

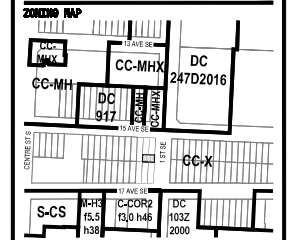


## sFRAME

USE: NEW HOTEL  
ISSUED: ISSUED FOR DP - RESPONSE TO DR3  
DATE: 2026-03-13

**MODA**

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**ZONING**

A	1702	2026-03-11
B	1702_RESPONSE TO DR1	2026-03-14
C	1702_RESPONSE TO DR2	2026-03-14
D	1702_RESPONSE TO DR3	2026-03-13

**REVISIONS**

**STAMP**

**PROJECT**

NAME: sFRAME  
NUMBER: 2400  
ADDRESS: 1503 17 ST SE, CALGARY AB T2G 1J4  
LEGAL: LOT 18, 20 (S 31), BLOCK 117, PLAN C  
DC NO:  
ED NO:

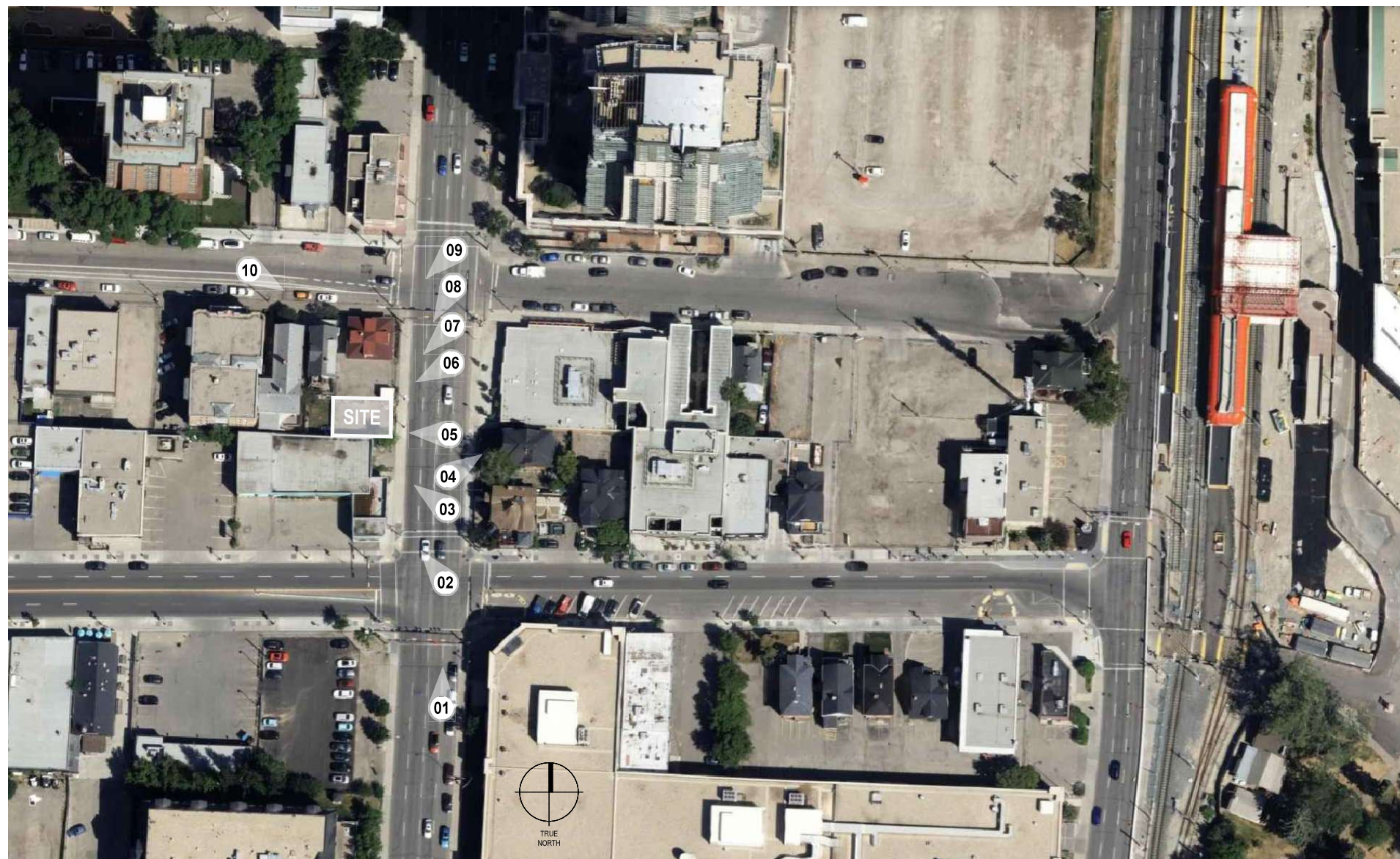
**CONSULTANT**  
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+1 403 266 2182  
moda.ca  
NORTH ORIENTATION: ARCHITECT, MODA, PHOTOGRAPH  
SUN ORIENTATION: ARCHITECT, MODA, PHOTOGRAPH

**DRAWING INFORMATION**

SCALE:  
DRAWN BY: DV  
CHECKED BY:

**TITLE SHEET**

**A000**



**BYLAW REVIEW**

BYLAW	CLAUSE	GENERAL	NOTES	OBEYS
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**LOT INFORMATION**

MUNICIPAL ADDRESS	1503 1 ST SE, CALGARY AB T2G 2M
LEGAL ADDRESS	LOT 18, 20 (SOUTH 20) BLOCK 117
PARCEL AREA	MP SF HECTARES 15.24 168.28 0.1524

**ZONING**

CITY OF CALGARY LAND-USE BY-LAW 19257	COX	CENTRE CITY MIXED USE DISTRICT	
COX - 19487(9)	DECRETIONARY	HOTEL	YES

**BUILDING RESTRICTIONS**

COX - 1166(18)	FLOOR AREA RATIO (ENTIRE 1 ST SE) = WEST OF 1 ST SE	3.0	USE BONUS FAR	YES
1166(19)	BONUS AREA C	4.0	PROPOSED FAR = 0.64 PARCEL AREA + 0.1524 MP * 4.0 = 4.0	YES
1167	MAX BLDG HEIGHT	NO MAXIMUM		YES
1168	BLDG ORIENTATION	PUBLIC ENTRANCE MUST FACE PROPERTY LINE BARRIED BY STREET.		YES
1169(2)	FRONT SETBACK (1 ST SE)	MIN 1.5 M MAX 6.0 M		YES
58(1)	PUBLIC REALM SETBACK	5.182 M	FROM 11 AVENUE TO ELBOW RIVER	YES
1170(1)	REAR SETBACK	6.0 M		YES
1171(1)	SIDE SETBACK	6.0 M		YES
1172(2)	FLOOR PLATE RESTRICTION	EACH FLOOR ABOVE 3RD MUST BE MAX FLOOR PLATE AREA = 400 MP, MIN HEIGHT = 3.0 M		YES
1115	GARAGE STORAGE	MUST BE ENCL. IN BLDG.		
1117	MECH/EQUIP TO BE SCREENED	FROM PUBLIC SPACE.		
1120	FENCES	1.2 M BEYOND FRONT OF BLDG. 2.0 M OTHERWISE.		

