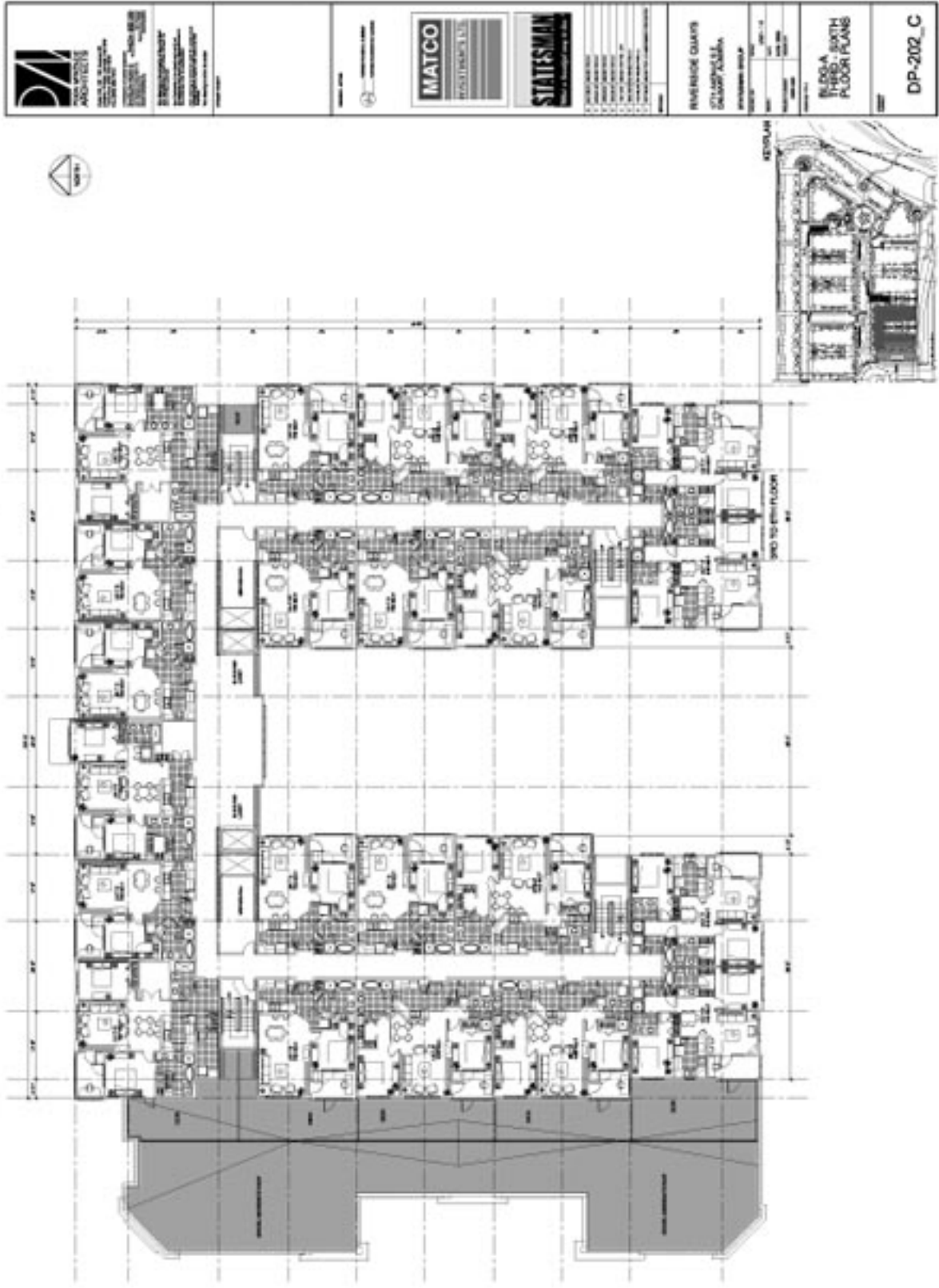
PARKING PLAN
PARKING PLAN
1000 N.W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: (954) 561-1117
Fax: (954) 561-1118
www.parkingplan.com

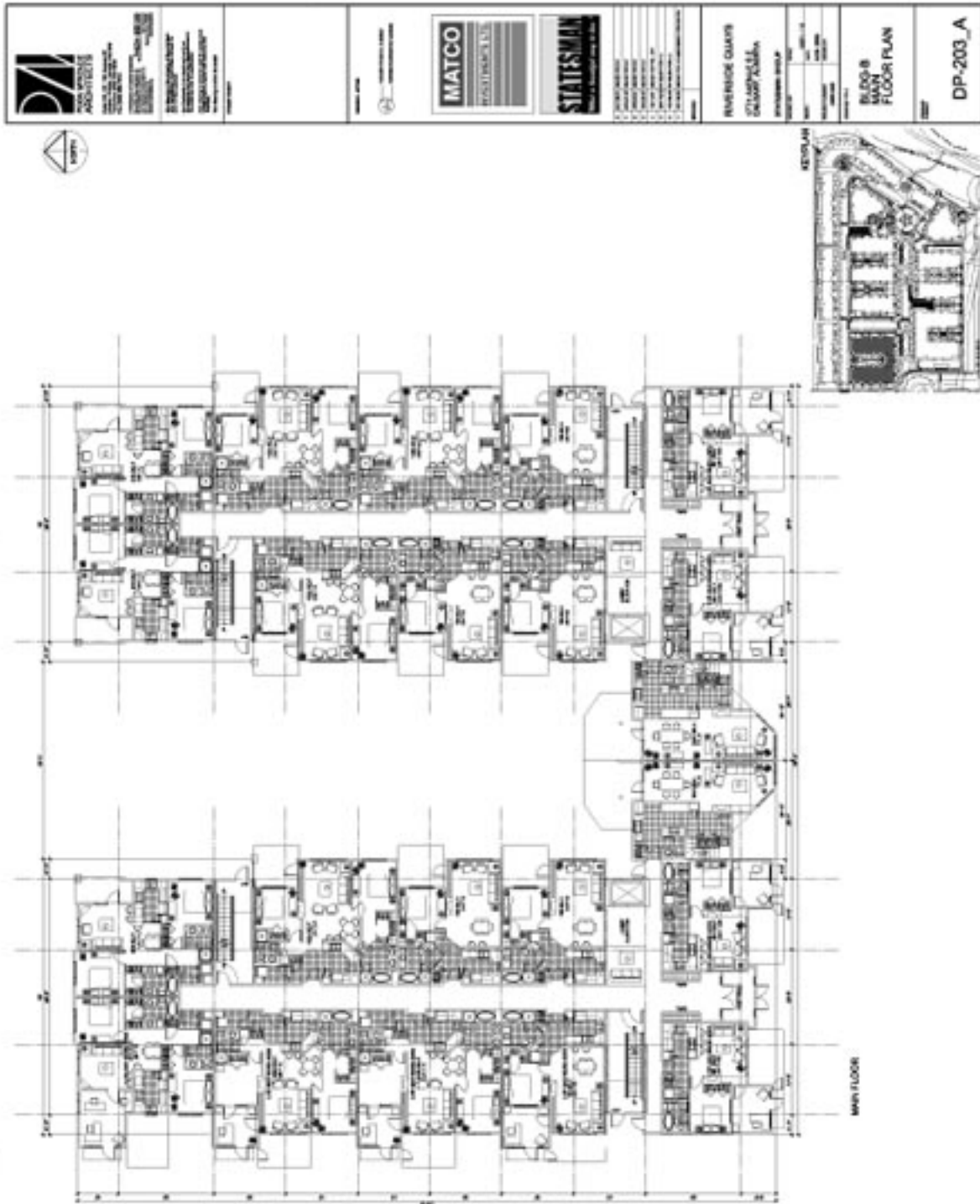
DP-201
DP-201
1000 N.W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: (954) 561-1117
Fax: (954) 561-1118
www.dp201.com



