



Chappelle
GARDENS



 **Architectural *Guidelines*** **2020**

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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CHAPPELLE GARDENS

Architectural Guidelines | December 2020

BROOKFIELD RESIDENTIAL

The primary objective of these guidelines is to establish an image for the community. More than just a place to call home, this lively community features intertwined pathways, abundant gardens, and tree lined boulevards. Streetscapes featuring traditional homes, refreshed and modernized in their styling will help establish the vibrant, yet timeless character of Chappelle Gardens.

MASSING AND STYLE

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

Adjustments to the building mass may be required on a lot to lot basis to enhance the home and ensure it blends with the streetscape.

Homes incorporating a garage offset of more than 3' will be specifically reviewed for suitability. Siting should reflect careful consideration of lot characteristics, relationship, and orientation.

SITE PLAN AND GRADING

Conformance to Grading Plan

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.

Parging

A maximum of 12" of exposed parging will be permitted at all high visibility elevations. Exposed parging will not exceed 24" at all other elevations.

Risers & Entry Steps

The base of wooden verandas/porches will be enclosed to grade. The landing and treads at the veranda/porch may be left in a natural state. Veranda/porch railings, risers, and stringers must be painted to blend with the home.

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.

GARAGES, DRIVEWAYS, WALKWAYS

Rear Lane Product

Detached garages should be consistent in style, finish, and colour with the design of the house. It is not necessary to obtain architectural approval prior to constructing a detached garage and such construction will not be examined at time of final inspection.

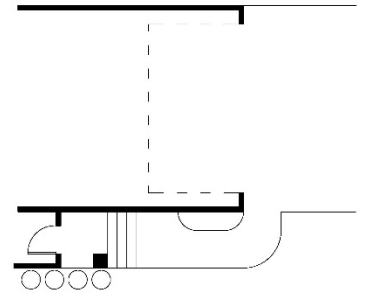
RPL: A minimum 20' x 20' poured concrete parking pad will be provided concurrent with house construction. The approach to the parking pad from the lane must be paved with asphalt or concrete.

Semi-Detached: A poured concrete parking pad must be provided concurrent with house construction. The approach to the parking from the lane must be paved with asphalt or concrete.

Front Drive Product

RSL: Double attached, front drive garages are required, located in accordance with the garage location plan. Oversized garages (23' or greater) will require articulation in the form of a jog with a separate roof line and street facing window, in addition to entry glazing and sidelights.

A planter or planting bed (minimum 2' x 7') will be provided at the garage entry side, between the garage and the sidewalk. Please note: This planting bed will be omitted on lots with zero lot line requirements.



Semi-Detached: Single attached, front drive garages are required and must be located in accordance with the garage location plan. The garage may protrude a maximum 2.5m forward of the front wall of the dwelling. Homes must include a jog between bays at garage face, to break up the expanse of flat wall plane and roof line.

Garage Massing

All homes (RSL and Semi Detached) must be designed to integrate the garage and minimize its appearance while enhancing 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. Adjustments to the garage or entry massing may be required on a lot to lot basis to enhance the home and ensure it blends with the streetscape.

Overhead Doors

Garage overhead doors will be appropriate to the design of the house. Corners of overhead doors must be straight, curved or angled corners will not be permitted. Doors will be painted to blend with the exterior and enhance the presentation.

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

Driveways & Walkways

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.

Driveway is not to 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.

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.

REPETITION

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 the rear elevations. Lots affected are as outlined on the lot sales plan and High Visibility AC Treatment Map for each stage.

Semi-Detached & Townhomes

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

Corner lots have been highlighted for premium siding colours only.

Elevations in high visibility locations require special design consideration. Decks are required on highly visible rear elevations if the distance between the main floor and the final grade at the rear of the home is greater than 48". Decks must be painted or stained to blend with the exterior. See 'Appendix B' for more information.

ARCHITECTURAL STYLE

The Heritage, Urbane, Modern Farmhouse, and Scandi styles will establish the character of Chappelle Gardens. Detailing will be sufficient to provide style distinction. Trims, accent finishes, masonry details, and roof overhangs (if appropriate) will be returned 24" at side elevations. All columns and posts on front or high visibility elevations are to be substantial in form and consistent with the architectural style of the home.

Corner lots have been highlighted for premium siding colours only. See stage marketing maps for lots affected.

Colour schemes will be specific to the architectural styling of the home. Usage of individual colours and colours schemes will be monitored to ensure interesting streetscapes. Identical colours (or approximately identical colours) will not be repeated on adjacent lots.

