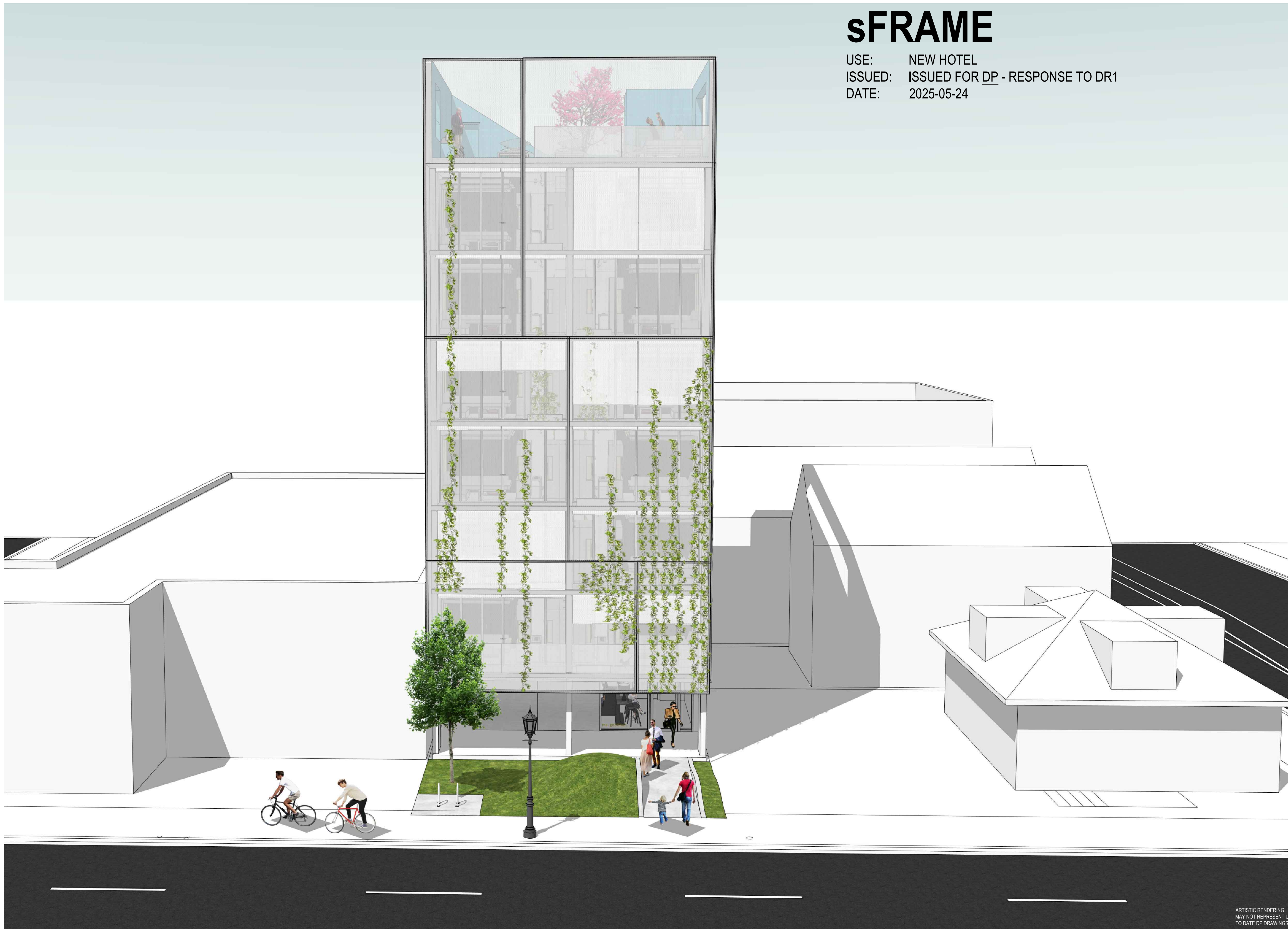


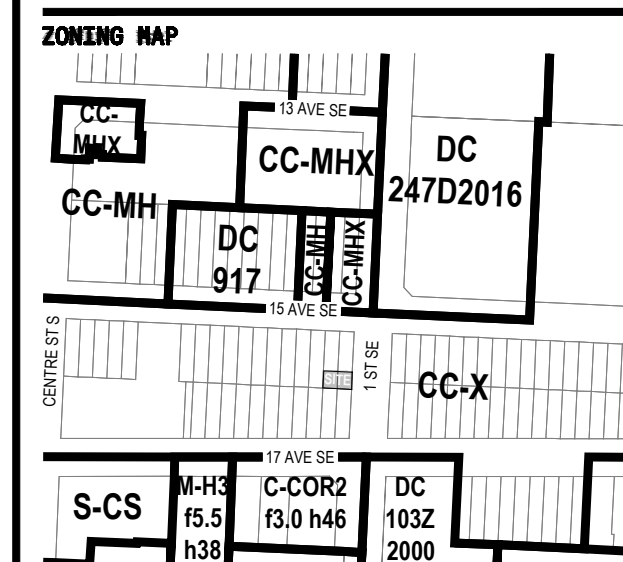
sFRAME

USE: NEW HOTEL
 ISSUED: ISSUED FOR DP - RESPONSE TO DR1
 DATE: 2025-05-24

**MO
DA**



- NOTES**
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ISSUED

A	IF2P	2025-03-11
B	IF2P - RESPONSE TO DR1	2025-05-24

REVISIONS

STAMP

PROJECT

NAME: sFRAME
 NUMBER: 24010
 ADDRESS: 1503 1 ST SE, CALGARY AB T2G 2J4
 LEGAL: LOT 19, 20 (S 37), BLOCK 117, PLAN C
 EP NO:
 BP NO:

CONSULTANT

Modern Office of
 Design + Architecture
 822 12th Avenue SW
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 info@moda.ca
 +1 403 298 2382
 moda.ca

JUSTIN GILFILLAN Architect, AAA, Principal
 BEN KLUMPER Architect, AA, Principal

DRAWING INFORMATION

SCALE:
 DRAWN BY: DC
 CHECKED BY: DV

TITLE SHEET

A000

ARTISTIC RENDERING
 MAY NOT REPRESENT UP
 TO DATE DP DRAWINGS.

