



Chappelle  
GARDENS



 **Architectural *Guidelines*** — **2019**



No sale shall be presented as final to a prospective purchaser until the final approval of the plans, elevations, lot siting, and color scheme has been given by Brookfield Residential. The home builder shall be fully and solely responsible for such representations.

The information contained herein is intended as a guide for the initial development of each of the properties in the community. Brookfield Residential shall not have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. Brookfield Residential makes no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of Brookfield Residential. Brookfield Residential reserves the right to revise these guidelines without notice.



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## Directory

Developer.....	Brookfield Residential 204, 4212 Gateway Blvd. NW Edmonton, AB T6J 7K1 Phone: (780) 423 – 1910 Fax: (780) 421 – 4653 Website: <a href="http://www.brookfieldrp.com">www.brookfieldrp.com</a>
Planning/Engineering.....	Stantec Inc. 10160 – 112 Street NW Edmonton, AB T5K 2L6 Phone: (780) 917 – 7000 Fax: (780) 917 – 7330
Geomatics .....	Stantec Geomatics Inc. 10160 – 112 Street NW Edmonton, AB T5K 2L6 Phone: (780) 917 – 7000 Fax: (780) 917 – 7330
Geomatics .....	Pals Geomatics Corp. 10704 – 176 Street NW Edmonton, AB T5S 1G7 Phone: (780) 455 – 3177 Fax: (780) 451 – 2047
Geotechnical/Testing .....	J.R. Paine & Associates Ltd. 17505 – 106 Avenue NW Edmonton, AB T5S 1E7 Phone: (780) 489 – 0700 Fax: (780) 489 – 0800
Architectural Applications.....	Brookfield Residential 204, 4212 Gateway Blvd. NW Edmonton, AB T6J 7K1 Phone: (780) 423 – 1910 Fax: (780) 421 – 4653 Website: <a href="http://www.brookfieldrp.com">www.brookfieldrp.com</a>



## OBJECTIVE

The primary objective of these guidelines is to establish an image for the community. In this scenic natural setting, homes will be quaint and comfortable in their styling. Abundant gardens and tree lined boulevards will frame simple and timeless streetscapes.

## ARCHITECTURAL THEME

Timeless is the theme of this lovely garden setting. The architectural styles of Heritage, Colonial, Prairie, and Modern Farmhouse will establish the character of Chappelle Gardens.

## STREETSCAPE

The massing and size of each home must reflect appropriate scale and styling within the streetscape. Massing, style, and setback may be adjusted on a lot to lot basis to enhance the streetscape.

## HOUSE SIZE

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately to the lot width and neighboring houses.

Homes incorporating a garage offset of more than 3' will be specifically reviewed for suitability.

## SITE PLANNING & GRADING

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass.

The Purchaser shall be responsible for the design, construction and costs of any retaining structures and must ensure design grades and lot drainage are not compromised.

Exposed concrete and paving will be restricted to a maximum of 2' at all elevations.

Front entry steps on the RSL and Semi Detached product are to be a maximum of three risers per set. Where the grade or design, call for more than three risers, the run must be split. Front entry steps on the RPL product may be a maximum of four risers with additional risers in the walk.

Exceptions to this requirement may be granted in consideration of unique design and/or topography.

## DRIVEWAYS, GARAGES, AND WALKWAYS

Homes will be designed to integrate and minimize the appearance of the garage while emphasizing the architectural features and massing of the house itself. Some of the architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatment.



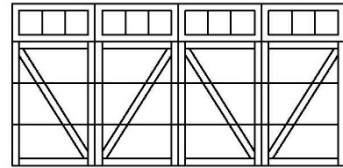
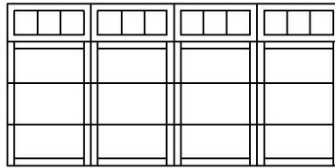
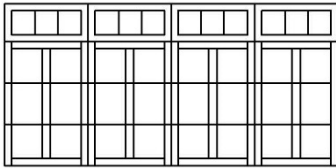
Inappropriate



Appropriate



Garage overhead doors will be one of the selected styles as illustrated, appropriate to the design of the house.



