



Chappelle
GARDENS

*Architectural
Guidelines*
2024

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.

Directory

Developer

Brookfield Residential

204, 4212 Gateway Blvd. NW
Edmonton, AB T6J 7K1
Phone: (780) 423 – 1910
Fax: (780) 421 – 4653
Website: www.brookfieldrp.com

Planning/Engineering

Stantec Inc.

400, 10220 – 103 Ave NW
Edmonton, AB T5J 0K4
Phone: (780) 917 – 7000
Fax: (780) 917 – 7330

Geomatics

Stantec Geomatics Inc.

400, 10220 – 103 Ave NW
Edmonton, AB T5J 0K4
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: www.brookfieldrp.com

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Community Vision

The primary objective of these guidelines is to establish a distinct image for the community. Chappelle Gardens is designed to promote organic, healthy living within a small-town atmosphere. Features include front yard gardens, a 24-plot community garden, Sundial Park, and an outdoor gym. At the heart of the community is the Social House, a five-acre club with a 6,600-square-foot facility. The streetscapes feature traditional homes that are refreshed and modernized in style, contributing to the vibrant yet timeless character of Chappelle Gardens.

These guidelines outline Brookfield Residential's vision for Chappelle Gardens and the architectural theme that will help achieve that vision.

Architectural Theme

The architectural character of Chappelle Gardens will be established through a vibrant blend of architecture. The guidelines herein will not only outline the permitted architectural styles, they will direct the architectural elements, materials, and proportions that when combined, will create a truly unique neighborhood in southwest Edmonton.

Architectural Styles

The permitted styles include the Heritage, Prairie, Modern Farmhouse, and Scandi.

House Size & Streetscape

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 that are 2' narrower than the building pocket will not be permitted. 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 & 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.

Homes along straightaways can maintain a 4.6m setback, while homes on pie lots must maintain a 5.6m setback.

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. Front entry steps on all product types are to be a maximum of four risers per set. Where the grade or design call for more than four risers, the additional risers will be installed in the walk. Exceptions to this requirement may be granted in consideration of unique design and/or topography.

Driveways, Garages, Walkways

Houses 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. 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.

Garage overhead doors will be appropriate to the design of the house – see architectural style descriptions.

Corners of overhead doors must be straight or curved. Angled corners will not be permitted. The overhead door must be painted to enhance the appearance of the home, often blending with the trim or main siding colour. The height between the garage overhead door and eave line should be less than 24". Where the design exceeds 24", special treatment is required.

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.

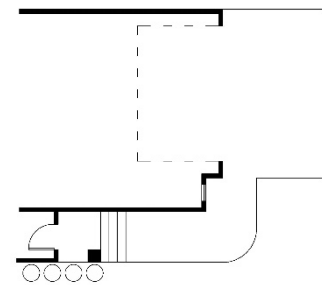
The walkway to a house from the public sidewalk, curb, or driveway must be at minimum, poured concrete in broom finish, minimum 2'- 6" wide. Individual patio blocks will not be permitted.

The driveway is not to exceed the width of the garage but may 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 (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. The driveway will not exceed the width of the garage front.



Rear Lane Product

A parking pad will be provided concurrent with house construction and the total width must be within 24" of the building pocket. The approach to the parking pad from the lane must be paved with asphalt or concrete. In the case that a lot does not allow for this size, an exception may be made during the approval process.

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

Roof Massing & Materials

The roof design will be specific to the architectural styling of the home – see architectural style detail descriptions. Unless otherwise stated, the fascia must be a minimum 6” wide. Cantilevers and box outs on visible elevations must include a separate roofline and minimum overhang. Skylights will be permitted provided they are flat in 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. Reds, Greens, Blues, etc. are not permitted.

Metal roofs are encouraged when suitable to the architectural style of the elevation.

High Visibility & Walkout Lots

Corner lots have been highlighted for premium siding colours only.

Elevations in high visibility locations require special design consideration (see 'Appendix B').

All homes in high visibility areas are required to install a deck if the distance between the main floor and the final grade is greater than 48”. Decks must be constructed concurrently with the home and must be fully finished with all vertical exposed surfaces painted to match the rest of the home. Deck railings will be aluminum, wood railings are not permitted. See attached 'Appendix B' to view a comprehensive list of requirements for decks in high visibility locations.

A second-floor balcony, if desired, must be included as part of the architectural application and must be constructed concurrently with the home by the builder.

