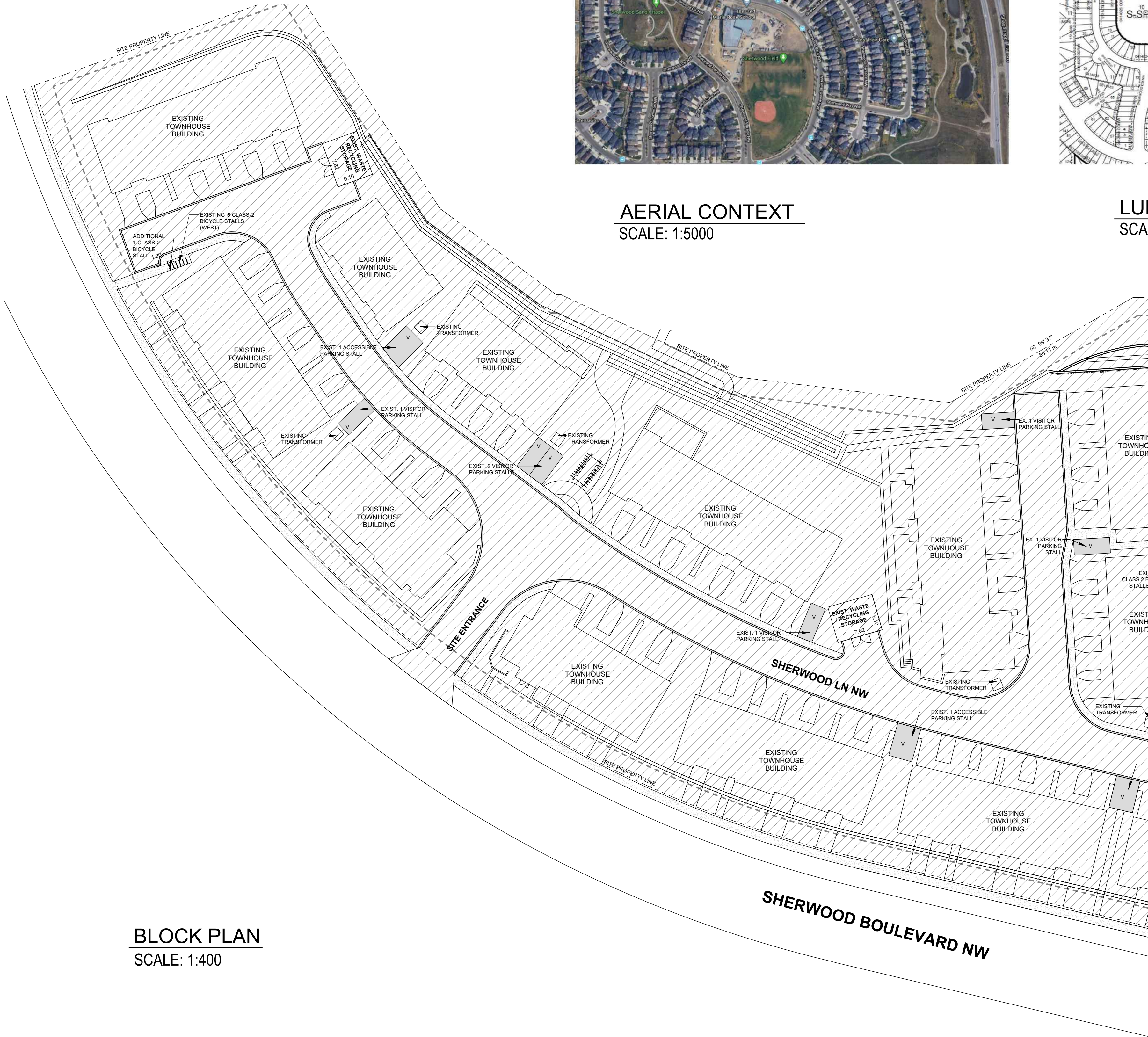


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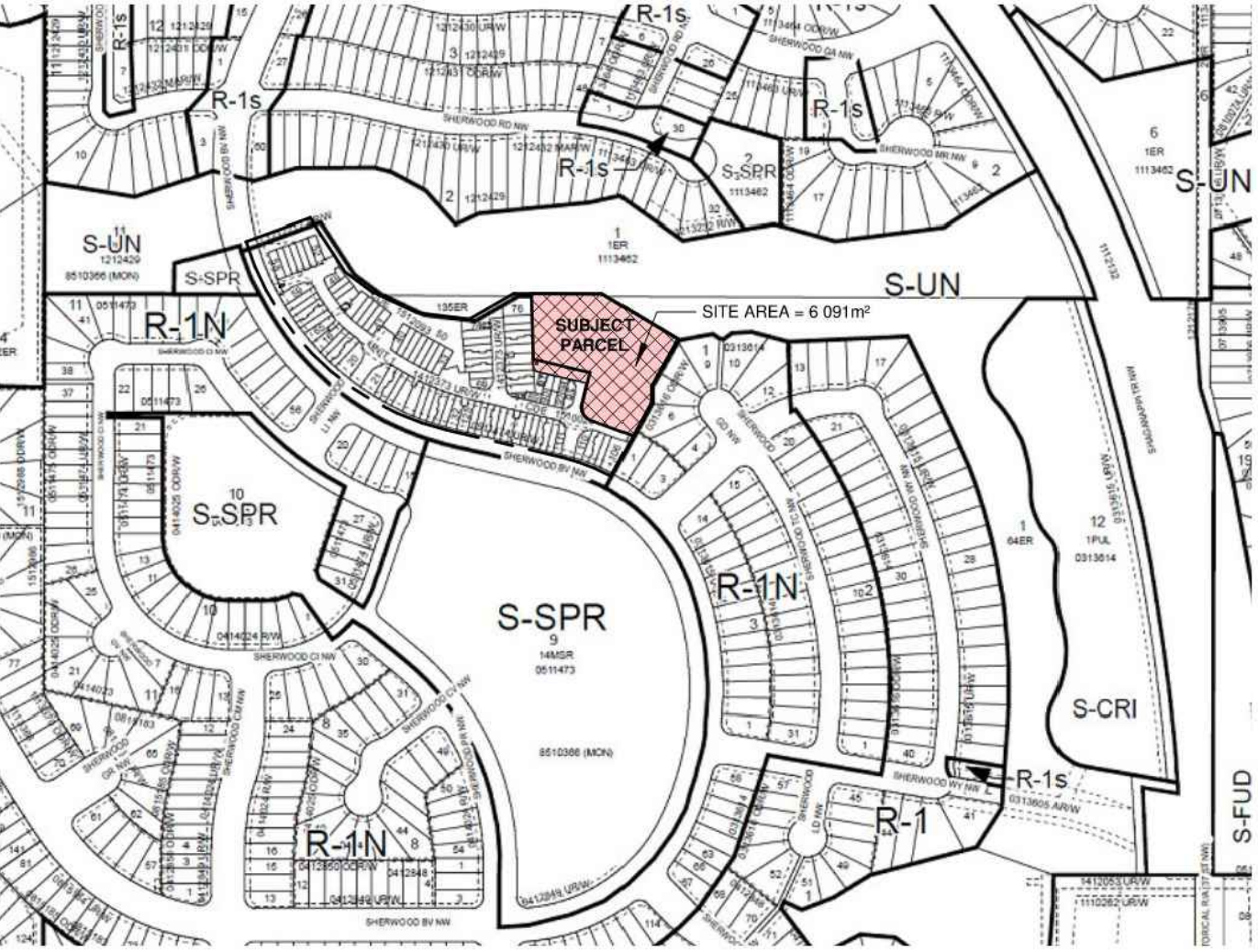
Itemized Description of Changes to DP2020- 6022

- 1 As-built adjustment of Building S1 location relative to roadway.
- 2 As-built revised retaining walls and geodetic top and bottom of wall elevations.
- 3 As-built adjustments to geodetic building elevations.
- 4 As-built revisions to fence height and materials.
- 5 As-built adjustments to Building S1 driveway lengths and slopes due to adjustment of building location and floor elevations.
- 6 Revision of in-ground Earthbin to waste bin enclosure due to below-grade gas line at proposed Earthbin location.
- 7 Revised Landscape Plan provided.



