PLANWORKS | EAGLE BUILDERS | Grubb Engineering www.grubb-engineering.ca | aggregate design studio ltd. | 908 Engineering Incorporated | APTUS ENGINEERING LTD.

Bubbles



SYMBOL LEGEND

CONSTRUCTION REFERENCE — 7	CONSTRUCTION TAG
FINISH REFERENCE — A	EXTERIOR FINISH TAG
GRID NUMBER — 0	GRID BUBBLE
DOOR REFERENCE — 101A	DOOR TAG
ROOM NUMBER — ROOM NAME 101	ROOM TAG
DESCRIPTION — T/O FLOOR; ELEVATION — 100'-0"	ELEVATION DATUM
DRAWING NUMBER — 1; SHEET NUMBER — A4.1	BUILDING SECTION CALLOUT
DRAWING NUMBER — 1; SHEET NUMBER — A3.1	ELEVATION CALLOUT
WINDOW REFERENCE — 3'-0"x6'-0"	WINDOW TAG
ELEVATION — 100'-0"	ELEVATION TAG
DRAWING TITLE; DRAWING NUMBER — 1; SHEET NUMBER — A2.0; Floor Plan; 1/8" = 1'-0"; SCALE	DRAWING TITLE

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision
A000	Index	M
A001	Code Review	M
A002	Building Areas	M
A101	Site Plan Overall	M
A102	Site Vicinity Plans	M
A103	Site Images	M
A104	Landscaping Plan	M
A105	Site Details	M
A201	Main Floor Plan	M
A202	Second Floor Plan	M
A301	Elevations	M
A302	Elevations	M
A303	Signage Elevations	M
A401	Building Sections	M
A402	Building Sections	M
A701	Exterior Render	M
A702	Exterior Render	M
A703	Exterior Render	M
A704	Exterior Render	M

Sheet Count: 19

Calgary, AB

Car Wash and Detail Centre

Architect:
PLANWORKS

Stamp:

aggregate design studio ltd.
EAGLE BUILDERS
Bubbles Car Wash & Detail Centres

Bubbles
Car Wash and Detail Centre

11155 11 Street NE
Calgary, AB

Lot 7, Block 4, Plan 181 2151, NE 1/4 SEC TWP 25 RGE 1 W5M

NO.	DESCRIPTION	DATE
D	ISSUED FOR PRELIMINARY REVIEW	2025-10-30
E	ISSUED FOR PRELIMINARY REVIEW	2025-11-05
F	ISSUED FOR PRELIMINARY REVIEW	2026-01-06
G	ISSUED FOR PRELIMINARY REVIEW	2026-03-06
H	ISSUED FOR PRELIMINARY REVIEW	2026-04-21
I	ISSUED FOR PRELIMINARY REVIEW	2026-05-11
J	ISSUED FOR PRELIMINARY REVIEW	2026-06-24
K	ISSUED FOR DEVELOPMENT PERMIT	2026-08-19
L	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-09-04
M	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-09-22

W:\BT\Bubbles Car Wash\A25670\Models\2025_Bubbles Calgary Car Wash_A25670_Sheet.