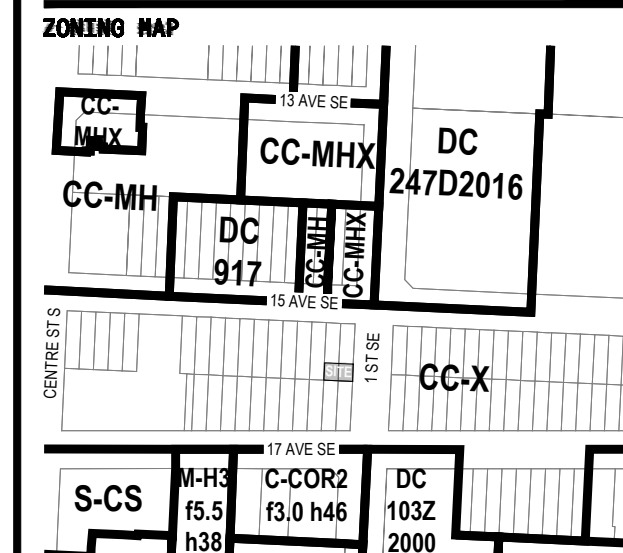


BYLAW REVIEW

BYLAW	CLAUSE	GENERAL	NOTES	OBEYS
LOT INFORMATION				
MUNICIPAL ADDRESS		1025 1 ST SE, CALGARY AB T2G 2J4		
LEGAL ADDRESS		LOT 25, 26 (SOUTH 33)		
BLOCK		117		
PLAN		117		
PARCEL AREA			MP SF HECTARES	
			153.34 1650.58 0.015334	
ZONING				
CITY OF CALGARY LAND USE BYLAW 1P2007	CC-X	CENTRE CITY MIXED USE DISTRICT		
CC-X	11643(9)	DISCRETIONARY HOTEL		YES
BUILDING RESTRICTIONS				
CC-X	11661(10)	FLOOR AREA RATIO [BETWEEN 15 & 16 AVE + WEST OF 1 ST SE]	3.0 USE BONUS FAR	YES
11661(9)	11661(9)	BONUS AREA C	4.0 PROPOSED FAR = GFA / PARCEL AREA = 813.27 MP / 153.34 MP = 4.40	YES
1167		MAX BLDG HEIGHT	NO MAXIMUM	YES
1168		BLDG ORIENTATION	PUBLIC ENTRANCE MUST FACE PROPERTY LINE SHARED W/ STREET	YES
1169(2)		FRONT SETBACK [1 ST SE]	MIN 1.5 M MAX 6.0 M	YES
53(1)		PUBLIC REALM SETBACK	5.162 M	YES
1170(1)		REAR SETBACK	0.0 M	YES
1171(1)		SIDE SETBACK	0.0 M	YES
1172(2)		FLOOR PLATE RESTRICTION	EACH FLOOR ABOVE 36.8 M HT (a) MAX FLOOR PLATE AREA = 600 MP (b) HORIZ DIM = 37.5 M	YES
1115		GARAGE STORAGE	MUST BE INSIDE MAIN BLDG.	YES
1117		MECH EQUIP TO BE SCREEN	FROM PUBLIC SPACE.	YES
1120		FENCES	1.2 M BEYOND FRONT OF BLDG. 2.0 M OTHERWISE.	YES
LANDSCAPING REQUIREMENTS				
CC-X	1173(1)	MIN AREA OF PARCEL TO BE LANDSCAPED AREA	30% LANDSCAPED AREA + HARD SURFACED OR SOFT SURFACED.	YES
1174(4)		SETBACK ARBTS COMMERCIAL	= MUST BE LANDSCAPED AREA. = 1 TREE - 2 SHRUBS / 30 MP (OR) 50 MP IF LOW WATER IRRIGATION.	YES
1101(1)		VEHICLE / LOADING STALLS - ACCESS, GARAGE - RECYCLING	MUST NOT BE INCLUDED IN LANDSCAPED AREA.	YES
1101(2)		MAX HARDSCAPED LANDSCAPED AREA	= 50% OF REG LANDSCAPED AREA.	YES
1101(3)		LANDSCAPED AREAS ABOVE GRADE	= MIN 30% IS SOFT SURFACED.	YES
1101(4)		LANDSCAPE BETWEEN GRADE AND +25 M	= LANDSCAPED AREA.	YES
1102(2)		MIN TREES / SHRUBS	= 1.0 TREE / 40 MP. = 2.0 SHRUBS / 40 MP.	YES
1102(3)		MIN NUMBER OF CONIFEROUS TREES	25%	YES
1102(4)		MIN TREE CALIPER	DECID = 50 MM CONF = 75 MM (50% @ PLANTING).	YES
1102(5)		MIN HEIGHT	CONF = 2.0 M SHRUB = 0.8 M (50% @ PLANTING). SHRUB = 0.6 M (50% @ PLANTING).	YES
1102(7/8)		MIN SOIL DEPTHS FOR LANDSCAPED AREAS W/ BLDG BELOW	TREES = 1.2 M SHRUBS = 0.8 M ALL OTHER = 0.3 M.	YES
1104		LOW WATER (3%) MIN TREES / SHRUBS	= 1.0 TREE / 20 MP. = 2.0 SHRUBS / 20 MP.	YES
1104		MIN TREE CALIPER	DECID = 65 MM CONF = 85 MM (50% @ PLANTING).	YES
1104		MIN HEIGHT	CONF = 3.0 M CONF = 4.0 M (50% @ PLANTING).	YES
1105		ADDITIONAL LOW WATER (2%)	(a) LOW WATER IRRIGATION SYST. (b) ONLY TREES / SHRUBS WATERED (c) TREES / SHRUBS GROUPED. (d) MAX 30% LA = 50D. (e) MIN 30% LOW WATER TREES. (f) MIN 30% LOW WATER SHRUBS.	YES
USES				
CC-X	1176(1)	MAX USE AREA @ GROUND LEVEL	1200 MP	YES
1176(2)		MAX USE AREA	NO MAXIMUM	YES
1114(1)		EXT ACCESS FACING A STREET MUST BE PROVIDED AT	EACH INDIVIDUAL USE OR UNIT AND CONNECTED TO PUBLIC SIDEWALK.	YES
GROSS FLOOR AREA [GFA]				
			MP SF	
		LEVEL 1	54.75	589.30
		LEVEL 2	90.60	975.19
		LEVEL 3	90.60	975.19
		LEVEL 4	90.60	975.19
		LEVEL 5	90.60	975.19
		LEVEL 6	90.60	975.19
		LEVEL 7	90.60	975.19
		LEVEL 8	14.92	160.63
		TOTAL	613.27	6601.67
PARKING REQUIREMENTS				
209		VEHICLE STALLS / UNIT	REQUIRED PROVIDED	
102-1 TABLE 1.2		HOTEL	NA 0 0	
		HOTEL (GROUP 0) BARRIER-FREE STALLS	5 0	PARKING RELAXATION TO BE REQUESTED TO PROVINCE.
		TOTAL	5 0	
BICYCLE PARKING REQUIREMENTS				
209(g)		BIKE STALLS / UNIT	REQUIRED PROVIDED	
		HOTEL	NA 0 2	YES
AMENITY SPACE REQUIREMENTS				
CC-X	1106(3)	MIN AREA / UNIT	REQUIRED PROVIDED	
		5.0 MP	60.0 MP 75.6 MP	YES
		PROV AMENITY SPACE BALCONY / DECK / PATIO	MIN 2 M MIN 5 MP	NA YES
		COMMON AMENITY SPACE	MIN 6 M MIN 50 MP	COMMON AMENITY SPACE PROVIDED AT ROOF LEVEL. YES
FLOOD OVERLAND FLOW AREA				
PART 3	61	ALL BLDGS TO BE DESIGNED	(a) TO PREVENT STNG DAMAGE BY FLOOD WATERS. (b) LEVEL 1 MIN 0.3 M AOV HIGHEST GRADE @ STREET. (c) ALL ELEC / MECH EQUIP @ LIV 1 OR AOV. (d) BLDG MUST HAVE SCENER BACK UP VALVE.	HIGHEST STREET GRADE = 46.27 M LEVEL 1 GRADE = 46.27 + 0.3 = 46.57 M



