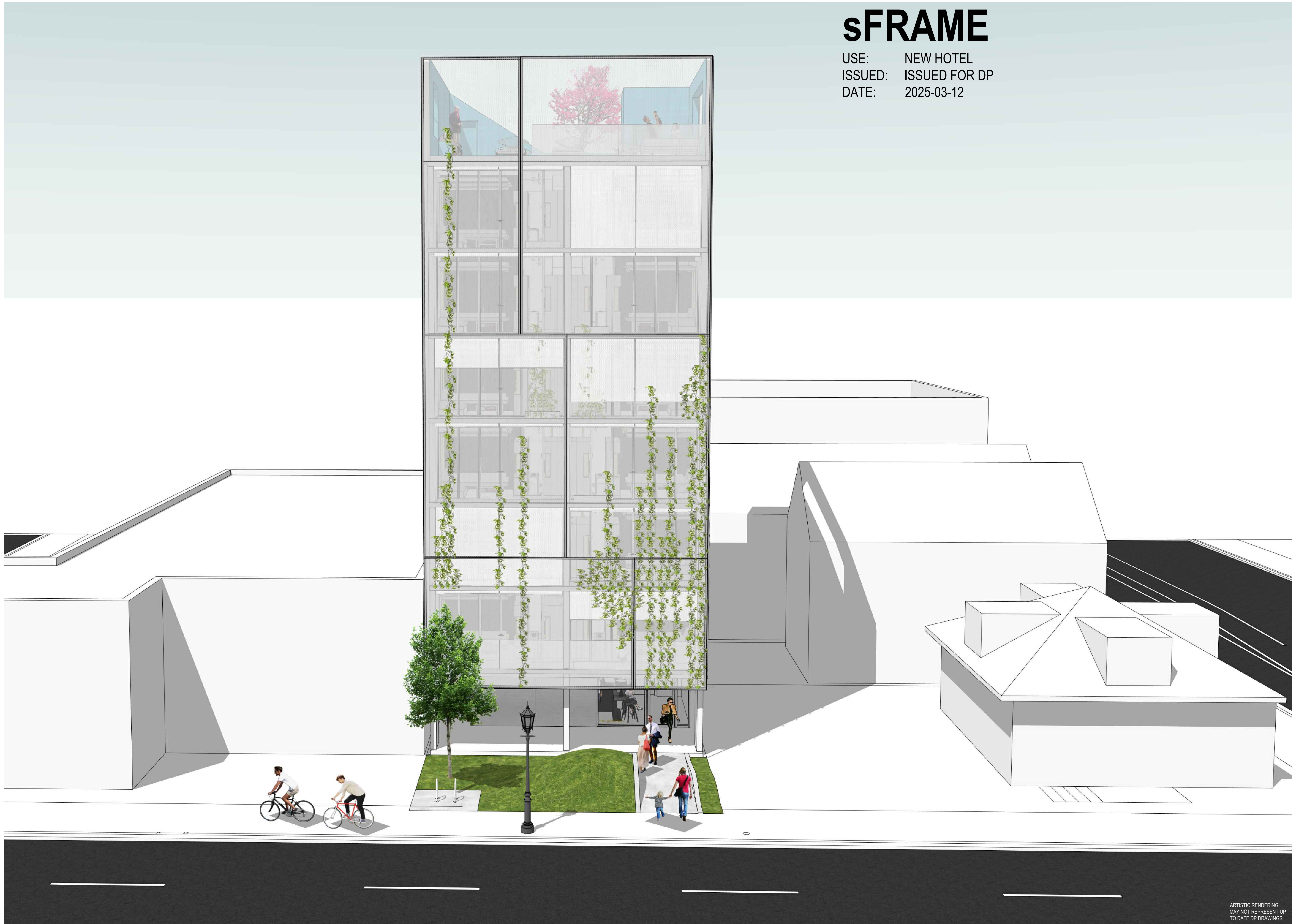


sFRAME

USE: NEW HOTEL
ISSUED: ISSUED FOR DP
DATE: 2025-03-12

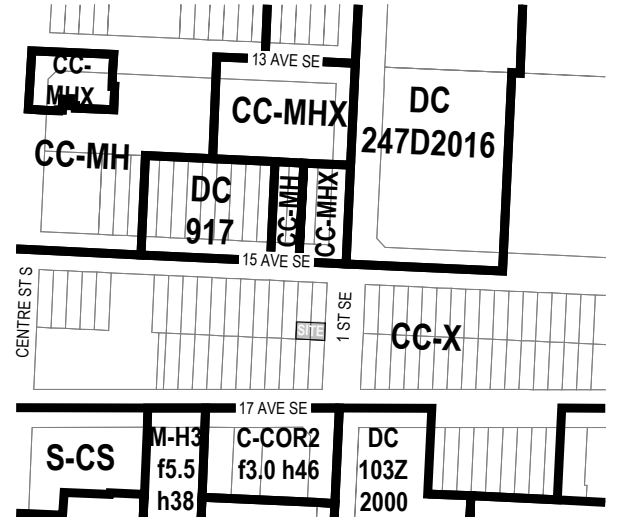
MODA



NOTES

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- 5 THE DRAWINGS MUST NOT BE SCALED.

ZONING MAP



ISSUED

A ISSUED FOR DP 2025-03-11

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
EP NO
BP NO

CONSULTANT

Modern Office of
Design + Architecture
800 12th Avenue SW
Calgary, Alberta
Canada T2R 0K3
info@moda.ca
+1 403 296 2382
moda.ca

