

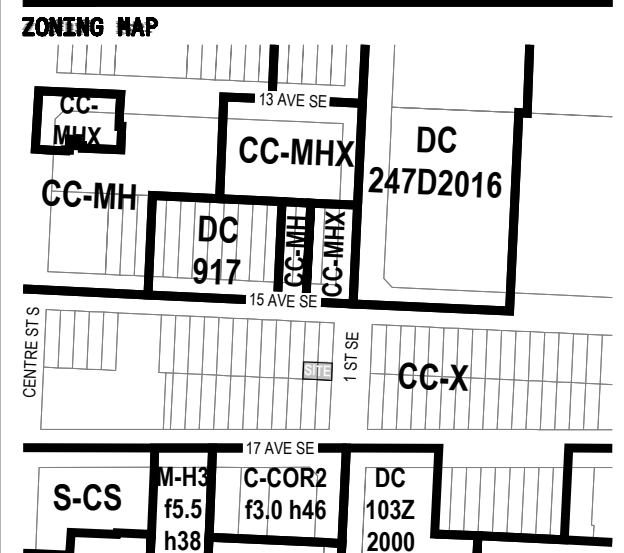
sFRAME

USE: NEW HOTEL
 ISSUED: ISSUED FOR DP - RESPONSE TO DR2
 DATE: 2026-01-14

MODA



- NOTES**
- 1 THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF MODERN OFFICE OF DESIGN + ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION AND UNLESS THE REPRODUCTION CARRIES THEIR NAME. ALL DESIGNS AND OTHER INFORMATION SHOWN ON THIS DRAWING ARE FOR USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF THE ARCHITECTS.
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 - 5 THE DRAWINGS MUST NOT BE SCALED.



ISSUED

A	#DP	2025-03-11
B	#DP - RESPONSE TO DR1	2025-05-24
C	#DP - RESPONSE TO DR2	2026-01-14

REVISIONS

STAMP

PROJECT

NAME: sFRAME
 NUMBER: 24010
 ADDRESS: 1903 1 ST SE, CALGARY AB T2G 2J4
 LEGAL: LOT 19, 20 (S 37), BLOCK 117, PLAN C
 EP NO:
 BP NO:

CONSULTANT

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 Design + Architecture
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 Canada T2R 0K3
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 +1 403 298 2382
 moda.ca

JUSTIN GILBERT Architect, AAA, Principal
 BEN KLUMBER Architect, AAA, Principal

DRAWING INFORMATION

SCALE:
 DRAWN BY: DV
 CHECKED BY:

TITLE SHEET

A000



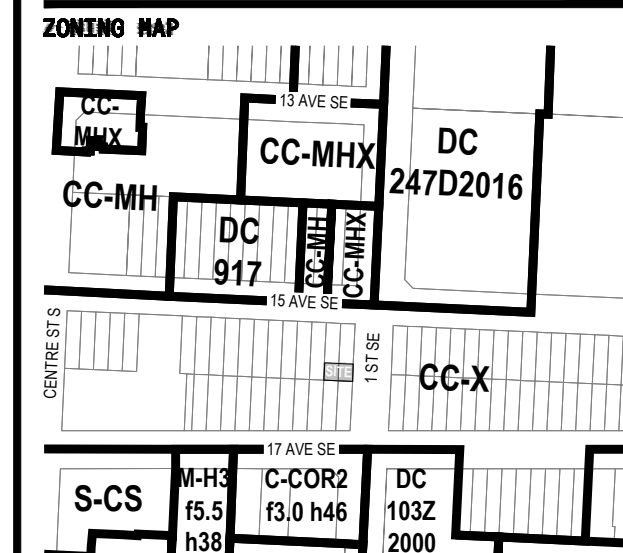
BYLAW REVIEW

BYLAW	CLAUSE	GENERAL	NOTES	OBEYS
LOT INFORMATION				
MUNICIPAL ADDRESS	1503 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	11647(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
11661(9)	11661(9)	BONUS AREA C	4.0	PROPOSED FAR = (GFA / PARCEL AREA) = 813.32 MP / 153.34 MP = 4.40
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	FROM 10 AVE S TO SLEWOWER
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 + 37.0 M	YES
1115		GARAGE STORAGE	MUST BE INSIDE MAIN BLDG.	
1117		MECH EQUIP TO BE SCREEN	FROM PUBLIC SPACE.	
1120		FENCES	1.2 M BEYOND FRONT OF BLDG. 2.0 M OTHERWISE.	
LANDSCAPING REQUIREMENTS				
CC-X	1173(1)	MIN AREA OF PARCEL TO BE LANDSCAPED AREA	30%	LANDSCAPED AREA + HARD SURFACED OR SOFT SURFACED.
1174(4)		SETBACK AREAS COMMERCIAL	= MUST BE LANDSCAPED AREA. = 1 TREE + 2 SHRUBS / 30 MP (OR) 1 50 MP IF LOW WATER IRRIGATION.	NA SETBACK = 0.0 M.
1101(1)		VEHICLE / LOADING STALLS + ACCESS, GARBAGE + RECYCLING	MUST NOT BE INCLUDED IN LANDSCAPED AREA.	
1101(2)		MAX HARDSCAPED LANDSCAPED AREA	= 50% OF REG LANDSCAPED AREA.	
1101(3)		LANDSCAPED AREAS ABOVE GRADE	= MIN 30% IS SOFT SURFACED.	
1101(4)		LANDSCAPE BETWEEN GRADE AND +25 M	= LANDSCAPED AREA.	
1102(2)		MIN TREES / SHRUBS	= 1.0 TREE / 40 MP. = 2.0 SHRUBS / 40 MP.	
1102(3)		MIN NUMBER OF CONIFEROUS TREES	25%	
1102(4)		MIN TREE CALIPER	DECID = 50 MM CONF = 75 MM (50% @ PLANTING).	
1102(5)		MIN HEIGHT	CONF = 2.0 M CONF = 3.0 M (50% @ PLANTING). SHRUB = 0.6 M @ PLANTING.	
1102(7/8)		MIN SOIL DEPTHS FOR LANDSCAPED AREAS W/ BLDG BELOW	TREES = 1.2 M SHRUBS = 0.6 M ALL OTHER = 0.3 M.	SOIL DEPTH MUST COVER AN AREA EQUAL TO WATER SPREAD OF PLANTING MATERIAL.
1104		LOW WATER (3%) MIN TREES / SHRUBS MIN TREE CALIPER	= 1.0 TREE / 25 MP. = 2.0 SHRUBS / 25 MP. DECID = 65 MM CONF = 85 MM (50% @ PLANTING).	
1105		MIN HEIGHT	CONF = 3.0 M CONF = 4.0 M (50% @ PLANTING).	
1105		ADDITIONAL LOW WATER (2%)	(a) LOW WATER IRRIGATION SYST. (b) ONLY TREES / SHRUBS WATERED (c) TREES / SHRUBS GROUPED.	(d) MAX 30% LA = 600. (e) MIN 30% LOW WATER TREES. (f) MIN 30% LOW WATER SHRUBS.
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.	
GROSS FLOOR AREA [GFA]				
			MP	SF
		LEVEL 1	55.21	594.29
		LEVEL 2	88.96	957.55
		LEVEL 3	88.96	957.55
		LEVEL 4	88.96	957.55
		LEVEL 5	88.96	957.55
		LEVEL 6	88.96	957.55
		LEVEL 7	88.96	957.55
		LEVEL 8	24.18	260.23
		TOTAL	613.15	6599.82
PARKING REQUIREMENTS				
209		HOTEL	NA	0
102-1		HOTEL (GROUP 0) BARRIER-FREE STALLS	5	0
TABLE 1.2				
			TOTAL	5
				0
BICYCLE PARKING REQUIREMENTS				
209(g)		HOTEL	NA	0
				2
AMENITY SPACE REQUIREMENTS				
CC-X	1106(3)	MIN AREA / UNIT	REQUIRED	PROVIDED
		5.0 MP	60.0 MP	75.6 MP
	1106(7)	PROV AMENITY SPACE BALCONY/DECK/PATIO	MIN 2 M MIN 5 MP	NA
	1106(8)	COMMON AMENITY SPACE	MIN 6 M MIN 50 MP	COMMON AMENITY SPACE PROVIDED AT ROOF LEVEL.
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

