

NOTE: ARTISTIC RENDER, DRAWINGS TAKE PRECEDENT.

CALGARY JAPANESE COMMUNITY CENTRE

USE: GROUP A2 & C
ISSUED: ISSUED FOR DP 2
DATE: 2026-10-02

MODA

NOTES

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ZONING MAP



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L	IFBP	2026-09-09
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REVISIONS

STAMP

PROJECT

NAME: CALGARY JAPANESE COMMUNITY CENTRE
NUMBER: 23006
ADDRESS: 2236 29 ST SW, CALGARY AB T3E 2K2
LEGAL: PLAN 5661O BLOCK 24 LOT 23 - 28
DP NO: DP2023-04032
BP NO:

CONSULTANT

Modern Office of
Design + Architecture

520 12th Avenue SW
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Canada T2R 0H3

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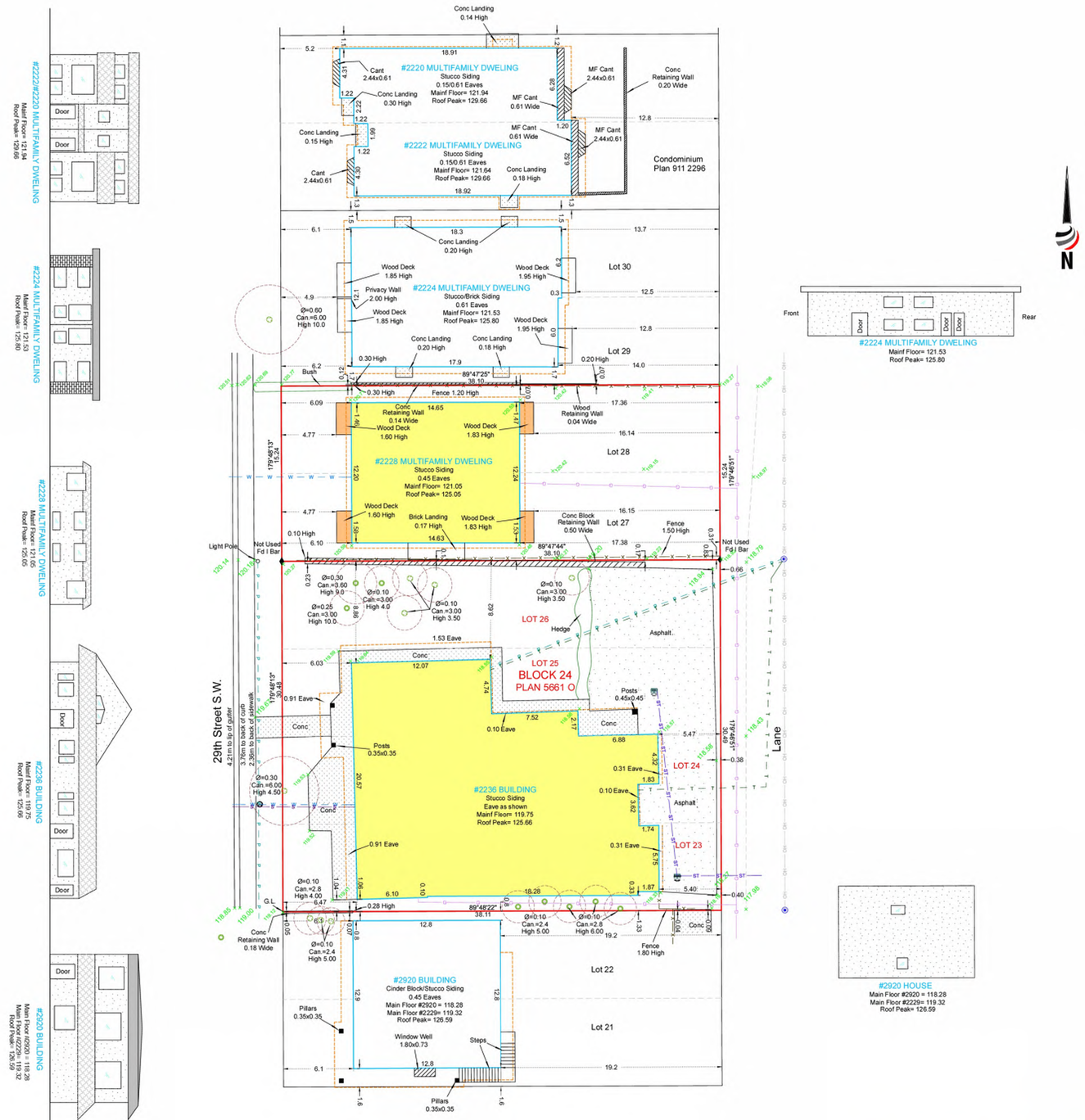
DUSTIN DOUSTRE Architect, AAA Principal
BEN KLUMPER Architect, AAA, Principal

