



MALASPINA RIDGE

NEIGHBOURHOOD ESTATES

DESIGN GUIDELINES

DESIGN REVIEW PROCESS

CONSTRUCTION REGULATIONS

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Malaspina Ridge Design Guidelines

1.0 Introduction

Malaspina Ridge is the culmination of years of building and developing experience coupled with careful thought and planning. Just as you strive to incorporate your dreams into the creation of your new home, Malaspina Ridge was created to be a high quality community. It is with this goal of quality that these guidelines were developed to establish a controlled neighborhood character and to protect and enhance every owner's property values.

The following design guidelines describe the considerations the Architectural Control Committee (herein called the "ACC") will apply in reviewing your new home plans. There are a few general points to keep in mind when reading these guidelines. First, it is the responsibility of the ACC to accommodate creativity and individuality of home design while maintaining standards of quality and neighborhood compatibility. The ACC shall have final say on what they deem to be compatible with the intent of this document. As such these guidelines are generally goals and objectives combined with some minor prohibitions and requirements. Secondly, these guidelines are not intended to take the place of any Provincial or Municipal laws or regulations. In addition, there is a Building Scheme registered against the title to each of the lots, which Building Scheme incorporates these initial guidelines. If there is an inconsistency or contradiction between the guidelines as set out in this booklet and the Building Scheme, then the Building Scheme shall govern and take precedence. This booklet of the guidelines is for information purposes only. Finally, these guidelines are subject to change from time to time as determined by Malaspina Ridge Enterprises (herein called the "Developer").

2.0 Individual Home Design

No specific architectural style is required or desired at Malaspina Ridge. Rather, the goal of architectural compatibility within the natural setting is to be achieved through the use of a range of complimentary forms, materials, and colors.

While the intention is to maintain flexibility in design, several key architectural elements have been identified as desirable and therefore encouraged as part of any home design. These elements include prominent front entries, pitched roofs, non-dominant garages, and selected finish materials. It is not the intent of these guidelines to limit individual creativity and, recognizing the diversity of lots available, certain aspects of these architectural elements may not be appropriate. Owners are encouraged to clarify any specific guideline concerns as early as possible in the review process. Several meeting opportunities have been incorporated into the design review process to allow owners the opportunity to



review various aspects of these guidelines in specific context to individual lot and home designs.

3.0 Home Siting Considerations

Malaspina Ridge Enterprises has taken care to retain the essence of the property's natural setting by planning each individual lot in a way that retains, where possible, the lot's natural characteristics. The guidelines are focused on retaining the site's natural character, while providing neighbour and neighbourhood specific objectives.

3.1 Zoning

Zoning classifications have been applied to best meet specific site opportunities. Lot owners and their builders are solely responsible for ensuring conformity with the applicable zone, the City of Prince George, and any other relevant municipal requirements.

3.2 Home Location

To minimize the impact of home construction on the natural characteristics of the lot, homes are to be located in cohesion with the Zoning Bylaw regulations. The ACC may give special consideration to this requirement for irregular shaped lots.

3.3 Driveway Location

Driveway locations must be approved by the ACC, taking into consideration the cut and fill situations, service locations, aesthetics and the impact on adjacent lots.

3.4 Tree Preservation

The existing trees and native growth on the lot should be preserved whenever possible. A six (6) meter tree retention buffer will be required at the back of all lots. That is, no trees shall be removed within the last six meters of each lot unless deemed dangerous or diseased. For the remainder of the lot, best efforts shall be made to preserve existing trees which do not interfere with the building envelope to enhance the overall individual site and neighbourhood characteristics.

3.5 Drainage Protection

Drainage Protection is the responsibility of the owner. The design of the drainage system must be in accordance to the bylaws of the City of Prince George. Drainage must conform to the approved site grading plan.

4.0 Architectural Design

The following architectural standards have been developed in response to the development's aesthetic goals and neighbourhood character. The purpose of these standards is not to create look-a-like residences, or to suggest that they



should all use identical finishes, but rather to create a quality, architecturally compatible neighbourhood.

4.1 Architectural Style

No specific architectural style is required or desired at Malaspina Ridge. Rather, the goal of architectural harmony is to be achieved through the use of a range of complementary forms, materials, and colors. Using these materials, a very wide range of architectural designs can be a comfortable part of and enhance the neighbourhood. However, certain architectural styles, while having a beauty of their own, are so closely associated with other times and other places that their use would distract from the harmony of the neighbourhood. Examples of such inappropriate styles are log, and Santa Fe adobe styles.

