



Stone Ridge

**Semi-Detached Housing
Architectural Development Guidelines**

Stone Ridge Properties Inc.

July 2014

Semi-Detached Housing

Architectural Development Guidelines

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Semi-Detached Housing

Architectural Development Guidelines

1.0 INTRODUCTION

1.1 Definitions

Area:	Includes all blocks and lots designated for the construction of a semi-detached single-family dwelling in the Stone Ridge subdivision. Block 2, Lots 1A – 5B and 10A – 13B; Block 5, Lots 2A – 7B, inclusive.
Building:	Refers to a freestanding structure.
Developer:	Includes the Architectural Coordinator, Registered Land Surveyor and any other agent of the development Land Owner.
Main Entry:	The primary entrance into a unit from the exterior including the exterior and interior area adjacent to the front door; may or may not be at the same height above grade as the main floor.
Main Floor:	First fully finished storey above grade; commonly occupied by such rooms as the living room, dining area and kitchen.
Semi-Detached:	Residential building containing two (2) dwelling units joined side by side, separated by a common wall and located on a single lot, each unit having at least one (1) separate entrance.
Unit:	References a legal entity which in this instance is one half of a building.

1.2 Intent

The intent of this document is to articulate the design and development criteria for the Stone Ridge Properties Inc. Semi-Detached residential development.

The Area shall be developed as a component of a larger, people orientated community and shall, when complete, have the character of a mature neighbourhood. The streetscapes shall be nuanced with obvious variations from building to building as well as unit-to-unit. Buildings shall be sited to avoid the character and monotony of row housing.

The purpose of these Guidelines are to assist in the creation of a high quality neighbourhood that is consistent in appearance. The design control requirements, stated herein, are considered to be the mechanism for the development of this environment by outlining opportunities and constraints for design and construction.

All aspects of planning, siting, lighting, landscaping, building design, etc. shall contribute to the development of a unique and desired neighbourhood. They shall be considered integral to the development of each Building and to the subdivision as a whole.

This document is intended to be used in conjunction with the City of Grande Prairie Land Use Bylaw.

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1.3 Architectural Theme



Buildings shall be designed with the Prairie, Mission and Craftsman styles of architecture serving as inspiration.

Typical of these architectural themes is the massing of rectangular volumes, dominated by the principal structural mass. Bungalows with low pitched roofs and 1½ storey and 2 storey houses with more steeply pitched roofs are most characteristic of Prairie, Mission and Craftsman styles.



The Prairie, Mission and Craftsman styles are characterized by such details as large roof overhangs, strong rooflines, horizontal lines and the expression of facades by application of brackets, beams, and a variety of materials and colours.

A sense of welcome and outdoor living is achieved through front entrances that incorporate porches, verandahs, glazing, handsome doors, etc. Emphasis is placed on the use and honest expression of natural materials and colours.



Mature and unique streetscapes are a result of house facades that are thoughtfully designed with individual features, finishes and colouration and that vary substantially from adjacent Buildings.

The mixing of purely contemporary or historic styles and details, other than those described above, must be avoided in order for a Building to retain a consistency in theme and architectural integrity. It is understood that the interpretation of the historic referenced styles will be necessary to suit modern building materials and techniques and contemporary lifestyles.



A timeless character is intended and shall be achieved by high quality design that has excellent proportions and scaled to the human form. It is intended that the Area will have an aesthetic presentation that is appealing to a large cross section of the general public and to provide longevity to the character and property values of the subdivision.



There are many variations and subtleties within the referenced architectural inspirations. Builders/Owners are encouraged to research these styles and to work with a home designer or architect to take full advantage of the theme.

2.0 LOT PLANNING

2.1 Siting

The siting of each Building shall be imposed on the Subdivision Master Plan prepared by the Developer.

Height of main floor, above finished grade at the main entry, shall not exceed:
3'-0"/1.0 metre.

