



**THE ORCHARDS**  
at Ellerslie

**Architectural Guidelines**  
Stage 25





**THE ORCHARDS**  
at Ellerslie



*No sale is to 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. Neither Brookfield nor its designated Consultant shall 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 and its designated Consultant make 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.*



## THE ORCHARDS at Ellerslie



*The Orchards at Ellerslie is Edmonton's newest quality of life community.*

*Designed and master planned by a team of industry professionals with a clear vision, The Orchards at Ellerslie is a 500 acre community that will ultimately be home to 9,000 Edmontonians. This beautifully connected community offers residents a friendly, attractive atmosphere with lifestyle amenities that set the highest standard of enjoyment, year round.*

*Within and on the doorstep of this master planned community, residents are connected to shopping, schools, parks, trails, and open spaces. The Orchards Clubhouse is an 8 acre club available only to residents of Brookfield's Orchards, offers indoor and outdoor activities to promote healthier lifestyles and wholesome cultural and community interaction.*

*Brookfield's vision for The Orchards at Ellerslie is also reflected through innovative architectural guidelines which enhance the setting and spirit of The Orchards at Ellerslie. The country style approach to architecture combined with a unique landscape on public and private lands creates a fun, colourful, community in which to relax, recreate and really feel at home in your new community.*

*Architectural features of homes give home owners the ability to personalize their home. The unique tree planting imprinted on various cells creates unique areas within the community that will give residents a fun way to identify with their neighbours and the community as a whole. Added to this are distinctive finishing touches, like the Orchards address plaque, that is a gift to each home owner from Brookfield Residential as a "welcome to our neighbourhood".*

*Through consistent home quality, exterior styling, and unique planting, these architectural guidelines enrich and preserve the character of the community while permitting individuals to express unique preferences and tastes in their new homes.*

*Welcome to "The Orchards at Ellerslie" - your beautifully connected home and neighbourhood.*

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# THE ORCHARDS

## Architectural Guidelines

### BROOKFIELD RESIDENTIAL

*The objective of these guidelines is to achieve distinction, image, and style without the constraints of a single architectural theme, at a cost that provides essential value. Rather than a single theme, we have selected architectural elements that can be incorporated in a diverse range of styles in a variety of applications. This coordinated pattern of components and features will establish the character of the country setting.*

#### 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 4' 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

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

##### Risers & Entry Steps

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

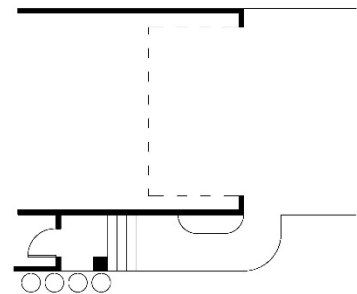
Detached garages should be consistent in style, finish, and colour with the design of the house. It is not necessary to obtain architectural approval prior to constructing a detached garage and such construction will not be examined at time of final inspection.

- 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, minimum 18' x 22' 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 (24'+ in width) 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 may be omitted on lots with zero lot line requirements.



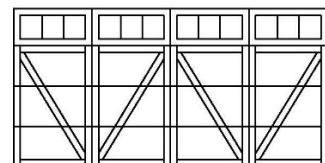
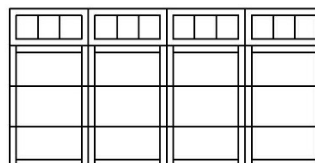
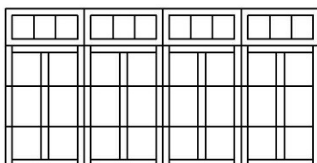
- Semi Detached: Single attached, front drive garages are required and must be located in accordance with the garage location plan. The garage may protrude a maximum 2.5m forward of the front wall of the dwelling. Homes must include a jog between bays at garage face, to break up the expanse of flat wall 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 mass 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 one of the selected upgraded raised panel styles as illustrated, 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 streetscapes. 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 Corner & Rear Treatment Maps 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**

As of September 30, 2016, Brookfield Residential implemented a standard set of requirements for lots in high visibility locations. See attached 'Appendix B' for more information.

All homes with high visibility rear elevation requirements 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.

Lots designated for a partial or full walkout basement require special design consideration at the rear elevation. In addition to addressing features set out for high visibility, these designs must avoid a towering three storey presentation. Decks must be constructed concurrently and painted or stained to blend with the exterior. See attached 'Appendix B' for more information.

