

CHAPARRAL Valley

ARCHITECTURAL GUIDELINES

August 2007

(These guidelines are to be used in conjunction with the overall Genstar Architectural Design and Construction Guidelines. These guidelines are subject to change without notice.)



*Πη. (403) 256-4000
1-888-256-HOME
www.genstar.com*

Chaparral Valley

Architectural Guidelines

August 2007

The community of Chaparral Valley will be a continuation of the early western heritage theme found throughout the successful Lake Chaparral community. The detailing used on the entry treatments, signage, amenity features and the exteriors of the homes will all borrow from the popular architectural styles of the early 20th century. By utilizing traditional architectural flair the Chaparral Valley area will also acquire the warmth and friendliness of days gone by.

Builders will be encouraged to utilise the following guidelines when designing their homes for Chaparral Valley, in order that a comprehensive image will be achieved and maintained throughout the community.

EXTERIOR STYLES

The Architectural styles whose features are to be included on the exterior of homes in Chaparral Valley are:

Craftsman
Prairie
Colonial

EXTERIOR DESIGN

All residences in Chaparral Valley are to follow the architectural styles of the early 20th century. Each home is to incorporate some of the following features:

Craftsman

- The **identifying features** of a Craftsman home are
 - low pitched gable rooflines
 - wide unenclosed eave overhangs
 - exposed rafters
 - decorative beams or braces in gable ends
 - full or partial porches with roofs
 - tapered columns extending to grade



Prairie

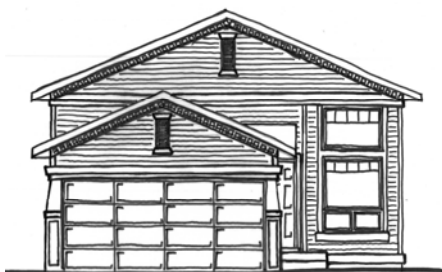
- The **identifying features** of a Prairie house are
 - *low-pitched hipped rooflines*
 - *wide overhanging eaves*
 - *two storey elements with one storey wings or porches*
 - *repetitive ribbon windows, roof dormers*
 - *stained glass windows*
 - *large square porch supports*
 - *façade detailing that emphasizes horizontal lines*
 - *roof dormers*
 - *covered entrances*
 - *repetitive window style*



Colonial

The **identifying features** of a Colonial style home are

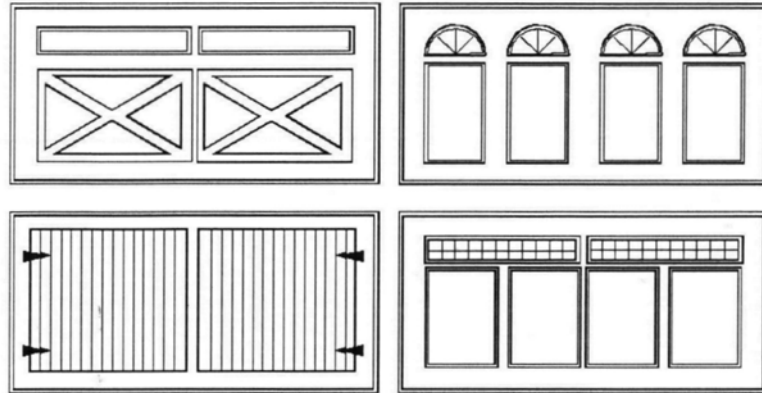
- *steeper pitched gable rooflines with crown moldings and dentil blocks*
- *horizontal siding*
- *double hung symmetrically placed windows with 9/9 or 12/12 muntin bar configuration*
- *muntin bars*
- *paneled front door with decorative crown and pilasters or elliptical fanlight over cornice moldings with tooth-like dentil blocks*
- *louvered or paneled shutters.*
- *Pedimented window treatments*
- *Symmetrical windows in both vertical and horizontal patterns*



GARAGES

All homes throughout Chaparral Valley that have front drive garages are required to have upgraded garage door styles. Unique carriage style doors, with wood finishing where suitable, will enhance the front façade of all street facing garages.

GARAGE DOORS



EXTERIOR MATERIALS and COLOURS

A variety of exterior materials will be permitted throughout the Chaparral Valley community. With the focus on the various architectural styles as opposed to the materials, the builders will be encouraged to utilize materials that are suitable to the style of the home. The dominant material is to be utilized on all four elevations of the home.

A good mix of colours will be required throughout the area. Repetition of similar colour schemes on similar house styles will be avoided within close proximity to each other.

CONSULTANTS

Architectural

Evans 2 Design Group

102 . 280 Midpark Way S.E.

Calgary, Alberta T2X-2B5

Ph.: 403.256.5123 fax: 403.256.1782

Email: admin@evans2design.ab.ca

Engineering

UMA Engineering

202-280 Midpark Way SE

Calgary, Alberta T2X 2B5

Ph: 403 256-2262 fax: 403 254-1409