4.2 Streetscape Compatibility

The height, style, and siting of a proposed house should be compatible with the homes on adjacent lots to ensure a gradual transition from one type of house to another. Coordination of architectural detail may be required to achieve this. Abrupt changes in heights of eaves and fascias should be avoided from house to house.

4.3 Home Design Repetition

Exact replication of the exterior elevation of any approved house within the neighbourhood will not be permitted. The same house plan with “approximately” the same front elevation shall not be repeated within a 4-lot radius on either side of the street. While similar house plans and forms may occur along a section of the street in response to similar site conditions, modifications such as changing the direction of roof slopes, size, and location of windows/doors and color selection will be required.

4.4 Rear Yard Architecture

Special attention to the architectural treatment of the side and rear elevations is to be given where the dwellings back on to another lot or public spaces such as open spaces, walkways, and parks. Continuation of the architectural style around to and including the rear elevation is essential, especially on homes with walkouts visible from below. This includes the treatment of rooflines, walls, and projections, window placement, and a varied use of materials.

4.5 Size

There are no predetermined appropriate sizes of residences in context to lot size in the development. However, homes which are excessively large or small for their sites and their contexts can distract from the setting and will be discouraged. For the URS1A zoned lots, the minimum home size will be 1400 square feet for one storey homes and 1800 square feet for two storey homes. For the URS2A zoned lots, the minimum home size will be 1200 square feet for one storey homes and 1500 square feet for two storey homes. For URS3A



zoned lots, the minimum home size will be 1100 square feet for one storey homes and 1400 square feet for two storey homes. This minimum size is to be based on habitable areas not including basements or garages. In all cases, if homes are designed at slightly less than minimum size, the ACC may allow such homes at their sole discretion.

4.6 Corner Lot Sites

Homes on corner lot sites are priority lots and have two distinguishing characteristics.

1. They are highly visible with two fully exposed elevations and a rear elevation that is also easily observed from the street or lane.
2. Two alternatives exist for front door locations.

Because of the exposure of the elevations and the two-sided locations, the following principles will be considered in siting corner lot homes:

- As priority lots, special attention must be given to the quality of architectural design, visual variety, and consistent material finish on all exposed elevations.
- The front door of the house must be located on the fronting street. Use of porches will be considered to create attractive and interesting elevations appropriate to the exposure and high profile of corner lots.

4.7 Height of Structures

The height of any structure is to conform to the height limits allowed under the City of Prince George bylaws. Basement levels will be allowed to be a maximum of 1.0m exposed between adjacent grade and top of foundation, on the street front home elevation. However, the ACC will consider suitability of building height to the site and its surroundings in order to minimize the impact of structures on neighbouring lots.

4.8 Roof Slopes

Visually, the roof is fundamental to the overall image of the individual home and neighbourhood. The roof form, height, and material will have the following characteristics.

1. All roofs must be predominately sloped utilizing forms that contribute to reducing apparent building bulk. Simple forms are favoured over the complex with dormers/windows encouraged in gable ends.
2. All homes must have pitched roofs with a minimum pitch of 6/12 and the maximum allowed pitch will be 12/12.



4.9 Garages and Driveways

Garages, should not be the prominent element of the building and should be oriented such that the garage door is not the dominant element of the building facade. Garages are encouraged to be set back from the front plane of the home.

Consideration should be given to turning the garage so doors do not directly face the street, especially in the case of corner, irregular and wide lots. Detached garages that complement the house will be considered. All garage doors should be paneled, and the colour should be subtle and complimentary to the home colour. High contrast colours for garage doors should be avoided. Single garage doors and staggered setbacks add extra dimension to the street elevations and will be preferred. Garage door height should not exceed 8 feet.

Provisions are to be made for a minimum of two additional cars to be parked on the lot. Driveways are to be constructed using exposed aggregate, stamped or broom finish concrete and/or brick pavers. Asphalt or gravel is not acceptable. Color should be compatible with the home's color scheme or to match any dominant stone/brick elements on the home. Driveway banding should be a minimum 12" wide.

Driveways are to be surfaced no more than 12 months after the date of construction completion of the residential dwelling.

4.10 Entries, Porches, and Verandas

The front door is a vital component in establishing a solid first impression of the home. As such, all homes should incorporate a front entry landing to provide a transition from yard to house. Finishing shall be complementary with the overall home design. Front basement entries will not be allowed.

Front entry protective barriers and railings will utilize spindles (square or turned according to house style), or pony-walls finished with the same exterior finish material that adorns the majority of the house. No glass panels will be allowed in any railings visible from the front façade of the home. Front entry surface finishing shall be wood, exposed aggregate, stamped concrete, brick, tile, composite or vinyl decking materials.