Corners of overhead doors must be straight or curved. Angled corners will not be permitted. The overhead door must be painted to blend with the exterior and enhance the presentation.

The height between the garage overhead door and the eave line should be less than 24". Where the design exceeds 24", special treatment is required.

Front driveways and walkways may be constructed of the following materials:

- Concrete, broom finish
- Stamped and coloured concrete
- Exposed aggregate concrete
- Concrete pavers, coloured

In all cases, where coloured concrete or pavers are used, the colours must be expressly approved at the time of application.

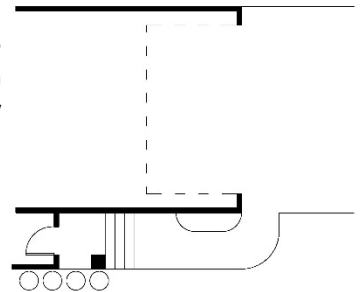
The walkway to a house from the public sidewalk, curb or driveway must be at minimum, poured concrete in broom finish, minimum 2'6" wide. Individual patio blocks will not be permitted.

The driveway must not exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and/or rear yard.

#### Front Drive Product

Double attached, front drive garages are required, located in accordance with the garage location plan. Oversized garages (+24') will require articulation in the form of a jog with a separate roof line and a street facing window in addition to entry glazing and sidelights.

A planter or planting bed (minimum 2' wide x 7' long) will be provided at the garage entry side between the garage and the sidewalk.



#### Rear Lane Product

For the RPL product a minimum 20' x 20' poured concrete parking pad will be provided concurrent with house construction. The approach to the parking pad from the lane must be paved with asphalt or concrete.

Detached garages for the RPL product should be consistent in style, finish and color with the design of the house. Overhead doors for rear lane product may be standard design, raised panel.

It is not necessary to obtain architectural approval prior to constructing a detached garage.





## Semi Detached Product

Single attached, front drive garages are required and must be located in accordance with the garage location plan. The garage may protrude a maximum of 2.5m forward of the front wall of the dwelling.

Driveways and front walks must be poured concrete at minimum.

Homes must include a jog between bays at garage face, to break up the expanse of flat wall plane and roof line.

## Zero Lot Line Product

Homes on zero lot line lots are not required to incorporate a planting bed alongside the garage.

## ARCHITECTURAL STYLE

Timeless is the theme of this lovely garden setting. The architectural styles of Heritage, Colonial, Prairie, and Modern Farmhouse will establish the character of Chappelle Gardens. The following detailed descriptions will direct the style and distinction of the homes.



### Heritage

The Heritage style home is cozy and inviting, featuring partial or full width verandas at the entry while front facing gables filled with shakes, panels, and angle braces dominate the roofline.

Additional accent materials such as shakes and panels will reinforce the styling and must be separated by a horizontal trim board.

Window trims are simple and should include sill details.

The roof slope will be appropriate to the home, but must exceed a 6/12 pitch.

Entry columns are typically massive bases with tapered upper columns.

Windows include a traditional grill pattern and may incorporate panel style shutters. Windows are often grouped together and vertical in orientation.

Appropriate cladding materials include siding, shakes, panels, and board & batten. Stone is encouraged.

Colours suited are mid to dark earth tones or historical colours. Fascia and trim must contrast against the siding in light or dark hues. Entry doors must be painted in a bright/bold colour that is not a tone of the primary siding colours.





## Colonial

The Colonial style includes 1 ½, 2 story, and bungalow designs with a simple rectangular footprint. The main roof is typically a side gable or hip roof at steeper pitch (minimum 7/12) with minimal overhang. Box outs with front facing gables and dormers add interest.