MODA

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ISSUED

A	IFDC - RESPONSE TO DR1	2025-03-11
B	IFDC - RESPONSE TO DR1	2025-05-24
C	IFDC - RESPONSE TO DR2	2026-01-14

REVISIONS

STAMP

PROJECT

NAME: sFRAME

NUMBER: 24010

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

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

DATE: 2025-03-11

BY: MODA

CONSULTANT

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QUINN COLLIER Architect, AA, Principal
 BEN KLUMPER Architect, MA, Principal

DRAWING INFORMATION

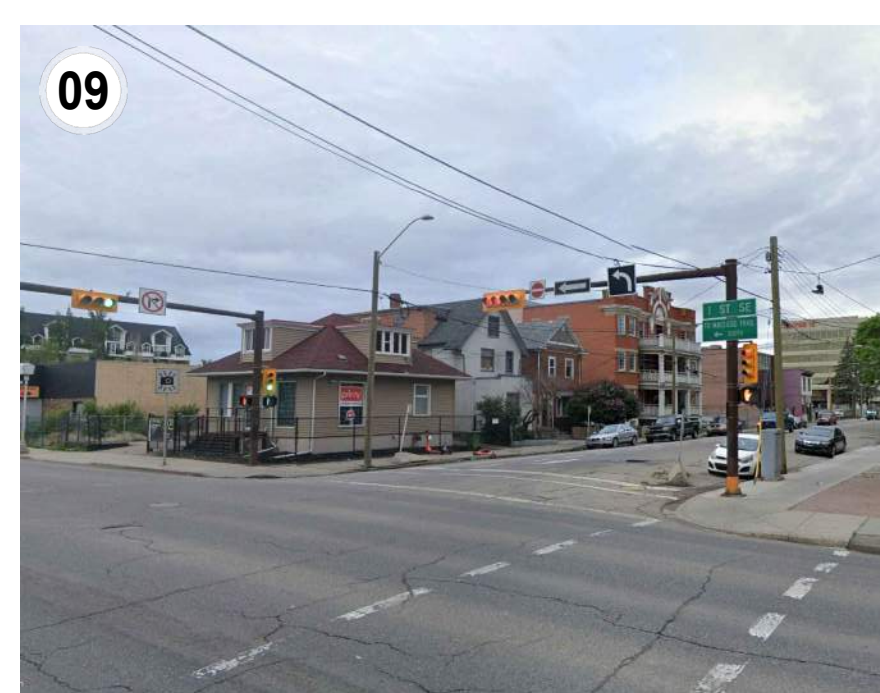
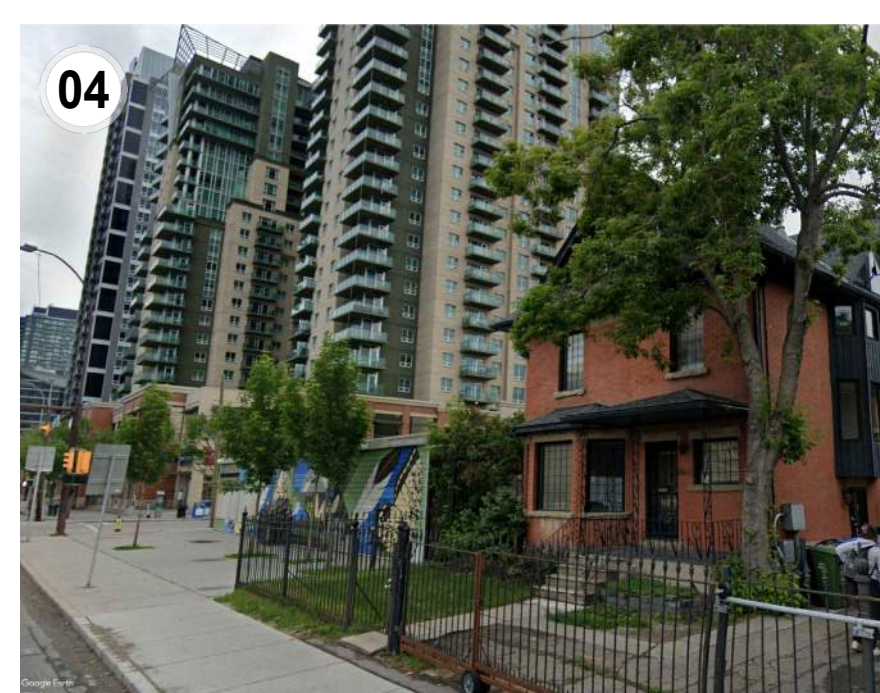
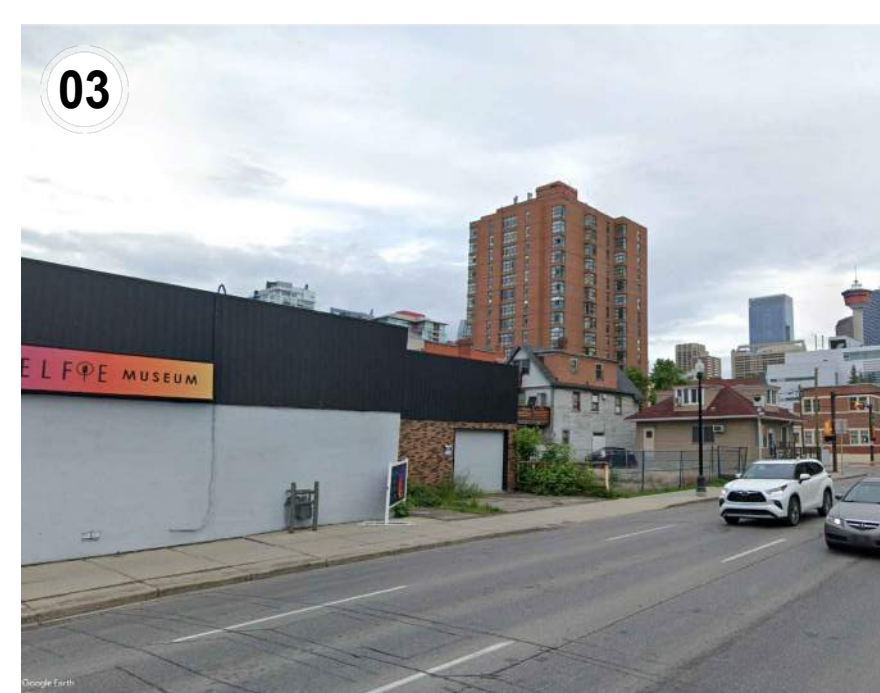
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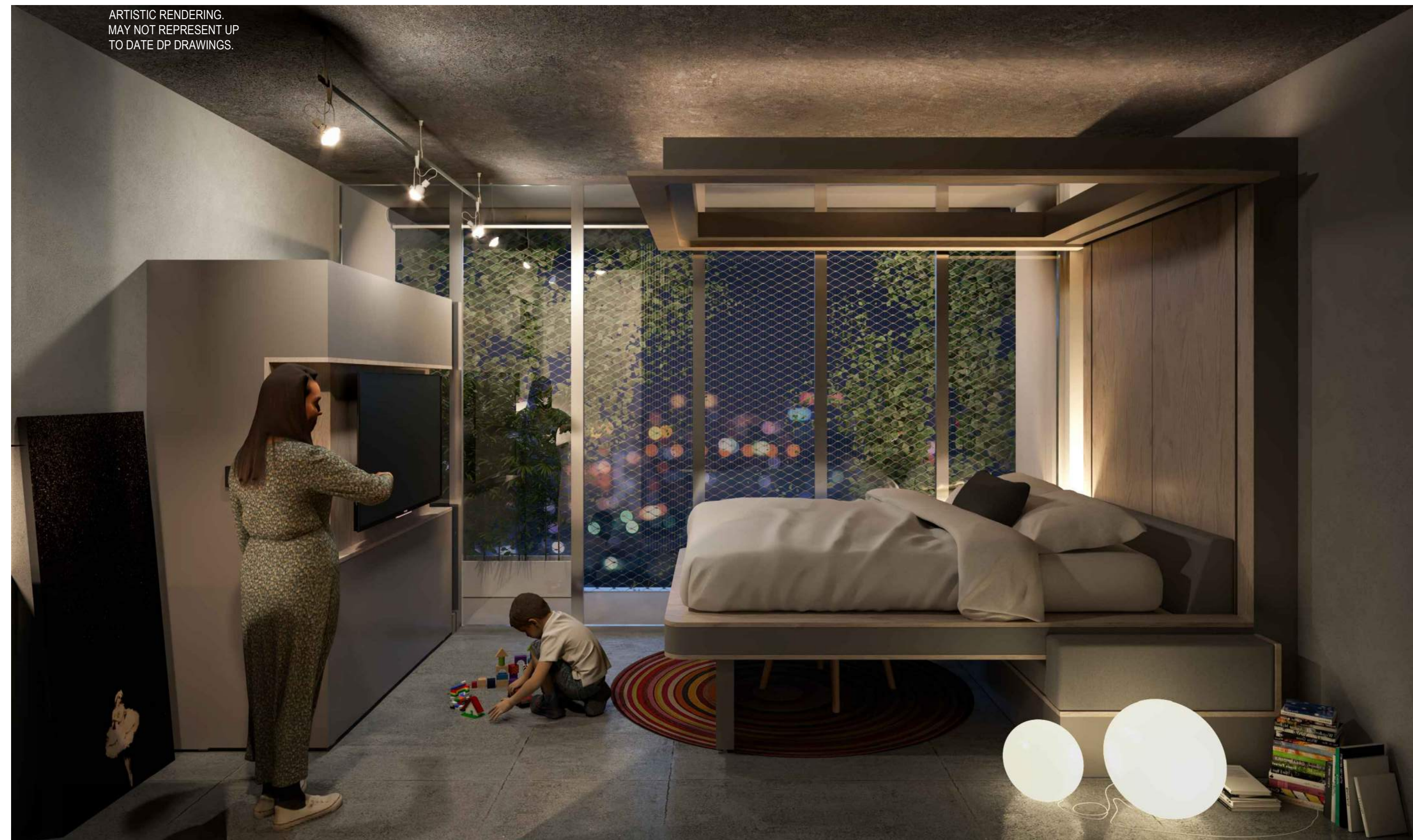
DRAWN BY: BCC