Setbacks shall be staggered:
5'-0"/1.5 metres - building to building, minimum
2'-0"/0.6 metre - unit to unit, minimum

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2.2 Repetition

Identical or substantively identical Building elevations on front and highly visible side and rear elevations, must not be repeated within four lots – ABCDA, (where ‘A’ denotes repeating elevations) and directly across the street. To be different, elevations must reflect substantial modifications.

2.3 Grading

Grading and siting must be established by a Registered Land Surveyor and shall conform to the Subdivision Master Plans. Lot, grade and building stakes must be placed by the same Registered Land Surveyor. Corrective measures necessary for failure to comply with the Developer approved site survey and grading shall be at the cost of the Builder/Owner.

The Builder/Owner is responsible for all costs of the site survey and grading associated with a Building construction. The Developer must approve, in writing, the site survey and grading prior to the commencement of site work.

A maximum of 1'-3"/0.4 metre of parged concrete will be permitted on the front and 2'-0"/0.6 metre on remaining elevations. Variation in grade may require cladding material to be extended to attain this requirement.

3.0 BUILDING DESIGN

3.1 Massing

Buildings shall be no more than two (2) storeys in height.

Buildings shall be designed with components of various heights and scales.

Buildings shall be, generally, rectangular in appearance; use of angled walls and similar contemporary planning features are highly inconsistent with the architectural inspiration and should be avoided.

3.2 Building Types

Each Semi-Detached Unit is intended to be a single-family dwelling.

Multiple non-related individual type housing, such as crew/rooming housing secondary suites, duplex development, etc., is not permitted.

All Buildings shall be purpose built; modular, pre-manufactured and similar style buildings are not permitted.

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3.3 Building Size

The minimum area of the foundation plan (includes exterior walls but shall exclude garages, patios, porches, decks, verandahs, and similar type components), for each unit of a Building is as follows:

Bungalow	1200 sq. ft
Split Level	1200 sq. ft
Bi-Level	1000 sq. ft
Modified Bi-Level	1000 sq. ft
1-1/2 Storey	750 sq. ft
2-Storey	750 sq. ft

3.4 Elevations



The overall appearance of each Building shall be that of a large single-family home. Unit elevations shall not be mirror each other.

Architectural components shall vary from unit to unit by staggering the application of a variety of details applied to the same element and through the use of a variety of materials and colours. It is intended that architectural components will be treated in a similar and coordinated manner, but not identically.



Rooflines shall incorporate detailing to effectively break up the façade and add visual interest. Peaks, dormers, raised roofs, arches, etc. are desirable features. Such features must be three-dimensional and extend beyond the face of the Building.

Architectural components on all front and highly visible side and rear elevations require expression through the application of construction details – shadowboards, gable beams, rafter tails, brackets, gable trim, materials, etc. and a variety of materials, colours and textures. The style and amount of trim must be consistent on all sides of Building, but may be reduced on secondary elevations.



The main entry must be a dominant element on the front elevation together with the expression of gables, windows and other architectural components. The visual impact of garage doors shall be minimized.

3.5 Corner Lots and Exposed Sides

Where there is high visibility of a side and/or rear elevation from adjoining streets, park and other public adjacencies, the elevation(s) must have the same level of detailing as the front elevation. Such elevations shall be subject to the same level of review, by the Developer, as the front elevation.

On corner lots, the positioning of garages and front entries on different sides of a Building is encouraged.

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3.6 Garages



Each Unit must be constructed with an attached single or double garage. The maximum garage size shall be:

20'-0"/6.1 metre wide on 30'-0"/9.2 metre wide lots

22'-0"/6.7 metre wide on 32'-0"/9.8 metre wide lots



Attached garages are not characteristic of the historic eras that serve as inspiration for this Area. Design and detailing of these building components must be done with sensitivity in order to avoid bring the garage(s) into prominence.



Garage doors must be a minimum of 8'-0" high; constructed of a painted or prefinished metal, wood or wood composite and must have panel detailing. The use of decorative, character styled doors with glazing and other details are encouraged and may be required to provide consistency with the Building design. Single garage doors are preferred.