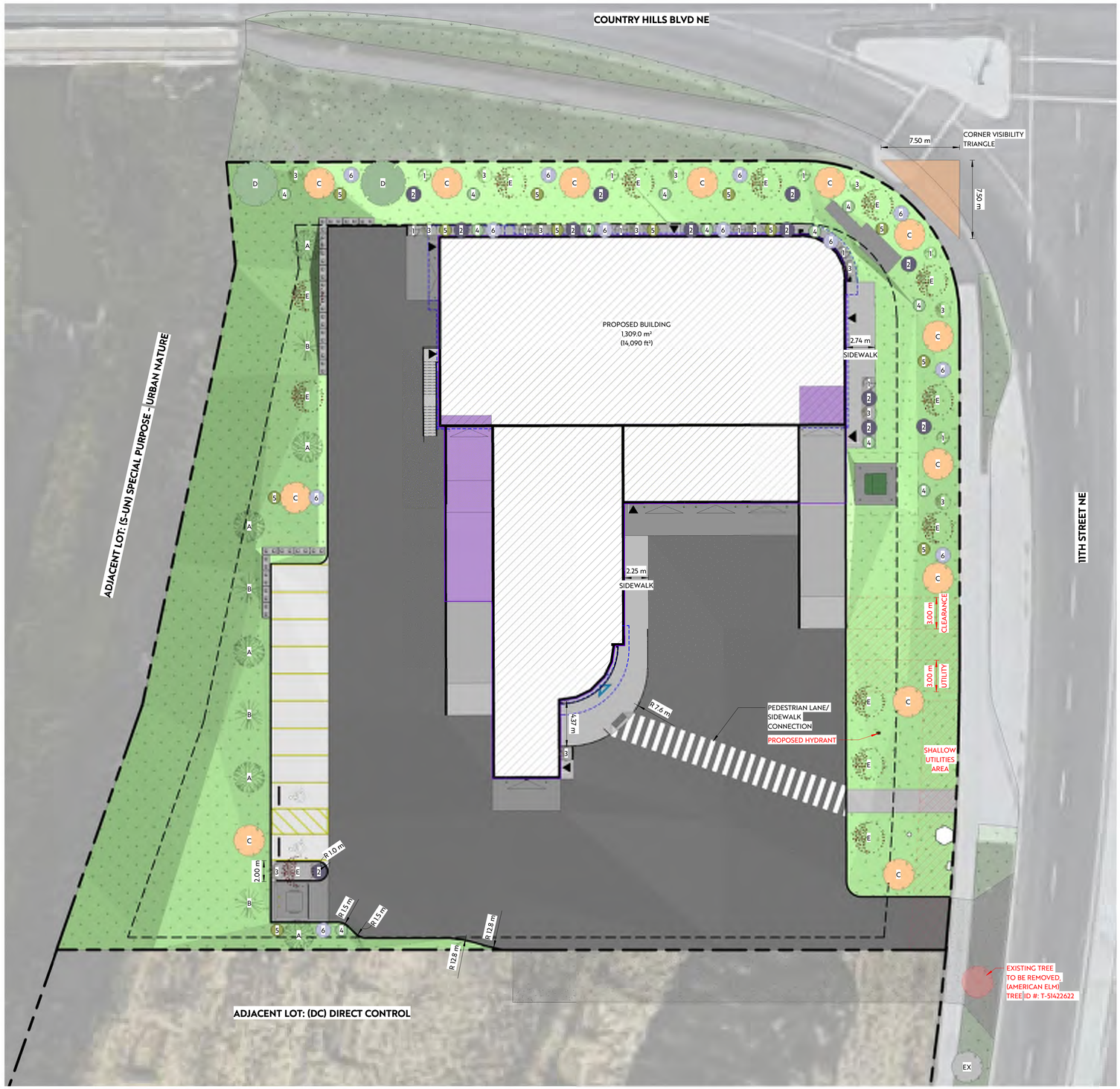
Project No: A25670
Date: 2026-09-24 1:30:03 PM
Drawn by: TR, JD, ER
Checked by: LB, BH

Sheet Name:

Index

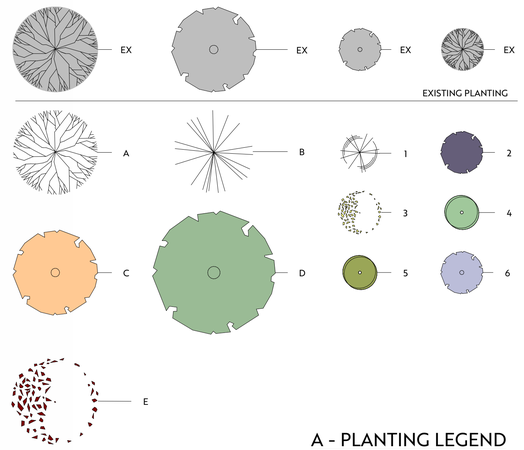
A000

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PLANTING SCHEDULE

TYPE	BOTANICAL NAME	LABEL	SIZE (MATURE)	CALIPER	MIN. HEIGHT	PROVIDED
SHRUB						
CONIFEROUS						
FOUR-WING SALTBUSH	ATRIPLEX CANESCENS	1	0.6-1.2 m (2.0-4.0 ft)	-	-	11
CALGARY CARPET JUNIPER	JUNIPERUS SABINA MONNA	2	2.0 m (6.5 ft)	-	0.6 m (2.0 ft)	12
						23
DECIDUOUS						
SHRUBBY POTENTILLA	POTENTILLA FRUTICOSA	3	0.6 m (2.0 ft)	-	0.6 m (2.0 ft)	14
SILVER SAGEBRUSH	ARTEMISIA CANA	4	0.5-1.5 m (1.5-5.0 ft)	-	-	12
THORNY BUFFALOBERRY	SHEPHERDIA ARGENTEA	5	3-5 m (10-16 ft)	-	-	12
BUCKBRUSH	SYMPHORICARPOS OCCIDENTALIS	6	1.0 m (3.0 ft)	-	-	12
						50
TREE						
CONIFEROUS						
SIBERIAN LARCH	LARIX SIBIRICA	A	15 m (50 ft)		0.3 m (1.0 ft)	6
COLORADO SPRUCE	PICEA PUNGENS	B	-	-	2.5 m (8.2 ft)	4
						10
DECIDUOUS						
AMERICAN MOUNTAIN ASH	SORBUS AMERICANA	C	10-12 m (33-40 ft)	75 mm (3.0 in)	2.5 m (8.2 ft)	13
SWEDISH COLUMNAR ASPEN	POPULUS TREMULA 'ERECTA'	D	10-15 m (33-50 ft)	-	-	2
SCHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SCHUBERT'	E	7-8 m (23-26 ft)	-	-	13
						28
GRAND TOTAL						111



A - PLANTING LEGEND
1 : 100

LANDSCAPING REQUIREMENTS:
8.2.918.(1) WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH A STREET, THE SETBACK MUST:
(a) BE A SOFT SURFACED LANDSCAPED AREA
(b) PROVIDE A MINIMUM OF 1.0 TREE AND 2.0 SHRUBS:
(i) FOR EVERY 35.0 m²; OR
(ii) FOR EVERY 50.0 m² WHERE IRRIGATION IS PROVIDED BY A LOW WATER IRRIGATION SYSTEM.
8.2.918.(4) WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH A SPECIAL PURPOSE DISTRICT THE SETBACK MUST:
(a) BE A SOFT SURFACED LANDSCAPED AREA
(b) MAY HAVE A SIDEWALK IN THE SETBACK AREA ALONG THE LENGTH OF THE BUILDING
(c) PROVIDE A MINIMUM OF 1.0 TREE AND 2.0 SHRUBS:
(i) FOR EVERY 35.0 m²; OR
(ii) FOR EVERY 50.0 m² WHERE IRRIGATION IS PROVIDED BY A LOW WATER IRRIGATION SYSTEM.
8.2.919. (1) ALL SETBACK AREAS ON A PARCEL, NOT INCLUDING MOTOR VEHICLE ACCESS OR SIDEWALKS, MUST BE A SOFT-SURFACED LANDSCAPING AREA.
8.2.920.(1) ALL DEVELOPMENTS MUST HAVE AN OUTDOOR AREA FOR USE OF THE EMPLOYEES, THAT IS A MINIMUM OF 10.0 m²
REQUIRED PLANTING:
SPECIAL PURPOSE DISTRICT SETBACK AREA = 465.2 m²
14 TREES REQUIRED
27 SHRUBS REQUIRED
STREET SETBACK AREA = 803.8 m²
23 TREES REQUIRED
46 SHRUBS REQUIRED
37 TREES REQUIRED
73 TOTAL SHRUBS REQUIRED

SITE MATERIAL LEGEND

- APRON
- SIDEWALK
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- GRAVEL
- LANDSCAPING
- HARD LANDSCAPING
- BARK MULCH

1 Landscaping Plan
A104 1 : 200

N

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200

Architect:
PLANWORKS

Stamp:

aggregate design studio ltd.
EAGLE BUILDERS
Bubbles Car Wash & Detail Centres

Bubbles Car Wash and Detail Centre

11155 11 Street NE
Calgary, AB
Lot 7, Block 4, Plan 181 2151, NE 1/4 SEC TWP 25 RGE 1 W5M

NO.	DESCRIPTION	DATE
K	ISSUED FOR DEVELOPMENT PERMIT	2026-08-19
L	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-09-04
M	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-09-22

W:\B\Bubbles Car Wash\2203 Calgary Car Wash (A25670)\Mark\2026_Bubbles Calgary Car Wash (A25670).pln

Project No:	A25670
Date:	2026-09-24 1:30:08 PM
Drawn by:	TR, JD, ER
Checked by:	LB, BH
Sheet Name:	