BUILDING INFORMATION:

Identity	Building Descriptions	Units	Colour Scheme	Building Elevations						Gross Floor Area		Building Footprint
				Level 1 (Main)	Level 2 (Main)	Garage Door	TOF	Roof	Imperial	Metric		
Building J	Back-to-Back Townhouse w/ Attached 2-Car Garage	7	Scheme B	1171.23 1170.99	1174.32 1170.84	1171.08 1170.84	1169.60 1170.84	1182.64 1170.84	6689 R²	807.24 m²	370.29 m²	
Building S1	Townhouse w/ Attached Single Garage	7	Scheme B	1171.64	1174.73	1171.49	1170.12	1183.10	9036 R²	838.48 m²	382.05 m²	
Building S2	Townhouse w/ Attached Single Car Garage	5	Scheme A	1170.96	1174.05	1170.81	1169.44	1182.40	6459 R²	600.02 m²	312.98 m²	
3		19							24184 R²	2246.74 m²	1065.32 m²	



LAND USE BYLAW ANALYSIS BASED ON 1P2007

- SITE AREA**
- Overall Site Area = 23599 m2= 2.36 ha = 254027 ft²
 - Site Area of Phase 3 = 6091m²

- LAND USE DESIGNATION**
- M-2 Multi-Residential –Medium Profile District
 - Neighbouring Lots' Designations: M-2, R-1N, S-UN

- PART 6: MULTI-RESIDENTIAL DISTRICT**
- DIV. 1: General Rules for Multi-Residential Use
 - DIV. 7: M-2 Multi-Residential –Medium Profile District

- 626 PERMITTED USES**
- 240 - Multi-Residential Development –Minor

- 629 FLOOR AREA RATIO**
- Maximum FAR = 3.0
 - **22492.21ft² (existing)+24203ft² (new) = 46695.21ft² GFA**
 - **(46695.21ft² / 254027 ft² = 0.18 proposed)**

- 630 DENSITY**
- Minimum Density for M-2 is 60 units/ha
 - Minimum Density required as per Symon's Valley Community Plan= 17.3 units per developable hectare
 - **91 (existing) + 19 (new) = 110 units, 47UPH (relax)**

- 632 SETBACKS**
- Minimum building setback from a property line shared with a street is 3.0m
 - Minimum building setback from a property line shared with another parcel is 1.2m

- 634 BUILDING HEIGHT**
- Maximum Permitted Building Height is 16m

- 557 AMENITY SPACE**
- Minimum of 5.0m² per unit

- 558 MOTOR VEHICLE PARKING STALLS**
- Residential = 1.25 stalls per unit (1.25 x 110 = 138 stalls)
 - **Existing = 91 stalls in garage, 76 stalls in driveways**
 - **New = 44 stalls**
 - Single Garage = 12
 - Double Garage = 14
 - Driveways = 18
 - **Total = 210 residential parking stalls**

- Visitor = 0.15 stalls per unit (0.15 x 132 = 20 stalls) (relax)
- Existing = 17 visitor parking stall and 3 visitor handicap

- 559 BICYCLE PARKING STALLS**
- Class 1=0.5 per unit (0.5 x 110) = 55 stalls (individual garages)
 - Class 2=0.1 per unit (0.1 x 110) = 11 stalls
 - = 10 (existing) + 1 proposed stall to be added to the west bicycle parking

- 566 GARBAGE COLLECTION**
- Garbage containers and waste material will be stored inside the existing 2 Waste and Recycling Storage
 - 0.3yd³ / unit (0.3yd³ x 110 = 33yd³ total required)
 - **Existing =6 of 6.0 yd³ bins + 3 of 0.3 yd³ bins = 36.9 yd³ existing**



professional seal

consultant

project information

client

3D DEVELOPMENT LTD.

project title

THE TIMBERS - PHASE III

municipal address

SHERWOOD LANE NW
CALGARY, AB

legal description
PORTION OF UNIT 1,
LOTS 99-105,
PLAN CDE 151 0024
UNIT 126, PLAN 161 0870

stamp

DEVELOPMENT PERMIT

issue/revision

issue	date	description
3	2026-04-28	ISSUED FOR NEW DP (REVISION TO DP2020-6022)
2	2025-12-19	ISSUED FOR REVISION TO DP2020-6022
1	2023-01-11	ISSUED FOR PTR REQUIREMENTS

project number

22-267

scale

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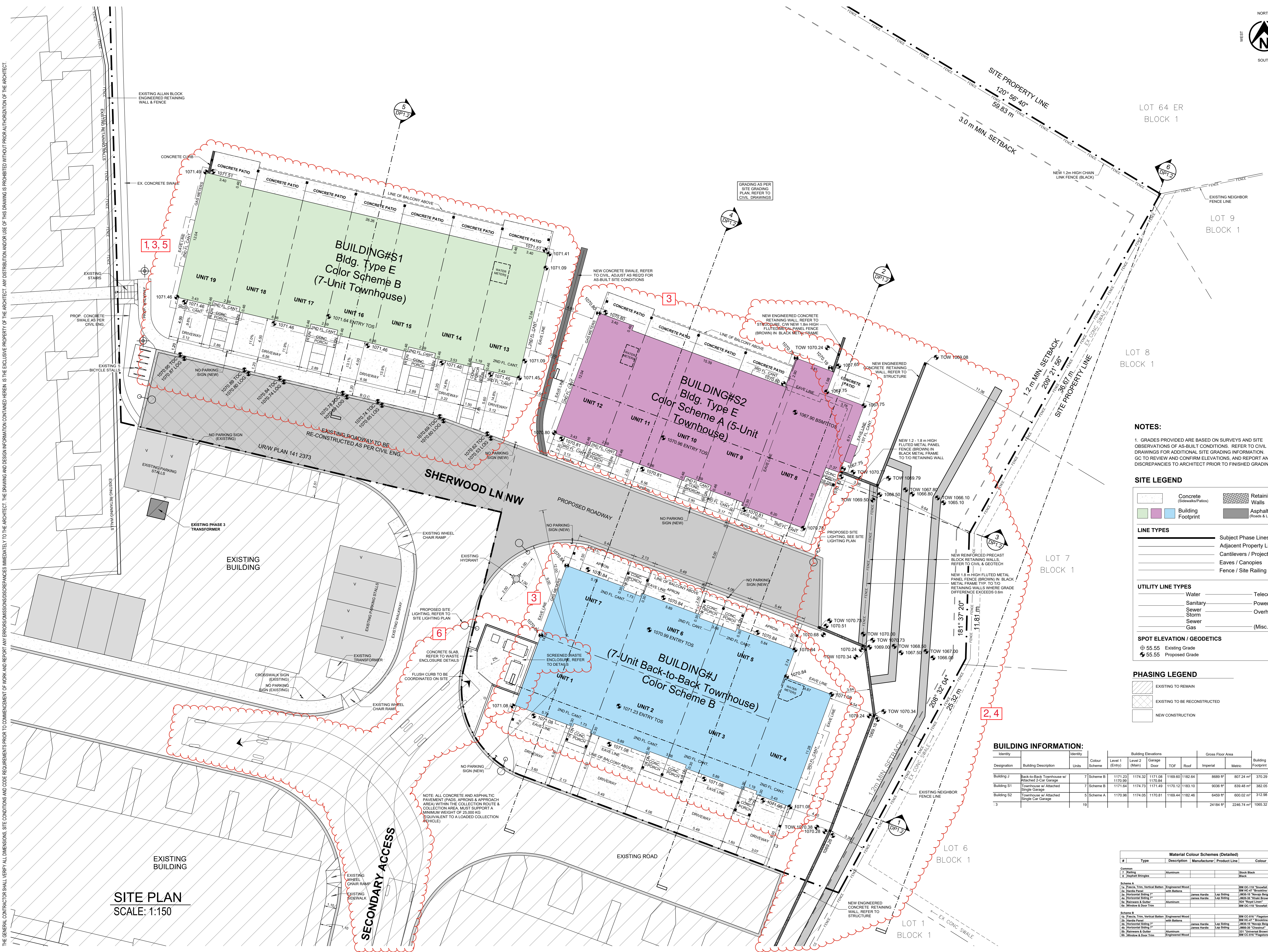
JB

sheet title

BLOCK PLAN

sheet number

DP1.0



A photograph showing a row of modern, multi-story houses with varied rooflines and colors (browns, greys, reds) in the background. In front of the houses is a field of tall, yellow wildflowers. The foreground consists of a rocky, eroded bank with sparse vegetation and a blue pipe running along its base. A blue metal railing is visible in the bottom left corner. The sky is blue with scattered white clouds.

