



PAISLEY

AT HERITAGE VALLEY



ARCHITECTURAL GUIDELINES
AUGUST 2019

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

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

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A new kind of community takes the stage.

Paisley at Heritage Valley was named after one of Edmonton's most inspirational and imaginative citizens: Brian Paisley, founder of Edmonton's internationally renowned *Fringe Festival*. Never one for conventional thinking, Paisley envisioned a lively, dynamic and engaging festival where diversity takes center stage.

In designing the community of Paisley, Brookfield Residential has strived to emulate his winning formula. Never bland. Never boring. Always original.

Paisley's multifaceted residential design plan is strongly supported by the City of Edmonton's planning department, given that it is the first of its kind for a new suburban Edmonton community. The end result will be an inviting community that promotes greater interaction and connectivity among residents.

In Paisley, vision and value exist in perfect harmony – a new community that offers the eclectic charm you'd typically expect in Edmonton's most established neighborhoods. Paisley features:

- An interesting and aesthetic blend of traditional and modern home styles – where townhomes and duplexes are nestled seamlessly amongst single family homes.
- An expressive community with true character. One themed on vibrant multiplicity. Starring four distinctive architectural styles that act in harmony to create the perfect blend of modern aesthetics and tasteful tradition.
- A unique combination of front driveway and rear-lane homes will create eclectic streetscapes that encourage interaction.
- Unparalleled value for new home buyers attracted to the allure of southwest Edmonton.
- A large green parkland corridor that intersects the neighborhood, connecting the community and linking to adjoining parks.
- Safe and walkable streets set away from fast flowing traffic with no bus routes intersecting the community. That said, transit stops are conveniently located no more than 400 meters away from any home.
- Close proximity to a wide variety of amenities, including: The Currents at Windermere, Terwillegar Community Recreation Centre, Jagare Ridge Golf Club and many more.

Discover our difference.

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

PAISLEY

Architectural Guidelines

BROOKFIELD RESIDENTIAL

OBJECTIVE

The objective of these guidelines is to express lifestyle through choice, creating streetscapes comprised of varied housing products that are uniquely unified through their individual distinction.

ARCHITECTURAL THEME

The theme of this neighborhood is vibrant multiplicity. The integration of styling choices and innovative housing products will distinguish the unique character of Paisley. Individual style will be evident and expressive. Design elements have been selected to ensure a balance of modern aesthetic with traditional essence.

A blend of classic and modern, each home will exemplify the distinction of one of the following Paisley personas:



PRODUCT TYPE

Housing types in the neighborhood may be mixed within the same street, creating eclectic streetscapes. Paisley will include both lane and front access driveway products as follows:

REAR LANE

- Single Detached Home
- Semi Detached Home
- Zero Lot Line
- Town House
- Reverse Housing

FRONT DRIVE

- Single Detached Home (1 or 2 car garage)
- Semi Detached Home (1 or 2 car garage)
- Town House (1 or 2 car garage)

HOUSE SIZE

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.

RISERS & ENTRY STEPS

The number of risers at the entry steps may be varied by grade and design. There is no restriction on the maximum number of risers at the entry step. The developer reserves the right to adjust the grading requirements and heights between units after plans for any affected homes have been submitted.

The base of wood verandas/porches will be enclosed to grade. Verandas and porches (including the stair risers, railings, 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.

LOT GRADING

Lot grading must be in strict conformance with the approved grading plans. Variations should be absorbed within the building mass to minimize steep slopes and contrast between lots. All plot plans and stakeouts must be done by one of the designated surveyors, to provide consistency in establishing building elevations throughout the neighborhood.

PARGING

A maximum of 24" of exposed parging or concrete will be permitted at all elevations.

RETAINING WALLS

Retaining walls are the responsibility of the property owner and must not compromise the grading design and lot drainage.

GARAGE & DRIVEWAY

Front Drive Product

Front drive product will include a one or two car garage as determined by housing type and located in accordance with the garage location plan. Homes will be designed to integrate and minimize the appearance of the garage while emphasizing the architectural features and massing of the house itself. The area above the garage must include a bonus room or some development of the second floor. Adjustments to garage or entry massing may be required on a lot to lot basis to enhance the home and ensure it blends with the streetscape.

Oversized (23'+ wide) garages will require articulation in the way of a jog with a separate roofline.

The 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 entry and/or rear yard. The driveway construction minimum standard will be concrete, broom finish.

Rear Lane Product

Lane product will include a parking pad within the rear yard as determined by unit type. Such hard surface parking pads shall be constructed of poured concrete in broom finish at minimum, and include an underground electrical power connection with outlet on a post.

Detached garages should be consistent with the dwelling in style, finish and color. Cladding and roofing products should be the same as those used on the home.

Reverse Housing

Reverse housing may include a detached or attached garage.