Entrances may feature a full veranda, gabled porch or pediment supported by columns/pilasters.

Windows are aligned and symmetrically balanced and are strictly vertical in orientation. They may be ganged in pairs. Both top and bottom sash should have a grid pattern.

Shutters are characteristic of this style or simple trims may frame openings. Decorative moldings are typically installed at the eave line for emphasis. Entry doors are simple in styling and may include a transom.

Brick or stone is suited in panel effect or cladding at the foundation.

Colors suited to the Colonial style are light neutrals for cladding with red or darker tones for brick/stone. Fascia and trim should blend with wall cladding while shutters, entry doors, and other accents are black, or dark neutrals.



## Prairie

Prairie style homes feature gently sloping hip roofs and a simplified form with one or two variations in the facade.

Ribbons of windows in horizontal bands, simple trims, and the application of accent materials will help create the strong, horizontal lines that will dominate the façade.

Roofs will have a shallow pitch (minimum 5/12) with wide overhangs.

The entry is recessed and covered at the first level with wide, simple columns.

Windows should be large, consistent in shape, and may be grouped together to form larger openings. Clearstory windows are encouraged.

Appropriate cladding materials include siding, flat panel, board & batten, and longboard. Brick is encouraged.

Colours suited are mid to dark earth tones with monochromatic or darker trims. Entry doors must be painted in a colour that is not a tone of the primary colours.





### Modern Farmhouse

Modern Farmhouse elevations are characterized by welcoming front porches, steep front facing gables, and minimal detailing.

The building form is simple while vertically proportioned windows punctuate the flat façade.

Gabled roof lines with intersecting front facing gables (8/12 to 10/12 pitch) are appropriate at the main roof while shed roofs should be utilized at the entry and garage. Hip roofs are not appropriate.

Horizontal and vertical siding or board and batten are the primary finish materials, while stone or brick may be used as an accent.

Metal shed roof accents, panel style shutters, brackets, and louvers are well suited but should be used sparingly. Entry columns should be simple.

The Modern Farmhouse is monochromatic with light neutral cladding colours and tonal fascia and trims. Shadow bands should be painted to blend with the exterior. Accents including stone, brackets, shutters, and entry doors may be black or very dark in contrast.



### IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated within three lots or directly across the street. (XOAX)  
(OXBO)

Repetitive use of elevations and architectural styles will be monitored to ensure interesting and diverse streetscapes. Elevation styles will be monitored to ensure that a single style has not been used on more than fifty percent of the streetscape. Modifications to elevation treatments may be required accordingly.

At high visibility locations, the repetition guideline applies to both the front and rear elevations.

For the Semi-Detached and Townhouse Products, buildings will be designed to avoid a mirror image of units. Variation in wall planes, rooflines, window groupings, and finishes are some of the architectural measures that can achieve distinction between units.

### HIGH VISIBILITY REQUIREMENTS

Lots in high visibility locations require special design consideration. See 'Appendix B' attached for more information.

Corner lots have been highlighted for premium siding colours only (dark palette).

All homes in high visibility locations are required to install a deck if the distance between the main floor and the final grade at the rear of the home is greater than 36". Decks must be painted or stained to blend with the exterior.



## ROOFING

Approved roofing materials include a standard 3 tab shingle in muted and variegated earth tone shades. Architectural shingles may be utilized in the same colours. Red, Green, Blue, etc. are not permitted.

Approved roofing materials include:

- | BP            | IKO           | GAF / Elk                              |
|---------------|---------------|--|
| • Mystique 42 | • Traditional | • Sovereign                            |
| • Yukon SB    | • Cambridge   | • Timberline Natural Shadow            |
| • Manoir      | • Renaissance | • Timberline Prestique High Definition |
| • Vanguard 42 | • Skyline     |  |

Roof slope and overhang will be consistent with the house style. Fascia may be 6" or greater.

**Zero Lot Line Product: Roof overhangs may be reduced to 12" on all zero lot line products.**

Skylights will be permitted providing they are flat design and do not dominate the façade.