 **sphere**
architecture inc.

SUITE 1220, 717 7TH AVE. SW CALGARY AB T2P 0Z3
PH: (403) 910-8080 EMAIL: info@spherearc.com

project information

3D DEVELOPMENT LTD.

THE TIMBERS - PHASE II

SHERWOOD LANE NW
CALGARY, AB

legal description
PORTION OF UNIT 1,
LOTS 99-105,
PLAN CDE 151 0024
UNIT 126, PLAN 161 0870

DEVELOPMENT PERMIT

[illegible]

ZZ-Z01	AS NOTED
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SITE PHOTOS

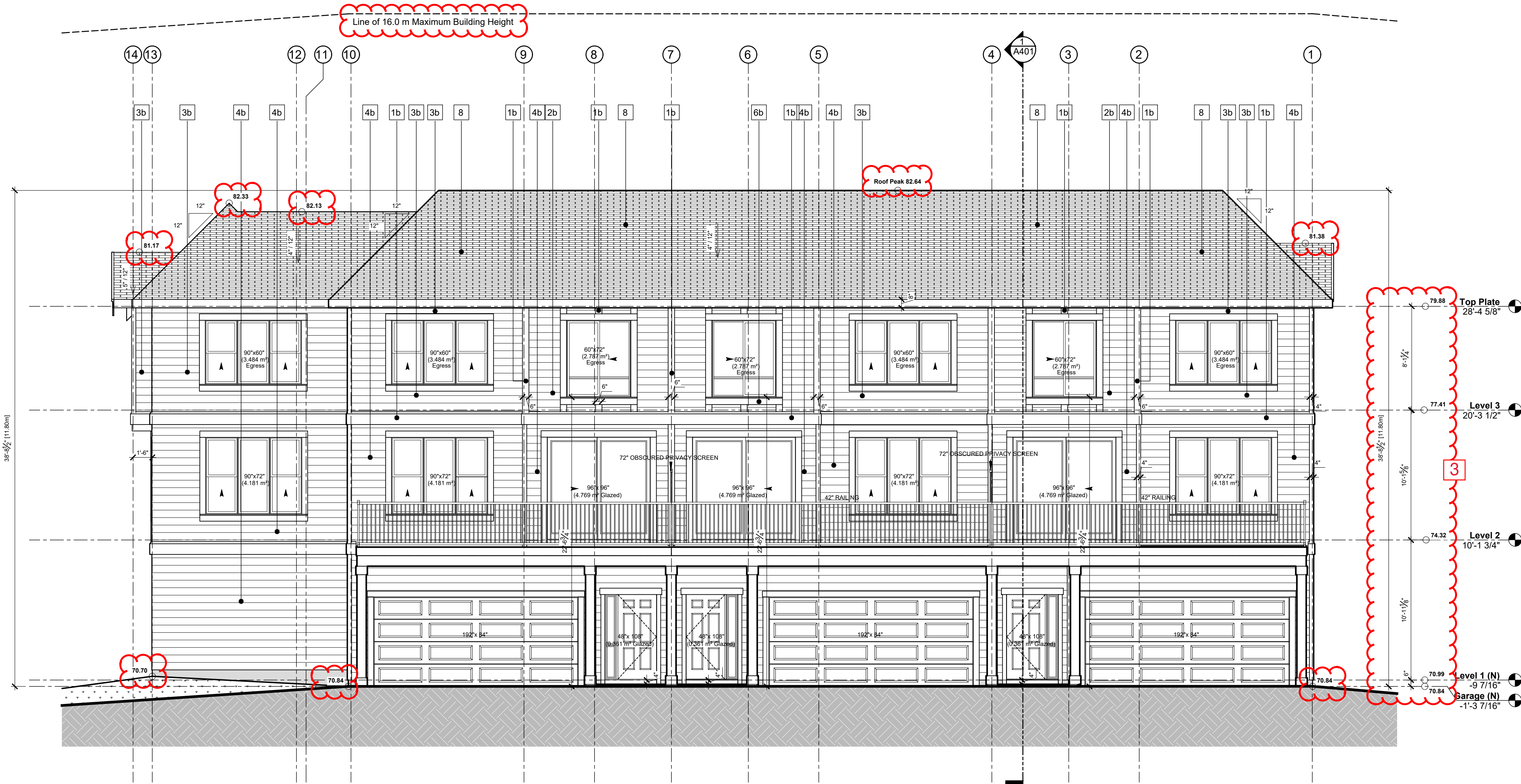
DP1.3

sheet number

DP2.4

Material Colour Schemes (Detailed)					
#	Type	Description	Manufacturer	Product Line	Colour
Common					
7	Roofing	Aluminum			Stock Black
8	Asphalt Shingles				Black
Scheme A					
1a	Fascia, Trim, Vertical Batten	Engineered Wood			BM OC-118 "Snowfall White"
2a	Hardie Panel	With Battens			BM HC-47 "Brookline Beige"
3a	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4a	Horizontal Siding 7"		James Hardie	Lap Siding	JM20-30 "Khaki Brown"
5a	Rainware & Gutter	Aluminum			824 "Royal Line"
6a	Window & Door Trim				BM CC-516 "Snowfall White"
Scheme B					
1b	Fascia, Trim, Vertical Batten	Engineered Wood			BM CC-516 "Flagstone"
2b	Hardie Panel	With Battens			BM HC-47 "Brookline Beige"
3b	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4b	Horizontal Siding 7"		James Hardie	Lap Siding	JM20-30 "Chesnut"
5b	Rainware & Gutter	Aluminum			331 "Universal Brown"
6b	Window & Door Trim	Engineered Wood			BM CC-516 "Flagstone"

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BUILDING J - NORTH ELEVATION

SCALE: $\frac{3}{16}$ " : 1'-0"

Material Colour Schemes (Detailed)					
#	Type	Description	Manufacturer	Product Line	Colour
Common					
7	Railing	Aluminum			Stock Black
8	Asphalt Shingles				Black
Scheme A					
1a	Fascia, Trim, Vertical Batten	Engineered Wood			BM OC-118 "Snowfall White"
2a	Hardie Panel	with Battens			BM HC-47 "Brookline Beige"
3a	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4a	Horizontal Siding 7"		James Hardie	Lap Siding	JM20-30 "Khaki Brown"
5a	Rainware & Gutter	Aluminum			924 "Royal Linen"
6a	Window & Door Trim				BM OC-118 "Snowfall White"
Scheme B					
1b	Fascia, Trim, Vertical Batten	Engineered Wood			BM CC-516 "Flagstone"
2b	Hardie Panel	with Battens			BM HC-47 " Brookline Beige"
3b	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4b	Horizontal Siding 7"		James Hardie	Lap Siding	JM80-30 "Chestnut"
5b	Rainware & Gutter	Aluminum			331 "Universal Brown"
6b	Window & Door Trim	Engineered Wood			BM CC-516 "Flagstone"