Entry doors and overhead doors will reflect the style and personality of the home – see detail descriptions. Entrance ways will be a defining element of each style.

The following detailed descriptions will direct the style and distinction of the homes.





HERITAGE

The Heritage home is cozy and inviting, featuring steep roof pitches, graceful massing, and elegant proportions. Homes will be characterized by the tasteful application of traditional details which should evoke a historical feel on an otherwise simple elevation.

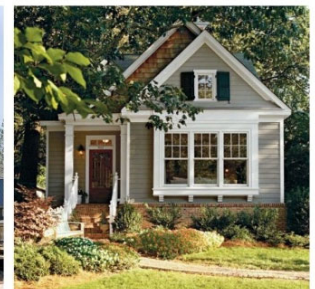
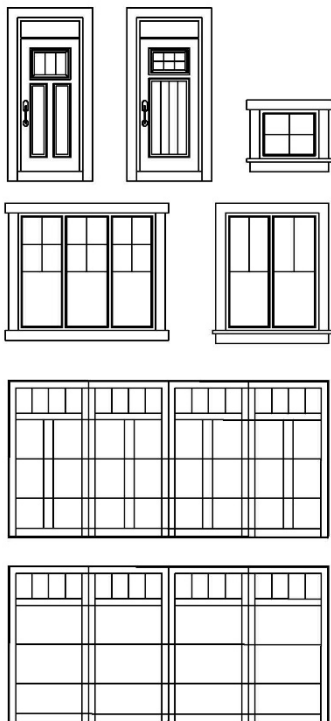
Horizontal siding will be combined with accents such as shakes, panels, brackets, and/or brick/stone. These materials will be separated with a horizontal trim board or roof line and will be applied to reinforce the styling but not to distract from the home itself.

Windows are vertical in orientation and feature a traditional yet simple grill pattern. Window trims are generally heavier and may include sill details.

Steep (minimum 8/12) gabled rooflines will be a defining element of this style, however side facing gables may be used in combination with front facing gables where appropriate.

Entry columns are traditional in design and may include a heavy stone base.

Colours suited are mid to dark earth tones or historical colours. The primary cladding materials should be monochromatic while fascia and trims must contrast against the siding in light or dark hues. Entry doors must be painted in a colour that is not a tone of the primary colours.





URBANE

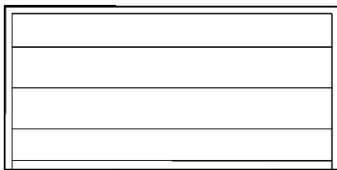
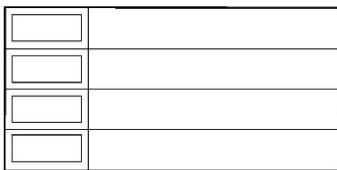
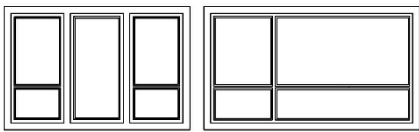
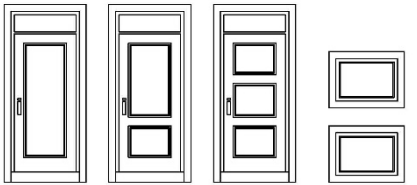
A stylish combination of natural materials and expansive windows creates the refined, yet modern Urbane home. Strong and definite lines created through the application of accent materials, changes in plane, and expansive windows set into bold, black frames will be a defining characteristic of this style.

Entries will be enclosed and covered with a flat roof line supported by a wide, simple column or wall projection. Oversized windows will remain uncluttered by grills and ganged together in interesting placements. Clearstory windows are encouraged.

Horizontal siding may be combined with flat panels, while natural materials such as stone or wood will be incorporated to add a touch of sophistication to these elevations. Maintenance free faux wood materials may also be used instead of natural wood.

The main roof line is to remain simple and shallow as to not distract from the home itself. Hip roofs with a 4/12 pitch and wide overhangs are well suited at the main roof line while flat roofs may be incorporated as an accent.

Appropriate main siding colours include mid to dark earth tones, as well as white or off-white. Fascia, trims, entry, and garage doors should be very dark or black to create a bold contrast against the main siding colours.