Chimneys and flues must be contained in a corbelled chase.

## EXTERIOR FINISHES & COLOURS

A wide variety of cladding materials and colours are anticipated. A 3<sup>rd</sup> accent colour is required. All colours will be reviewed on an individual basis without repetition on adjacent lots. Materials and colours will be consistent with the architectural style of the home – see style descriptions under 'Architectural Style' for the colour requirements.

Corner lots have been highlighted for premium siding colours only (dark palette). See individual stage marketing maps for lots affected.

Overhead doors will be painted to blend with the exterior and enhance the presentation.

The height of exposed parging will be restricted to 24" at all elevations. All trim and masonry details must be returned 24" at side elevations.

All columns and posts on front or high visibility elevations are to be substantial in form, solid in appearance, and consistent with the architectural style of the home.

## ARCHITECTURAL TREATMENT OF ENTIRES

Entranceways will be covered at the first level and create a welcome sense of arrival at each home.



Appropriate Style and Entry

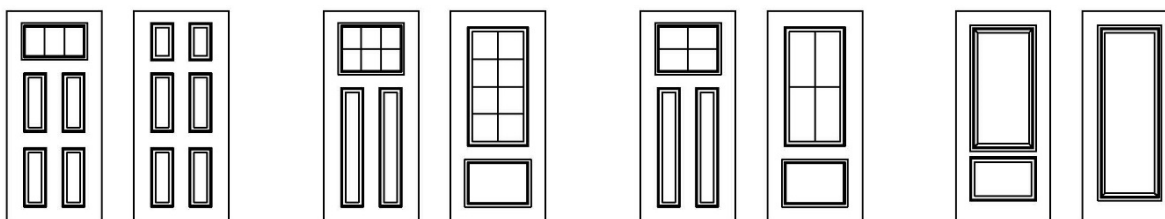


Inappropriate Style and Entry



Wooden veranda and porches must be enclosed to grade and painted or stained to blend with the exterior. The landing and treads may be left in a natural state.

Entry doors should be appropriate to the elevation style and include, but are not limited to those shown below:



Colonial

Heritage

Modern Farmhouse

Prairie

The entry door must be painted to reinforce the style statement, in a bright or bold colour. See style descriptions under 'Architectural Styles' for the colour requirements.

Semi Detached Product: The minimum width of an entry on Semi Detached dwellings must be 1.8m.

Zero Lot Line Product: To ensure proportionate massing at the main level, all homes must include a covered porch or veranda. Entry doors must be street facing and clearly visible.

## ACCESSORIES

### Accessory Buildings

Where visible from a public adjacency, accessory buildings must be consistent in style, finish, and colour with the house.

### Solar Panels

Solar panels may be installed provided the panel and frame colour blend with the shingle colour. Solar panels must be operational in a flat mount position.

## APPROVAL PROCESS

All applications must be submitted through the Brookfield online LMS system and must include the following information.

- Colour Sheet
- Elevations and Floor Plans at 1/4 : 1' or 3/16 : 1' scale
- Plot Plan prepared by the Designated Surveyor at 1:300 scale
- Completed RA Form
- Pre-Inspection Report
- Colour or material samples (if requested)

These submissions must be made ten days in advance of the desired construction start date. It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. The application and plans will be reviewed for adherence to the guidelines. Modifications may be requested. Any changes to approved plans must be approved in writing prior to implementation.



## FINAL INSPECTIONS & SECURITY DEPOSIT

Architectural Inspection:

- LMS automatically schedules the first Architectural Inspection for 1 year after the Stakeout Certificate is uploaded. Brookfield Residential will inspect the lot to confirm the construction and exterior has been completed in accordance with these guidelines and as per the house plan approval.
- LMS automatically notifies the builder after the inspection has been completed. If there are any deficiencies, the next inspection is automatically scheduled for 2 months after the first inspection.

