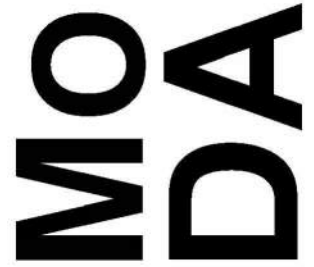


# BANFF TRAIL MULTIFAMILY

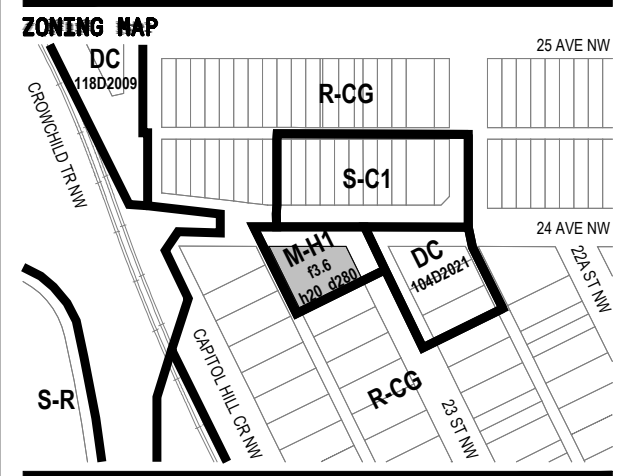
USE: NEW MULTI-FAMILY  
 ISSUED: ISSUED FOR DR 1 RESPONSE  
 DATE: 2026-04-13



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

**NOTES**

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- 5 THE DRAWINGS MUST NOT BE SCALED.



**ISSUED**

A	FLUR	2025-08-22
B	FDP	2025-09-19
C	IFR	2025-10-01
D	FDP R1	2025-10-17
E	IFR	2025-10-22
F	FDP DR1 RESPONSE	2026-04-13

**REVISIONS**

**STAMP**

**PROJECT**

NAME: BANFF TRAIL MULTIFAMILY  
 NUMBER: 2804  
 ADDRESS: 2471 23 ST NW, CALGARY AB T2M 3Y3  
 LEGAL: PLAN S11001 BLOCK 4 LOT 21  
 DEP NO: DP2025-05477  
 DEP 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