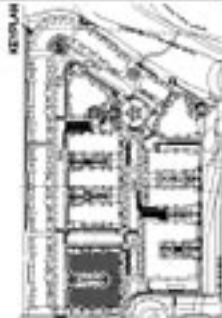
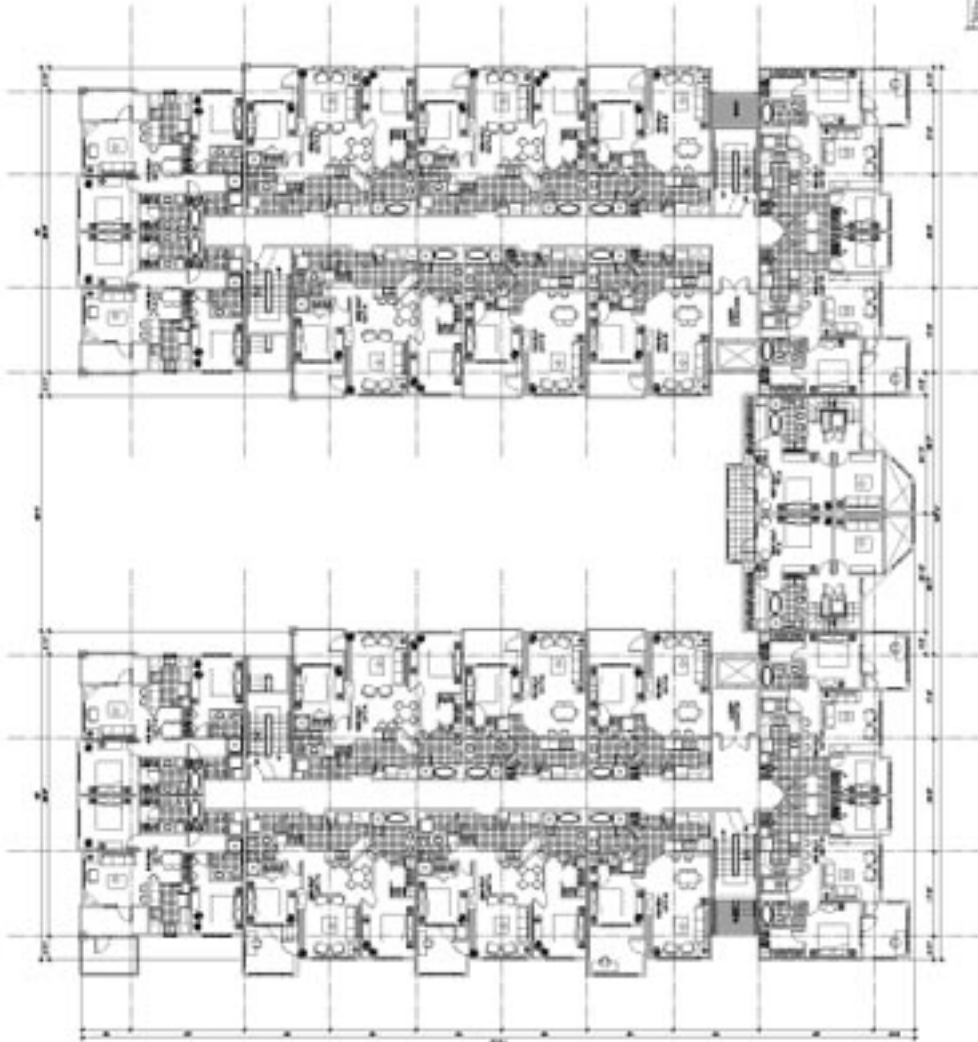
 <p>ADO ARCHITECTS AND ASSOCIATES 1000 N. GARDNER ST., SUITE 100 ANN ARBOR, MI 48106 TEL: 734.769.1000 WWW.ADOARCHITECTS.COM</p>	<p>PROJECT: REVERSE QUARTS CLASSROOMS CLIENT: STATE OF MICHIGAN DATE: 08/09/07</p>	<p>MATCO MICHIGAN ARCHITECTS TRAINING CENTER 1000 N. GARDNER ST., SUITE 100 ANN ARBOR, MI 48106 TEL: 734.769.1000 WWW.MATCOARCHITECTS.COM</p>	<p>STATESMAN STATESMAN ARCHITECTS 1000 N. GARDNER ST., SUITE 100 ANN ARBOR, MI 48106 TEL: 734.769.1000 WWW.STATESMANARCHITECTS.COM</p>	<p>REVERSE QUARTS CLASSROOMS ANN ARBOR, MI SCALE: 1/8" = 1'-0" DATE: 08/09/07</p>	<p>BLODA MAIN FLOOR PLAN</p>	<p>DP-202_A</p>







 <p>AIA ARCHITECTS AND ASSOCIATES, INC. 1000 N. 17th St., Suite 100 Tomball, TX 77375 Tel: 281-291-1100 Fax: 281-291-1101 www.aiaarchitects.com</p>	<p>PROJECT INFORMATION</p> <p>PROJECT NO. DP-2007-1117</p> <p>DATE: 08/09/07</p> <p>PROJECT NAME: REVERSE QUARTERS CLASSROOMS</p> <p>CLIENT: STATE OF TEXAS</p> <p>DESIGNER: AIA ARCHITECTS AND ASSOCIATES, INC.</p>	 	<p>REVERSE QUARTERS CLASSROOMS</p> <p>CLASSROOMS</p>	<p>DATE: 08/09/07</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO. DP-2007-1117</p> <p>PROJECT NAME: REVERSE QUARTERS CLASSROOMS</p>	<p>BUILDING SECOND FLOOR PLAN</p> <p>DP-203_B</p>	
				<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE
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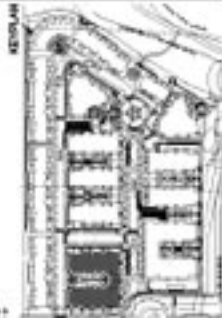


