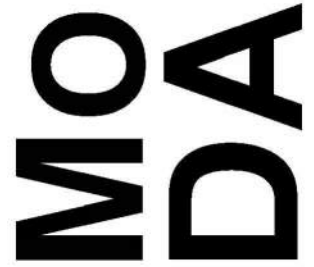


# BANFF TRAIL MULTIFAMILY

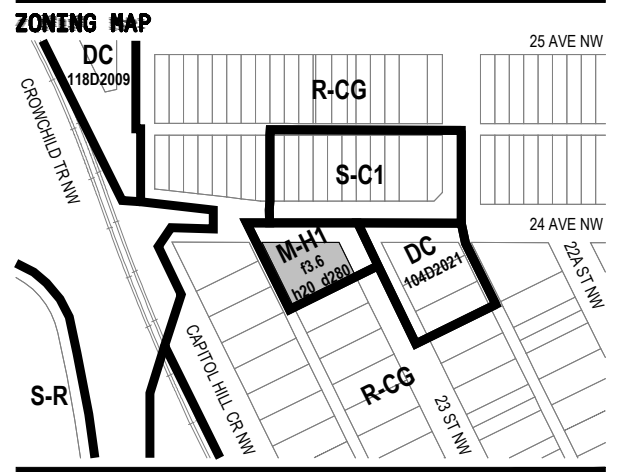
USE: NEW MULTI-FAMILY  
 ISSUED: ISSUED FOR DP R1  
 DATE: 2025-10-17



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

**NOTES**

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**ISSUED**

A	FLUR	2025-08-22
B	FR	2025-09-19
C	FR	2025-10-01
D	FR R1	2025-10-17

**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  
 DP NO: DP2025-05477  
 EP NO:

**CONSULTANT**

Modern Office of Design + Architecture  
 800 12th Avenue SW  
 Calgary, Alberta  
 Canada T2R 0K3  
 info@moda.ca  
 +1 403 296 2362  
 moda.ca

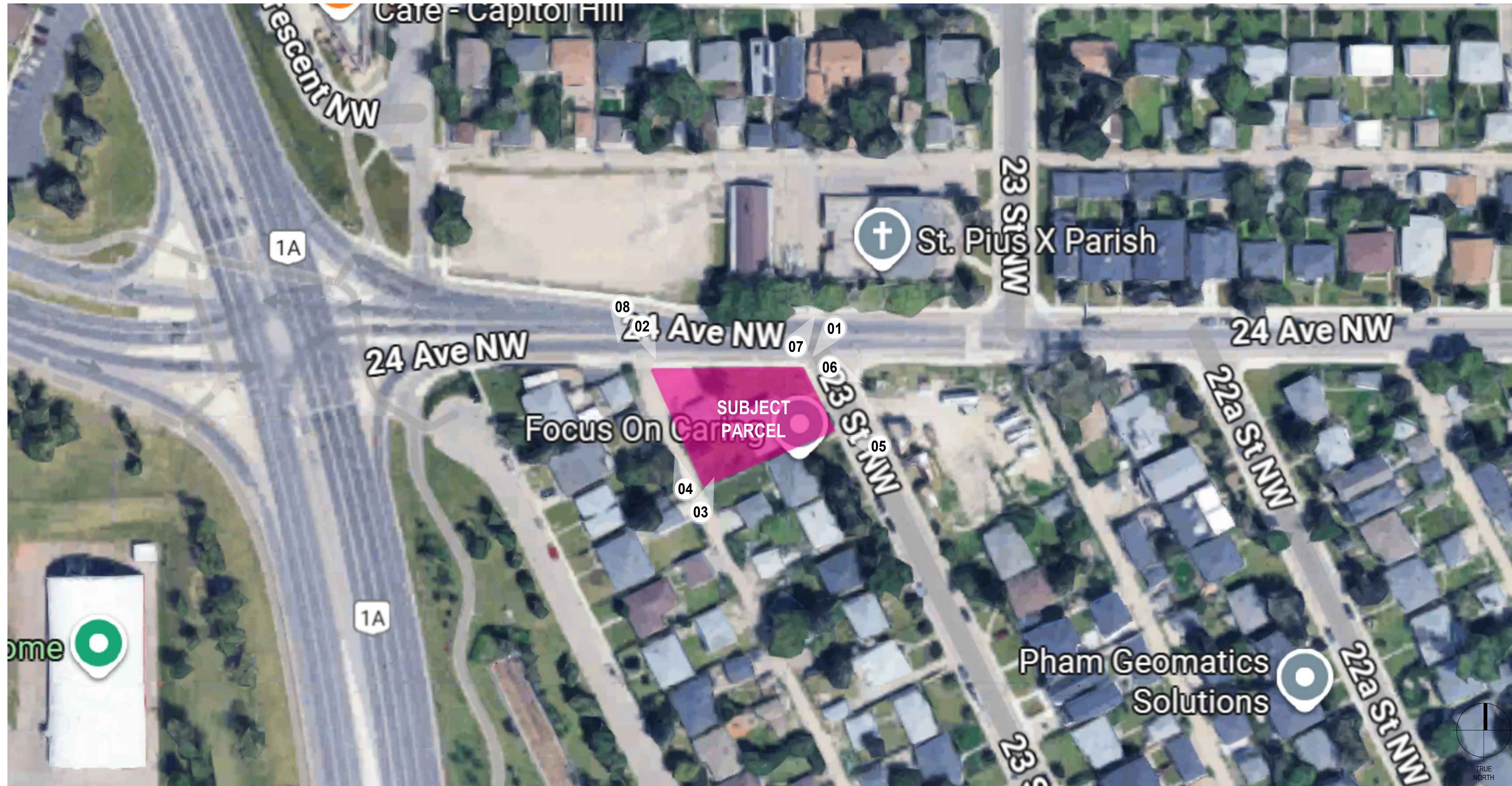
JUSTIN GILFILLAN Architect, AAA, Principal  
 BEN KLUMBER Architect, AAA, Principal