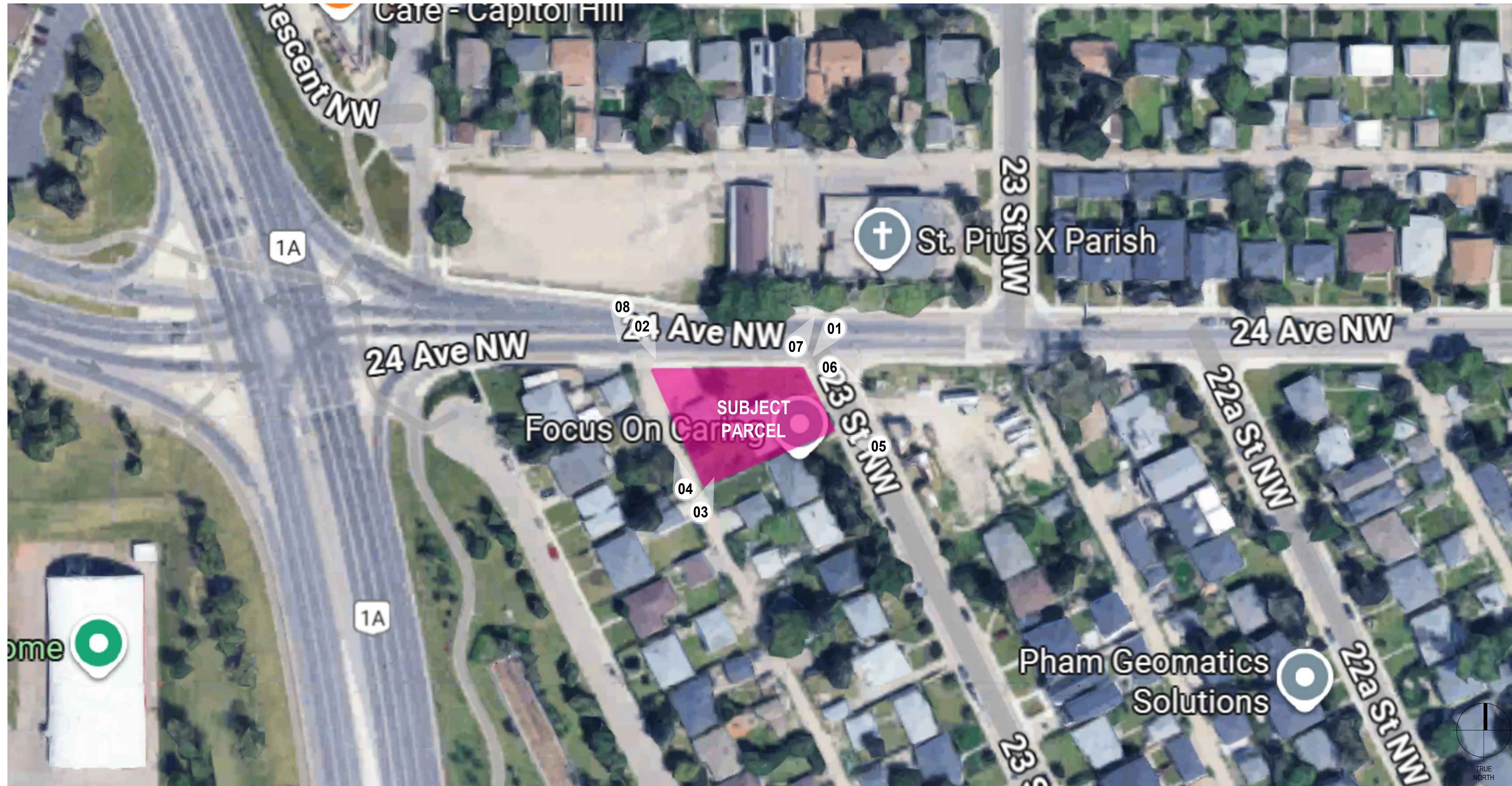
JUSTIN GILFILLAN Architect, AAA, Principal  
 BEN KLUMBER Architect, AAA, Principal

**DRAWING INFORMATION**

SCALE:  
 DRAWN BY: BK  
 CHECKED BY:

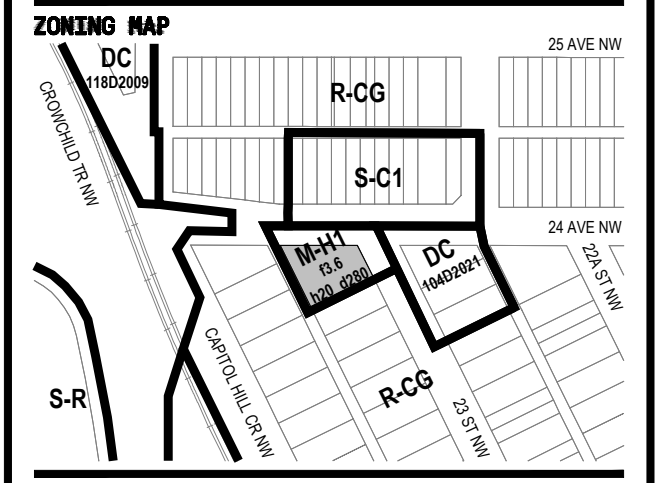
**TITLE SHEET**

**A000**



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**ISSUED**

A	IF/LUR	2025-08-22
B	IF/DP	2025-09-19
C	IF/R	2025-10-01
D	IF/DP R1	2025-10-17
E	IF/R	2025-10-20
F	IF/DP - DRI RESPONSE	2025-04-13

