

**Chatham Builders 1998  
Brookshade  
Minimum Interior and Exterior  
Design Standards  
(Excerpts)**

**INTERIOR DESIGN**

9' Ceilings on first floor

Smooth ceilings

throughout

Two-piece crown molding in foyer/living/dining

One-piece 4" crown molding remainder first floor in two story &  
treys Six panel doors

Hardwood floors in foyer, kitchen, breakfast room, hallway & powder room

42" Fireplace with marble, brick, or stacked stone surround with gas log

lighter Elongated toilets

Thermapane windows – No built in window dividers

Prewire for ceiling fan, light kit & telephone in family room, all bedrooms and any vaulted

rooms Ceramic tile all wet areas in bath

Stub for gas & electric for stove and dryer

Ceramic/Porcelain double bowl sink in

kitchen Marble vanities in baths

Two exterior hose bibs

Two exterior electric outlets

Gold tone fixtures in master bath and powder room - no

chrome Jetted tub in master bath

Secondary bath cast iron tub with tile

surround One year Builder Warranty – HBA

standards

White or stained cabinets

Garbage disposal if on

sewer

Preplumb basement for future

bath 50 gallon hot water heater

Tile on laundry floor

Front door allowance (lead glass \$800

min) Hardwood floor grade #2 vs. #1 Oak

Hard surface kitchen counter tops

5" Base molding

Two-piece chair rail in dining & breakfast area, hallways & powder room

Provide garage door openers

5 prewires for phone and 5 prewires for Cable TV minimum

Allowance - Appliances - \$2300

Carpet – \$13.50 a yard with ½” high density pad

Lighting – 1% of sale price in include fixtures, bulbs, smoke detectors, bells & chimes,  
ceiling fans, can lights and flood lights

Wallpaper for baths – \$10.00 single roll material only – all borders & Labor to install upgrade

The above referenced standards are guidelines and are for informational purposes only. No guarantees are made or represented as to what will be included in a home once completed. Please consult your builder. Believed to be true, however subject to change.

## **EXTERIOR DESIGN**

### **Brick houses**

Front elevation as per ARC 3 – Sides full brick  
Rear foundations to be stuccoed or pargeted where exposed  
Brick stoop and steps  
Front & side chimney to be brick or as per ARC

### **Stucco Houses**

Front elevation as per ARC  
3 – Sides full stucco  
Rear foundations to be stuccoed or pargeted where exposed  
Stucco or brick stoop and steps  
Front & side chimney to be stucco

### **Miscellaneous**

Comer lots to be treated as have two front elevations  
No cantilevered chimneys except in rear on interior lots\*  
4" Crown minimum on 8" Frieze (front only)  
8" Fascia minimum  
Return cornices as per spec  
Anodized screens and doors only - no silver finishes  
Chimney shrouds to be painted black  
10" Skirt board with wood drip cap on front & side  
paint all roof stacks black or roof color  
4" Double comer boards on all siding comers  
Pediments (Wood/stucco) or brick detailing required  
over all windows and doors where roof line permits  
Nice trim package around front entry as per ARC  
No metal posts for decks except where they exceed code  
Retaining walls to be brick, split face block, or stone  
Retaining walls material to be approved for each lot  
Sidewalks on all lots opposite water, which would be Lots 1 through 10 and 64 through 75 in Phase I.  
Sidewalks should be four feet wide and placed two feet behind curb.  
All homes will be side entry garages, unless the topography of the lot or length of the home prohibits.  
Builders will pay Peachtree Post & Box Co. directly for installation of mailboxes.  
\*except comer or rear elevations

### **Bays**

Front and corner sides  
Raised panels - no siding on bay  
4" Crown (Min) below curved standing  
Seam metal roofing

### **Dormers**

No siding on the front of dormers unless approved by ARC  
Raised panels on front  
Eliminate "Dog House" look smaller overhangs with crown trim  
Roof pitches – as per ARC  
10/12 Minimum on main body  
10/12 Minimum on accent gables

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10/12 Minimum on main body  
10/12 Minimum on accent gables

### **Landscaping – Minimum allowances**

Submit landscape plan reflecting sodding front and side yards plus planting plan for shrubs and trees  
All back yard sodded 35 feet from back of house  
All slopes & difficult terrain sodded or properly handled  
Minimum allowance should be in the \$4,000 -\$6,000 range  
Landscaping shall include sod in front, side and a minimum of 35 feet from the foundation in the back yard.  
Also, all drainage areas in the rear yard should be sod.

**BHOA Fence Styles**

Wrought iron style



Wrought iron style



Board on Board with lattice and black caps



Board-on-Board oval with colonial Gothic post



Board on Board dog-eared style

Three-rail Grove Park style with 4" x 4" posts