The driveway or parking pad will be constructed of poured concrete in broom finish at the minimum. The parking pad provided for a detached garage will include an underground electrical power connection with outlet on a post.

Overhead Doors

Overhead doors will be painted to blend with the exterior and enhance the presentation. Corners of overhead doors must be straight or curved. An upgraded overhead door is required, appropriate to design style.

If stone is applied at the full façade of the garage front, the requirement for an upgraded overhead door will be waived.

ROOF MASSING & MATERIALS

Roof slope, massing and overhang are specific to the design – see style profiles.

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. The fascia must be a minimum 6".

Cantilevers and box outs on visible elevations must include a separate roofline and minimum overhang.

A 3 tab asphalt shingle is the minimum standard in variegated earth tones. Architectural shingles may be utilized in the same colors. Green, red, and blue are not considered earth tones.

HIGH VISIBILITY LOTS & WALKOUT LOTS

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

All duplexes and rear lane homes located on corner lots flanking a main street will be required to have a side entry instead of the standard front entry.

REPETITION

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

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

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

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

ARCHITECTURAL SYLES & COLOURS

The Heritage, Modern Farmhouse, Urbane, and Panache architectural styles will establish the character of Paisley. Detailing will be sufficient to provide style distinction. Trim, accent finishes, and masonry details must be returned 24" at side elevations.

Siding in Traditional or Bevel profile only will be utilized. Stucco as the ambient finish is not permitted. All homes will include an additional finish at the front and high visibility locations.

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

Trim and fascia to be a single color. A third bright and bold accent color is required.

Entry doors will reflect the style and personality of the home – see detail descriptions. Entranceways will be defining element of each style. The following detailed descriptions will direct the style and distinction of the homes.





HERITAGE

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

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

Window trims are simple and may include sill details.

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

Entry columns are typically massive bases with tapered upper columns.

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

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

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





MODERN FARMHOUSE

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

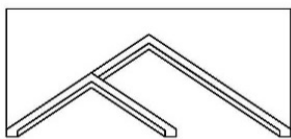
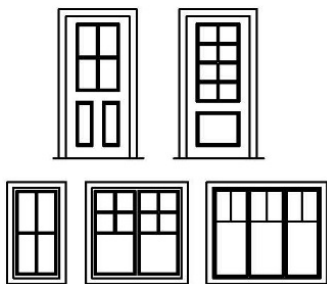
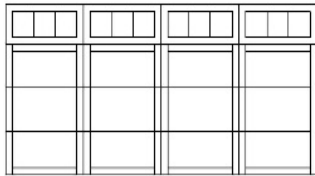
The building form is simple while vertically proportioned windows punctuate the flat façade.

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

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

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

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





URBANE

The Urbane style home features gently sloping hip roofs and a simplified form with one or two variations in the facade.

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

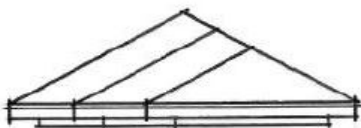
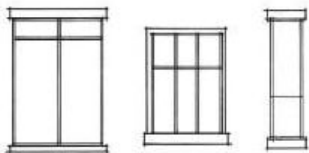
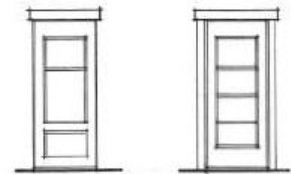
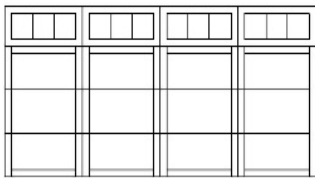
Roofs will have a shallow pitch (minimum 5/12) with wide overhangs.

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

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

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

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





PANACHE

The Panache home is characterized by unique variations in building form, with a combination of intersecting wedge roofs, flat roofs, and front facing gables that will create a distinctive roof line.

Clean lines and strong geometric shapes will dominate the façade through projected elements and the strategic use of accent materials.

Windows are expansive and asymmetrical in placement, often filling the front façade.

Entrances are simple and framed by a unique cover, often with the second floor overhanging the entry landing.

Decorative, large scale brackets may be utilized as support for overhanging rooflines.

The use of unique finish materials including corrugated metal and aluminum longboard is highly encouraged to add texture and personality to the elevation.

Colours suited are warm dark earth tones and textures in juxtapositions of bold, rich contrasts in smooth and reflective finishes. Entry doors must be painted in a bright/bold colour that is not a tone of the primary siding colours.



ACCESSORIES

Address Plaques

An address plaque is required and must be mounted on the house at the time of the final architectural/landscaping inspection. The address plaque may highlight individual expression but should suit the style of the home (see the Paisley Landscaping Requirements for more information).

For lane product, address numbers must be installed at the front and the rear elevation. Rear elevation numbers may be generic.

