



CARRIAGEWOOD

ESTATES

DESIGN GUIDELINES

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# 1. THE PURPOSE

The objective of these design guidelines is to foster community character within **Carriagewood Estates**.

Neighbourhood character can bring about a sense of belonging, and increased enjoyment of the neighbourhood and each home. These Design Guidelines exist to add value to individual properties and the community as a whole.

The guidelines govern overall community standards; the different look and feel of each street; and encourage uniqueness in individual homes.



**THE COMMUNITY** It is important to uphold overarching standards of design, construction, and materials, to ensure every end product is of high caliber, and is reinforcing regional identity.



**THE STREET** It is essential to build communities that appeal to diverse tastes, with streets differentiated and identifiable from one another, to provide a unique niche for every buyer while ensuring compatibility along particular streetscapes.



**THE HOME** It is valuable to augment each home with unique details, allowing self expression and welcoming individuality.

# 2. THE VISION

**C**arriagewood Estates is a beautiful, serene, family friendly neighbourhood that blends modern homes and easy access to amenities within a new and exciting suburban community setting. **C**arriagewood Estates will grow into a warm and welcoming neighbourhood with enduring beauty and high appreciation.



### 3. APPLICABILITY

**T**hese Design Guidelines shall govern the development of all housing built in **Carriagewood Estates.**

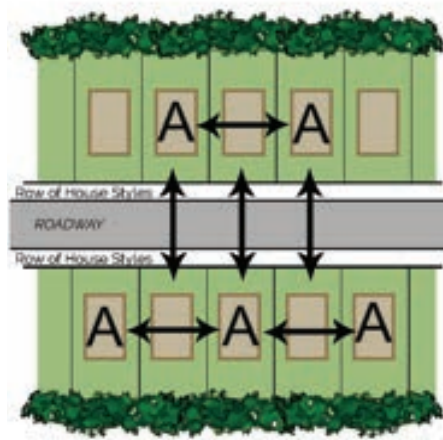
**Clayton Developments Limited (CDL)** reserves the right to waive any of the requirements in these Design Guidelines where it deems, in its sole discretion, to be appropriate.