## ARCHITECTURAL STYLE

Rather than a single theme, we have selected architectural elements that can be incorporated in a diverse range of styles in a variety of applications. This coordinated pattern of components and features will establish the country setting.

Variations in wall planes and roof lines will dominate the façade and diminish scale to create a cozy look.



## EXTERIOR FINISHES AND DEFINING DETAILS

The application of detailing and gable treatments will be applied in one of the following styles:

### Style Description A

Board & batten or vertical siding will be carried lower than gable end and wrapped at the sides. The roof will be predominately front facing gables with an 8/12 or greater pitch, while shed roofs may be used on the garage or as accents. Hip roofs are not permitted. Wood accents (brackets, columns, etc.) are encouraged.



### Style Description B

Vinyl or wood shakes carried lower than gable end and wrapped at the sides or shake finish in the gable only with additional shakes applied elsewhere on the front elevation.



### Style Description C

Wood accents (brackets, columns, etc.) will be installed with layered finishes of board & batten, shakes, and/or aluminum wood grain longboard.



### Style Description D

A shallow hip roof (min. 5/12 pitch) will be used without front facing gables in conjunction with 75 square feet of brick, stone, or aluminum wood grain longboard. Brick/stone and longboard may be combined to meet the minimum square footage requirement. Massing should emphasize the horizontal.



### ROOF STYLE AND SLOPE

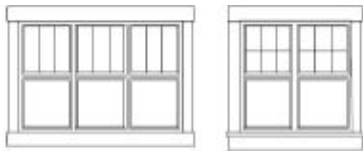
Roof style will be consistent with the elevation style. Unless otherwise stated, the main roof pitch will be 6/12 (see Style D for variation).

Roof overhangs will be a minimum 1'-6" with 6" fascia. Roof overhangs may be reduced to 12" on all RPL product. Roof overhangs must be reduced to 12" on all product types situated on a zero lot line lot.

### ENTRANCE TREATMENT

Entrances will be defined by recess and covered with a framed roof or covered porch at the first level. Entry depth may be as shallow as 3' on RPL product not utilizing a full width veranda. Entry depth on RSL product and RPL with full width veranda will be 5'. Verandas and front steps must be skirted to grade with closed risers.

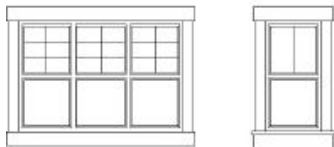
### WINDOWS



Styles A thru C: Windows have a vertical orientation and may be ganged together.

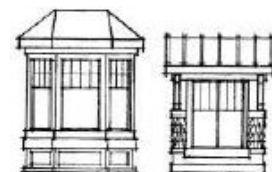
Style D: Windows have a vertical orientation and may be ganged together. Windows with a horizontal orientation will be considered if they are suitable to the rest of the elevation.

All styles: Rectangular transoms are suited. Small, square windows may also be featured.



Windows will be trimmed with 6" surrounds and may include sill details. 5/8" Window grills are required on Styles A to C in the upper sash only. Window grills are optional on Style D.

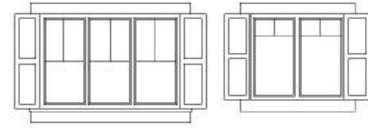
Bayed and boxed windows may be used and will feature interesting rooflines, often incorporating large angle brackets, proportionate in size.



## DETAIL ELEMENTS

Column designs will be varied. Round and fluted columns are not suited.

Panel style shutters may be incorporated on Styles A to C.



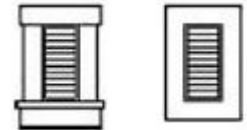
Brick or stone may be applied as a substantial accent. When used, it must be applied at a minimum height of 5' with a heavy trim at the top. Brick/stone is not a requirement on Styles A thru C.

Brick, stone, or aluminum wood grain longboard is required on Style D as outlined above.



Large angle brackets will be used for support and ornamentation. Brackets must be finished as per the style descriptions outlined above.

Louvers are rectangular in vertical presentation. Round, ½ round, octagon louvers and starbursts are not permitted.



All front facing gables will include 6" shadow bands.



## ROOF SHINGLES

The shingles may be a standard three tab in one of the following colours. Architectural asphalt shingles may also be used in the same colours.

