DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ERRORS OR DISCREPANCIES IMMEDIATELY.

THE COPYRIGHT OF ALL DESIGNS AND DRAWINGS IS THE PROPERTY OF THE CONSULTANT. ANY REPRODUCTION, DISTRIBUTION AND/OR USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED IS PROHIBITED.

SITE INFORMATION

LEGAL DESCRIPTION:
UNIT 3 PLAN 041 2702
S.E. 1/4 Sec. 26, Twp. 23, Rge. 1, W5thM

ADDRESS:
22 HERITAGE MEADOWS ROAD S.E.,
CALGARY, ALBERTA

ZONING:
DC (I-2 GUIDELINES)

SITE AREA:
± 1.21 HECTARES

BUILDING AREAS

MAIN FLOOR:	± 2637 sq.m.
2ND FLOOR:	± 649 sq.m.
MAIN FLOOR ADDITIONS:	± 293.14 sq.m.
2ND FLOOR ADDITIONS:	± 58.85 sq.m.
	± 3637.99 sq.m.

F.A.R. = 0.30

EXISTING TEMPORARY OPEN AIR HAIL SHELTERS:

SHELTER "A":
± 1,422.4 sq.m.

SHELTER "B":
± 261.5 sq.m.

SHELTER "C":
± 341.39 sq.m.

SHELTER "D":
± 451.3 sq.m.

SHELTER "E":
± 254.4 sq.m.