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consultant

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client

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issue/revision

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project number

22-267

scale

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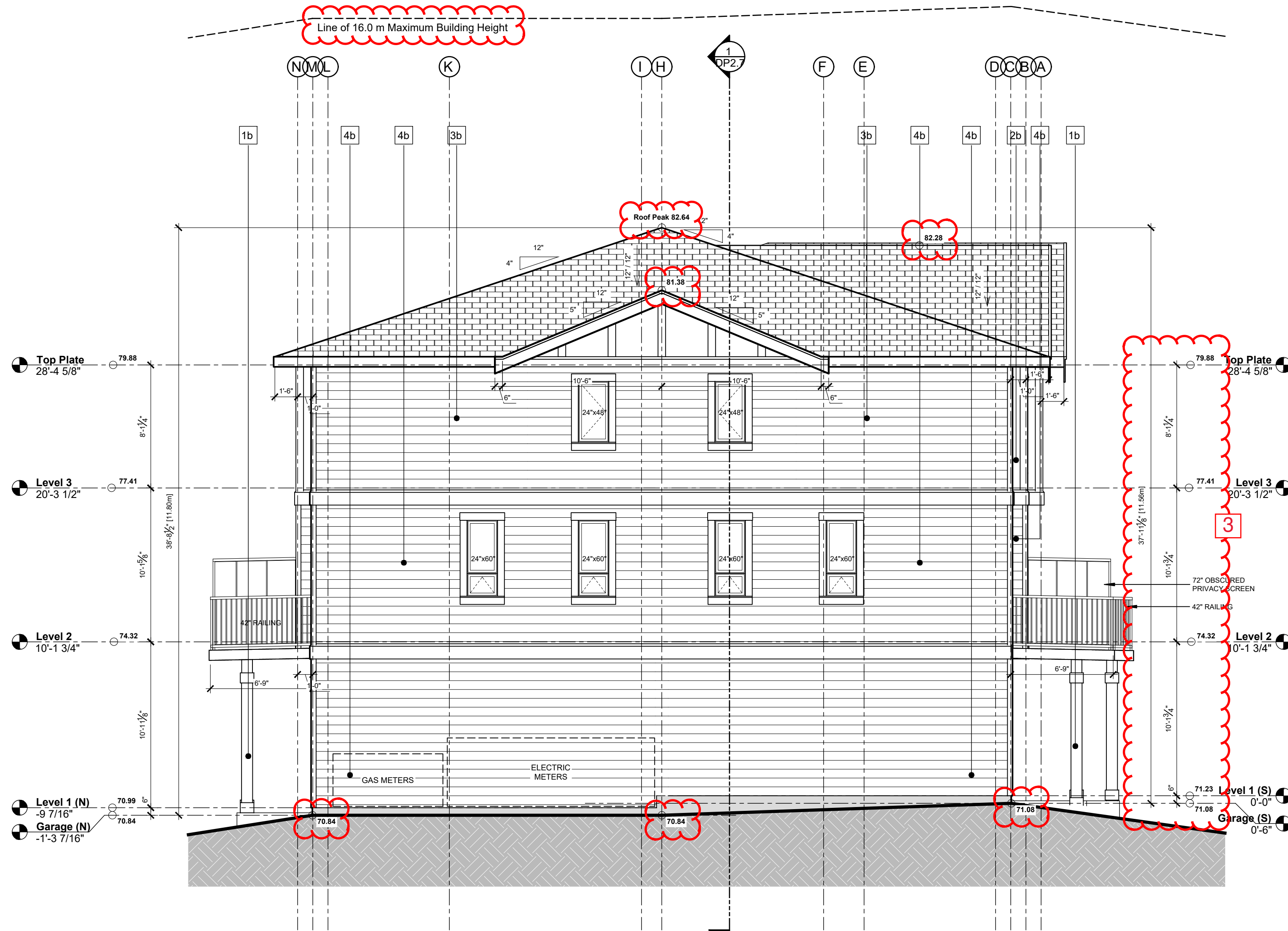
sheet title

BUILDING J
ELEVATIONS

sheet number

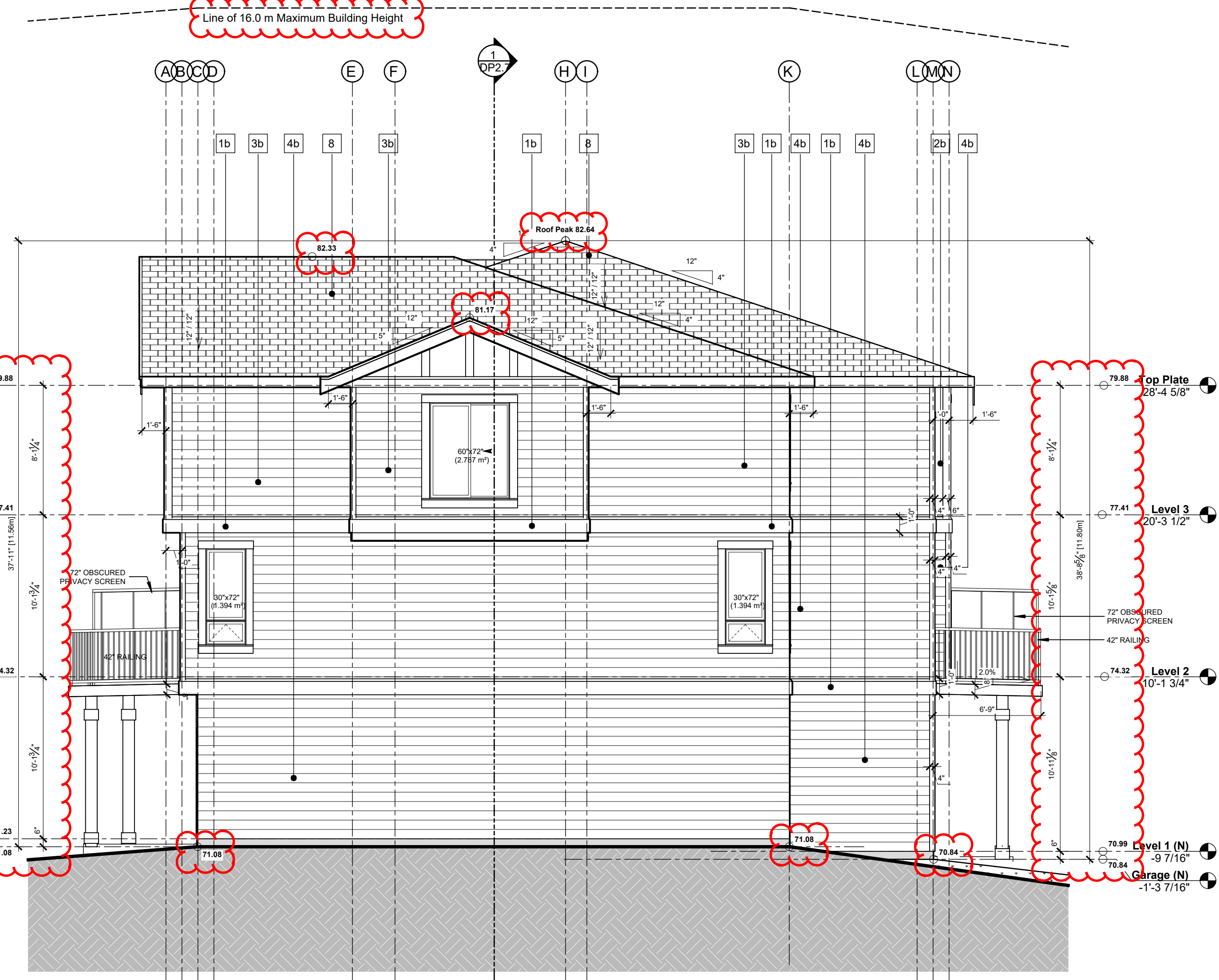
DP2.5

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BUILDING J - WEST ELEVATION

SCALE: $\frac{3}{16}$: 1'-0"



BUILDING J - EAST ELEVATION

SCALE: $\frac{3}{16}$: 1'-0"

Material Colour Schemes (Detailed)					
#	Type	Description	Manufacturer	Product Line	Colour
Common					
7	Railing	Aluminum			Stock Black
8	Asphalt Shingles				Black
Scheme A					
1a	Fascia, Trim, Vertical Batten	Engineered Wood			BM OC-118 "Snowfall White"
2a	Hardie Panel	with Battens			BM HC-47 "Brookline Beige"
3a	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4a	Horizontal Siding 7"		James Hardie	Lap Siding	JM20-30 "Khaki Brown"
5a	Rainware & Gutter	Aluminum			924 "Royal Linen"
6a	Window & Door Trim				BM OC-118 "Snowfall White"
Scheme B					
1b	Fascia, Trim, Vertical Batten	Engineered Wood			BM CC-516 "Flagstone"
2b	Hardie Panel	with Battens			BM HC-47 "Brookline Beige"
3b	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4b	Horizontal Siding 7"		James Hardie	Lap Siding	JM80-30 "Chestnut"
5b	Rainware & Gutter	Aluminum			331 "Universal Brown"
6b	Window & Door Trim	Engineered Wood			BM CC-516 "Flagstone"

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consultant

project information

client

3D DEVELOPMENT LTD.

project title

THE TIMBERS - PHASE III

municipal address

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legal description

PORTION OF UNIT 1,
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stamp

DEVELOPMENT PERMIT

issue/revision

issue	date	description
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project number