**LANDSCAPING REQUIREMENTS**

COX - 1173(1)	MIN AREA OF PARCEL TO BE LANDSCAPED AREA	30%	LANDSCAPED AREA = HARD SURFACED OR SOFT SURFACED.	YES
1174(4)	SETBACK AREAS COMMERCIAL	= MUST BE LANDSCAPED AREA. = 1 TREE (2 SHRUBS) 10 MP (20') 50 MP FLOW WATER PERFORATION.	NA. SETBACK = 6.0 M.	YES
1101(1)	VEGETATION PLANTING STALLS - ACCESS, GARBAGE - RECYCLING	MUST NOT BE INCLUDED BY LANDSCAPED AREA.		
1101(5)	MAX HARDSCAPED LANDSCAPED AREA	= 50% OF REG. LANDSCAPED AREA.		
1101(2)	LANDSCAPED AREAS ABOVE GRADE	= MIN 30% SOFT SURFACED.		
1101(4)	LANDSCAPE BETWEEN GRADE AND +0.1 M	= LANDSCAPED AREA.		
1102(2)	MIN TREES / SHRUBS	= 1.0 TREE / 6.0 MP. = 2.0 SHRUBS / 6.0 M.		
1102(3)	MIN NUMBER OF CONTIGUOUS TREES	25%		
1102(4)	MIN TREE CALIPER	DECID = 40 MM DECID = 75 MM (80% @ PLANTING).		
1102(5)	MIN HEIGHT	CONF = 2.0 M CONF = 2.0 M (80% @ PLANTING). SHRUB = 1.0 M @ PLANTING.		
1102(7)	MIN SOIL DEPTHS FOR LANDSCAPED AREAS BY BLDG BELOW	TREES = 1.2 M. SHRUBS = 0.7 M. ALL OTHER = 0.3 M.	SOIL DEPTH MUST COVER AN AREA EQUAL TO THE SPREAD OF PLANTING MATERIAL.	
1104	LOW WATER (20%) MIN TREE CALIPER	= 1.0 TREE / 20 MP. = 2.0 SHRUBS / 20 MP. DECID = 45 MM DECID = 85 MM (80% @ PLANTING).		
1105	ADDITIONAL LOW WATER (5%)	(A) LOW WATER BIRCH/BAY BAY. (B) ONLY TREES / SHRUBS WATERED. (C) TREES / SHRUBS GROUNDED.	(A) MAX 30% LA - SOIL. (B) MIN 30% LOW WATER TREES. (C) MAX 30% LOW WATER SHRUBS.	

**USES**

COX - 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]**

LEVEL	MP	SF
LEVEL 1	16.21	184.28
LEVEL 2	16.26	187.25
LEVEL 3	16.26	187.25
LEVEL 4	16.26	187.25
LEVEL 5	16.26	187.25
LEVEL 6	16.26	187.25
LEVEL 7	16.26	187.25
LEVEL 8	24.19	265.23
<b>TOTAL</b>	<b>114.19</b>	<b>1299.21</b>

**PARKING REQUIREMENTS**

VEHICLE STALLS / UNIT	REQUIRED	PROVIDED
309 HOTEL	NA	0
172.1 HOTEL (GROUP 1) BAMP/FREE STALLS	1/25 GUEST ROOMS	0
<b>TOTAL</b>	<b>8</b>	<b>0</b>

**BICYCLE PARKING REQUIREMENTS**

BKE STALLS / UNIT	REQUIRED	PROVIDED
209(6) HOTEL	NA	0
<b>TOTAL</b>	<b>0</b>	<b>2</b>

**AMENITY SPACE REQUIREMENTS**

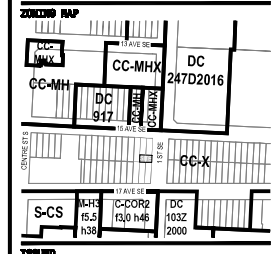
MIN AREA / UNIT	REQUIRED	PROVIDED
COX - 1106(5) 5.0 MP	60.0 MP	75.0 MP
1106(7) (A) AMENITY SPACE BALCONY, DECK, PATIO	MIN 2.0 MP	NA
1106(8) COMMON AMENITY SPACE	MIN 6.0 MP	COMMON AMENITY SPACE PROVIDED AT ROOF LEVEL.

**FLOOD OVERLAND FLOW AREA**

PART 3 61	ALL BLDGS TO BE DESIGNED	(A) TO PREVENT STRC DAMAGE BY FLOOD WATERS. (B) TO PREVENT STRC DAMAGE BY FLOOD WATERS. (C) ALL ELEC/FRIG EQUIP @ LVL 1 OR AOV. (D) BLDG MUST HAVE SEWER BACK UP VALVE.	HIGHEST STREET GRADE = 46.27 M. LEVEL 1 GRADE = 46.27 + 0.3 = 46.57 M
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**REVISIONS**

NO.	DESCRIPTION	DATE
A	ISSUE	2025-04-11
B	ISSUE - RESPONSE TO DR1	2025-04-24
C	ISSUE - RESPONSE TO DR2	2025-04-14
D	ISSUE - RESPONSE TO DR3	2025-04-13