# 4. COMMUNITY DESIGN ELEMENTS

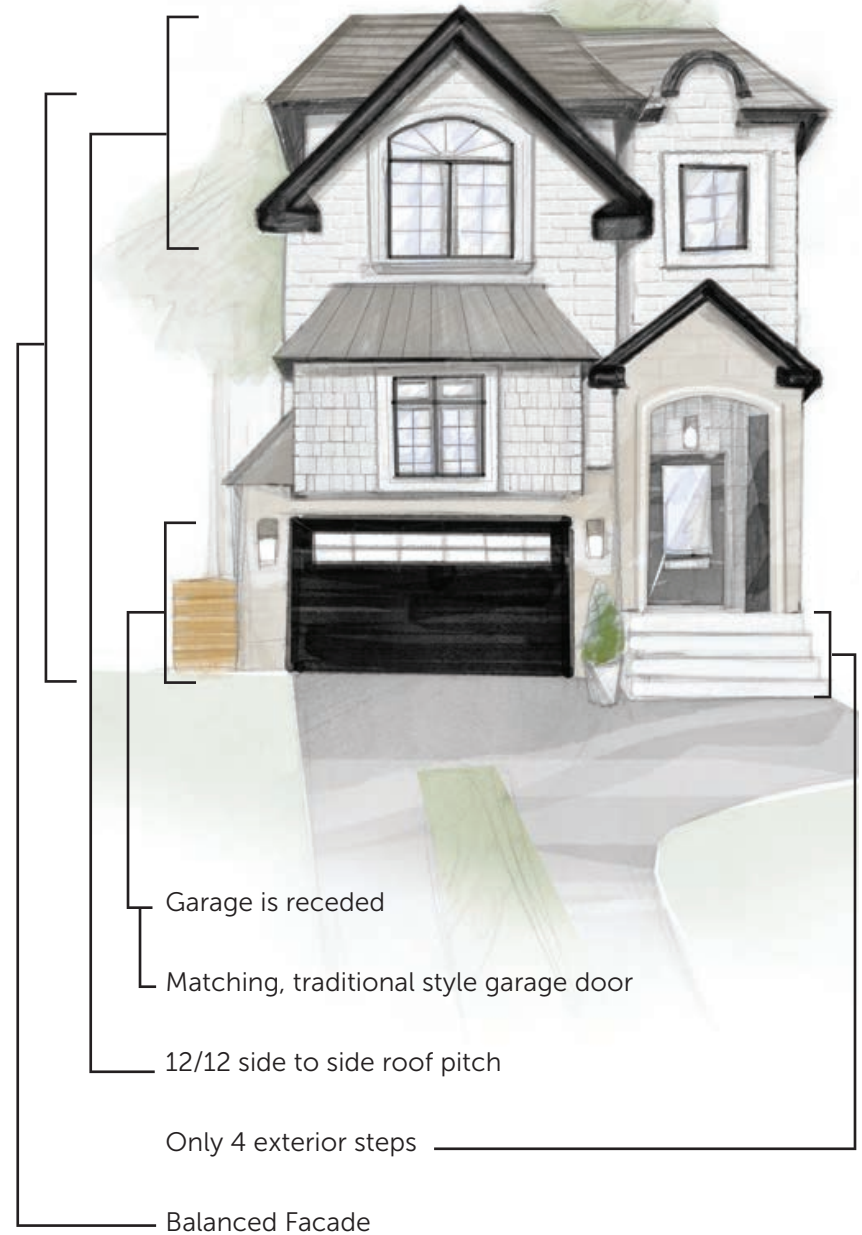
## 4.1. ARCHITECTURAL DESIGN

- ❑ No two adjacent house facades, nor facades directly across the street from one another, are permitted to be substantially the same, unless otherwise approved by **CDL**.
- ❑ The front facade, in particular, must achieve balance amongst the window, door and garage openings, as well as other facade details — not leaving large areas of blank wall space on the front of the home.
- ❑ Homes on corner lots require similar decorative architectural details and treatments on the flank side of the home, as found on the front of the home.
- ❑ There shall be a maximum of 7 exterior steps, in a straight run, from entryway to garage level.
- ❑ Where columns are used, they must complement the homes architecture and must not have a dimension less than 8". If columns are wooden, they must be stained and painted.
- ❑ Garage door must match the architectural style of the house.
- ❑ The roof pitch must be minimum 8/12 side to side for New Traditional Style homes unless otherwise approved by **CDL**.



- ❑ Garages must be de-emphasized, protruding only a maximum of 5' from other ground-floor facade elements.

- The main entryways are encouraged to be covered.
- Roof orientation is encouraged to be designed for optimal sun exposure in order to provide the opportunity for solar panel addition.
- Sheltered outdoor space is encouraged.



Note, this is an example, not all elements are required.

## 4.2. MATERIALS

### CLADDING

**The Shaw Group Limited** is defined by a long history of brick manufacturing. **Clayton** communities can be identified by the enduring look and feel of the genuine brick and stone used throughout the development.

The exterior of any home shall be cladded as follows:

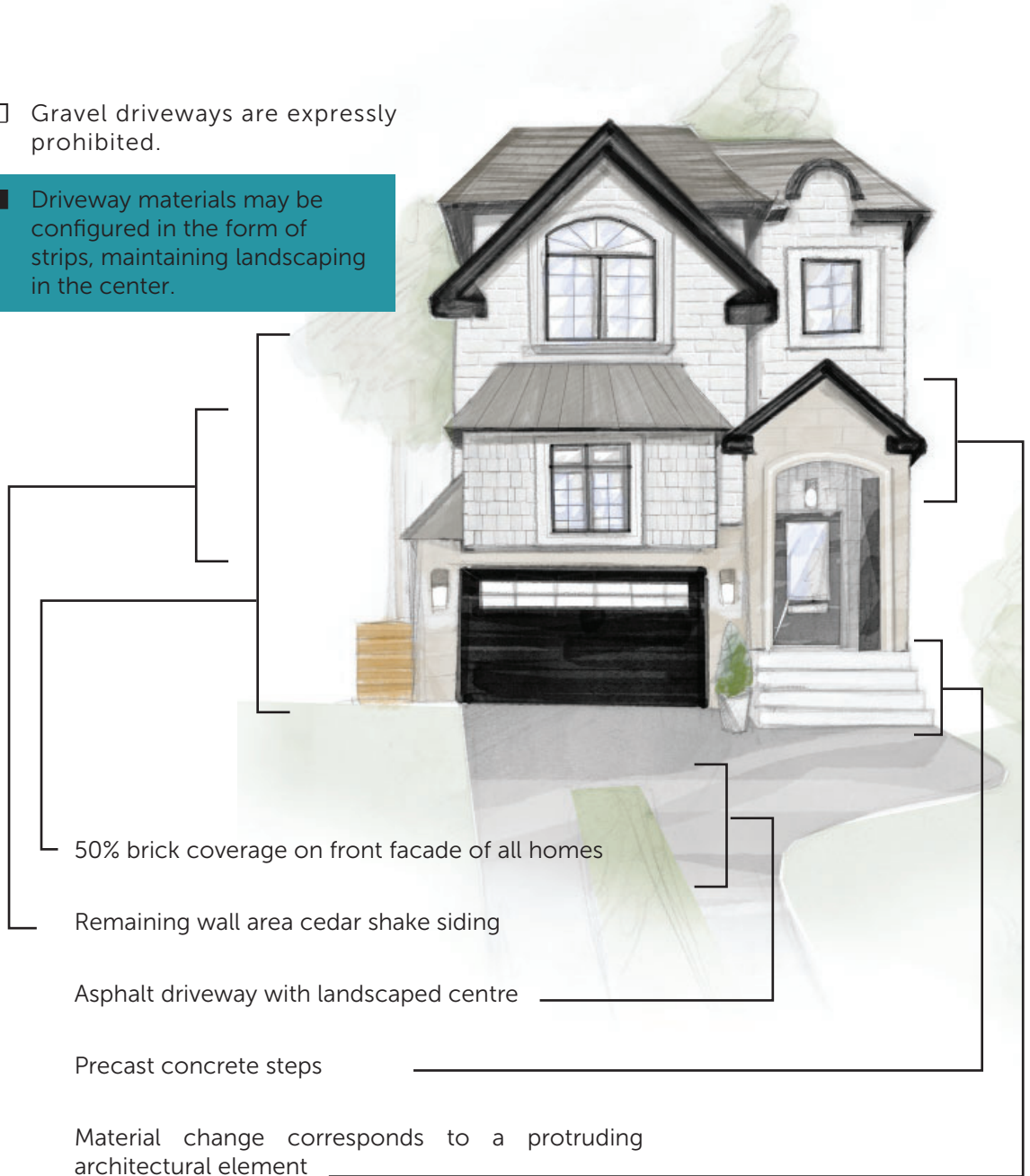
- Full bed mortared clay brick, full bed mortared quarried stone or stone-look concrete masonry products shall be applied to a minimum of 50% of the home's front facade.
- Note that the front facade of the home is calculated by excluding doorways and garage doors, but includes windows.
- The product must be a type which requires a brick ledge for installation. All masonry products must be produced by or supplied by **The Shaw Group Limited**.
- House plans must include the following information: front facade area – the garage door area, the entry way door area, and total square footage of brick on the house.
- It is anticipated that the majority of the masonry will be placed on the front facade, where possible. As noted previously, **CDL** reserves the right to determine the location of facade materials.



# CLADDING (continued)

- The remaining wall area of the front facade shall be covered in wood, engineered wood, board and batten forms, high density fibre cement siding, stucco, metal, concrete, vinyl shakes. Other materials may be used but will require approval from **CDL**.
- The remainder of the home (sides, and rear elevation) may be covered in any of the aforementioned base or complementary materials or vinyl siding. (Note: siding used on the side and back must be the same colour and profile as the front).
- A change in material across the facade should be related to a real edge, corner, protrusion or inset, unless otherwise approved.
- Colour and material selections must be submitted prior to product purchase. Material style, colour names, and brands must be provided. Materials and colours must be complementary to adjacent homes.
- The location of the facade materials may be prescribed by **CDL**, and colours must be approved by **CDL**.
- Roofing must be a laminate, architectural, type shingle unless otherwise approved by **CDL**. Metal roofing is permitted subject to colour and brand approval.
- Front porches and stairs can be constructed with materials including pressure treated wood. Lattice is not permitted.
- Driveways will be either paved asphalt, paver stone (by **The Shaw Group Limited**), aggregate, concrete, or other hard surface as approved.

- Gravel driveways are expressly prohibited.
- Driveway materials may be configured in the form of strips, maintaining landscaping in the center.



Note: This is an example, not all elements are required, and brick covenant is not representative.



## 4.3. SITING & GRADING

- Please refer to the master siting and grading plan to determine the type of home the lot was designed to accommodate, as well as the dimensions.
- Construction beyond the building pad will require re-certification which will be at the expense of the owner.
- Driveway widths must be constructed in accordance with the Development Agreement and the master siting and grading plan unless otherwise approved by **CDL**.
- Final grading must demonstrate that the initial intent is met by showing grades at the same locations as proposed grading.



## 4.4. LANDSCAPING

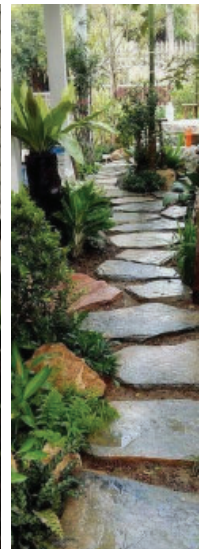
### PLANTING & VEGETATION

- No tree greater than 2" in diameter may be cut without the approval of **CDL**.