APPROVED UNDER DEVELOPMENT PERMIT DP2025-00129

PARKING

PARKING PROVIDED
21 CUSTOMER SPACES
64 SERVICE AND STAFF PARKING
85 TOTAL SPACES PROVIDED

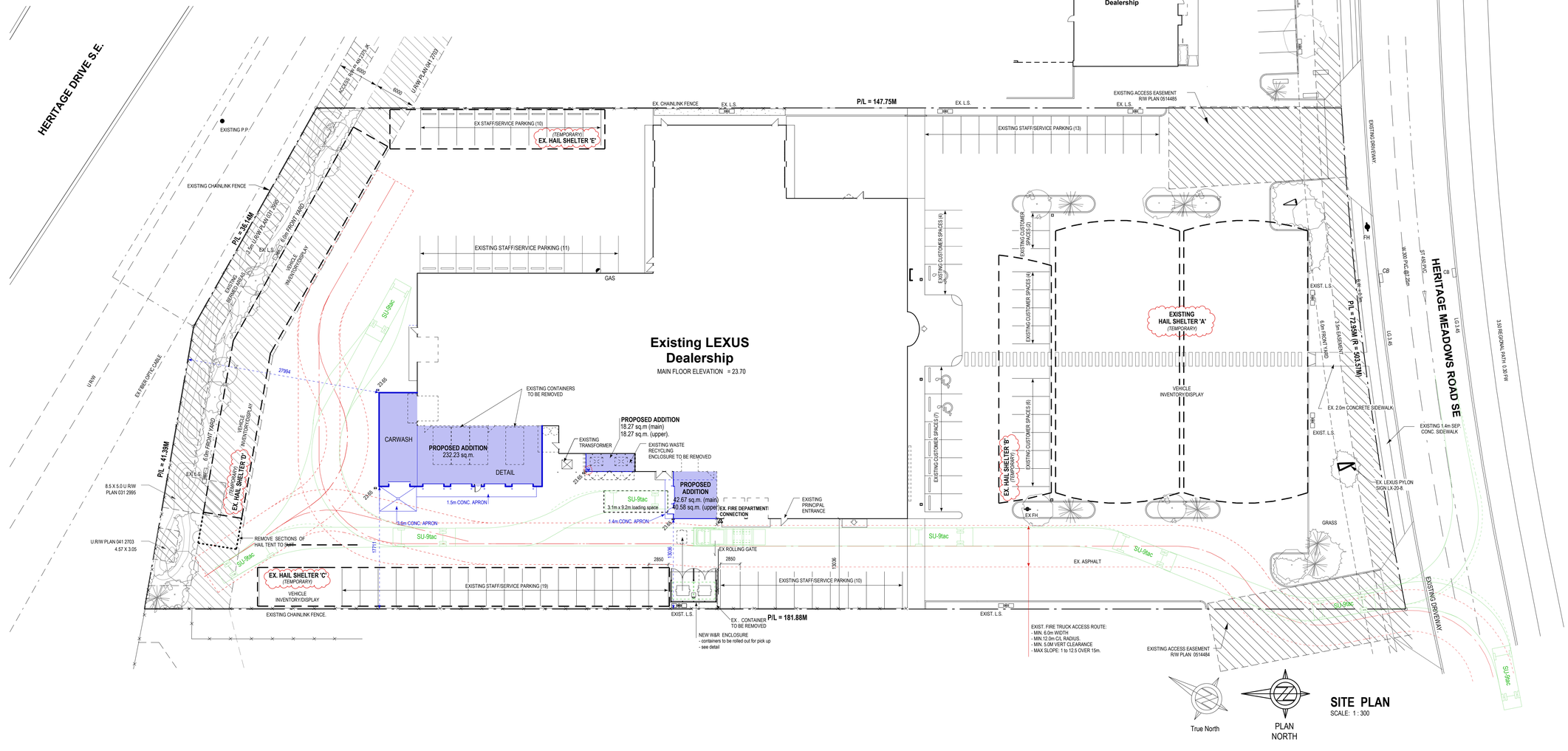
LANDSCAPING

ALL TREES/SHRUBS LANDSCAPED AREAS SHOWN ARE EXISTING AND TO REMAIN AS IS UNLESS NOTED OTHERWISE.

WASTE & RECYCLING

NEW ENCLOSURE AS SHOWN - PRIVATE PICK - UP

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



SITE PLAN

SCALE: 1 : 300

ARCHITECTURAL:

Axiom Architecture Inc.
Calgary Office: 5917 1A Street SW. Calgary, AB, T2H 0G4
Ph. 403 253 2853 www.AxiomArch.ca

CLIENT:

BARJAC
SPACES that PERFORM
#10, 2404 91st Avenue SE
Calgary, Alberta T2B 3L6
Ph: (403) 279 - 5533 Fax: (403) 236 - 1762
E-mail: barjac@telus.net

STRUCTURAL:

AMENDED DRAWINGS

DP No	Date Received
DP2026-04479	SEP 15 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:

LEXUS

SHOP & CARWASH ADDITION

22 HERITAGE MEADOWS ROAD SE CALGARY, ALBERTA

STAMPS:

AXIOM ARCHITECTURE INC. (CALGARY)
PERMIT No. AC 13660
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

ISS:	REV:	DATE:	DESCRIPTION:
	1	AUG 26/26	REVISED WM LOCATION

DRAWING TITLE:

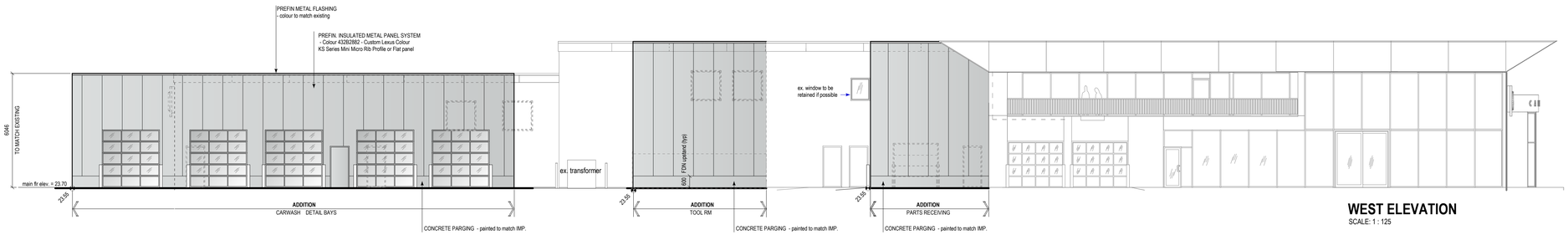
Site Plan
Site Information

JOB NUMBER:	**25-109**
DATE:	**July 13, 2026**
DRAWN BY:	**MM**

DP1.0

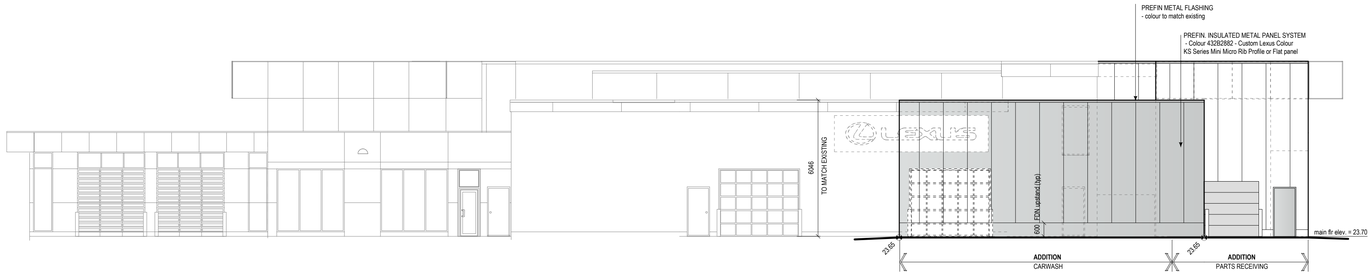
DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ERRORS OR DISCREPANCIES IMMEDIATELY.

THE COPYRIGHT OF ALL DESIGNS AND DRAWINGS IS THE PROPERTY OF THE CONSULTANT. ANY REPRODUCTION, DISTRIBUTION AND/OR USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED IS PROHIBITED.

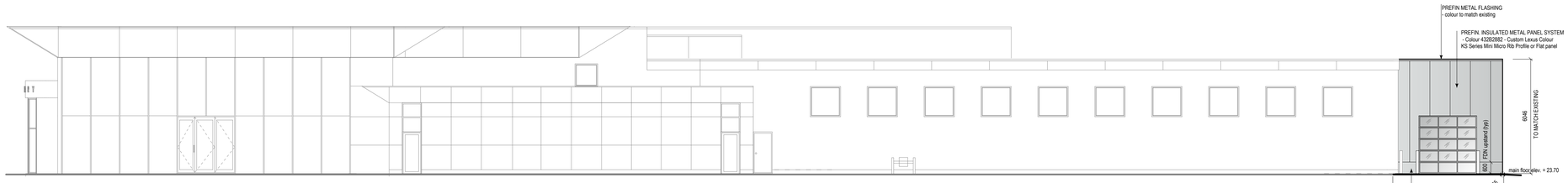


WEST ELEVATION
SCALE: 1 : 125

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

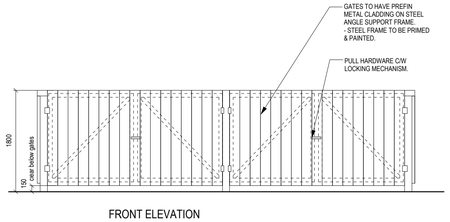


NORTH ELEVATION
SCALE: 1 : 125

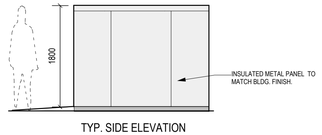


EAST ELEVATION
SCALE: 1 : 125

[redacted]



FRONT ELEVATION
SCALE : 1:50



TYP. SIDE ELEVATION
SCALE : 1:50

WASTE & RECYCLING ENCLOSURE
SCALES AS NOTED

ARCHITECTURAL:
Axiom Architecture Inc.
Calgary Office: 5917 1A Street SW. Calgary, AB, T2H 0G4
Ph. 403 253 2853 www.AxiomArch.ca

CLIENT:
BARJAC
SPACES that PERFORM
#10, 2404 91st Avenue SE
Calgary, Alberta T2B 3L6
Ph: (403) 279 - 5533 Fax: (403) 236 - 1762
E-mail: barjac@telus.net

STRUCTURAL:
AMENDED DRAWINGS

DP No	Date Received
DP2026-04479	SEP 15 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

MECHANICAL / ELECTRICAL:

PROJECT INFORMATION:
LEXUS
SHOP & CARWASH ADDITION
22 HERITAGE MEADOWS ROAD SE
CALGARY, ALBERTA

STAMPS:
AXIOM ARCHITECTURE INC. (CALGARY)
PERMIT No. AC 13660
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

REVISIONS:

ISS:	REV:	DATE:	DESCRIPTION:

DRAWING TITLE:
Elevations

JOB NUMBER:	**25-109**
DATE:	**July 14, 2026**
DRAWN BY:	**MM**

DP4.0

THIS DRAWING TO BE USED FOR GRADING & SERVICING INFORMATION ONLY. FOR BUILDING LOCATION, DIMENSIONS, AND PARKING LAYOUT, REFER TO LATEST ARCHITECTURAL DRAWINGS

DEVELOPMENT IS TO BE BUILT TO THE CITY APPROVED STAMPED DSSP DRAWINGS. SHOULD ANY INCONSISTENCIES EXIST BETWEEN THIS DRAWING AND THE CITY STAMPED APPROVED DSSP DRAWINGS, PLEASE NOTIFY THE ENGINEER IMMEDIATELY. THE CITY OF CALGARY STAMPED ENGINEERING DRAWINGS GOVERN WHEN ANY INCONSISTENCIES ARE FOUND BETWEEN DRAWINGS. DSSP PLANS TO MATCH DP PLANS WHEN ALL IS COMPLETE

HERITAGE DRIVE S.E.