CHECKED BY: DV

BYLAW / LANDSCAPE INFO

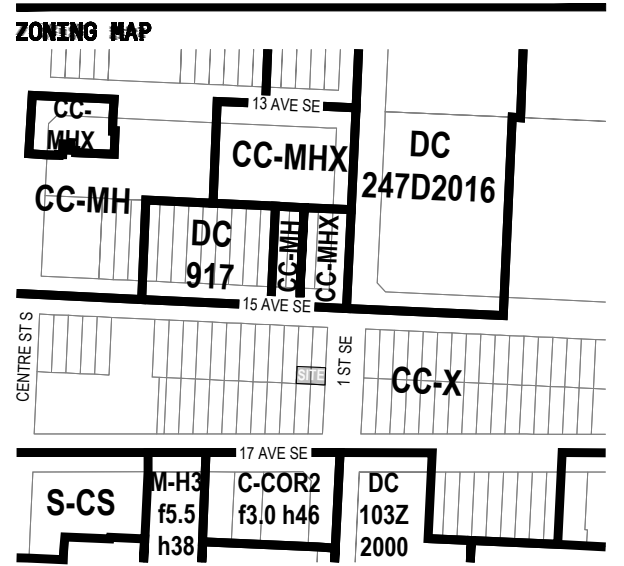
A001





MODA

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ISSUED

A	#DP	2025-03-11
B	#DP - RESPONSE TO DR1	2025-05-24
C	#DP - RESPONSE TO DR2	2025-01-14

REVISIONS

STAMP

PROJECT

NAME: sFRAME
 NUMBER: 24010
 ADDRESS: 1503 1 ST SE, CALGARY AB T2G 2J4
 LEGAL: LOT 19, 20 (S 31), BLOCK 117, PLAN C
 DP NO:
 BP NO:

CONSULTANT

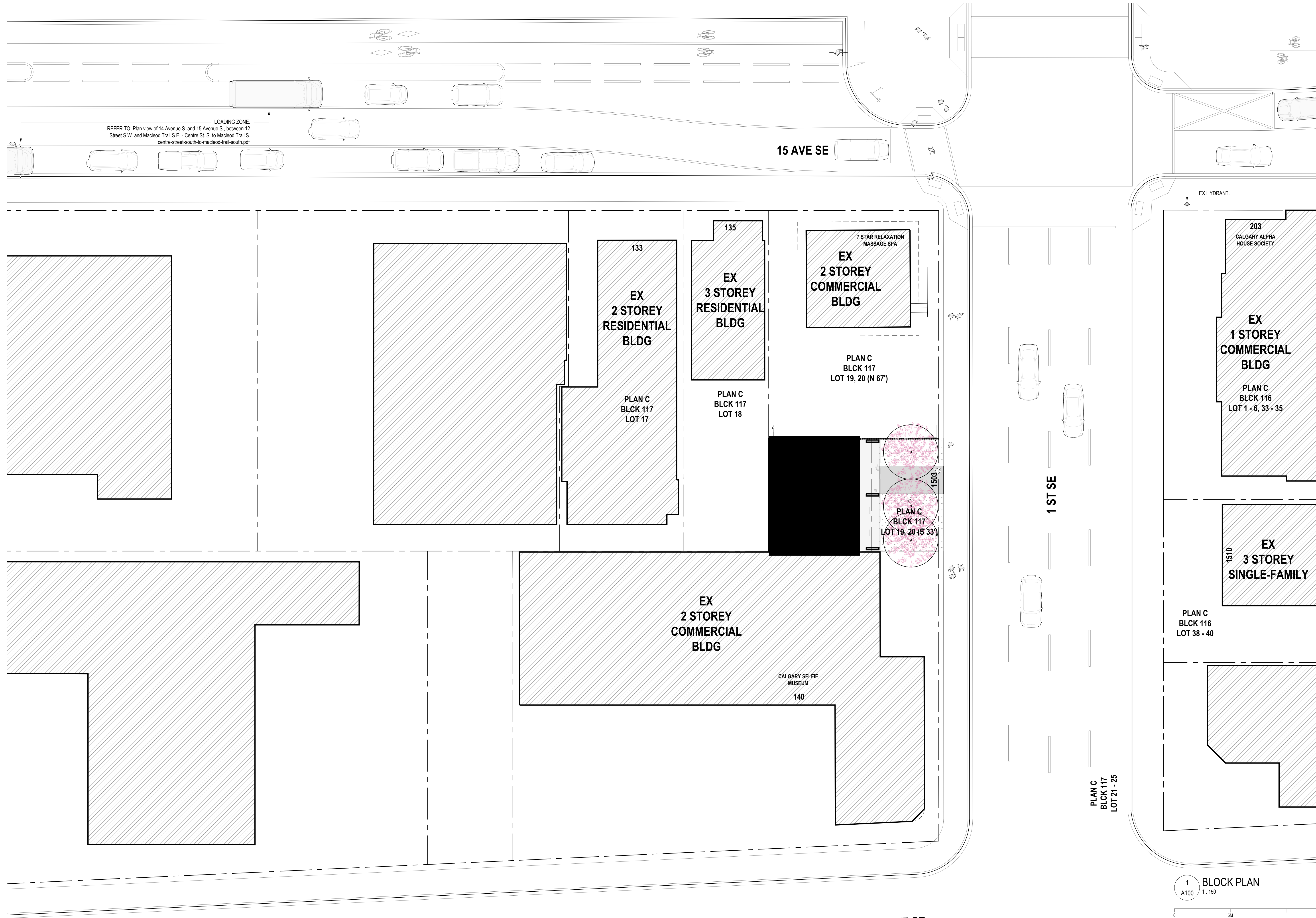
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 moda.ca
 DIMITRIOZOS Architect, AA, Principal
 BEN KLUMBE Architect, AA, Principal