Landscaping Plan

A104

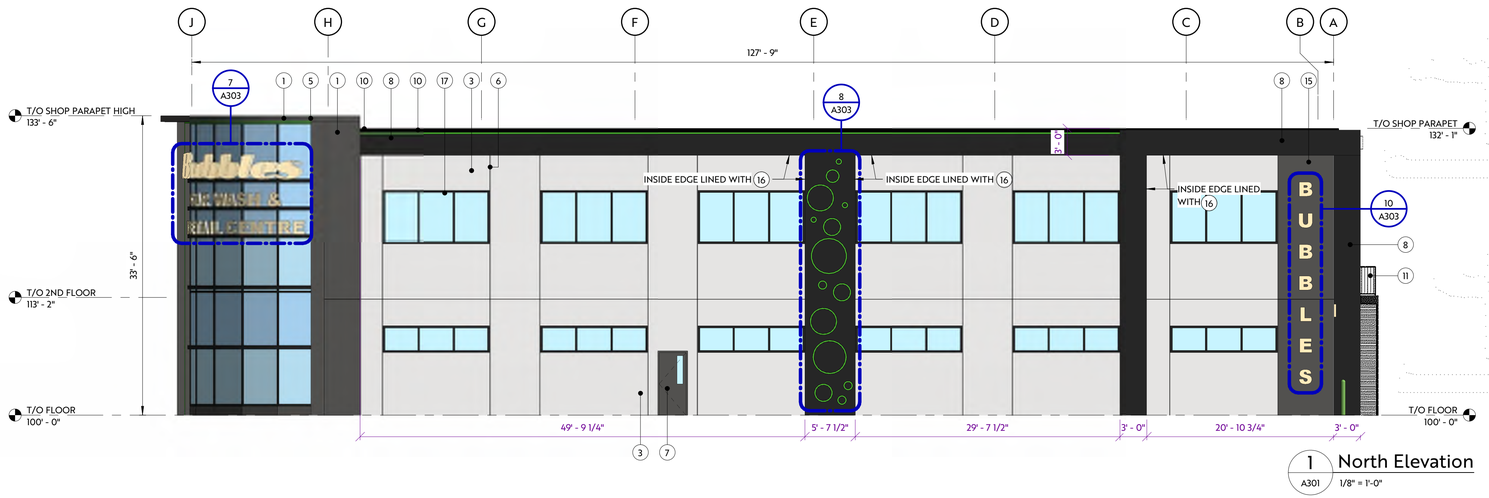
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MATERIAL LEGEND

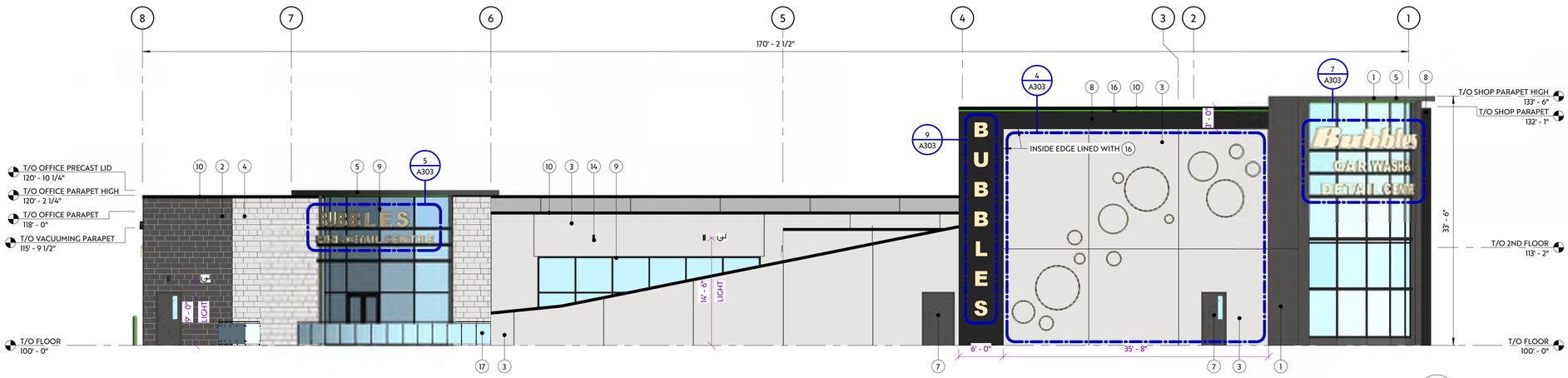
1. PAINTED PRECAST WALL PANEL (CLOVERDALE 0536 SUBWAY - SMOOTH FINISH)
2. PAINTED PRECAST WALL PANEL (CLOVERDALE 0536 SUBWAY - RECKLI 2/130 POMMERN FORMLINER)
3. PAINTED PRECAST WALL PANEL (CLOVERDALE 0516 DIAMOND STUD - SMOOTH FINISH)
4. PAINTED PRECAST WALL PANEL (CLOVERDALE 0516 DIAMOND STUD - RECKLI 2/130 POMMERN FORMLINER)
5. PAINTED PRECAST CANOPY (CLOVERDALE 0536 SUBWAY - SMOOTH FINISH)
6. PRECAST PANEL JOINT/REVEAL (PAINTED TO MATCH WALL)
7. PRIMED AND PAINTED INSULATED METAL DOOR AND FRAME (CLOVERDALE 0536 SUBWAY)
8. PRE-FINISHED ALUMINUM CLAD BUILD-OUT (WESTFORM SMP BLACK)
9. PRE-FINISHED WINDOW FRAME (BLACK ANODIZED ALUMINUM)
10. PRE-FINISHED METAL PARAPET CAP FLASHING (WESTFORM SMP BLACK)
11. PRE-FINISHED OPEN GRATE STEEL STAIR AND RAILING (WESTFORM SMP BLACK)
12. POLYCARBONATE OVERHEAD DOOR
13. CONCRETE FILLED BOLLARD (CLOVERDALE 0767 GOLF DAY)
14. WALL-MOUNTED EXTERIOR LIGHTS (REFER TO ELECTRICAL)
15. WALL-MOUNTED SIGNAGE (BY OTHERS)
16. LED LIGHTING STRIP (GREEN)
17. GLASS PANEL RAILING

NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE

FORMLINER	
AREA (m²)	AREA (ft²)
2/130 Pommern	
213.20 m²	2,294.84 ft²



1 A301 North Elevation
1/8" = 1'-0"



2 A301 East Elevation
1/8" = 1'-0"

Architect:
PLANWORKS
Stamp:
aggregate design studio ltd.
EAGLE BUILDERS
Bubbles Car Wash & Detail Centres

Bubbles Car Wash and Detail Centre

11155 11 Street NE
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Lot 7, Block 4, Plan 181 2151, NE 1/4 SEC TWP 25 RGE 1 W5M

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L	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-09-04
M	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-09-22

Project No:	A25670
Date:	2026-09-22 6:28:39 PM
Drawn by:	TR, JD, ER
Checked by:	LB, BH
Sheet Name:	Elevations

A301

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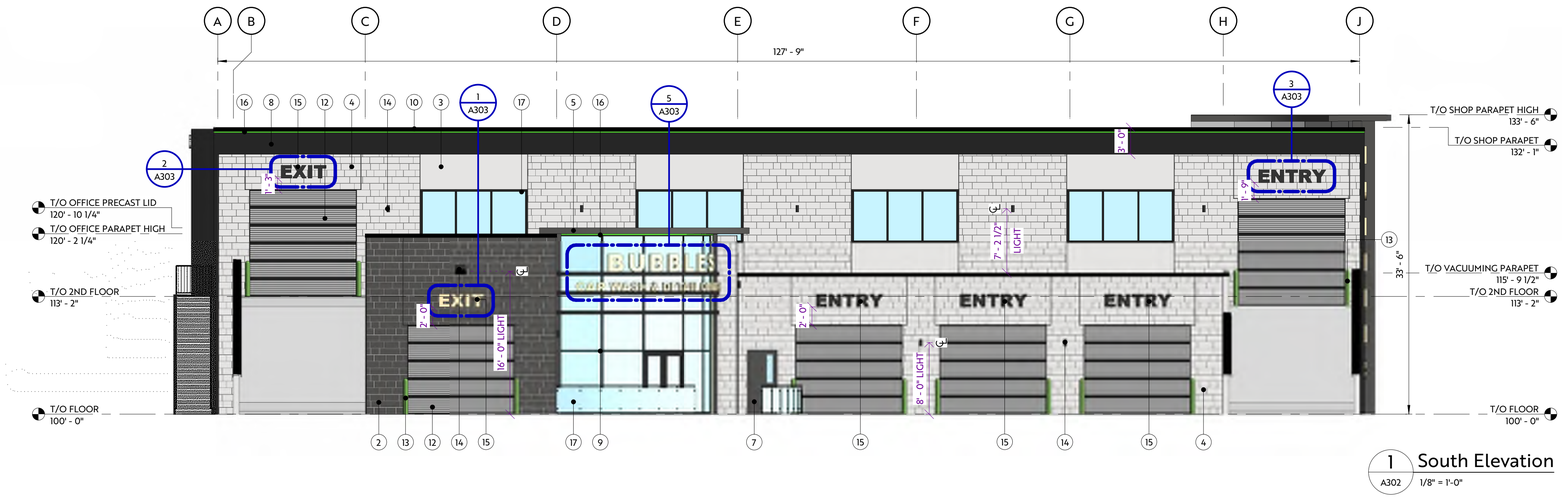
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MATERIAL LEGEND

