

Lewisburg

ARCHITECTURAL DESIGN GUIDELINES
February 2025

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URBAN TRADITIONAL LIVING

The community of Lewisburg is being developed in the up-and-coming heart of North Calgary. The vision for the community of Lewisburg draws on Genstar's track record of delivering progressive urban neighbourhoods in great locations. Lewisburg will focus on diverse architecture blended with thoughtful and natural landscape design.

Lewisburg will welcome numerous housing types and styles to accommodate the needs and tastes of many buyers. The broad mix of housing types will be unified through common design elements and features that reinforce the character and lifestyle of the neighborhood in an expression of harmony.

Purchasers will have the opportunity to select from a broad range of home styles and design to their desired taste along the spectrum of modern and contemporary architecture.

Ultimately the streets of Lewisburg will provide a recognizable comfort through traditional forms and massing, stimulated by modern or classic details, finishes, and features. Lewisburg will draw on the individuality of its buyers to create a place where all types of homes and people exist happily, synergistically, and together shape the community.

Additional attention and detail will be focused on the major and collector roads in Lewisburg, providing a thoughtful presentation of urban residential architecture for the enjoyment of residents and visitors alike.



1.0 ARCHITECTURAL GUIDELINES OBJECTIVES

The architectural guidelines for Lewisburg will initially establish the character of the community and ultimately strive to maintain the integrity of the community for years to come. The guidelines will aim to ensure that the community of Lewisburg presents a long-term impression of quality yet recognizes the importance of attainable housing product. The theme for Lewisburg will blend clean lines and contemporary architecture blended with thoughtful and natural landscape design.

2.0 GENERAL

The Architectural Design Guidelines for Lewisburg are to be used in conjunction with Genstar's overall Architectural Design and Construction Guidelines and the Lot Codes and Special Requirements provided with each lot release.

The developer's architectural agent will review all homes in the community of Lewisburg, to ensure compliance with all aspects of the architectural guidelines, before being permitted to proceed for permits and construction. All construction must comply with all local land use, building codes, and ordinances.

3.0 LAND USE AND ZONING REGULATIONS

Due to the variety of land use and zoning requirements in the Lewisburg area all builders are to ensure familiarity with the appropriate requirements and stipulations.

4.0 SITE PLANNING

4.1 House Placement

Builders are to choose home designs that are suited to all the attributes of the lot. Builders are to review all available information and ensure the proposed house considers the lot size, lot location, site grading and view potential. Houses are expected to:

- fill the lot width
- avoid unnecessary use of retaining walls
- provide a compatible relationship with adjacent homes
- provide interesting and appropriate elevations in exposed locations

4.2 Setbacks

4.2.1 Front Setback

The developer's architectural agent will monitor front setbacks. To create more interesting streetscapes, variety in the front setbacks will be required along the street.

In areas where a more expansive street ambience is desired an increase in the minimum front setback will be utilized and variety between units will occur. Homes with greater massing will require increased setbacks to reduce their dominance on the street.

Minimum Front setback recommendations from the property line are:

R-G / R-Gm – 3.0 to 5.0M

4.2.2 Corner Sideyard Setbacks

Lots are designed to provide an increased street sideyard on corner lots. A preferred sideyard of 3.0M is to be achieved wherever possible.

4.3 Zero lot line lots

- Homes must be sited along the property line opposite from the M.A.R.O.W.
- M.A.R.O.W. access is intended for both adjacent homes
- In locations where front drive garages are required, garages are not always placed adjacent to the zero-lot line side of the lot; garage placement must match the approved garage location per the developer's marketing map for each phase

4.4 Site coverage

- Total site coverage will be as per the City of Calgary by-law requirements

4.5 Grading

- Builders are responsible for ensuring that the house type is suitable to the lot grading and all grading will be subject to requirements of the local lot grading by-law.
- Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are to be established on all lots that channel surface water away from the house on all sides and into adjacent drainage swales and storm water systems.
- Grading and drainage patterns must coordinate with adjacent lots – no drainage across adjacent lots can occur.

Minimum permitted slopes – all grassed/landscaped areas – 2%

Maximum permitted slopes – Front and rear yards - 15%, Side yards – 33%, Driveways – 10%

- Downspouts are to be positioned to direct water away from the house to adjacent streets or side or rear drainage swales.
- Storm water cannot be directed onto adjacent lots.
- All lots are required to have a minimum loam depth of 300 mm.
- A maximum of 5 risers, with an additional maximum of 2 risers (for a total of 7) will be allowable in Lewisburg (at the discretion of the architectural coordinator).