Rear decks should be designed to be an integral part of the home. All rear deck and railing materials and colour should be complimentary with the house design finish.

4.11 Exterior Stairs

Exterior stairs, when required, shall incorporate a 90° turn to minimize long uninterrupted runs.



4.12 Exterior Home Lighting

To ensure a well-lit front yard/street environment, each home shall have a minimum of two exterior mounted lights (mounted on front façade or within soffit).

4.13 Exterior Materials and Finishes

The use of natural materials and warm colors are encouraged. Exterior building surface materials are to compliment the natural character of the site and as such the following materials will be allowed:

- Walls: Acrylic stucco, slopdash stucco, cedar, cement fiber board (hardiplank or approved equal), shingles, board and batton, stone, brick, vinyl or wood.
- Color: Predominant exterior colors should be rich earth tones that compliment the natural setting. Neutral tones including white are to be avoided as the primary exterior color. Exterior colours must be provided to and approved by the ACC.
- Windows: All windows will be considered.
- Doors: Special attention should be given to front doors and they should be considered a feature. Transoms and sidelights are encouraged.
- Roofs: Concrete tile with butt and flashed fascia or fiberglass shingles with raised ridges, cut and flashed valleys or other similar products will be considered by the ACC.
- Trim: The use of heavy trim elements is strongly encouraged. Trim should visually read as a strong element on wall surfaces to provide interest and “layering” of the façade materials. Trim should utilize a combination of different materials, colors, and textures.
- Vents: Painted to match roof colour and wherever possible to be located on the rear slope of roof and exterior.

4.15 Accessory Buildings

There shall not be erected, placed or maintained, on any of the lots, any building or structure other than one (1) detached, single-family dwelling house and one (1) approved accessory building of materials consistent with the principal dwelling. The exception will be an attached garage, in which case an additional accessory building may be approved.

4.16 Antennas

No exterior radio antenna, C.B. antenna, television antenna or other antenna of any type shall be permitted on any buildings or on any of the lots. No satellite



dish above 0.76 metres (2.5 feet) in diameter shall be allowed. Satellite dishes should not be visible from the fronting street.

4.17 Kennels

Dog kennels, must be located in the rear yard and must not be visible from the street.

4.18 Recreation Equipment and Commercial Vehicles

Recreation vehicles (i.e. boats, motor homes, trailers), or any recreational equipment (including pool equipment) may not be stored in any areas not intended for this use such as front lawns. Appropriate driveway allowance must be made to store recreational vehicles at the side of the house/garage or in the rear yard for year-round storage. Commercial vehicles greater than one tonne will not be permitted to be stored on any lot.

4.19 Screening

Screening by means of appropriate landscape elements is desirable. If built screens are permitted and approved by the ACC the design of such screens shall be consistent with the design of the house.

5.0 Landscaping Guidelines

To enhance a settled appearance in the neighbourhood, the Developer requires the owner/builder to complete front yard landscaping within 12 months of completion of house construction unless weather conditions make it impossible to do so.

All disturbed areas are to be landscaped, with emphasis on the front and visible portions of the side yards. All street fronting yard areas shall be landscaped with trees, lawns, shrubs and flowerbeds. Lawn only is not adequate.

Front lawns shall be sodded, but rear yards may be seeded.

Landscaping will incorporate, where possible, existing trees and should be considered in conjunction with the design of the site plan and house.

Integrate hard landscape components like decks, courtyards, patios, storage sheds and privacy fencing with the building design. Maintain a low profile for decks, close to the ground to minimize hand or guard railings.



MALASPINA RIDGE DESIGN REVIEW PROCESS

The design review process has been structured to assist home owners and their builders with successfully interpreting the requirements of the guidelines and forwarding approval of plans as quickly as possible. All home plans for this subdivision must be submitted to the Architectural Control Committee (ACC) for review and approval.

1.0 Review Fee and Compliance Deposit

A refundable review and compliance deposit of \$2500.00 is due prior to the commencement of the review process. Owners or their agents are required to notify Malaspina Ridge Enterprises in writing, of any existing damage to surface improvements and utilities immediately upon execution of the Offer to Purchase and Agreement for Sale. Malaspina Ridge Enterprises will retain the compliance deposit, or portion of it, for any of the following infractions:

- a) Violation of design guidelines and approvals;
- b) Changes to the approved design plans made without approval of the ACC
- c) Damages to surface improvements and utilities;
- d) Failure to clean up site;
- e) Unauthorized dumping; and
- f) Failure to remove excavation material spilled on roads, sidewalks, or neighbouring lots.

