



**STONE RIDGE**

# STONE RIDGE DEVELOPMENTS

STONE RIDGE COMMERCIAL SITE GUIDELINES • GRANDE PRAIRIE, ALBERTA

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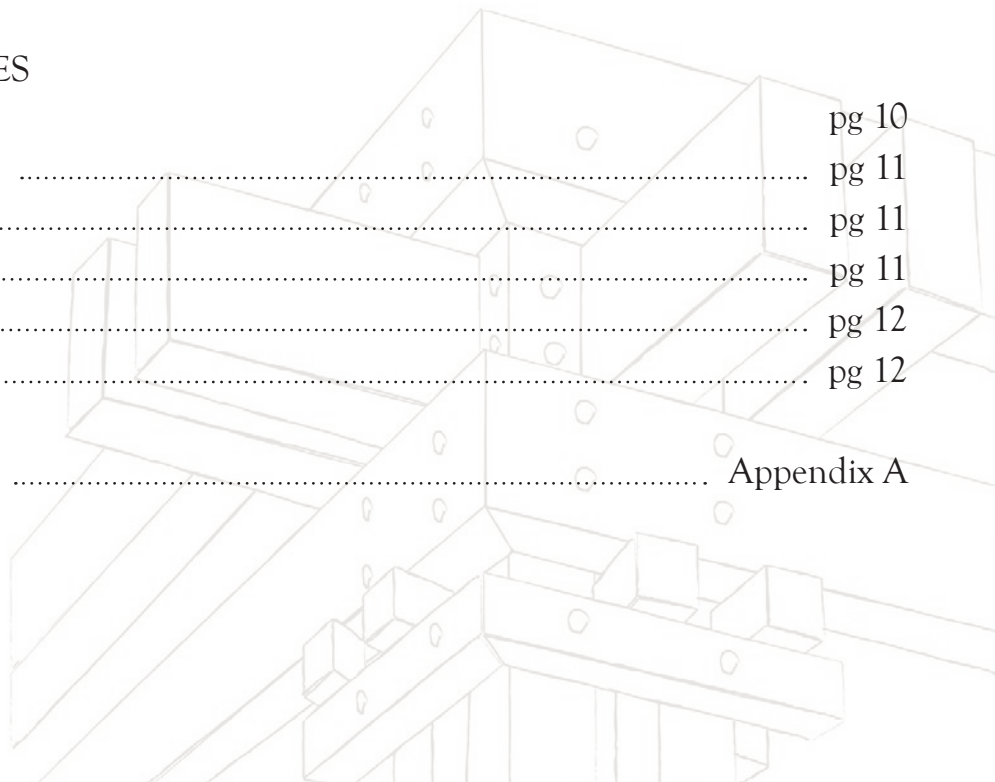
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# 1 - INTRODUCTION

## a) Intent

The intent of this document is to articulate the design and development criteria for the Stone Ridge commercial development.

The site shall be developed as a component of a larger, people oriented neighbourhood. When complete, the area shall have the character of a small, mature village.

All areas shall be designed and scaled to encourage usage by the neighbouring residential developments and amenities. Pedestrian traffic shall have priority and the site must be considered more than a vehicular destination.

Transition between streets and adjacent housing developments must be landscaped and stepped in terms of building massing, plantings, and other site features.

All sites shall be extensively landscaped to create the effect of a mature, green site. The effect of buildings situated in a sea of asphalt shall be avoided.

This document is intended to be used in conjunction with the City of Grande Prairie Land Use Bylaw and Nav Canada requirements. In the event of a conflict between this document and the Land Use Bylaw, on matters of landscaping and aesthetics, the higher standard shall apply.



## b) Character

Buildings shall be designed with the Prairie and Craftsman styles of architecture serving as inspiration. Design details should be substantive in nature and should reflect the hand-built characteristics of these styles. An emphasis shall be placed on the use and honest expression of natural materials and colours.

Buildings shall be designed with excellent proportions and with great sensitivity to human scale. A timeless character is intended and the site shall have an aesthetic presentation that is appealing to a large cross section of the general public.

The use and/or mixing of contemporary or other historic styles and details must be avoided in order for the site to retain the architectural theme and integrity.

Incorporation of corporate branding elements including signage, colour, façade details, etc, must be undertaken with sensitivity to the theme and stated architectural styles.



