



# The RIDGE – PHASE 1 DESIGN GUIDELINES

(Revised May 2014)

It is Buckstone Investment's intent to develop a modern concise energy efficient urban residential community emphasizing pedestrian activity. Diversity in housing design is encouraged and zoning is provided to allow diversity in housing form.

## 1 Single Family Home Form and Character

No house plan shall be repeated within three lots of another.

Lot purchasers are encouraged to design housing units with varied massing in consideration of the street scape. Designs should encourage strong roof lines (use of dormers, gables, etc.), and should use a variety of exterior finish materials using wood, cement fiber boards, horizontal siding, acrylic stucco, brick or stone. Vinyl siding will not be permitted.

Designs that have facades with large planes of single uniform materials will not be allowed. Elevations shall include detail of trim on facades and around windows.

Front entrances are to be prominent from the street.

House designs shall include the following elements:

- Gable and/or hip roof forms
- Architectural detailing including porches, verandas and porticos will be encouraged. The inclusion of accent finishing including stone, masonry work, timber framing etc. is encouraged.
- Corner boards, if horizontal siding is used.
- Multi-pane windows and vertical double-hung window openings are encouraged. One opening (door or window) per story of each elevation is required to break up large expanses of exterior walls.

- Asymmetrical front facades are required.
- All garage doors must include windows.
- All houses shall include an empty electrical duct for future installation of solar panels.
- Roofing materials must have a minimum 30 year warranty and be approved by Buckstone.
- Roof pitches less than 5:12 are not allowed, unless it is a house of unique architectural design allowed in special circumstance as approved by Buckstone Investments, Ltd.

Chimney and vent stacks if visible from the street shall be clad in materials consistent with the front elevation.

Where full gable roof lines are used, the gable must be in contrast to the lower wall finish.

## **2 Carriage House Lot Form and Character**

The carriage home Lots on Buckstone Road will be developed with separate carriage homes in the rear yard. No driveway approaches will be permitted onto Buckstone Road. All vehicular access and parking will be from the laneway at the rear of the Lot.

The architectural style of the carriage house will reflect the architectural style of the main house, and shall be developed in a manner that is sensitive to neighboring properties.

Designs should encourage strong roof lines (use of dormers, gables, etc.), and should use a variety of exterior finish materials using wood, cement fiber boards, horizontal siding, acrylic stucco, brick or stone. Vinyl siding will not be permitted.

Designs that have facades with large planes of single uniform materials will not be allowed. Elevations shall include detail of trim on facades and around windows.

Front entrances are to be prominent from the street.

House designs shall include the following elements:

- Gable and/or hip roof forms

- Architectural detailing including porches, verandas and porticos will be encouraged. The inclusion of accent finishing including stone, masonry work, timber framing etc. is encouraged.
- Corner boards, if horizontal siding is used.
- Multi-pane windows and vertical double-hung window openings are encouraged. One opening (door or window) per story of each elevation is required to break up large expanses of exterior walls.
- Asymmetrical front facades are required.
- All houses shall include an empty electrical duct for future installation of solar panels.
- Roofing materials must have a minimum 30 year warranty and be approved by Buckstone.

Roof pitches less than 5:12 are not allowed.

Chimney and vent stacks if visible from the street shall be clad in materials consistent with the front elevation.

Where full gable roof lines are used, the gable must be in contrast to the lower wall finish.

### **3 Review of Plans**

No improvements shall be constructed on a Lot unless and until plans and specifications for the proposed construction have been submitted to and approved in writing by Buckstone Investments. All plans and specifications must be in accordance with this Schedule and the Design Guidelines established by Buckstone Investments from time to time.

This process does not preclude the Owner of any Lot from complying with the building permit requirements of the City of Courtenay.

The refusal of Buckstone Investments to give approval for construction will not be actionable by any person under any circumstance, it being in the sole discretion of Buckstone Investments to give or withhold such approval.

Buckstone Investments will communicate in writing its approval or reasons for not giving approval to the Owner and will also, where appropriate, make recommendations in writing as to how the siting, design or finishes might be

amended to fit more harmoniously with the Design Guidelines and intent of Buckstone Investments.