4.6 Driveways

- Driveways must meet all City of Calgary requirements particularly with regards to width. Driveways must not exceed the following:
 - Maximum 6.0M wide on any lots with a width of 9.0M or less
 - Maximum 7.0M wide on any lot with a width greater than 9.0M and less than 15.0M

- As per Developer requirements, no driveway may exceed the width of the garage and no additional surfaces for the purposes of parking are permitted

4.7 Retaining Walls

- Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls.
- Failure to adhere to the building grade plan or approved grades may result in the need for retaining walls.
- If retaining walls are required, they will be entirely the responsibility of the builder.
- Builders are required to comply with the City of Calgary Lot Grading Bylaw and self-resolve any grading disputes with adjacent properties.
- All retaining structures must be within property lines.
- Concrete wing walls will be acceptable when not visible from a street or public space.
- Any retaining wall exceeding 1.00 meter in height MUST be approved by a professional engineer and may require a development permit.

4.7.1 Materials

- Acceptable materials for retaining walls are
 - Landscaping blocks (i.e.: Alan block)
 - Natural boulders, or
 - Poured concrete with a smooth or aggregate surface

5.0 GENERAL REQUIREMENTS

5.1 House Sizes

Minimum house sizes will be specified for each phase in Lewisburg based on the Lot Codes & Special Requirements (Schedule "A") provided at the release of lots. Houses are expected to have a consistency of mass and volume within the streetscape. Houses that are not suitably consistent will require additions or alterations to improve their streetscape presence.

5.2 House Widths

Houses are expected to utilize the lot width available to provide maximum frontage to the street. Minimum house widths will be specified on the Lot Codes and Special Requirements (Schedule "A") provided at the release of lots.

5.3 Building Height

The maximum building height will be as per the City of Calgary by-law requirements.

5.4 Repetition

5.4.1 Exterior Design

To ensure suitable variety of all streetscapes, houses of the same or similar design and detailing will be separated. Between similar house designs there must be a minimum of 2 houses between when on the same side of the street and a minimum of 2 houses between

when on the opposite side of the street. For semi-detached homes, similar building designs must be separated by a minimum of 2 buildings on the same side of the street or a minimum of 2 buildings between when on the opposite side of the street. Row house buildings may not repeat on the same street or within the same line of sight, unless approved as part of a Masterplan review and at the discretion of Genstar or its Agent.

5.4.2 Colours

To further ensure homes offer an element of distinction on streetscapes separation will be required between colour schemes.

Between similar colour schemes there must be a minimum of 2 houses between when on the same side of the street and a minimum of 2 houses between when on the opposite side of the street.

Houses with significant differences in architectural style and design may be permitted, at the agent's discretion, to have similar colour schemes in closer proximity than is typical.



6.0 ARCHITECTURAL DESIGN

In Lewisburg, the exterior of all homes will be based on traditional architectural styles that showcase either a modern or classic take on each.

The styles accepted will be broad and will allow for diversity and individuality. These styles may include Craftsman, Prairie, Farmhouse, Brownstone, International, Scandinavian, or Urban. Other styles, well appointed, may be accepted by the developer or it's agent with appropriate architectural rationale provided with the application for approval.

Creating an infrastructure based on the solid massing and common roof forms characteristic of these styles will establish the strength of the home's exterior. Blending modern and classic architectural renditions will allow for each resident's unique choices to be on display.

Designs of all styles are to use materials in masses and not in abundance. Masses of the design should be wholly clad and materials returns must be a minimum of 2', or where possible, returned to an inside corner.

6.1 Architectural Style Guides

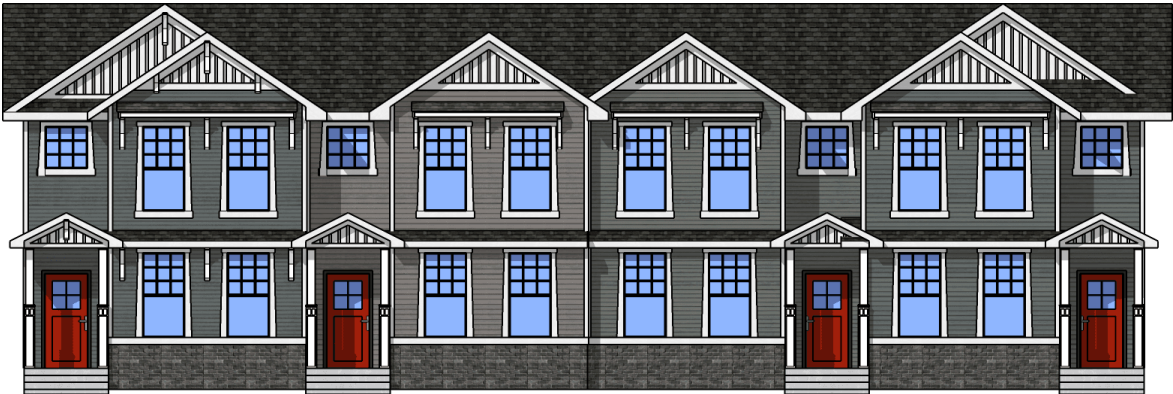
PRAIRIE

- Low, sloped hip rooflines
- Simple trims
- Smooth masonry finish
- Horizontal elements
- Strong vertical wing walls
- Large windows in consistent configurations
- Large heavy columns
- Single storey wings or box-outs
- Contrasting wall materials