JUSTIN GILBERT Architect, AAA, Principal
BEN KLUMPP Architect, AA, Principal

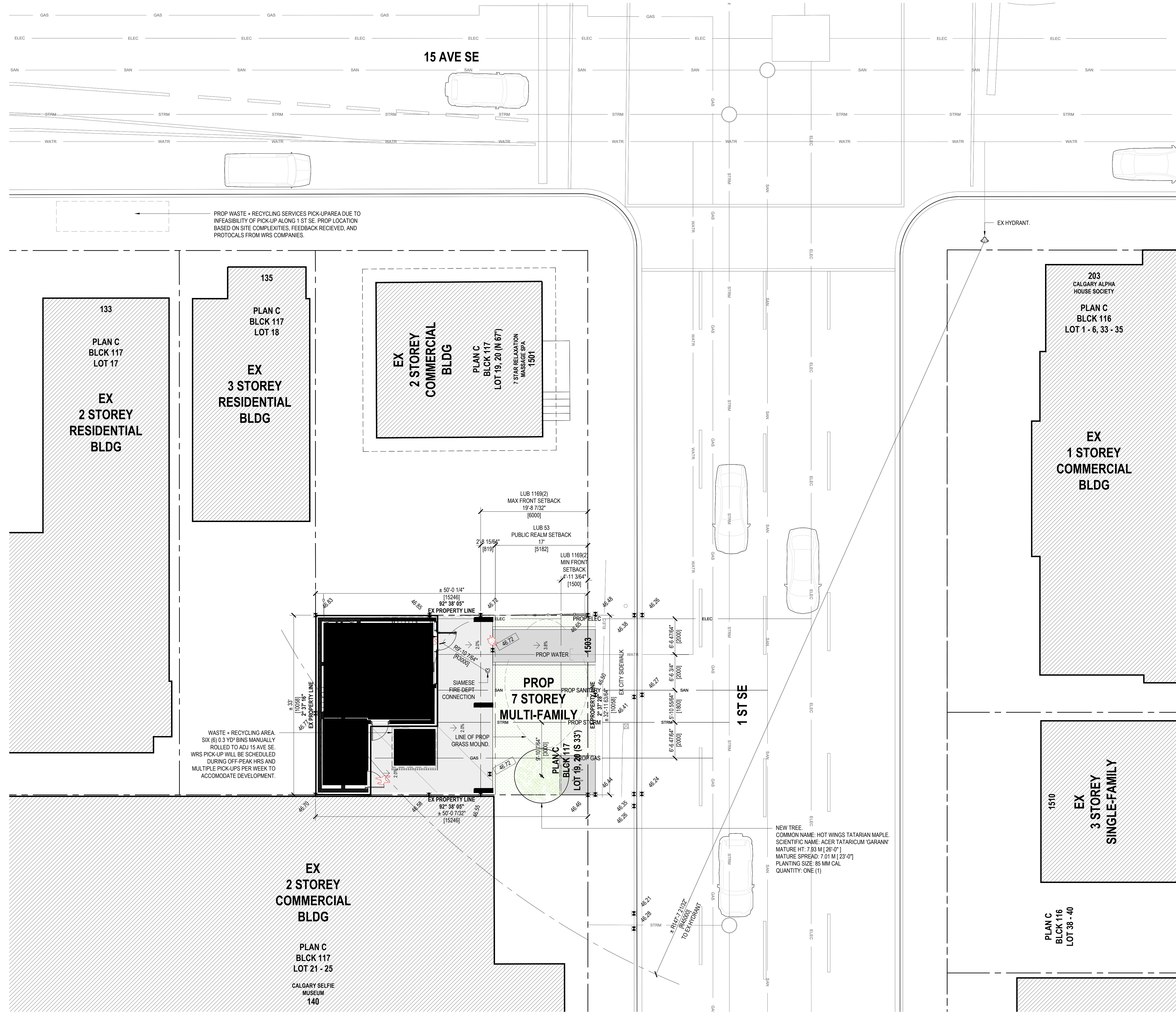
DRAWING INFORMATION

SCALE
DRAWN BY DC
CHECKED BY DV

TITLE SHEET

A000

ARTISTIC RENDERING
MAY NOT REPRESENT UP
TO DATE DP DRAWINGS.

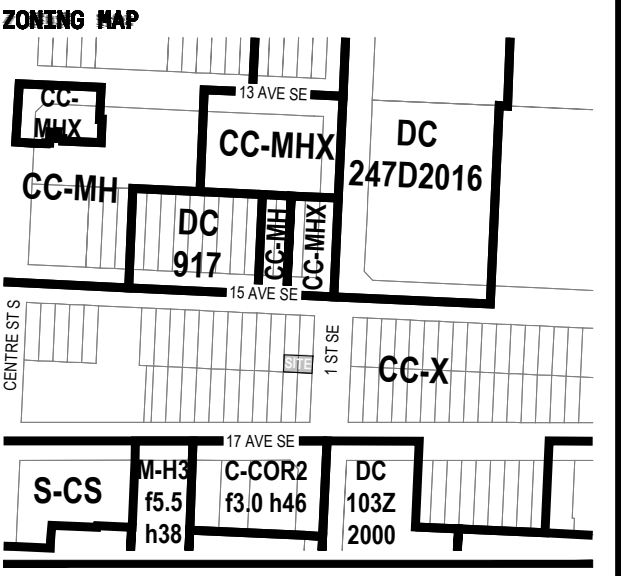


PROP WASTE + RECYCLING SERVICES PICK-UP AREA DUE TO INFEASIBILITY OF PICK-UP ALONG 1 ST SE. PROP LOCATION BASED ON SITE COMPLEXITIES, FEEDBACK RECEIVED, AND PROTOCOLS FROM WRS COMPANIES.