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17. GLASS PANEL RAILING

NOTE: ALL PAINT COLOURS TO BE APPROVED BY CLIENT ON SITE

FORMLINER	
AREA (m²)	AREA (ft²)
2/130 Pommern	
213.20 m²	2,294.84 ft²



1 South Elevation
A302 1/8" = 1'-0"



2 West Elevation
A302 1/8" = 1'-0"

Architect:

PLANWORKS

Stamp:

aggregate design studio ltd.

EAGLE BUILDERS

Bubbles Car Wash & Detail Centres

Bubbles Car Wash and Detail Centre

11155 11 Street NE
Calgary, AB
Lot 7, Block 4, Plan 181 2151, NE 1/4 SEC TWP 25 RGE 1 W5M

NO.	DESCRIPTION	DATE
K	ISSUED FOR DEVELOPMENT PERMIT	2026-08-24
L	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-09-04
M	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-09-22

Project No:	A25670
Date:	2026-09-22 6:28:40 PM
Drawn by:	TR, JD, ER
Checked by:	LB, BH

Sheet Name:

Elevations

A302

M:\B\Bubbles Car Wash\2023 Calgary Car Wash A25670\Revit\2026_Bubbles Calgary Car Wash_MASTER_Architect_

DO NOT SCALE DRAWING - VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES. THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

DEEP UTILITY NOTES:

1) CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE CITY OF CALGARY ENGINEERING STANDARDS.
2) ELEVATIONS OF EXISTING BUILDINGS AND APPURTENANCES ARE PROVIDED FOR REFERENCE ONLY, AND SHOULD NOT BE USED AS BENCHMARKS FOR SURVEY LAYOUT UNLESS NOTED AS SUCH. ALL BUILDING SLAB ELEVATIONS AND / OR SURVEY BENCHMARKS USED, ARE TO BE FIRST VERIFIED BY APTUS ENGINEERING LTD. IN THE FIELD PRIOR TO CONSTRUCTION. TO ARRANGE FOR SURVEY, PLEASE CALL 403-340-3022.
3) EXISTING TEXT SHOWN THUS
   PROPOSED TEXT SHOWN ITALICIZED
4) ALL BEDDING TO BE TYPE 2 INSTALLATION, CLASS II BEDDING UNLESS OTHERWISE NOTED.
5) ALL CATCHBASINS AND MANHOLES TO BE CONSTRUCTED WITH SULPHATE RESISTANT CONCRETE.
6) NEW SANITARY SEWER MAINS AND STORM SEWER MAINS ARE TO BE P.V.C. OR CONCRETE AS NOTED ON THE DRAWINGS. P.V.C. SEWER MAINS ARE TO BE P.V.C. DR35 CONFORMING TO THE LATEST ASTM SPECIFICATION D3034, CSA-B182.1 AND CSA-B182.2 OR UNI-BELL UNI-B-9 AS NOTED ON THE DRAWINGS. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. CONCRETE SEWER MAINS ARE TO BE CONSTRUCTED WITH SULPHATE RESISTANT CONCRETE.
7) NEW WATERMAINS TO BE P.V.C. DR.18, CONFORMING TO AWWA c-900-97, CSA CAN 313.137.3 FOR 100mm-300mm PIPE.
8) ALL HYDRANTS TO BE DRY BARRELL COMPRESSION TYPE, CONFORMING TO AND INSTALLED IN ACCORDANCE WITH CITY OF CALGARY STANDARD SPECIFICATIONS FOR WATERWORKS CONSTRUCTION.
9) HYDRANT, VALVE AND TEE TO BE PROTECTED BY ONE COMMON ZINC ANODE.
10) ALL FITTINGS TO BE PROTECTED BY ONE ZINC ANODE CADWELDED TO FITTING.
11) CONTRACTOR TO CONFIRM UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION.
12) MINIMUM COVER REQUIREMENTS
    WATER MAINS - 2.70m TO TOP OF PIPE
    STORM MAINS - 1.20m TO TOP OF PIPE
    SANITARY MAINS - 2.50m TO TOP OF PIPE
13) MINIMUM CLEARANCE BETWEEN CROSSING PIPES IS 0.30m O.D. TO O.D.