**Note: This statement refers to living trees, and does not preclude maintenance or removal of trees which are dead. Where trees appear to be dying, or at risk of falling, or if you would like to remove healthy living trees, please contact CDL, for a prompt response and approval as appropriate.**

*All lots must plant 2 trees, indigenous to Nova Scotia and be a minimum of 5' (1.52 m) tall and a minimum diameter of 5cm/2".*

- The use of alternatives to sod are encouraged.



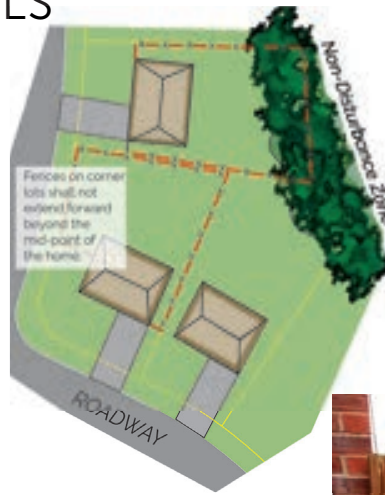
### COMPLETION OF LANDSCAPING

- Landscaping and driveway areas will be completed within 6 months from the date of substantial home completion.
- Upon the completion of landscaping, a lot grading certificate must be submitted for our review.



## SHED & FENCE APPROVALS

- Sheds/outbuildings shall use the same exterior colours and materials as the main house, unless otherwise approved by **CDL**.
- Fences must be constructed out of acceptable materials, such as:
  - Wood (horizontal slat fences are encouraged)
  - Decorative iron fence
  - Black chain link fence



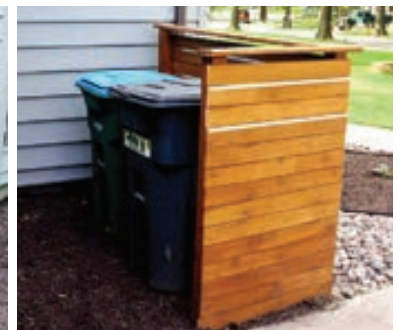
■ The use of hedges and greenery to define properties is encouraged.

## SCREENING

- Garbage, green and recycle bins must be shielded from view from the street by fencing, an architectural feature of the home, or vegetation/shrubs where appropriate, unless otherwise approved.
- Propane tanks and communications boxes should be shielded from view via vegetation or an architectural feature where possible



■ Privacy screening is encouraged on decks and balconies.



## 5. THE UNIQUE STREETScape

A specific sense of place within natural sub sections of the community (see map to the right), can be created through the use of unifying design elements.

In addition to the general standards noted in section 4, we will work collaboratively with every builder to ensure house designs contribute to visual harmony along each street, and also achieve diversity throughout the community as a whole.

**When you are preparing to design your home(s), it is essential to meet with CDL in advance, to discuss home designs and establish streetscape outcomes.**



This map depicts natural breaks within **Carriagewood Estates**.

## 5.1. STYLE DIRECTIONS

Today's new home constructions can be broadly grouped into three categories. **New Traditional, Contemporary** and **21st Century Modern**. These categories exist on a spectrum. We will strive to achieve smooth transitions between styles rather than intersperse extreme examples of each.

Using natural breaks in the community layout, there is potential to define unique areas (see map 1 on previous page). Within a given area, we will seek general consistency in architectural style, where possible. (Note: This does not prevent two neighbouring areas from having the same styles.)

### NEW TRADITIONAL



### CONTEMPORARY



### 21ST CENTURY MODERN



## 5.2. KEY COMMON ELEMENTS

Each **UNIQUE STREETScape** area shall have a **MINIMUM** of **THREE KEY** elements in common across all homes, to help harmonize the streetscape, and ensure proper **FIT** within the community.

These key elements will be chosen collaboratively upon meeting with **CDL** to consult on designs.

Some examples of possible element themes are:

- Type of masonry used
- Siding, door, or garage door colour palate
- Material theme, ie: natural wood of a certain tone, or board and batten
- Window theme, ie: colour, protrusion, or mullion style
- Roof pitch and style
- Use of dormers
- Step material
- Driveway material



Example of consistent door colour; black trim, various driveway materials and use of a front facing gables.