## 2- PROCEDURE

### a) Architectural Coordinator

Stone Ridge Developments intends to work with each Owner in order to develop and maintain the design integrity of the development and to achieve the neighbourhood concept described herein. The process outlined below is intended to streamline the process and to facilitate a collegial working relationship.

An Architectural Coordinator has been appointed for the development. The Architectural Coordinator will act on behalf of the Developer in all matters pertaining to the implementation of these guidelines.

The Architectural Coordinator will work with Building Owners, in a consultative manner only, with respect to review and alteration to components that do not conform to the Development Guidelines. The Architectural Coordinator is not responsible for the re-design of any component.

The Architectural Coordinator is:

Concetto Interior Design Ltd.  
101, 10101 - 100 Avenue  
Grande Prairie, Alberta  
T8V 0V4  
Telephone: (780) 532-9050  
Facsimile: (780) 532-9053

Attention: Adele Bonetti



### b) Process

All components of building exteriors and site development: building siting, grades, landscaping, amenity details, facades, materials, colours, etc., require review and approval by the Stone Ridge Developments prior to application for City of Grande Prairie development permit(s).

Building Owners are advised to study the Architectural Guidelines prior to finalizing the siting and design of buildings and to contact the Architectural Coordinator to clarify the intent or to more fully understand aspects of the guidelines.

Building Owners are encouraged to contact the Architectural Coordinator at the earliest stage of building concept and development in order to allow sufficient time for the review and consultation process.

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

Each Building Owner shall submit, to the Design Coordinator the following:

- Legal and civic addresses of the site, name and contact information of Building Owner, name(s) known or anticipated tenant.
- Site plan.
- Grading Plan as prepared by Registered Land Surveyor.
- Landscape plan.
- Building plan and all exterior elevations.
- Exterior building material and colour samples; reproduction or paper style samples will not be acceptable.
- Amenity details, materials and colours.
- Other information pertinent to the proposed project and/or explanatory in nature.
- Other information as requested by the Design Coordinator.

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

Upon completion of a building review, the Design Coordinator will:

- Approve the submission
- Request changes

Approvals and requests for amendments will be communicated in writing to the Building Owner and the Stone Ridge Developments.



Components requiring changes shall be re-submitted to the Architectural Coordinator. Partial approvals of developments will not be granted.

Documents must be accurate and indicate the exact details, materials and dimensions that are intended for construction. Documents which are incomplete, inaccurate or which do not indicate conformance with the Development Guidelines will be returned to the Building Owner for revision prior to re-submission.

The Architectural Coordinator will retain documents, samples, etc. for the purposes of monitoring through construction.

If any requirement of these Design Guidelines is at variance with the governing City of Grande Prairie By law, the more restrictive of such requirements shall apply.

## c] Implementation

The site development and exterior construction will be monitored by the Design Coordinator to ensure compliance with the approved development features.

The approved site development and building exterior 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.

Changes to any component of an approved site plan or building exterior must be approved, by the Architectural Coordinator, prior to implementation.

The Stone Ridge Developments may require changes to any site or building component that is not constructed in accordance with the approved submission.

Building Owners are strongly advised to provide a copy of these Design Guidelines to their general contractor(s) prior to any improvement to land which it owns within the project.

## d] Approval Liability

Neither of the owners, managers, nor architectural coordinators of Stone Ridge Developments 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 way defective
- the development of any lot within the Project; or
- 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 Stone Ridge Developments and its 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 documentations submitted to Stone Ridge Developments.

Prior to development each Owner and/or Tenant must ensure compliance with current applicable by-laws, codes, or laws, and must acquire such required approvals from said authorities having jurisdiction.

No action shall lie against the members of the development, its managers or architectural coordinators for damages for breach of anyone or more of these Design Guidelines, and this shall constitute an absolute defense to any such action and may be pleaded as such.



## e] Interpretation and Waiver

In order to best resolve certain unforeseen circumstances, it may be preferable, on occasion, for Stone Ridge Developments and its Architectural Coordinator to allow variances of specific requirements.

Any such variance granted is so granted mindful of the collective benefit within the overall development of the Project and is not to be construed as precedent setting.