The maximum, unadorned distance between the top of the garage door and the garage eave line should not be more than 1'-6"/0.5 metre. Where the design exceeds this distance requirement, the use of additional architectural detailing to reduce the impact of this space is required.

4.0 ARCHITECTURAL COMPONENTS

4.1 Roofs

The minimum roof pitch of the primary roof shall be 6/12. Lower pitches will be acceptable for minor Building sections if consistent with Building design and on a submission by submission basis for the primary roof, where the slope is highly consistent with the design and the historical inspiration.

Overhangs shall be a minimum 1'-6"/0.5 metres deep; 2'-0"/0.6 metres deep overhangs are encouraged.

Fascias must be a minimum of 6"/150 mm in height; deeper fascias are encouraged.

4.2 Main Entrances

Main entrances shall be the prominent feature of all dwellings and highlighted by the use of colour, sidewalks, covered porches, columns, materials, details and other design features that are consistent with the architectural inspiration for the Area.

Where the front entry is set more than 15'-0"/4.5 metres back from the face of the Building closest to the street, architectural detailing such as covered sidewalks, archways, porches, etc. shall be included in the elevation design in order to bring the entrance into prominence.

Front doors shall be fully visible from the adjoining street. Door angled away from the street or placed out visibly from the street are discouraged.

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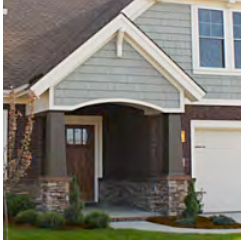
Architectural Development Guidelines

4.3 Verandahs, Porches and Decks



Partial and full width porches and verandahs are a major element of the subdivision architectural theme and are highly encouraged.

The height of decks, verandahs and porches, above finished grade, shall not exceed 3'-0"/1.0 metre.



All surfaces of porches, verandahs and decks on front and exposed elevations, including the walking surface, must be finished; unfinished pressure treated wood, sheet waterproofing and other similar materials not consistent with the architectural styles are not permitted.

All verandahs, porches and decks must be enclosed to grade and clad with masonry or siding. Lattice and similar products are not permitted.



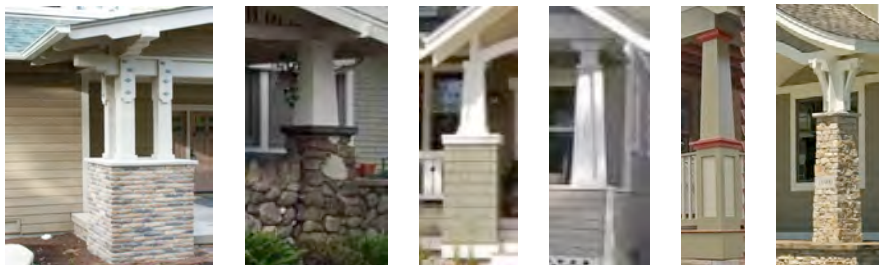
Porches, verandahs and decks shall be enclosed by partial height walls and/or handrailing styled to suit the Building architecture. Handrails and partial walls must be substantive in nature. Unfinished wood, glass panels, highly ornamental spindles, are not acceptable. Use of pre-finished metal handrails will be considered on a submission by submission basis and may require augmentation in installation details.

Stairs of more than 5 risers must be separated by a landing or extended tread(s) of 2'-0"/0.6 metre or more. Stairs of more than 3 risers shall be a minimum of 5'-0"/1.5 metre wide.

4.4 Columns and Posts

Columns and posts must be of substantial form and solid in appearance. No plain metal wrapped posts or untreated posts are permitted. Columns of more than one material and/or colour and with detailed pedestals, capitals, faces, etc., as appropriate, are encouraged.

Columns and posts shall extend to the grade, adjacent sidewalk, patio, etc. or when mounted on the top of a deck or verandah, they shall have the appearance of being adequately supported by a structure below. Cantilevered posts are not acceptable.



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4.5 Windows



Windows shall be distinctive and inspired by the double hung, casement and sash styles that are typical of the architectural inspiration styles. Windows shall have a square/vertical orientation; round, oval, raked or otherwise shaped windows may be installed as an architectural feature.