Repetition

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

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Repetitive use of elevations and architectural styles will be monitored to ensure interesting and diverse streetscapes. The Architectural Controls group reserves the right to assign architectural styles to certain lots to ensure all architectural styles are equally represented within the streetscape. In addition, the usage of certain elevation styles will be monitored to ensure that a single style has not been used on more than fifty percent of the streetscape. Homes of the same architectural style will not be repeated on more than two lots in a row.

Modifications to elevation treatments may be required accordingly.

For the Semi-Detached and Townhouse products, buildings will be designed to avoid an obvious 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.

Adjustments to the setback and/or orientation of Rear Laned homes may be required on a lot-to-lot basis to ensure variation and interest within the overall streetscape.

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



Architectural Treatment of Entries

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

The base of wood verandas/porches will be enclosed to grade. Verandas and porches (including all stair risers and stringers) must be painted to blend with the home, only the landing and treads at the veranda/porch may be left in a natural state. Railings will be aluminum; wood is not permitted.

Architectural Style

The permitted architectural styles include the Heritage, Prairie, Modern Farmhouse, and Scandi. 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.

Overhead doors on front attached garages must be painted to blend with the home. Entry must appear to be fully painted and should reflect the style and personality of the home.

Black windows are required on any elevation deemed high visibility for the Modern Farmhouse and Scandi styles.



Colour schemes are specific to the architectural style of the home and specific colour and material requirements are outlined on the following pages. All colors will be reviewed and approved on a lot-by-lot basis. Siding in Traditional or Bevel profile only will be utilized.

Horizontal siding and accent material colours will not be repeated on adjacent lots. Trim, soffit, and fascia colour may be repeated on no more than two homes in a row. Streetscapes will be monitored for diversity and similar colours will not be repeated in a sequence of more than three lots. Identical (or approximately identical) colour schemes will not be repeated on adjacent lots.



Heritage

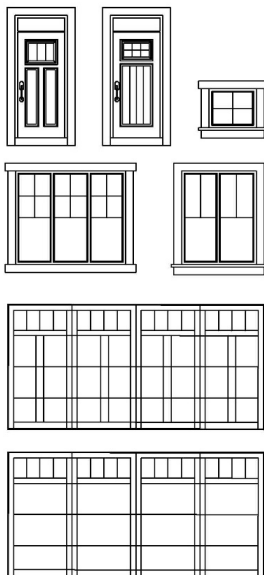
The Heritage home is cozy and inviting, featuring gabled roof lines, graceful massing, and elegant proportions. Homes will be characterized by the charming application of traditional details which evoke a sense of nostalgia.

Gabled rooflines (min. 7/12) with wide overhangs will be a defining characteristic of this style, however side facing gables may be used in combination with front facing gables if appropriate to the shape of the home. Windows are vertical in orientation and feature a traditional, yet simple grill pattern. Window trims are generally heavier (4"-6" wide) and may include sill details.

Horizontal siding will be combined with accents such as shakes, panels, brackets, and brick or stone. Accent materials should be incorporated tastefully to reinforce the style without overwhelming the home. All materials will be separated with a horizontal trim board or roof line.

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

A wide range of colours may be used for the main cladding materials, while the soffits, fascias, and trims typically contrast against the siding.



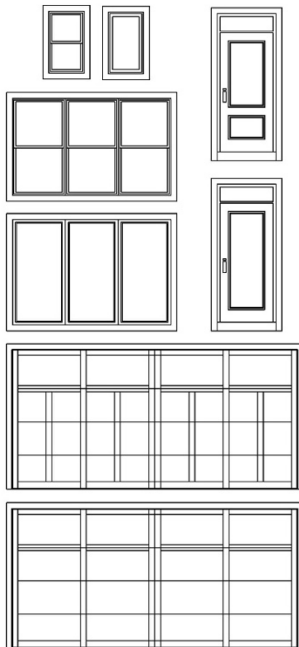
Prairie

A classic contemporary style inspired by the surrounding mid-western landscape, the Prairie home is characterized by its simple shape, low profile, and strong sense of horizontal line.

These elevations will incorporate a shallow hip roof (minimum 4/12 pitch) with wide overhangs. Homes are relatively simple in shape to accommodate expansive rows of windows. Window grilles, if utilized, should be simple and unobstructive. A strong sense of horizontal line will be created through the application of accent materials.