**REVISIONS**

**STAMP**

**PROJECT**

NAME: **BANFF TRAIL MULTIFAMILY**

NUMBER: 25004

ADDRESS: 2471 23 ST NW, CALGARY AB T2M 3Y3

LEGAL: PLAN 911601 BLOCK 4 LOT 21

SP NO: DP2025-06477

**CONSULTANT**

Modern Office of Design + Architecture

520 12th Avenue SW  
 Calgary, Alberta  
 Canada T2H 0R3

info@moda.ca  
 +1 403 266 2162  
 moda.ca

SUSTIN ODIERNA Architect, AA, Principal  
 BEN KLUMPER Architect, AA, Principal

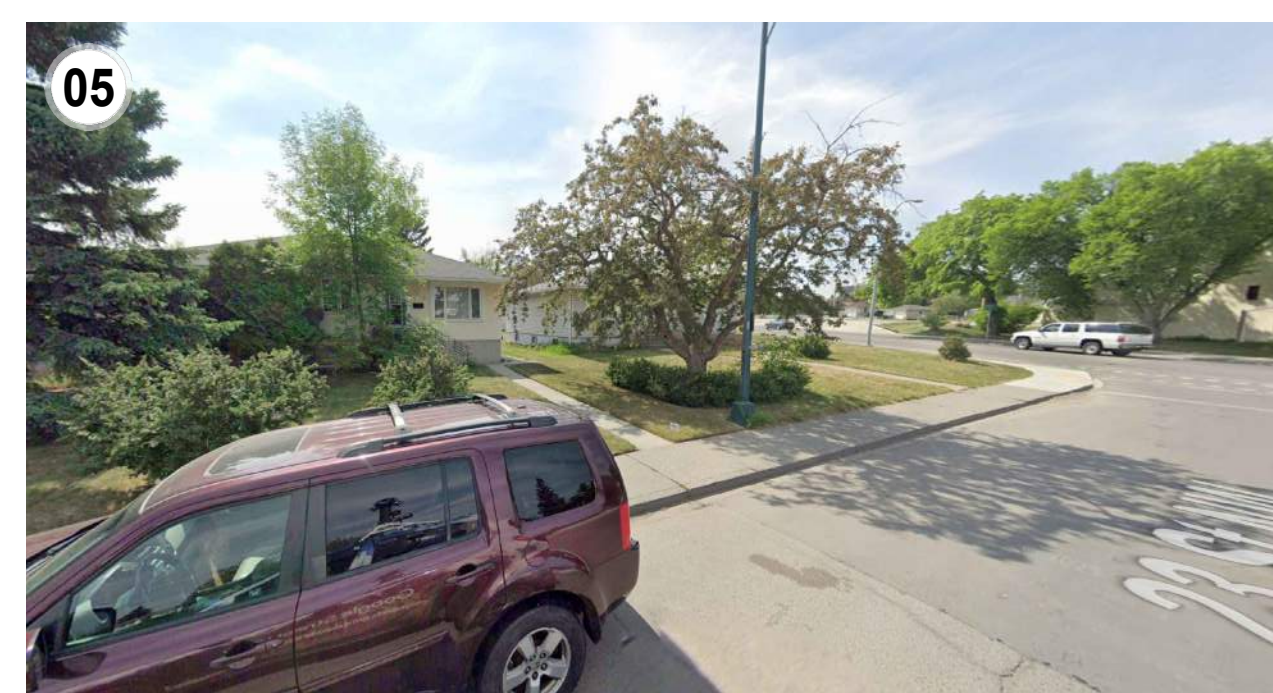
**DRAWING INFORMATION**

SCALE: NTS

DRAWN BY: BK

CHECKED BY: BK

**SITE PHOTOS**



# DEVELOPMENT PERMIT PLAN

**LEGAL DESCRIPTION:** Lot 21  
Block 4  
Plan 9110GI  
**MUNICIPAL ADDRESS:** 2471 23 Street N.W.  
Calgary, Alberta  
**DATE OF SURVEY:** August 5th, 2025.

**LEGEND**  
Elevations are shown thus: X = 1000.00 Metres. (Geodetic)  
Elevations are referred to ASCM 145045 Elev.=1102.41.  
Distances are in metres and decimals thereof.  
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.  
Found Iron Posts are shown thus: ●  
Drill Holes are shown thus: ○  
Found Iron Bars are shown thus: X  
Magnetic Nails are shown thus: ▲  
Calculation points are shown thus: ●  
Power Poles are shown thus: ○  
Manholes are shown thus: ○  
Water Valves are shown thus: ○  
Gas Valves are shown thus: ○  
Street Signs are shown thus: ○  
Property lines are shown thus: ———  
Utility Right of Ways are shown thus: ———  
Eaves are shown thus: ———  
Fences are shown thus: ———  
Streetlight Cables are shown thus: ———  
Underground Electrical lines shown thus: ———  
Stormline are shown thus: ———  
Sanitaryline are shown thus: ———  
Combined Storm/Sanitary are shown thus: ———  
Telephone Lines are shown thus: ———  
Waterline are shown thus: ———  
Overhead Electrical lines shown thus: ———  
All eaves are measured to fascia unless otherwise shown.  
Unless noted otherwise lines outside of property are not to scale.