END FLOOR

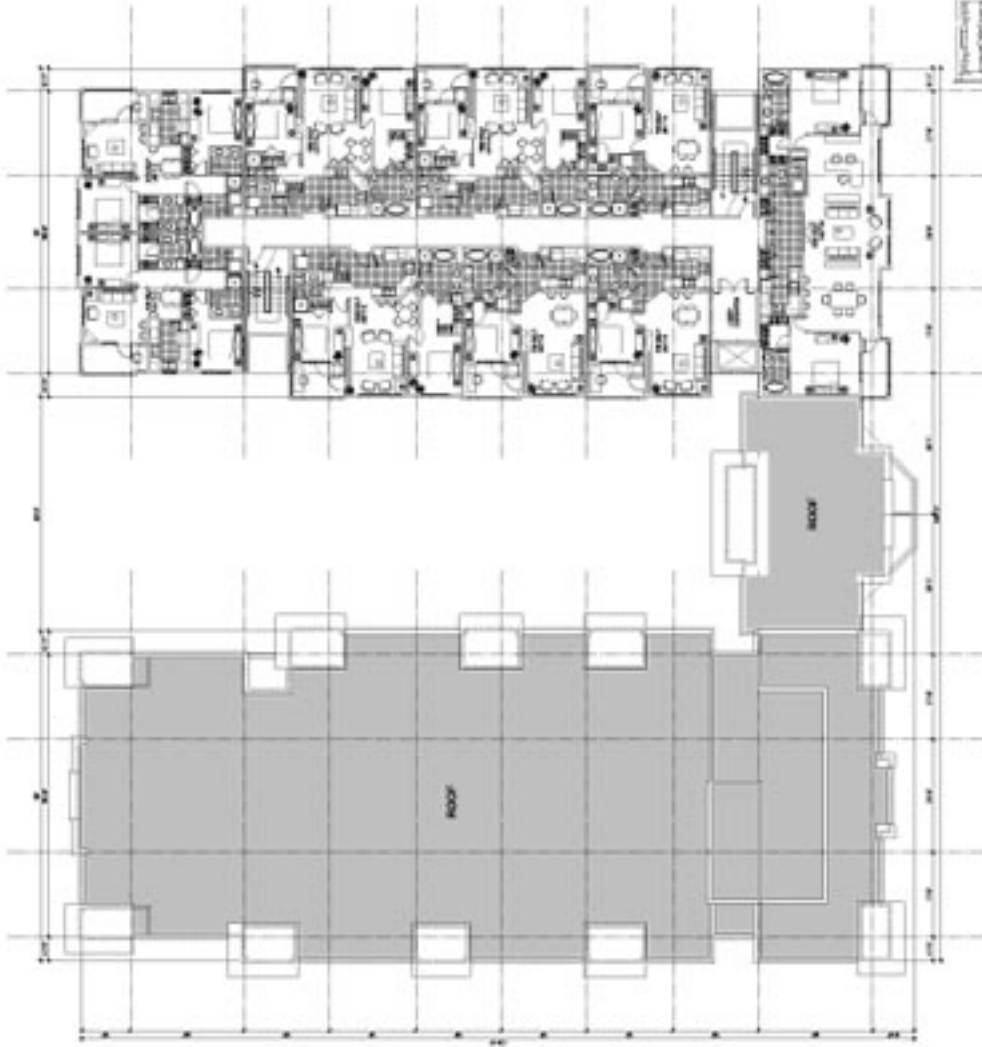
 <p>AECOM CONSULTANTS AND ARCHITECTS 1000 RIVERVIEW QUARTERS SUITE 1000 ST. LOUIS, MO 63102 TEL: 314.433.8000 FAX: 314.433.8001 WWW.AECOM.COM</p>	 <p>MATCO 1000 RIVERVIEW QUARTERS SUITE 1000 ST. LOUIS, MO 63102 TEL: 314.433.8000 FAX: 314.433.8001 WWW.MATCO.COM</p>	 <p>STATESMAN 1000 RIVERVIEW QUARTERS SUITE 1000 ST. LOUIS, MO 63102 TEL: 314.433.8000 FAX: 314.433.8001 WWW.STATESMAN.COM</p>	<p>RIVERVIEW QUARTERS 4TH & 5TH FLOOR</p> <p>DATE: 08/09/07 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>FLOOR FOUR/FIFTH FLOOR PLAN</p> <p>DP-203_D</p>



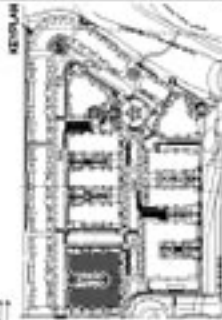
4TH & 5TH FLOOR



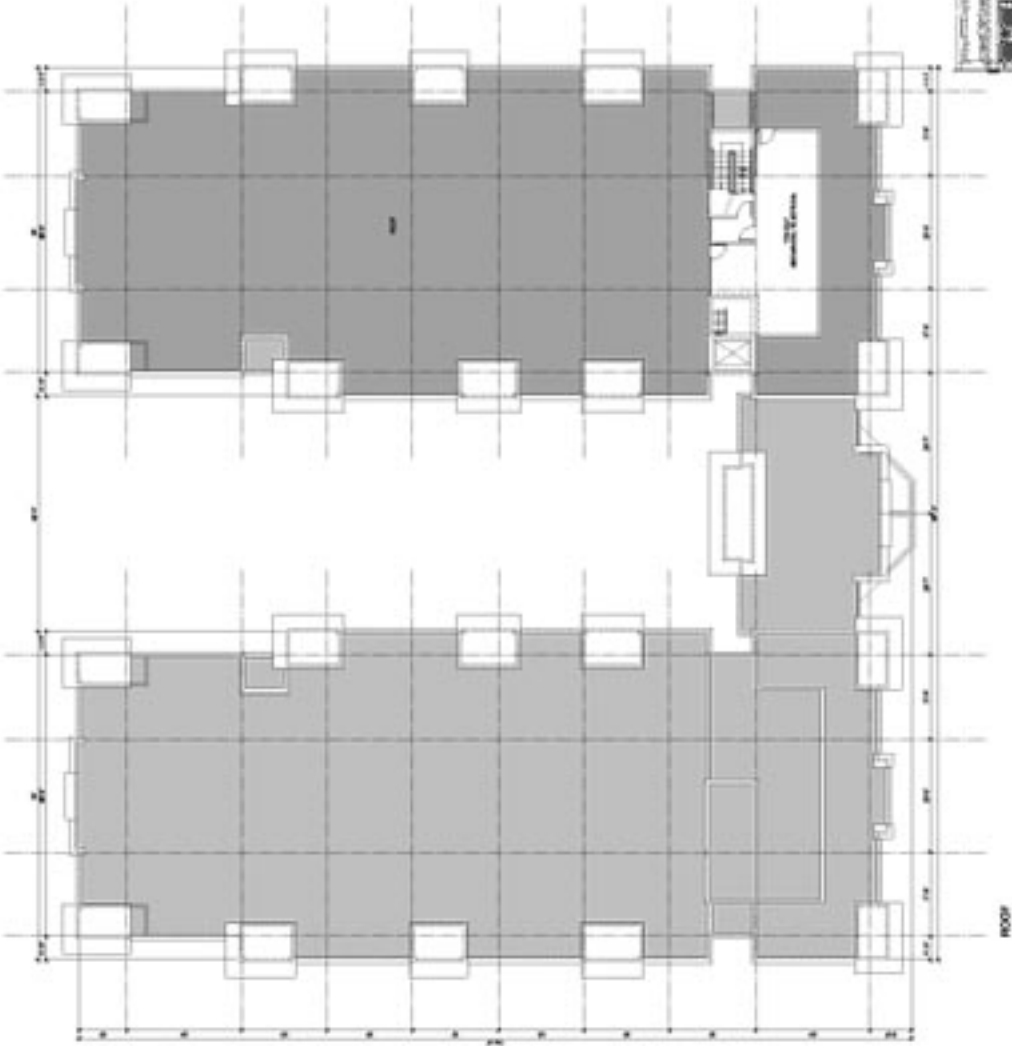
 <p>AIA ARCHITECTS AND ENGINEERS 1000 N. 17th St., Suite 100 Phoenix, AZ 85016 Phone: (602) 955-1100 Fax: (602) 955-1101 www.aiaa.com</p>	<p>PROJECT: MATCO 1000 N. 17th St., Suite 100 Phoenix, AZ 85016</p>	<p>DATE: 08/09/07</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO.: DP-2007-1117</p>	<p>CLIENT: MATCO</p>	<p>DESIGNER: AIA ARCHITECTS AND ENGINEERS</p>	<p>REVISIONS:</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td>08/09/07</td><td>ISSUED FOR PERMIT</td></tr> </table>	NO.	DATE	DESCRIPTION	1	08/09/07	ISSUED FOR PERMIT	<p>REVISIONS QUARTER CLASSIFICATION:</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td>08/09/07</td><td>ISSUED FOR PERMIT</td></tr> </table>	NO.	DATE	DESCRIPTION	1	08/09/07	ISSUED FOR PERMIT	<p>FLOOR: B BATH FLOOR PLAN</p>	<p>DP-2007_E</p>
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NO.	DATE	DESCRIPTION																				
1	08/09/07	ISSUED FOR PERMIT																				
<p>PROJECT NO.: DP-2007-1117</p>	<p>CLIENT: MATCO</p>	<p>DESIGNER: AIA ARCHITECTS AND ENGINEERS</p>																				