DRAWING INFORMATION

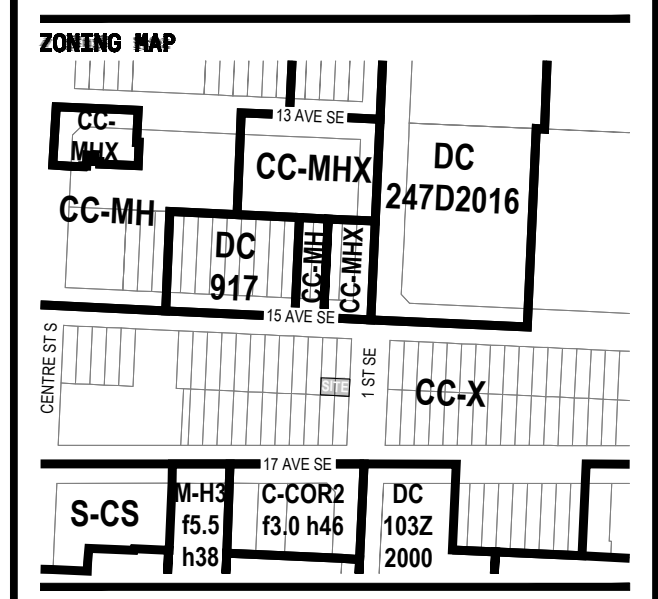
SCALE: NTS
 DRAWN BY: ND
 CHECKED BY: DC

VIEWS

A002



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ISSUED

A	#GP - RESPONSE TO DR1	2025-03-11
B	#GP - RESPONSE TO DR1	2025-09-24
C	#GP - RESPONSE TO DR2	2026-01-14

REVISIONS

STAMP

PROJECT

NAME: sFRAME
 NUMBER: 24010
 ADDRESS: 1503 1 ST SE, CALGARY AB T2G 2J4
 LEGAL: LOT 19, 20 (S 33'), BLOCK 117, PLAN C
 DP NO:
 BP NO:

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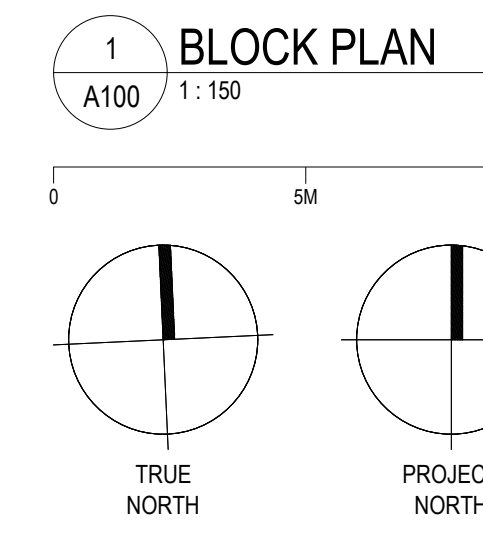
DUSTIN COZZINE Architect, AIA, Principal
 BEN KLUMPER Architect, AIA, Principal