**DRAWING INFORMATION**

SCALE:  
 DRAWN BY: BK  
 CHECKED BY:

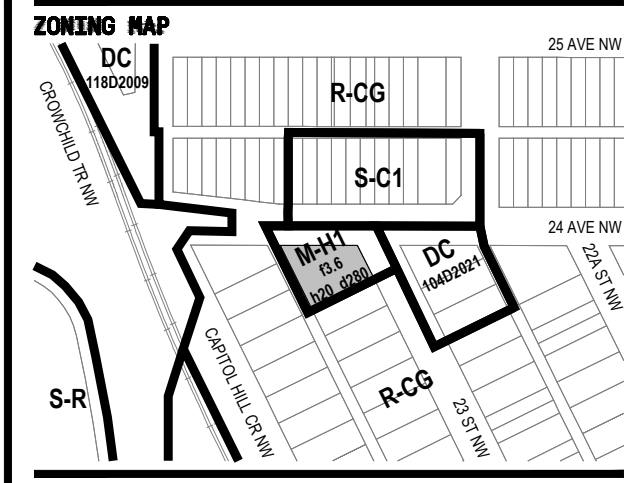
**TITLE SHEET**

**A000**



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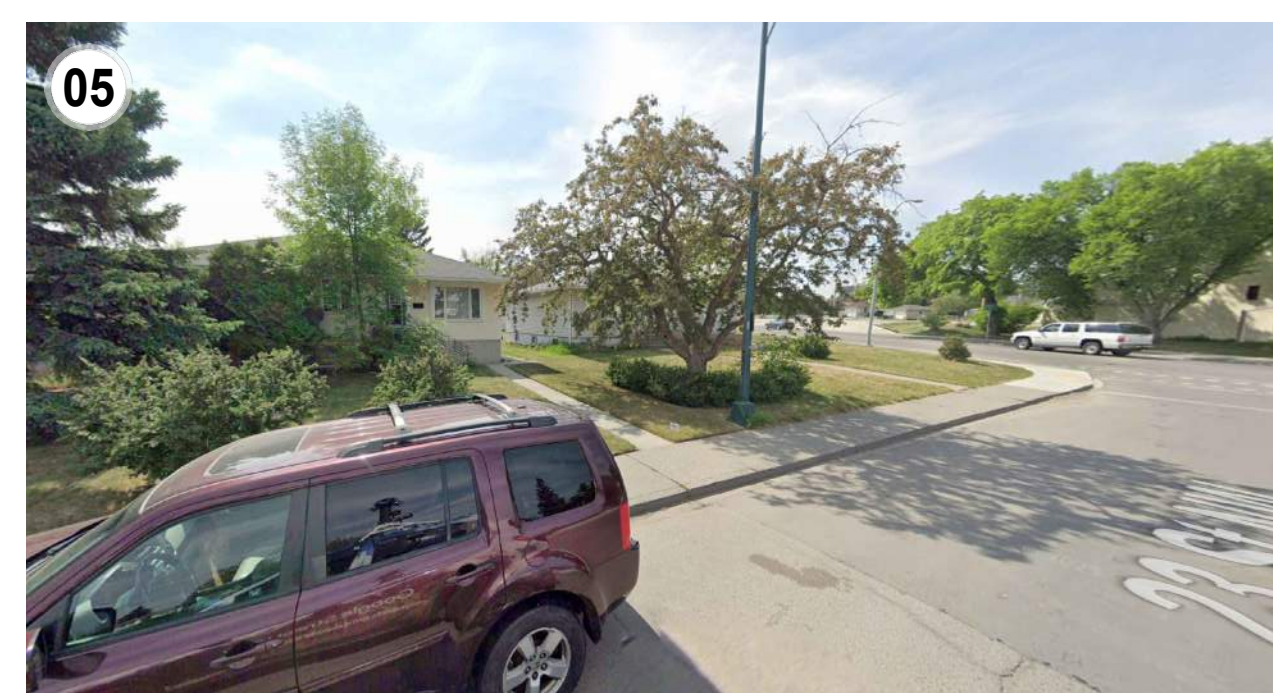


**ISSUED**

A	IF/LUR	2025-08-22
B	IF/DP	2025-09-19

**REVISIONS**

**STAMP**



**PROJECT**

NAME: **BANFF TRAIL MULTIFAMILY**

NUMBER: 25004

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

LEGAL: PLAN 911668 BLOCK 4 LOT 21

SP NO:

EP NO:

**CONSULTANT**

Modern Office of Design + Architecture

530 12th Avenue SW  
 Calgary, Alberta  
 Canada T2H 0R3

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

SUSTIN ODIERNS Architect, AA, Principal  
 BEN KLUMPER Architect, AA, Principal

**DRAWING INFORMATION**

SCALE: NTS

DRAWN BY: BK

CHECKED BY: BK

**SITE PHOTOS**

**A001**



MAIN ENTRANCE



NORTH-WEST CORNER



NORTH-EAST CORNER



BIRDS EYE VIEW FROM SOUTH EAST CORNER



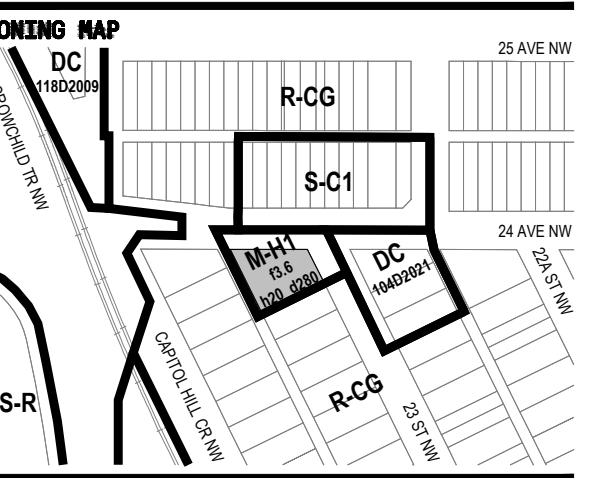
WEST ELEVATION



SOUTH ELEVATION

**MODA**

- NOTES**
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**ISSUED**

REVISION	DATE
A	IFUR 2025-08-22
B	IFDP 2025-09-19
C	IFR 2025-10-01
D	IFDP R1 2025-10-17

**REVISIONS**

**STAMP**

**PROJECT**

NAME: **BANFF TRAIL MULTIFAMILY**  
 NUMBER: 25004  
 ADDRESS: 2471 23 ST NW, CALGARY AB T2M 3Y3  
 LEGAL: PLAN 91169, BLOCK 4, LOT 21  
 EP NO: DP2025-08477  
 EP NO:

**CONSULTANT**

Modern Office of Design + Architecture  
 520 12th Avenue SW  
 Calgary, Alberta  
 Canada T2N 0R3  
 info@moda.ca  
 +1 403 286 2162  
 moda.ca

SUSTAIN COOBERNS Architect, AA, Principal  
 REN KLUMPF Architect, AA, Principal

**DRAWING INFORMATION**

SCALE: NTS  
 DRAWN BY: BK  
 CHECKED BY: BK

**CONCEPT IMAGES**

**A003**

# 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: ○  
Fire Hydrants 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)

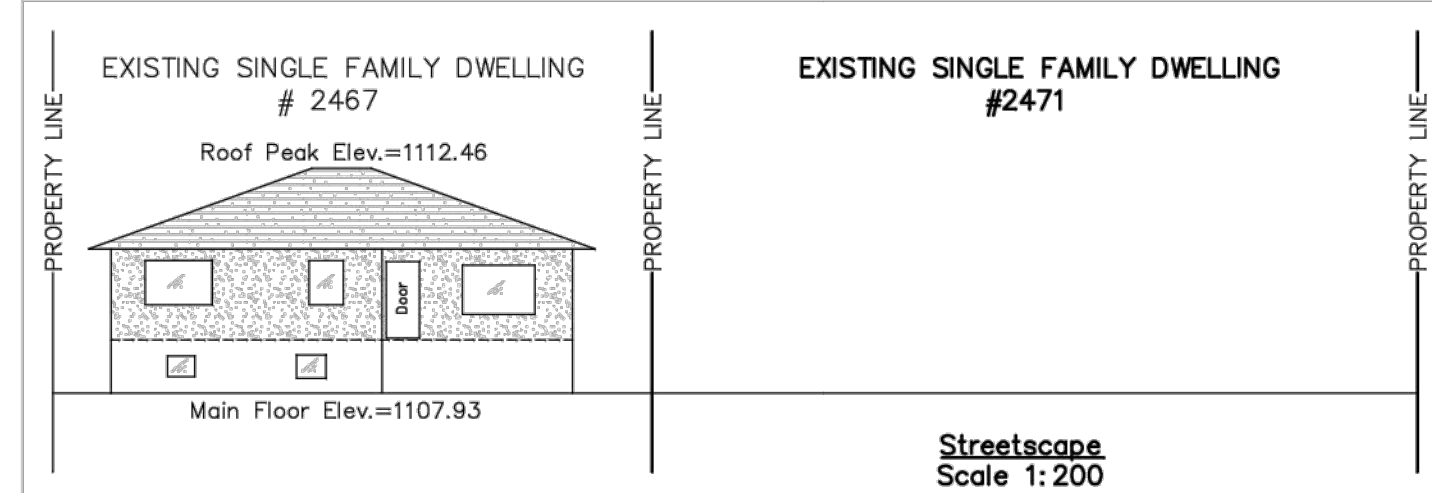
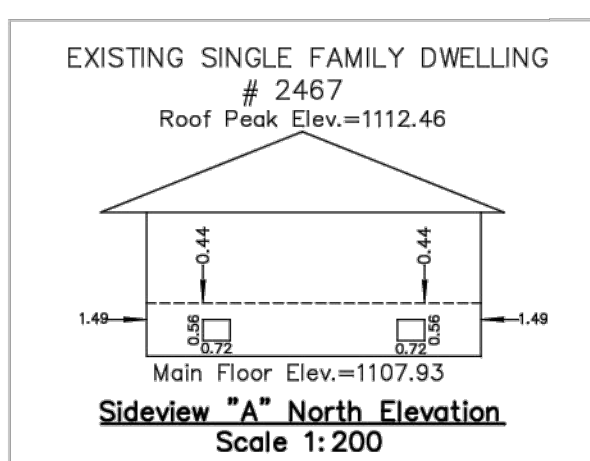
**ABBREVIATIONS**  
A—Arc Length  
Acc—Accessory  
A/C—Air Conditioner  
Bldg—Building  
BOC—Back of Curb  
BOW—Back of Walk  
Calc—Calculated  
Cant.—Cantilever  
Conc.—Concrete  
C.S.—Countersunk  
DH—Drill Hole  
Enc.—Encroaches  
Fd.—Found  
I.—Iron Post  
I.B.—Iron Bar  
LDC—Lip of Gutter  
M.A.—Maintenance 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