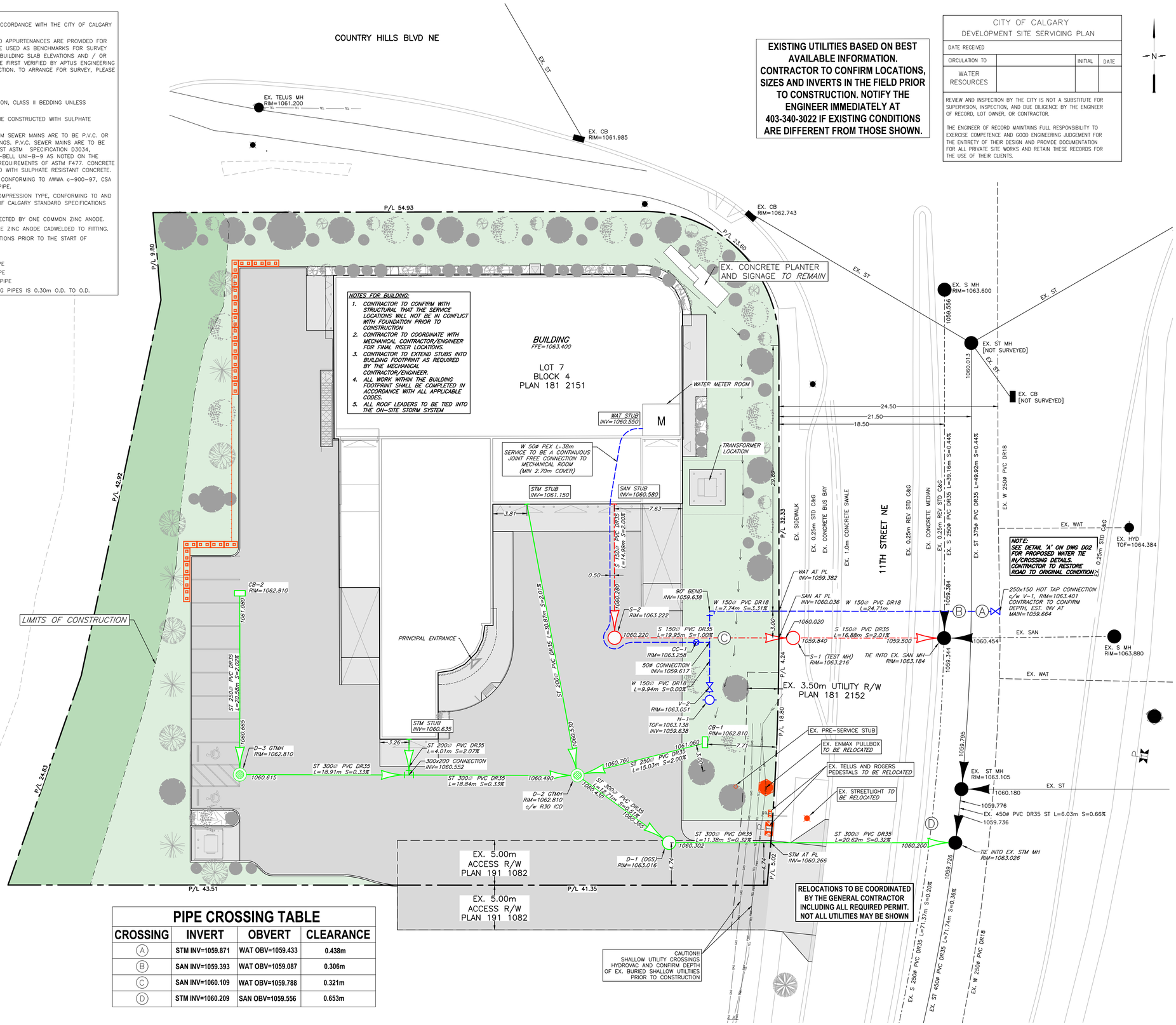
EXISTING UTILITIES BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO CONFIRM LOCATIONS, SIZES AND INVERTS IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY AT 403-340-3022 IF EXISTING CONDITIONS ARE DIFFERENT FROM THOSE SHOWN.