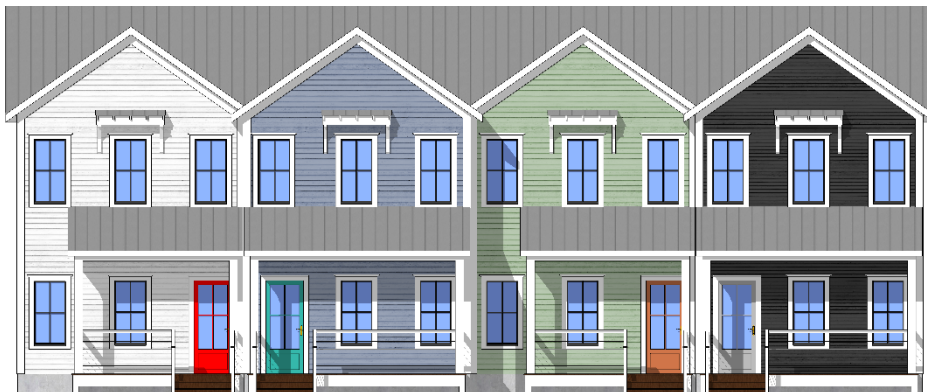
CRAFTSMAN

- Low sloped open gable rooflines
- Multiple gable rooflines
- Repetitious window patterns
- Accent material in gable ends
- Full or wrapped porches
- Simple bracket or beam details
- Simple square columns



FARMHOUSE

- Gabled rooflines
- Simple trims
- Simple bracket details
- Shed roof lines features
- Large windows in consistent patterns
- Board and batten features



BROWNSTONE

- Steep pitched repetitive gables (Min. 10/12)
- Small eaves (Max 12")
- Masonry front entry walls
- Uniform steps or porches
- Stacked floor plates
- Repetitious window patterns
- Clean trim detailing
- Horizontal banding
- Brick finish and base



SCANDINAVIAN

- Gabled rooflines
- Simple trims
- Buttress walls
- Shed roof lines features
- Large windows in consistent patterns
- Board and batten features
- Wood tone features
- Zero overhang
- Symmetrical a-frame form



INTERNATIONAL

- Flat roofs
- Windows flush with outer walls
- Asymmetrical facades at 90 degree angles
- Glass, steel and cast materials
- Natural colour palette
- Radically simplified forms



URBAN

- Steep pitched or single angled rooflines
- Flat roofs
- Large expanses of window glazing
- Unusual window configurations
- Clean trim detailing
- Varied eave overhangs



6.2 House Design/Portfolio

The Lewisburg style is being created to recognize and establish Lewisburg as a premier, progressive community. Builders are to ensure that each elevation in their portfolio addresses this style and must utilize portfolio reviews prior to submitting for approvals. Builders are required to develop exclusive elevations for Lewisburg.

6.3 Building Forms and Massing

Living area over the garages will be encouraged but are not permitted to cover the entire depth of the garage. Designers will be asked to reduce the visual impact of the bonus room through use of rooflines and battens. Upper floors are required to recess a minimum of 2' from the garage face with a minimum 1' jog on the upper floor. Additional return of materials may be required at the discretion of the Design Consultant.

6.4 High exposure elevations

Homes with high exposure elevations (corner lots, side and rear exposure) will require detailing on the exposed elevations that represents the overall style of the home and includes similar detailing to that on the front elevation. These elevations must include:

- Increased level of detailing such as trims, battens, shutters, vents or other decorative features similar to the front.
- Exterior materials that are consistent with those used on the front elevation.
- Roof forms that match the front and provide variety to the rear streetscape.
- Rear detached garages are required on corner lots and will be noted in the Lot Codes (Schedule "A").
- Low exposure elevations are also identified in the Lot Codes and will be permitted to have a reduced level of articulation but will require materials and elements to match the front of the home at the discretion of Genstar or it's Agent.

6.4.1 Laneless lots

All non-exposed rear elevations on corner lots – will require trim detailing on the windows.

6.5 Garages

6.5.1 Laneless lots

All laneless lots are required to have attached front drive garages.

- Front drive garages must be integrated into the overall exterior design of the home as much as possible to reduce the domination on the streetscape.
- Second storey massing over garages must be set back a minimum of 24" from the front of the garage to ensure the massing will not overpower the streetscape.

6.5.2 Laned lots

All laned lots are required to provide rear parking spaces to meet the minimum requirement of the Land Use Bylaw.

- Rear garages are to match the exterior design, materials and colours of the home

- Rear corner lot garages will require additional detailing to match the home.

6.6 Garage Doors

All homes will require a garage door to compliment the architectural style.

- Only upgraded garage doors will be approved, and they must complement the home's color scheme.
- Windows are highly recommended. If the door is greater than 7 feet in height, it must feature a change in pattern or glazing to break up the door's massing.
- The architectural consultant may recommend windows for the garage doors if they suit the architectural style or enhance variation in the streetscape.