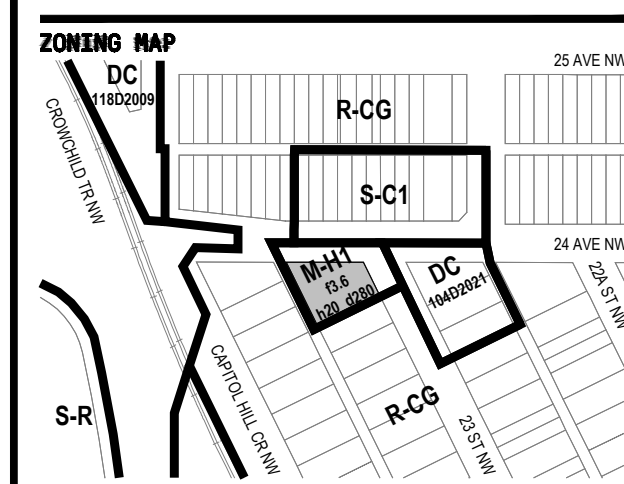
--- denotes Coniferous  
--- denotes Deciduous

### 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:

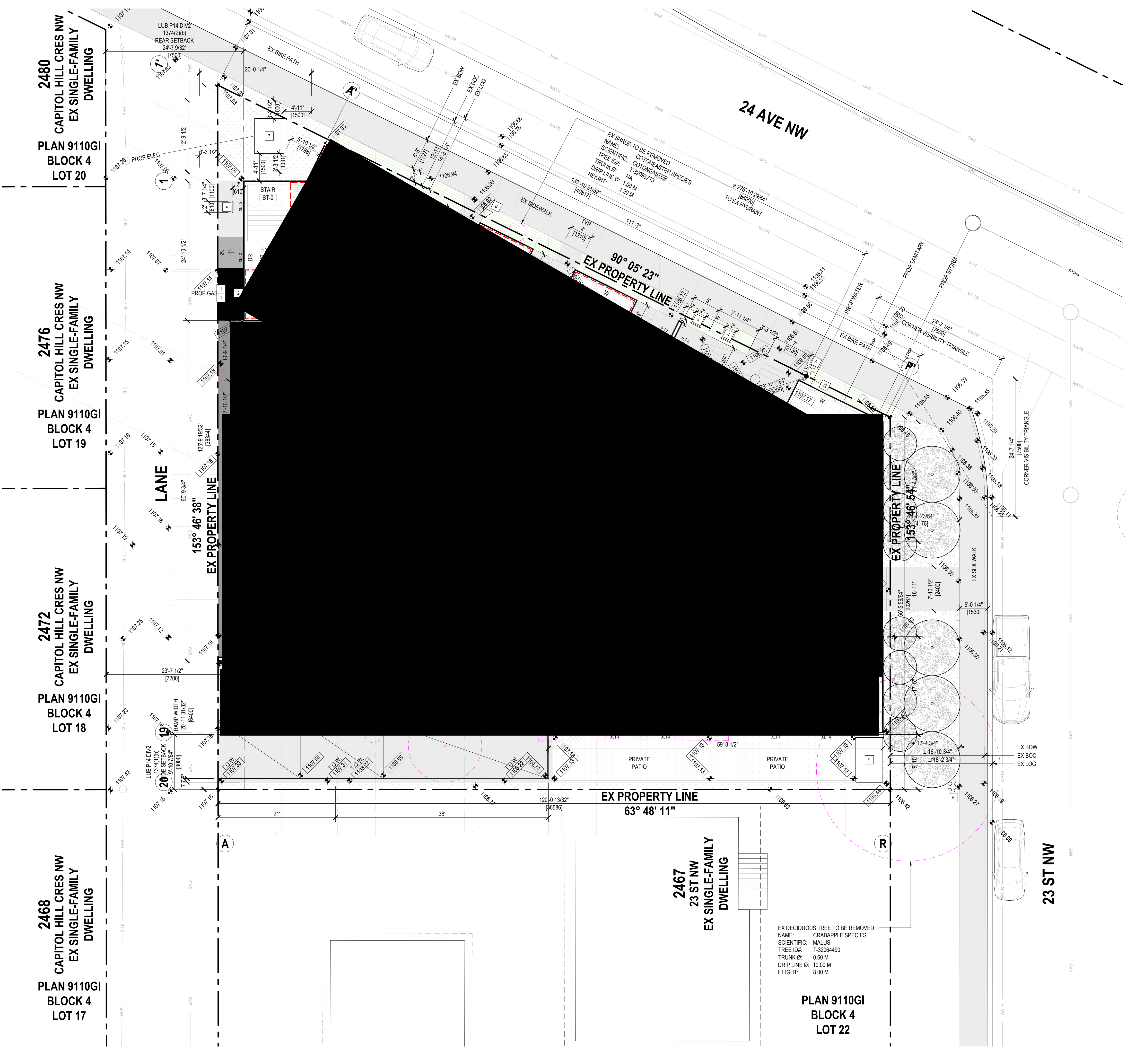
**CONSULTANT**  
Modern Office of Design - Architecture  
520 12th Avenue SW  
Calgary, Alberta  
Canada T2R 0H3  
info@moda.ca  
403 268 2182  
moda.ca  
DUSTIN COZINS Architect, AA, Principal  
BEN KLUMPER Architect, AA, Principal