HERITAGE MEADOWS ROAD S.E.

PP

PL GR 23.40±

P/L 36.14

P/L 22.46

P/L 14.92

PL GR 23.24±

PL GR 23.10±

EX LIFT STATION

EX S 150 PE FM

EX S 200 PVC R=50.00

L=81.21 S=0.70%

INSULATED EX S 200 PVC
L=8.00 S=1.00%
INV (N) 22.02
INV (S) 22.10

EX S 200 STEEL
L=6.70 S=1.82%
INV (N) 17.450
INV (S) 17.543

EX S MH 23.43

17.780

17.640

19.90±

EX S 150 PVC L=45.00 S=2.00%

EX S 200 PVC L=100.75 S=0.70%

EX ST 250 PVC L=44.81 S=0.40%

EX GT 22.99

21.71±

EX GT 23.06

P/L 14.78

ST 200 PVC
L=16.0 S=2.80%
INV (N) 21.280
INV (S) 21.160

EX ST 250 PVC L=53.21 S=0.40%

SLAB 23.70±

EX BLDG M.F. 23.70

EX WATER METER ROOM

EX WATER TO BE REMOVED

NEW WATER METER LOCATION

P/L 19.86

21.50±

EX GT 23.47

EX ST 250 PVC
L=5.21 S=2.70%
INV @ BLDG 21.380

21.48±

EX ST 250 PVC L=43.17 S=0.40%

EX W 150 PVC

21.24

EX GT 23.08

21.22±

EX ST 250 PVC L=50.00 S=0.40%

EX W 200 PVC

EX W 300 PVC

EX ST 250 PVC
L=30.30 S=2.34%
INV @ BLDG 21.976

EX ST 250 PVC
L=14.00 S=2.34%

R=50.00

21.285

EX GT 23.01

21.122

21.09±

EX ST 250 PVC
L=30.91 S=0.40%

EX ST 250 PVC
L=18.39 S=0.40%

SHARED ACCESS R/W 10.0 m

NEW 1.40 SEP CONCRETE SIDEWALK AS PER CITY STANDARD

20.098±

EX GT 23.01 R75

20.085±

EX W 200 PVC

EX ST 300 PVC
L=26.46 S=0.52%

30.03

TC GR 23.26±

P/L=77.95
R=503.37

PROPOSED 1.40 SEP WALK

20.74±

20.560

20.409

EX ST 23.24±

EX 0.25 C&G LG 3.45

SHARED ACCESS R/W 10.0 m

TC GR 23.38±

1.85

8.25

AMENDED DRAWINGS
DP No: DP2026-04479
Date Received: SEP 15 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS
22 Heritage Meadows Rd SE
Calgary AB

LEGAL DESCRIPTION
UNIT 3
PLAN 041 2702, SE 1/4
SEC. 26-23-1-W5M

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			

REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

FOR DEVELOPMENT PERMIT SUBMISSION ONLY. NOT FOR TENDER OR CONSTRUCTION.

Jubilee Engineering Consultants Ltd.
Municipal Engineering • Industrial, Commercial, & Residential Land Development • Planning • Engineering Surveys
3702 Edmonton Trail N.E., Calgary, Alberta, T2E 3P4
www.jubileengineering.com
P 403 276 1001 | F 403 276 1012

☐ PHYSICALLY PRINTED WITH SIGNATURE, SCANNED, PHOTOCOPIED, OR MARKED.