**NOTES**

**STAMP**

**PROJECT**

NAME: sFRAME  
 NUMBER: 24010  
 ADDRESS: 1503 1 ST SE, CALGARY AB T2G 2M  
 LEGAL: LOT 18, 20 (S 20), BLOCK 117, PLAN C

**CONSULTANT**

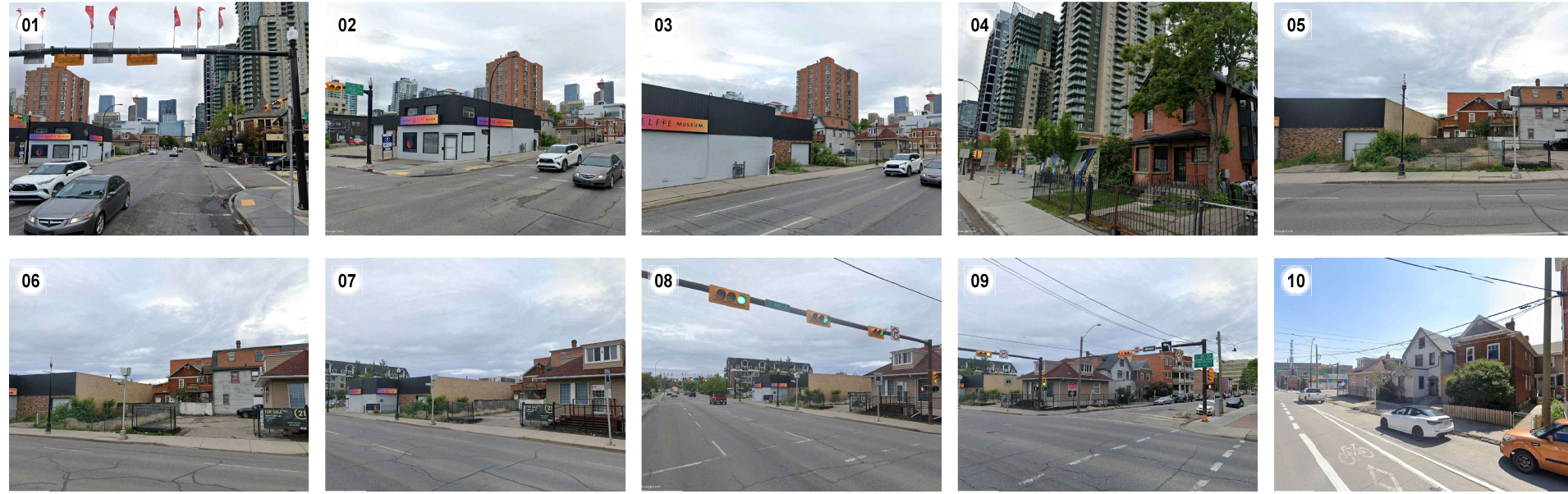
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 +1 403 282 2182  
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**DESIGNER INFORMATION**

SCALE: NTS  
 DRAWN BY: BOC  
 CHECKED BY: DV

**BYLAW / LANDSCAPE INFO**

**A001**





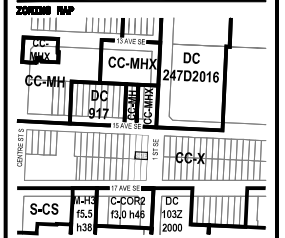
ARTISTIC RENDERING.  
MAY NOT REPRESENT UP  
TO DATE DP DRAWINGS.



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**REVISIONS**

NO.	DESCRIPTION	DATE
A	IF22	2025-03-11
B	IF22-RESPONSE TO DR1	2025-03-14
C	IF22-RESPONSE TO DR2	2025-04-14
D	IF22-RESPONSE TO DR3	2025-05-13

**REVISIONS**

**STAMP**

**PROJECT**

NAME: sFRAME  
 NUMBER: 24710  
 ADDRESS: 1503 1 ST SE, CALGARY AB T2D 2J4  
 LEGAL: LOT 19, 20 & 21, BLOCK 117, PLAN 12  
 DC/NO: 24710  
 DR/NO: 24710

**CONSULTANT**

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 +1 403 286 2182  
 MODA SA  
 SUZANNE GOSWAMI ARCHITECT, SA, PROFESSIONAL  
 BEN KILMER ARCHITECT, SA, PROFESSIONAL

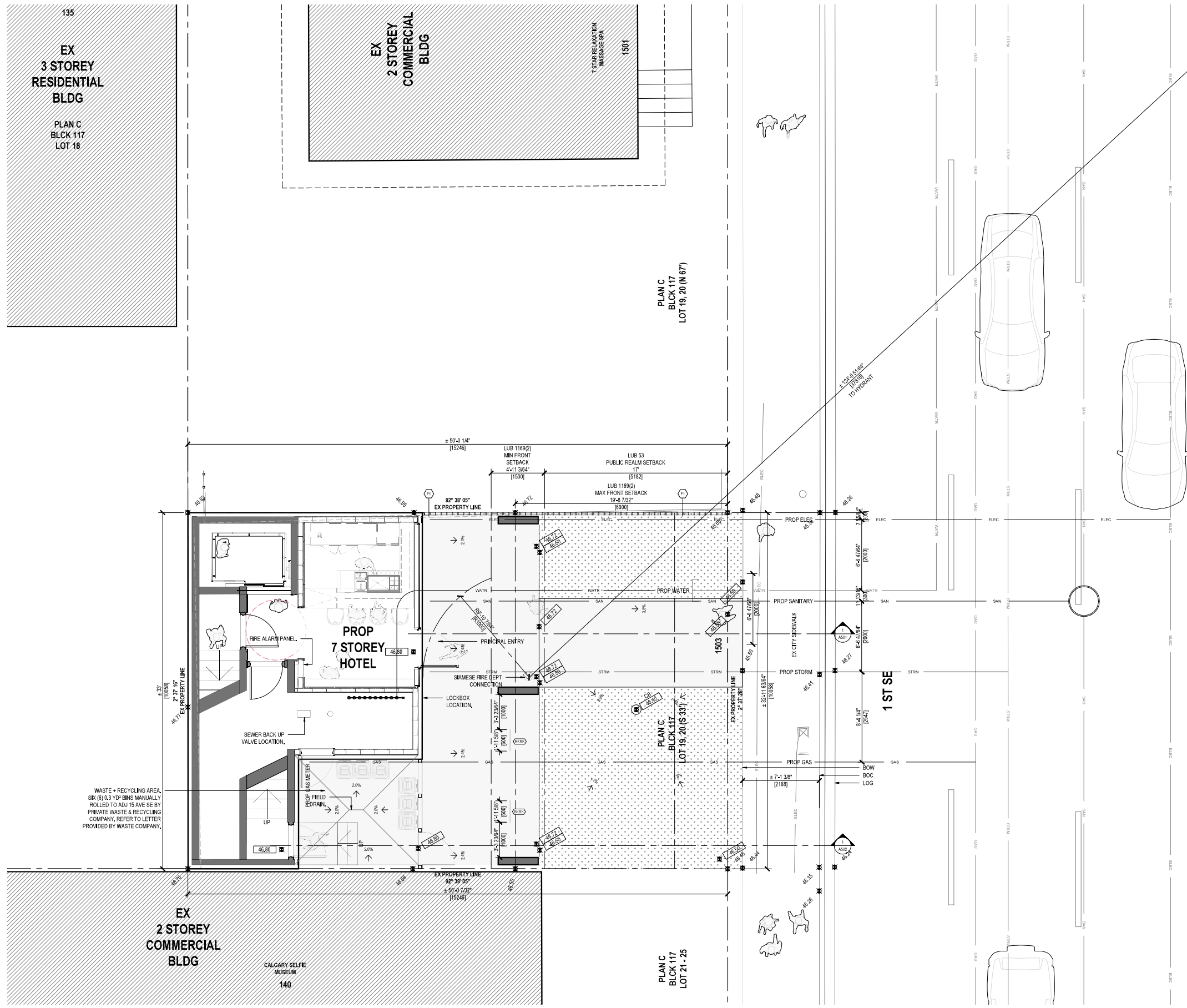
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 DRAWN BY: ND  
 CHECKED BY: DC