Prairie homes are typically clad in a combination of horizontal siding, panel board, and stone or brick. Wood siding may also be used if desired. Oversized brackets that appear to support the wide overhangs are well suited to the style and use is encouraged if appropriate to the elevation. Columns should be simple in design but may include a stone or brick base.

Elevations are typically monochromatic in colour, however contrasting soffits, fascia, and trims are also well suited. Inspired by nature, Prairie homes tend to feature mid-dark earth toned exterior colour schemes.



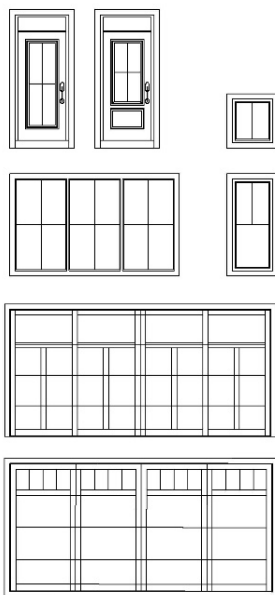
Modern Farmhouse

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 color palette, and a combination of textures.

These homes feature flat façades while steep (minimum 9/12) front facing gables dominate the roofline. Roof overhangs will be minimal and may even be reduced to none. Windows will be vertical in orientation and should incorporate a simple grill style. Square windows are well suited as accents on smaller walls. Window frames and grilles on all high visibility elevations must be black in colour.

A combination of textures will create interest on the otherwise simple elevation. Horizontal siding and board & batten will primarily be used on the front façade. Metal accent roofs, stone, brackets, and decorative louvers add character to these elevations and are highly encouraged.

The Modern Farmhouse typically features a monochromatic blend of materials, but colour blocking may be permitted if deemed appropriate. Trims, soffits, and fascia will either blend with or contrast against the main siding colours.



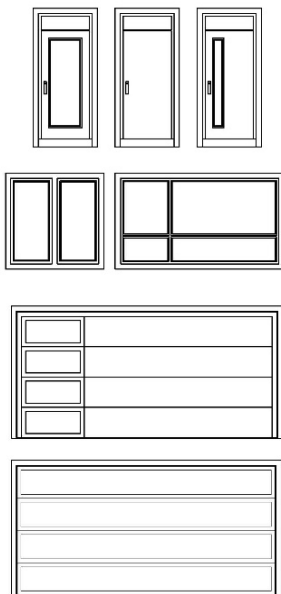
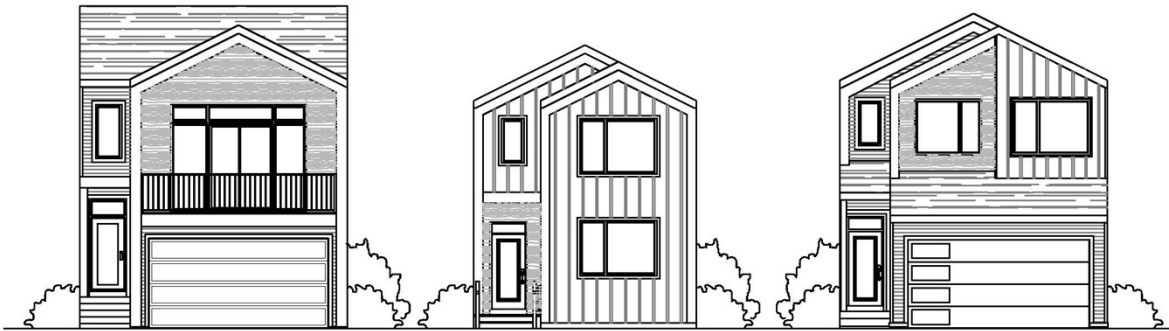
Scandi

The Scandi home pairs a dramatic, yet simple form with natural materials and a blend of texture; a combination that will truly elevate the streetscape.

Gabled rooflines (minimum 6/12 pitch) with minimal overhangs will extend down to surround and enclose the predominately flat façade. Oversized windows are well suited and will remain uncluttered by window grilles. Window frames on all high visibility elevations must be black in colour. Window frames on all high visibility elevations must be black in colour.

Scandi homes feature a unique combination of varying textures and natural materials. Accent walls clad in wood or wood-like siding are required in combination with horizontal siding, board & batten, and/or panel board. Stone may be utilized in lieu of wood if deemed appropriate by the Architectural Controls Group.