**NOTE:**  
Title information is based on the C. of T. 241 169 690 which was searched on the 11th day of August, 2025, and is subject to:  
Caveat No.: 1358GL, 171 234 403 (Enc. Agreement)

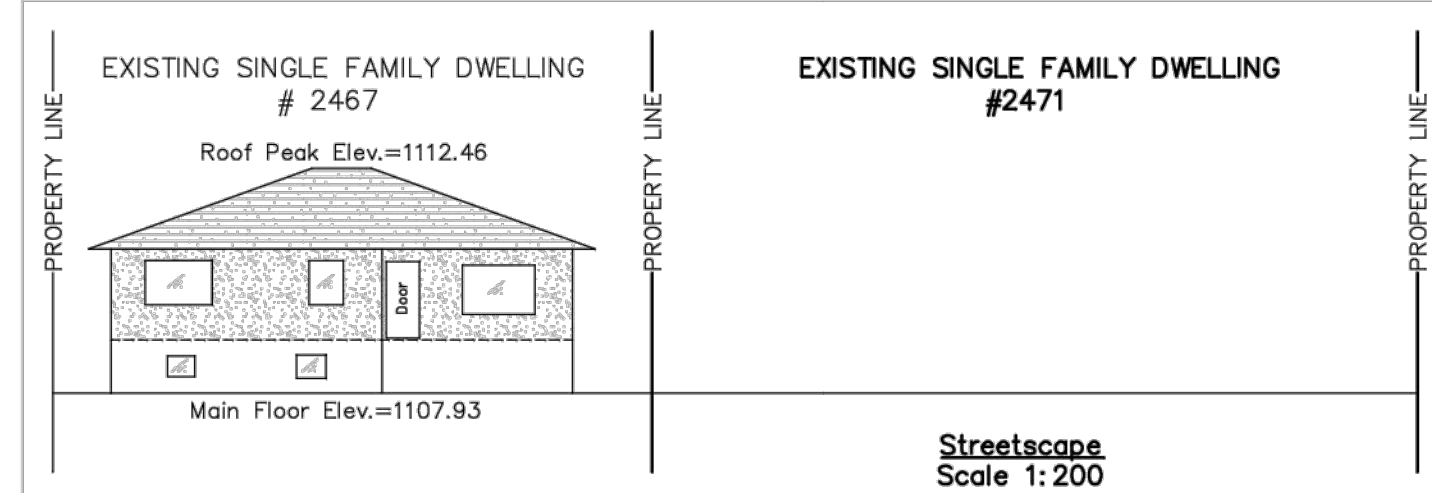
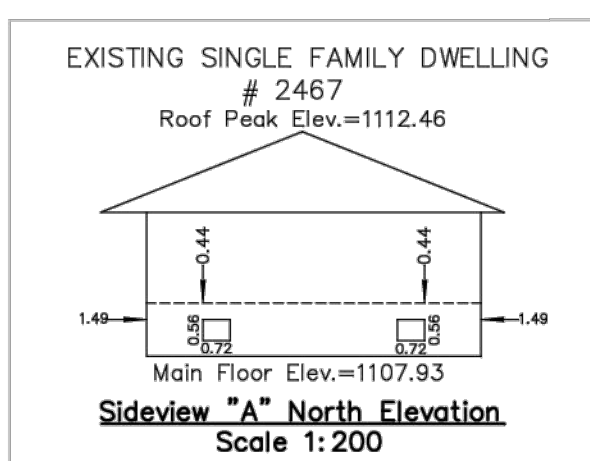
**ABBREVIATIONS**  
A—Arc Length  
Acc—Accessory  
A/C—Air Conditioner  
Bldg—Building  
BOC—Back of Curb  
BOW—Back of Walk  
Calc—Calculated  
Cant.—Cantilever  
Conc.—Concrete  
C.S.—Countersunk  
DH—Drill Hole  
Enc.—Encroaches  
Fd.—Found  
I.—Iron Post  
I.B.—Iron Bar  
LDC—Lip of Gutter  
M.A.—Maintenance Access  
Mk.—Mark  
M.N.—Magnetic Nail  
O.D.—Overland Drainage  
R.—Radius  
Reg.—Registration  
Ret.—Retaining  
R/W—Right of Way  
W/O—Walkout Basement  
W.W.—Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.  
Call Alberta One—Call: 1-800-242-3447