To initiate the landscaping inspection, the following must be done:

- Construction and exterior completed in accordance with these guidelines and as per the house plan approval
- Permanent address plaque or home addressing numbers must be installed
- Final grading completed and landscaping completed satisfactorily
- Final grading certificate and approved grading inspection report from the City of Edmonton, Drainage Branch
- Water valve exposed and marked
- Sidewalks, street, gutters and curbs in clean condition
- Emailed request to Brookfield Residential to perform the final inspection. **The request must be made by the Builder** and must include a copy of the Grading Certificate and City approval of same. After the inspection has been completed the results will be emailed to the builder. If further action is required the builder will be notified at that time. Final inspections are conducted during the growing season. Every year, the cut-off date for new requests is September 15th.

## STRUCTURED WIRING

As of January 1, 2015, there are no structured wiring requirements.

## OTHER

Homeowners are responsible for installing a permanent address plaque or home addressing numbers. This will be a requirement of the final landscaping.

No sale is to be represented as final to a prospective purchaser until the final approval of the plans, elevations, lot siting, and colour scheme has been granted. The home builder shall be fully responsible for such representations.

The information contained herein is intended as a guide. Brookfield Residential shall not have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. Brookfield Residential makes no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of Brookfield Residential. Brookfield Residential reserves the right to revise these guidelines without notice.



## APPENDIX A: MULTI-FAMILY DEVELOPMENT REQUIREMENTS

*(To be referenced in conjunction with the complete Architectural Guidelines for Chappelle Gardens)*

### AC APPLICATIONS

All multi-family developments should be submitted to Brookfield Residential for Architectural Approval prior to development permit application with the City of Edmonton. Each project will be reviewed on an individual basis at the discretion of Brookfield's Architectural Control Department.

AC applications for fee simple street towns shall be submitted through Brookfield's online Lot Management System. This will include plot plans, floor plans, elevations, and colour sheets. Coloured renderings may be requested on an as needed basis. Landscaping Plans will also be required if minimal sod and larger planting beds are used (see Landscaping Requirements).

AC applications for any condominium projects (townhomes or apartment-style) shall include the following sent by hard copy to Brookfield's office:

- Site Plan complete with dimensions
- Landscaping Plan (including any fencing and project sign details)
- Floor Plans complete with dimensions
- Elevations complete with all material/color specifications, building heights and any roof slopes identified
- Details of any accessory buildings including all material/color specifications (ie: garbage sheds, amenity buildings, etc.)
- Colored elevations/renderings including an overall streetscape view
- Material/Finish Board (as required)

### ARCHITECTURAL STYLE/OVERALL DESIGN

All multi-family projects in Chappelle Gardens should be designed to naturally blend in with the timeless garden setting of the community. Unless otherwise stated, the overall design should follow the architectural guidelines set forth for single family products in Chappelle Gardens. All designs must also adhere to the requirements of the chosen architectural style(s) for the community (Heritage, Colonial, Prairie, and Modern Farmhouse).

### REPETITION

Multi-family projects will be reviewed on an individual basis to avoid a dominance of one architectural style within the streetscape. Fee Simple street towns will be reviewed for repetition on neighboring lots as set forth in the architectural guidelines for single family and Semi D product types.

### HIGH VISIBILITY CONSIDERATIONS

Any building facades of multi-family projects that are facing streets or public spaces will require special design consideration. This includes, but is not limited to, changes in wall planes, varying rooflines, appropriate openings in relation to wall areas, avoidance of mirror imaging and exceptional detailing specific to the chosen architectural style. See 'Appendix B' for more information on the high visibility requirements for Chappelle Gardens.



## LANDSCAPING REQUIREMENTS

The landscaping requirements listed below should also be referenced along with the Chappelle Gardens Landscaping Requirements.