DRAWING INFORMATION

SCALE: NTS
DRAWN BY: DV
CHECKED BY:

TITLE SHEET

A000



1 A051 EXISTING SURVEY
1:1000

THE CITY OF CALGARY

PLAN
SHOWING
SITE SURVEY
AFFECTING
LOTS 23 TO 28 INCLUSIVE, BLOCK 24, PLAN 5661 O
WITHIN THE
E 1/4 SEC 7 TWP 24 RGE 1 W5M

ALBERTA
2023

0 1.5 3 7.5 15 METRES
SCALE: 1 : 150

LEGEND

Statutory iron survey post found shown thus	●
Statutory iron survey post placed shown thus	○ and are stamped P235
Drill hole found shown thus	✖
Drill hole placed shown thus	⊠
Metal plug found shown thus	◪
Metal plug placed shown thus	⊡
Temporary point shown thus	✕
Iron bar found shown thus	↑
Alberta Survey Control Marker (ASCM) shown thus	⊕
Delta (Central) angle of arc shown thus	Δ
Eave Fascia are shown thus	
Fences are shown thus	X
Building foundation shown thus	
Gas line shown thus	G
Power Lines shown thus	P P
Overhead Utilities shown thus	OH OH
Sanitary Lines shown thus	S S
Storm lines shown thus	ST ST
Water lines shown thus	W W
Telus Lines shown thus	T T
Coniferous trees are shown thus	
Deciduous trees are shown thus	
Shrubs are shown thus	
Tree Canopy shown thus	
Catch Basins shown thus	
Manhole shown thus	
Catch Basin Manholes shown thus	
Power Poles shown thus	
Fire Hydrant shown thus	
Street Lights shown thus	
Water valves shown thus	
Spot Elevations are shown thus	
Concrete surfaces are shown thus	
Asphalt Pathway shown thus	
Utility Rights of Way are shown thus	
Subject Property is shown thus	
Gas Valve shown thus	
Sign shown thus	

ABBREVIATIONS

A.	Arc	MWC.	Monitoring Well Cap
AC.	Access Cover	N.	North
ag.	Above Ground	NAD.	North American Datum
ALS.	Alberta Land Surveyor	No.	Number
ARW.	Access Right of Way	NT.	Non-Tangential
ASCM.	Alberta Survey Control Marker	(NTS).	Not to Scale
Blk.	Block	ORRW.	Overland Drainage R/W
C.	Short Curve	P.	Brass Cap
C of T.	Certificate of Title	Ped.	Pedestal
calc.	calculated	Pit.	4 Pits
Cant.	Cantilever	Pl.	Placed
CB.	Chord Bearing	Pos.	Position
ck.m.	check measured	PL.	Pipeline
Conc.	Concrete	PUL.	Public Utility Lot
ca.	counter sunk	R.	Radius
E.	East	Re-est.	Re-established
ER.	Environmental Reserve	Ref.	Reference
Est.	Established	Res.	Restored
FC.	Filler Cap	RGE.	Range
Fd.	Found	R/W.	Right of Way
GNSS.	Global Navigation Satellite System	(R).	Radial
ha.	Hectare	S.	South
I.	Statutory Iron Post	SEC.	Section
L.	Short Line	TCO.	Top Cut Off
M.	Mound or Meridian	TWP.	Township
Mk.	Mark	URW.	Utility R/W
Mkd.	Marked	W.	West
Mp.	Marker Post	3TM.	3° Transverse Mercator
MR.	Municipal Reserve	Δ.	Central Delta Angle