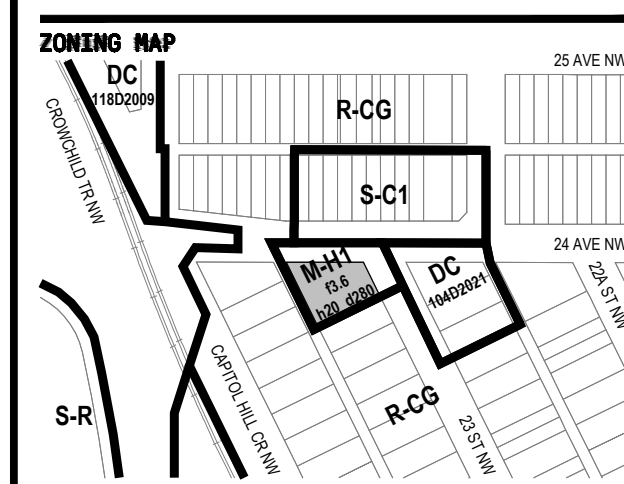
--- denotes Coniferous  
--- denotes Deciduous

### Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia.	Height
1	Deciduous	0.10	1.00	2.50
2	Deciduous	0.15	4.00	3.00
3	Deciduous	0.60	10.00	8.00
4	Deciduous	0.45	8.00	8.00
5	Deciduous	0.10	1.00	1.50
6	Deciduous	0.05	1.50	2.50
7	Deciduous	0.10	6.00	6.00
8	Bush	---	2.00	2.00
9	Bush	---	2.00	2.00
10	Bush	---	1.50	1.20
11	Bush	---	2.00	1.50
12	Bush	---	1.00	1.20
13	Bush	---	1.00	0.80
14	Bush	---	1.60/1.70	1.60



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**ISSUED**

A	FILED	2025-08-22
B	FILED	2025-08-19
C	FILED	2025-10-01
D	FILED	2025-10-17

### REVISIONS

### STAMP

**PROJECT**  
NAME: BANFF TRAIL MULTIFAMILY  
NUMBER: 2504  
ADDRESS: 2471 23 ST NW, CALGARY AB T2M 3Y3  
LEGAL: PLAN 9110GI BLOCK 4 LOT 21  
EP NO: DP0205-0477  
EP NO:

**CONSULTANT**  
Modern Office of Design - Architecture  
520 12th Avenue SW  
Calgary, Alberta  
Canada T2R 0H3  
Info@moda.ca  
403.268.2182  
moda.ca  
DUSTIN COZZINE Architect, AA, Principal  
BEN KLUMPER Architect, AA, Principal