### Fee Simple Street Towns

The minimum front yard landscape shall consist of the following:

- One deciduous tree 2" (50mm) caliper or larger per dwelling unit. If a coniferous tree is used instead, it must be 8.2' (2.5m) or higher at the time of planting. Tree species recommended: Crabapple Trees, Japanese Tree Lilac, Ussurian Pear, Amur Maple, Toba Hawthorn, Snowbird Hawthorn, Pincherry, Amur Cherry, and Snowy Mountain Ash.

And one of the following:

- Each dwelling unit shall have a minimum of 6 flowering shrubs of any variety (at least 18" in height or width) in a planting bed defined by edging (landscaping vinyl, brick, concrete, wood landscape ties, etc.). Some examples of flowering shrubs are: Lilac, Viburnum, Hydrangea, Caragana, Spirea.
- One or more vegetable gardens. The total area of the gardens shall be at least 45 square feet, but not more than 65 square feet and shall be defined by edging.

### Fee Simple Street Towns - Middle Units

Brookfield Residential does not require middle units to have sod, but instead must have one shrub for each 30 square feet of prepared planting bed. A perennial flower bed may be used instead. Perennial beds must be a minimum of 45 square feet and shall be defined by edging. 5 perennials can be substituted for the equivalent of one shrub.

### Fee Simple Street Towns - End Units

End units shall have sod within their front yard and shall continue this treatment to wrap the side yard of the building to supplement the prepared planting beds.

An adequate variety of plants should be used in planting beds to achieve diversity and avoid large planting beds with an abundance of the same plant. Should any planting beds be larger than 60 square feet, landscape plans must be submitted to Brookfield Residential for approval prior to construction.

Appropriate materials for planting beds include: Pine Mulch, Shredded Wood Chip Mulch, Small Bark Chip Mulch, Medium Bark Chip Mulch, Large Bark Chip Mulch and Rock Mulch up to a maximum 3" diameter.

## CITY OF EDMONTON REQUIREMENTS

On June 27, 2016, the City of Edmonton council passed a text amendment that modified the Landscaping Requirements for residential properties.

Please note that the Landscaping Requirements listed in this 'Appendix A' will count towards the new City of Edmonton requirements, however, depending on the size of your lot, you may have to provide additional trees and/or shrubs on your property to meet the City's requirements.

**It is the responsibility of the homeowner to ensure their landscaping complies with the City of Edmonton requirements.**

Current information regarding these requirements can be found on the City of Edmonton's website: [www.edmonton.ca](http://www.edmonton.ca)

Should you have additional questions, please contact the City of Edmonton directly by dialing 311 from the local calling area.



#### **CONDOMINIUM PROJECTS (TOWNHOMES OR APARTMENT-STYLE)**

All street facing yards must consist of a mixture of planting beds and sod. Tree and Shrub counts shall meet or exceed the City of Edmonton minimum Landscaping Requirements.

Appropriate materials for planting beds include: Pine Mulch, Shredded Wood Chip Mulch, Small Bark Chip Mulch, Medium Bark Chip Mulch, Large Bark Chip Mulch and Rock Mulch up to a maximum 3" diameter.

Additional landscape screening is required when development is adjacent to single family dwelling units.

All deciduous trees must be 2" (50mm) caliper or larger at the time of planting.

All coniferous trees must be 8.2' (2.5m) or higher at the time of planting.

All shrubs must be a minimum 18" in height of width at the time of planting.

One parking island (min. 200 sq.ft.) is required for every 13 stalls in large open parking areas. Parking area landscape requirements shall consist of 1 tree for each 200 square feet of parking area islands and 1 shrub for each 100 square feet of parking area islands. All planting islands shall have a minimum 1 deciduous tree 2" (50mm) caliper or larger or a coniferous tree 8.2' (2.5m) height or higher.

**See 'Chappelle Gardens Landscaping Requirements' for more information on what is considered appropriate landscaping in Chappelle Gardens.**

#### **FENCING**

Fencing must be in a consistent style and colour as the community fencing. Further specifications and details can be found in the 'Chappelle Gardens Landscaping Requirements'.