Approved shingle colours include:

- Shadow Black (BP) – Style A Only
- Dual Black (IKO) – Style A Only
- Beachwood (BP) – Styles B to D
- Driftwood (IKO) – Styles B to D

## SIDING AND COLOURS

Detailing must be applied as set out in Detail Descriptions A thru D. Unless otherwise stated, vinyl must be Premium Selection or Hardie Board. Siding will be traditional profile, stucco is not permitted. Diversity of colour within the streetscapes will be required and colours will not be repeated on adjacent lots.

Style A: Deeper and brighter colours can be used in combination with very light or very dark fascia and trims. Standard White siding will also be permitted if combined with white or very dark fascia and trims. The primary siding materials (horizontal siding and board & batten/vertical siding) should match but tonal colour combinations will be permitted if appropriate.

Style B to D: These styles are suited to a wide variety of siding colours in deeper and brighter palettes. Horizontal siding must be Premium Selection or Hardie Board, standard siding will not be permitted. Fascia and trim will be a single colour in strong contrast. A third accent colour will be applied to the enhanced finished (shakes, board and batten, brick, stone, etc.).

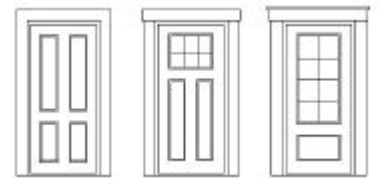
Innovative products may be considered if found to be appropriate to the elevation style and the theme of the community.

All trim and masonry details must be returned 24" at side elevations.

## ENTRY DOORS

Entry doors will be varied in style and include but are not limited to those illustrated.

Front entry doors should be painted in a bright/bold colour that is not a tone of the primary colours. Wood (or faux wood) entry doors will also be permitted.



## ACCESSORIES

### Address Plaques

A standard Orchards Neighbourhood address plaque must be installed at each property. It may be mounted on the house or hung from a bracket at the entry or on a yard post. Use is mandatory.

### 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.

## STRUCTURED WIRING

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

## CONSTRUCTION ACTIVITY

Each builder must inspect the condition of curbs, sidewalks, street lamps, perimeter fence, etc. on or in front of the lot. A written inspection report must accompany the application for house plan approval.

The builder is required to maintain the lot in a clean and orderly fashion during construction. The dumping or storage of materials on other lots or on Brookfield land is prohibited.

## **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 one of the Designated Surveyors 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 INSPECTION AND SECURITY DEPOSIT RETURN**

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 that the home has been completed in accordance with these guidelines and the approved house plans. 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. If there are any deficiencies noted during the inspection, the next inspection is automatically scheduled for 2 months after the first inspection.

To initiate the Landscaping Inspection, the following must be done:

- Architectural Inspection completed and fully approved.
- Orchards permanent address plaque must be installed.
- Final grading and landscaping 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 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. Every year, the cut-off date for new requests is September 15<sup>th</sup>.

## **SIGNAGE**

All informational, directional, and show home signage must be in accordance with the signage standards established by Brookfield Residential. All three types of signage shall be consistent in design, colour, and quality and must be designed, produced, and erected by Brookfield.

The builder shall be allowed to display one (1) For Sale sign per lot provided said sign is erected on a suitable stand and not affixed to the house in any manner either during construction or upon completion.

All For Sale signs must display the Builder's name, corporate logo (if applicable) and telephone number as a minimum standard. The For Sale sign must be produced by a professional sign company to ensure consistent quality.

Each For Sale sign must be larger than 32"x48" prior to being affixed to the stand.

Subtrade and supplier signage will not be permitted to be displayed on the lot or the house in any manner whatsoever. There will be no exception granted in this regard.

**APPENDIX A**  
**MULTI-FAMILY DEVELOPMENT REQUIREMENTS**

*(To be referenced in conjunction with the complete Architectural Guidelines for The Orchards)*

**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.

Colored 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 The Orchards should be designed to naturally blend in with the country style setting of the community. Unless otherwise stated, the overall design should follow the architectural guidelines set forth for single family products in The Orchards. All designs must also adhere to the requirements of the chosen detail description style(s) for the community (A thru E).

**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.

## **LANDSCAPING REQUIREMENTS:**

### **Fee Simple Townhomes**

The minimum front yard landscape shall consist of the following:

One deciduous tree 2" (50mm) caliper or larger per dwelling unit (to be provided by Brookfield – see 'The Orchards Landscaping Requirements' for further information).

Each dwelling unit shall have a minimum of 6 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.