MODERN FARMHOUSE

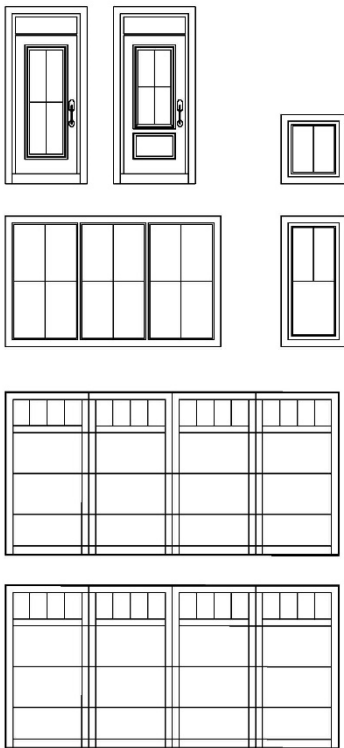
The Modern Farmhouse combines the sleek clean lines of contemporary design with the cozy farmhouse aesthetic to create a uniquely fresh take on the traditional country home. Known for its warmth and simplicity, the Modern Farmhouse is characterized by steep front facing gables, a simple colour palette, and combinations of textures.

Flat façades combined with very steep front facing gables will be a defining characteristic of this style. Roof overhangs will be minimal, and may even be reduced to none.

Oversized windows will incorporate a simple grill style and should be vertical in orientation. Square windows may also be used where appropriate.

A combination of textures will create interest on the otherwise simple elevation. Horizontal siding, board & batten, or flat panel will be the primary finish materials while brick, wood, and metal shed roofs may be thoughtfully incorporated as an accent. Maintenance free faux wood materials may also be used instead of natural wood.

While Modern Farmhouses are typically monochromatic in whites and creams, bright, bold hues could also be used in combination with very dark or black trims. Windows will be enclosed in bold, black frames to create a dramatic contrast against the tonal colour palette. Entry doors will be painted in bold, darker colours or wood stain.





SCANDI

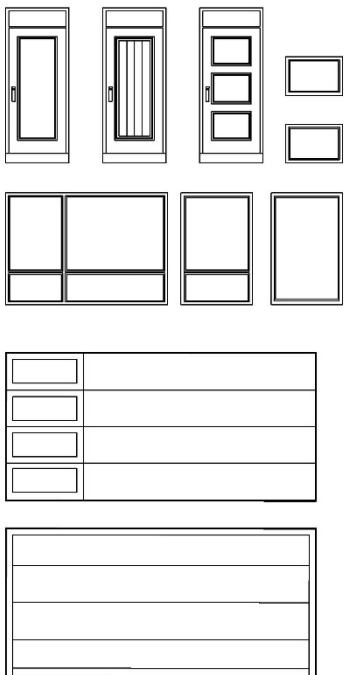
Scandi style homes are marked by a focus on clean, simple lines, minimalism, and functionality without sacrificing beauty. A lack of clutter is a defining characteristic of this style, and careful consideration will be taken in the application of accent materials and window placement. Interest will be created through the shape of the house itself.

Scandi elevations will add a unique, yet unassuming presence to the streetscape through the combination of very steep (minimum 9/12 pitch) front facing gables, minimal to non-existent roof overhangs, and simple, flat façades.

A sense of welcome will balance out the striking elevation and can be created by the incorporation of enclosed spaces. Wall projections will be used to surround and protect entries, verandas, or even the house itself.

Metal accent roofs and large, uncluttered windows enclosed in black frames, asymmetrical in placement will add interest to the otherwise simple elevation.

Wood (or maintenance free faux wood) will add warmth and texture to the elevation, and it should be used in combination with very dark or very light flat panel or board & batten. Brick may also be used if appropriate. Material changes should only occur where there have been changes to the shape of the house itself. Entry doors should be very dark or black.



ROOFING

Roof slope and overhang will be consistent with the house style and lot type. Fascia may be 6" or greater. Skylights will be permitted providing they are flat design and do not dominate the façade.

Approved roofing materials include a standard 3-tab shingle or architectural shingle. Shingle colour must be consistent with the architectural style (see chart below). Reds, Greens, Blues, etc. are not permitted.

Heritage / Urbane

Brown, Grey, Black

Modern Farmhouse

Black

Scandi

Black

Approved roofing materials include:

BP

Mystique 42

Yukon SB

Manoir

Vanguard 42

IKO

Traditional

Cambridge

Renaissance

Skyline

GAF/Elk

Sovereign

Timberline Natural Shadow

Timberline Prestique High Definition

ARCHITECTURAL TREATMENT OF ENTRIES

Entranceways will be covered at the first level and create a welcome sense of arrival at each home. Entry doors should be street facing and clearly visible.



Entry doors should be appropriate to the elevation style and painted to reinforce the style statement in a bright or bold colour.

Semi-Detached Product: The minimum width of an entry on a semi-detached dwelling must be 6'.