22-267

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sheet title

BUILDING J
ELEVATIONS

sheet number

DP2.6



Material Colour Schemes (Detailed)					
#	Type	Description	Manufacturer	Product Line	Colour
Common					
7	Railing	Aluminum			Stock Black
8	Asphalt Shingles				Black
Scheme A					
1a	Fascia, Trim, Vertical Batten	Engineered Wood with Battens			BM OC-118 "Snowfall White"
2a	Hardie Panel				BM HC-47 "Brookline Beige"
3a	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4a	Horizontal Siding 7"		James Hardie	Lap Siding	JM20-30 "Khaki Brown"
5a	Rainware & Gutter	Aluminum			924 "Royal Linen"
6a	Window & Door Trim				BM OC-118 "Snowfall White"
Scheme B					
1b	Fascia, Trim, Vertical Batten	Engineered Wood with Battens			BM CC-516 "Flagstone"
2b	Hardie Panel				BM HC-47 "Brookline Beige"
3b	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4b	Horizontal Siding 7"		James Hardie	Lap Siding	JM80-30 "Chestrnut"
5b	Rainware & Gutter	Aluminum			331 "Universal Brown"
6b	Window & Door Trim	Engineered Wood			BM CC-516 "Flagstone"

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issue/revision

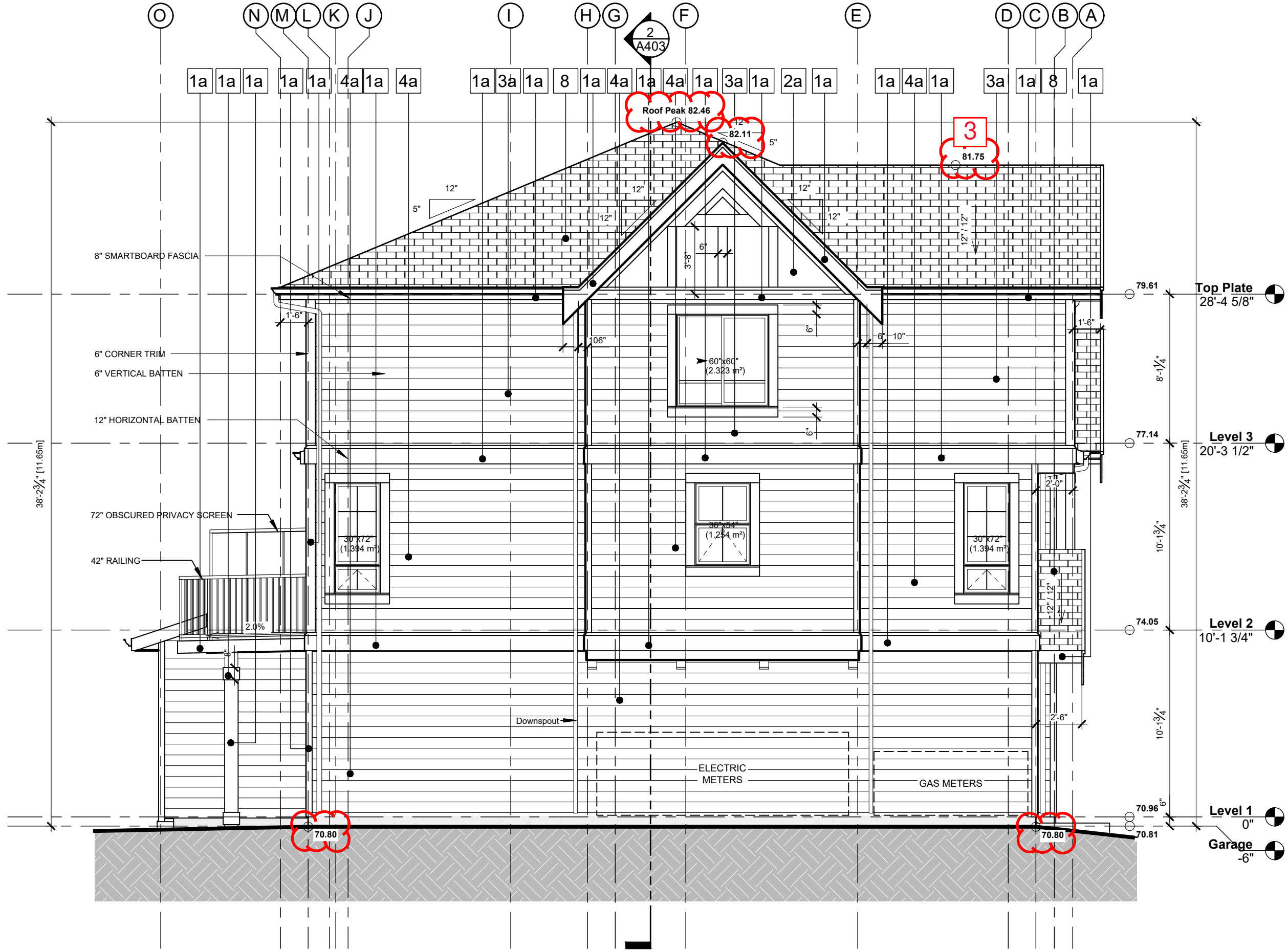
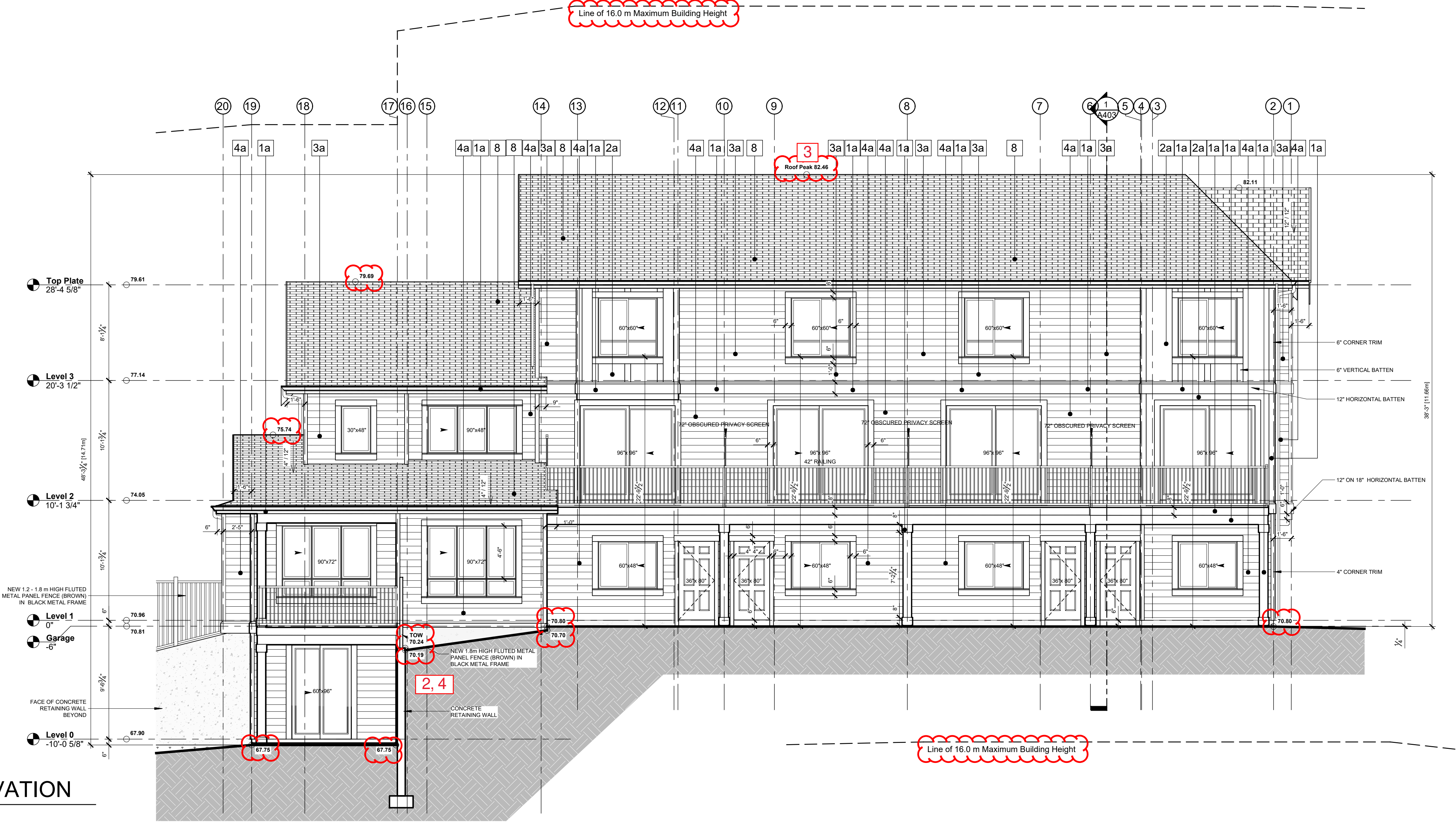
issue	date	description
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1	2023-01-11	ISSUED FOR PTK REQUIREMENTS