WASTE + RECYCLING AREA SIX (6) 0.3 YD³ BINS MANUALLY ROLLED TO ADJ 15 AVE SE. WRS PICK-UP WILL BE SCHEDULED DURING OFF-PEAK HRS AND MULTIPLE PICK-UPS PER WEEK TO ACCOMMODATE DEVELOPMENT.

NEW TREE
COMMON NAME: HOT WINGS TATARIAN MAPLE
SCIENTIFIC NAME: ACER TATARICUM 'GARANN'
MATURE HT: 7.93 M [26'-0"]
MATURE SPREAD: 7.01 M [23'-0"]
PLANTING SIZE: 85 MM CAL
QUANTITY: ONE (1)

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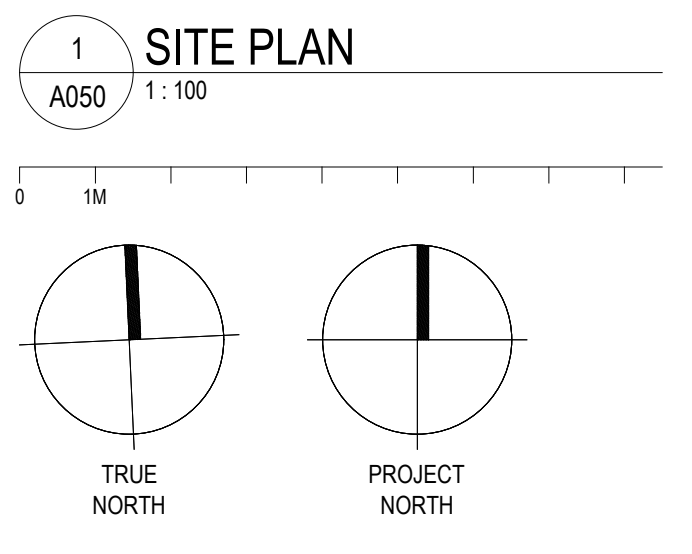
PROJECT
NAME: sFRAME
NUMBER: 24010
ADDRESS: 1503 1ST SE, CALGARY AB T2G 2J4
LEGAL: LOT 19, 20 (S 33), BLOCK 117, PLAN C
DP NO:
BP NO:

CONSULTANT
Modern Office of Design - Architecture
520 12th Avenue SW
Calgary, Alberta
Canada T2R 0K3
Info@moda.ca
+1 403 268 2182
moda.ca

DESIGN TEAM
DUSTIN COZZINE Architect, AA, Principal
BEN KLUMPER Architect, AA, Principal

DRAWING INFORMATION
SCALE: 1:100
DRAWN BY: DV
CHECKED BY: DV

SITE PLAN



A050

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-ferrule-mesh/>
 CABLE: STAINLESS STEEL
 CABLE Ø: 1/8"
 OPENING SIZE: 4"W X 6.9"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

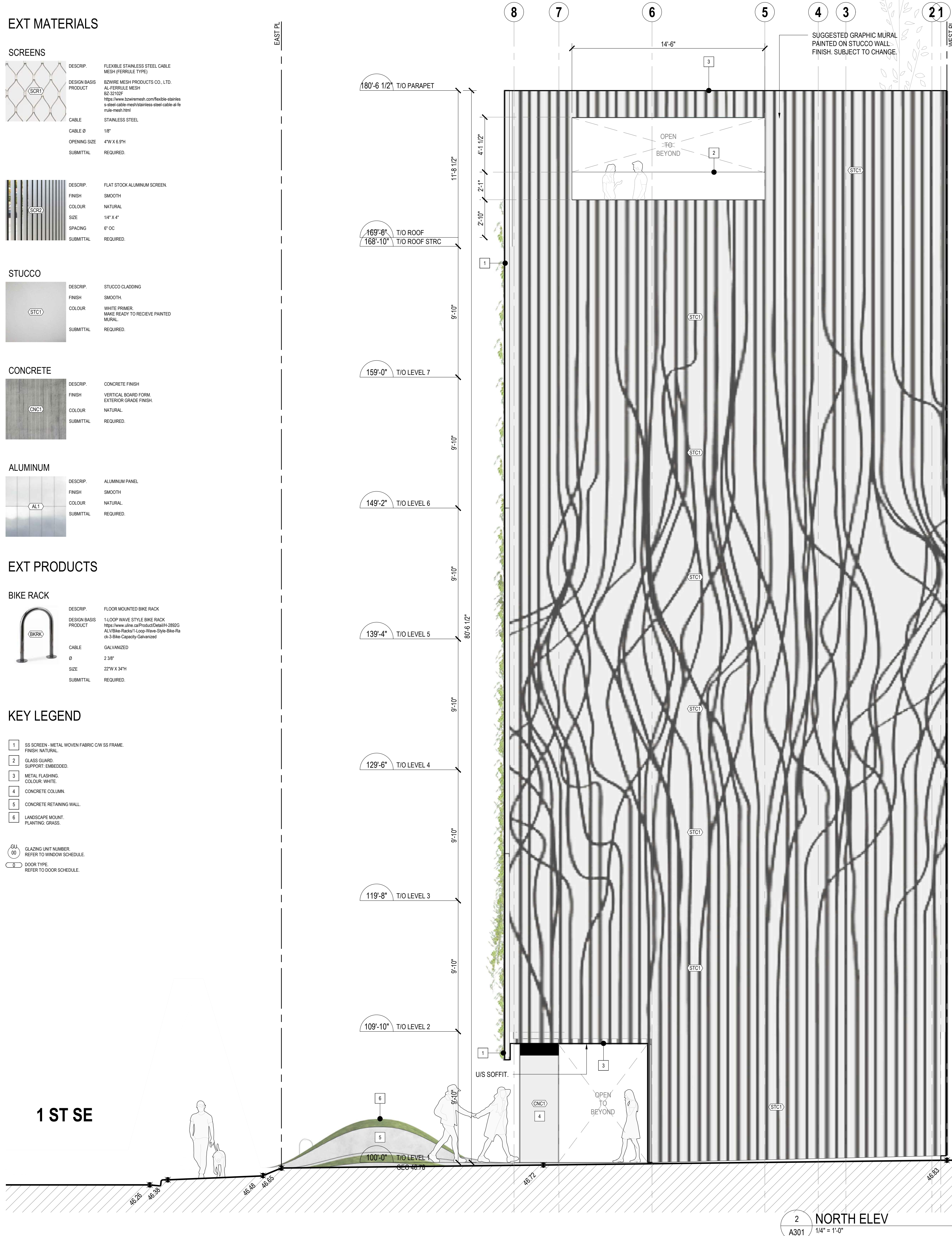
BIKE RACK

DESCRIP: FLOOR MOUNTED BIKE RACK
 DESIGN BASIS: 1-LOOP WAVE STYLE BIKE RACK
 PRODUCT: <https://www.alpha.ca/ProductDetail/28926>
 ALU-3 Bike Rack / 1-Loop Wave Style Bike Rack
 or 3-Bike Capacity Galvanized
 CABLE: GALVANIZED
 Ø: 2.38"
 SIZE: 22"W X 34"H
 SUBMITTAL: REQUIRED.