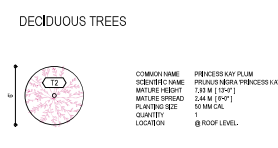
**VIEWS**

**A002**

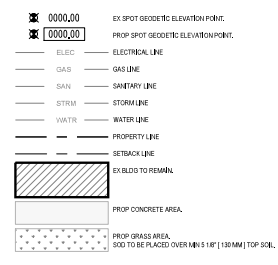




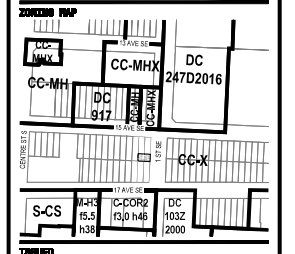
LANDSCAPE PLANT LEGEND



SITE / LANDSCAPE LEGEND



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**REVISIONS**

NO.	DESCRIPTION	DATE
A	ISSUE	2025-03-11
B	RESP-RESPONSE TO DR1	2025-03-24
C	RESP-RESPONSE TO DR2	2025-04-14
D	RESP-RESPONSE TO DR3	2025-05-13

**PROJECT**

NAME: sFRAME  
NUMBER: 24010  
ADDRESS: 1503 1ST SE, CALGARY AB T2D 2J4  
LEGAL: LOT 19, 20 (S 337), BLOCK 117, PLAN C

**CONSULTANT**

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+1 403 286 2182  
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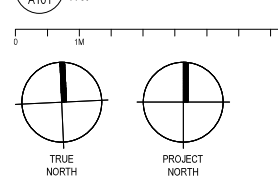
**PROJECT INFORMATION**

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

**SITE / LANDSCAPE PLAN**

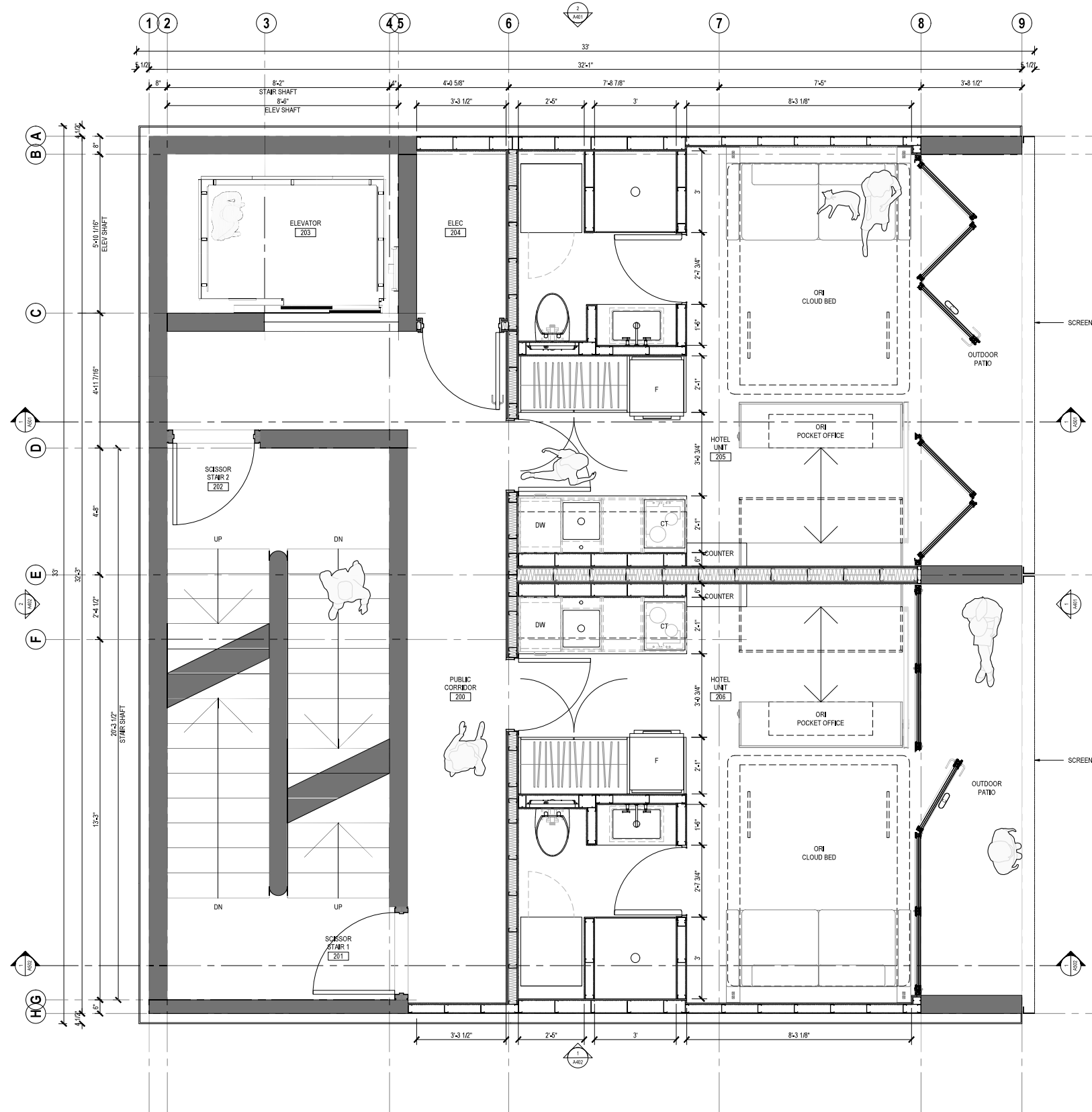
**A101**

1 SITE / LANDSCAPE PLAN  
A101 1:50

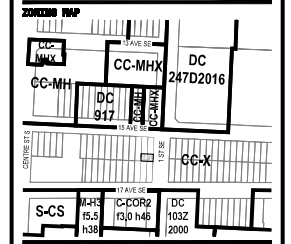




**MODA**



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**REVISIONS**

NO.	DESCRIPTION	DATE
A	ISSUED	2025-05-11
B	REVISED - RESPONSE TO OR1	2025-05-24
C	REVISED - RESPONSE TO OR2	2025-06-14
D	REVISED - RESPONSE TO OR3	2025-05-11

