





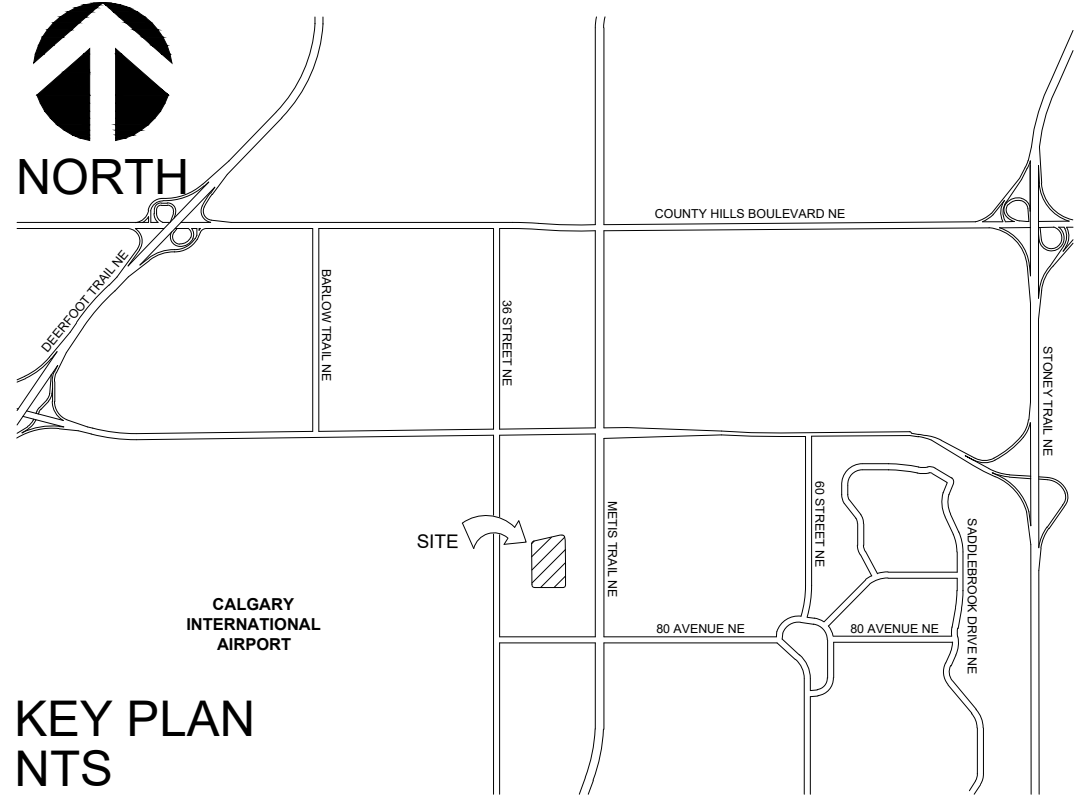
CALGARY, ALBERTA
NEW WAREHOUSE AND FUEL FACILITY

**COSTCO
WHOLESALE
CORPORATION**

730 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
Costco.com



NORTH



KEY PLAN
NTS

PROJECT DATA

WAREHOUSE ADDRESS: 8604 38 STREET NE
CALGARY, ALBERTA

LIQUOR POD ADDRESS: 8604 38 STREET NE
CALGARY, ALBERTA

FUEL FACILITY ADDRESS: 8604 38 STREET NE
CALGARY, ALBERTA

SITE AREA: 82,429.9m² (8.24 ha) / 20.37 ac

ZONING: INDUSTRIAL - GENERAL
(I-G) DISTRICT

JURISDICTION: CITY OF CALGARY

BOUNDARY
INFORMATION: THIS DRAWING IS BASED ON
A TOPOGRAPHIC PLAN FROM
GEOVERRA DATED
OCTOBER 31, 2024.

BUILDING DATA	AREA	
TOTAL BUILDING GROSS FLOOR AREA	16,004.5m ²	172,271ft ²
GAS BAR MECHANICAL ENCLOSURE / STORAGE	21.2m ²	228ft ²
GAS BAR WARMING HUT	1.4m ²	15ft ²

SITE DATA	AREA	
LOT COVERAGE	19.5%	16,027.1m ²
LANDSCAPE SPACE	19.8%	16,343.2m ²
PAVED AREA	60.7%	50,059.6m ²

PARKING DATA	PARKING SPACES	
TOTAL PARKING REQUIRED	-	
NUMBER OF 3.0m WIDE PARKING SPACES PROVIDED	①	1,030
NUMBER OF BARRIER-FREE PARKING SPACES PROVIDED	②	21
TOTAL COSTCO PARKING PROVIDED	1,051	
NUMBER OF STALLS PROVIDED PER 100m ² OF COSTCO BUILDING AREA	6.56	
BICYCLE PARKING REQUIRED	30	
BICYCLE PARKING PROVIDED	30	

NOTES:

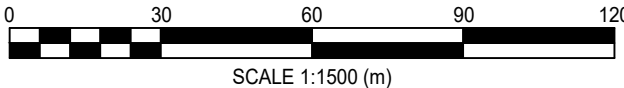
ALL ACCESSIBLE STALLS WILL BE MARKED BY A VERTICALLY MOUNTED SIGN INDICATING 'ACCESS', THAT CONFORMS TO THE HEIGHT REQUIREMENTS OF THE ALBERTA BUILDING CODE.

GARBAGE AND RECYCLING TO BE STORED INTERNALLY.

EMPLOYEE AMENITY AREA TO BE DEVELOPED ON A CONCRETE PAD AND WILL PROVIDE A COVERED AREA FOR WEATHER PROTECTION.

FIRE ROUTE IS 6.0M WIDE AND HAS BEEN DESIGNED TO SUPPORT A 38,556 kg / 85,000 Lbs LOAD.

ALL PORTIONS OF THE COLLECTION VEHICLE ROUTE / PARKING STRUCTURES ARE CAPABLE OF SUPPORTING A MINIMUM WEIGHT OF 25,000 kg.



SCALE 1:1500 (m)