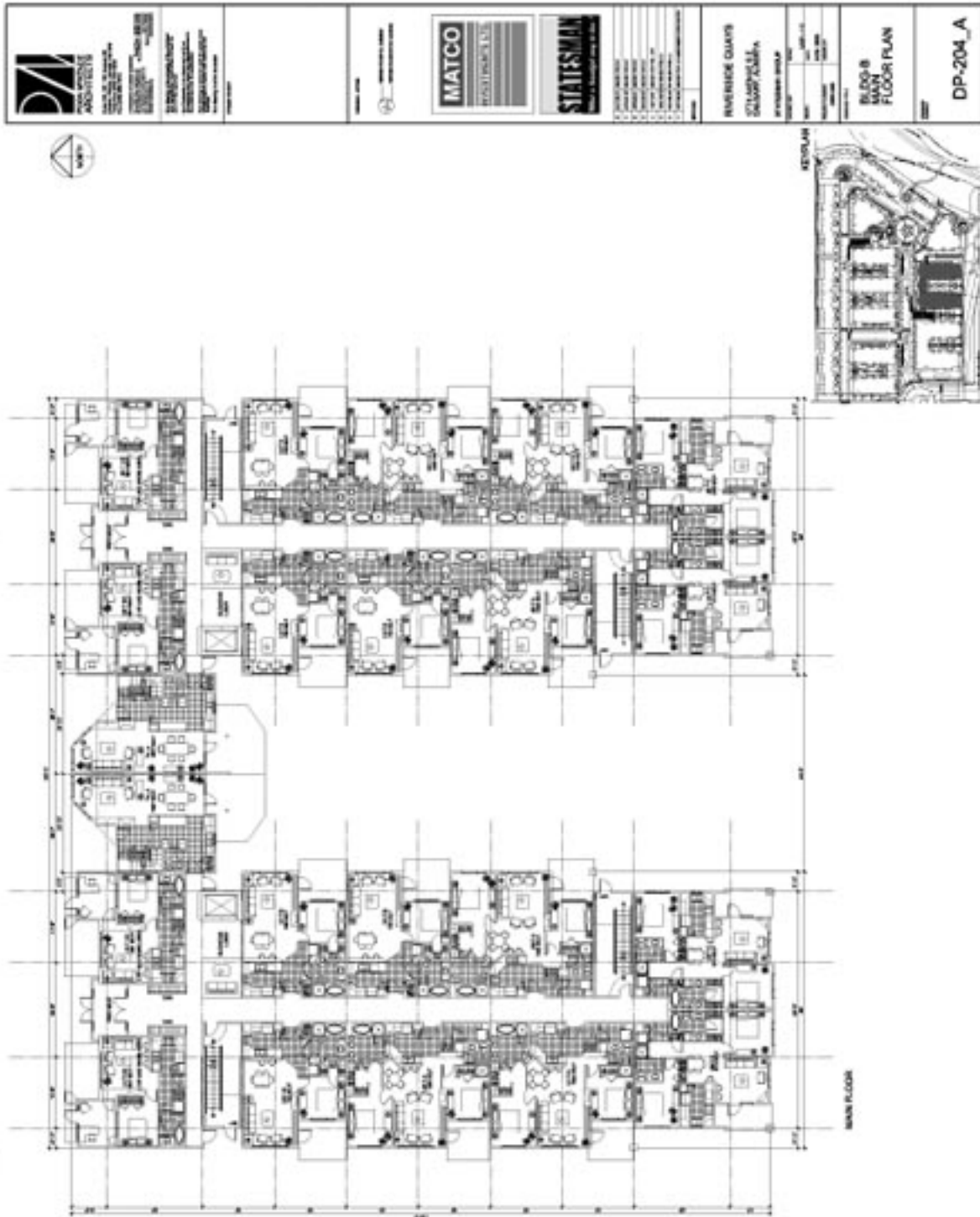


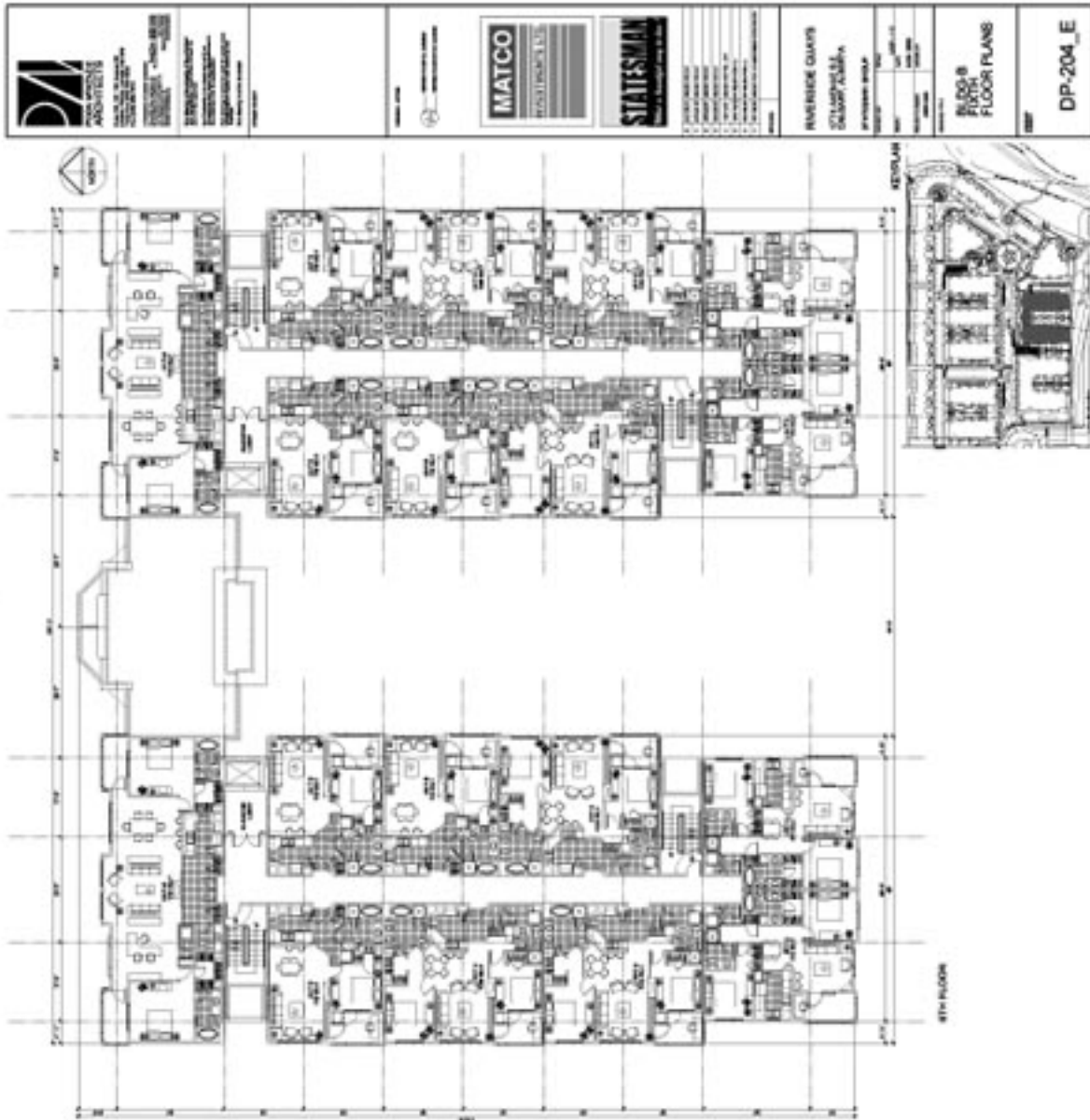
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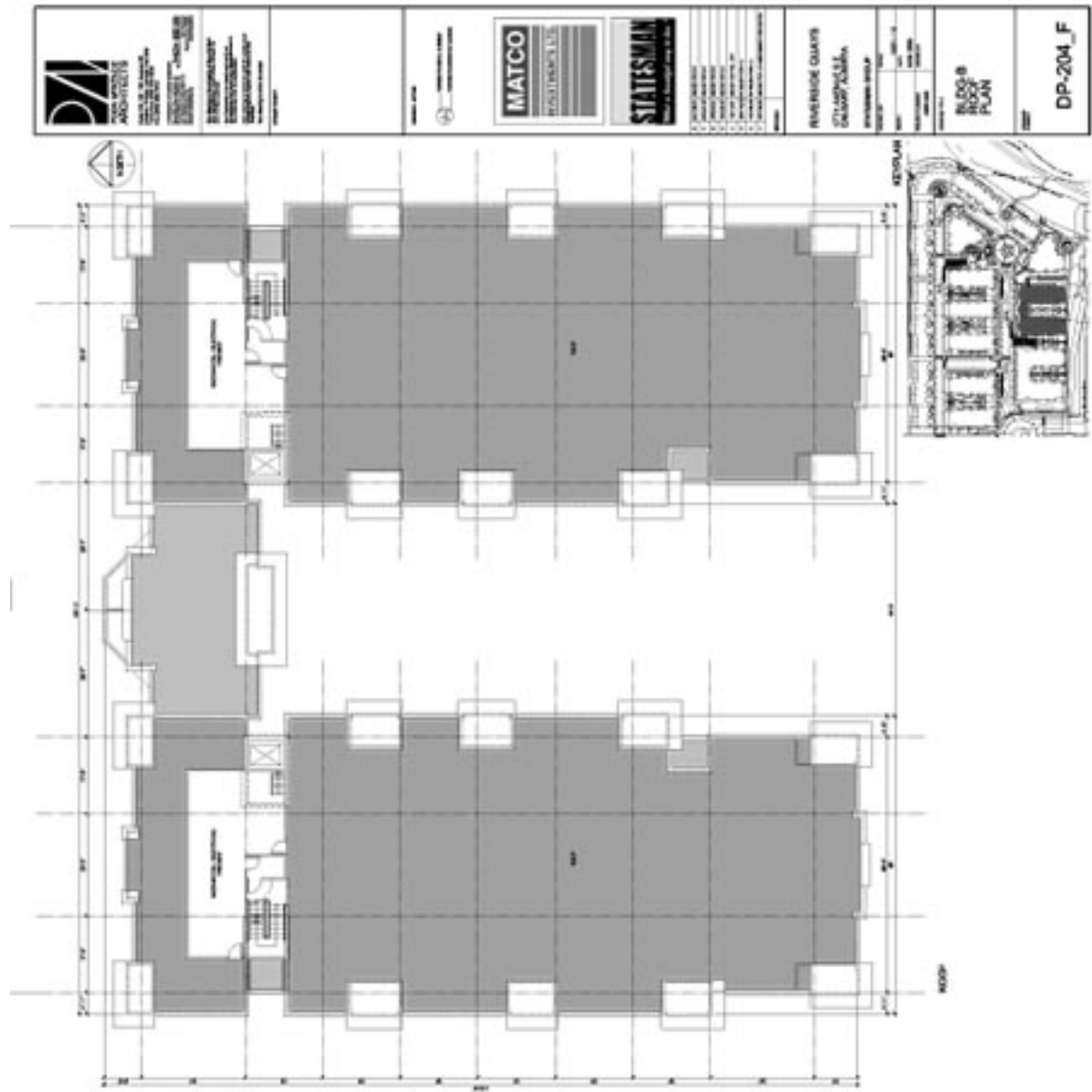