DRAWING INFORMATION

SCALE: 1:150
 DRAWN BY: DV
 CHECKED BY: DV

BLOCK PLAN

A100



135

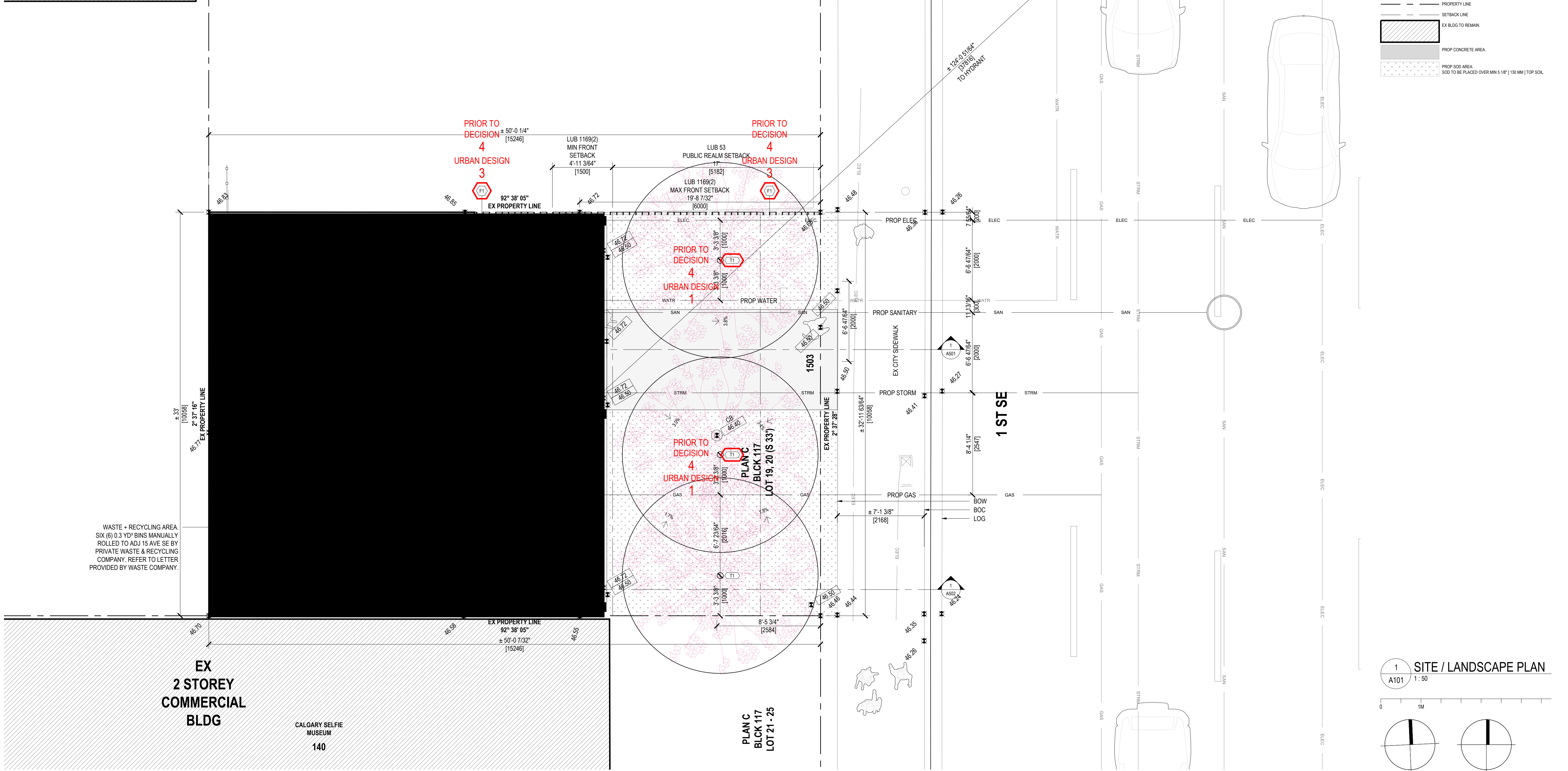
**EX
3 STOREY
RESIDENTIAL
BLDG**

PLAN C
BLCK 117
LOT 18

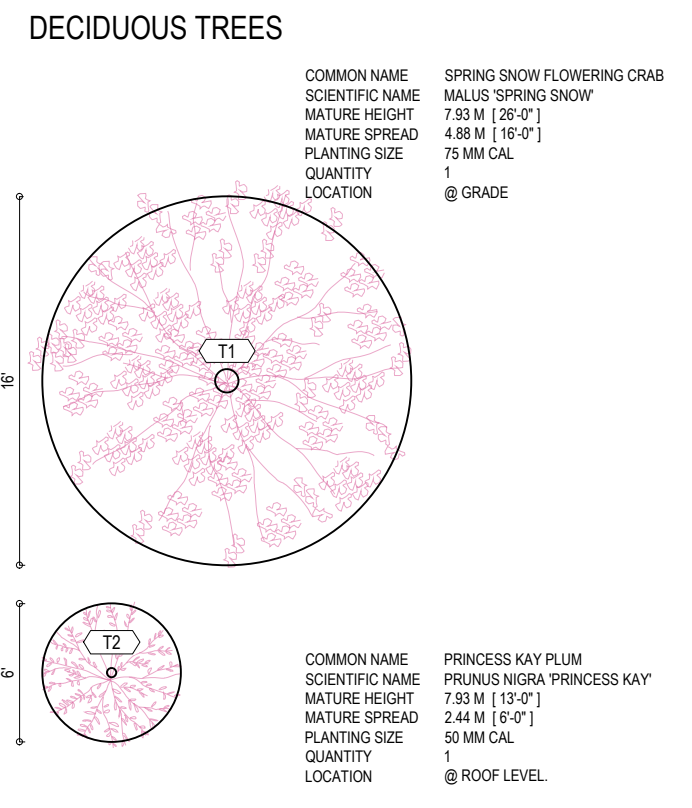
**EX
2 STOREY
COMMERCIAL
BLDG**

7 STAR RELAXATION
MESSAGE SPA
1501

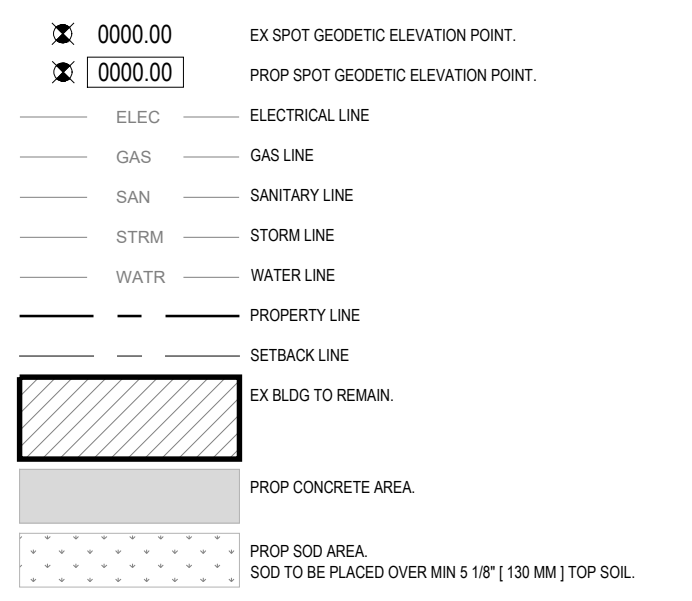
PLAN C
BLCK 117
LOT 19, 20 (N 67')



LANDSCAPE PLANT LEGEND



SITE / LANDSCAPE LEGEND



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ZONING MAP

ISSUED

A	#P2 - RESPONSE TO DR1	2025-03-11
B	#P2 - RESPONSE TO DR1	2025-09-24
C	#P2 - RESPONSE TO DR2	2026-01-14

REVISIONS

STAMP

PROJECT

NAME: sFRAME
 NUMBER: 24010
 ADDRESS: 1503 1ST SE, CALGARY AB T2D 2M
 LEGAL: LOT 19, 20 (S 33'), BLOCK 117, PLAN C
 DP NO:
 BP NO:

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DUSTIN COZZINE Architect, AA, Principal
MIK KLUMPER Architect, AA, Principal

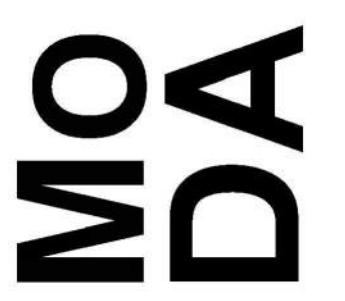
DRAWING INFORMATION

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

SITE / LANDSCAPE PLAN

A101

TRUE NORTH **PROJECT NORTH**

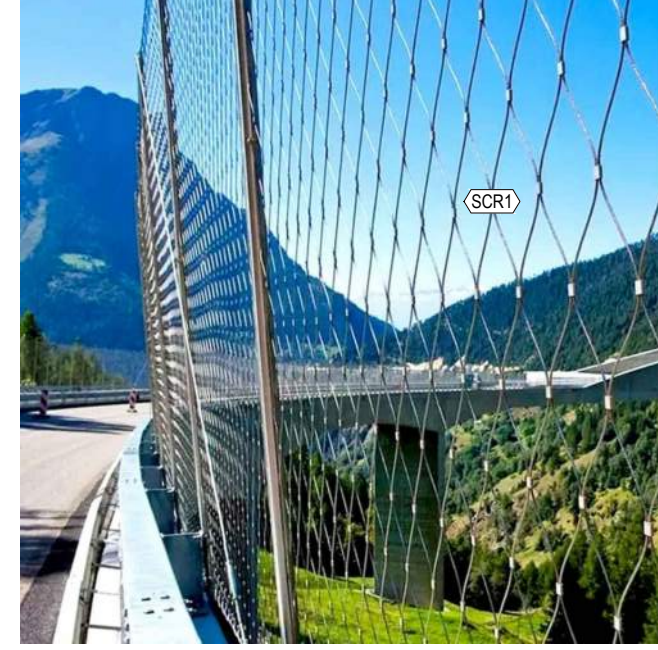


A101

EXT MATERIALS

SCREENS

DESCRIP: FLEXIBLE STAINLESS STEEL CABLE MESH (FERRULE TYPE)
 DESIGN BASIS: BZORRE MESH PRODUCTS CO., LTD. AL-FERRULE MESH 82-2102F
 PRODUCT: <https://www.bzorremesh.com/flexible-stainless-steel-cable-mesh-ferrele-type>
 CABLE: STAINLESS STEEL
 CABLE Ø: 1/8"
 OPENING SIZE: 4" W X 6" H
 SUBMITTAL: REQUIRED



DESCRIP: FLAT STOCK ALUMINUM SCREEN
 FINISH: SMOOTH
 COLOUR: NATURAL
 SIZE: 14" X 4"
 SPACING: 6" OC
 SUBMITTAL: REQUIRED