Brookfield Residential does not require middle units to have sod, but shall have one shrub for each 30 square feet of prepared planting bed.

A perennial flower bed can be used as well. These 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.

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 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 'The Orchards Landscaping Requirements' for more information on what is considered appropriate landscaping in the Orchards.**

**FENCING:**

Fencing must be in a consistent style and colour as the community fencing. Further specifications and details can be found in 'The Orchards 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.

## APPENDIX B: HIGH VISIBILITY REQUIREMENTS (REAR & CORNER ELEVATIONS)

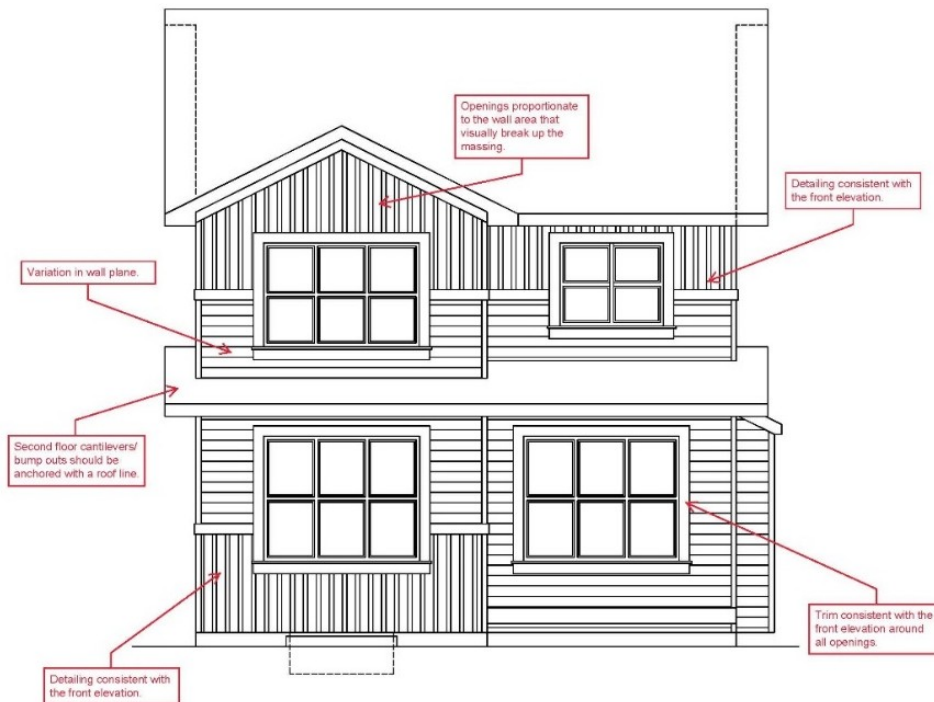
*(To be referenced in conjunction with the complete Architectural Guidelines for The Orchards)*

### HIGH VISIBILITY – REAR TREATMENTS:

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

#### Requirements:

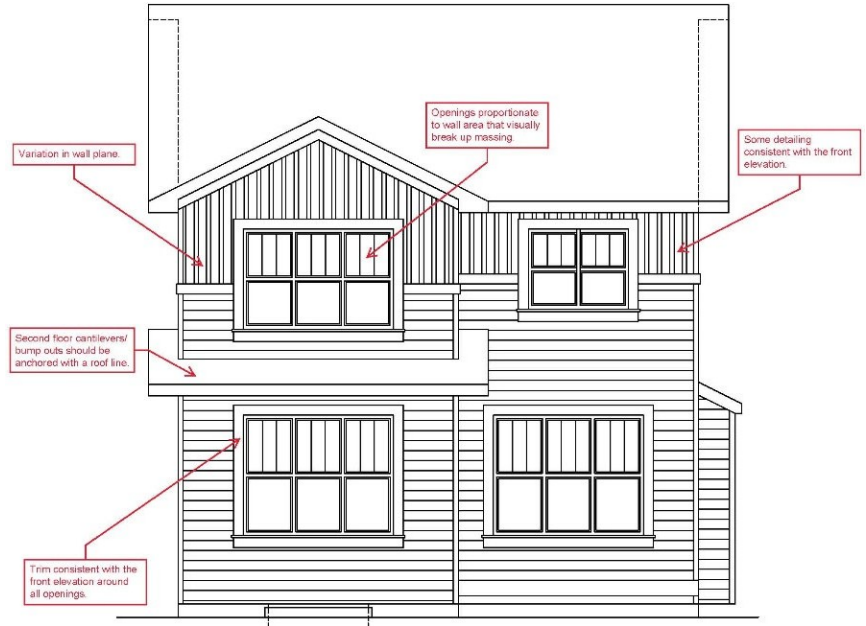
- Detailing consistent with the front elevation (shakes, board & batten, brackets, shutters, etc.).
- Trim consistent with the front elevation around all openings.
- Variation in wall planes and/or appropriate massing and wall heights. Second floor cantilevers and bump outs should be anchored with a roof line.
- 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.
- Homes on walkout lots require the decks to 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 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 roof line.
- Duplex and townhomes require unit distinction and avoidance of mirror imaging.