ACCESSORIES

Accessory Buildings

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

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:

- 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
- Lot Inspection report
- Colour or material samples (if requested)

These submissions must be made ten days in advance of the desired construction start date. It's 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 the approved plans must be approved by Brookfield prior to implementation.

FINAL INSPECTION & SECURITY DEPOSIT RETURN

Final inspections are performed to ensure the home as well as the following (if applicable) are consistent with the approved plans and in compliance with the current set of community guidelines:

- Landscaping
- Fencing
- Decks
- Accessory buildings (if visible from a public adjacency)

Move Up (RSL) Product

To initiate the final inspection:

- The home must be fully constructed as per the approved plans
- A permanent address plaque must be installed
- Final grading and landscaping must be fully completed
- A final grading certificate and approved grading inspection report from the City of Edmonton, Drainage Branch has been obtained by the homeowner
- 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 final grading certificate and City approval of the same. The results of the inspection (including the photos taken) will be uploaded to LMS.
- LMS automatically notifies the builder after the inspection has been completed. Any deficiencies and/or action items will be outlined in LMS. Final inspections are only performed during the summer months. Every year the cut-off for new inspection requests is September 15th.

Rear Lane Product

The final inspection process:

- Final inspections are performed during the summer months, generally 1 year after the Stakeout Certificate is uploaded in LMS. Emailed request to Brookfield Residential to perform the final inspection is not required.
- An automatic email from LMS will be sent to the builder after the inspection has been completed. The outcome of the inspection (including photos), as well as any deficiencies and/or action items will be outlined in LMS.
- If deficiencies are noted, a second inspection is automatically scheduled for 2 months after the first inspection.

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 inspection.

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.

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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, Urbane, Modern Farmhouse, and Scandi).

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

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 15th.

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 48".

- 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 48".
- The deck railings, columns, fascia, and stairs must be painted or stained in a colour that matches the home.
- The deck columns supporting decks on partial and full walkout lots must be built in a style and material that is consistent with the home.

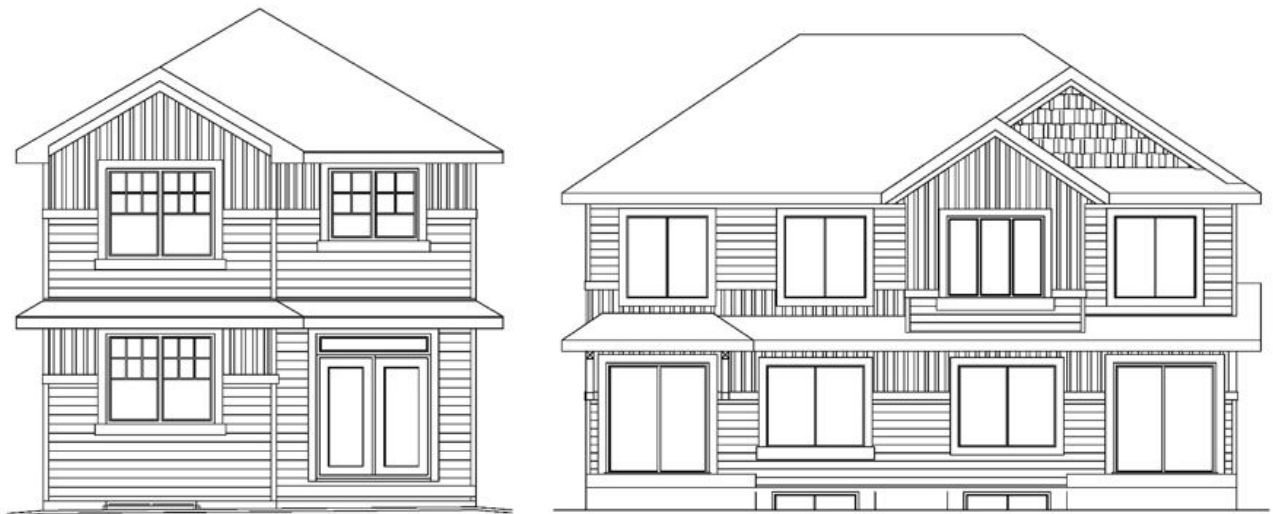
REAR ELEVATIONS:

Full Treatment

Homes backing onto parks, ponds, and located along an arterial road close to the community entrance.

Requirements:

- Accent detailing consistent with the front elevation.
- Trims consistent with the front elevation around all openings visible from the public adjacency.
- 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 1st and 2nd floor to diminish mass.
- Duplex and townhomes require unit distinction and avoidance of mirror imaging between units.
- Walkout/Partial Walkouts: Lots designated for a walkout/partial 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 are required and must be constructed concurrently and painted in a colour that is consistent with the home.