# 6. APPROVAL PROCESS & REQUIREMENTS

**Prior to designing a home, please contact us to set up a preliminary meeting to confirm the design direction for your area.**

Final Plans will be approved based on meeting outcomes, and Design Guidelines, in order to meet the expectations of those choosing to call **Carriagewood Estates** their home.

Item Requiring Approval	Documents to Provide	Submission Time
Architectural Styling and Design Details of Home	Elevations Floor plans Front facade area*  Area of <b>Shaw</b> product to be used in accordance with the agreement of purchase and sale.  *- Measured as the entire front facade of the home excluding the garage door opening and entry door.	Following the preliminary design meeting & prior to building permit application.
Exterior Materials & Colour	Exact product name and colour, and elevation or description clarifying the location of use on facade.	Prior to ordering supplies.
Siting and Grading of Home	None - We will coordinate the siting and grading in accordance with the provided house plans.  This service is provided once per lot. If additional revisions are desired, this may be done at the expense of the owner.	Anytime prior to building permit application.

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Item Requiring Approval	Documents to Provide	Submission Time
Location and Appearance of Shed	<p>Site plan showing the requested location and dimensions of the shed.</p> <p>Description, including materials, colours and appearance of shed.</p> <p>Note: Approvals do not supercede or replace any HRM permits or by-laws.</p>	Prior to applying for permits, as applicable, and/or purchasing materials/pre-made unit.
Location and Appearance of Fencing	<p>Site plan showing the requested location of the fence.</p> <p>Description, including the length, materials, and colours.</p> <p>Note: Approvals do not supercede or replace any HRM permits or by-laws.</p>	Prior to construction, and/or purchasing materials.
The removal of any tree exceeding 2" in diameter from your property	<p>Please contact our office to discuss the removal of the tree(s).</p> <p>You may be required to submit photos, and/or a site visit may be carried out, and followed by written approval.</p>	Prior to tree removal.
Installation of any solar panels, antenna, or other exterior addition	Plan detailing where the equipment will be installed, details on the dimensions of the equipment, and means of attachment to the home exterior.	Prior to purchasing or installing equipment.
Final Lot Grading	<p>Lot Grading Certificate (Final topographic shots representing as-built grades on lot, approved by a registered surveyor).</p> <p>Elevations should be taken at the location of each grade originally shown on the provided siting and grading plan, to confirm grading is in accordance with the lot specific siting and grading plan.</p>	Within 6 months of completing construction on the home.



## 7. CONTACT US

If you have any questions or concerns, or to submit your documents, please contact us at:

c: 902 717 7320

e: [gfrench@shawgrouppltd.com](mailto:gfrench@shawgrouppltd.com)

w: [www.carriagewood.com](http://www.carriagewood.com)

# 8. MINIMUM REQUIREMENT CHECK LIST

## **FOR HOME DESIGN APPROVAL AND SITING AND GRADING COMPLETION:**

- Facade differs from the home on either side and across the street.
- Wall heights and home style (2ST, 2ST\*, BG) match the existing master grading plan
- The front facade is 'balanced' with no large areas of blank wall space on the front of the home.
- Corner lots have decorative architectural details and treatments on the flank side
- There are a maximum of 7 exterior steps, in a straight run, from entryway to garage level.
- Where columns are used, they are a minimum of 8". If columns are wooden, they must be stained or painted.
- Garage door must match the architectural style of the house.
- The garage and driveway widths comply with the applicable municipal Development Agreement.
- The roof pitch is a minimum 8/12 side to side for New Traditional Style homes unless otherwise approved by **CDL**.
- Garage does not protrude more than 5' beyond any other facade elements.
- Masonry requirements as per Purchase and Sales Agreement are met, and noted on plans (see page 6 for details regarding location requirements).

- The remaining area of the facades, the roof, and driveway, are all designed to be constructed and finished with an approved material (see page 7 for further details).
- Front porches and stairs are designed to be constructed with pressure treated wood or of other complementary materials.
- Provisions have been made to screen green-bins, garbage cans, propane tanks, etc. from street view where possible.
- You have met with us to coordinate three key common elements to be used across the other lots within your area (see page 11).

## **FOR LANDSCAPE DEPOSIT RELEASE:**

- Colour and material selections must be submitted.
- A lot grading certificate must demonstrate that the initial intent is met by showing grades at the same locations as proposed grading.
- Two trees must be planted for every lot.
- Trees must be indigenous to Nova Scotia and be a minimum of 5' (1.52 m) tall and a minimum diameter of 5cm/2".

*Note: This list is intended to provide a quick reference for key items required for approval. Meeting these requirements does not guarantee approval.*

*Landscaping and driveway areas will be completed within 6 months from the date of substantial home completion.*