**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.

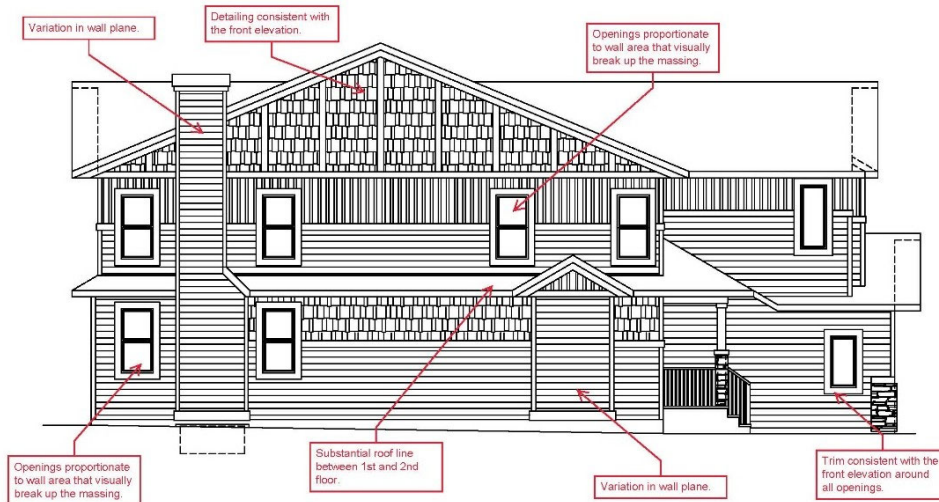


### HIGH VISIBILITY – CORNER ELEVATIONS:

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

Requirements:

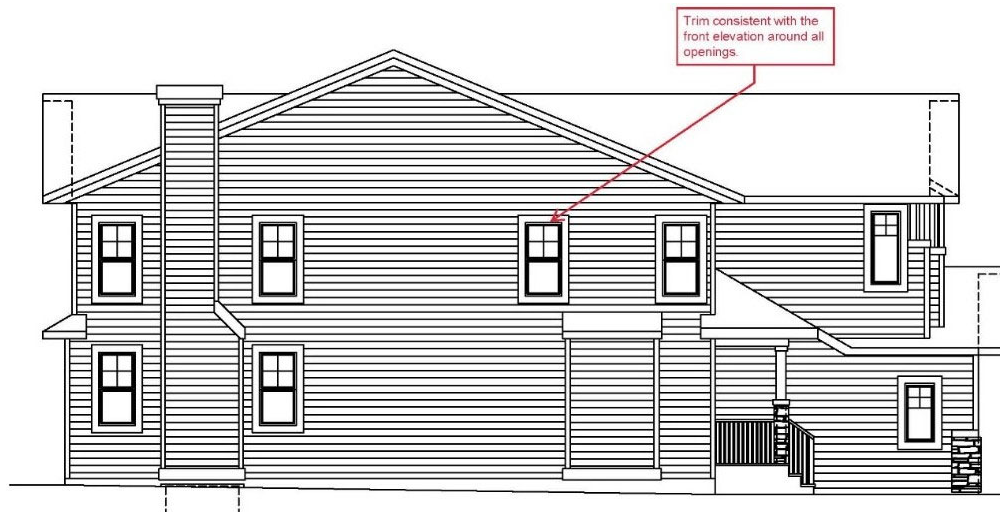
- Detailing consistent with the front elevation (shakes, board & batten, brackets, shutters, etc.).
- Trim consistent with the front elevation around all openings.
- Variation in wall planes at each floor level and/or appropriate massing and wall heights.  
Second floor cantilevers and bump outs should be anchored with a roof line.
- 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.