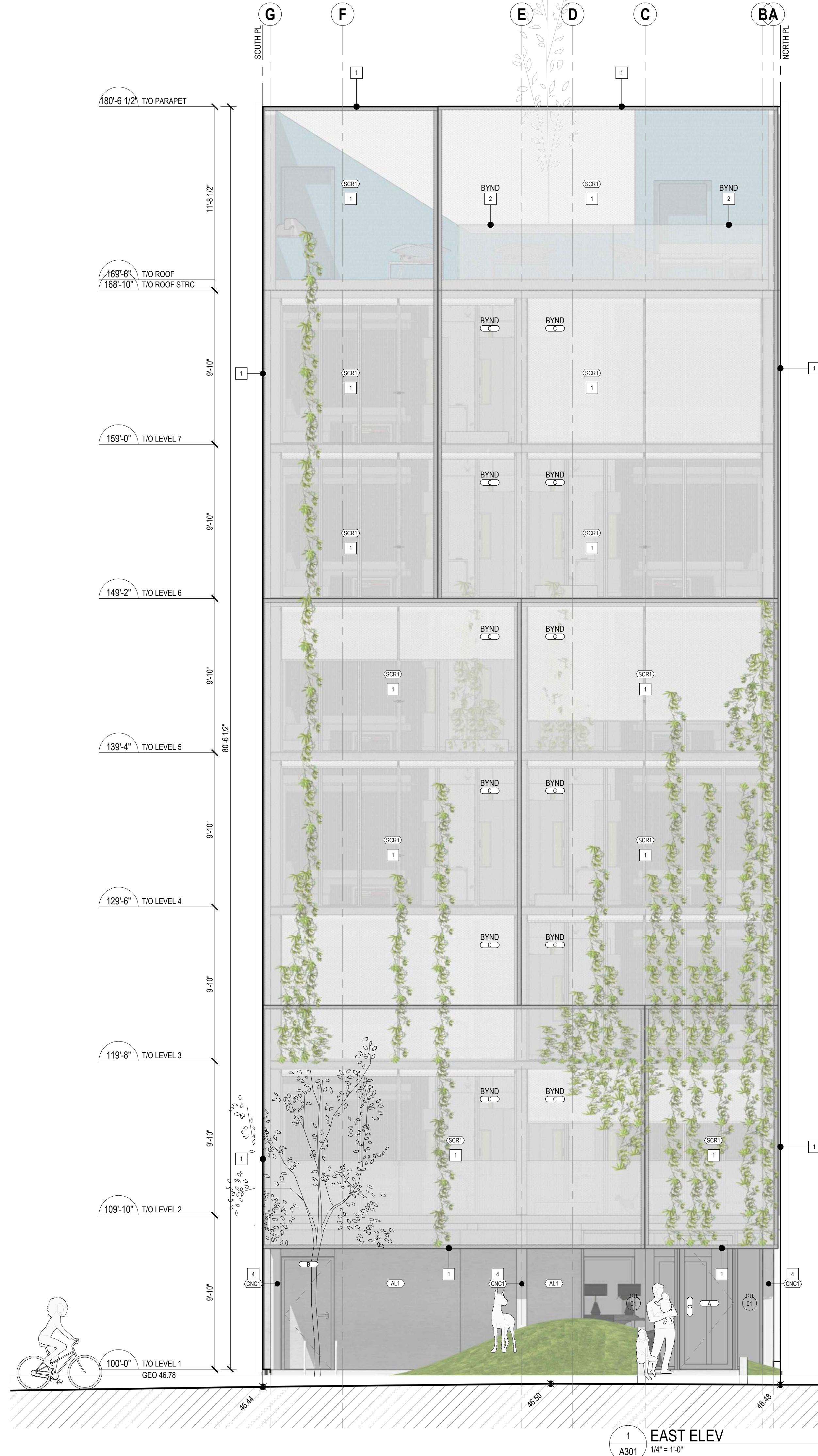
KEY LEGEND

- 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.
- GLU 00 GLAZING UNIT NUMBER. REFER TO WINDOW SCHEDULE.
 D00 DOOR TYPE. REFER TO DOOR SCHEDULE.

1 ST SE



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

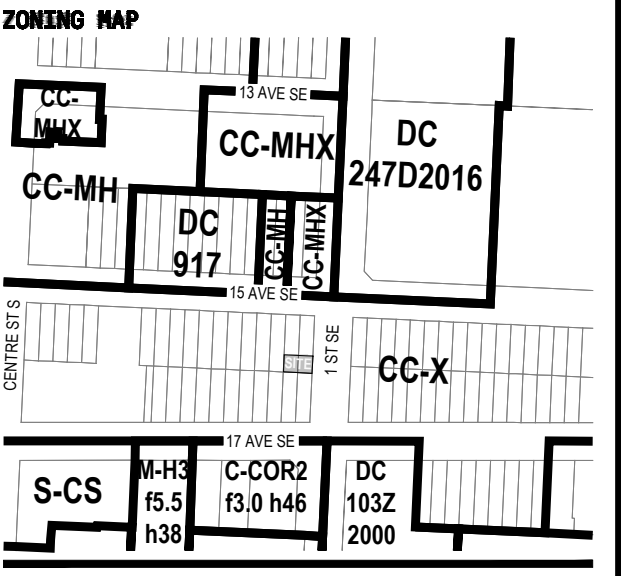


1 EAST ELEV
 A301 1/4" = 1'-0"

MODA

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ISSUED