-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

1.	SUBMITTED FOR COMMERCIAL DEVELOPMENT PERMIT	CJM	JULY 8/25	BS
	REVISIONS	BY	DATE	APPR.

ISSUED FOR APPROVAL, NOT FOR CONSTRUCTION

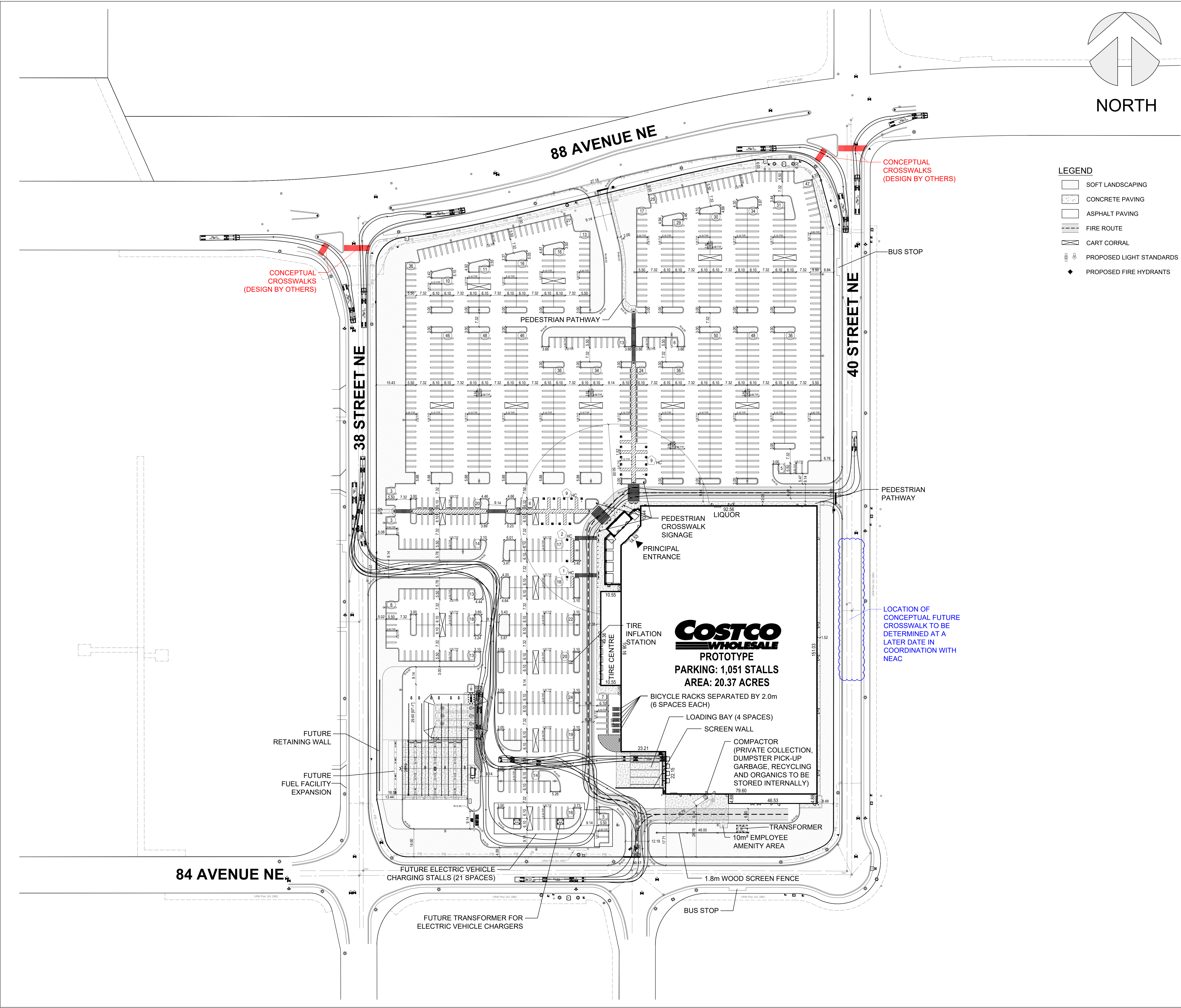
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

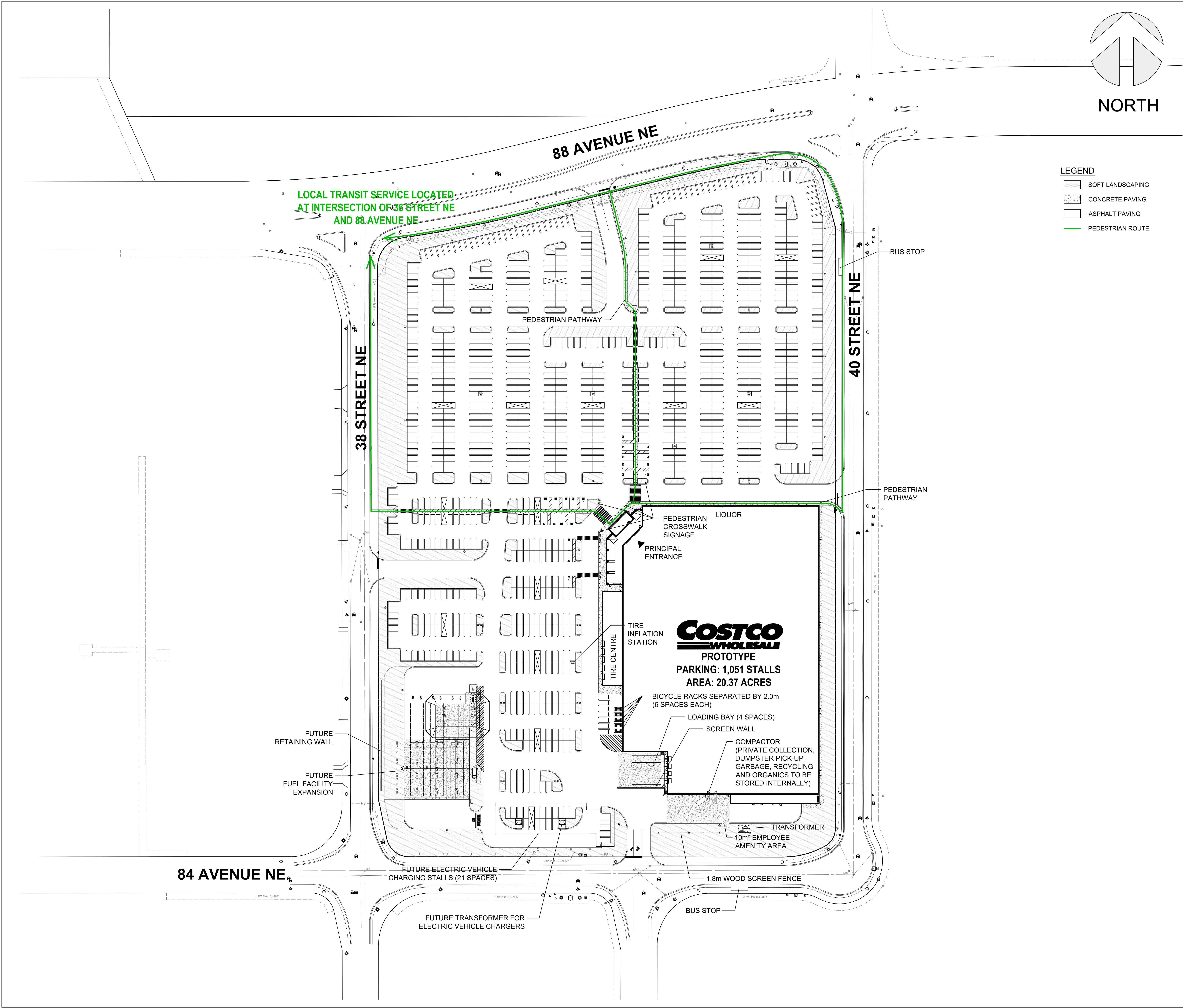
SHEET TITLE **AERIAL LAYOUT**

CONSULTANT 

DESIGNED CJM/SODG	DRAWN CJM	CHECKED BS
SCALE 1:1500	DATE MARCH 19, 2026	
PROJECT NUMBER CA0009947.1122	DWG. NUMBER SP-27	

FILENAME: M:\Jobs\Costco\CA0009947.1122 - Costco North Calgary (Sonderidge)\DWG\2026 03\North Calgary SP-27 Aerial Layout.dwg
PLOTDATE: Mar 20, 2026 - 12:26pm