STUCCO

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

CONCRETE

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

ALUMINUM

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

EXT PRODUCTS

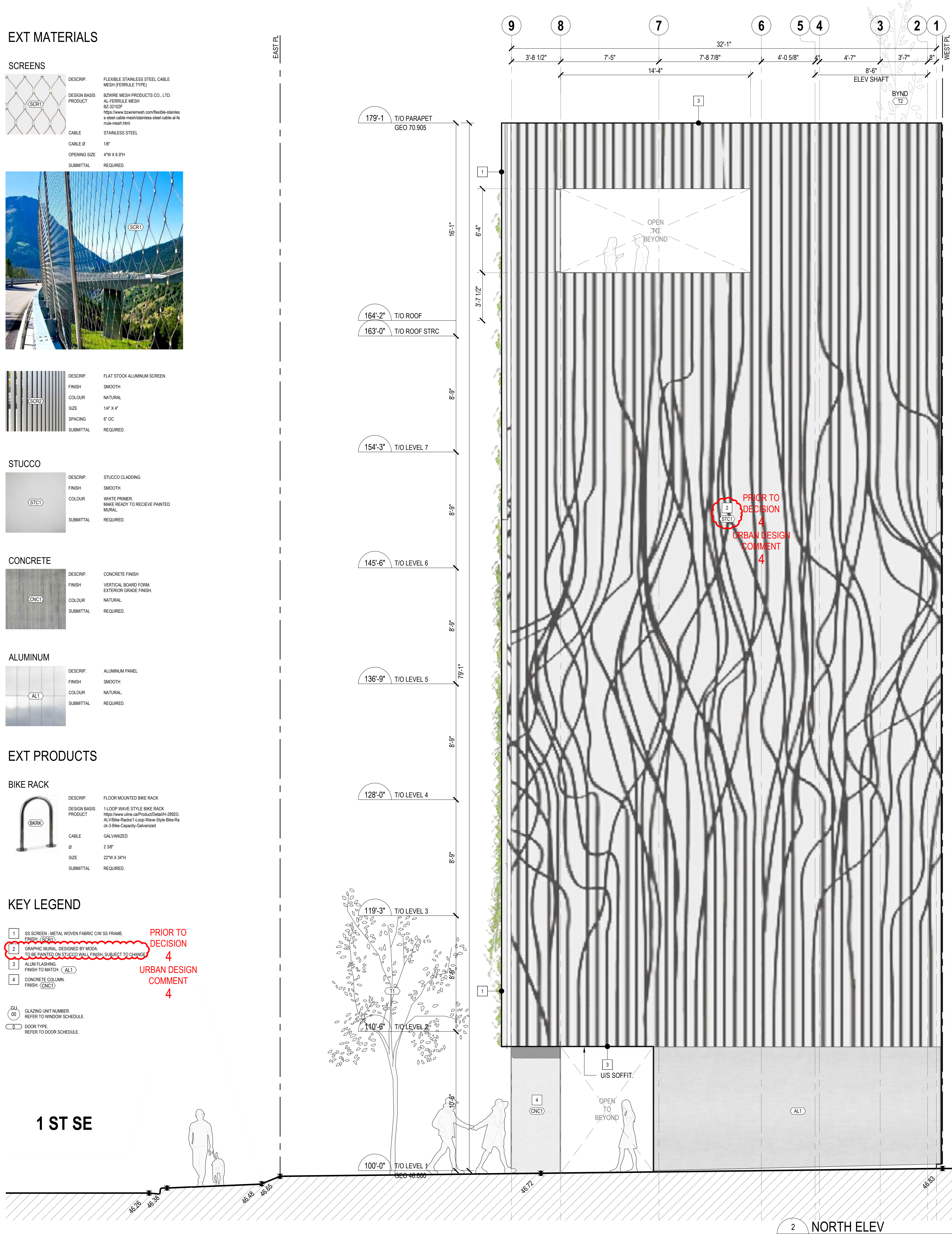
BIKE RACK

DESCRIP: FLOOR MOUNTED BIKE RACK
 DESIGN BASIS: 1-LOOP WAVE STYLE BIKE RACK
 PRODUCT: <https://www.ultra.ca/ProductDetail/22955>
 ALU (Blue Rocket) / Loop Wave Style Bike Rack
 0-3 Bike Capacity Galvanized
 CABLE: GALVANIZED
 Ø: 2.38"
 SIZE: 22" W X 34" H
 SUBMITTAL: REQUIRED

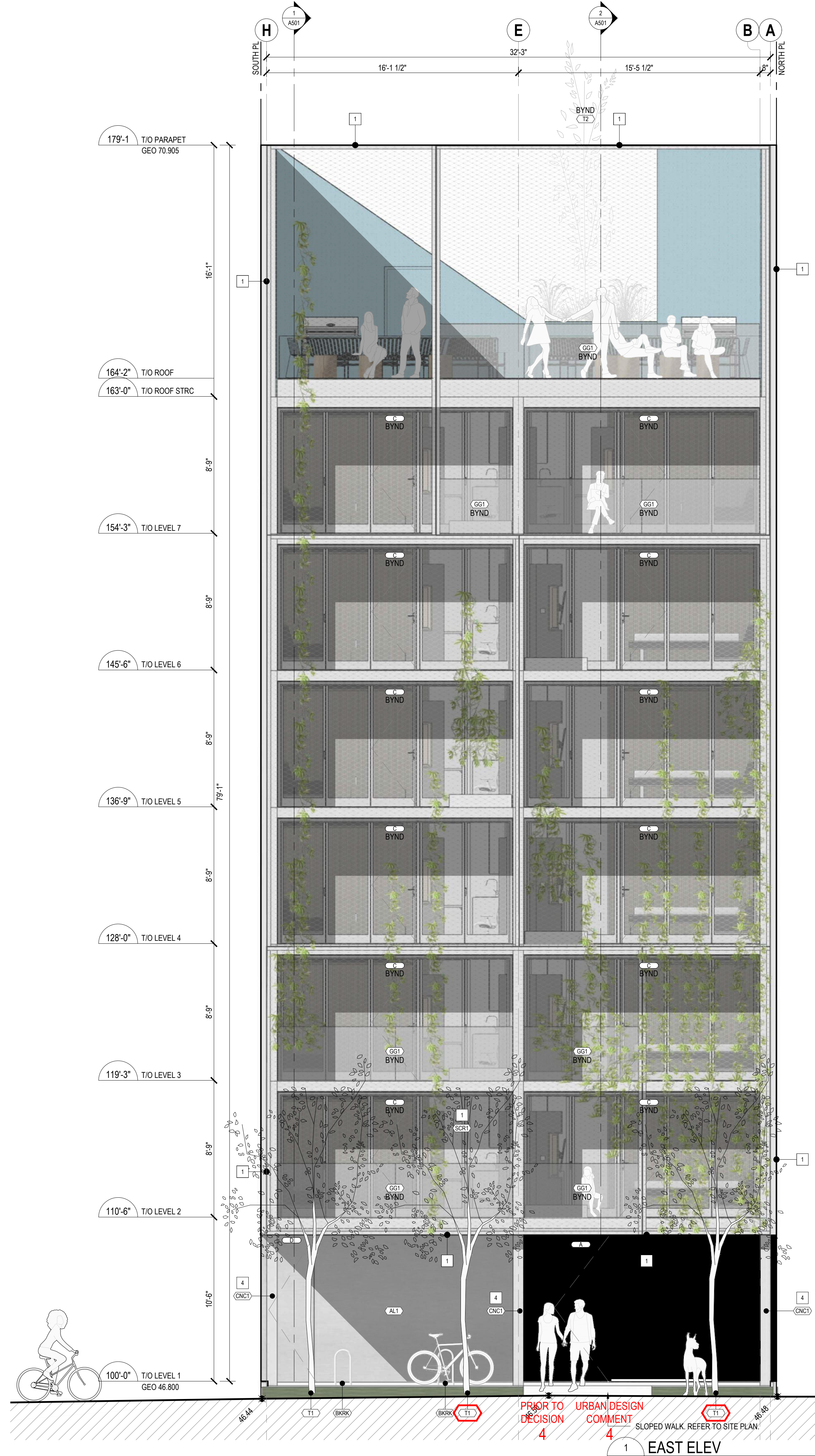
KEY LEGEND

- 1 SS SCREEN- METAL WOVEN FABRIC ON SS FRAME FINISH (SCRT)
 - 2 GRAPHIC MURAL, DESIGNED BY MODA. TO BE PAINTED ON STUCCO WALL FINISH SUBJECT TO CHANGE
 - 3 ALUM FLASING, FINISH TO MATCH (ALT)
 - 4 CONCRETE COLUMN, FINISH (CNC1)
- PRIOR TO DECISION 4
 URBAN DESIGN COMMENT 4
- GLU 00 GLAZING UNIT NUMBER, REFER TO WINDOW SCHEDULE
 - Ø DOOR TYPE, REFER TO DOOR SCHEDULE