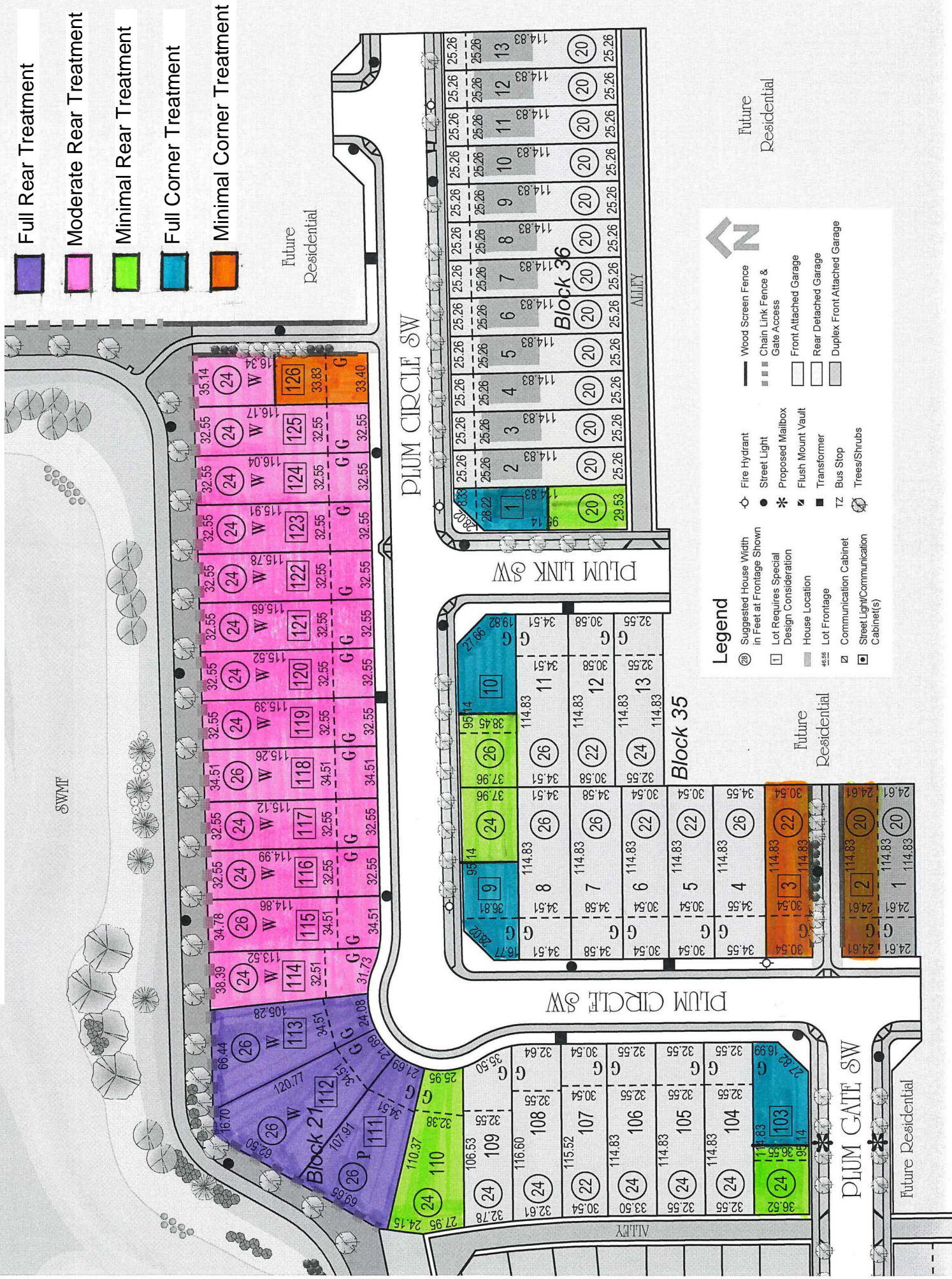
*Minimal Treatment* - Houses with corners that are adjacent to a walkway, power line, school site, utility corridor, greenway, or beside an alley where the elevation is visible from the road.

Requirements:

- Trim consistent with the front elevation around all openings.



# Rear & Corner Elevation Treatment Map



### APPENDIX C: TIERED AC SYSTEM REQUIREMENTS (FRONT ELEVATIONS)

*(To be referenced in conjunction with the complete Architectural Guidelines for The Orchards)*

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).

A B C