Garages: Front-drive garages have become a prominent feature of today's home façades. They must be designed to seamlessly integrate with the overall style of the home.

6.7 Roof Design & Pitch

The roof design and pitch must be suitable to the architectural style represented.

- Single sloped rooflines will be permitted when suited to the overall house design provided the overall massing addressing a traditional form.
- Flat roof accent areas will be encouraged to emphasize some styles.
- Typical roof overhangs are to be 1'-6" except where the Architectural style commands that suitable overhangs are either larger or smaller.
- Roof overhangs on zero lot line homes can be a maximum of 1'-0".
- Rooflines are to be made as interesting as possible by the variation of rooflines and using dormers or gable ends.
- Rooflines on all highly exposed elevations are to incorporate dormers or gable ends with decorative treatments that match to the front elevation.
- Second storey roofline features are to match the front elevation in all high exposure locations.

- Lower profile homes such as bungalows may require steeper pitched rooflines to provide compatible massing on the streetscape.
- Trellis and pergola accents are encouraged enhancements on front entries, over garage overhead doors, and on exposed rear elevations, if style appropriate.

6.8 Front entries

The front entry of a home is an integral element of the overall design and is expected to be a focal point of the front elevation and/or exposed side elevation. Front entries provide an opportunity to fully express the character of the home and create a welcoming feature. Front entries are to be well enhanced with decorative treatments that encompass the chosen style.

6.9 Porches

Front porches will be encouraged when designed to engage the architectural persona. This will include porches that have cleanly detailed columns, simple railings, stylized brackets, and trim work.

Front porches are encouraged to be finished in smooth or exposed aggregate concrete with metal, glass, or no railings. Stoops or porches less than full width must be smooth, pre-cast concrete.

Porches of all styles must include:

- All vertical surfaces, if not concrete, must match the trim or wall colour of the home.
- Pressure treated material may only be used for flat surfaces, and must be brown.
- The bases of all porches are to be closed in and finished in an appropriate solid material that compliments the style of the home.

6.10 Balconies

Second storey balconies are encouraged, especially on collector roads. Balconies must be designed and detailed appropriately to suit the architectural style of the home or building.

6.11 Front Steps

To address the long-term low maintenance expectations in Lewisburg all front steps are to be precast or poured concrete steps. If the application is a part of a master planned approval, all homes must have consistent finishes.

6.12 Columns

Entrances can be justly enhanced with feature columns that add to the overall expression.

- All columns are to be designed in a modernized version suited to the style of the home – these columns may include smooth finishes, simple square cap and base details, metal trim or finish
- All columns must be suitably sized, be well suited to the exterior design of the home and appear to have structural integrity
- All columns must be finished in a decorative material, vinyl sided posts are not acceptable.

6.13 Front Doors

Stylish doors can immediately set the tone of the exterior design of a home and considerations for the following addressed:

- Door locations are to be as highly visible as possible
- Doors with a modern edge that are suited to architectural style are preferred
- Entry doors are recommended to be fiberglass or pre-finished metal with a gel-stained finish. Glass entry doors may be accepted but must be complementary to the style and design of the home.

6.14 Windows

Windows are an extremely important element of any home's architectural style. Larger expanses of glass will establish the strength of the modern style and more unusual configurations will provide interest and excitement. Appropriately segmented or detailed windows will lend to the classic take of each style in most cases. This may include:

- Strong horizontal mullions.
- Mullions of varying directions.
- Non-symmetrical layouts and pane sizes.

Exterior designs must:

- Ensure that windows present as a strong element windows must include divided windows or simulated divided lites - window grills inside the glass are not acceptable.
- Window styles, sizes and groupings should be proportionate to the wall space available. Large windows will not require additional battens. Thicker frame sizes or brick moulds are required on these windows.
- Acceptable window frame materials are prefinished vinyl or prefinished metal clad.
- External grilles (SDLs) will be required. No grilles or internal grilles may be allowed on certain styles provided the overall level of detailing on the house is sufficient.

6.15 Chimneys/Box-outs

Chimneys & box-outs provide interest on the exterior of a home. To ensure that they are treated as integral elements chimneys and box-outs must:

- Be finished to match the exterior wall material or suitable complementary finish.
- Extend down to grade in all exposed locations.

6.16 Trims & Detailing

To ensure the clean, neat aspect of the architectural style is complemented all trim work must meet the following requirements:

- Trim material will be Smartboard or equivalent.
- Trims may be metal clad.
- Board and batten detailing must be monochromatic, no contrasting permitted.

- Crezone or plywood will not be permitted on the exteriors.
- Trim and detailing materials are to be maintenance free.
- Stucco battens are not permitted.
- Minimum fascia depth of 6" inches is required.

6.17 Address Plaques and Monuments

Address plaques are a finishing touch for many homes, and a great opportunity for individual expression. Lewisburg will require modern address plaques or monuments to be submitted with each design and must be uniform for master planned submissions. Examples of address plaques, numbers, and monuments are shown below:



6.18 Exterior Lighting

Each home will require porch and garage carriage lights that complement the architectural style. Homes on collector or major roads will also require recessed lighting to illuminate second storey massings. To ensure lighting is thoughtfully chosen for each home, it will be required as part of the architectural submission.