**REVISIONS**

**STAMP**

**PROJECT**

NAME: sFRAME  
 NUMBER: 24010  
 ADDRESS: 1503 1ST SE, CALGARY AB T2D 2J4  
 LEGAL: LOT 19, 20 (S 37), BLOCK 117, PLAN C

**CONSULTANT**

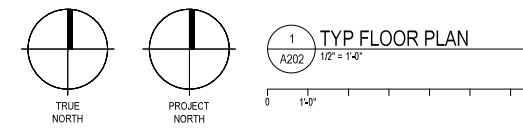
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**PROJECTING SUPERVISOR**

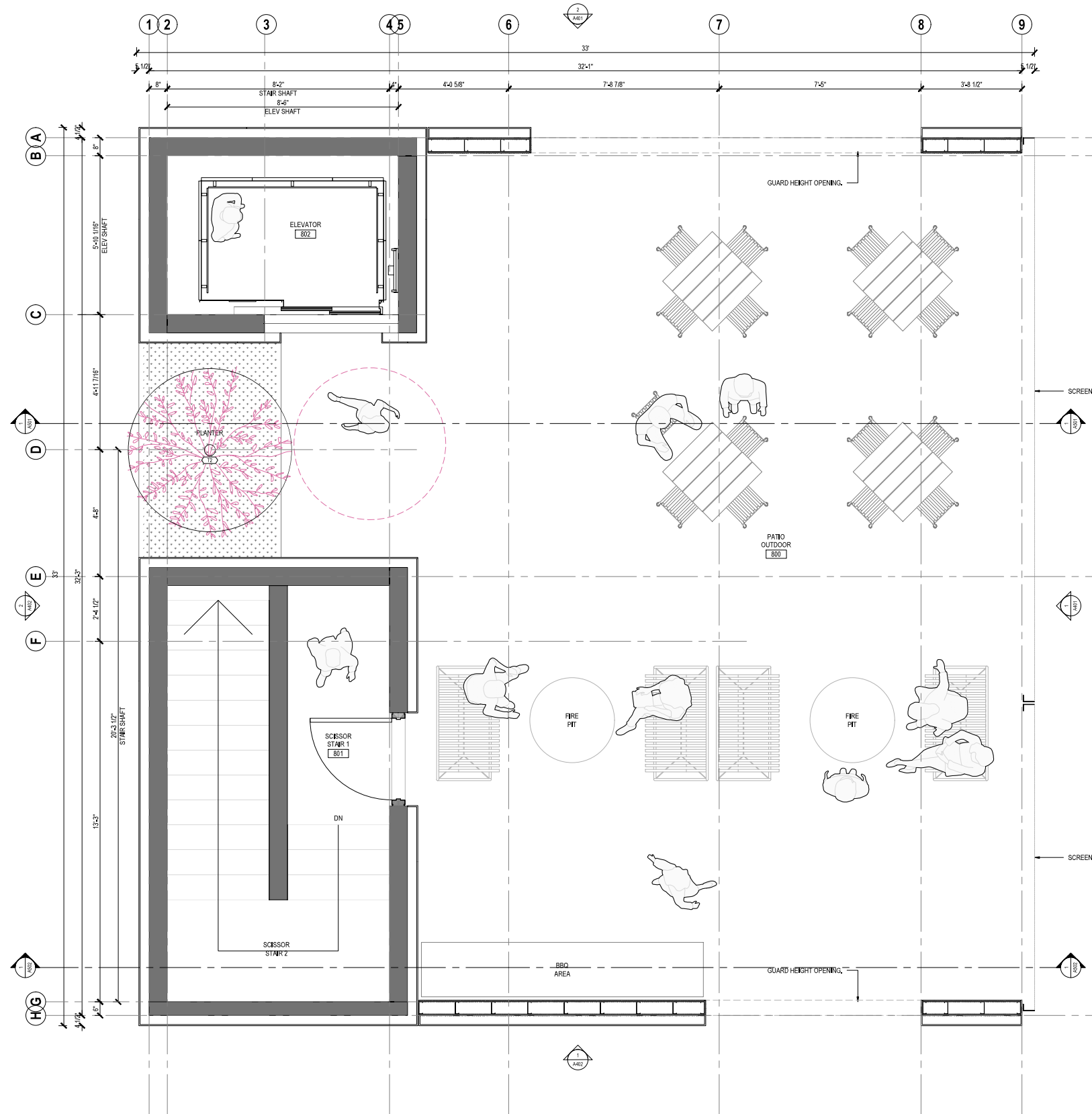
SCALE: 1/2" = 1'-0"  
 DRAWN BY: DV  
 CHECKED BY: BK

**TYP FLOOR PLAN**

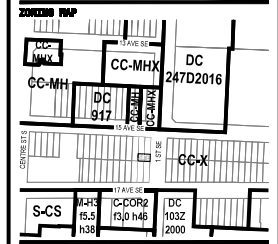
**A202**



**MODA**



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**REVISIONS**

NO.	DESCRIPTION	DATE
A	ISSUE	2025-03-11
B	REVISED RESPONSE TO OR1	2025-03-14
C	REVISED RESPONSE TO OR2	2025-03-14
D	REVISED RESPONSE TO OR3	2025-03-14

**PROJECT**

NAME: sFRAME  
 NUMBER: 24010  
 ADDRESS: 1503 1ST SE, CALGARY AB T2D 2J4  
 LEGAL: LOT 19, 20 (S 37), BLOCK 117, PLAN C  
 SHEET NO: 20/40

**CONSULTANT**

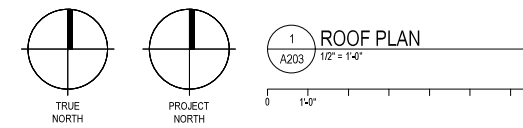
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 +1 403 296 2182  
 MODA.CA

**PROJECT INFORMATION**

SCALE: 1/2" = 1'-0"  
 DRAWN BY: DV  
 CHECKED BY: BK

**ROOF PLAN**

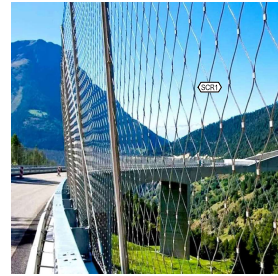
**A203**



EXT MATERIALS

SCREENS

DESCRIP: FLEXIBLE STAINLESS STEEL CABLE MESH (FERRALE TYPE)  
 DESIGN/ISSUES: SCABRE MESH PRODUCTS CO. LTD.  
 PRODUCT: A-CORRUSIBLE MESH  
 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: 1/2" X 4"  
 SPACING: 4" OC  
 SUBMITTAL: REQUIRED