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ISSUED

A	IFDP - RESPONSE TO DR1	2025-03-11
B	IFDP - RESPONSE TO DR1	2025-05-24

REVISIONS

STAMP

PROJECT

NAME: sFRAME

NUMBER: 2410

ADDRESS: 1503 1 ST SE, CALGARY AB T2G 2J4

LEGAL: LOT 19, 20 (S 33), BLOCK 117, PLAN C

DATE: 2025-05-24

CONSULTANT

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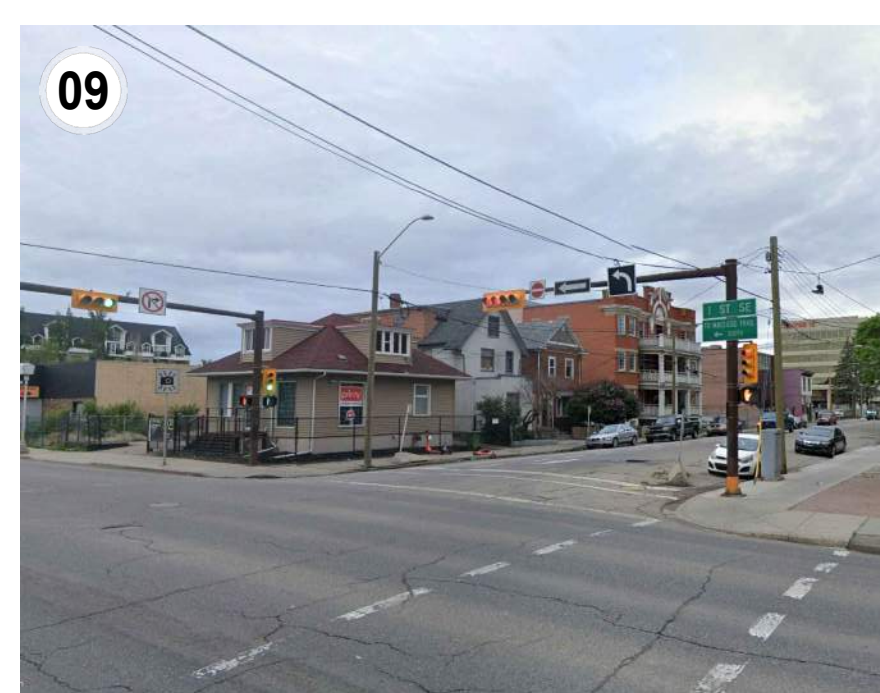
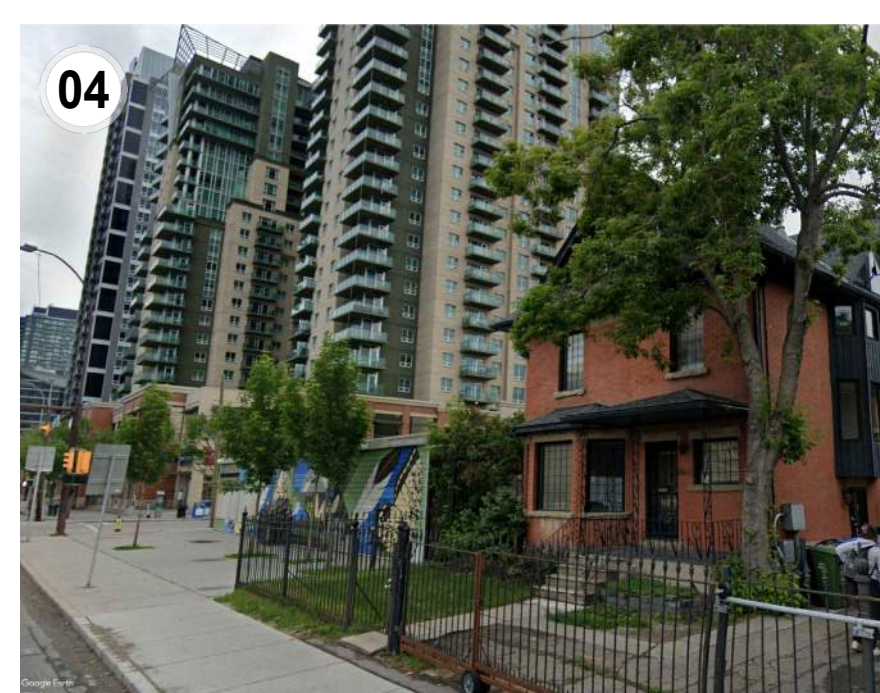
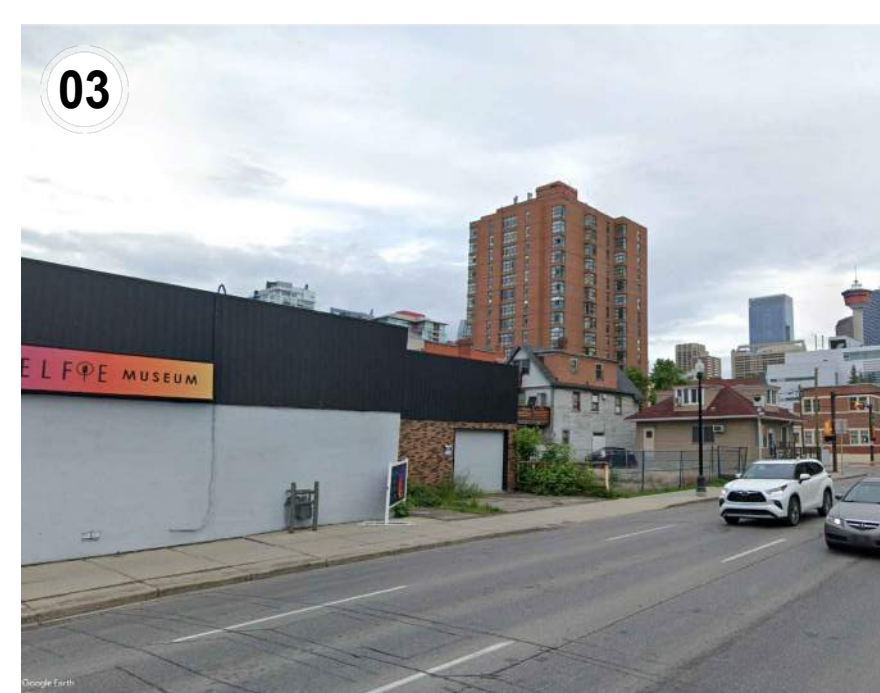
JUSTIN COLLIER Architect, AA, Principal
 BEN KLUMPER Architect, AA, Principal