Grouping of smaller windows or windows of various shapes is consistent with these architectural styles. Multiple panes over larger panes, 2-4 paned units, paired casement, etc. are also acceptable.

The use of large, unbroken expanses of glass, the overall installation of multiple, small paned windows and the application of snap-in muntin bars and grilles is not permitted.

Bay windows must be box in style; bow windows and 45 degree bay windows are not permitted as cantilevers; this style of window must be framed to floor level.

Glazing is required on all exposed exterior elevations.



4.6 Entry Doors

The use of decorative, character styled doors is required. Doors must include glazing in doors, sidelite(s) and/or transoms. Doors must be a Building feature, substantive in appearance and contribute to the sense of the house's sense of welcome

Separate windows, beside and above doors, in lieu of attached sidelites and transoms, are highly discouraged unless highly consistent with the Building design.



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4.7 Trim

Trim shall be styled and proportioned to suit the Building architecture. The use of a variety of trim sizes and details is encouraged.

All trims shall be a minimum of 4"/100 mm wide and must be installed on all sides of a Building. Use of wider trim is encouraged, where proportional and appropriate.

Built-out window sills with trim a plate below an are encouraged.

4.8 Chimneys and Flues

All metal chimneys and flues must be boxed-in, finished and detailed in a style consistent with the Building design.

4.9 Gables

Gables require ornamental elements such as exposed rafters, decorative beams, brackets, louvers, decorative windows, alternate materials or style appropriate architectural detailing. A combination of more than one of such elements is typical of the referenced architectural styles.



4.10 Large Wall Expanses

Large expanses of wall shall be visually broken by the application of any such styling, but not limited to: belly boards, trim boards, roof skirts, decks, bay windows, change of materials and/or other design elements. Materials and details applications must be consistent with the Building design and transitions occurring at an appropriate architectural detail.



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5.0 EXTERIOR FINISHES

5.1 Materials

Materials shall be natural in construction and/or inspiration and extend around all sides of a Building. Transitions must be at a change of plane or suitable architectural detail but must not stop abruptly at the edge of a Building face.

Acceptable cladding materials include:

Roofing: 'Architectural' grade, tabbed asphalt or fiberglass shingles are permitted. Cedar shakes, flat shingles, metal roofs and clay tiles are not acceptable.

Fascias & Soffits: Finished metal, cement fibre, or wood materials are permitted.

Eaves, Downspouts, Finished metal or similarly appropriate materials are permitted.

Siding: Residential wood, vinyl, steel, cement fibre and composite siding, stucco, wood and vinyl shakes, etc., or a combination thereof, are permitted. Other types of metal siding, exposed concrete and non-residential materials are not acceptable.

Masonry: Natural or cultured stone and brick are permitted. Non-quarried stone styles, such as river rock and fieldstone, are most typical of the subdivision architectural theme. Highly quarried stone types will be considered on a case-by-case basis. Tile, concrete block and other types of synthetic stone, of any form, are not acceptable.

Trim: Wood, cement fibre boards, composite boards, metal, vinyl shakes, grilles, and similar type residential materials and items are acceptable. Exposed wood, including pressure treated wood, must be stained or painted.

Decking: Painted and stained wood, including pressure treated wood, and composite plastic material are acceptable.



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5.2 Colours

Warm earth tones with mid to dark pigmentation are suitable to subdivision character. White and pastel colours will not be permitted as the primary exterior wall colour but are acceptable as accent colours. The noticeable contrast of trim to walls is characteristic of the Prairie, Mission and Craftsman styles.

The scheme must be prominently applied to the front and exposed sides of a Building and to a lesser extent on the secondary elevations. Obvious/abrupt transitions cannot occur between the front/exposed elevations and the secondary elevations.

Roofing colours shall be of the Builder's/Owner's selection and as best suited to the Building scheme. Consideration will be given to prevent one colour from dominating the Area.

The Developer maintains the right to require colouration of entry and garage doors.