Moderate Treatment

Homes backing onto power lines, school sites, utility corridors, greenways, and located along an arterial road but further away from the community entrance.

Requirements:

- Some accent detailing consistent with the front elevation.
- Trims consistent with the front elevation around all openings visible from the public adjacency.
- 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.
- Second floor cantilevers and bump outs should be anchored with a roof line.
- Duplex and townhomes require unit distinction and avoidance of mirror imaging between units.
- Walkout/Partial Walkouts: Lots designated for a walkout/partial 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 are required and must be constructed concurrently and painted in a colour that is consistent with the home.



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 typically applies to homes that also require full or minimal corner treatment.

Requirements:

- Trims consistent with the front elevation around all openings visible from the public adjacency.
- Walkout/Partial Walkouts: Lots designated for a walkout/partial 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 are required and must be constructed concurrently and painted in a colour that is consistent with the home.



CORNER ELEVATIONS:

Full Treatment

Homes adjacent to parks and/or public roadways.

Requirements:

- Homes on all corner lots require Premium siding.
- Accent detailing consistent with the front elevation.
- Trims consistent with the front elevation around all openings visible from the publish adjacency.
- 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 1st and 2nd floor to diminish mass.



Minimal Treatment

Homes adjacent to walkways, power lines, school sites, utility corridors, greenways, or beside an alley.

Requirements:

- Homes on all corner lots require Premium siding.
- Trims consistent with the front elevation around all openings visible from the publish adjacency.



APPENDIX C: TIERED AC SYSTEM REQUIREMENTS (FRONT ELEVATIONS)

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

Implemented on September 1, 2019, the tiered AC system was created to ensure the Brookfield standards for the look and feel of our communities are maintained while responding to the demand in the market, as well as customer and builder feedback.

Rather than requiring the same level of architectural detailing and additional treatment on every home, Brookfield has decided to permit a reduced level of treatment in select areas throughout the community. This means that elevations in a high traffic area such as a community entrance will require more detailing than an elevation in a cul-de-sac far away from a main road or high traffic area.

The tiered system will apply to new stages released after September 1, 2019 and will include 4 different levels of front elevation treatment (A, A+, B, and C).

Below is a general outline of where each level of treatment would be applied:

- **A Elevations:** These are the elevations that have already been approved for use in our communities. These elevations would most often be placed along the main roads in a community (ex. Edgemont Blvd, Chappelle Green, Paisley Drive, and Orchards Blvd).
- **A+ Elevations:** Would include a few extra accents or features (ex. brick/stone, brackets, aluminum longboard, full width verandas, ect). These elevations would most often be located at the main community entrance, but may also be used throughout the community in areas where creating a higher impact is required.
- **B Elevations:** Have a reduced AC requirement from the 'A' elevations, and would be most often used in areas slightly off the main roads. 'B' elevations will also help create a subtle transition from the 'A' to 'C' elevations.
- **C Elevations:** Represent the lowest level of AC requirements. These elevations would be used in low traffic areas where they would have limited to zero visible from the main roads.

Examples illustrating what would be considered an appropriate level of treatment for each tier of elevation can be found on the following pages.

Please note: These examples were created as a guide. All elevations are subject to approval by Brookfield's Architectural Controls department.

Stages maps identifying what level of front elevation treatment is required on each lot at will be released at the beginning of each stage. **Please note: These maps will not replace the High Visibility treatment maps. A separate map identifying which corner and rear elevations require additional treatment will continue to be provided upon the release of a new stage.**



A+ ELEVATION

- Brick/stone added to columns.
- Shakes lowered on second floor bump out over entry door.



A ELEVATION

Base elevation initially approved for use in a Brookfield community.



B ELEVATION

- Columns have been changed to a more economical style.
- Shakes at second floor have been reduced.
- Two brackets have been removed.



C ELEVATION

- Shakes at second floor have been removed on left side.
- All brackets have been removed.



A+ ELEVATION

- Full height brick/stone added to garage.
- Flat panel lowered to underside of narrow window over garage.
- Brackets added on either side of triple pane window.



A ELEVATION

Base elevation initially approved for use in a Brookfield community.



B ELEVATION

- Brick/stone at garage removed.



C ELEVATION

- Flat panel at large bump out raised 1'-8".



A+ ELEVATION

- Brick/stone added to garage.



A ELEVATION

- Base elevation initially approved for use in a Brookfield community.



B ELEVATION

- Bracket and flat panel removed from gables.



C ELEVATION

- Board & batten removed from garage (right unit).