Monochromatic siding and trim combinations are well suited but contrasting schemes and colour blocking create a modern edge, enhancing the overall streetscape. All vinyl siding must be neutral in colour (whites, creams, greys, or browns). Window and door trims, if used, should either match the adjacent frame or blend with the adjacent siding materials.



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.

Structured Wiring

As of January 1, 2025, there are no structured wiring requirements.

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
- 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'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 and Security Deposit Return

Option 1: Builder Completes Landscape (all product types)

1. Landscaping is rolled into the price of the home; therefore, a deposit is not required.
2. Landscape is completed by the builder and the builder is responsible for getting final grading approval.
3. Once the landscape is complete and the City has approved the final grade, the builder would notify Brookfield's Architectural Controls Department that the home is ready for its final inspection. A copy of the final grading approval and the final grading certificate will be required as part of the final inspection approval.
4. The Architectural Controls group will inspect the home and completed landscape.
5. If deficiencies are noted, the Architectural Controls group will re-inspect the lot a second time about a month after the initial inspection. If the deficiencies have not been corrected, all inspections will cease unless the builder submits a re-inspection request.

6. At the completion of each stage, Brookfield will review the outstanding deficiencies and respond accordingly.

Option 2: Homeowner Completes Landscape (all product types)

1. The homeowner provides the builder with a landscaping deposit at the time of purchase.
2. The landscaping and fencing (if desired) is completed by the homeowner. The homeowner is responsible for getting final grading approval.
3. Once the landscape is complete and the City has approved the final grade, the homeowner would submit a final inspection request to their builder, who will then notify Brookfield's Architectural Controls Department that the home is ready for its final inspection. A copy of the final grading approval and the final grading certificate will be required as part of the final inspection approval.
4. The Architectural Controls group will inspect the home and completed landscape. The results of the inspection will be communicated to the builder who will then notify the homeowner whether the inspection passed or failed.
5. If deficiencies are noted, the Architectural Controls group will not re-inspect the lot until the homeowner requests a re-inspection. Any applicable deposits taken from the homeowner at the time of purchase shall not be released back to the homeowner until Brookfield confirms total compliance with the approved building plans and community guidelines.

Other

Homeowners are responsible for the installation of permanent address numbers or plaque, to be affixed at time of final/landscaping 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 'Chappelle Gardens 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 adhere to the requirements of the chosen architectural style(s) for the community (Heritage, Prairie, 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 exception detailing specific to the chosen architectural style. See 'Appendix B' for more information on the high visibility requirements for Chappelle Gardens.

Landscaping Requirements

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.

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.

Recommended tree species include 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.).

Recommended shrubs species include Lilac, Viburnum, Hydrangea, Caragana, Spirea.

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.

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.

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.

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.

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 (Rear & Corner Elevations)

(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". Deck railings will be aluminum, wood is not permitted.
- Decks must be fully painted in a colour that is consistent with the home. Deck rim boards (fascia), posts/columns, exposed beams, and stair stringers and risers (if applicable) are considered part of the deck and must be finished accordingly.
- Columns supporting decks greater than 48" above grade shall be built out to a minimum finished dimension of 12"x12" using a material complimentary to the finish of the home. Alternate column sizes may be considered if the proposed alternative is appropriate for the elevation.
- A second floor balcony, if desired, must be included as part of the architectural application and must be constructed concurrently with the home by the builder.

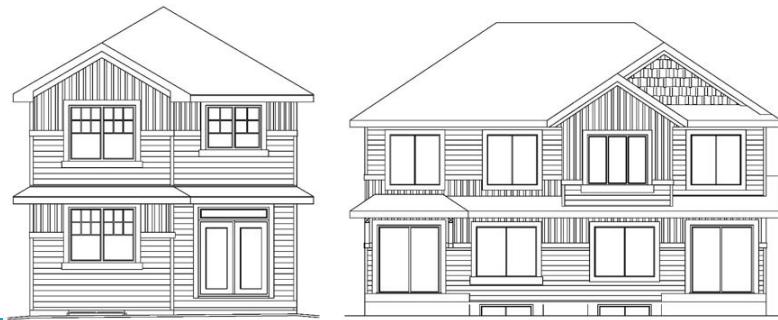
Rear Elevations

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.
- 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.
- 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 meet the deck requirements outlined above.



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.
- Variation in wall plane 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 between units.
- 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 meet the deck requirements outlined above.



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.
- 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 meet the deck requirements outlined above.



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.
- Variation in wall planes at each floor level 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