1 ST SE



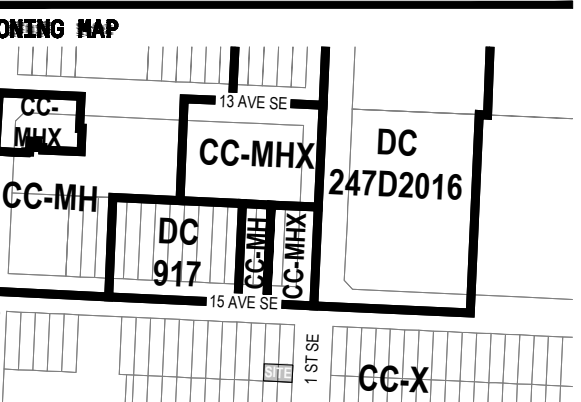
2 NORTH ELEV
 A401 1/4" = 1'-0"



1 EAST ELEV
 A401 1/4" = 1'-0"

MODA

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B	#PGE - RESPONSE TO DR1	2025-09-24
C	#PGE - RESPONSE TO DR2	2026-01-14

REVISIONS

STAMP

PROJECT

NAME: sFRAME
 NUMBER: 24010
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 LEGAL: LOT 19, 20 (S 33), BLOCK 117, PLAN C
 DR NO:
 BR NO:

CONSULTANT

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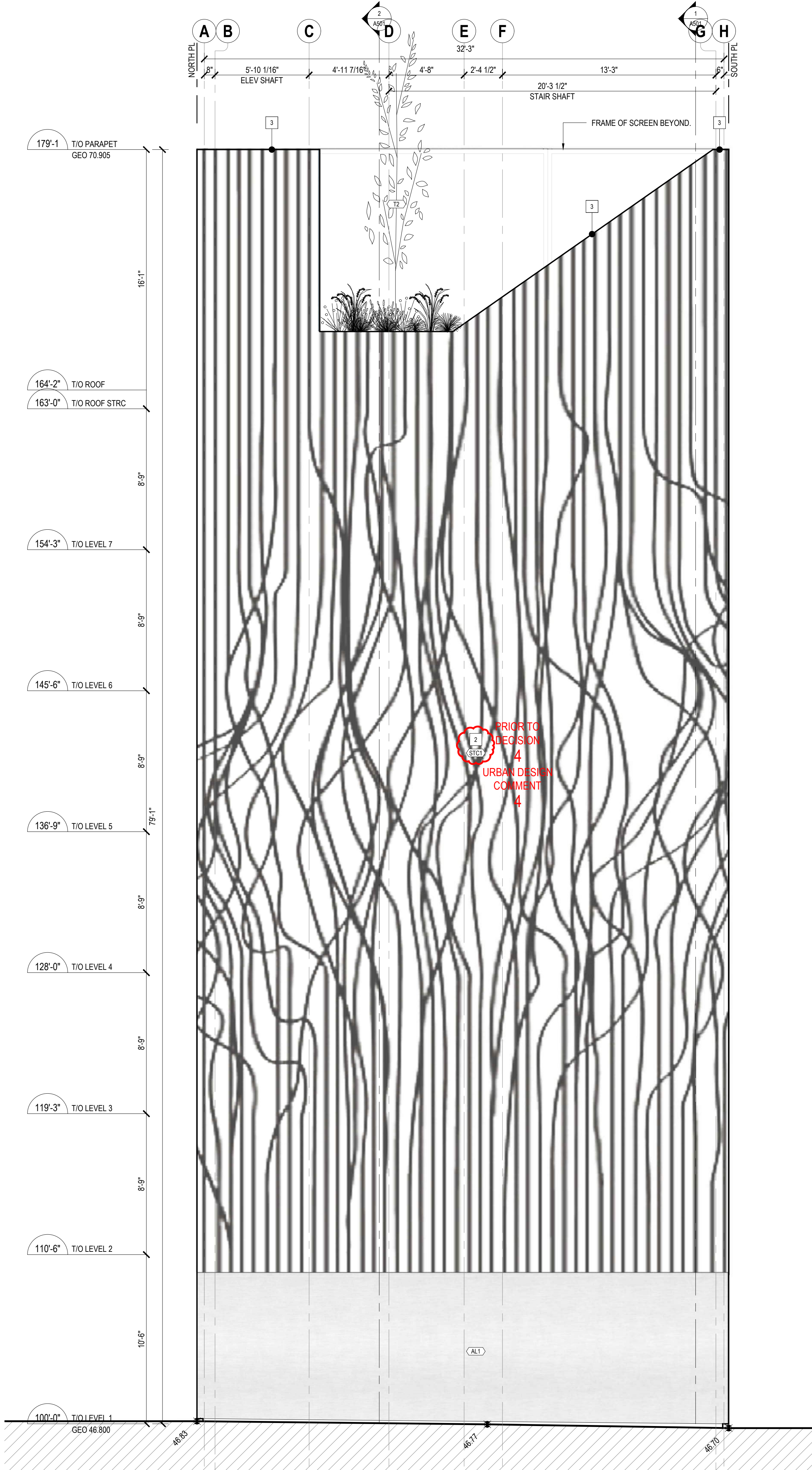
OWNER CONTACTS: Architect: A.M. Principal
 BEN KLUMPER Architect: A.M. Principal

DRAWING INFORMATION

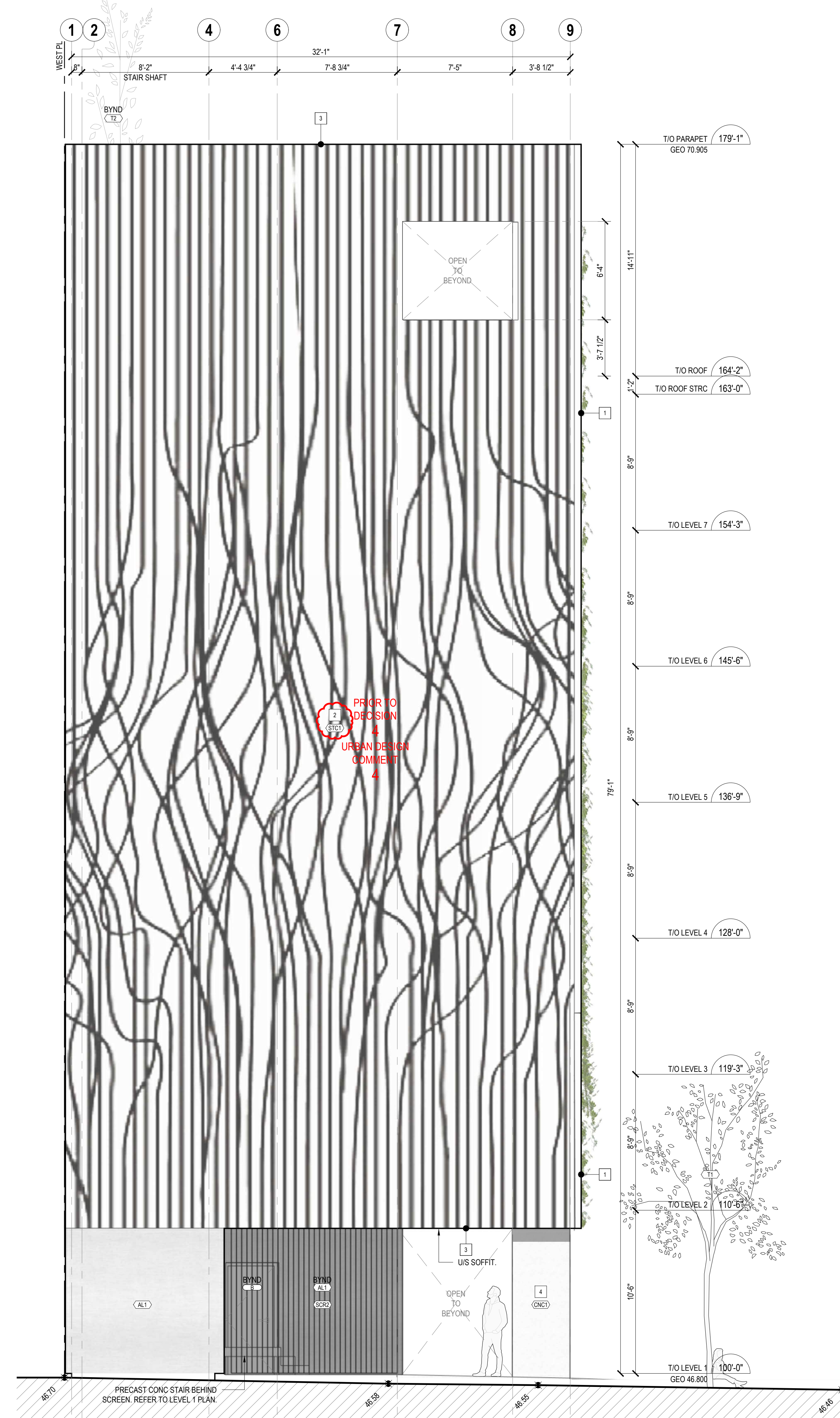
SCALE: 1/4" = 1'-0"
 DRAWN BY: DV
 CHECKED BY: DC