Accessory Buildings

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

Solar Panels

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

APPROVAL PROCESS

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

- Colour Sheet
- Elevations and Floor Plans at 1/4:1' or 3/16:1' scale
- Plot Plan prepared by Designated Surveyor at 1:300 scale
- Pre-Inspection Report
- Color or material sample (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 & 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 initial the Landscaping Inspection, the following must be done:

- Architectural Inspection completed and fully approved.
- A 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 15th.

STRUCTURED WIRING

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

OTHER

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 Paisley)

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 Paisley should be designed to naturally blend in with the vibrant multiplicity theme of the community. Unless otherwise stated, the overall design should follow the architectural guidelines set forth for single family products in Paisley. All designs must also adhere to the requirements of the chosen architectural style(s) for the community (Heritage, Modern Farmhouse, Urbane and Panache).

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 C' for more information on the high visibility requirements for Paisley.

LANDSCAPING REQUIREMENTS

The landscaping requirements listed below should also be referenced along with the Paisley 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.
- Each dwelling unit shall have a minimum of 4 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.

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 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 'Paisley Landscaping Requirements' for more information on what is considered appropriate landscaping in Paisley.

FENCING

Fencing must be in a consistent style and colour as the community fencing. Further specifications and details can be found in the 'Paisley 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: REVERSE HOUSING AC REQUIREMENTS

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

Reverse housing products and any other housing products with detached garages sharing the lane with reverse housing products will be required to address repetition at the rear elevation on adjacent lots.

Front Elevations should remain consistent in following architectural requirements and specific style detailing that is required for all other homes facing front streets.

Examples of Inappropriate Repetition on Rear Elevations:



Examples of Appropriate Repetition on Rear Elevations:



APPENDIX C: HIGH VISIBILITY REQUIREMENTS (REAR & CORNER ELEVATIONS)

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

REAR ELEVATIONS

Full Treatment - Houses backing onto all major public sites including parks, ponds, power/pipe lines, school sites, utility corridors, and greenways will require full treatment. Homes located along an arterial road and close to the community entrance will also require full treatment. Please refer to Paisley AC Treatment stage map for more information.

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



Minimal Treatment – All houses backing onto walkways, lanes, or along an arterial road but not situated near a community entrance will require minimal treatment. Please refer to Paisley AC Treatment stage map for more information.

Requirements:

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



CORNER ELEVATIONS

Full Treatment - Generally, houses with corners adjacent to parks or collector roads will require full treatment. Please note, some homes located on local roads will also require full treatment if they are close to a community entrance or situated next to another home that would require full corner treatment. Please refer to Paisley AC Treatment stage map for more information.

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 1st and 2nd floor to diminish mass.



Moderate Treatment – Houses with corners that are adjacent to local roads, power lines, school sites, utility corridors, and greenways will require moderate treatment. Please refer to Paisley AC Treatment stage map for more information.

Requirements

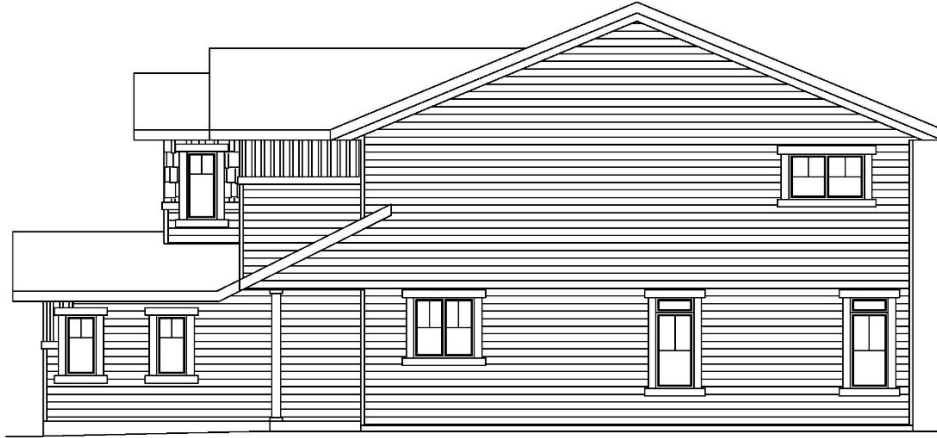
- Variation in wall plane to help break up the massing. Second floor cantilevers and bump outs should be anchored with a roofline.
- Minimal detailing added if appropriate.
- Additional openings are required at both levels and must include window grills and trims consistent with the front elevation.



Minimal Treatment – Houses with corners that are adjacent to a walkway or a lane will require minimal treatment. Please refer to Paisley AC Treatment stage map for more information.

Requirements:

- Trim consistent with the front elevation around any previously existing openings.



APPENDIX C: TIERED AC SYSTEM REQUIREMENTS (FRONT ELEVATIONS)

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

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).