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

## SITE SURVEY

# A051





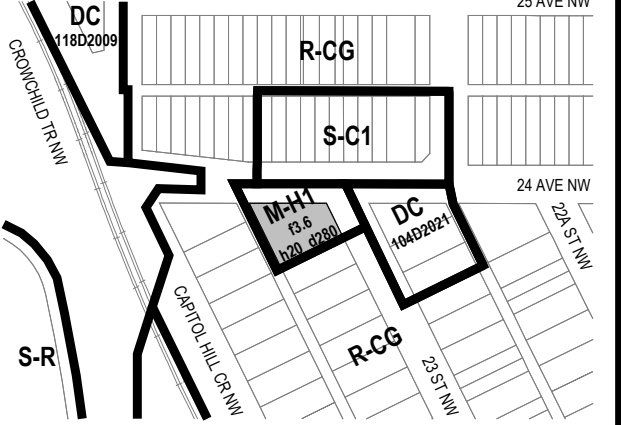
### KEY LEGEND

- 1 FLUTED METAL PANEL CLADDING - BLACK
- 2 HORIZONTAL PREFINISHED METAL PLANK - WHITE
- 3 PREFINISHED METAL FLASHING - COLOUR TO MATCH ADJACENT CLADDING
- 4 ARCHITECTURAL BUILD OUT - WHITE
- 5 PREFINISHED METAL POCKET GUARD RAIL - COLOUR TO MATCH ADJACENT CLADDING
- 6 NATURAL CONCRETE FINISH
- 7 PREFINISHED VERTICAL ALUMINUM FINIS - WHITE
- 8 ALUMINUM CLAD VINYL WINDOW - COLOUR TO MATCH ADJACENT CLADDING
- 9 PREFINISHED INSULATED OVERHEAD DOOR - WHITE
- 10 STAINED WOOD FENCE - GREY
- 11 POWDER COATED STEEL CHANNEL CANOPY - GREEN
- 12 FLUTED METAL PANEL CLADDING - WHITE
- 13 HORIZONTAL PREFINISHED METAL PLANK - GREEN

### NOTES

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### ZONING MAP



### ISSUED

REV	DESCRIPTION	DATE
A	IFLR	2025-08-22
B	IFDP	2025-08-19
C	IFR	2025-10-01
D	IFDP R1	2025-10-17
E	IFR	2025-10-22
F	IFDP - DRI RESPONSE	2026-04-13

### REVISIONS

### STAMP

### PROJECT

NAME	<b>BANFF TRAIL MULTIFAMILY</b>
NUMBER	2504
ADDRESS	2411 23 ST NW, CALGARY AB T2M 3Y3
LEGAL	PLAN 9110G BLOCK 4 LOT 21
OP NO	DF0205-0477
SP NO	

### CONSULTANT

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

### DRAMING INFORMATION

SCALE	1/8" = 1'-0"
DRAWN BY	BK
CHECKED BY	

## SOUTH ELEVATION

# A301



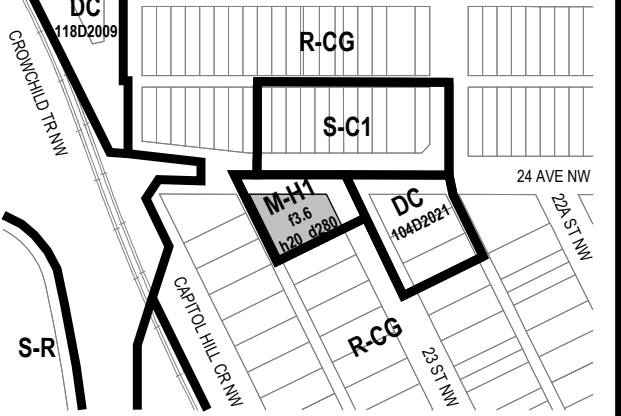
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### ZONING MAP



### ISSUED

REVISION	DATE
A	IFLR 2025-08-22
B	IFDP 2025-09-19
C	IFR 2025-10-01
D	IFDP R1 2025-10-17
E	IFR 2025-10-22
F	IFDP - DR1 RESPONSE 2026-04-13

### REVISIONS

### STAMP

### PROJECT

NAME **BANFF TRAIL MULTIFAMILY**

NUMBER 2504

ADDRESS 2411 23 ST NW, CALGARY AB T2M 3Y3

LEGAL PLAN 5110G BLOCK 4 LOT 21

OP NO DP0205-0477

SP NO

### CONSULTANT

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

COURT COORDINATOR: Architect, AA, Principal  
 BEN KLUMPER Architect, AA, Principal

### DRAWING INFORMATION

SCALE 1/8" = 1'-0"