STUCCO

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

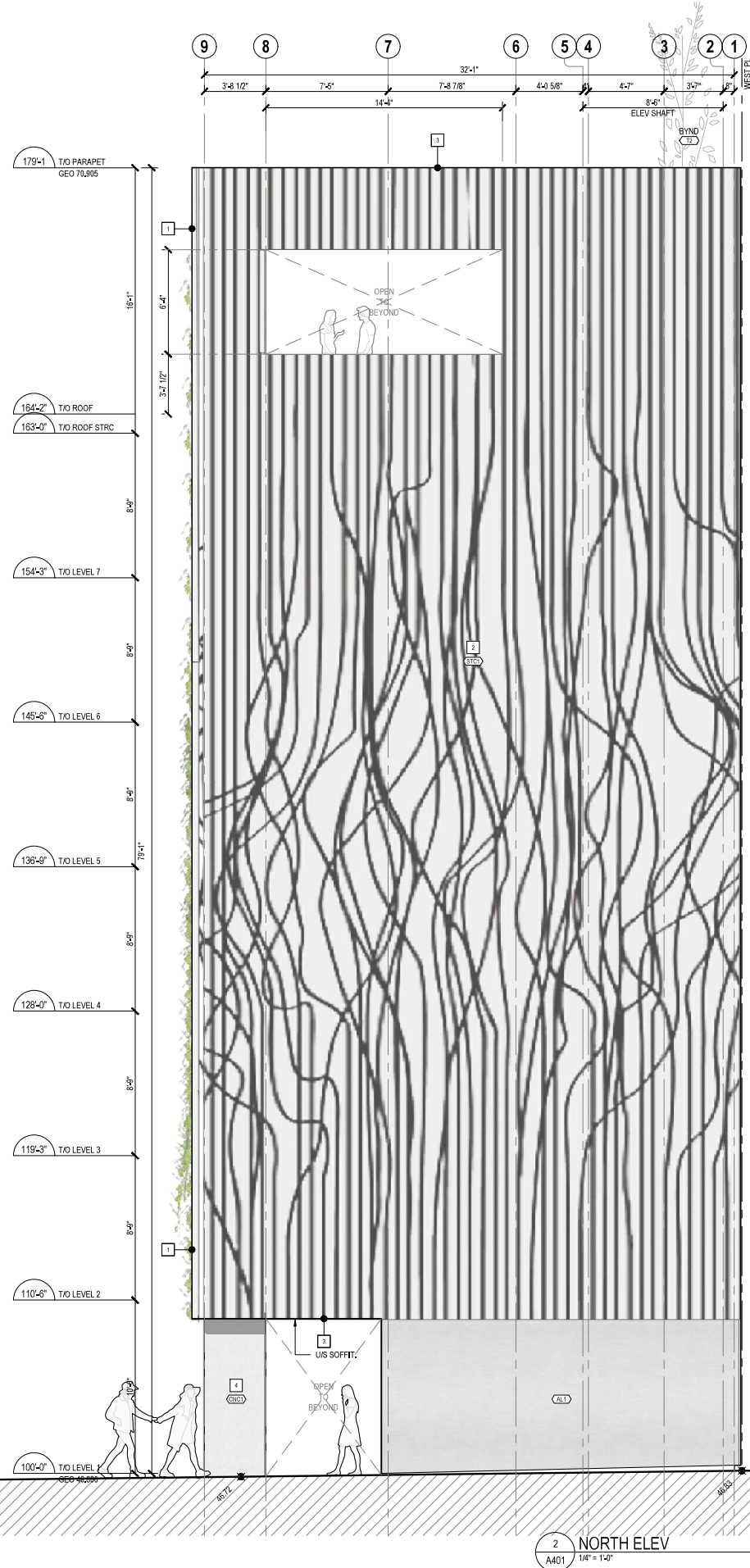
BIKE RACK

DESCRIP: FLOOR MOUNTED BIKE RACK  
 DESIGN/ISSUES: 1450P BIKE RACK  
 PRODUCT: 1450P BIKE RACK  
 CABLE: GALVANIZED  
 Ø: 2 3/8"  
 SIZE: 22" W X 34" H  
 SUBMITTAL: REQUIRED