Application in writing to Malaspina Ridge Enterprises for return of the compliance deposit may only be requested upon completion of all home construction as approved through this Architectural Review Process. A completed home will include:

- a) Exterior elevations, driveways, final exterior paint and front landscaping;
- b) Site cleanup; and
- c) Approved final inspection as described in these guidelines.

There will be no interest paid on this compliance deposit.

2.0 Pre-Design Meeting

A pre-design meeting between the ACC and the owner or their agent is strongly recommended and should precede the commencement and submission of design plans. This requirement may be waived at the discretion of the ACC. The pre-design meeting is intended to cover the scope of the guidelines as applicable to the lot in question. Additionally, relevant architectural character and general development opportunities and constraints will be discussed.



3.0 Preliminary Review Submission

Upon the completion of the pre-design meeting the owner or his agent shall submit the following plans, drawings, and other information as required to the Architectural Control Committee for approval:

1. One copy of a site plan (at 1/16" = 1'-0") with the following information indicated:
 - Existing topography and the location of the exterior wall at each floor;
 - Proposed floor levels;
 - The driveway location with slope calculations; and
 - A typical cross-section indicating the setting of the house on the lot and its relation to the facing street.
2. A front elevation or perspective sketch(es) indicating the architectural character of the house.
3. Such other information and material as the ACC may deem required to address the specific conditions of the lot in question.

Upon receipt of a preliminary approval application, a meeting with the ACC will be arranged to review the proposal and identify any potential deficiencies to be addressed at formal submission.

4.0 Formal Submission

Once the ACC has granted preliminary approval, the owner or his agent shall prepare a full design submission for the Architectural Control Committee's review and approval prior to making an application for a building permit. The submission will include the following:

1. Two sets of 11 x 17 drawings containing the following:
 - position of the house on the lot;
 - a typical cross section indicating the final setting of the house on the lot and its relationship to the facing street;
 - position of statutory rights of way, easements and covenants (such as no disturb areas), etc;
 - position of accessory buildings, fences, pools, retaining walls, etc.;
 - driveways and walkways;
 - grades and slopes;
 - floor plans showing all levels;
 - elevations illustrating all sides of the house;
 - garage floor and first floor finished elevation to the site datum;
 - elevations of roof peaks;
 - exterior materials; and
 - confirmation of guideline specified roof material.



2. A set of photos of the site and adjacent lots/homes may be requested at the discretion of the ACC.

5.0 Color Samples

A colour sample sheet of all exterior wall materials, trim and roof material must be submitted for approval to the ACC. The colour sample panel may be submitted at time of full design submission or up to 30 days after receiving approval. Approvals granted without the colour sample panel will be contingent on the subsequent approval of the colour panel.

6.0 Approval

The ACC shall, within fifteen (15) working days of receipt of the full design submission, make a decision at its absolute discretion to approve or disapprove the plans submitted. The ACC may before making a final decision, communicate any changes desired by the ACC to the owner or his agent, and if the owner or his agent does not consent thereto and submit new plans within fifteen (15) working days therefrom, the ACC shall make a decision on the basis of the plans and drawing submitted. The ACC shall, within five (5) working days of making a decision, give notice in writing to the owner or his agent of that decision. In the event the owner or his agent does not receive notice within fifteen (15) working days of the receipt by the ACC of the plans or drawings, the ACC shall be deemed not to have approved of such plans and drawings.

And it is hereby expressly declared that:

(i) the ACC may arbitrarily withhold approval in the event that said plans and specifications are not drawn and stated in strict accordance with these mandatory Design Guidelines; and

(ii) the ACC, acting reasonably, may withhold approval in the event that said plans and specifications are not drawn and stated in accordance with such other controls as Malaspina Ridge Enterprises or the ACC may, from time to time, impose.

And the refusal or failure of the ACC acting in accordance with the terms of this declaration shall not be actionable by any person under any circumstances, it being the sole discretion of Malaspina Ridge Enterprises or the ACC to grant or withhold said approval subject only to the provisions herein stated.

7.0 Construction Completion Requirements

The owner or his agent will have a period of eighteen months (from start of home construction) to request final inspection of the completed home.



8.0 Inspection and Release of Compliance Deposit

Requests for inspections are to be made, in writing to the ACC immediately upon completion of home construction, and upon completion of landscaping. Failure to comply with the plans and other information as submitted and approved will result in the loss of the compliance deposit, without prejudice to any other remedies which may be available to Malaspina Ridge Enterprises. Upon inspection and approval by the ACC the approved inspection report will be forwarded to Malaspina Ridge Enterprises for release of the compliance deposit.