DRAWING INFORMATION

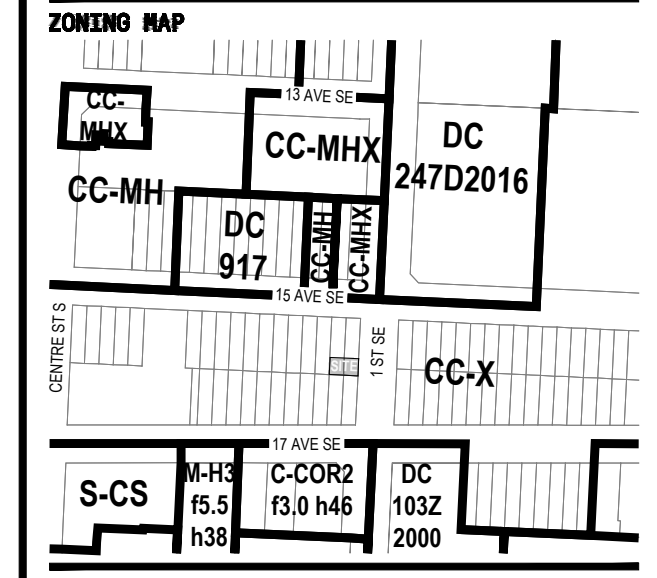
SCALE	NTS
DRAWN BY	BOC
CHECKED BY	DV

BYLAW / LANDSCAPE INFO

A002



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A #DP 2025-03-11

B #DP- RESPONSE TO DR1 2025-05-24

REVISIONS

STAMP

PROJECT

NAME sFRAME

NUMBER 24010

ADDRESS 1603 1 ST SE, CALGARY AB T2G 2J4

LEGAL LOT 19, 20 (S 31), BLOCK 117, PLAN C

DP NO

BP NO

CONSULTANT

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Calgary, Alberta

Canada T2K 0H8

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+1 403 288 2322

moda.ca

DUSTIN CHAZMAN Architect, AA, Principal

BOB KLUMBE Architect, AA, Principal

DRAWING INFORMATION

SCALE NTS

DRAWN BY AS

CHECKED BY DC

**DAY & NIGHT
RENDERS**

A004



135

EX
3 STOREY
RESIDENTIAL
BLDG

PLAN C
BLCK 117
LOT 18

EX
2 STOREY
COMMERCIAL
BLDG

PLAN C
BLCK 117
LOT 19, 20 (N 67)

7 STAR RELAXATION
MASSAGE SPA
1501

EX
2 STOREY
COMMERCIAL
BLDG

PLAN C
BLCK 117
LOT 21 - 25
CALGARY SELFIE
MUSEUM
140

PLAN C
BLCK 117
LOT 19, 20 (S 33')

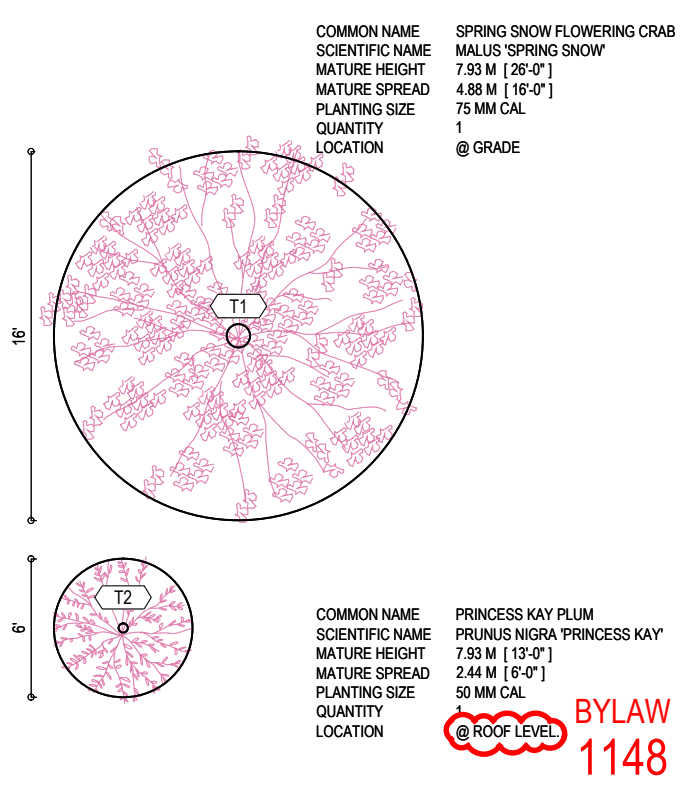
BYLAW 1154

BYLAW 1150

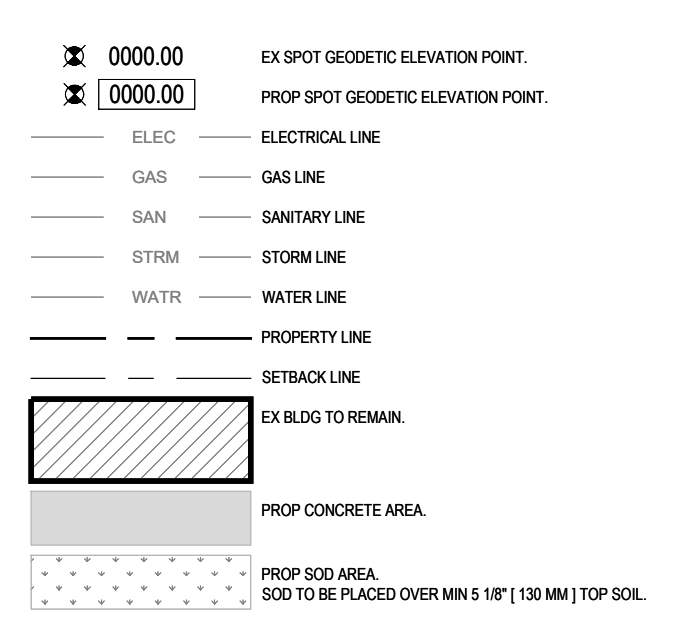
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LANDSCAPE PLANT LEGEND

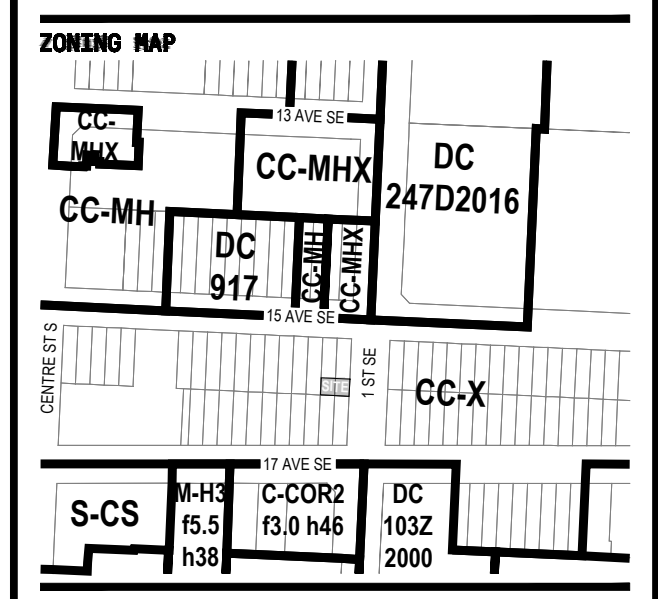
DECIDUOUS TREES



SITE / LANDSCAPE LEGEND



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ISSUED

A	IFD:	2025-03-11
B	IFD - RESPONSE TO DR1	2025-09-24

REVISIONS

STAMP

PROJECT

NAME: sFRAME
NUMBER: 24010
ADDRESS: 1501 1ST SE, CALGARY AB T2G 2J4
LEGAL: LOT 19, 20 (S 33'), BLOCK 117, PLAN C
DP NO:
BP NO:

CONSULTANT

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520 12th Avenue SW
Calgary, Alberta
Canada T2R 0H3
info@moda.ca
+1 403 268 2182
moda.ca

JUSTIN COZZINO Architect, AA, Principal
BEN KLUMPER Architect, AA, Principal

DRAWING INFORMATION

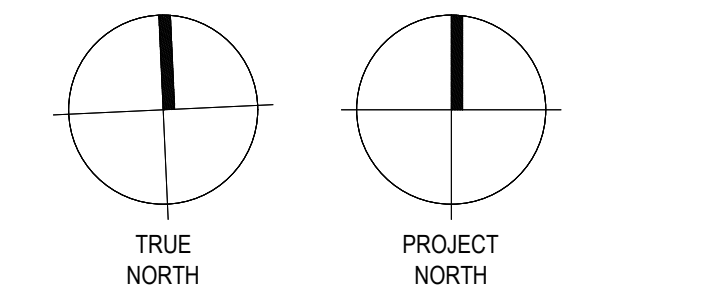
SCALE: 1:50
DRAWN BY: DV
CHECKED BY: DV

SITE / LANDSCAPE PLAN

A051

MODA

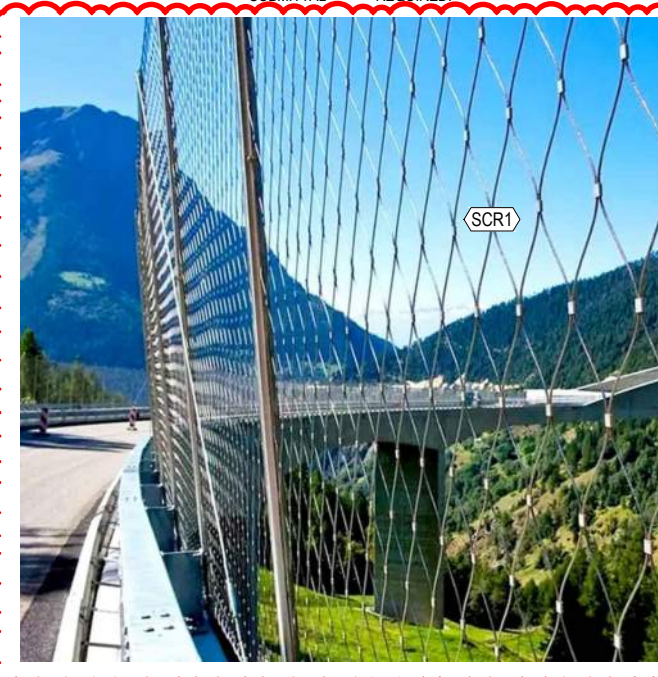
1 SITE / LANDSCAPE PLAN
A051 1:50



EXT MATERIALS

SCREENS

DESCRIP: FLEXIBLE STAINLESS STEEL CABLE MESH (FERRULE TYPE)
 DESIGN BASIS: BZWIRE MESH PRODUCTS CO., LTD. AL-FERRULE MESH 80-2102F
 PRODUCT: <https://www.bzwiremesh.com/flexible-stainless-steel-cable-mesh-ferrole-type/>
 CABLE: STAINLESS STEEL
 CABLE Ø: 1/8"
 OPENING SIZE: 4" W X 6" H
 SUBMITTAL: REQUIRED



PRIOR TO DECISION 6

DESCRIP: FLAT STOCK ALUMINUM SCREEN
 FINISH: SMOOTH
 COLOUR: NATURAL
 SIZE: 1/4" X 4"
 SPACING: 6" OC
 SUBMITTAL: REQUIRED