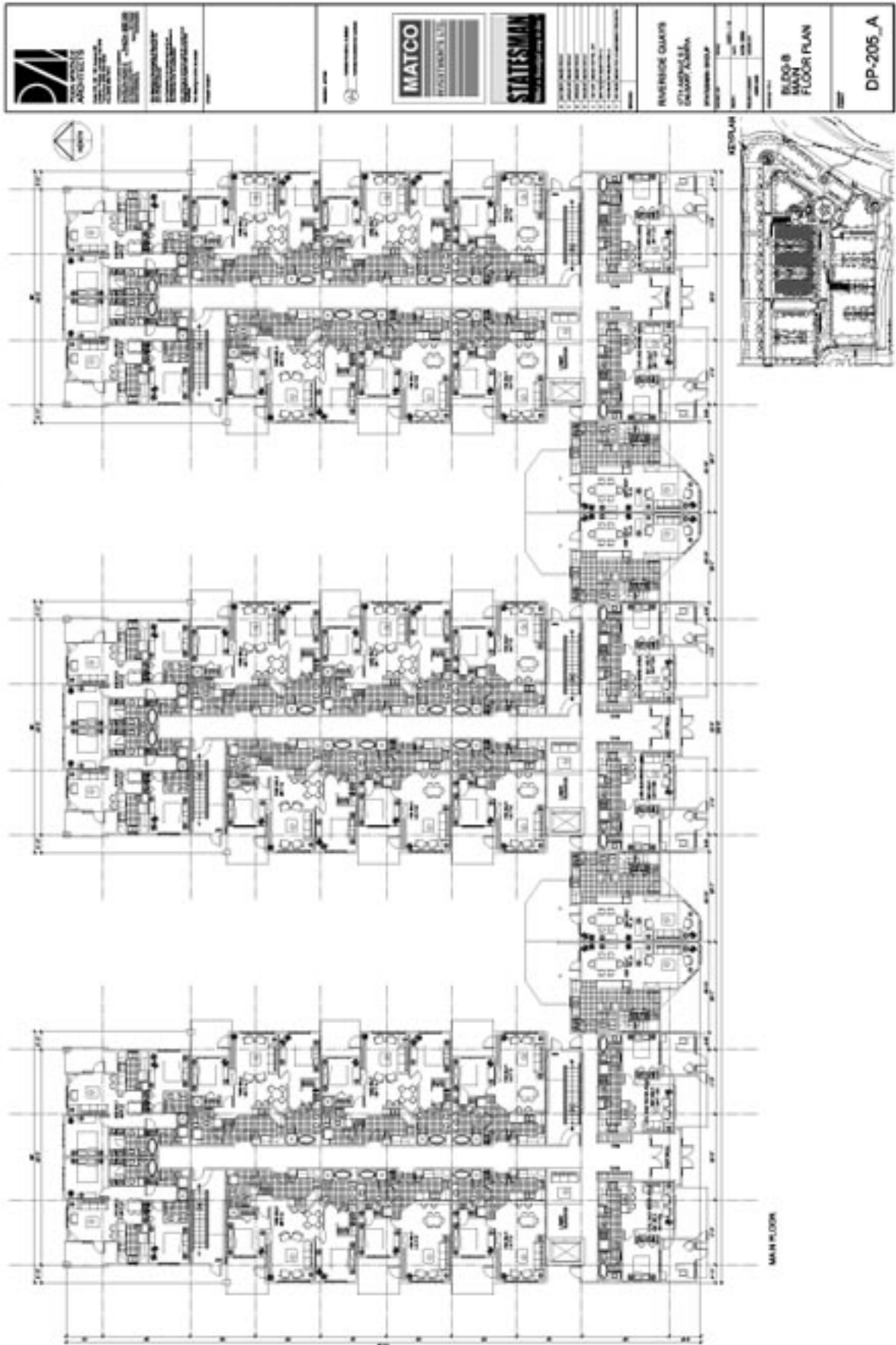
 <p>AIA & ASSOCIATES ARCHITECTS 1000 N. 17th St., Suite 200 Tomball, TX 77375 Tel: 281.291.1100 Fax: 281.291.1101 www.aiaandassociates.com</p>	 <p>MATCO CONSTRUCTION</p>	 <p>STATESMAN CONSTRUCTION</p>	<p>PROJECT NO. 07-001 SHEET NO. 01-001 DATE 08/09/07 DRAWN BY [Name] CHECKED BY [Name] APPROVED BY [Name]</p>	<p>REVERSE QUARTS CLAMP/CLAMP</p>	<p>DATE: 08/09/07 SCALE: 1/8" = 1'-0"</p>	<p>FLOOR B ROOF FLOOR PLAN</p>	<p>DP-203_F</p>
					<p>PROJECT: [Name] OWNER: [Name]</p>		