PERMIT

STAMP

JUBILEE ENGINEERING CONSULTANTS LTD.
CHECKED: ☐OK ☐REVISE
STAGE: ☐50% ☐95% ☐IFC ☐OTHER
NAME: _____
DATE: _____

NOTES
1. All elevations referenced to 1000m Geodetic Datum.
2. Hydrants, valves, check valves, manholes, sewer lines, water lines etc., to be installed to City of Calgary standards.
3. All manholes to be S.R.C.
4. Match crown minimum at all sewer connections.
5. All sewer distribution pipes to be SDR 35 PVC. All sewer service pipes </= to 150mm to be SDR 28 PVC. Sewer service pipes > than 150mm to be SDR 35.
6. Sewer lines to minimum slopes as per City of Calgary Standards.
7. Use City of Calgary Type 2 installation, Class 1A bedding for sewer pipes unless unwise noted.
8. Insulation required for sanitary sewers if cover less than 2.50m on mains.
9. Insulation required for storm sewers if cover less than 1.20m as per City of Calgary Standards.
10. All water mains to be DR 18 PVC unless otherwise noted.
11. Use City of Calgary Type 1 installation, Class 1A bedding for water mains, Type 2 installation, class 'B' bedding for services.
12. Depth of bury for water lines to conform with City of Calgary standards.
13. No trees to be planted over water line(s).
14. Protection of Potable Water Supply From Contamination: All Cross connections or potential cross connections must be either eliminated or protected against backflow by the installation of a cross connection control device. All cross connection control devices must be installed in accordance with the Water Utility By-law 22M82 and the National Plumbing Code of Canada.
15. For building locations and dimensions refer to latest Architectural drawings.
16. The contractor is responsible for locating all shallow utilities.
17. The contractor is to verify the location of existing sanitary storm and water services and confirm existing inverts prior to installation within the project area. The Engineer should be notified immediately of any discrepancies.
18. Weeping Tile & Free Flow area drains to be tied to unrestricted free flow storm sewer.
19. All Civil Scope of Work Ends at 1.00m away from the Building Foot Print.

LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
PA	Manhole with plastic inserts
GT	Grated top manhole
CB	Catch basin
M	Water meter location
× 82.91	Existing elevation
S-A 00.00	Sanitary manhole number & elevation
CB/GT/ST-1 00.00	CB/GT/Storm manhole number & elevation
M.F. 000.00 T.F. 000.00 S 000.00	Main floor elevation Top of footing elevation Sanitary sewer invert at bldg

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ISSUED FOR

No.	DRAWING STATUS	DATE	APP.
4	AS-BUILT		
3	FOR CONSTRUCTION		
2	FOR TENDER		
1	DEVELOPMENT PERMIT	23JUL26	WB

CLIENT
BARJAC CONSTRUCTION

PROJECT
SOUTH LEXUS
CARWASH ADDITION
22 HERITAGE MEADOWS ROAD SE

TITLE
SITE SERVICING PLAN

DESIGN BY:	DV	SCALE: 1:400	JOB NUMBER: 26-102
DRAWN BY:	WB		
CHECKED BY:	-	REV NO.: -	DRAWING NUMBER: SP1
DATE:	25-Aug-26		

THIS DRAWING TO BE USED FOR GRADING & SERVICING INFORMATION ONLY. FOR BUILDING LOCATION, DIMENSIONS, AND PARKING LAYOUT, REFER TO LATEST ARCHITECTURAL DRAWINGS

DEVELOPMENT IS TO BE BUILT TO THE CITY APPROVED STAMPED DSSP DRAWINGS. SHOULD ANY INCONSISTENCIES EXIST BETWEEN THIS DRAWING AND THE CITY STAMPED APPROVED DSSP DRAWINGS, PLEASE NOTIFY THE ENGINEER IMMEDIATELY. THE CITY OF CALGARY STAMPED ENGINEERING DRAWINGS GOVERN WHEN ANY INCONSISTENCIES ARE FOUND BETWEEN DRAWINGS. DSSP PLANS TO MATCH DP PLANS WHEN ALL IS COMPLETE

HERITAGE DRIVE S.E.

HERITAGE MEADOWS ROAD S.E.

EX WATER TO BE REMOVED

NEW WATER METER LOCATION

EX BLDG M.F.: 23.70

POND 1 23.20

POND 2 23.20

POND 3 23.20

POND 4 23.20

POND 5 23.20

SPILL 23.20

P/L=72.95 R=503.57

PROPOSED 1.40 SEP WALK

NEW 1.40 SEP CONCRETE SIDEWALK AS PER CITY STANDARD

EX GT 22.99

EX GT 23.08

EX GT 23.01

EX GT 23.24

EX GT 23.01 R70

EX GT 22.89

EX GT 23.08

EX GT 23.24

TC GR 23.48

TC GR 23.26

TC GR 23.28

TC GR 23.48

TC GR 23.48

TC GR 23.48