The selection of coloured door and window jambs is strongly encouraged and will be required if best suited to the Building scheme. The use of white window jambs should not be the default option.

5.3 Materials and Colours in Combination

A minimum of 3 colours and 4 materials/textures are required on each Building, excluding the roofing.

6.0 LOT COMPONENTS

6.1 Landscaping Requirements, Grading and Lot Planning

The Developer shall sod and plant one or two trees in the front yard of each building as space and utilities lines permit.

The Builder/Owner is responsible for all other front yard landscaping enhancements and all landscaping of the side and rear yards.

The recommended landscape standards for side and rear yards are:

- Seeded grass or sod over 6" of top soil
- Large trees to provide shade and wind breaks
- Soft landscaping located immediately adjacent to all Buildings
- Plant materials that are Zone 3 hardy, minimum

6.2 Driveways and Walkways

Driveways shall not exceed the width of the attached garage, except to include flaring, adjacent to the entry, to incorporate a walkway.

Driveways shall not compromise drainage or detract from the streetscape and landscaping standards. Driveways and walkways must not dominate a Lot nor detract from the soft landscaping and prominence of the main entry.

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All driveways and sideways shall be constructed of poured concrete, exposed aggregate concrete, stamped or paver stones/bricks or an approved alternate. Gravel and asphalt driveways and walkways are not permitted.

6.3 Fencing

All Lots must be fenced; the Builder/Owner is responsible for the construction of all fencing.

Fencing must be consistent with the subdivision standard:

- Chain link fence along rear property line, black in colour and to a height of 6'-0". Insertable vinyl slats are optional and shall be black in colour.
- Standard residential design board and metal fence between adjoining properties and front and side yards

See Appendix A for the standard subdivision fence design.

6.4 Ancillary Buildings and Equipment

Ancillary buildings such as garden sheds, temporary garage structures, communications dishes, are not permitted in the front or exposed side yards or to be attached to the exposed sides of a Building.

Such structures may be placed in a rear yard and may encompass a space of no larger than 150 square feet/14.0 square metres.

Where such structures are visible from adjoining streets, parks and other public adjacencies, exterior design, finishes and colours shall match or be coordinated with those used on the adjacent building.

7.0 PROCESS

7.1 Intent

Stone Ridge Properties Inc. will work with each Builder/Owner in order to develop and maintain the design integrity of the development and to achieve the neighbourhood concept described above. The process outlined below is intended to streamline the process and to facilitate a collegial working relationship.

7.2 Architectural Coordinator

An Architectural Coordinator has been appointed for the development and will consult with the Builder/Owner of each building, in all matters pertaining to the implementation of these Guidelines.

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7.3 Process

In short, the process for the submission, review and approval of each building and/or unit is as follows:

- Builder/Owner: submit proposed lot plan, building elevations and desired finishes for preliminary review
- Architectural Coordinator: ascertain acceptability of submission
- Architectural Coordinator: describe broadly changes necessary to make submission complete
- Architectural Coordinator: prepare one coloured rendition of approved elevation using approved materials and colours
- Builder/Owner: review draft of coloured elevation
- Architectural Coordinator: complete documentation and deliver to Builder/Owner
- Stone Ridge Properties Inc.: monitor construction compliance

7.4 Submission

All applications shall be in writing and shall be accompanied by the following information:

- Surveyors' Plot Plan: showing lot grades, setbacks, house location, driveway, etc.
- Building Drawings: hard or electronic copy set of Building drawings and AutoCAD formatted exposed exterior elevations
- Finishes: list of requested materials and colours

Documents must be accurate and indicate the exact details, materials and dimensions that are intended for construction.

The Architectural Coordinator reserves the right to request additional information, product/colour samples and other information required to determine the suitability of the submission.

7.5 Review

Every effort will be made to undertake a review within 10 working days of the receipt of a complete submission.

Only complete submissions will be reviewed for approval purposes.

Upon completion of a building review, the Architectural Coordinator will approve the submission or request changes. Approvals and requests for amendments will be communicated in writing to the Builder/Owner and the Developer. Components requiring changes shall be re-submitted to the Architectural Coordinator.