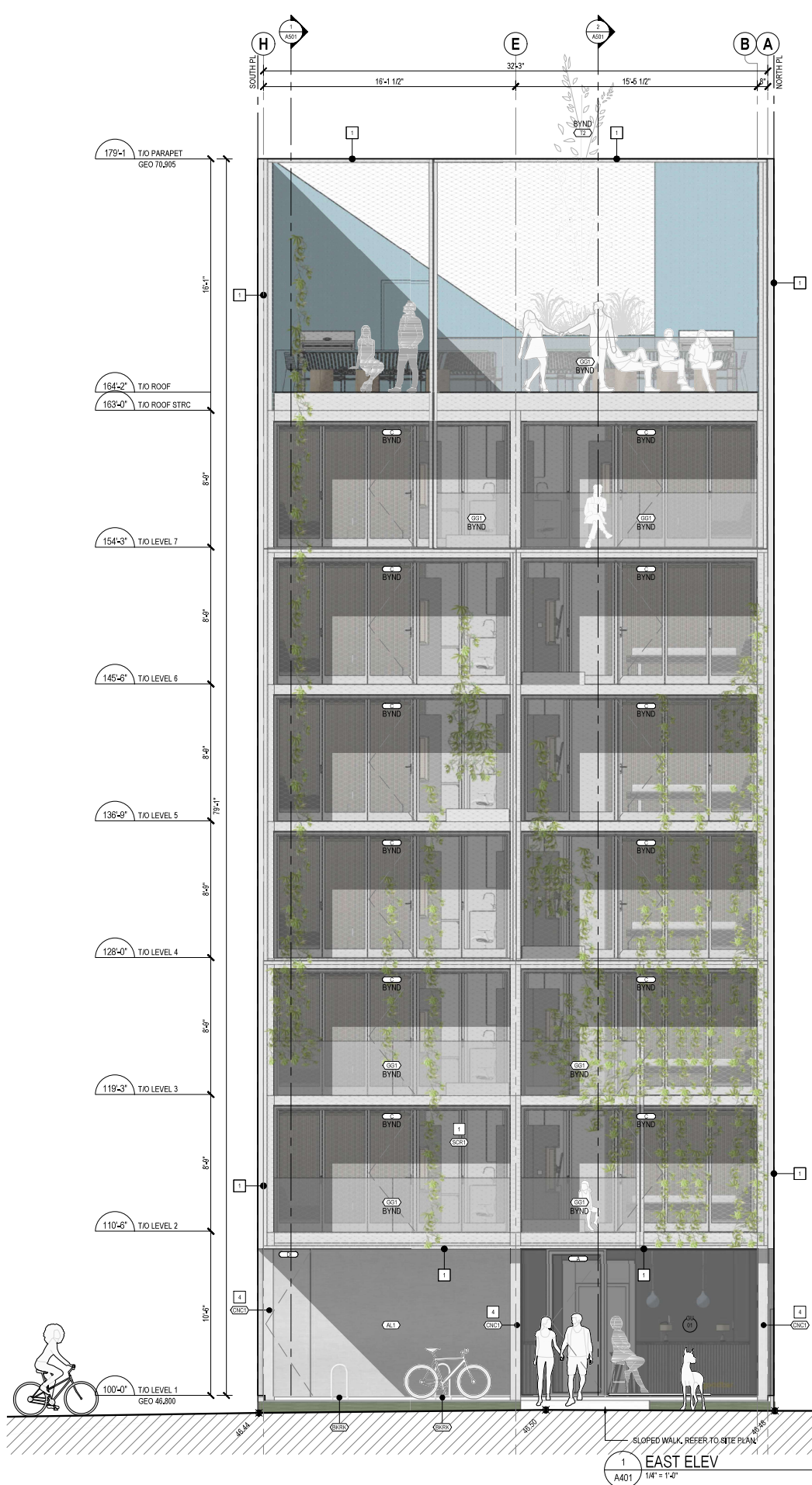
KEY LEGEND

- 1 SS SCREEN-METAL WOVEN FABRIC ON SS FRAME FINISH (CSD)
  - 2 GRAPHIC-MURAL, DESIGNED BY MODA, TO BE PAINTED ON STUCCO WALL FINISH-SUBJECT TO CHANGE
  - 3 ALUMINUM PANEL FINISH TO MATCH (ALL)
  - 4 CONCRETE COLUMN FINISH (CSD)
- 100 GLAZING UNIT NUMBER, REFER TO WINDOW SCHEDULE.  
 101 DOOR TYPE, REFER TO DOOR SCHEDULE.

1 ST SE



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

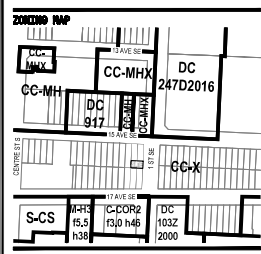


1 EAST ELEV  
A401 1/4" = 1'-0"

MODA

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**REVISIONS**

NO.	DESCRIPTION	DATE
A	ISSUE	2025-09-11
B	ISSUE - RESPONSE TO DR1	2025-09-24
C	ISSUE - RESPONSE TO DR2	2025-09-24
D	ISSUE - RESPONSE TO DR3	2025-09-24

**PROJECT**

NAME: sFRAME  
 NUMBER: 24010  
 ADDRESS: 1001 1 ST SE, CALGARY AB T2G 2J6  
 LEGAL: LOT 19, 20 (S 93), BLOCK 115, PLAN C  
 DC NO:  
 EC NO:

**CONSULTANT**

Modern Office of Design + Architecture  
 222 23rd Avenue SW  
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 Canada T2E 0H0  
 Tel: (403) 266-2182  
 Fax: (403) 266-2183  
 www.modernoffice.ca

**DRAWING INFORMATION**

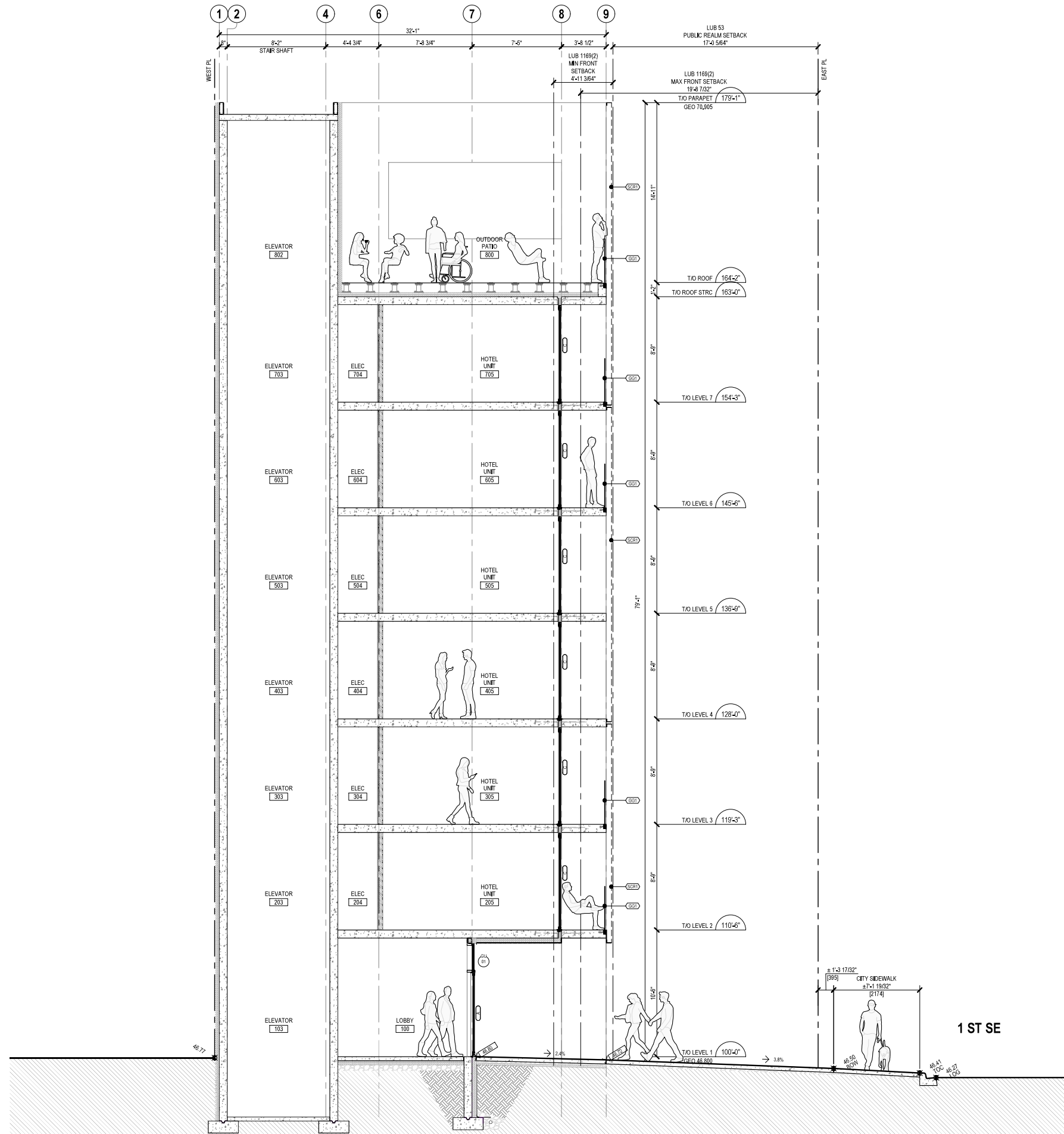
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 DRAWN BY: DV  
 CHECKED BY: DC