NOTE

Distances are shown in metres and decimals thereof.
Elevations are geodetic and derived from ASCM 250662 , elevation = 1122.535
To obtain actual elevation add 1000 to spot elevations.
Fences are within 0.10m of property line unless otherwise noted.
Eave dimensioned to the line of the fascia.
Actual locations of all facilities are to be confirmed prior to excavation.
Any subsequent users of this plan or digital file cannot rely on the information contained hereon without the expressed consent and authority of Robert M. Wallace, A.L.S.

ENCUMBRANCES, LIENS & INTERESTS

TITLE : 931 221 543 (Searched February 10th, 2023)
Owner (s): Calgary Japanese Community Association.

PLAN 5661 O
BLOCK 24
LOTS 23 TO 26 INCLUSIVE

TITLE : 061 041 124 (Searched March 1st, 2023)
Owner (s): Calgary Japanese Community Association.

PLAN 5661 O
BLOCK 24
LOTS 27 TO 28 INCLUSIVE

SURVEYOR

ROBERT M. WALLACE, A.L.S.
Date of Survey: March 1st, 2023
Certified Correct this 5th day of March, 2023.

Robert M. Wallace, A.L.S.

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P235 GLOBAL RAYMAC SURVEYS INC.

*** This plan represents the best information at the time of survey. ***
GLOBAL RAYMAC SURVEYS INC. 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

MUNICIPAL ADDRESS:
2236 - 29th Street S.W.
Calgary, Alberta

Client: Modern Office of Design & Architecture Inc.

File No.:

JOB NO. : 23CC0022

Drawn By: MK

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Calgary, Alberta T2G 3A6
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E-mail: admin@globalraymac.ca

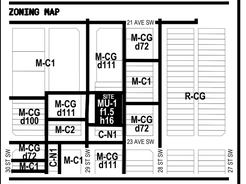
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MO DA

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DUSTIN DOUZENE Architect, AAA, Principal
BEN KLUMPER Architect, AAA, Principal

DRAWING INFORMATION

SCALE: AS NOTED
DRAWN BY:
CHECKED BY:

SITE SURVEY

A100

LANE

19.08 | 18.97 | 18.79 | 18.43 | 17.98

19.27 | 18.92 | 18.19

1. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.
2. ALL STAGING, HOARDING, AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE ON PRIVATE PROPERTY.
3. AN URBAN FORESTRY TECHNICIAN SHALL BE CONTACTED TO BE ON SITE AT THE FOLLOWING STAGES OF CONSTRUCTION:
   - 3.1. COMMENCEMENT.
   - 3.2. WHEN EXISTING SIDEWALK REMOVED FROM PROPOSED PROJECT PARCEL.
   - 3.3. PRIOR TO ANY EXCAVATION FOR PROPOSED DRIVEWAY. CONTACT URBAN FORESTRY AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INDEMNIFIED TREE CONTRACTOR AT THE APPLICANT'S EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREE.

   CONTACT AN URBAN FORESTRY TECHNICIAN AT 3-1-1.
4. TREE PROTECTION MEASURES PRIOR TO AND DURING CONSTRUCTION.
   - 4.1. IF CLEARANCE PRUNING OF PUBLIC TREES IS REQUIRED, URBAN FORESTRY MUST BE NOTIFIED, WITH A MINIMUM TWO (2) BUSINESS DAYS NOTICE, AND AN INDEMNIFIED CONTRACTOR MUST BE USED AT THE APPLICANT'S EXPENSE.
   - 4.2. PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIALS IS TO ENCROACH IN THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY REPRESENTATIVE.
   - 4.3. INSTALL A TEMPORARY 1.2 M HIGH TREE PROTECTION BARRIER. TO EXTEND OUT 4.0 M EACH SIDE OF TREE AND TO EXTEND FROM BACK OF CITY SIDEWALK TO FRONT PROPERTY LINE.
   - 4.4. AREA OF PROTECTIVE BARRIER = ± 30 M².
   - 4.5. TREE TO BE HAND WATERED DURING CONSTRUCTION PERIOD.
5. CONTRACTOR INFORMATION TO BE GIVEN TO CITY ONCE SELECTED.
   CONTRACTOR NAME: UNKNOWN.
   CONTACT: UNKNOWN.
   EMAIL: UNKNOWN.
   CELL: UNKNOWN.