7.0 MATERIALS & COLOURS

The community of Lewisburg requires long-term sustainability of the exteriors of all homes throughout the area. Maintenance free materials are required on all exteriors. The use of materials that provide prefinished surfaces that retain their integrity is encouraged. Homes along main collector roads will be required to utilize composite siding on all exposed elevations and may have colour matched vinyl on non-exposed elevations. Vertical vinyl siding or vinyl board and batten will not be permitted on main collector roads.

7.1 Permitted materials

Lewisburg will provide a distinct architectural theme and will not rely on dark vinyl siding with cultured stone accents. Strong designs that don't incorporate masonry will be approved at the

discretion of the Architectural Agent. Standard vinyl colours are acceptable but must be accompanied by a substantial volume of one of the secondary or masonry materials listed below, again at the discretion of the Architectural Agent.

Roofing

Asphalt shingles – Black, Brown, or Grey tones only

Primary wall materials

Composite/cement siding	Corrugated metal
Vinyl siding	Metal siding and panels
Premium Vinyl siding	Simulated wood
Composite Board & Batten	

Secondary wall materials

Composite/cement siding
 Stucco – Smooth Finish
 Composite shakes (straight)
 Composite Board & Batten
 Corrugated metal
 Metal siding and panels
 Simulated wood

Trims

Composite wood	Metal clad
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Masonry

Brick	Manufactured stacked stone
Stone	

7.2 Material Implementation

- Secondary Materials and decorative trims required to be wrapped on sides. Material returns will be a minimum of 2'-0". Material returns of less than 2'-0" may be considered if creative uses of secondary materials are applied and the detail is suited to the architectural style.
- Maximum parging on all exposed elevations will be 12". Masonry is required to be taken to grade (within 2"). Builders are recommended to follow manufacturer's best practices for installation near grade, which may include a partial mix or full thin set style adhesive.
- Materials and colour schemes are to include at least one of the following: Premium vinyl, style appropriate brick or masonry, simulated wood grain siding, or a significant amount of upgraded (non-vinyl) secondary material. Homes which are primarily clad in vinyl materials will require additional design considerations which may include the following:
 - Increased articulation or massing requirements.
 - Significant amount of secondary wall materials in bold, contrasting colours.

- Additional detailing.

7.3 Colours

In Lewisburg, colour will be utilized to add to the interest and excitement of the exteriors.

- Colour schemes that include unusual or dramatic colours to highlight signature elements are encouraged provided repetition of colour schemes will be monitored to ensure pleasing variety is achieved
- Board and batten surfaces must be monochromatic rather than contrasting
- Predominantly white or light colour schemes require black windows

8.0 ADDITIONAL REQUIREMENTS

8.1 Discretion

The Developer and the Architectural Agents may apply their respective judgments when approving or disapproving anything regulated or controlled by these guidelines. The Developer and the Architectural Agent may provide relaxations to the guidelines in their sole and absolute discretion.

8.2 Enforcement

The Developer only may enforce the guidelines; no purchaser of any lot in the development may enforce these guidelines.

8.3 Amendments

The developer may from time to time amend these guidelines as it sees fit in its sole and absolute discretion.

8.4 Landscape Design

Homes on main collector roads and in master planned submissions will require comprehensive landscape designs; notwithstanding these standards, all front yard landscape designs will require sod. Individual properties will require 1 tree in the front yard, that will be provided by Genstar (See Schedule "D" – Genstar Tree Planting Program). Trees are to be a minimum of 50mm caliper for deciduous trees, and 2m tall for coniferous trees. Shrubs are to be a minimum 2-gallon pot. Designs must be included as part of the preliminary approval. Integrated planters will also be required on high exposure corridors in Lewisburg. Examples of landscape designs (Schedule "B") and the Suggested Species List (Schedule "C") have been provided.

8.5 Show Homes

Show Homes are integral to the successful adoption of new communities. Builders are required to identify show homes on their submissions and reviews will be completed

comprehensively for all builders before any approvals are released. This will ensure diversity amongst builder product but will also provide for continuity and cohesiveness.

8.6 Green Initiatives

Lewisburg will be progressive in the implementation of green construction practices. Rough-ins are required for electric vehicle charging and solar panels. Other green initiatives may be added over time to maintain a focus on progressive green design fundamentals.