**EAST + NORTH ELEVATIONS**

**A401**



**MODA**



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**ZONING MAP**

**REVISIONS**

NO.	DESCRIPTION	DATE
A	ISSUE	2025-05-11
B	REVISED RESPONSE TO OR1	2025-05-24
C	REVISED RESPONSE TO OR2	2025-06-14
D	REVISED RESPONSE TO OR3	2025-05-11

**PROJECT**

NAME: sFRAME  
 NUMBER: 24010  
 ADDRESS: 1503 1ST SE, CALGARY AB T2D 2J4  
 LEGAL: LOT 19, 20 (S 37), BLOCK 117, PLAN C  
 SHEET NO: 1/10  
 DRAWING NO: 1/10

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**DESIGNER**

ARCHITECT: MODA, ARCHITECTS  
 ARCHITECT: MODA, ARCHITECTS

**SCALE**

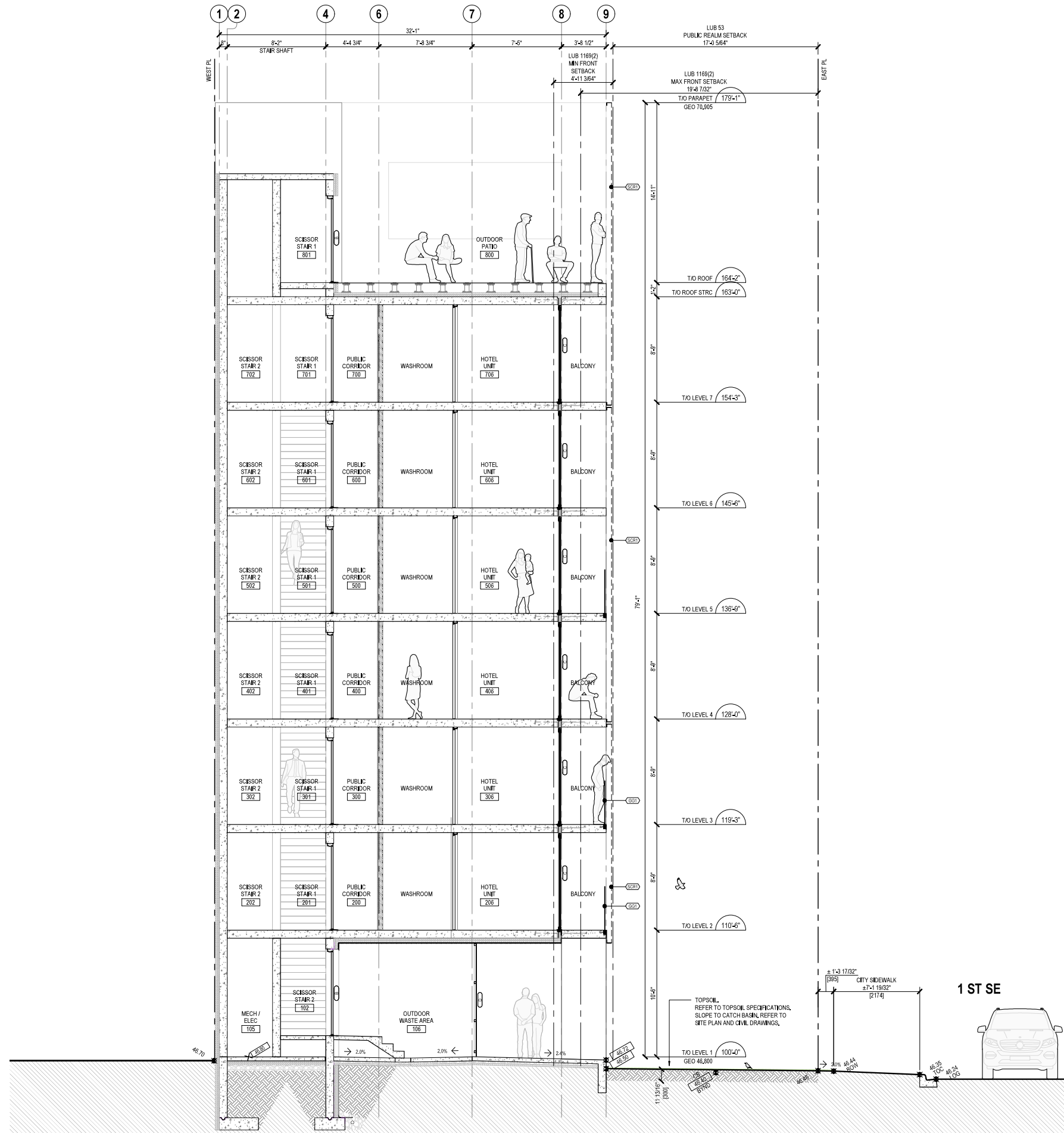
SCALE: 1/4" = 1'-0"  
 DRAWN BY: DV  
 CHECKED BY:

**BLDG SECTION**

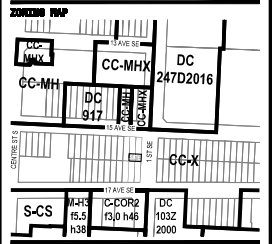
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A501 1/4" = 1'-0"

**A501**

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**CONVULSIT**

A	1102	3105-03-1
B	REG-RESPONSE TO DR1	3105-03-2
C	REG-RESPONSE TO DR2	3105-03-3
D	REG-RESPONSE TO DR3	3105-03-4

**REVISIONS**

**STAMP**

**PROJECT**

NAME: sFRAME  
 NUMBER: 24010  
 ADDRESS: 1503 1ST SE, CALGARY AB T2G 2J4  
 LEGAL: LOT 19, 20 (S 37), BLOCK 117, PLAN C  
 SHEET NO: 1/10  
 DATE: 11/20/24

**CONSULTANT**

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**PROJECT SUPERVISOR**

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

**BLDG SECTION**

**A502**

1 BLDG SECT  
A502 1/4" = 1'-0"