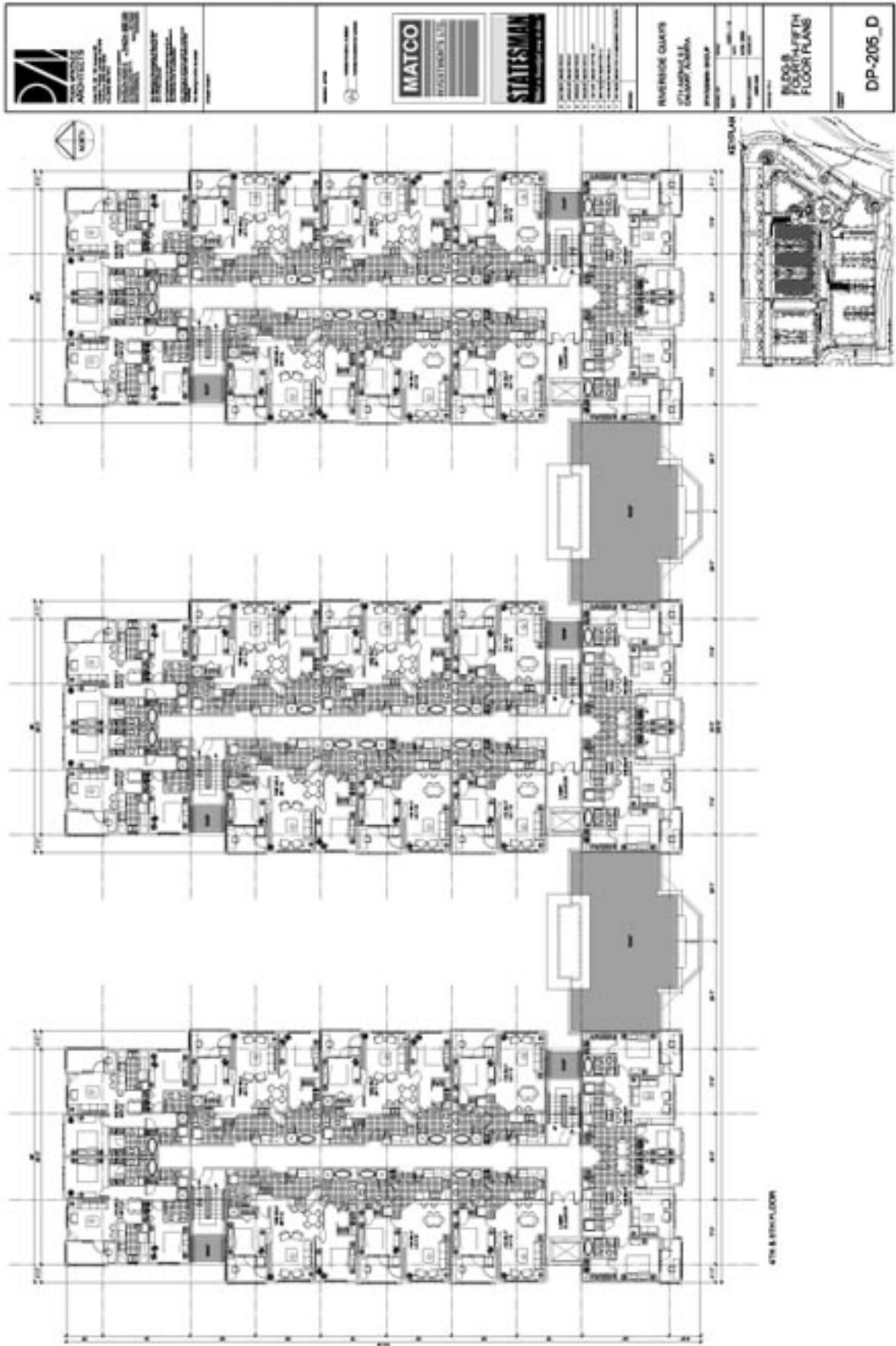


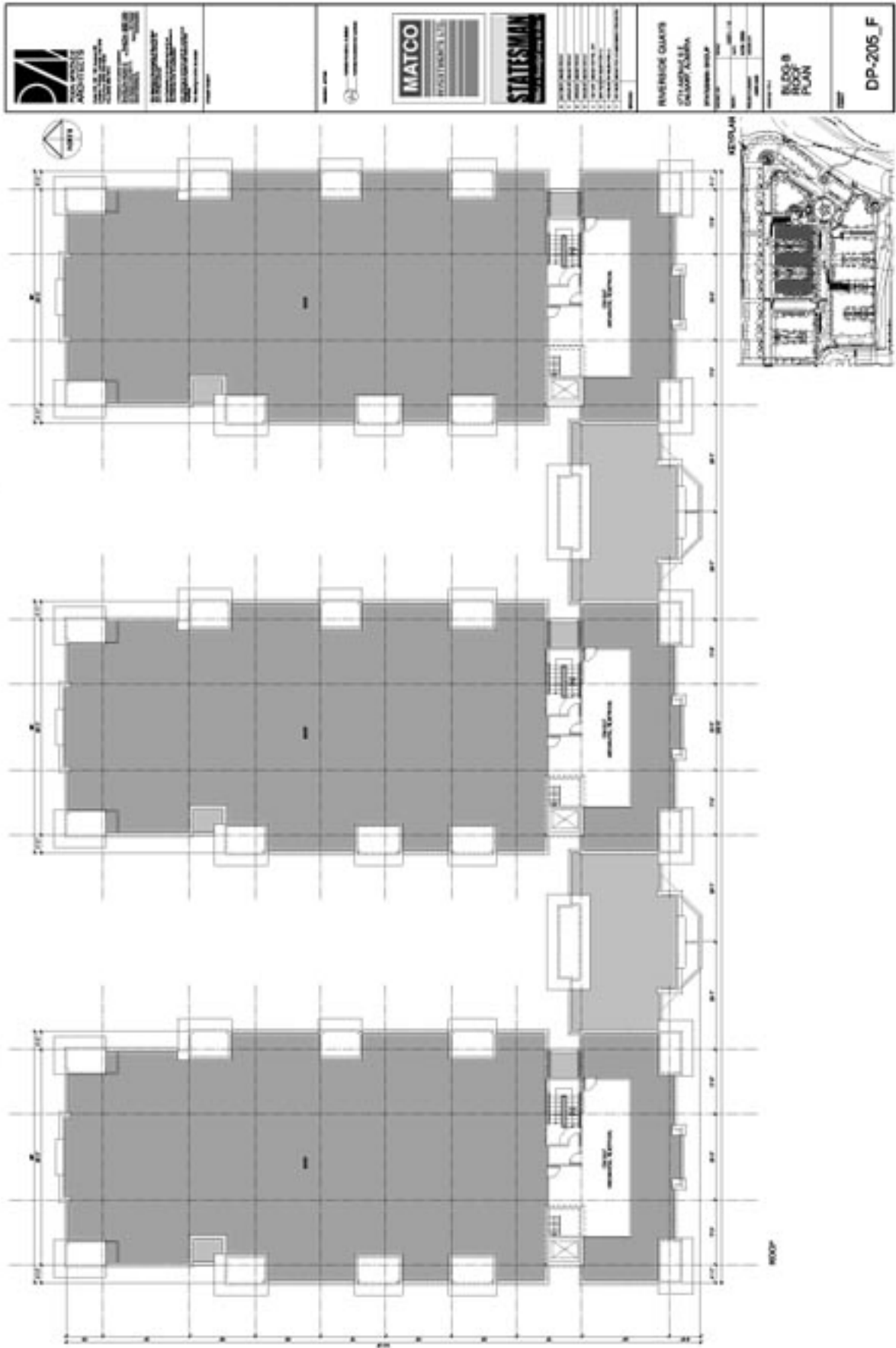




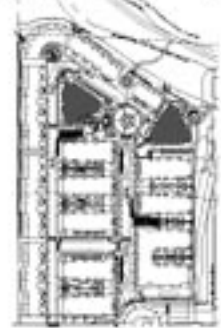
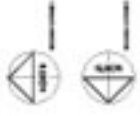