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

## SITE SURVEY

# A051





**LANDSCAPE BYLAW REVIEW**

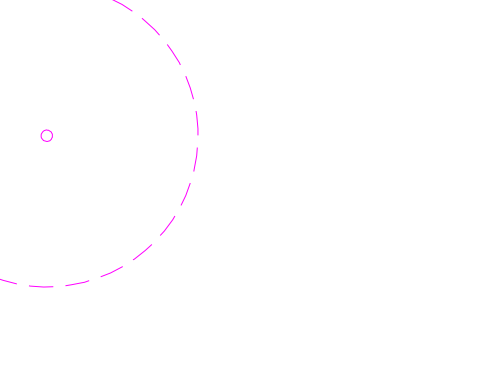
BYLAW	CLAUSE	GENERAL	NOTES	OBYES
GEN MU	1346 (2)	DECIDUOUS TREES MUST HAVE A MINIMUM CALIPER OF 50 MM	REFER TO LANDSCAPE PLAN	YES
GEN MU	1347 (3)	EVERY BUILDING ON A PARCEL MUST HAVE AT LEAST ONE SIDEWALK CONNECTING THE PUBLIC ENTRANCE TO A PUBLIC SIDEWALK	REFER TO LANDSCAPE PLAN	YES
GEN MU	1347 (6)	EVERY SIDEWALK PROVIDED MUST: (A) BE A HARD SURFACED LANDSCAPED AREA, AND (B) BE A MINIMUM WIDTH OF: (i) 1.5 M FOR AN INDIVIDUAL UNIT (ii) 1.5 M FOR SHARED RESIDENTIAL ENTRANCE (iii) 2.0 M FOR ALL OTHER CASES.	REFER TO LANDSCAPE PLAN	YES
GEN MU	1348 (1)(b)	LANDSCAPING IN SETBACK AREAS: = 1.3 TREES + 2.0 SHRUBS / 45 M <sup>2</sup>	WE PROPOSE TO PLANT THE REQ TREES AND SHRUBS WITHIN BELT ALONG 23 ST NW. THIS WILL HELP PROVIDE A MORE PLEASANT STREET FACE.	NO

**LANDSCAPE PLAN LEGEND**

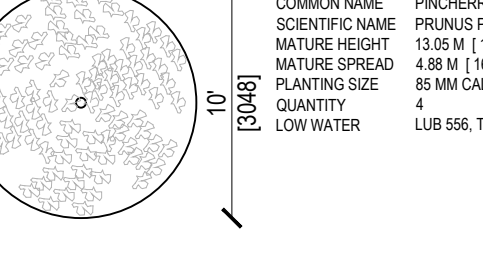
	EX PROPERTY LINE
	PROP CONC FINISH BRUSHED
	PROP PATIO FINISH DURADECK
	PROP ASPHALT PARKING
	PROP MULCH
	PROP SOO AREA

**LANDSCAPE LEGEND**

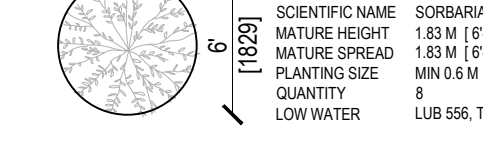
**TREE TO BE REMOVED**



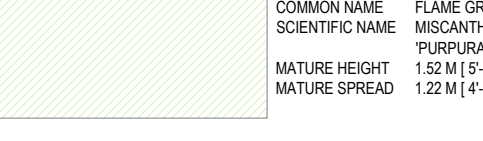
**DECIDUOUS TREES**



**SHRUBS**



**ORNAMENTAL GRASS**



**LANDSCAPE GENERAL NOTES**

- ALL SITE TO USE LOW WATER IRRIGATION SYSTEM. IT INCLUDES:  
a) A RAIN SENSOR OR SOIL SENSOR  
b) A FLOW SENSOR FOR LEAK DETECTION  
c) A MASTER VALVE TO SECURE THE SYSTEM IF LEAK DETECTED.
- DELIVERY OF WATER CONFINED TO ONLY TREES AND SHRUBS.
- ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
- ALL PLANTING BEDS TO HAVE A MINIMUM OF 3" DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.

**LANDSCAPE PLAN**



**EXT LIGHTING LEGEND**

	DESCRIP: CORRIDOR POT LIGHT
	DESCRIP: WALL MOUNTED LIGHT
	DESCRIP: EXT LARGE PENDANT LIGHT
	DESCRIP: LED EXT STEP LIGHT
	DESCRIP: EXT SMALL PENDANT LIGHT

**KEY LEGEND**

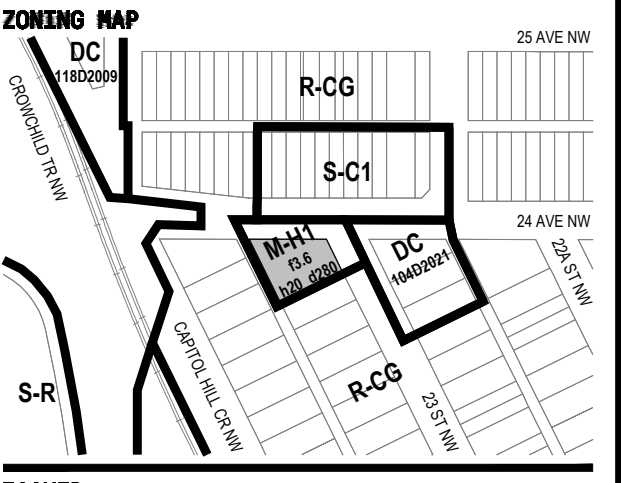
- PROP STEEL BOLLARDS, AS PER CITY OF CALGARY STANDARDS.
- PROP GAS METER LOCATION.
- PROP CONCRETE WHEEL STOP, 0.6 M FROM FRONT EDGE.
- PROP BICYCLE STAND (MOUNTED TO CONCI).
- STREET LEVEL - EX LIGHT STANDARD TO REMAIN.
- STREET LEVEL - EX SIGN POST TO REMAIN.
- PROP TRANSFORMER, CIV CONC PAD, AS PER ENMAX STANDARDS.
- PROP SHARP DOWN TO PARKADE LEVEL, SLOPED AS PER CITY OF CALGARY STANDARDS.
- PROP PARKADE VENTILATION DOG HOUSE.
- LINE OF EX HOME TO BE DEMOLISHED.
- LINE OF EX GARAGE TO BE DEMOLISHED.
- PROP (FECT) SIDEWALK FIRE DEPARTMENT CONNECTION (SFMSE); REFER TO MECH.
- PROP "CALGARY FIRE DEPARTMENT APPROVED LOOKBOX".
- PROP FIRE DEPARTMENT ALARM PANEL.