project number	scale
22-267	AS NOTED

checked by	designed/drawn by
DO	JB

sheet title
BUILDING S2 ELEVATIONS

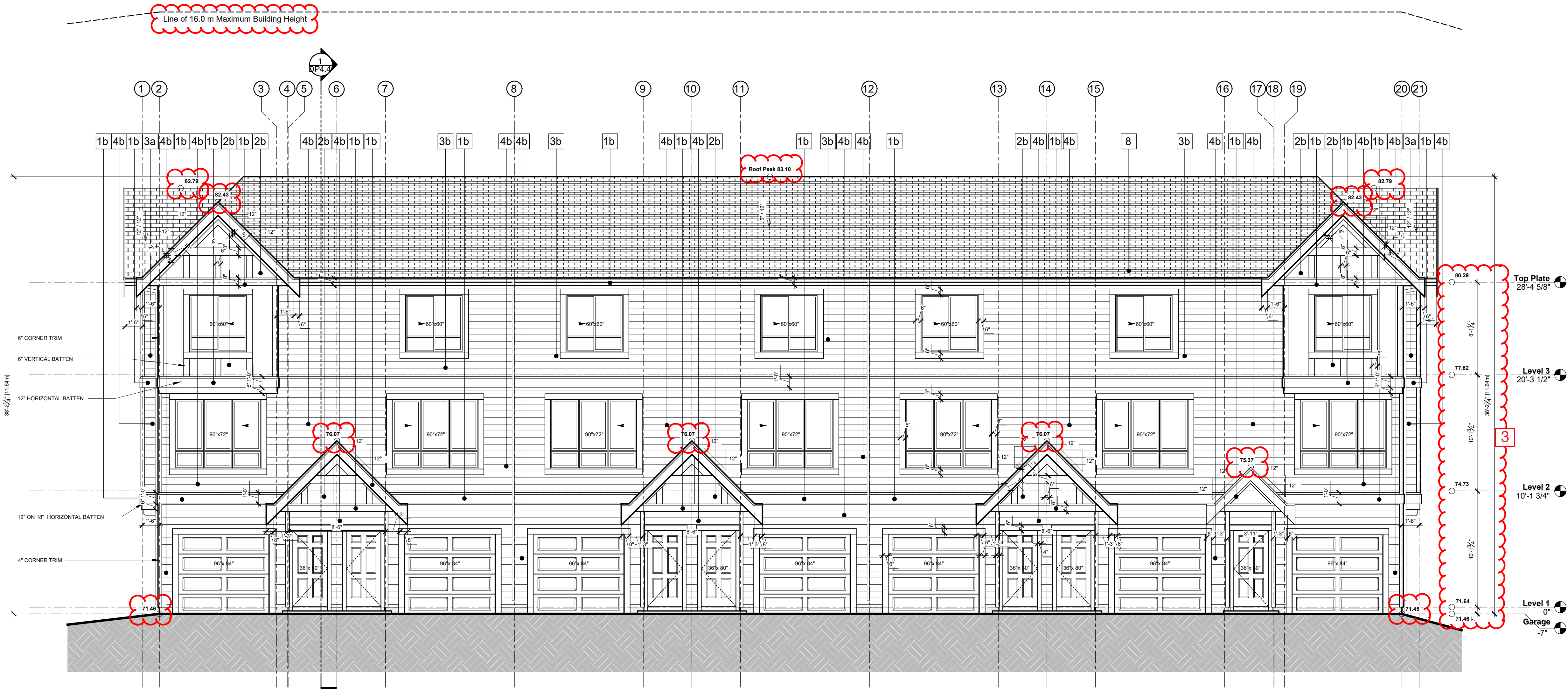
sheet number
DP3.4



BUILDING S2 - LEFT ELEVATION
SCALE: $\frac{3}{16}$ " : 1'-0"

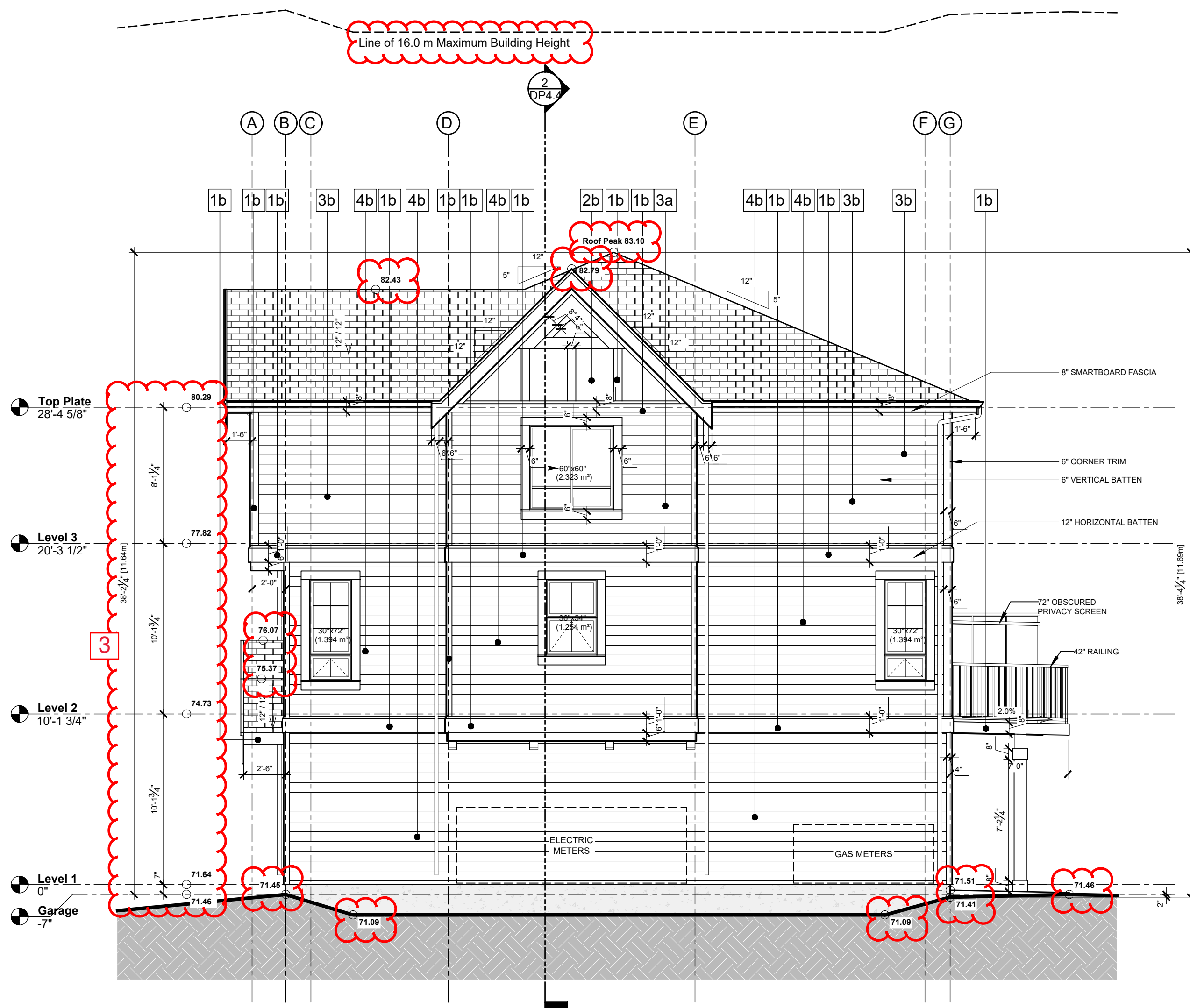
Material Colour Schemes (Detailed)					
#	Type	Description	Manufacturer	Product Line	Colour
Common					
7	Railing	Aluminum			Stock Black
8	Asphalt Shingles				Black
Scheme A					
1a	Fascia, Trim, Vertical Batten	Engineered Wood with Battens			BM OC-118 "Snowfall White"
2a	Hardie Panel				BM HC-47 "Brookline Beige"
3a	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4a	Horizontal Siding 7"		James Hardie	Lap Siding	JM20-30 "Khaki Brown"
5a	Rainware & Gutter	Aluminum			924 "Royal Linen"
6a	Window & Door Trim				BM OC-118 "Snowfall White"
Scheme B					
1b	Fascia, Trim, Vertical Batten	Engineered Wood with Battens			BM CC-516 "Flagstone"
2b	Hardie Panel				BM HC-47 "Brookline Beige"
3b	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4b	Horizontal Siding 7"		James Hardie	Lap Siding	JM80-30 "Chestnut"
5b	Rainware & Gutter	Aluminum			331 "Universal Brown"
6b	Window & Door Trim	Engineered Wood			BM CC-516 "Flagstone"