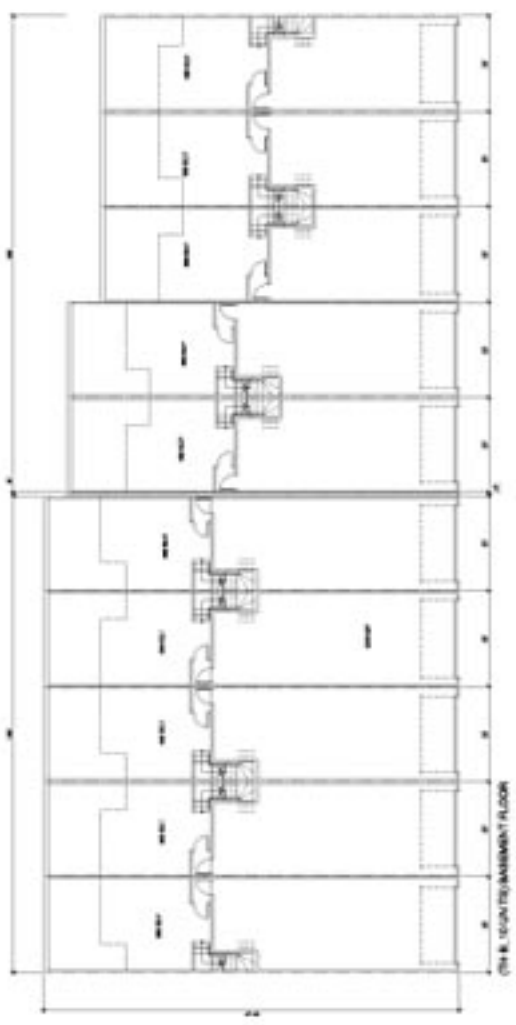
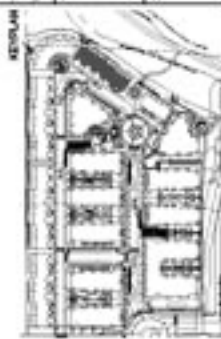




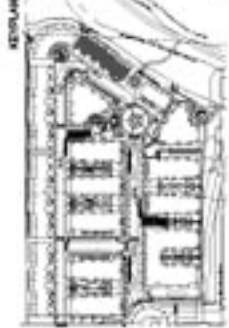
 AECOM ARCHITECTS AND ENGINEERS 1000 G ST., N.W. WASHINGTON, D.C. 20004 TEL: (202) 775-3000 WWW.AECOM.COM	 MATCO 1000 G ST., N.W. WASHINGTON, D.C. 20004 TEL: (202) 775-3000 WWW.MATCO.COM	 STATS 1000 G ST., N.W. WASHINGTON, D.C. 20004 TEL: (202) 775-3000 WWW.STATS.COM	REVERSE QUARTERS CLASSROOMS REVISIONS: DATE: 08/09/07 BY: [Redacted] CHECKED: [Redacted] APPROVED: [Redacted]	BUILDING MAIN & SECOND FLOOR PLANS DP-206_A
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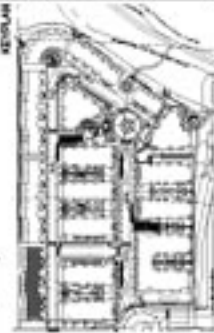
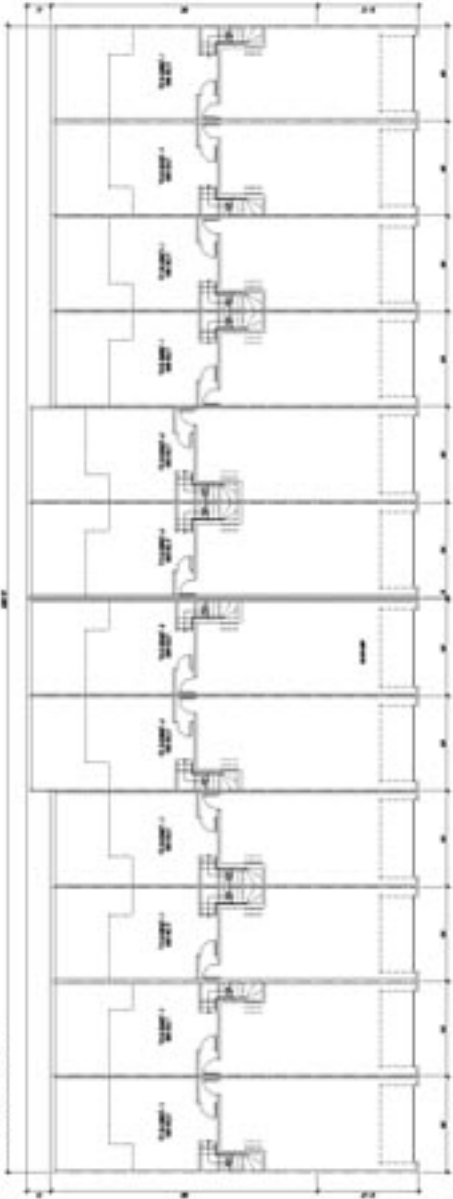
 <p>AECOM CONSULTANTS AND ARCHITECTS 1000 RIVER STREET, SUITE 200 RIVERSIDE, CA 92507 TEL: 951.506.1000 FAX: 951.506.1001 WWW.AECOM.COM</p>	 <p>MATCO 1000 RIVER STREET, SUITE 200 RIVERSIDE, CA 92507 TEL: 951.506.1000 FAX: 951.506.1001 WWW.AECOM.COM</p>	 <p>STATESMAN 1000 RIVER STREET, SUITE 200 RIVERSIDE, CA 92507 TEL: 951.506.1000 FAX: 951.506.1001 WWW.AECOM.COM</p>	<p>RIVERSIDE QUARTERS 500 WEST 7TH STREET RIVERSIDE, CA 92507</p>	<p>DATE: 08/09/07</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: DP-208_A</p>
				<p>THIRD FLOOR UNIT & MAIN FLOOR PLANS</p>



 <p>ARCHITECTS 1000</p>	<p>MATCO ...</p>	<p>STATSMAN ...</p>	<p>REVERSE QUARTS ...</p>	<p>DATE: ...</p>
				<p>THIS IS UNITS AND A ... FLOOR PLANS</p>
			<p>DP-208_B</p>	