Any such variance or waiver by the Stone Ridge Developments and the Architectural Coordinator shall not be construed as a waiver in favor of any other development on any other lots, nor a waiver of any other restrictions or conditions contained within the Design Guidelines.

## f] Amendment

The Developer reserves the right to amend these Guidelines from time to time; projects approved prior to any amendments shall not be subject to any new conditions that are more restrictive.

## g] Site Planning

Siting of each building shall be consistent with the neighbourhood, pedestrian oriented subdivision concept. Long rows of buildings, roads, lanes, etc. shall be avoided; staggering of setbacks, placements and angled placements of building-to-building to be encouraged.

Parking shall be provided, in as much is possible, between buildings and integrated with landscaping in order to minimize the impression of “a sea of asphalt” surrounding buildings on the site.



Buildings must be sited, in as much as possible, to provide for stopping and/or parking of delivery vehicles away from the fronts and prominent sides of buildings. Delivery vehicle stopping/parking locations must not conflict with other vehicular parking and cannot impact access to the site.

Construction of identically designed and/or finished buildings within the site is discouraged and is not acceptable in a side-by-side location.

Those site which occupy nodal locations - e.g. corner sites, intersection sites, typically – shall be responsible for upgraded or improved site design commensurate with their position in the overall development and shall be treated as a ‘primary’ building orientation.

Sites developed after adjacent sites are developed shall be sensitive to design cues afforded by neighbouring developments – i.e., design decisions shall be made consciously to complement or contrast, but shall not be made indifferent to context (e.g. setbacks, building form, scale, materials, colours, landscaping, etc.) established by the adjacent sites.

## h] Massing

Buildings shall be designed with components of various heights and scales and shall provide variety in massing from the adjacent structures.

### 3 - BUILDING EXTERIOR GUIDELINES

#### a) Architectural Style

Buildings shall conform in style to the historic inspirations discussed above.

All facades that are visible from roads and adjoining properties shall be finished to the equal quality and detail as the front elevation. Due to the dispersion of buildings throughout the site and the pedestrian character of the neighbourhood, buildings shall be considered “good on all sides”; industrial or unadorned elevations are not permitted.

Facades must be stepped on expanses over 50'-0” feet in length both vertically and horizontally.

In an effort to portray a sense of a mature neighbourhood and to provide visual interest to the area, it is encouraged that adjacent buildings incorporate different details, colours and/or materials.



#### b) Elements & Details

Buildings shall be flat or peaked roofed and shall incorporate roofs of more than one height. Peaked roofs shall be 10/12 pitch or greater.

Towers, peaks, pergolas, raised roofs, arches, etc. are desirable features and must be incorporated in order to provide relief to the flat facades and roofs of buildings, to provide emphasis to entrances and other significant elements of buildings and to assist in the development of the desired character. Such features must be three-dimensional and extend beyond the face of the building by extending over the main roof, jutting out past the main façade plane, etc.

Overhangs, building features, signage, etc. which protect sidewalks and which provide detailing to the facades are acceptable if constructed as part of the building. To prevent ice building up on sidewalks, these must be structured to self-drain, away from walkways and so that such elements do not drip onto surfaces below. No canopies are permitted.

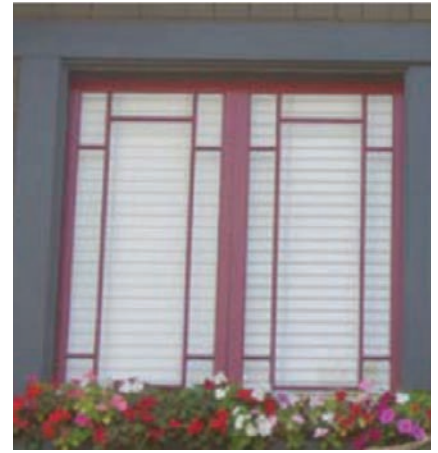
Covered entrances are encouraged.

Crowns and facias are acceptable but must be stepped; canting is not acceptable.

Roof top mechanical and electrical elements shall be screened/concealed or incorporated into the building detailing so as to mitigate view from above by adjoining buildings.

Incorporation of permanent, northern weather resistant landscape elements such as planters, into the building design is encouraged. Where possible, such landscape elements shall be “good” year round or seasonably modifiable.





## c] Windows

Building shall incorporate as much glazing as is suitable to the building purpose. Glazing shall be placed on all major facades.