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BUILDING S1 - FRONT ELEVATION

SCALE: $\frac{3}{16}$: 1'-0"



BUILDING S1 - RIGHT ELEVATION

SCALE: $\frac{3}{16}$: 1'-0"

Material Colour Schemes (Detailed)					
#	Type	Description	Manufacturer	Product Line	Colour
Common					
7	Railing	Aluminum			Stock Black
8	Asphalt Shingles				Black
Scheme A					
1a	Fascia, Trim, Vertical Batten	Engineered Wood with Battens			BM OC-118 "Snowfall White"
2a	Hardie Panel				BM HC-47 "Brookline Beige"
3a	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4a	Horizontal Siding 7"		James Hardie	Lap Siding	JM20-30 "Khaki Brown"
5a	Rainware & Gutter	Aluminum			924 "Royal Linen"
6a	Window & Door Trim				BM OC-118 "Snowfall White"
Scheme B					
1b	Fascia, Trim, Vertical Batten	Engineered Wood with Battens			BM CC-516 "Flagstone"
2b	Hardie Panel				BM HC-47 "Brookline Beige"
3b	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4b	Horizontal Siding 7"		James Hardie	Lap Siding	JM80-30 "Chestnut"
5b	Rainware & Gutter	Aluminum			331 "Universal Brown"
6b	Window & Door Trim	Engineered Wood			BM CC-516 "Flagstone"

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consultant

project information

client

3D DEVELOPMENT LTD.

project title

THE TIMBERS - PHASE III

municipal address

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CALGARY, AB

legal description

PORTION OF UNIT 1,
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UNIT 126, PLAN 161 0870

stamp

DEVELOPMENT PERMIT

issue/revision

issue	date	description
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1	2023-01-11	ISSUED FOR PTK REQUIREMENTS

project number

22-267

scale

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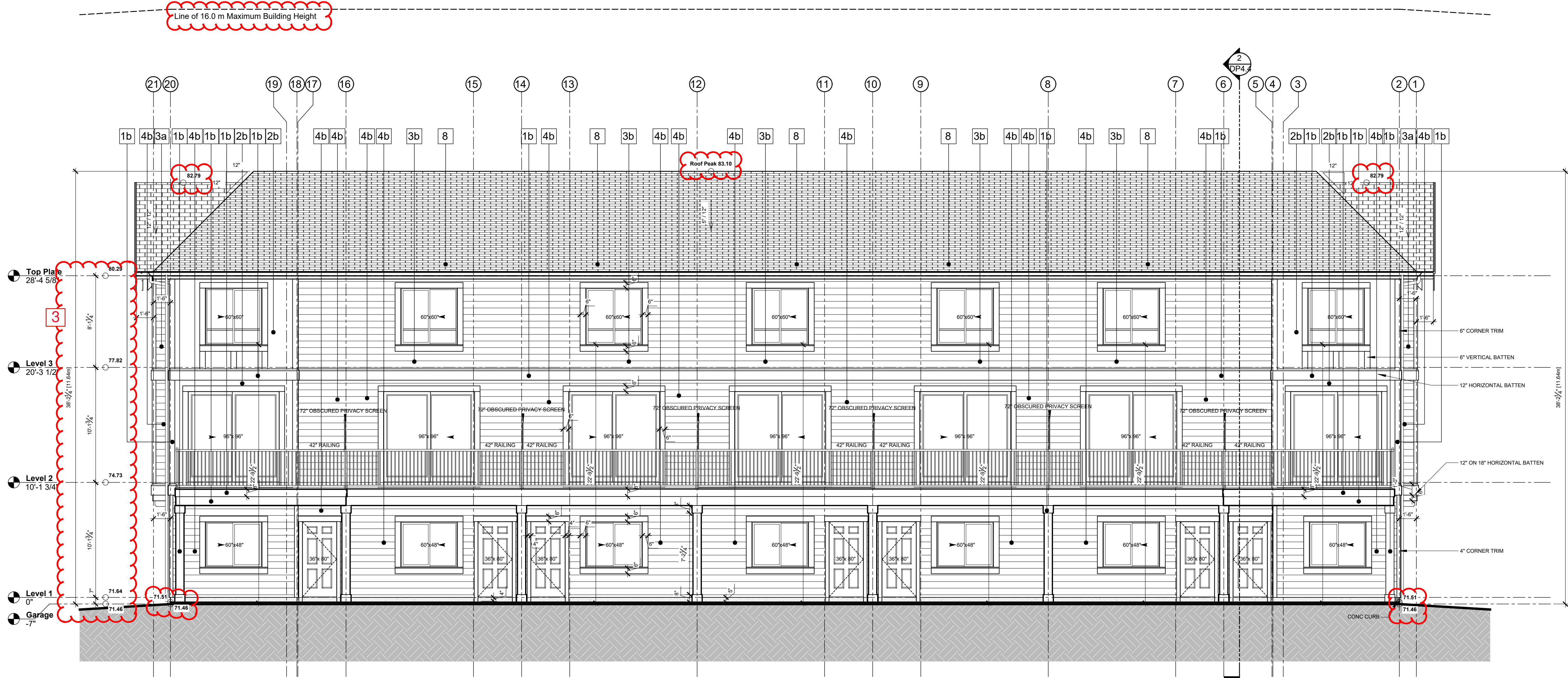
sheet title