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SITE DATA	AREA
LOT COVERAGE	19.5% 16,027.1m²
LANDSCAPE SPACE	19.8% 16,343.2m²
PAVED AREA	60.7% 50,059.6m²

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TOTAL PARKING REQUIRED	-
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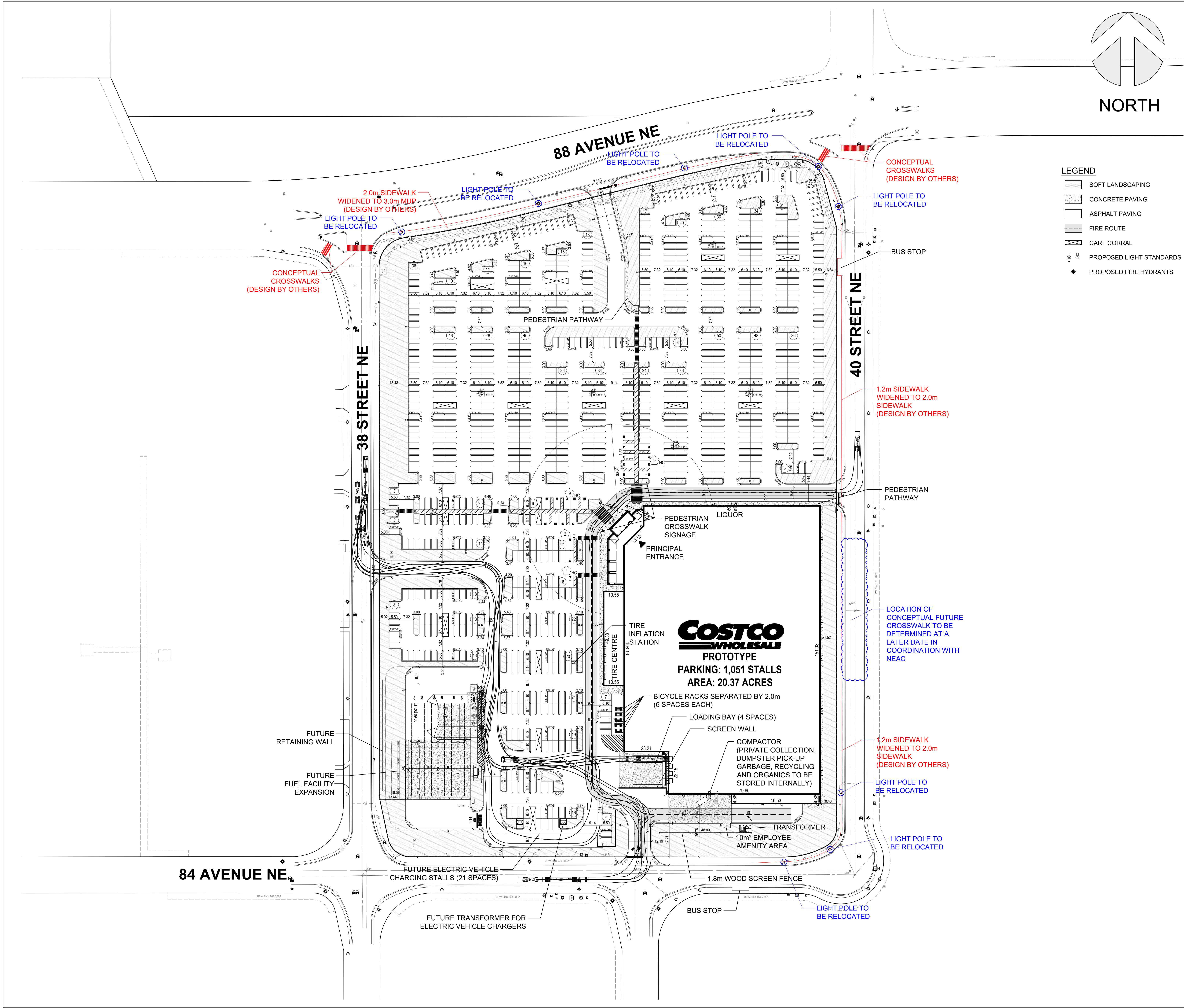
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SITE DATA		AREA
LOT COVERAGE	19.4%	16,027.1m ²
LANDSCAPE SPACE	20.0%	16,481.8m ²
PAVED AREA	60.6%	49,921.0m ²

PARKING DATA		PARKING SPACES
TOTAL PARKING REQUIRED		-
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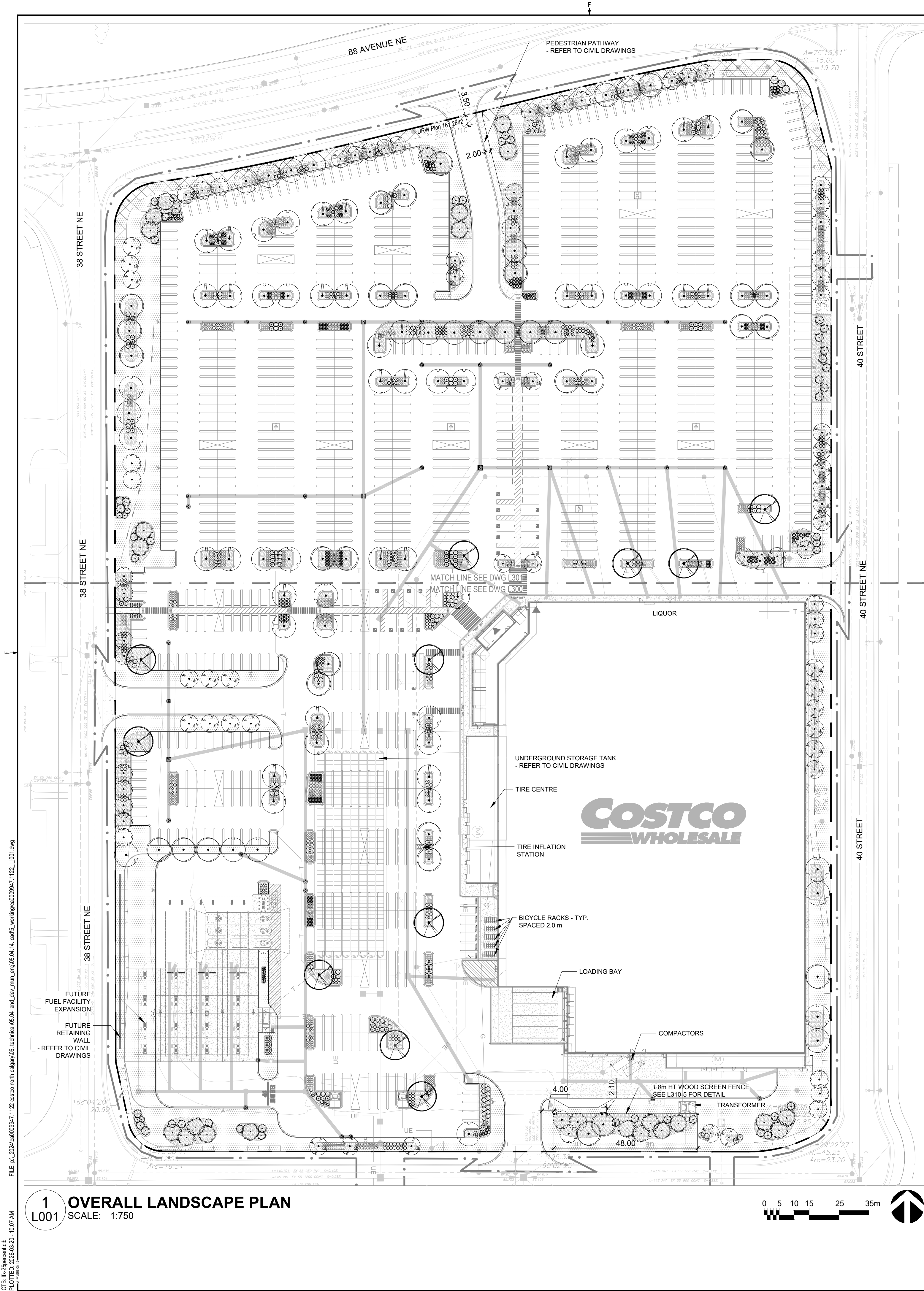
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SHEET TITLE