DESCRIP: STUCCO CLADDING
 FINISH: SMOOTH
 COLOUR: WHITE PRIMER, MAKE READY TO RECEIVE PAINTED MURAL
 SUBMITTAL: REQUIRED

DESCRIP: CONCRETE FINISH
 FINISH: VERTICAL BOARD FORM EXTERIOR GRADE FINISH
 COLOUR: NATURAL
 SUBMITTAL: REQUIRED

DESCRIP: ALUMINUM PANEL
 FINISH: SMOOTH
 COLOUR: NATURAL
 SUBMITTAL: REQUIRED

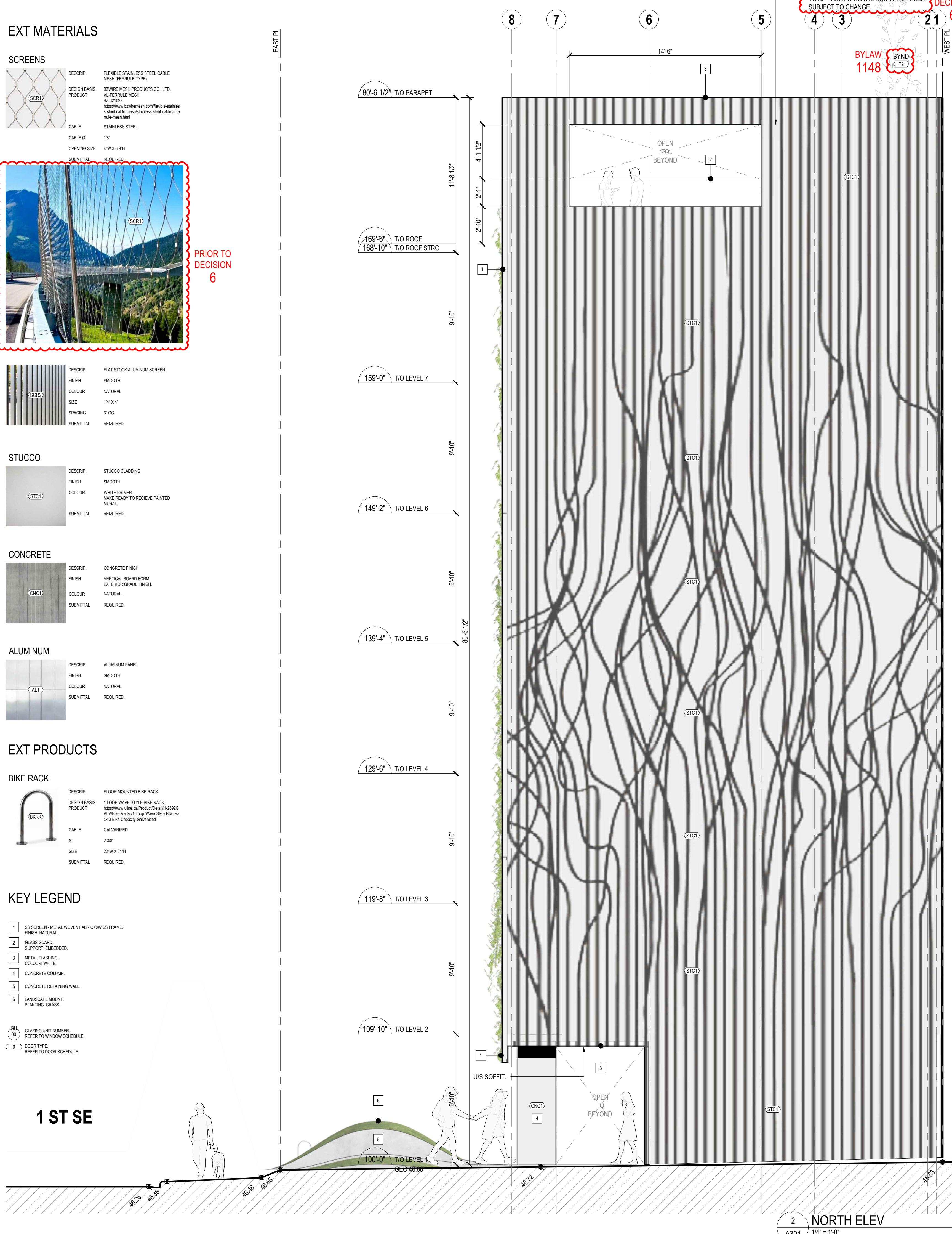
EXT PRODUCTS

DESCRIP: FLOOR MOUNTED BIKE RACK
 DESIGN BASIS: 1-LOOP WAVE STYLE BIKE RACK
 PRODUCT: <https://www.alfra.ca/ProductDetails/20950>
 ALU-Blue-Black 1-Loop-Wave-Style-Bike-Rack
 or-3-Bike-Capacity-Galvanized
 CABLE: GALVANIZED
 Ø: 2.38"
 SIZE: 22" W X 34" H
 SUBMITTAL: REQUIRED

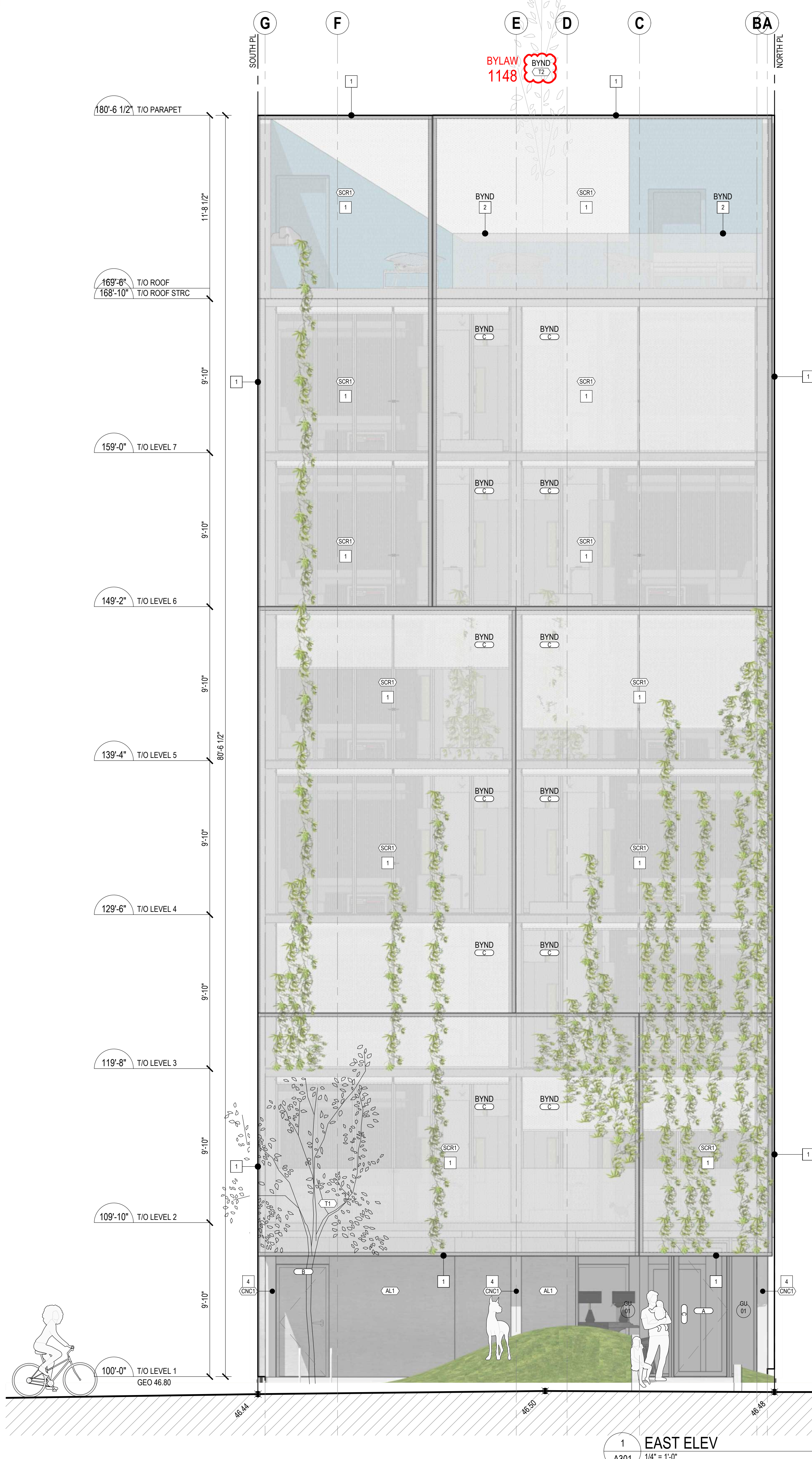
KEY LEGEND

- 1 SS SCREEN- METAL WOVEN FABRIC ON SS FRAME. FINISH: NATURAL.
 - 2 GLASS GUARD. SUPPORT: EMBEDDED.
 - 3 METAL FLASHING. COLOUR: WHITE.
 - 4 CONCRETE COLUMN.
 - 5 CONCRETE RETAINING WALL.
 - 6 LANDSCAPE MOUNT. PLANTING: GRASS.
- GU 00 GLAZING UNIT NUMBER. REFER TO WINDOW SCHEDULE.
 01 DOOR TYPE. REFER TO DOOR SCHEDULE.