9.0 CONTACTS

Developer

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Schedule A – Lot Codes and Special Requirements



GENSTAR DEVELOPMENT COMPANY

Lewisburg Phase 1

Lot Codes and Special Requirements

September 2024

House Sizes

Code	Minimum Bungalow/Bi-Level	Minimum Split Levels/Two Storeys
A	900 ft ²	1200 ft ²
B	1000 ft ²	1400 ft ²
C	1200 ft ²	1600 ft ²
D	1300 ft ²	1800 ft ²
E	1500 ft ²	2000 ft ²
F	1500 ft ²	2200 ft ²
G	1800 ft ²	2450 ft ²

- O Duplex Housing
- R Row Housing

Special Requirements

Code	Requirement
(width)	Minimum house width in feet/does not include jogs in garage, porches.
1.	High exposure corner lot
2.	Medium exposure corner lot
3.	High exposure rear elevation
4.	Medium exposure rear elevation
5.	Landscape design required
6.	Master plan review required
7.	Composite siding required on exposed elevations
8.	Front garage required
9.	Rear garage required
10.	Rear deck required
11.	Second storey lighting required

Examples

- D (24) 3,5,10,11 Minimum 1300 ft² - Minimum 24' wide - High exposure rear elevation, landscaping design required, Rear deck required, second storey lighting required.
- B (20) 2,9 Minimum 1000 ft² - Minimum 20' wide - Low exposure corner lot, rear garage required

Lot Codes

Block No.	Lot No.	SFF	Land Use	Lot Codes
1	1	33'	R-G	C(24) 1,3,5,6,7,8,11
1	2	31'	R-G	C(24) 3,5,6,7,8,11
1	3	29'	R-G	C(24) 3,5,6,7,8,11
1	4	31'	R-G	C(24) 3,5,6,7,8,11
1	5	29'	R-G	C(24) 3,5,6,7,8,11
1	6	31'	R-G	C(24) 3,5,6,7,8,11
1	7	29'	R-G	C(24) 3,5,6,7,8,11
1	8	31'	R-G	C(24) 3,5,6,7,8,11
1	9	29'	R-G	C(24) 3,7,8,11
1	10	31'	R-G	C(24) 3,7,8,11
1	11	35'	R-G	C(24) 3,7,8,11
1	12	35'	R-G	C(24) 3,7,8,11
1	13	35'	R-G	C(24) 3,7,8,11
1	14	35'	R-G	C(24) 3,7,8,11
1	15	34'	R-G	C(24) 3,7,8,11
1	16	31'	R-G	C(24) 3,7,8,11
1	17	31'	R-G	C(24) 3,7,8,11
1	18	31'	R-G	C(24) 3,7,8,11
1	19	29'	R-G	C(24) 3,7,8,11
1	20	31'	R-G	C(24) 3,7,8,11
1	21	29'	R-G	C(24) 3,7,8,11
1	22	31'	R-G	C(24) 3,7,8,11
1	23	29'	R-G	C(24) 3,7,8,11
1	24	30'	R-G	C(24) 1,3,7,8,11
2	1	22'	R-G	O(18) 2,5,6,7,9
2	2	22'	R-G	O(18) 5,6,7
2	3	24'	R-G	O(18) 5,6,7
2	4	25'	R-G	O(18) 5,6,7
2	5	25'	R-G	A(20) 5,6,7
2	6	25'	R-G	A(20)
2	7	25'	R-G	A(20)
2	8	25'	R-G	A(20)
2	9	25'	R-G	A(20)
2	10	25'	R-G	A(20)
2	11	25'	R-G	A(20)
2	12	24'	R-G	A(20) 2,9
2	13	24'	R-G	A(20)
2	14	25'	R-G	A(20)
2	15	25'	R-G	A(20)
2	16	25'	R-G	A(20)
2	17	25'	R-G	A(20)
2	18	25'	R-G	A(20)
2	19	23'	R-G	O(18)
2	20	22'	R-G	O(18)
2	21	24'	R-G	O(18)