**LEGEND**

EX	EXISTING
PROP	PROPOSED
DR	DOOR OPENING TO EXTERIOR
CH DR	OVERHEAD DOOR TO EXTERIOR
S DR	SLIDING DOOR TO EXTERIOR
W	WINDOW
BOC	BACK OF CURB
BOW	BACK OF WALK
FW	FRONT OF WALK
LOG	LIP OF GUTTER
	EX SPOT GEODETIC ELEVATION POINT.
	PROP SPOT GEODETIC ELEVATION POINT.

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**ISSUED**

A	IFLR	2025-08-22
B	IFDP	2025-09-19
C	IFR	2025-10-01
D	IFDP #1	2025-10-17

**REVISIONS**

**STAMP**

**PROJECT**

NAME: **BANFF TRAIL MULTIFAMILY**

NUMBER: 2504

ADDRESS: 2411 23 ST NW, CALGARY AB T2M 3Y3

LEGAL: PLAN 9110G1 BLOCK 4 LOT 21

REP NO: DP2025-06477

**CONSULTANT**

Modern Office of Design - Architecture

520 12th Avenue SW  
Calgary, Alberta  
Canada T2R 0H3

info@moda.ca  
+1 403 288 2182  
moda.ca

DAVID COCHRAN Architect, AA, P.Eng  
BEN KLUMPER Architect, AA, P.Eng

**DRAWING INFORMATION**

SCALE: 1:100

DRAWN BY: DV

CHECKED BY: BK

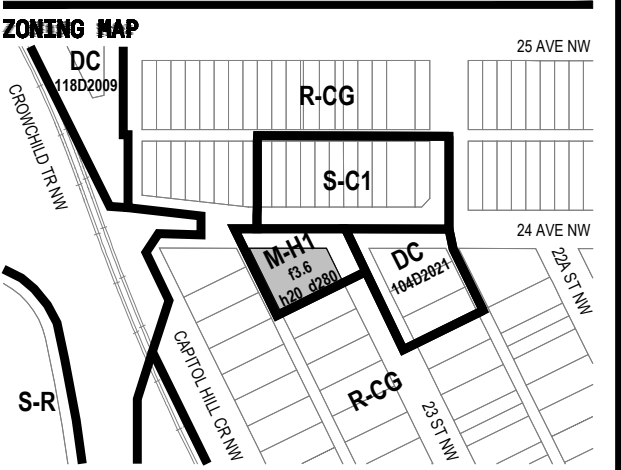
**SITE / LANDSCAPE PLAN**

**A052**

### 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 - WHITE

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### ISSUED

REVISION	DESCRIPTION	DATE
A	IFLR	2025-08-22
B	IFDP	2025-09-19
C	IFR	2025-10-01
D	IFDP R1	2025-10-17

### 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  
**DP 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

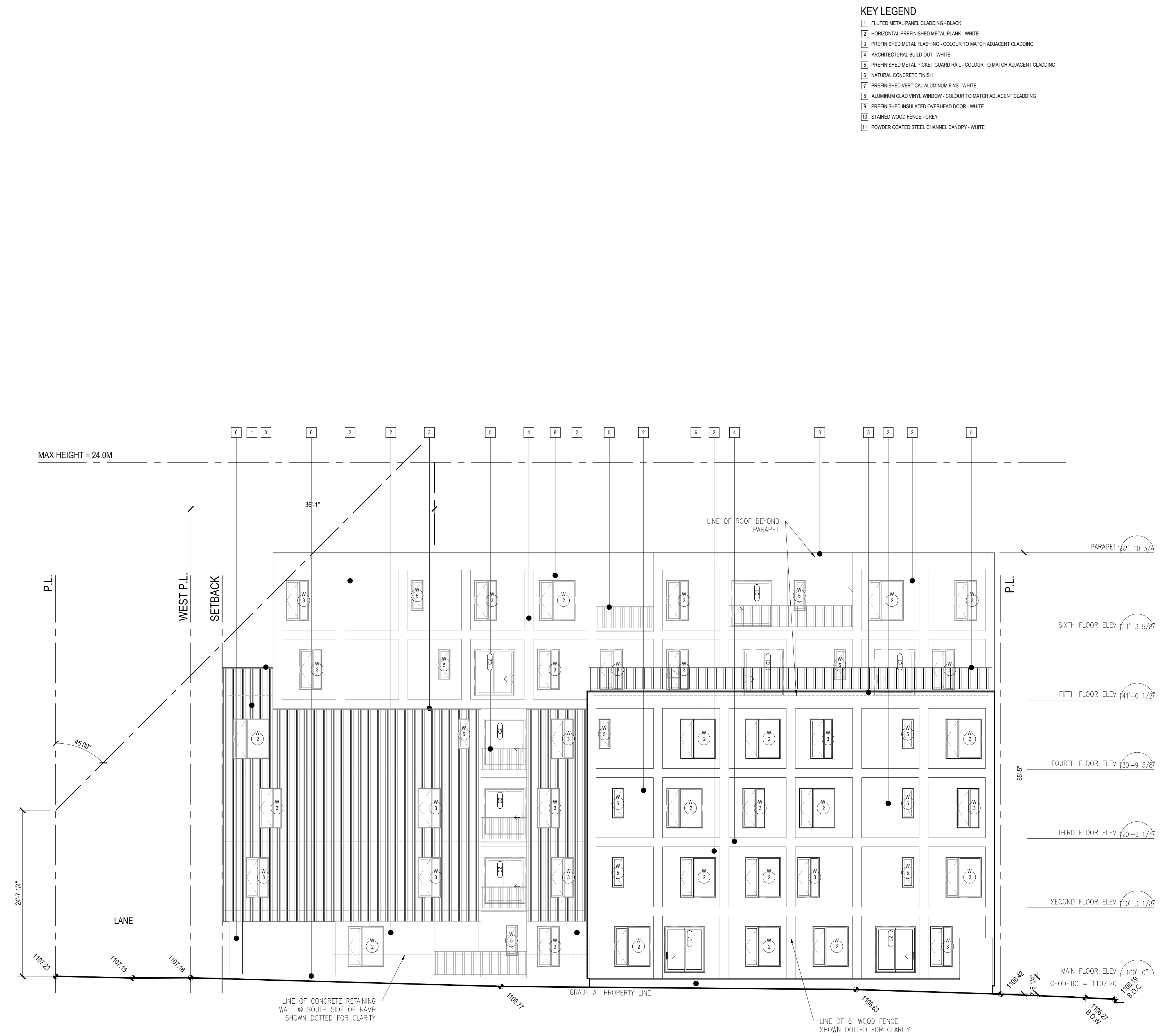
**OWNER** COZINGE Architect, AA, Principal  
**CLIENT** KLUMPER Architect, AA, Principal