1 ST SE



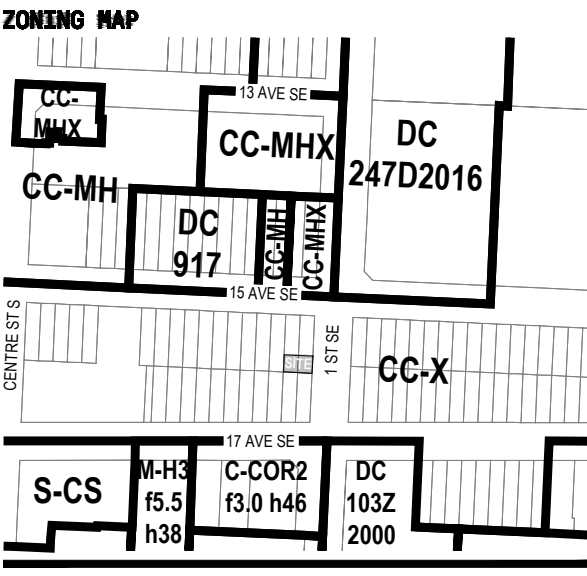
2 NORTH ELEV
 A301 1/4" = 1'-0"



1 EAST ELEV
 A301 1/4" = 1'-0"

MODA

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ISSUED
 A #P01: 2025-03-11
 B #P01-RESPONSE TO DR1: 2025-09-24

REVISIONS

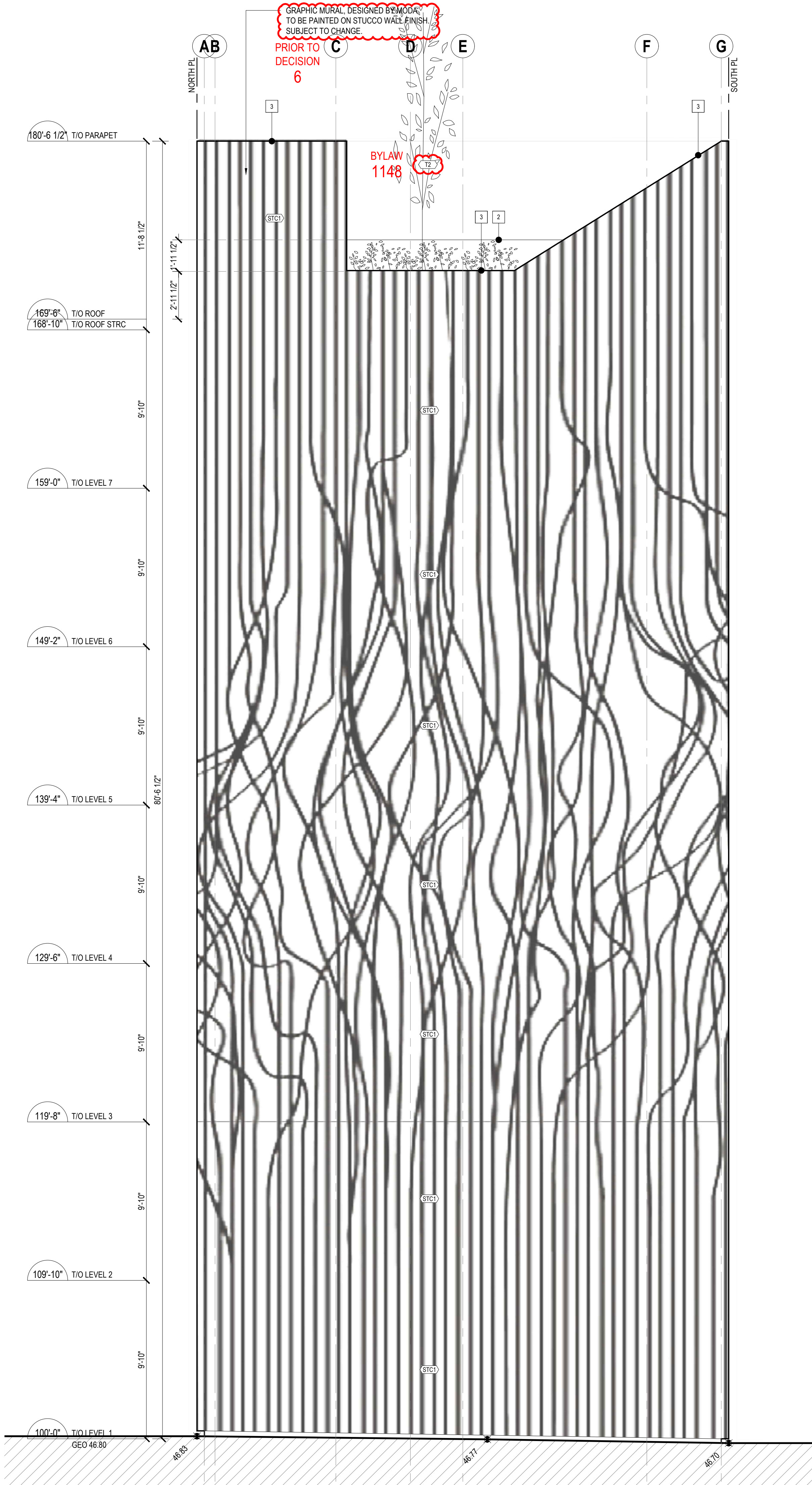
STAMP

PROJECT
 NAME: sFRAME
 NUMBER: 24010
 ADDRESS: 1503 1ST SE, CALGARY AB T2G 2M
 LEGAL: LOT 19, 20 (S 33), BLOCK 117, PLAN C
 DR NO:
 BR NO:
 CONSULTANT
 Modern Office of Design + Architecture
 520 12th Avenue SW
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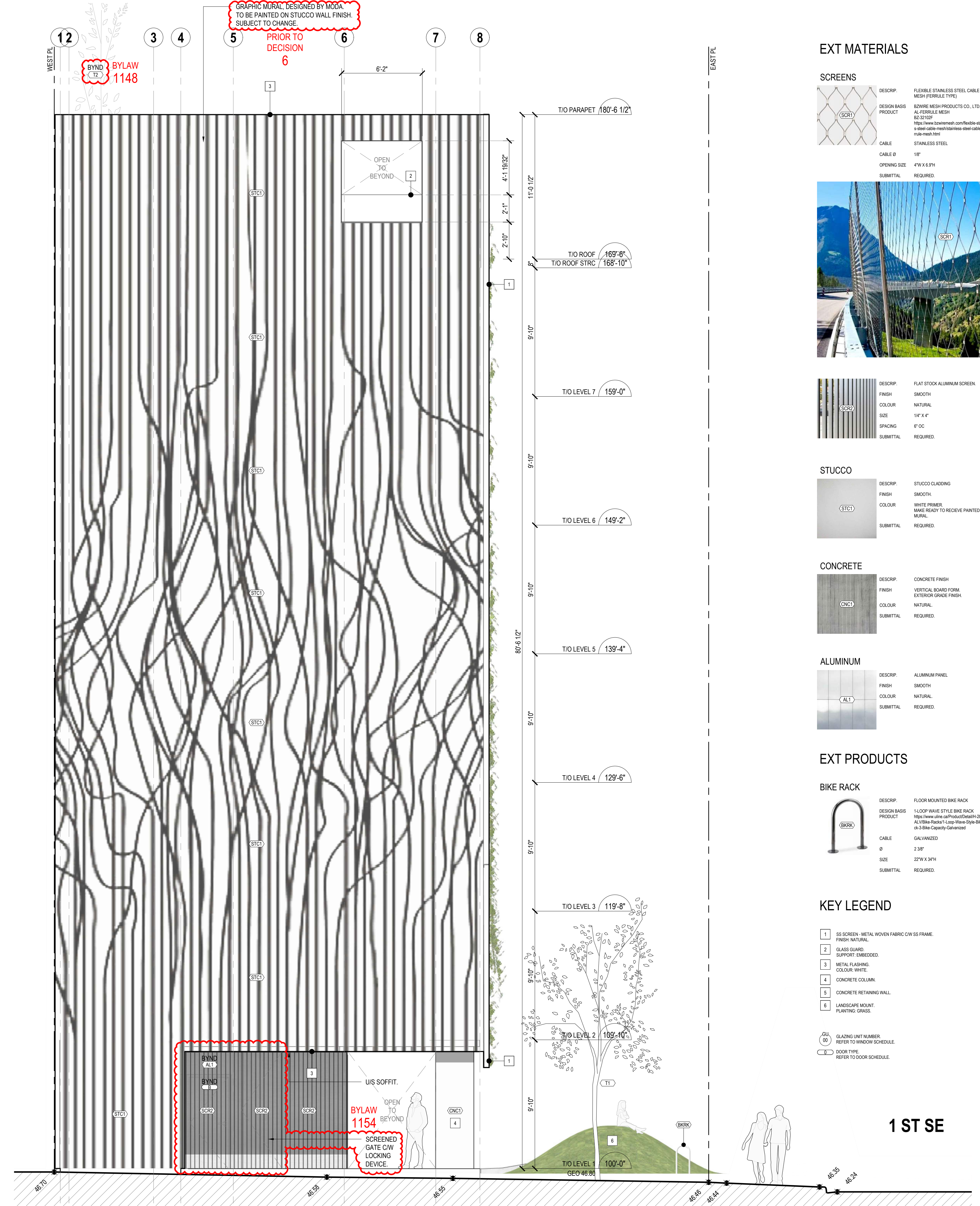
DRAWING INFORMATION
 SCALE:
 DRAWN BY: AS
 CHECKED BY: DC