SITE PLAN

CONSULTANT



LANDSCAPE CALCULATIONS	
AS PER LAND USE BYLAW 1P2007 : 1.0 TREES AND 2.0 SHRUBS PER 35.0 m ² OF REQ. L.S. AREA	
TOTAL SETBACK AREAS:	4,933.6 m ²
TOTAL TREES REQUIRED:	141
TOTAL SHRUBS REQUIRED:	282
TREES PROVIDED WITHIN THE SETBACK AREA:	119
CONIFEROUS	35
DECIDUOUS	84
TREES PROVIDED OUTSIDE THE SETBACK AREA:	158
SHRUBS PROVIDED WITHIN THE SETBACK AREA:	341
SHRUBS PROVIDED OUTSIDE THE SETBACK AREA:	2,115
TOTAL TREES PROVIDED ON SITE:	277
TOTAL SHRUBS PROVIDED ON SITE:	2,456
TOTAL PERENNIALS PROVIDED ON SITE:	98

--- --

PROPERTY LINE

SOD

40MM ROCK MULCH

EASEMENT

CONCRETE AREA

NOTES

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING INFORMATION AND LAYOUT.

2. ALL UTILITIES ARE SHOWN FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT ALBERTA ONE-CALL (1-800-242-3447) TO LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. THE CONTRACTOR SHALL STAKE OUT THE LOCATION OF ALL WORKS AND SUBMIT FOR REVIEW BY THE CONTRACT ADMINISTRATOR PRIOR TO ANY REMOVALS OR CONSTRUCTION.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING WITH CONSTRUCTION.

5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL EXISTING BUILDINGS, ABOVE AND BELOW GROUND UTILITIES, PAVEMENT, CURBS, SIDEWALKS, FENCING, PLANT MATERIAL AND SITE FEATURES IN ACCORDANCE WITH THE CITY OF CALGARY DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS (2021). ANY DAMAGE SHALL BE REPAIRED AT NO COST TO THE CITY.

6. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF CALGARY DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS (2021), UNLESS OTHERWISE SPECIFIED.

7. ALL PLANT MATERIAL SHALL BE NURSERY-GROWN AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CURRENT EDITION OF THE CANADIAN NURSERY STOCK STANDARD FOR SIZE, HEIGHT, SPREAD, ROOT QUALITY, AND CULTIVATION METHOD.

8. THE SITE'S LANDSCAPE AREAS WILL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FED THROUGH THE NEW WAREHOUSE. A FULL DESIGN WILL BE DEVELOPED THROUGH THE DETAILED DESIGN PROCESS.

9. ALL SHRUBS SHALL HAVE A MINIMUM PLANTING HEIGHT OR SPREAD OF 0.6 M AT TIME OF INSTALLATION.

10. ALL SODDED AREAS SHALL BE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.

11. THE WAREHOUSE'S GARBAGE AND RECYCLING RECEPTABLES WILL BE STORED INTERNALLY IN THE WAREHOUSE.

CIVIL LEGEND (FOR REFERENCE ONLY)

CONSTRUCTION BOUNDARY

PROPERTY LINE

EXISTING PINNED CURB

EXISTING GROUND CONTOURS
(1.00m MAJOR INTERVALS, 0.25 MINOR)

PLANNED PARKING PAINT LINES

PLANNED BOLLARD

EXISTING BOLLARD

EXISTING CATCHBASIN

EXISTING MANHOLE

EXISTING GRATED TOP MANHOLE

EXISTING FIRE HYDRANT

EXISTING VALVE

EXISTING SIGN

PLANNED LIGHT STANDARD

EXISTING LIGHT STANDARDS

PLANNED GRADE

EXISTING GRADE

DIRECTION OF DRAINAGE

PRIMARY ENTRANCE

EXISTING TREE

EXISTING CART CORRAL LOCATION

EXISTING BUILDING

PLANNED BUILDING

PLANNED PAINTED ISLAND

PLANNED LANDSCAPE

CONCRETE AREA

PLANNED LIGHT DUTY ASPHALT AREA

PLANNED HEAVY DUTY ASPHALT AREA

PLANT SCHEDULE OVERALL LANDSCAPE PLAN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	MATURE SIZE (HT. X SPR.)	L300 QTY	L301 QTY
CONIFEROUS TREES									
	Wsp	8	Picea glauca	White Spruce	B & B	3.0m Ht.	15.0m x 6.0m	4	4
	Bbs	13	Picea pungens 'Bakeri'	Bakeri Blue Spruce	B & B	3.0m Ht.	4.0m x 3.0m	1	12
	Ccs	35	Picea pungens 'Fastigiata'	Columnar Colorado Spruce	B & B	3.0m Ht.	6.0m x 3.0m	16	19
	Cbs	14	Picea pungens 'Glaucua'	Colorado Blue Spruce	B & B	3.0m Ht.	15.0m x 6.0m	9	5
	Mpn	9	Pinus uncinata	Mountain Pine	B & B	2.5m Ht.	3.5m x 2.0m	6	3
		79	SUBTOTAL:						
DECIDUOUS TREES									
	Nrm	44	Acer rubrum 'Northwood'	Northwood Red Maple	B & B	75mm Cal	10.0m x 6.0m	18	26
	Ohb	39	Aesculus glabra	Ohio Buckeye	B & B	75mm Cal	8.0m x 6.0m	17	22
	Coh	11	Celtis occidentalis	Common Hackberry	B & B	90mm Cal	15.0m x 10.0m	7	4
	Pga	34	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	B & B	90mm Cal	15.0m x 8.0m	9	25
	Oak	33	Quercus macrocarpa	Burr Oak	B & B	75mm Cal	15.0m x 8.0m	12	21
	Elm	37	Ulmus americana 'Brandon'	Brandon American Elm	B & B	90mm Cal	12.0 x 8.0m	10	27
		198	SUBTOTAL:						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE (HT. X SPR.)		
CONIFEROUS SHRUBS									
	Pwj	51	Juniperus horizontalis 'Prince of Wales'	Prince Of Wales Juniper	#5	Potted	0.3m x 1.2m	5	46
	Ccj	17	Juniperus sabina 'Calgary Carpet' TM	Calgary Carpet Juniper	#5	Potted	0.3m x 1.2m		17
	Dmp	4	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	#5	Potted	1.2m x 1.2m	4	
		72	SUBTOTAL:						
DECIDUOUS SHRUBS									
	Cjb	534	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	#5	Potted	0.5m x 0.7m	190	344
	Gnb	431	Berberis thunbergii 'Moniers'	Golden Nugget™ Japanese Barberry	#5	Potted	0.6m x 0.5m	116	315
	Rgb	245	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#5	Potted	1.2m x 1.2m	85	160
	Gca	234	Caragana frutex 'Globosa'	Globe Caragana	#5	Potted	1.0m x 1.0m	119	115
	Gdp	366	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	#5	Potted	0.6m x 1.0m	85	281
	Mtf	452	Potentilla fruticosa 'Mango Tango'	Mango Tango Potentilla	#5	Potted	0.6m x 0.6m	75	377
	Alc	173	Ribes alpinum	Alpine Currant	#5	Potted	1.5m x 1.5m	87	86
	Vbc	21	Viburnum trilobum 'Bailey Compact'	Bailey's Compact Cranberrybush	#5	Potted	1.8m x 1.5m	9	12
		2,456	SUBTOTAL:						
GRASSES									
	Frg	75	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Potted	1.2m x 0.8m	66	9
	Cao	25	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	#2	Potted	1.2m x 0.6m	18	7
		100	SUBTOTAL:						