### DRAWING INFORMATION

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

## SOUTH ELEVATION

# A301



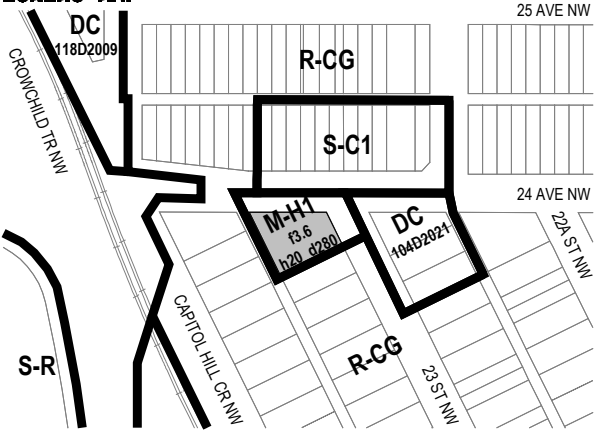
### KEY LEGEND

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### ZONING MAP



### ISSUED

Version	Description	Date
A	IFLR	2025-08-22
B	IFDP	2025-09-19
C	IFR	2025-10-01
D	IFDP R1	2025-10-17

### 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** DP0205-6477  
**BP NO**

### CONSULTANT

**Modern Office of Design + Architecture**  
 520 12th Avenue SW  
 Calgary, Alberta  
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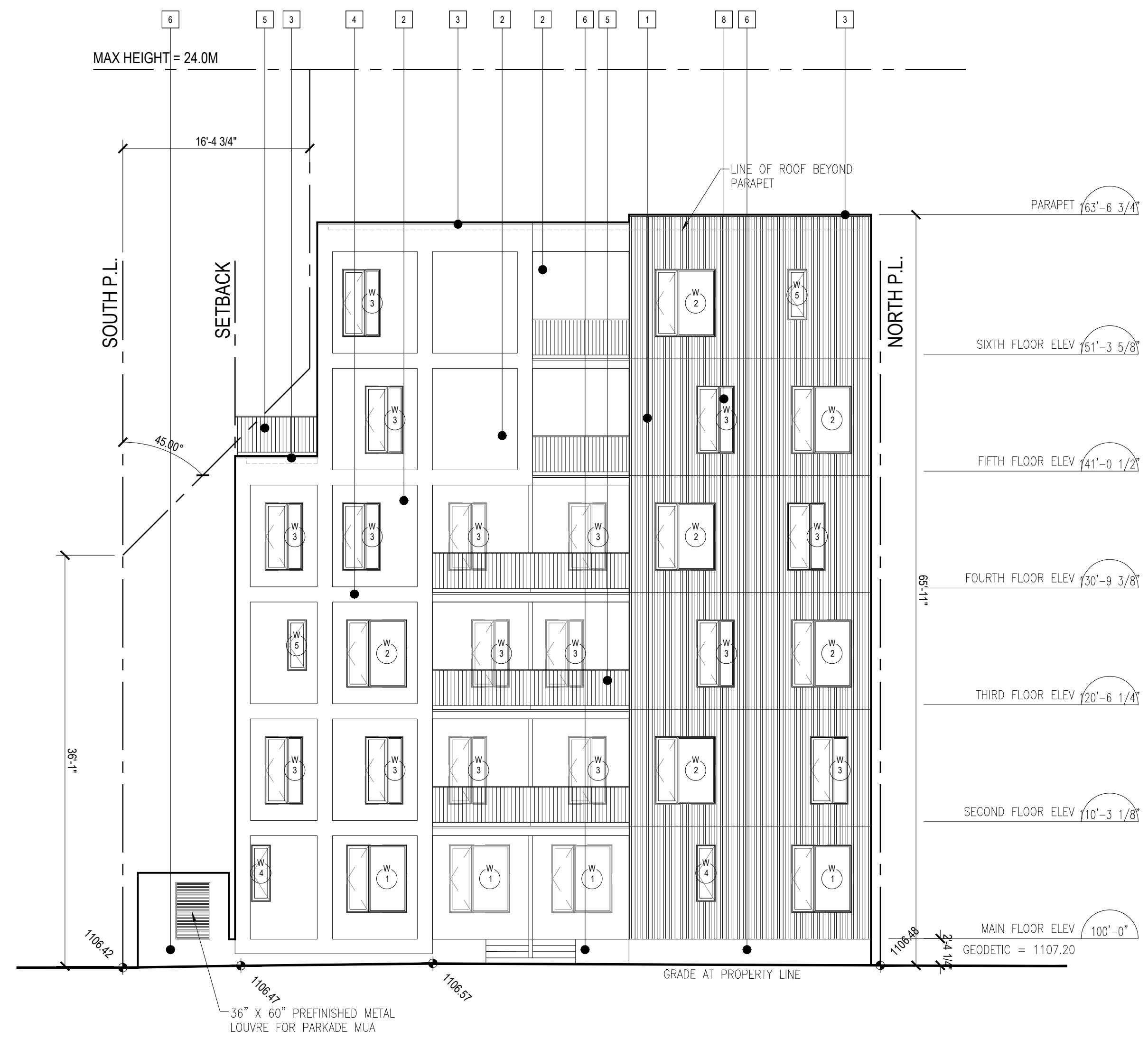
**DAVID COZZINE** Architect, AIA, Principal  
**MIK KLUMPER** Architect, AIA, Principal