EX ASPHALT PAD TO BE DEMOLISHED.

EX WALK TO BE DEMOLISHED.

18.33

EX 2 STOREY COMMUNITY ASSOCIATION BLDG

EX 2 STOREY FOUR-PLEX BLDG

EX 2 STOREY FOUR-PLEX BLDG

EX 2 STOREY DUPLEX BLDG

C D B A

2228

EX WALK TO BE DEMOLISHED.

19.14 | 19.12

13'-1 15/32" [4000]

BACK OF CURB

PLAN 5661O BLOCK 24 LOT 29, 30

PLAN 5661O BLOCK 24 LOT 27, 28

PLAN 5661O BLOCK 24 LOT 23 - 26

PLAN 5661O BLOCK 24 LOT 21, 22

TREE PROTECTION ZONE

20.77 | 20.69 | 20.62 | 20.51

19'-9 29/64" [5803]

EX LIGHT POLE

20.18 | 20.14 | 19.67 | 19.09 | 18.85

BW BOC LOG

29 ST SW

DEMO SITE PLAN LEGEND

- 0000.00 — EX SPOT GEODETIC ELEVATION POINT.
- 0000.00 — PROP SPOT GEODETIC ELEVATION POINT.
- PROPERTY LINE
- EX BLDG TO REMAIN.
- EX TREE TO REMAIN.
- EX ITEM TO BE DEMOLISHED.
- EX BLDG TO BE DEMOLISHED.
- EX TREE TO BE DEMOLISHED.

TREE LEGEND

EX DECIDUOUS

A	DESCRIPTION	MANITOBA MAPLE
	SCIENTIFIC NAME	ACER NEGUNDO
	LOCATION	CITY OF CALGARY PROPERTY
	TREE ID #	T-32041389 [https://maps.calgary.ca/TreeSchedule]
	ESTIMATED VALUE	$12,277.72
	TRUNK Ø	0.65 M
	CANOPY Ø	6.0 M
	HT	10.0 M
B	DESCRIPTION	CRABAPPLE
	SCIENTIFIC NAME	MALUS
	LOCATION	ON PROPERTY LINE W/ CITY OF CALGARY PROPERTY
	TREE ID #	T-51148601 [https://maps.calgary.ca/TreeSchedule]
	ESTIMATED VALUE	UNKNOWN
	TRUNK Ø	0.32 M
	CANOPY Ø	6.0 M
	HT	4.5 M

1 / A101 DEMO SITE PLAN 1:100

0 5'-0"

TRUE NORTH | PROJECT NORTH

MO DA

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+1 403 286 2162
mode.ca
DUSTIN DOSSYNE Architect, AAA Principal
SEN KLAMPER Architect, AAA, Principal

DRAWING INFORMATION

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

DEMO SITE PLAN

A101

EXT FINISHES LEGEND

CONCRETE



DESCRIPTION	ARCHITECTURAL CONCRETE
PRODUCT	BOARD FORM CONCRETE
COLOUR	NATURAL
SIZE	6" WIDE PLANKS
SUBMITTAL	REQUIRED

WOOD



DESCRIPTION	SHOU SUGI BAN SHINGLE
PRODUCT	CUSTOM
COLOUR	MATTE BLACK
SIZE	TO BE DETERMINED

EXT FINISHES LEGEND

METAL



DESCRIPTION		FLAT ALUMINUM PANEL
COLOUR		NATURAL
WIDTH		6"
MIN THK		1/8"
SUBMITTAL		REQUIRED.
NOTE	1	CONTRACTOR TO ENSURE PRODUCT SUITABLE FOR BELOW-GRADE APPLICATIONS.
	2	5052 ALUMINUM RECOMMENDED.