Click Before YouDig

KEY PLAN

NAD 83 COORDINATES

REV	DATE	DESCRIPTION	BY
I	2026-03-20	ISSUED FOR DP RE-SUBMISSION	RM
H	2026-01-30	ISSUED FOR BID	RM
G	2026-01-07	ISSUED FOR BID QA	RM
F	2025-11-21	ISSUED FOR DP RE-SUBMISSION	RM
E	2025-10-29	ISSUED FOR QAQC	RM
D	2025-08-28	ISSUED FOR INFORMATION	RM
C	2025-07-30	ISSUED FOR QAQC	RM
B	2025-07-09	ISSUED FOR DP	RM
A	2025-02-21	ISSUED FOR GREEN INK	RM

SEAL

2026-03-20

The Alberta Association of Landscape Architects

Rob McDonnell
#192

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

ORIGINAL SCALE: 1:750

DATE: 2026-03-20

DESIGNED BY: RM/XZ

ASSISTED BY:

DRAWN BY: XZ

MODIFIED BY:

APPROVED BY: RM

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE

25mm

DISCIPLINE:

WSP

WSP Canada Inc.

237 4th Avenue SW, Suite 3300 Calgary, AB T2P 4K3

T 403-243-8380 | www.wsp.com

PROJECT NUMBER: CA0009947.1122

CLIENT:

MG2

CLIENT REF. #:

PROJECT:

NORTH CALGARY COSTCO

CALGARY, ALBERTA

TITLE:

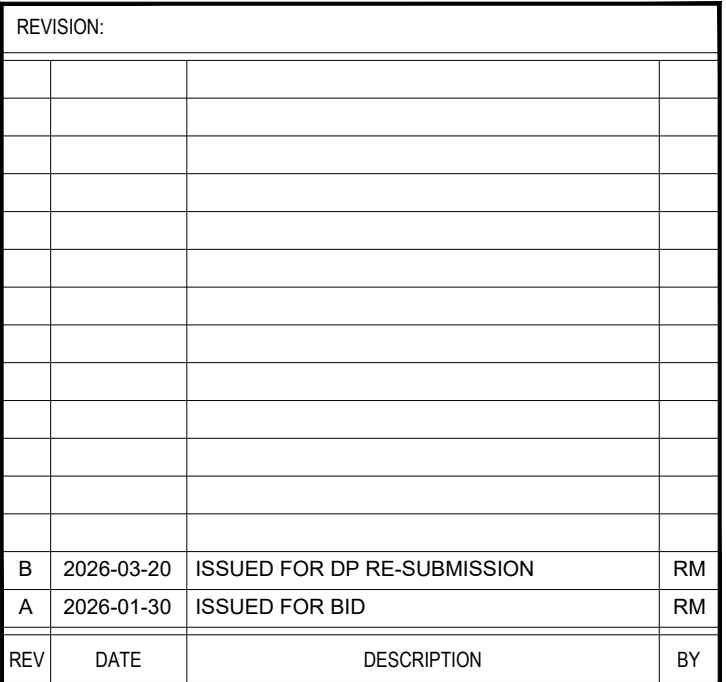
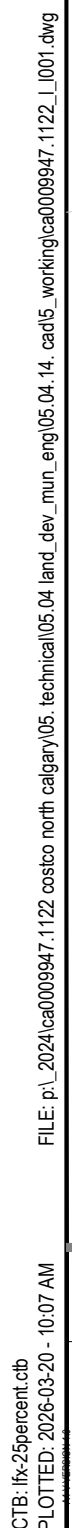
OVERALL LANDSCAPE PLAN

DRAWING NUMBER:

L001

REV:

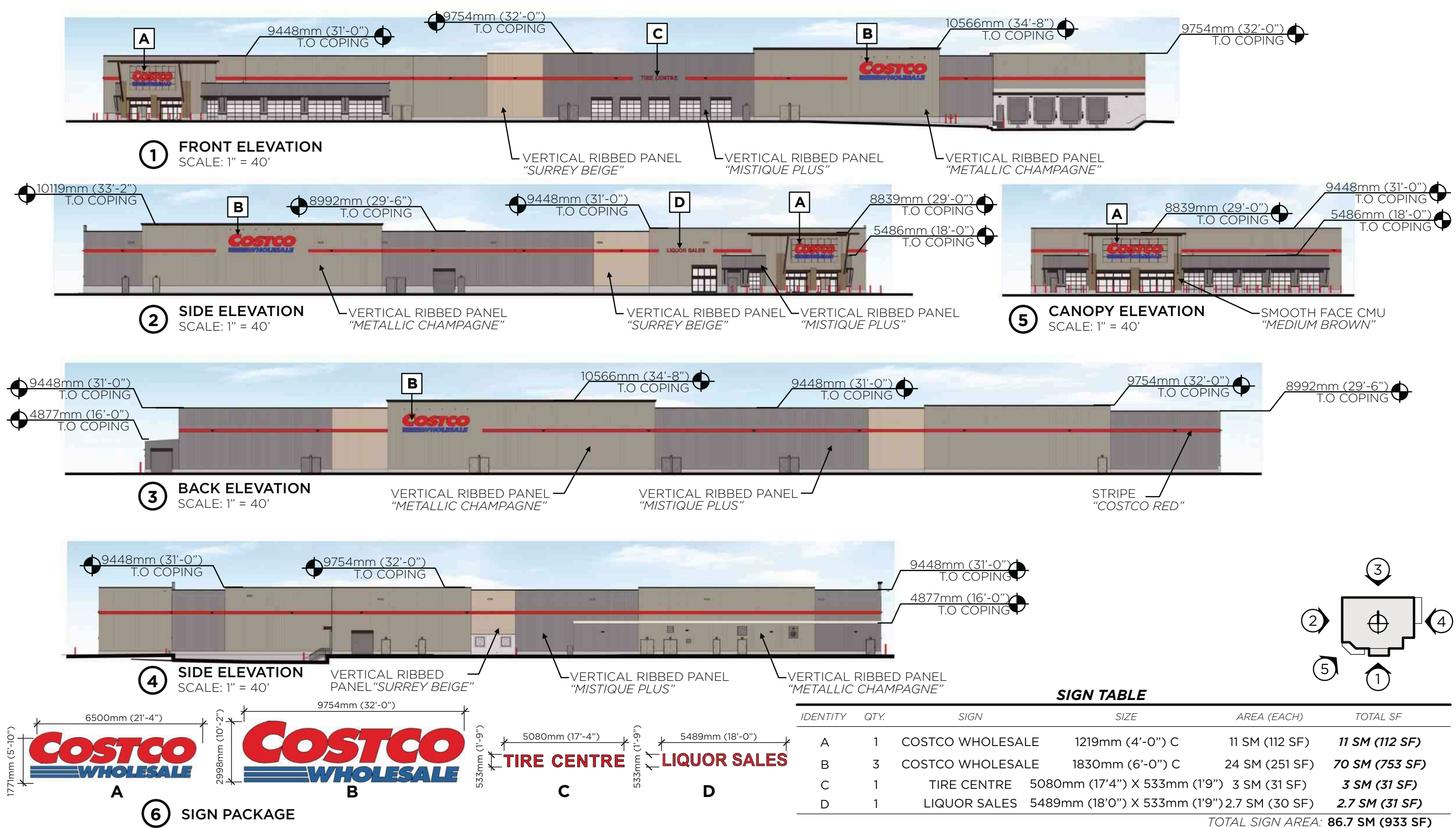
I



 WSP Canada Inc. 237 4th Avenue SW, Suite 3300 Calgary, AB T2P 4K3 T 403-243-8380 www.wsp.com	
PROJECT NUMBER: CA0009947.1122	
CLIENT:	
MG2	
CLIENT REF. #:	

PROJECT:	
NORTH CALGARY COSTCO CALGARY, ALBERTA	
TITLE:	
PLANTING PLAN 2 / 2	
DRAWING NUMBER:	REV.
L301	B





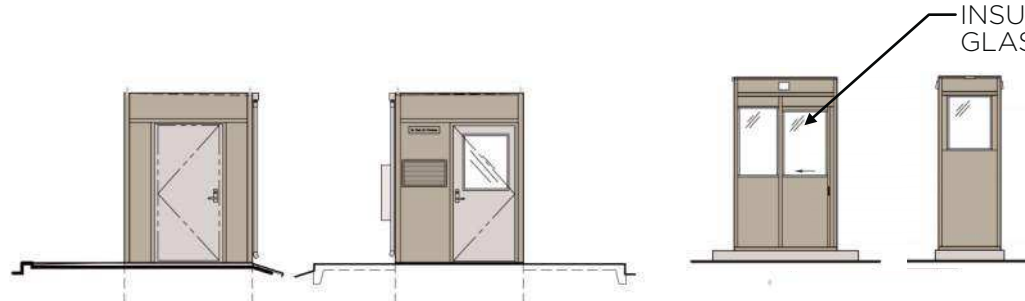
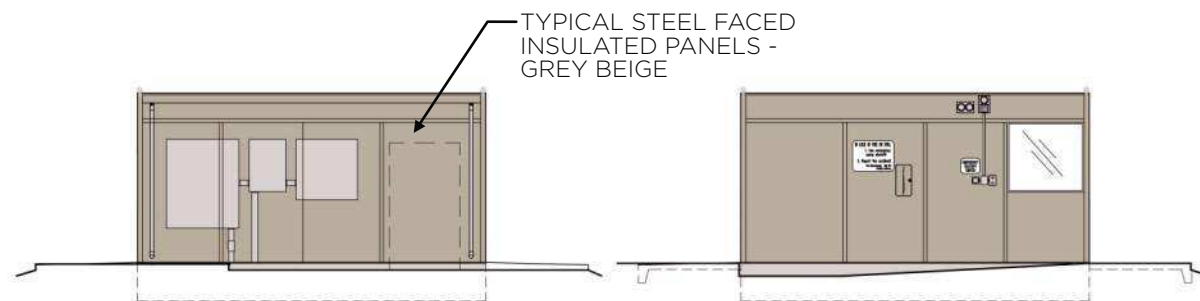


1 NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"

SIGN AREA TABULATION (CANOPY SIGNS)				
QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
4	COSTCO WHOLESALE	2607 [8'-6 5/8"] X 743 [2'-5 1/4"]	1.95 SM [21 SF]	7.80 SM [84 SF]
TOTAL SIGN AREA:				998 SF

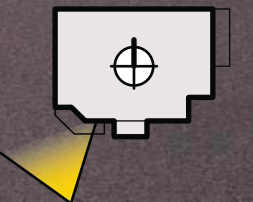


4 WARMING HUT ELEVATIONS
SCALE: 1/8" = 1'-0"



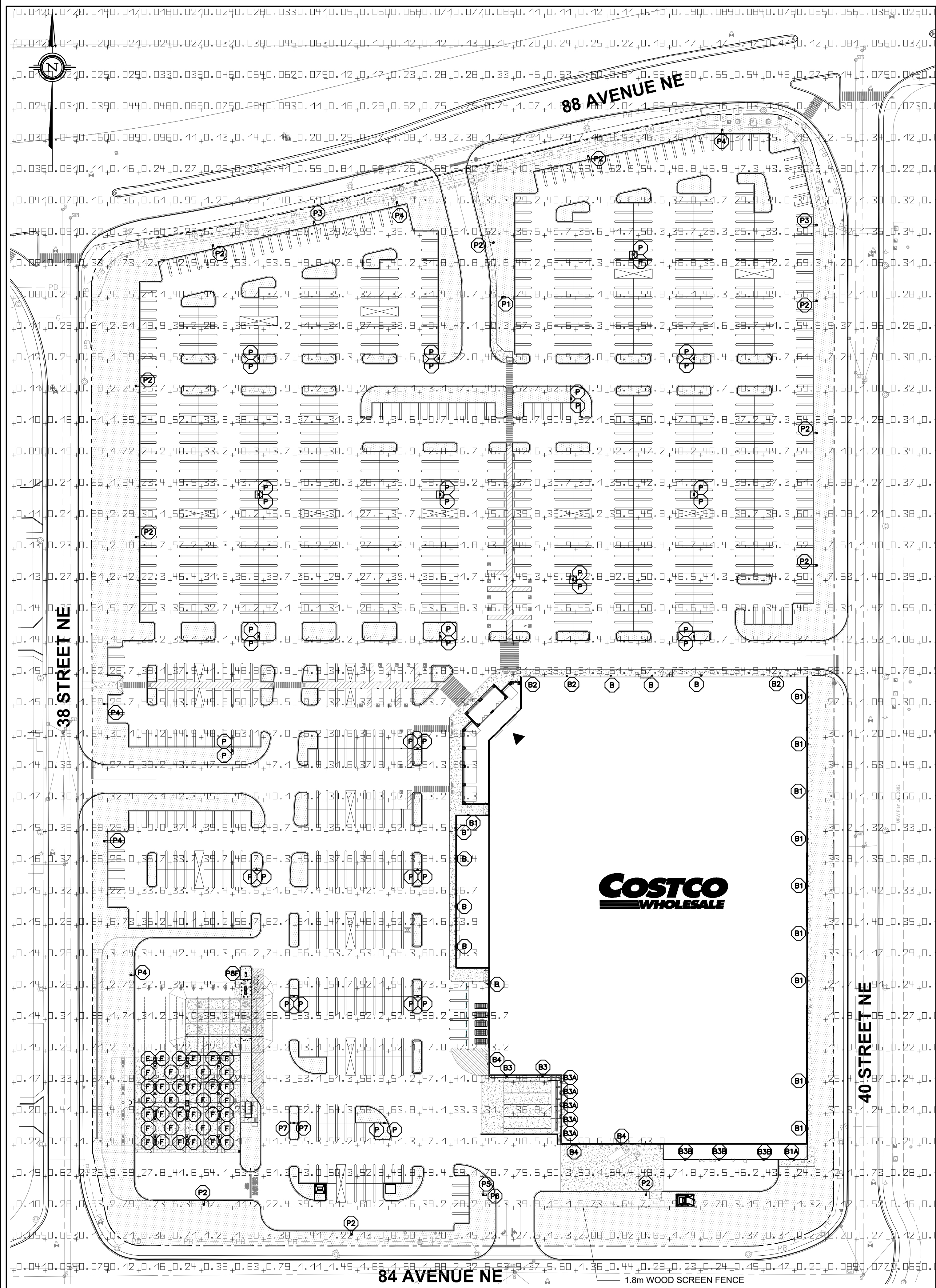
5 CANOPY SIGNS
SCALE: 1/4" = 1'-0"