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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

Modern Office of Design - Architecture
 520 12th Avenue SW
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 Canada T2R 0H3
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 +1 403 268 2182
 moda.ca

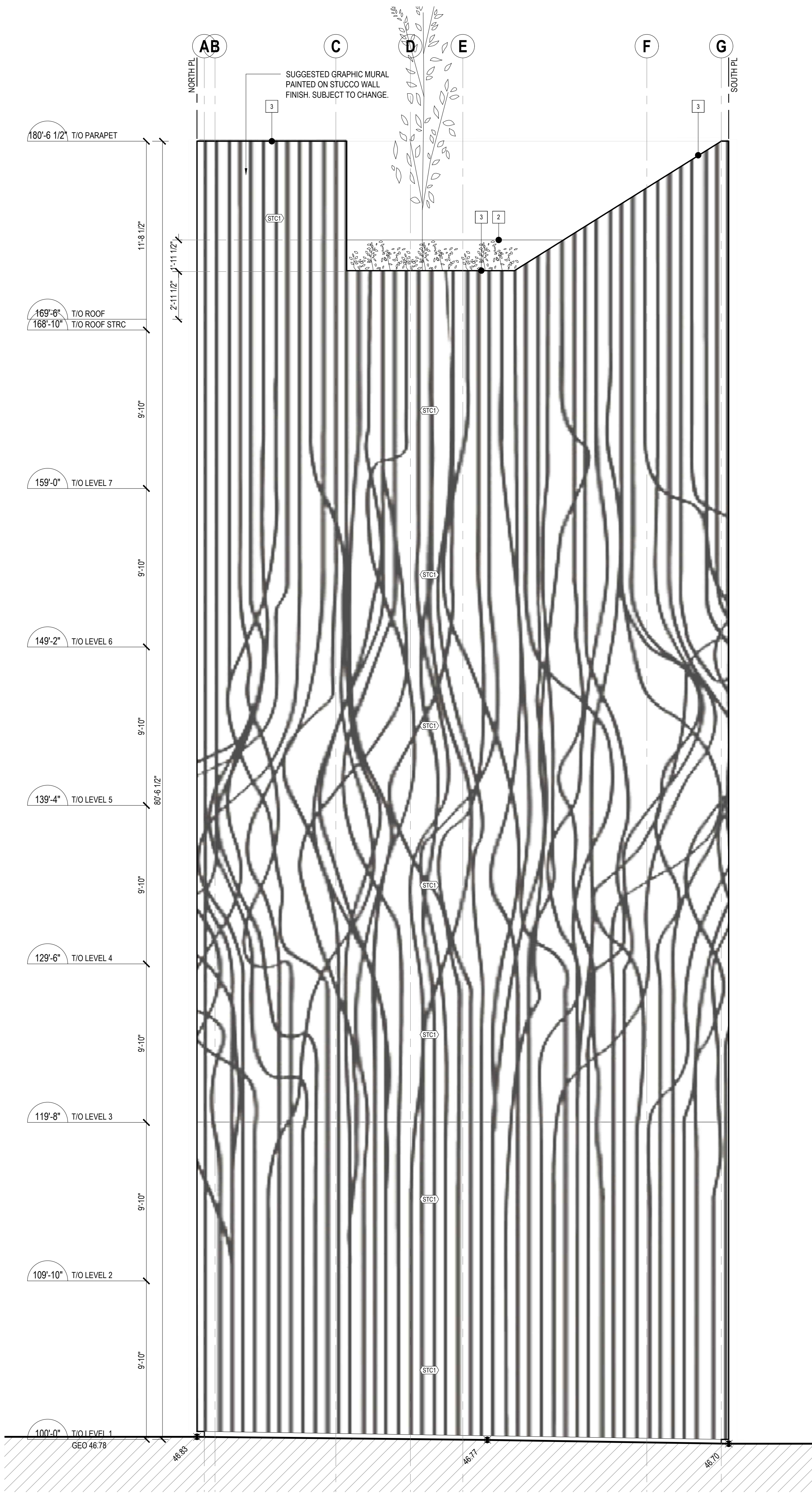
JUSTIN COZZING Architect, AA, Principal
 BEN KLUMPER Architect, AA, Principal