 <p>ARCHITECTS 1000</p>	<p>PROJECT: ... DATE: ...</p>	<p>SCALE: ...</p>	<p>REVISIONS:</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td></tr> <tr><td>13</td><td></td><td></td></tr> <tr><td>14</td><td></td><td></td></tr> <tr><td>15</td><td></td><td></td></tr> <tr><td>16</td><td></td><td></td></tr> <tr><td>17</td><td></td><td></td></tr> <tr><td>18</td><td></td><td></td></tr> <tr><td>19</td><td></td><td></td></tr> <tr><td>20</td><td></td><td></td></tr> <tr><td>21</td><td></td><td></td></tr> <tr><td>22</td><td></td><td></td></tr> <tr><td>23</td><td></td><td></td></tr> <tr><td>24</td><td></td><td></td></tr> <tr><td>25</td><td></td><td></td></tr> <tr><td>26</td><td></td><td></td></tr> <tr><td>27</td><td></td><td></td></tr> <tr><td>28</td><td></td><td></td></tr> <tr><td>29</td><td></td><td></td></tr> <tr><td>30</td><td></td><td></td></tr> <tr><td>31</td><td></td><td></td></tr> <tr><td>32</td><td></td><td></td></tr> <tr><td>33</td><td></td><td></td></tr> <tr><td>34</td><td></td><td></td></tr> <tr><td>35</td><td></td><td></td></tr> <tr><td>36</td><td></td><td></td></tr> <tr><td>37</td><td></td><td></td></tr> <tr><td>38</td><td></td><td></td></tr> <tr><td>39</td><td></td><td></td></tr> <tr><td>40</td><td></td><td></td></tr> <tr><td>41</td><td></td><td></td></tr> <tr><td>42</td><td></td><td></td></tr> <tr><td>43</td><td></td><td></td></tr> <tr><td>44</td><td></td><td></td></tr> <tr><td>45</td><td></td><td></td></tr> <tr><td>46</td><td></td><td></td></tr> <tr><td>47</td><td></td><td></td></tr> <tr><td>48</td><td></td><td></td></tr> <tr><td>49</td><td></td><td></td></tr> <tr><td>50</td><td></td><td></td></tr> </table>	NO.	DATE	DESCRIPTION	1			2			3			4			5			6			7			8			9			10			11			12			13			14			15			16			17			18			19			20			21			22			23			24			25			26			27			28			29			30			31			32			33			34			35			36			37			38			39			40			41			42			43			44			45			46			47			48			49			50			<p>REVERSE QUARTERS CLAMPVILLE</p>	<p>THIRTY UNITS BASE & MAIN FLOOR PLANS</p>	<p>DP-209_A</p>
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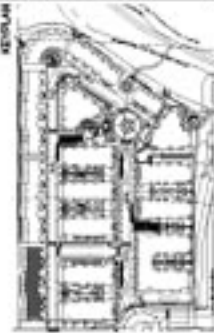
 <p>ARCADIS ARCHITECTS</p> <p>1000 BROADWAY SUITE 2000 NEW YORK, NY 10018 TEL: 212 904 7000 WWW.ARCADIS.COM</p>	<p>STATESTOWN</p> <p>1000 BROADWAY SUITE 2000 NEW YORK, NY 10018 TEL: 212 904 7000 WWW.STATESTOWN.COM</p>	<p>MATCO</p> <p>1000 BROADWAY SUITE 2000 NEW YORK, NY 10018 TEL: 212 904 7000 WWW.MATCO.COM</p>	<p>REVERSE QUARTS CLAMPVILLE, PA</p> <p>ARCHITECT: [] DATE: []</p>	<p>TH 12 UNITS TH 4 2ND FLOOR PLAN</p>	<p>DP-209_B</p>



(TH 12 UNITS) THIRD FLOOR

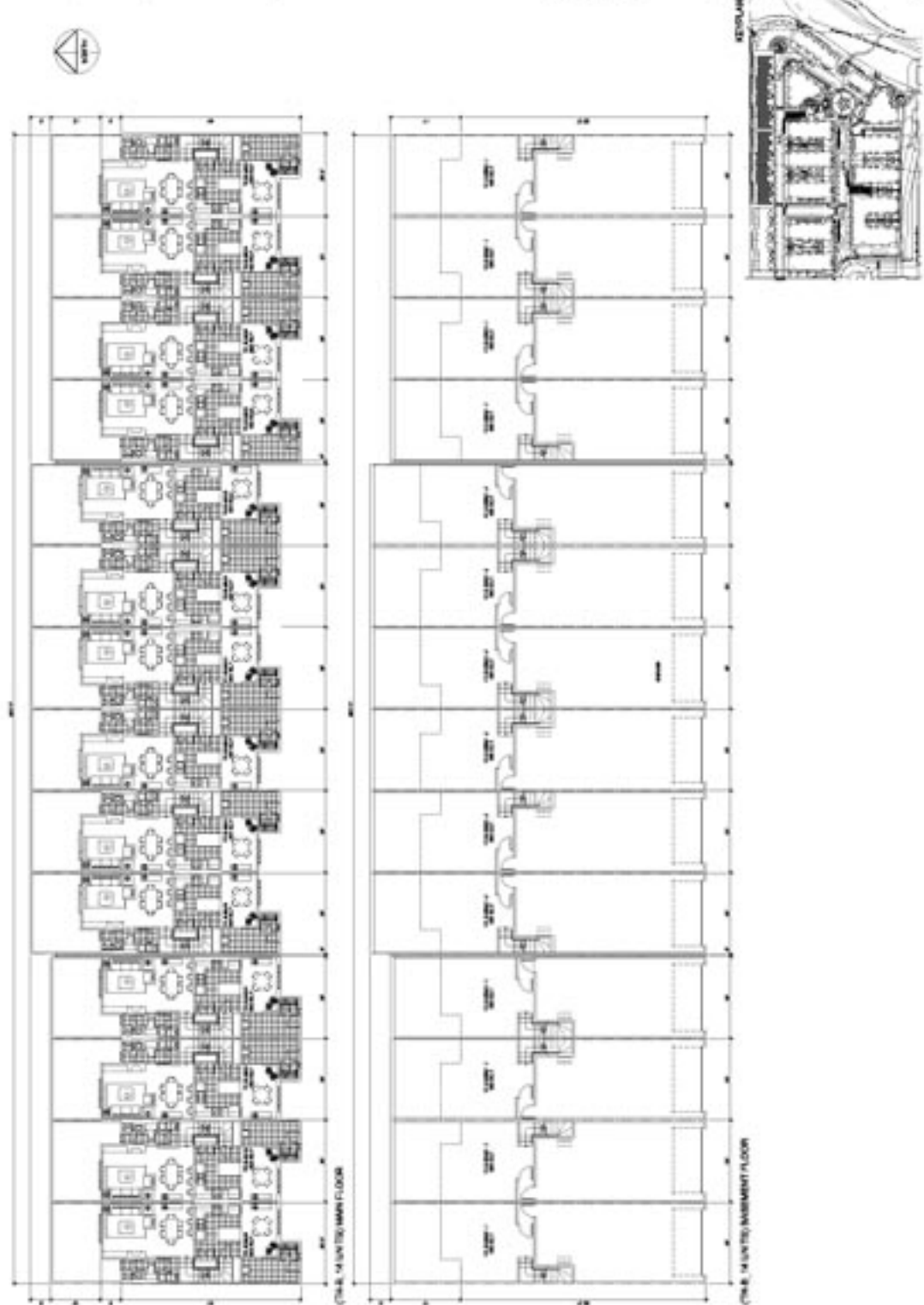


(TH 12 UNITS) SECOND FLOOR



REVERSE QUARTS

 <p>AIA ARCHITECTS AND ASSOCIATES 1000 N. GARDNER STREET SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.AIAARCHITECTS.COM</p>	<p>PROJECT INFORMATION</p> <p>PROJECT NO. DP2007-1117 PROJECT NAME REVERSE QUARTS CLASSROOMS PROJECT ADDRESS 1000 N. GARDNER STREET, DENVER, CO 80202 CLIENT STATE OF COLORADO ARCHITECT AIA ARCHITECTS AND ASSOCIATES DATE 08/09/07</p>	<p>REVERSE QUARTS CLASSROOMS</p> <p>PROJECT NO. DP2007-1117 PROJECT NAME REVERSE QUARTS CLASSROOMS PROJECT ADDRESS 1000 N. GARDNER STREET, DENVER, CO 80202 CLIENT STATE OF COLORADO ARCHITECT AIA ARCHITECTS AND ASSOCIATES DATE 08/09/07</p>	<p>TH 14 UNITS BASE & MAIN FLOOR PLAN</p>	<p>DP-210_A</p>



 <p>AIA ARCHITECTS ARCHITECTS</p> <p>1000 N. GARDNER STREET SUITE 100 DENVER, CO 80202 TEL: 303.733.1000 WWW.AIAARCHITECTS.COM</p>	 <p>MATCO CONSTRUCTION</p>	 <p>STATESMAN CONSTRUCTION</p>	<p>REVERSE QUAYS CLAMPVILLE, CO</p>	<p>DATE: 08/09/07</p> <p>SCALE: AS SHOWN</p>	<p>TH 14 UNITS AND A 3RD FLOOR PLAN</p>	<p>DP-210_B</p>
				<p>PROJECT NO. 07-001</p> <p>CLIENT: STATESMAN CONSTRUCTION</p> <p>DESIGNER: AIA ARCHITECTS</p>		



TH 14 UNITS, THIRD FLOOR



TH 14 UNITS, SECOND FLOOR