1

SITE LIGHTING PLAN

SCALE 1:750

GENERAL NOTES:

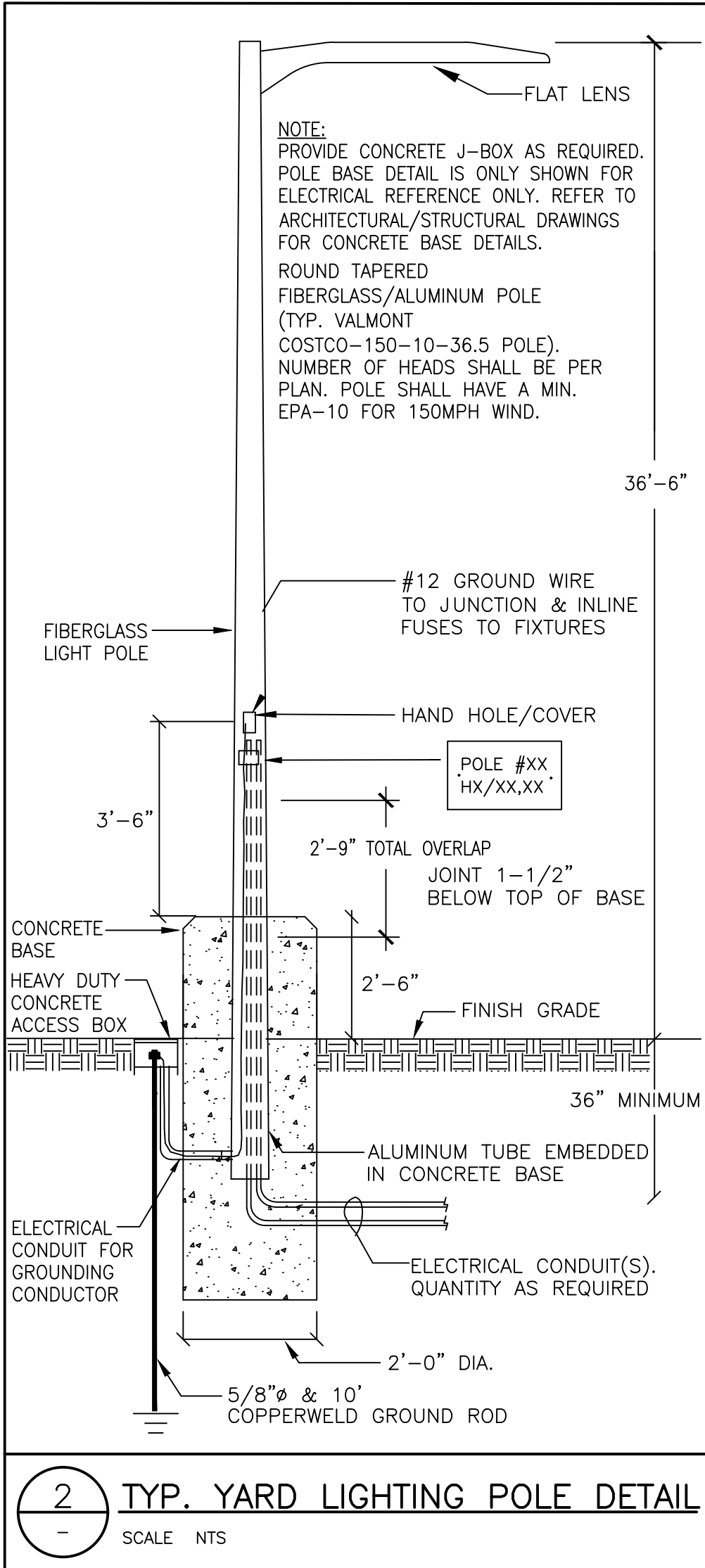
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE BUILDING CODE LATEST EDITION.
7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
8. EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.
9. THE CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS, EXAMINATIONS AND FEES REQUIRED.
10. REFER TO SITE ELECTRICAL DRAWINGS FOR CONDUIT/WIRE SIZES.
11. REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS AND MANUFACTURER SPECIFICATIONS FOR LIGHT POLE BASE REQUIREMENTS AND INSTALLATION DETAILS.
12. FOR ADDITIONAL REQUIREMENTS REFER TO CONTRACT DOCUMENTATION.

PHOTOMETRIC STUDY NOTES:

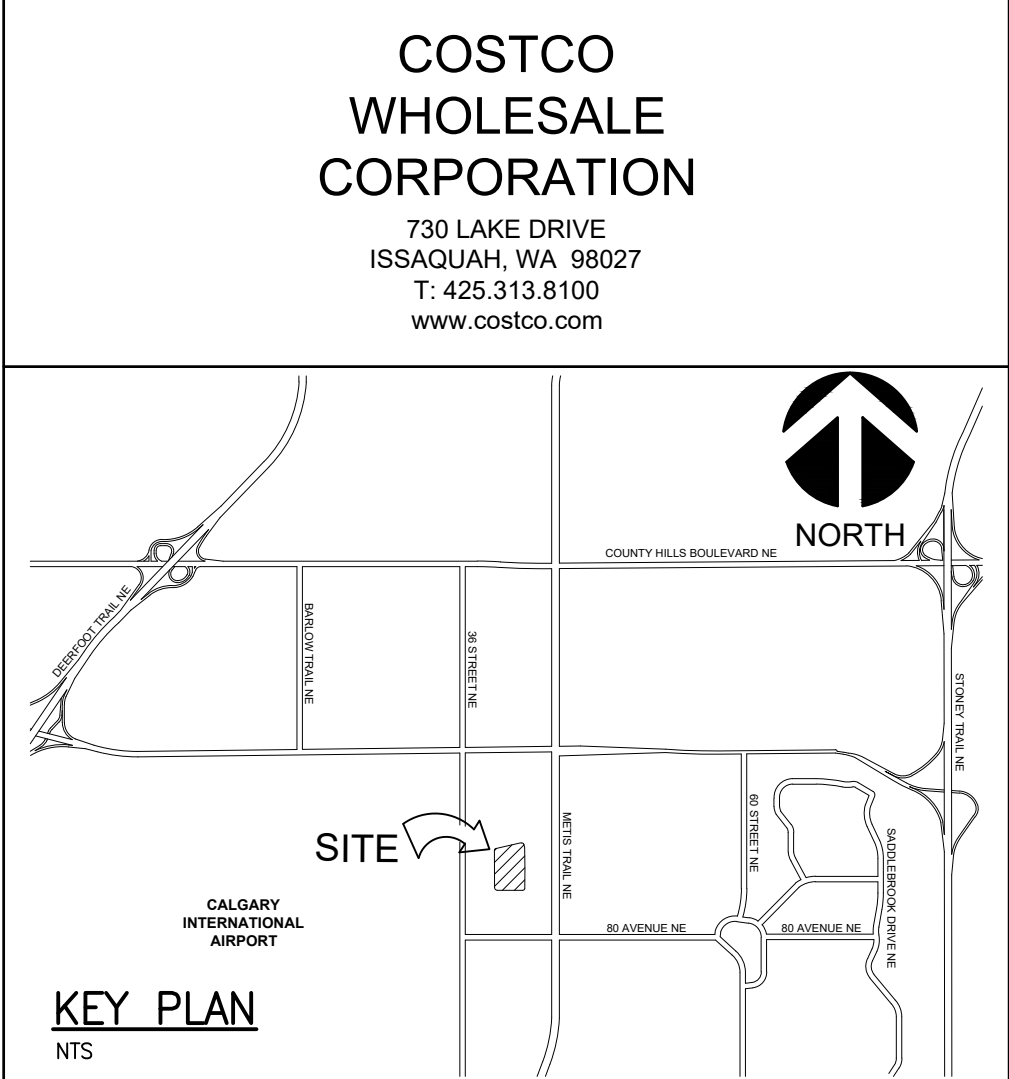
1. ALL EXTERIOR LUMINARIES, MUST BE CONNECTED TO A DAYLIGHT DETECTION SENSOR SET TO 1000 LUX.
2. FOR THIS STUDY, ONLY THE FIXTURES NOTED IN THE FIXTURE SCHEDULE WERE MODELED.
3. OFF-PROPERTY FIXTURES AND ANY ILLUMINATED SIGNS WERE NOT MODELED.
4. LAYOUT IS BASED UPON MOUNTING HEIGHTS NOTED IN THE FIXTURE SCHEDULE.

LEGEND:

- +2.5 ILLUMINANCE IN LUX AT THE GROUND LEVEL
- P LOCATION OF LUMINARIES WITH LETTER DENOTING TYPE OF FIXTURE



FIXTURE SCHEDULE		
TAG	MODEL #	LOAD
B	DSXW2-P5-40K-70CRI-T2M-347-SRM-DDBXD (5.8M MOUNTING HEIGHT)	57W
B1	DSXW2-P5-40K-70CRI-T2S-347-SRM-DDBXD (5.8M MOUNTING HEIGHT)	57W
B1A	DSXW2-P5-40K-70CRI-T2S-347-SRM-DDBXD (3.4M MOUNTING HEIGHT)	57W
B2	DSXW2-P6-40K-70CRI-T2M-347-SRM-DDBXD (5.8M MOUNTING HEIGHT)	71W
B3	DSXW2-P5-40K-70CRI-T4M-347-SRM-DDBXD (5.8M MOUNTING HEIGHT)	57W
B3A	DSXW2-P5-40K-70CRI-T4M-347-SRM-DDBXD (4.5M MOUNTING HEIGHT)	57W
B3B	DSXW2-P5-40K-70CRI-T4M-347-SRM-DDBXD (3.4M MOUNTING HEIGHT)	57W
B4	DSXW2-P6-40K-70CRI-T4M-347-SRM-DDBXD (5.8M MOUNTING HEIGHT)	71W
F	CPY250-C-13L-40K9-F-UL-DM-WH	87W
P	GALN-SA8C-740-9-5WQ (11.2M MOUNTING HEIGHT)	429W
P1	GALN-SA8C-740-9-T2 (11.2M MOUNTING HEIGHT)	429W
P2	GALN-SA8C-740-9-T2-HSS (11.2M MOUNTING HEIGHT)	429W
P3	GALN-SA8C-740-9-T4FT-HSS (11.2M MOUNTING HEIGHT)	429W
P4	GALN-SA8C-740-9-T4W-HSS (11.2M MOUNTING HEIGHT)	429W
P5	GALN-SA6C-740-9-T2 (11.2M MOUNTING HEIGHT)	321W
P6	GALN-SA6C-740-9-T3 (11.2M MOUNTING HEIGHT)	321W
P7	GALN-SA4C-740-9-5NQ (11.2M MOUNTING HEIGHT)	213W
P8F	GALN-SA6C-740-U-5NQ (11.2M MOUNTING HEIGHT) POWERED VIA GAS STATION ENCLOSURE	321W



REVISIONS				
No.	Date	Description	Drawn	Checked
17	20 MAR '26	UPDATED PER WSP SP-27	EM	AM
16	30 JAN '26	BID SET	AM	FJ
15	16 JAN '26	BID BACKCHECK SET	AM	FJ
14	07 JAN '26	ISSUED FOR REVIEW	EM	FJ
13	22 DEC '25	BID QA SET	EM	FJ
12	17 DEC '25	UPDATED PER MG2 BID. BACKGROUNDS	EM	AM
11	24 NOV '25	UPDATED PER WSP SITE PLAN	EM	AM
10	19 NOV '25	QA SET 2	EM	AM
9	29 OCT '25	BACKCHECK SET	EM	AM
8	15 OCT '25	QA SET 1	EM	AM
7	25 AUG '25	PERMIT SET	EM	AM
6	11 AUG '25	BACKCHECK SET	EM	AM
5	28 JUL '25	QA SET	AA	AM
4	15 JUL '25	UPDATED PER WSP SERVICING	AA	AM
3	06 JUN '25	UPDATED PER GEOVERRA SURVEY	EM	FJ
2	27 MAY '25	UPDATED PER WSP SP-18	EM	FJ
1	26 FEB '25	UPDATED PER WSP SP-15	YY	FJ
0	31 JAN '25	PRELIMINARY REVIEW (SP-13)	YY	FJ

J + B ENGINEERING INC.

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CALGARY: 638-11TH AVE. SW, SUITE 201, CALGARY AB T2R 0E2, 403 265 2265

OWNER/CLIENT:

Project: NORTH CALGARY - NEW WAREHOUSE AND FUEL FACILITY

SITE LIGHTING PLAN

8604 38th STREET NE, CALGARY, ALBERTA

File No: 250104, Date: 20 JAN '25, Drawn By: YY, Checked By: AM, Drawing No: SL-1

Date: 20 JAN '25, Scale: 1:750, Sheet 1 of 1, Plotting Scale: 1=1, Drawing Size: D

ACAD INFO, Dwg. File: 250104-SL-1