EAST + NORTH ELEVATIONS

A401



2 WEST ELEV
A402 1/4" = 1'-0"

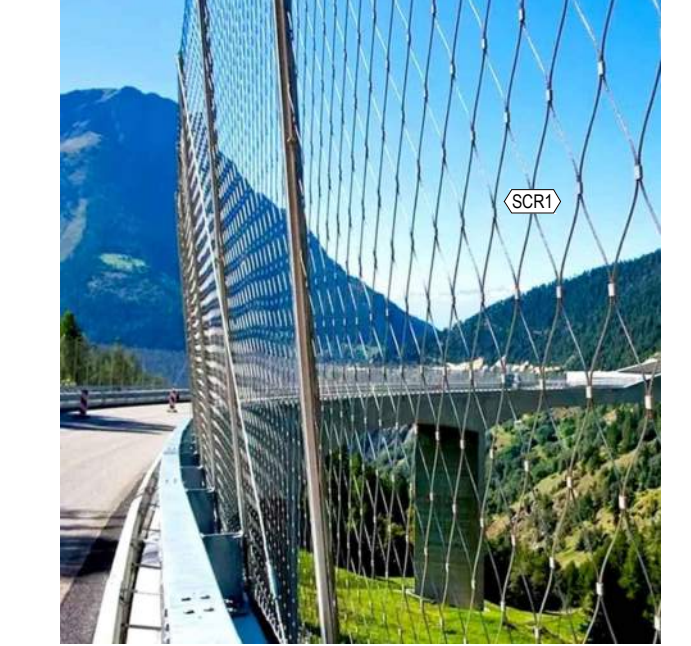


1 SOUTH ELEV
A402 1/4" = 1'-0"

EXT MATERIALS

SCREENS

DESCRIP:	FLEXIBLE STAINLESS STEEL CABLE MESH (PERFORATE TYPE)
DESIGN BASIS PRODUCT:	BZVIRE MESH PRODUCTS CO., LTD. AL-FERRELE MESH BZ-2115F https://www.bzwiremesh.com/flexible-ss-mesh-cable-mesh/stainless-steel-cable-mesh.html
CABLE:	STAINLESS STEEL
CABLE Ø:	1/8"
OPENING SIZE:	4"W X 6.5"H
SUBMITTAL:	REQUIRED



DESCRIP:	FLAT STOCK ALUMINUM SCREEN
FINISH:	SMOOTH
COLOR:	NATURAL
SIZE:	14" X 4"
SPACING:	6" OC
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

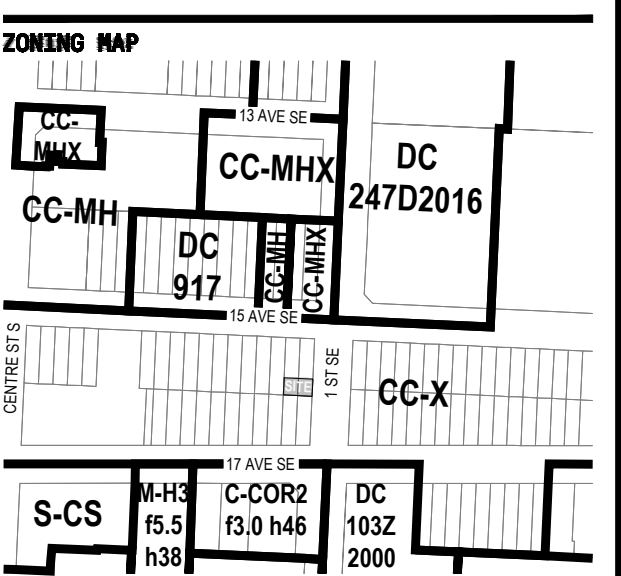
DESCRIP:	FLOOR MOUNTED BIKE RACK
DESIGN BASIS PRODUCT:	1 LOOP WAVE STYLE BIKE RACK https://www.ultra.ca/ProductDetail/20-AL3/Bike-Rack-1-Loop-Wave-Style-24-0x-3-Bike-Capacity-Galvanized
CABLE:	GALVANIZED
Ø:	2 3/8"
SIZE:	22"W X 34"H
SUBMITTAL:	REQUIRED

KEY LEGEND

- 1 SS SCREEN - METAL WOVEN FABRIC CW SS FRAME. FINISH (SCR)
- 2 GRAPHIC MURAL, DESIGNED BY MODA. TO BE PAINTED ON STUCCO WALL FINISH. SUBJECT TO CHANGE. **PRIOR TO DECISION 4 URBAN DESIGN COMMENT 4**
- 3 ALUM FLASING. FINISH TO MATCH (ALT)
- 4 CONCRETE COLLAR. FINISH (CNC)

- GLU 00 GLAZING UNIT NUMBER. REFER TO WINDOW SCHEDULE.
- Ø DOOR TYPE. REFER TO DOOR SCHEDULE.

- ### NOTES
- THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF MODERN OFFICE OF DESIGN + ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION AND UNLESS THE REPRODUCTION CARRIES THEIR NAME, ALL DESIGNS AND OTHER INFORMATION SHOWN ON THIS DRAWING ARE FOR USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF THE ARCHITECTS.
 - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
 - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO THE COMMENCEMENT OF THE WORK AND IS RESPONSIBLE FOR REPORTING DISCREPANCIES AND/OR OMISSIONS TO THE ARCHITECTS IMMEDIATELY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND ANY OTHER APPLICABLE CONSULTANTS DRAWINGS.
 - THE DRAWINGS MUST NOT BE SCALED.



ISSUED

A	#SEP - RESPONSE TO DR1	2025-03-11
B	#SEP - RESPONSE TO DR1	2025-09-24
C	#SEP - RESPONSE TO DR2	2026-01-14

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
 DP NO:
 BP NO:

CONSULTANT

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DRAMING INFORMATION

SCALE: 1/4" = 1'-0"
 DRAWN BY: DV
 CHECKED BY: DC

WEST + SOUTH ELEVATION

A402