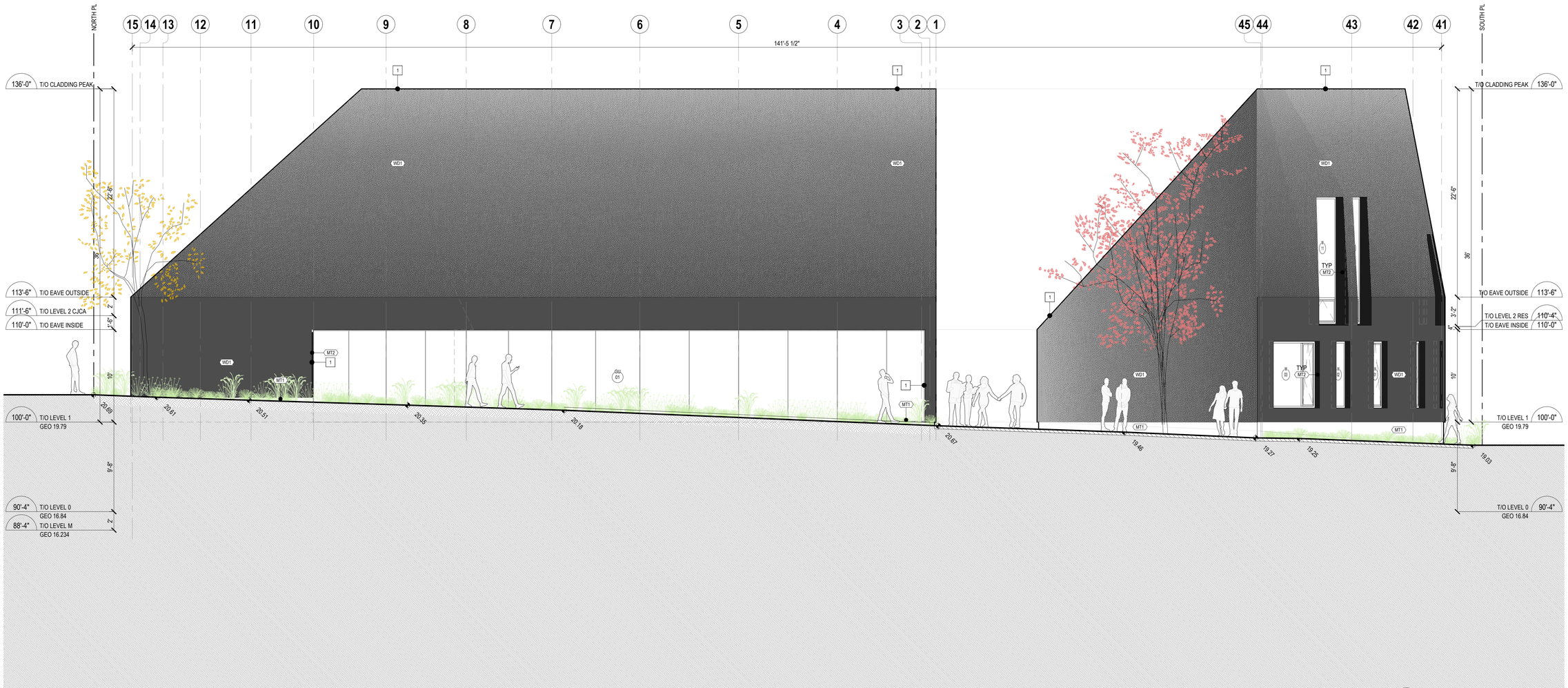


DESCRIPTION		FLAT ALUMINUM PANEL
COLOUR		PREFIN BLACK
MIN THK		1/8"
SUBMITTAL		REQUIRED.
NOTE	1	

KEY LEGEND

1. PROP METAL TRIM. COLOUR TO MATCH ADJ CLADDING.
2. PROP EXT DOOR. COLOUR TO MATCH ADJ CLADDING.
3. PROP LAMINATED GLASS GUARDRAIL C/W FACE MOUNTED TRACK MOUNTING. FINISH: CLEAR.
4. PROP CONC COL FINISH: (CNC1)
5. PROP WASTE BINS. PRODUCTS: (WB1) (WB2) (WB3)
6. PROP MTL EAVES. FINISH TO MATCH: (MT2)