The review process may, at the request of the Builder/Owner, include assistance with the application of architectural trim/details and the selection of colours and materials. The

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The Architectural Coordinator shall not be responsible for the re-design of building architecture or consultation in this regard.

The Architectural Coordinator will make every effort to respect Builder/Owner requests regarding architectural design, materials and colours. The overall subdivision development, in conformance with these Guidelines, will be paramount in the review process.

The review/approval process, of complete submissions, shall be on a first come-first serve basis; reservation of any styles or components is not an option.

In order to maximize options and to eliminate potential conflicts, it is strongly encouraged that Builders/Owners commence the architectural review/approval process as early as possible in the development and construction process. As the subdivision becomes increasing constructed, Builder/Owner choices may become limited.

The Developer reserves the right to reject any building or lot design, details, materials, colours and/or landscaping, in part or total, that does not conform to these Guidelines.

7.6 Approval

At the conclusion of the review process, the Architectural Coordinator and Builder/Owner will sign three (3) copies of the Finishes Approval Form. Distribution shall be one copy to each of the Architectural Coordinator, Builder/Owner and Stone Ridge Properties Inc..

Compliant Surveyors' Plot Plans will be stamped as approved, by the Architectural Coordinator, as part of the submission review.

Approval documentation will be provided to the Builder/Owner in .pdf and hard copy formats only.

7.7 Implementation

In order to maintain the integrity of the subdivision, the Builder/Owner shall inform the Architectural Coordinator of all contemplated changes to an approved building, either major or minor.

Minor changes will include the substitution of a material or colour, a small change to a trim detail, etc. Major changes include revisions to the architecture or selection of new colour schematics, etc.

Stone Ridge Properties Inc. will, on an ongoing basis, monitor the conformance of construction to approved building records and may, upon consultation with the Architectural Coordinator, require changes to a non-compliant building.

Corrective measures necessary due to failure to comply with the development Guidelines, the approved submission and/or the lot plan grading shall be undertaken upon notification of the Developer and at the cost of the Builder/Owner

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7.8 Records

An ongoing record of all documents, samples, approvals, correspondence, amendments and compliance will be maintained, for monitoring throughout the construction process and on a long-term basis by the Architectural Coordinator and Stone Ridge Properties Inc..

Upon final review of the grading, the Builder/Owner shall submit, in hard copy or electronic format, a copy of the surveyor's signed grading certificate.

7.9 Construction

Lot development and building construction shall conform to all health, life and safety regulations.

Loud noise and strong odours generating activities shall be restricted to 7:00 am to 9:00 pm, daily, unless otherwise arranged with the Developer.

Lots must be kept free of debris, natural growth or other waste until such time as construction begins.

Lots, on which construction is ongoing, shall be maintained in a tidy, clean condition. The Builder/Owner shall be responsible for the provision of enclosed waste and recycle receptacles on each construction site. Containers shall be emptied on a regular basis.

No materials shall be stored or waste be allowed to accumulate on adjacent properties and roadways. Dumping of tailings, snow and the drainage of water onto adjacent lots is not permitted. Waste, snow removal and other clean-up mandated by authorities having jurisdiction shall be at the expense of the Building/Owner.

Lot development and Building construction shall not impede the access, usage or development of adjacent lots or the visibility of adjacent lots from arterial roads.

The approved Lot development and Building exterior construction must be completed prior to building occupancy, except in the case of seasonal deficiencies. These must be completed within 9 months of Substantial Completion of the construction.

Should construction be halted or abandoned at any stage, the Builder/Owner shall be responsible for maintaining the existing construction in good repair and for providing safety and security to the property.

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7.10 Services Not Included

Work that is not included in the services offered by Stone Ridge Properties Inc. includes:

- Preparation of and extensive consultation regarding architectural revisions to a non-compliant Building.
- Extensive consultation regarding colour/material selections and proposed construction; any in excess of the one meeting provided by the Developer.
- Review of significant revision(s) to an approved submission that requires amendment of previously prepared documentation.
- Preparation of AutoCAD formats of elevations submitted as hard copy, in a non-AutoCAD format, in a format that is not-to-scale or unreadable by the Architectural Coordinator's AutoCAD software.
- Additional hard copies of preliminary and approved documents.