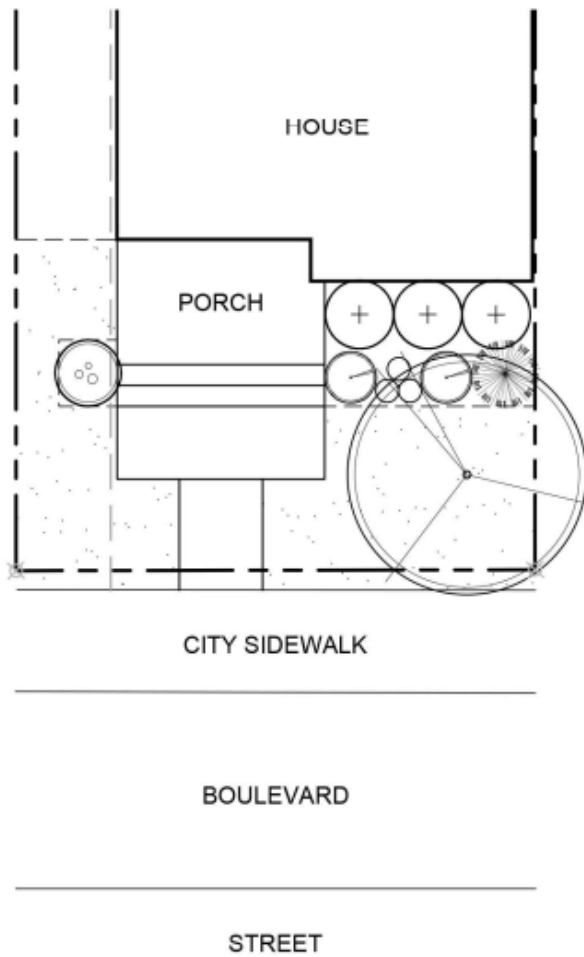
Lot Codes

Block No.	Lot No.	SFF	Land Use	Lot Codes
2	22	24'	R-G	O(18)
2	23	22'	R-G	O(18)
2	24	22'	R-G	O(18) 2,9
3	1	24'	R-G	O(18)
3	2	24'	R-G	O(18)
3	3	22'	R-G	O(18)
3	4	22'	R-G	O(18)
3	5	22'	R-G	O(18)
3	6	22'	R-G	O(18)
3	7	22'	R-G	O(18)
3	8	22'	R-G	O(18)
3	9	22'	R-G	O(18)
3	10	22'	R-G	O(18)
3	11	22'	R-G	O(18)
3	12	22'	R-G	O(18) 2,9
3	13	29'	R-G	A(20) 2,9
3	14	25'	R-G	A(20)
3	15	25'	R-G	A(20)
3	16	25'	R-G	A(20)
4	1	35'	R-G	C(24) 2,3,8
4	2	33'	R-G	C(24) 3,8
4	3	34'	R-G	C(24) 3,8
4	4	34'	R-G	C(24) 3,8
4	5	32'	R-G	C(24) 3,8
4	6	32'	R-G	C(24) 3,8
4	7	28'	R-G	C(24) 3,8
4	8	29'	R-G	C(24) 3,8
4	9	29'	R-G	C(24) 3,8
4	10	37'	R-G	C(24) 3,8
4	11	36'	R-G	C(24) 3,8
4	12	28'	R-G	C(24) 3,8
4	13	29'	R-G	C(24) 3,8
4	14	29'	R-G	C(24) 3,8
4	15	29'	R-G	C(24) 3,8
4	16	33'	R-G	C(24) 2,3,8
4	17	28'	R-G	C(24) 2,3,8
4	18	29'	R-G	C(24) 3,8
4	19	29'	R-G	C(24) 3,8
4	20	29'	R-G	C(24) 3,8









Lot Codes

Block No.	Lot No.	SFF	Land Use	Lot Codes
5	1	33'	R-G	C(24) 2,8
5	2	32'	R-G	C(24) 8
5	3	32'	R-G	C(24) 8
5	4	32'	R-G	C(24) 8
5	5	32'	R-G	C(24) 8
5	6	32'	R-G	C(24) 8
5	7	32'	R-G	C(24) 8
5	8	32'	R-G	C(24) 8