7. PROP MECHANICAL LOUVRES. REFER TO MECH. FINISH TO MATCH (WD1)
8. PROP PAD MOUNTED ELECTRICAL TRANSFORMER.

MODA



1 A401 BLDG ELEV - WEST
3/16" = 1'-0"

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SCALE	3/16" = 1'-0"
DRAWN BY	DV
CHECKED BY	DV

BUILDING ELEVATION - WEST

A401

EXT FINISHES LEGEND

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PRODUCT	BOARD FORM CONCRETE
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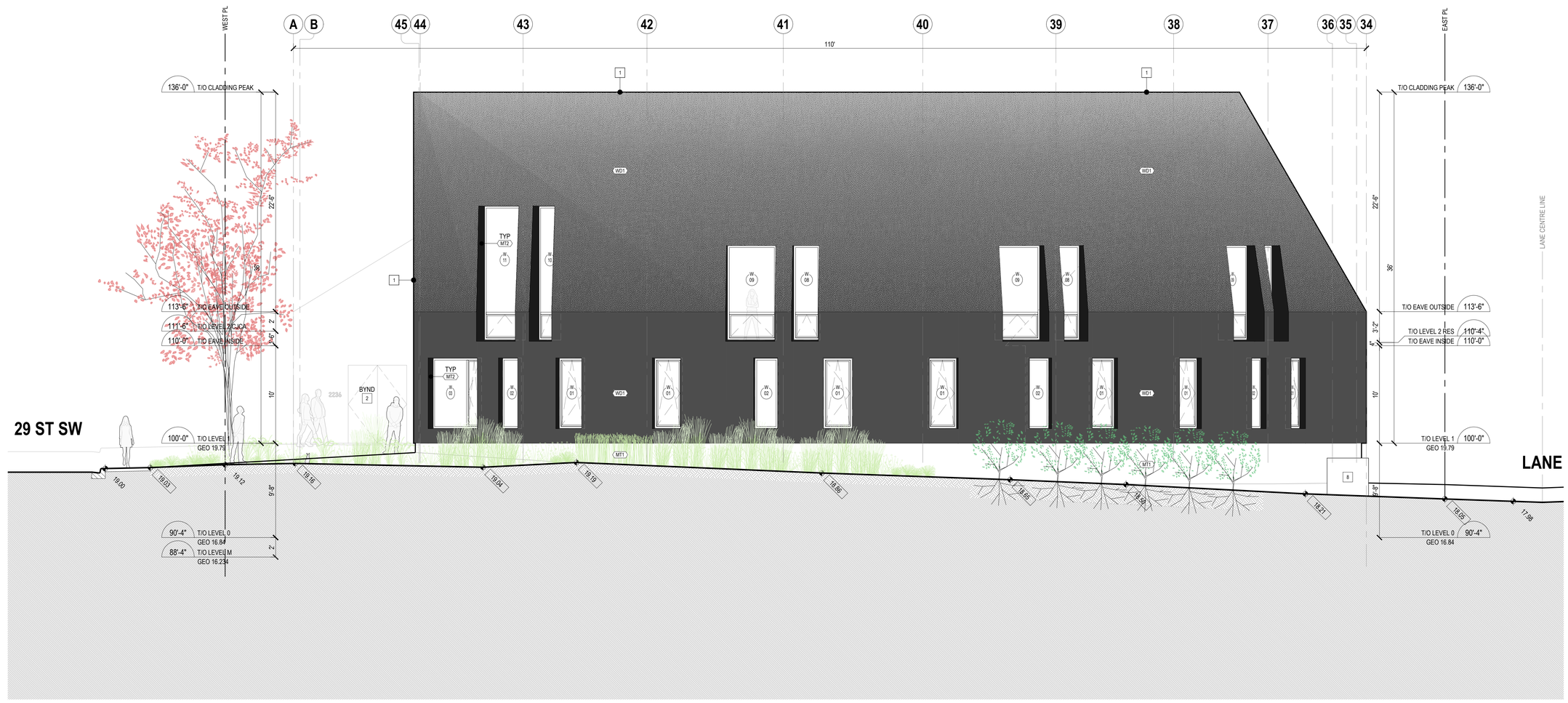