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.



RELOCATIONS TO BE COORDINATED BY THE GENERAL CONTRACTOR INCLUDING ALL REQUIRED PERMIT. NOT ALL UTILITIES MAY BE SHOWN

CAUTION!!
SHALLOW UTILITY CROSSINGS HYDROVAC AND CONFIRM DEPTH OF EX. BURIED SHALLOW UTILITIES PRIOR TO CONSTRUCTION

PIPE CROSSING TABLE

CROSSING	INVERT	OBVERT	CLEARANCE
A	STM INV=1059.871	WAT OBV=1059.433	0.438m
B	SAN INV=1059.393	WAT OBV=1059.087	0.306m
C	SAN INV=1060.109	WAT OBV=1059.788	0.321m
D	STM INV=1060.209	SAN OBV=1059.556	0.653m

STANDARD LEGEND

PROPOSED		EXISTING
	GRADING	
890.00	CONTOURS	890.00
×100.000	ELEVATIONS	×100.000
0.80%	SLOPES	0.80%
	DEEP UTILITIES	
	SANITARY SEWER	
	STORM SEWER	
	CATCHBASIN MH	
	CATCHBASIN	
	HYDRANT	
	REDUCER	
	TEE	
	VALVE	
	PLUG OR CAP	
	WATER MAIN	
	SHALLOW UTILITIES	
PWR PWR	BURIED POWER LINE	PWR PWR
TEL TEL	FIBRE LINE	F/O F/O
TEL TEL	TELUS LINE	TEL TEL
CATV CATV	SHAW LINE	CATV CATV
GAS GAS	GAS LINE	GAS GAS
OHP OHP	OVERHEAD POWER	OHP OHP
	TRANSFORMER	
	POWER POLE	
	LIGHT POLE	
	URD	
	TELUS PEDESTAL	
	ROADWAYS	
LOG BOC	CONCRETE CURB	LOG BOC
	EDGE OF ASPHALT	
	EDGE OF GRAVEL	
	DITCH BOTTOM	
	SIGNS	
	LEGAL	
	PROPERTY LINE	
	EASEMENT	
	MISCELLANEOUS	
	FENCE	
	ASPHALT	
	LANDSCAPE	
	CONCRETE	
	HARD LANDSCAPING	
	LEGO BLOCK RETAINING WALL	

NOT FOR CONSTRUCTION UNTIL ACCEPTED BY CITY OF CALGARY WATER RESOURCES

#	YEAR-MO-DA	SUBMISSION DESCRIPTION	DRN	DES	ENG
1	2026-09-16	DEVELOPMENT PERMIT SUBMISSION 1	KA	JRR	FQ

NOT FOR CONSTRUCTION

APTUS ENGINEERING LTD.

CLIENT:
EAGLE BUILDERS

APTUS ENGINEERING LTD.
#202 - 4708 50th AVENUE, RED DEER, ALBERTA
PH: 403-340-3022 www.aptuseng.ca

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL SCALED DIMENSIONS. ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF APTUS ENGINEERING LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY APTUS ENGINEERING LTD. IS PROHIBITED.

BUBBLES CALGARY CAR WASH
SITE SERVICING PLAN

CIVIL DRAWINGS PREPARED PER SITE PLAN DATED: 2026-09-04

11155 11 STREET NE, CALGARY, AB | PARCEL AREA: 0.564 HA | LOT 7; BLOCK 4; PLAN 181 2151

H 1:200 (2.5 5 10)
NOT TO SCALE UNLESS PLOTTED AT ORIGINAL SIZE

DWG No.: C01
PROJECT NO.: 5995 | SHEET No.: 1/5

Z:\PROJECTS\5995 - BUBBLES CARWASH CALGARY\02 - DESIGN\04 PRODUCTION\SHEETS\01 - SITE SERVICING PLAN.DWG, LAST SAVED:2026-09-16, 15:49:53 BY JOEL.RAATZ, PLOTTED BY JOEL.RAATZ ON 2026-09-16