DRAWING INFORMATION

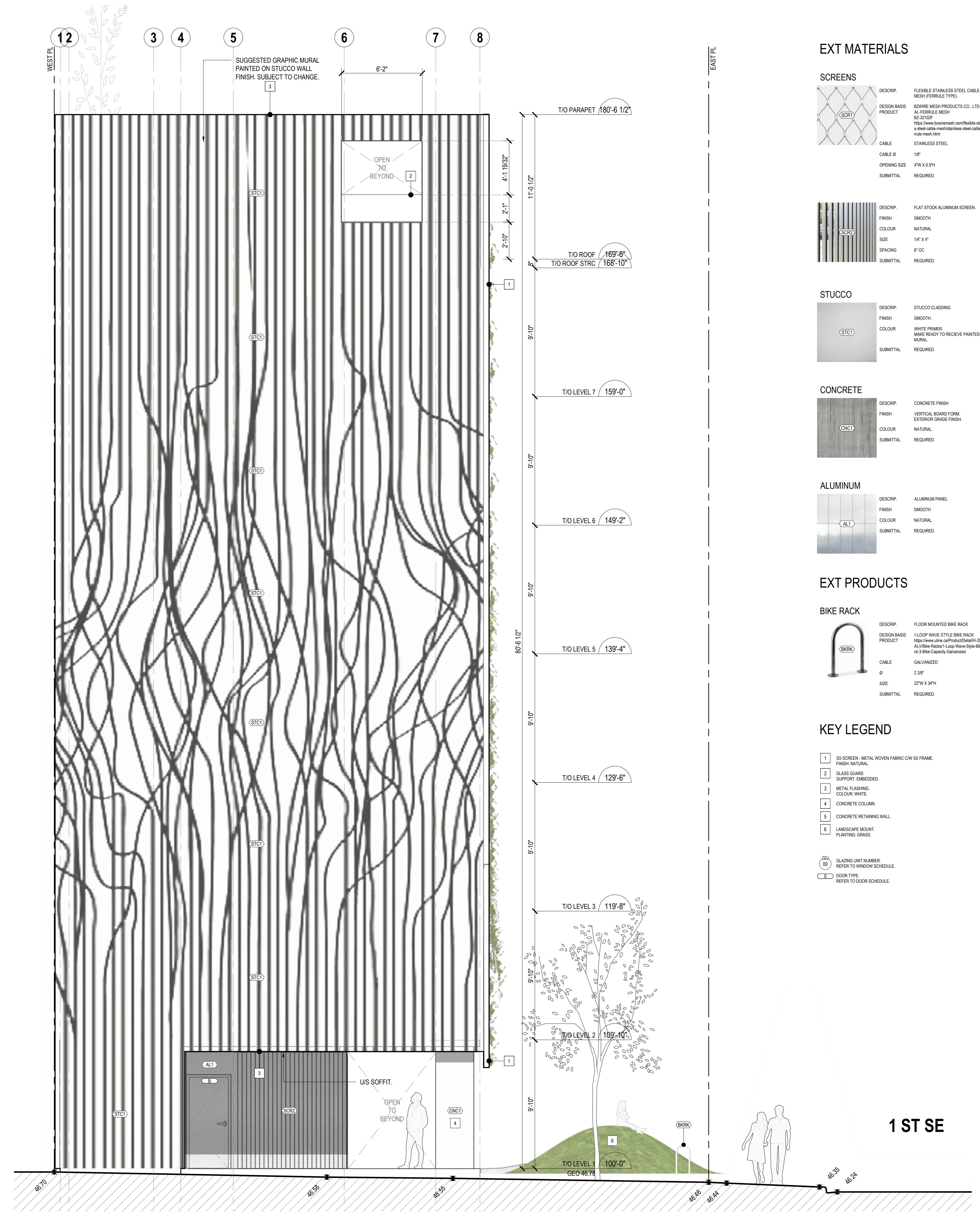
SCALE:
 DRAWN BY: AS
 CHECKED BY: DC

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 (PERFORATE TYPE)
DESIGN BASIS PRODUCT:	BZ WIRE MESH PRODUCTS CO., LTD. AL-FERRELE MESH BZ-21015F https://www.bzwiremesh.com/flexible-ss 9-steel-cable-mesh/stainless-steel-cable-mesh-21015f.html
CABLE:	STAINLESS STEEL
CABLE Ø:	1/8"
OPENING SIZE:	4"W X 6"H
SUBMITTAL:	REQUIRED

STUCCO

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

CONCRETE

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

ALUMINUM

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

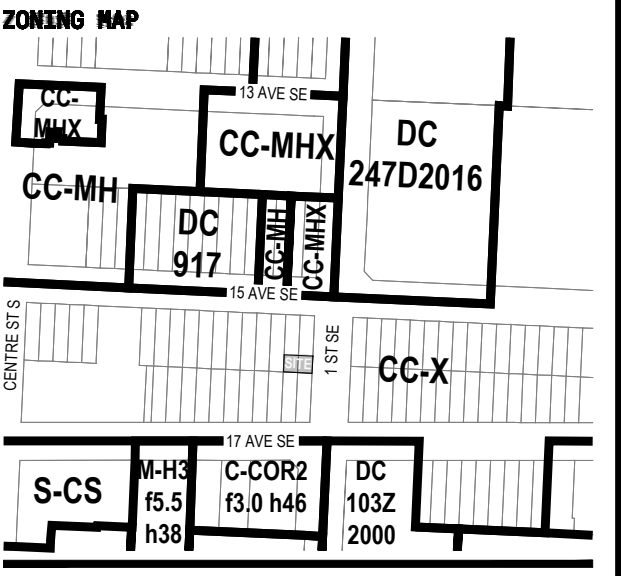
DESCRIP:	FLOOR MOUNTED BIKE RACK
DESIGN BASIS PRODUCT:	1-LOOP WAVE STYLE BIKE RACK https://www.ultra.ca/ProductDetail-20 ALT-Bike-Rack-1-Loop-Wave-Style-20-4x-3-Bike-Capacity-Galvanized
CABLE:	GALVANIZED
Ø:	2 3/8"
SIZE:	22"W X 34"H
SUBMITTAL:	REQUIRED

KEY LEGEND

- 1 SS SCREEN - METAL WOVEN FABRIC C/W SS FRAME, FINISH: NATURAL
 - 2 GLASS GUARD, SUPPORT EMBEDDED
 - 3 METAL FLASHING, COLOR: 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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info@moda.ca
+1 403 268 2182
moda.ca

DAVID COZZINE Architect, AIA, Principal
BEN KLUMPER Architect, AIA, Principal

DRAWING INFORMATION

SCALE:
DRAWN BY: AS
CHECKED BY: DC

WEST + SOUTH ELEVATION

A302