Such services are available, from the Architectural Coordinator, on a fee-for-service basis. Contact the Architectural Coordinator for more information.

7.11 Interpretation

In order to best resolve unforeseen circumstances, it may be preferable, on occasion, for Stone Ridge Properties Inc. and the Architectural Coordinator to allow variances on specific requirements.

Any such variance granted is mindful of the collective benefit of the overall development and shall not be construed as precedent setting; nor as the same or similar waiver(s) of development on other Lots in the Area or of the application of conditions and requirements contained in these Guidelines.

7.12 Liability

Neither of the Owners, Managers nor Architectural Coordinators of Stone Ridge Properties Inc. shall be liable for any loss, expense, damage, action, claim or proceeding suffered, incurred or brought against any person on account of:

- The approval or disapproval of any plans, drawings and documentation, whether or not in any defective.
- The development of any Lot within the Stone Ridge subdivision.
- The construction of any improvement or performance of any work, whether or not pursuant to approved plans, drawings and documentation.

Any approval given by the Developer and/or Architectural Coordinator shall not be evidence of, or confirm compliance with, or approval of any by-laws, codes, laws, or requirements of any authority having jurisdiction in respect to the plans, drawings and documentation submitted for approval.

No action shall lie against the members of the Developer or Architectural Coordinator for damages for breach of anyone or more of these Guidelines, and this shall constitute an absolute defense to any such action and may be pleaded as such.

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7.13 Administration and Amendment

The enforcement, administration and interpretation of these Guidelines shall be at the discretion Stone Ridge Properties Inc.. The unfettered application of these Guidelines shall be without notice or precedent.

These Guidelines may be altered, amended or varied by the Developer at it's sole and absolute discretion and without prior notice. Buildings approved prior to any amendments shall not be subject to any new conditions that are more restrictive.

Images provided herein are for the purpose of reference to architectural details, styles, etc. and shall not be considered as the mandatory or the only acceptable application of such design features.

END OF SEMI-DETACHED HOUSING DEVELOPMENT GUIDELINES

I, _____ hereby acknowledge that I have read and understand the
(print name)
Semi-Detached Housing Architectural Development Guidelines as set out by Stone Ridge Properties Inc. and will adhere to it's standards of building and practices.

Signature

Date

SITE INFORMATION

Phase: _____ Block: _____ Lot: _____
 Plan No.: _____ Civic Address: _____ Job No.: _____
 Plan Name: _____ Plan Size (foundation area): _____
 Plan Type: Bungalow Split-Level
 Bi-Level 2-Storey
 Modified Bi-Level Other: _____
 Occupancy: Single-Family Semi-Detached (side by side)
 Duplex (up/down) Secondary Suite (Common Entrance)
 Builder: _____ Contact Name: _____ Contact No.: _____
 Owner: _____ Contact Name: _____ Contact No.: _____

ARCHITECTURAL FINISHES

	Material	Manufacturer	Colour
Roof	_____	_____	_____
Siding	_____	_____	_____
Shakes	_____	_____	_____
Fascia, Soffit, Eaves, etc.	_____	_____	_____
Window Trim	_____	_____	_____
Door Trim	_____	_____	_____
Front, Side, Rear Doors	_____	_____	_____
Garage Door(s)	_____	_____	_____
Louvre(s)	_____	_____	_____
Shadowboard(s)	_____	_____	_____
Masonry	_____	_____	_____
Post(s)	_____	_____	_____
Handrail & Spindles	_____	_____	_____
Deck & Stairs	_____	_____	_____
Other	_____	_____	_____
Other	_____	_____	_____
Other	_____	_____	_____

When requested Builder/Owner shall provide samples, on true substrate, to Architectural Coordinator prior to application review.

Request Date _____

Signature of Applicant _____

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APPENDIX C - MAP