### DRAWING INFORMATION

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

## EAST ELEVATION

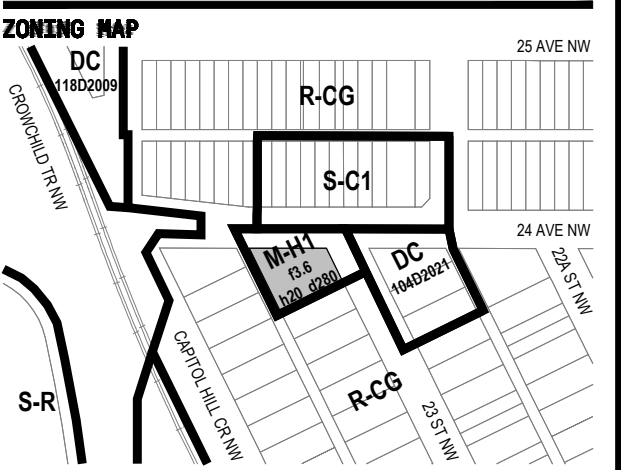
# A302



### 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 - WHITE

- ### 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.
  - 2 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
  - 3 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATINGS AND LEVELS PRIOR TO THE COMMENCEMENT OF THE WORK AND IS RESPONSIBLE FOR REPORTING DISCREPANCIES AND/OR OMISSIONS TO THE ARCHITECTS IMMEDIATELY.
  - 4 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND ANY OTHER APPLICABLE CONSULTANTS DRAWINGS.
  - 5 THE DRAWINGS MUST NOT BE SCALED.



### ISSUED

REVISION	DATE
A	2025-08-22
B	2025-09-19
C	2025-10-01
D	2025-10-17

### REVISIONS

### STAMP

### PROJECT

**NAME** BANFF TRAIL MULTIFAMILY  
**NUMBER** 2504  
**ADDRESS** 2411 23 ST NW, CALGARY AB T2M 3Y3  
**LEGAL** PLAN 911061 BLOCK 4 LOT 21  
**DP NO** DP0205-0477  
**EP NO**

### CONSULTANT

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**JUSTIN COZZINE** Architect, AA, Principal  
**BEN KLUMPER** Architect, AA, Principal

### DRAWING INFORMATION

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

## NORTH ELEVATION

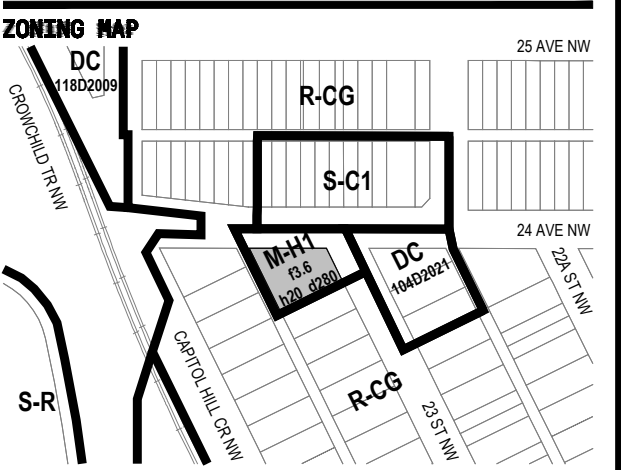
# A303



### 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
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- 10 STAINED WOOD FENCE - GREY
- 11 POWDER COATED STEEL CHANNEL CANOPY - WHITE

- ### NOTES
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  - 5 THE DRAWINGS MUST NOT BE SCALED.



### ISSUED

REVISION	DATE
A FLOOR	2025-08-22
B FFP	2025-09-19
C IFR	2025-10-01
D FFP R1	2025-10-17

### REVISIONS

### STAMP

### PROJECT

**NAME** BANFF TRAIL MULTIFAMILY  
**NUMBER** 2504  
**ADDRESS** 2411 23 ST NW, CALGARY AB T2M 3Y3  
**LEGAL** PLAN 911003 BLOCK 4 LOT 21  
**OP NO** DP0205-0477  
**SP NO**

### CONSULTANT

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 moda.ca

### DRAMING INFORMATION

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

## WEST ELEVATION

# A304