#### **4 Lot Grading**

The finish grade of the Lots is designed as part of the subdivision engineering plans and is approved by the City of Courtenay. The existing ground elevations before house construction may not be at the finish grade (design grade), but it will be the Owner's responsibility to establish the lot elevations to the design grade as shown on the engineering drawings. All costs to establish the design grade of the Lot will be that of the Owner.

#### **5 Building Location**

No building shall be erected on any residential building lot unless side lot clearances and front line setbacks are more fully in compliance with the city zoning bylaw for CD - 21 zoning district. Eaves, window wells, overhangs and steps shall also be constructed in such a way so as to comply with such zoning bylaw, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

#### **6 Fencing**

All fencing provided by the Owner, or anyone other than Buckstone Investments, shall require the approval of Buckstone Investments prior to installation. No fencing shall be permitted to extend beyond the front of the primary structure facing the front of the lot, except on corner lots as approved by Buckstone Investments and except for Lots 65 through 69 inclusive where fencing in the front yard is permitted and will be constructed by Buckstone Investments.

Fences of natural cedar only are encouraged and a suggested subdivision standard will be provided by Buckstone Investments for Phase 1. No fence shall exceed two (2) meters in height.

Buckstone Investments shall install fencing along the rear lot line of Lots 1, 2, 3, and 4 and Lots 19 through 21 inclusive and Lots 43 through 53 inclusive and along the side lot line abutting the open spaces adjacent to Lots 1, 18, 22, 33, 34, 49 and 50. Fencing provided along the rear lot lines adjacent to the walking trails as described herein shall not be screened off with parallel barrier fences to create rear yard privacy. Rear yard privacy will only be allowed by using natural landscaping elements within the rear yards along these walking trails. The fencing provided by Buckstone Investments shall be owned, maintained, repaired and replaced as necessary by the Owner of the abutting Lot.

All other side and rear lot fencing, and where permitted, is to be constructed at the Owners' expense.

## **7 Construction Waste Management**

During construction of the home on the Lot, the Owner/Builder will sign a construction waste management plan prepared by Buckstone Investments, and will submit it to the City as part of his building permit application. The Owner/Builder will use Best Management Practices (BMP's) for waste management during construction of the home.

## **8 Signs**

No billboards or advertising signs of any kind or character shall be erected, placed, permitted or maintained on any Lot except as herein expressly permitted. A name and address sign used solely for the purpose of identification of the dwelling house occupants may be placed on the property by its occupants provided the design of the sign is approved by Buckstone Investments prior to installation. The provisions of this paragraph may be waived by Buckstone Investments only when in its discretion the same is necessary to promote the sale of the property in the area or promotion of the premises. Buckstone Investments may erect, place and maintain such sign structure or structures as it deems necessary for the operation or identification of the subdivision.

## **9 Storm Water Management**

The Owner/Builder agrees that a minimum of 300mm of topsoil/native soils is to be placed or maintained over all pervious (landscaping) areas. All lots have varying depths of native soils, requiring only the importation of topsoil to support landscaping growth.

Each home constructed on Lots 6, 7, 8, 10, 20 to 24 inclusive, 28, 29, and 54 to 59 inclusive is required to install one of the following three storm water management features on the Lot:

- Rock garden, to which the driveway and roof leaders are directed. An overflow to the piped storm sewer drainage system will be included. See attached Dwg. #\_\_\_\_ for typical details
- Rock pit, suitable sized to accommodate driveway drainage and roof drain water, complete with overflow to the piped storm sewer drainage system. See Dwg #\_\_\_\_ for typical details.
- A suitable alternative to the above two, as approved by the City of Courtenay building Department.

## **10 Solar Ready**

The Development Permit issued to Buckstone required that “each home constructed in this Phase is required to be “solar hot water ready”. The building plans for permit should show the location of the ducting for installation of future wiring to future solar panels. Installation should include a single electrical conduit from attic to crawlspace, or utility room to allow the wiring of future solar panels.”

The City of Courtenay Building Department is not requiring this provision at this time.