EAST + NORTH ELEVATIONS

A301



2 WEST ELEV
A302 1/4" = 1'-0"

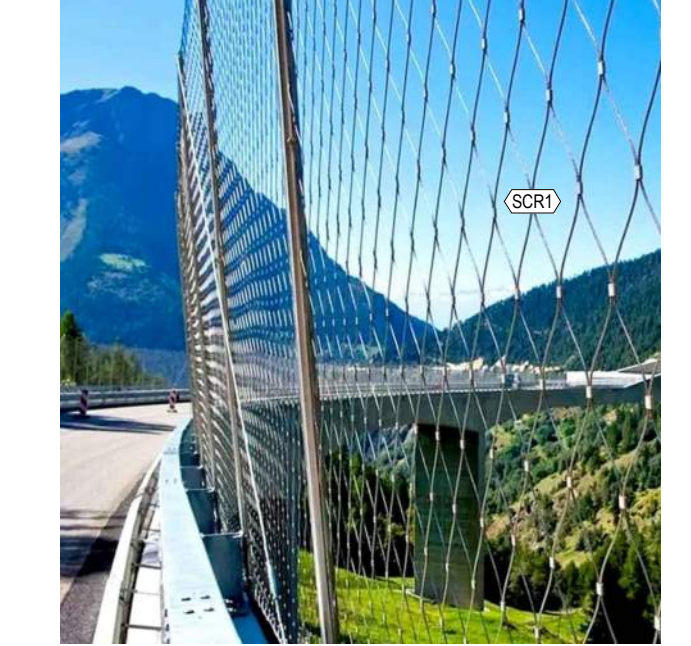


1 SOUTH ELEV
A302 1/4" = 1'-0"

EXT MATERIALS

SCREENS

DESCRIP:	FLEXIBLE STAINLESS STEEL CABLE MESH (PERFECT TYPE)
DESIGN BASIS PRODUCT:	B2WIRE MESH PRODUCTS CO. LTD. B2-2215F https://www.b2wiremesh.com/flexible-stainless-steel-cable-mesh.html
CABLE:	STAINLESS STEEL
CABLE Ø:	1/8"
OPENING SIZE:	4"X 6.5"
SUBMITTAL:	REQUIRED



STUCCO

DESCRIP:	STUCCO CLADDING
FINISH:	SMOOTH
COLOR:	WHITE PRIMER, MAKE READY TO RECEIVE PAINTED MURAL
SUBMITTAL:	REQUIRED

CONCRETE

DESCRIP:	CONCRETE FINISH
FINISH:	VERTICAL BOARD FORM EXTERIOR GRADE FINISH
COLOR:	NATURAL
SUBMITTAL:	REQUIRED

ALUMINUM

DESCRIP:	ALUMINUM PANEL
FINISH:	SMOOTH
COLOR:	NATURAL
SUBMITTAL:	REQUIRED

EXT PRODUCTS

BIKE RACK

DESCRIP:	FLOOR MOUNTED BIKE RACK
DESIGN BASIS PRODUCT:	1 LOOP WAVE STYLE BIKE RACK https://www.ultra.ca/ProductDetail/20-AL3/Bike-Rack-1-Loop-Wave-Style-24-0-3-Bike-Capacity-Galvanized
CABLE:	GALVANIZED
Ø:	2 3/8"
SIZE:	22"W X 34"H
SUBMITTAL:	REQUIRED

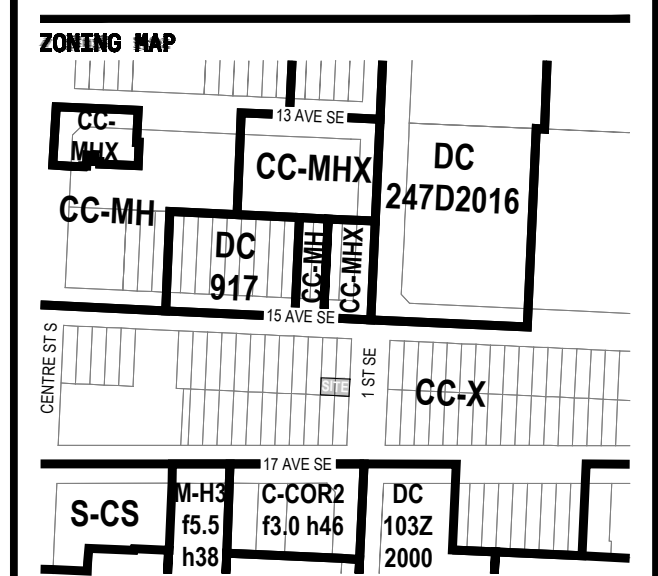
KEY LEGEND

- 1 SS SCREEN - METAL WOVEN FABRIC CW SS FRAME. FINISH: NATURAL.
- 2 GLASS GUARD. SUPPORT: EMBEDDED.
- 3 METAL FLASHING. COLOUR: WHITE.
- 4 CONCRETE COLLAR.
- 5 CONCRETE RETAINING WALL.
- 6 LANDSCAPE MOUNT. PLANTING: GRASS.

- GLAZING UNIT NUMBER. REFER TO WINDOW SCHEDULE.
- DOOR TYPE. REFER TO DOOR SCHEDULE.



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B	IFD - RESPONSE TO DR1	2025-09-24

REVISIONS

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NAME:	sFRAME
NUMBER:	24010
ADDRESS:	1501 1ST SE, CALGARY AB T2G 2M
LEGAL:	LOT 19, 20 (S 33), BLOCK 117, PLAN C
DP NO:	
BP NO:	

CONSULTANT

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DRAWING INFORMATION

SCALE:
DRAWN BY: AS
CHECKED BY: DC

WEST + SOUTH ELEVATION

A302