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MODA



1 A402 BLDG ELEV - SOUTH
3/16" = 1'-0"

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DRAWN BY	DV
CHECKED BY	DV

BUILDING ELEVATION - SOUTH

A402

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MODA

NOTES

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ZONING MAP



ISSUED

B	IFDP	2023-06-14
C	IFDP - DTR1 RESPONSE	2023-10-01
D	IFDP - DTR2 RESPONSE	2023-11-30
E	IFDP - DTR3 RESPONSE	2023-12-22
H	IFCD - 50%	2025-08-22
L	IFBP	2026-09-09
K	IFDP 2	2026-10-02

REVISIONS

STAMP

PROJECT

NAME: CALGARY JAPANESE COMMUNITY CENTRE

NUMBER	23006
ADDRESS	2236 29 ST SW, CALGARY AB T3E 2K2
LEGAL	PLAN 5661O BLOCK 24 LOT 23 - 28
DP NO	DP2023-04032
BP NO	

CONSULTANT

Modern Office of Design + Architecture

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DUSTIN DOUEYRE Architect, AAA Principal
BEN KLAMYER Architect, AAA, Principal

DRAWING INFORMATION

SCALE	3/16" = 1'-0"
DRAWN BY	DV
CHECKED BY	DV

BUILDING ELEVATION - EAST

A403

EXT FINISHES LEGEND

CONCRETE



DESCRIPTION	ARCHITECTURAL CONCRETE
PRODUCT	BOARD FORM CONCRETE
COLOUR	NATURAL
SIZE	6" WIDE PLANKS
SUBMITTAL	REQUIRED

WOOD



DESCRIPTION	SHOU SUGI BAN SHINGLE
PRODUCT	CUSTOM
COLOUR	MATTE BLACK
SIZE	TO BE DETERMINED

EXT FINISHES LEGEND

METAL



DESCRIPTION	FLAT ALUMINUM PANEL
COLOUR	NATURAL
WIDTH	6"
MIN THK	1/8"
SUBMITTAL	REQUIRED.
NOTE 1	CONTRACTOR TO ENSURE PRODUCT SUITABLE FOR BELOW-GRADE APPLICATIONS.
2	5052 ALUMINUM RECOMMENDED.



DESCRIPTION	FLAT ALUMINUM PANEL
COLOUR	PREFIN BLACK
MIN THK	1/8"
SUBMITTAL	REQUIRED.
NOTE 1	

KEY LEGEND

1. PROP METAL TRIM. COLOUR TO MATCH ADJ CLADDING.
2. PROP EXT DOOR. COLOUR TO MATCH ADJ CLADDING.
3. PROP LAMINATED GLASS GUARDRAIL C/W FACE MOUNTED TRACK MOUNTING. FINISH: CLEAR.
4. PROP CONC COL. FINISH: (CNC1)
5. PROP WASTE BINS. PRODUCTS: (WB1) (WB2) (WB3)
6. PROP MTL EAVES. FINISH TO MATCH: (MT2)
7. PROP MECHANICAL LOUVRES. REFER TO MECH. FINISH TO MATCH: (WD1)
8. PROP PAD MOUNTED ELECTRICAL TRANSFORMER.



1 A404 BLDG ELEV - NORTH
3/16" = 1'-0"

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DUSTIN DOUSING Architect, AAA Principal
DAN KLAMYER Architect, AAA, Principal

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