Schedule B – Example Landscape Designs

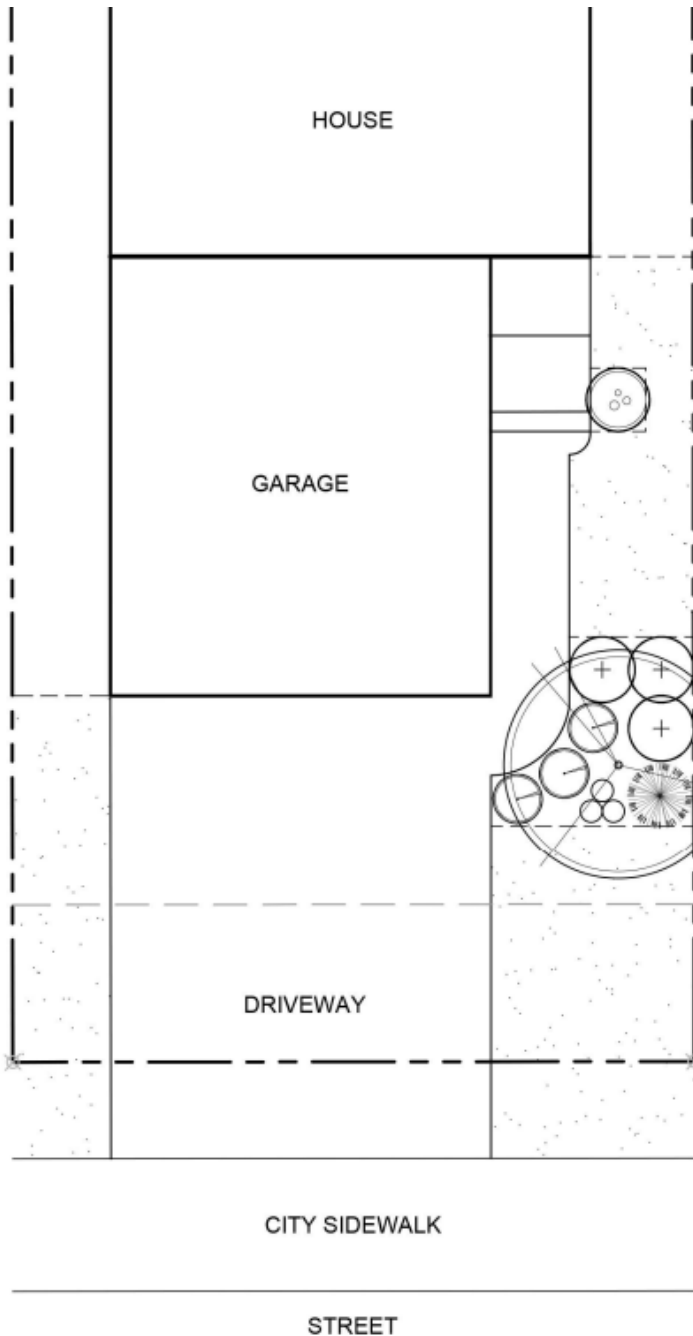


Legend









-  SOD ON TOPSOIL
-  PLANTING BED EDGE
-  DECIDUOUS TREE
-  LARGE DECIDUOUS SHRUB
-  MEDIUM DECIDUOUS SHRUB
-  SMALL DECIDUOUS SHRUB
-  CONIFEROUS SHRUB
-  PERENNIALS & GRASSES

NOTE:
- REFER TO 'SUGGESTED SPECIES LISTS'
FOR PLANT MATERIAL RECOMMENDATIONS

Typical Landscape Plan 1



Legend

-  SOD ON TOPSOIL
-  PLANTING BED EDGE
-  DECIDUOUS TREE
-  LARGE DECIDUOUS SHRUB
-  MEDIUM DECIDUOUS SHRUB
-  SMALL DECIDUOUS SHRUB
-  CONIFEROUS SHRUB
-  PERENNIALS & GRASSES

NOTE:
 - REFER TO 'SUGGESTED SPECIES LISTS'
 FOR PLANT MATERIAL RECOMMENDATIONS

Typical Landscape Plan 2

Schedule C – Suggested Species

Lewisburg

Canopy Trees:



Elm



Green Ash
(Pathmore or Prairie Spire)

Columnar Trees:



Columnar Aspen



Sutherland Caragana

Other Deciduous Trees:



Goldrush Amur Cherry



Aspen Poplar



Gladiator Flowering Crab



Hot Wings Maple



Japanese Tree Lilac



Larch



Pincherry



Snowbird Hawthorn



Starlite Flowering Crab

Suggested Species List - Deciduous Trees

Lewisburg

Large Deciduous Shrubs:



Golden Flowering Currant



Diablo Ninebark



Golden Elder

Medium Deciduous Shrubs:



Dart's Gold Ninebark



Cotoneaster



Dwarf Birch



Annabelle Hydrangea



Mockorange

Small Deciduous Shrubs:



Alfredo Compact Cranberry



Little Rebel Dogwood



Prairie Fire Dogwood



Prickly Wild Rose



Snowberry



Pink Beauty Potentilla



Goldmound Spirea



Anthony Waterer Spirea

Coniferous Shrubs:



Slowmound Mugo Pine



Calgary Carpet Juniper



Arcadia Juniper



Hughes Juniper

Suggested Species List - Shrubs

Lewisburg

Perennials:



Daylily Varieties



Aster Varieties



Asiatic Lily

Grasses:



Karl Foerster Feather
Reed Grass



Big Blue Stem Grass



Elijah Blue Fescue



Blue Oat Grass



Ribbon Grass



Blue Lyme Grass

Suggested Species List - Perennials & Grasses

Genstar Tree Planting Program



GENSTAR
BRINGING LAND TO LIFE













Genstar Tree Planting Program

Every year Genstar Development Company plants hundreds of trees in its residential communities.

In addition to the environmental benefits, tree planting enhances the appearance and value of the community and encourages residents to keep planting.

Tree Planting Guidelines

-  Community phases will be planted on a block-by-block basis as the blocks are substantially built out with houses.
-  All trees shown on the Genstar Tree Planting Program map have been specified by Genstar's Landscape Architect and approved by Genstar. No substitutions will be permitted.
-  Genstar reserves the right to make design modifications to the tree planting map, including changes to the tree locations and species from that shown, to meet setback requirements from hard surfaces and underground utility lines.
-  In cases where a tree cannot be provided, due to conflicts or space restrictions, a shrub package (6 shrubs) will be offered.
-  No trees will be planted in the rear yard nor will any trees be supplied for the homeowner to plant.
-  All trees are to be planted after lot loaming and prior to sodding or seeding.
-  Trees will only be provided to the original homebuyer, within two years of house possession.
-  Trees are covered by a one year warranty.

For further information please contact our Landscape Architect LA West at diane@lawestinc.ca or (403) 233-0921.

The Genstar Tree Planting Program is frequently subject to weather delays, so we appreciate your patience as we endeavor to make this as smooth a process as possible.

Welcome home and thank you for choosing to live in a Genstar Community!



June 2016
This program is subject to change without notice.