No inspection performed by the ACC is in any way a structural inspection nor is it in lieu of inspections required by the City of Prince George. Furthermore, failure by the ACC to identify infractions of these Guidelines does not, in any way, relieve the owner or his agent from its obligation to abide by the Guidelines and the restrictions herein contained.



MALASPINA RIDGE CONSTRUCTION REGULATIONS

To provide a well-planned and attractive neighbourhood that minimizes disruptions and nuisances to existing home owners and the surrounding neighbours will require the cooperation of every owner, builder and subtrade.

1.0 Legal Survey

Lots may have been optioned for a specific owner prior to the registration of the legal survey. The owner or his contractors should compare the approved tentative plan with the registered plan to ensure that any variations do not affect their site plan.

The owner should first visit the site to note siting or grading problems of the lot. The site inspection should also reference legal, grade, easement and other engineering plans to ensure that there are no conflicts between driveway/sidewalk locations, hydrants, water-valves, signs, street lighting, electrical, telephone pedestals, etc.

2.0 Site Grading Plan

Site grading must conform to the approved site grading plan.

3.0 Driveway Pads on Building Lots

Prior to pouring concrete driveways in the front of the building lot, the owner or his agent must be careful to ensure the correct grade for the driveway has been established. The owner or his agent should examine the curb, gutter and sidewalk to make sure it does not settle in front of the driveway. As well, the owner or his agent should ensure that all work by the shallow utility companies is complete prior to placing driveways. For example, streetlights should be in prior to driveway construction. Driveways should be designed to ensure they do not settle.

4.0 Damage to Utilities

The cooperation of all contractors and subtrades is requested to minimize damage to curb boxes, water valves, pedestals (power and phone), street light terminals, natural gas lines, hydrants, streets, sidewalks, manholes, curbs and other structures. Should damage occur to services adjacent to any specific lot, charges for repair may be deducted from the compliance deposit.

To protect utilities on and around the site, the owner or his agent is recommended to undertake the following precautions, thereby saving time and money:



1. When excavating basements, the owner or his agent should have excavators place a minimum of 400mm of excavation material on curb and sidewalk to create a ramp for material deliveries;
2. Brief subtrades, deliverymen and all others on the importance of being careful around utility installations. If damage occurs, it should be understood that repair costs will be borne by the owner; and
3. Master plumbers should be instructed to replace water valve markers when house connections are complete. The owner will be responsible for expenses to locate or to repair water valves.

5.0 Garbage Pick-up

Contractors shall ensure that appropriate containers are provided on the building site to adequately contain waste material during construction. Containers shall not be permitted on the street or adjoining property unless with written authorization from Malaspina Ridge Enterprises.

6.0 Waste Material and Litter on Building Sites

Contractors are requested to maintain a clean work site and control waste materials and litter on each site to avoid dispersal by wind. If proper clean up does not occur Malaspina Ridge Enterprises will remove the debris and charge the owner.

7.0 Foundations

It is the responsibility of the owner or his agents to determine the bearing capacity of soil on which he intends to build and design the foundations. Foundation design should minimize excavation and take advantage of natural grades wherever possible. Owners are advised to secure professional soil investigations and foundation design recommendations as necessary for proposed buildings.

8.0 Hours of Construction

Hours of construction for all exterior work shall be as allowed under the City of Prince George bylaws.

9.0 Truck Routes

Construction vehicles are to respect the use and regulations of the City of Prince George regarding truck routes and times.

10.0 Miscellaneous and General Practices

On site activity shall be free of all obscenities or indecent behaviour. All owners will be responsible and liable for the conduct and behaviour of their agents, representatives, builders, contractors and subcontractors while on the premises of the development. Furthermore, the following practices are prohibited:



Malaspina Ridge Construction Regulations

- Changing oil on any vehicle or equipment on site or at any other location within the development.
- Careless treatment or removal of any plant material not previously approved for removal by Malaspina Ridge Enterprises.
- Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment other than at locations specifically designated for that purpose by Malaspina Ridge Enterprises.
- Utilizing or removing any rocks, plant material, topsoil, or similar items from any property of others within the development including other construction sites.
- Pets, particularly dogs, are discouraged; if brought into the development by construction personnel, they shall be bound by leash at all times. In the event of any violation hereof, Malaspina Ridge Enterprises shall have the right to contact City authorities to impound the pets.
- Construction access during the time a residence or other improvement is under construction will be over an approved driveway for the lot unless Malaspina Ridge Enterprises approves an alternative access. In no event shall more than one construction access be permitted onto any lot.
- Dust and noise control shall be the owner or his agent's responsibility, including loud music from the construction site.
- Construction signage (temporary) shall be limited to one sign of no greater than six square feet of surface area. Signs shall be located within the construction envelope.