BUILDING S1
ELEVATIONS

sheet number

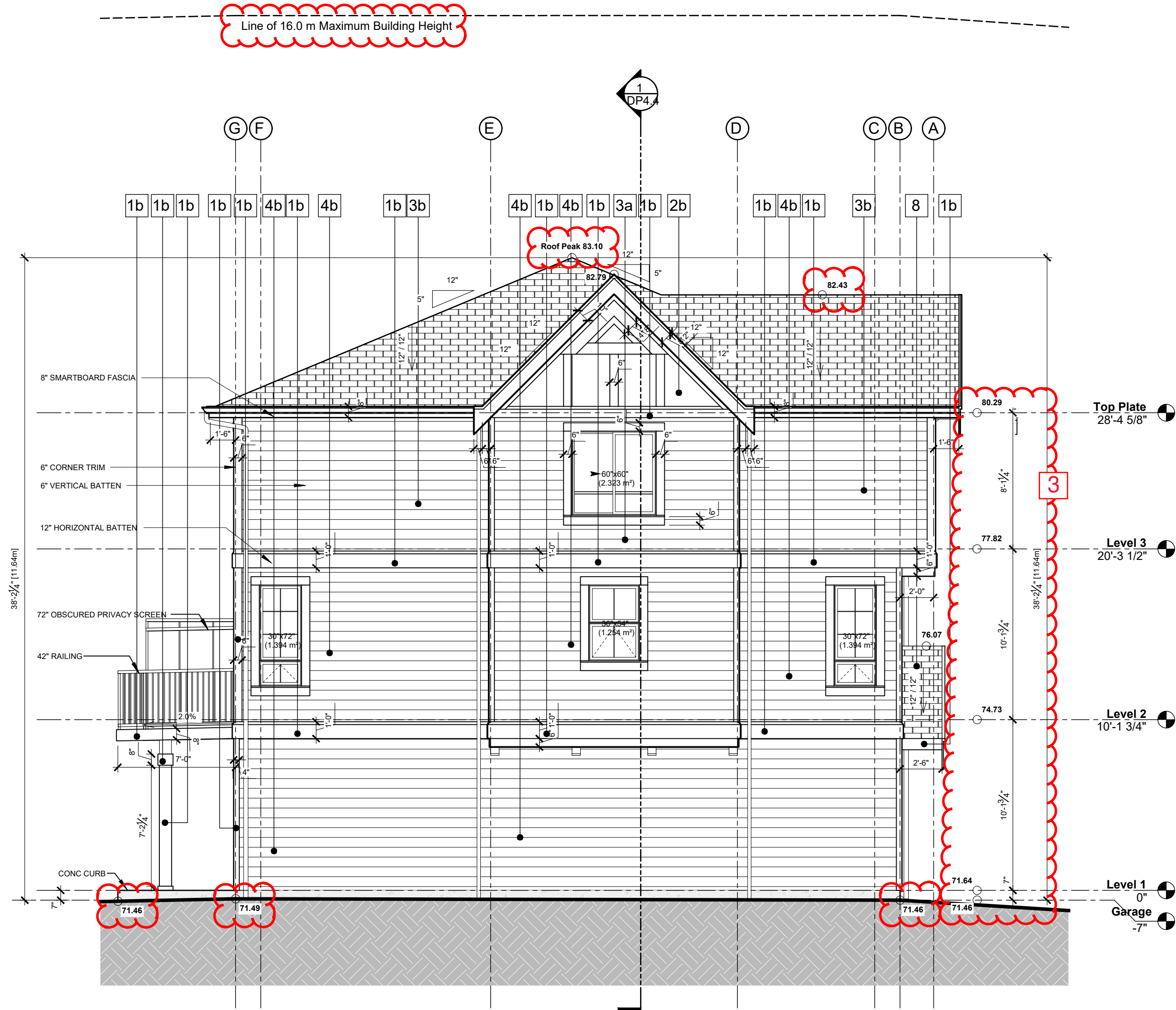
DP4.2

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BUILDING S1 - REAR ELEVATION

SCALE: $\frac{3}{16}$: 1'-0"



BUILDING S1 - LEFT ELEVATION

SCALE: $\frac{3}{16}$: 1'-0"

Material Colour Schemes (Detailed)					
#	Type	Description	Manufacturer	Product Line	Colour
Common					
7	Railing	Aluminum			Stock Black
8	Asphalt Shingles				Black
Scheme A					
1a	Fascia, Trim, Vertical Batten	Engineered Wood with Battens			BM OC-118 "Snowfall White"
2a	Hardie Panel				BM HC-47 "Brookline Beige"
3a	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4a	Horizontal Siding 7"		James Hardie	Lap Siding	JM20-30 "Khaki Brown"
5a	Rainware & Gutter	Aluminum			924 "Royal Linen"
6a	Window & Door Trim				BM OC-118 "Snowfall White"
Scheme B					
1b	Fascia, Trim, Vertical Batten	Engineered Wood with Battens			BM CC-516 "Flagstone"
2b	Hardie Panel				BM HC-47 "Brookline Beige"
3b	Horizontal Siding 7"		James Hardie	Lap Siding	JM30-10 "Navajo Beige"
4b	Horizontal Siding 7"		James Hardie	Lap Siding	JM80-30 "Chestnut"
5b	Rainware & Gutter	Aluminum			331 "Universal Brown"
6b	Window & Door Trim	Engineered Wood			BM CC-516 "Flagstone"

Issue/revision			
issue	date	description	
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project number	scale
22-267	AS NOTED

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DO	JB



1 Landscape Plan
Scale: 1:250

naturalized seed mix:

Dry Slope Mix-Forbs Only

Dry Slope Mix-Graminoids Only

Current botanical name	Previous botanical name	Common name	% by weight
<i>Pascopyrum smithii</i>	<i>Agropyron smithii</i>	western wheatgrass	30
<i>Elymus lanceolatus</i>	<i>Agropyron dasystachyum</i>	northern wheatgrass	22
<i>Nassella viridula</i>	<i>Stipa viridula</i>	green needle grass	17
<i>Bromus ciliatus</i>	NA	fringed brome	11
<i>Festuca idahoensis</i>	NA	bluebunch (Idaho) fescue	6
<i>Deschampsia cespitosa</i>	NA	tufted hair grass	5
<i>Koeleria macrantha</i>	NA	June grass	4
<i>Bouteloua gracilis</i>	NA	blue grama	3
<i>Elymus trachycaulus</i> ssp. <i>trachycaulus</i>	<i>Agropyron subsecundum</i>	slender wheatgrass	2

land use bylaw landscape requirements		
City Of Calgary Zoning	M-C2	
landscape area	required	provided
total parcel area	6,091.00 m2	
landscape area required for M-C2 zoning (40% of parcel area)	2,436.40	
landscape provided - ground level:	4,004.81 m2	
landscape are provided at grade (percentage of parcel area):	66 %	
total landscape area provided	4004.81 m2	
total landscape area provided (percentage of site area):	66 %	
hard surfaced landscape area (maximum of 40% of provided landscape area)	1,601.92 m2	272.75 m2
hard surfaced landscape area provided (percentage of landscape area provided)	7 %	
total number of trees (ground level and first floor terrace only)	required	provided
(1/45 m2 of provided landscape area as per option 552)	89	
number of existing trees on site:	4	
number of new trees required:	85	85
deciduous trees (ground level and first floor terrace only)	required	provided
large trees as per item 552 (50% min 75mm cal)	31	32
medium trees as per item 552 (50% min 50mm cal)	31	32
total deciduous trees	63	64
coniferous trees (ground level and first floor terrace only)	required	provided
large trees as per item 552 (50% 3.0m ht min)	11	11
medium trees as per item 552 (50% 2.0m ht min)	11	11
total coniferous trees	22	22
shrubs (ground level and first floor terrace only)	required	provided
(2/45 m2 of required landscape area as per item 552) (min 600mm height and spread)	170	174

trees		shrubs	
bakeri blue spruce <i>Picea pungens 'Baker'</i> Qty: 11	2m height balled and burlapped	dwarf korean lilac <i>Syringa meyeri 'Palibin'</i> Qty: 19	#5 container 600mm min height + spread
colorado spruce <i>Picea pungens</i> Qty: 11	3m height balled and burlapped	red osier dogwood <i>Cornus sericea</i> Qty: 16	#5 container 600mm min height + spread
trembling aspen <i>Populus tremuloides</i> Qty: 15	50mm caliper balled and burlapped	dwarf european cranberry <i>Viburnum opulus 'Nanum'</i> Qty: 115	#5 container 600mm min height + spread
Princess Kay Plum <i>Prunus nigra 'Princess Kay'</i> Qty: 17	50mm caliper balled and burlapped	savin juniper <i>Juniperus Sabina</i> Qty: 28	#5 container 600mm min height + spread
paper birch <i>Betula papyrifera</i> Qty: 32	75 mm caliper balled and burlapped		

material legend	
	sod
	naturalized seed mix (see seed mix tables)
	blue lyme grass
	bark mulch
	class 1M rip rap
	gravel
	plain concrete

exitsing site elements	
	tree
	bike rack

proposed site elements	
	proposed light, refer to electrical
	proposed light, refer to electrical

- notes
1. This drawing is copyright © 818 studio ltd., and shall not be reproduced, revised, transmitted and / or utilized by any third party outside of the Owner without written permission from 818 studio ltd.
 2. Do not scale drawings.
 3. Refer to Civil drawings for all grading information.
 4. All walkways are plain concrete unless noted otherwise.
 5. All landscape areas to be watered with an automatic underground irrigation system. Contractor to ensure irrigation meter is installed and properly operating prior to charging and running the irrigation system.
 6. All planting beds and tree wells to be mulched with bark chip mulch, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.

for review and coordination only

EIGHT ONE EIGHT STUDIO
PLANNING + DESIGN COLLABORATIVE
1812 14G STREET SW CALGARY, AB T2T3W6

1	arch base update	2026-04-28	rr
number	revision	date	by approved

1	Development Permit	2026-04-24
issued for		date (y.m.d)

project
The Timber-Phase 3
Sherwood Ln NW
Units 99-105 & 126
drawing
Landscape Plan

drawn	rr	approved	rbg
checked	rbg	project number	04133.1
date	2026/04/22	sheet	
scale	as noted		

DPL