DRAWN BY BK

CHECKED BY

**EAST ELEVATION**

**A302**

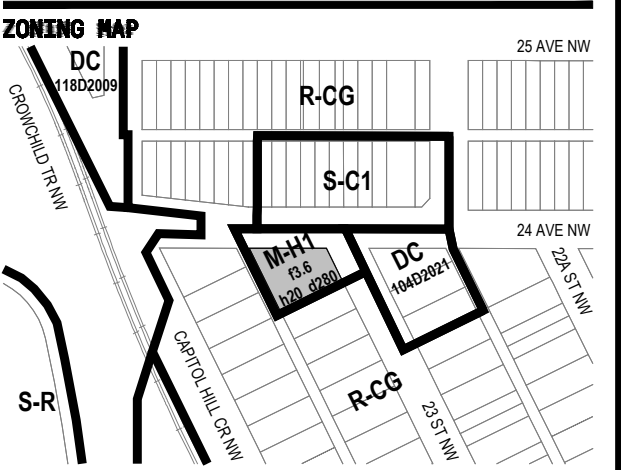


PTD REQ  
 10  
 UNIT NUMBERS  
 (TYP.)

### KEY LEGEND

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- 2 HORIZONTAL PREFINISHED METAL PLANK - WHITE
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### ISSUED

REVISION	DATE
A	2025-08-22
B	2025-09-19
C	2025-10-01
D	2025-10-17
E	2025-10-22
F	2026-04-13

### REVISIONS

### STAMP

### PROJECT

**NAME** BANFF TRAIL MULTIFAMILY  
**NUMBER** 2504  
**ADDRESS** 2411 23 ST NW, CALGARY AB T2M 3Y3  
**LEGAL** PLAN 9110G BLOCK 4 LOT 21  
**CP NO** DP0205-0477  
**EP NO**

### CONSULTANT

**Modern Office of Design - Architecture**  
 520 12th Avenue SW  
 Calgary, Alberta  
 Canada T2R 0H3  
 info@moda.ca  
 +1 403 268 2182  
 moda.ca  
**JUSTIN COZZINE** Architect, AA, Principal  
**MIK KLUMPER** Architect, AA, Principal

### DRAWING INFORMATION

**SCALE** 1/8" = 1'-0"  
**DRAWN BY** BK  
**CHECKED BY**

## NORTH ELEVATION

# A303

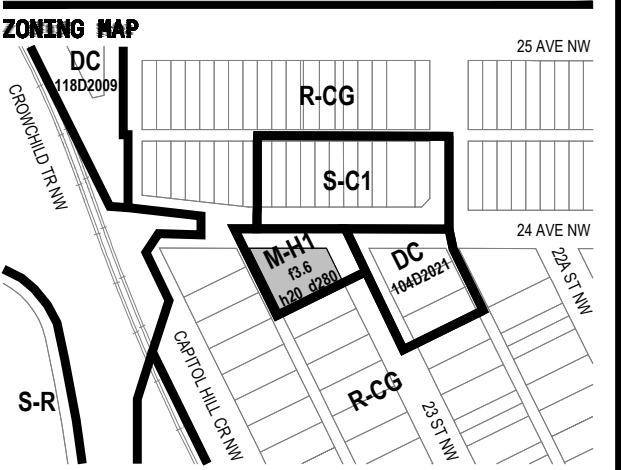


1/8" = 1'-0"

### KEY LEGEND

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### ISSUED

Letter	Description	Date
A	IFLR	2025-08-22
B	IFDP	2025-09-19
C	IFR	2025-10-01
D	IFDP R1	2025-10-17
E	IFR	2025-10-22
F	IFDP - DR1 RESPONSE	2026-04-13

### REVISIONS

### STAMP

### PROJECT

**NAME** BANFF TRAIL MULTIFAMILY  
**NUMBER** 25004  
**ADDRESS** 2411 23 ST NW, CALGARY AB T2M 3Y3  
**LEGAL** PLAN 911093 BLOCK 4 LOT 21  
**DP NO** DP0205-6477  
**EP NO**

### CONSULTANT

**Modern Office of Design + Architecture**  
 520 12th Avenue SW  
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 info@moda.ca  
 +1 403 268 2182  
 moda.ca  
 DUSTIN COZZINE Architect, AIA, Principal  
 BEN KLUMPER Architect, AIA, Principal

### DRAWING INFORMATION

**SCALE** 1/8" = 1'-0"  
**DRAWN BY** BK  
**CHECKED BY**

## WEST ELEVATION

# A304