#### **SIGNAGE**

Condominium projects must have site signage at the property entrance that is designed consistent with the overall building design.

#### **RETURNING SECURITY DEPOSITS**

Once construction and landscaping is complete, please notify Brookfield's AC Department to request a final inspection. Once it has been determined that the construction meets the approved plans, security deposits will be returned to the builder.

Please note final inspections will only be completed during the "growing" season in Edmonton. The cut-off date for new inspection requests is September 15<sup>th</sup>.



## APPENDIX B: HIGH VISIBILITY REQUIREMENTS

*(To be referenced in conjunction with the complete Architectural Guidelines for Chappelle Gardens)*

### HIGH VISIBILITY – ALL LOTS:

All homes on high visibility lots are required to install a deck if the distance between the main floor and the final grade at the rear of the home is greater than 36". Decks must be painted or stained to blend with the exterior.

### HIGH VISIBILITY – REAR TREATMENTS:

Full Treatment – Houses backing onto parks, ponds, and located along an arterial road close to the community entrance.

Requirements:

- Detailing consistent with the front elevation (shakes, board & batten, brackets, shutters, etc).
- Trim consistent with the front elevation around all openings.
- Variation in wall planes and/or appropriate massing and wall heights. Second floor cantilevers and bump outs should be anchored with a roofline.
- Strategically placed openings that proportionately fit the wall space and visually break up the massing.
- Substantial roof line between the 1<sup>st</sup> and 2<sup>nd</sup> floor to diminish mass.
- Duplex and townhomes require unit distinction and avoidance of mirror imaging.
- Lots designated for a walkout basement model require special design consideration at the rear elevation. In addition to addressing features set out for high visibility, these designs must avoid towering three storey presentation. Decks must be constructed concurrently and painted or stained to blend with the exterior.





Moderate Treatment – Lots backing onto power lines, school sites, utility corridors, greenways, and located along an arterial road but further away from a community entrance.

Requirements:

- Some detailing consistent with the front elevation (shakes, board & batten, brackets, shutters, etc).
- Trim consistent with the front elevation around all openings.
- Variation in wall planes and strategically placed openings to visually break up massing and prevent too much blank wall space. Second floor cantilevers and bump outs should be anchored with a roofline.
- Duplex and townhomes require unit distinction and avoidance of mirror imaging.
- Lots designated for a walkout basement model require special design consideration at the rear elevation. In addition to addressing features set out for high visibility, these designs must avoid towering three storey presentation. Decks must be constructed concurrently and painted or stained to blend with the exterior.



Minimal Treatment – Lots where the rear elevation would be visible to the public, but isn't directly facing an area that requires full or moderate treatment. This would typically apply to homes that also require additional treatment on the corner.

Requirements:

- Trim consistent with the front elevation around all openings.
- Lots designated for a walkout basement model require special design consideration at the rear elevation. In addition to addressing features set out for high visibility, these designs must avoid towering three storey presentation. Decks must be constructed concurrently and painted or stained to blend with the exterior.





#### HIGH VISIBILITY – CORNER TREATMENTS:

Full Treatment – Houses with corners adjacent to parks and/or public roadways.

Requirements:

- Detailing consistent with the front elevation (shakes, board & batten, brackets, shutters, etc).
- Trim consistent with the front elevation around all openings.
- Variation in wall planes and/or appropriate massing and wall heights. Second floor cantilevers and bump outs should be anchored with a roofline.
- Strategically placed openings that proportionately fit the wall space and visually break up the massing.
- Substantial roof line between the 1<sup>st</sup> and 2<sup>nd</sup> floor to diminish mass.



Minimal Treatment – Houses with corners that are adjacent to a walkway, power line, school site, utility corridor, greenway, or beside an alley where the elevation is visible from the road.

Requirements:

- Trim consistent with the front elevation around all openings.