Windows shall, generally, be rectangular in shape as is consistent with the area architectural theme; other shaped windows will be considered as features and as consistent with the building design.

Windows shall be in proportion to the scale of the building. It is encouraged that on the main floor windows extend from 1'-6" AFF to 10'-0" AFF and on upper floors from 2'-6" AFF to 8'-0" AFF.

Windows shall be of sufficient number, size and placement to permit maximum penetration of natural light into the building interiors and to permit visibility of building interiors from the site and adjacent road and walkways.

Window units shall be subdivided by mullions that are in proportion to the scale of the building; large, unbroken picture style windows shall be avoided.

Window shall be of aluminum construction and finished as is consistent with the subdivision colour guidelines.

## d] Materials

Materials shall be natural in type and construction and finish and shall be commercial of commercial grade. The use of residential materials is not acceptable.

Use of a variety of textures is encouraged.

Building features and details shall be articulated by a change of materials as is consistent with the subdivision architectural theme.

Peaked roofs shall be asphalt shingles with a shake or thatched appearance or a similar material, subject to the approval of the Developer. Metal roofing, clay tiles and wood shakes are not acceptable.

Building faces shall be acrylic stucco, wood or composite siding, wood shakes, etc. or a combination thereof. Vinyl and aluminum siding, smooth face panels, exposed concrete and concrete block are not acceptable. Parging shall extend to a maximum of 10" above grade.

A minimum of 15% of the total building area must be clad in natural or culture stone or brick. Any other type of synthetic masonry material/product is not acceptable. It is intended that the masonry provide accents to building features, changes of plane, etc.

Fascias and soffits must be metal or wood clad.

The same finishes must extend on all facades of a building to ensure that the building is “good” on all sides.

### e] Colours

Colours must be natural tones; light colours shall be used only in small amounts for accent purposes.

Building finishes must be in more than three colours, in addition to the windows and parging. Colours in limited amounts may not be considered in this requirement.

Grilles, coverplates, access panels, downspouts, etc. shall be coloured to match the adjacent building façade.



### f] Lighting

High quality, well-designed lighting is considered an essential component of the neighbourhood. It provides a sense of security and is a significant factor in attracting visitors to the site and businesses.



Light fixtures, when visible, shall be consistent with the architectural style of the building.

Building facades, over entire surfaces, shall be illuminated by means of fixtures attached to the building.

Various lighting levels shall be employed to provide emphasis to different parts of the buildings; entrances and features shall have the highest levels of illumination.

Overhangs, sidewalks and walkways shall be illuminated.

Long continuous sections of strip type lighting shall be avoided.

Pole mounted lights, other than the parking lot fixtures intended for general site illumination are not permitted.

Lighting shall not be directed so as to present a hazard to pedestrian and vehicular traffic in the parking lots and adjacent streets.



## g] Building Signage

Individual letter signs and logos; self illuminated or illuminated by separate light fixtures are encouraged.

Sign cans and light boxes, including both fixed text and programmable signs, will be considered. Signs must be incorporated into building facades and cannot project beyond a building face. Signs shall be installed individually to avoid strip "façade" style installation and shall, in total, not occupy more than 10% of a building face.

Billboard other similar large scale type signage, whether permanent or temporary will be considered. Sign locations must have a permanent location and be incorporated into the design of the façade. Signs shall not be located on the primary façade of the building and shall not occupy more than 40% of the building face on which it is attached.

Pole signs, fabric canopies and other similar types of signage are not acceptable.

Fabric banners will be considered but must be building accents and/or secondary type signage.

Signage may be placed on areas of the façade that correspond with the space occupied by the business that occupies and operates from that location only.

All building signage shall be considered on a one-on-one basis and is subject to the approval of the Developer.





## 4 - BUILDING SITE GUIDELINES

### a) Landscape

Landscaping and site development for each building shall be imposed on the site master plans and shall conform the theme set out on the plans and as described below and must conform with the Land Use Bylaw.

Landscaping shall be installed so as to present the effect of a mature site.

Emphasis must be placed on the visibility of green spaces from all public roadways, all walkways and from all adjoining properties.

Landscaping shall comprise 15% of the site, 80% of which must be plantings and other forms of soft landscaping, exclusive of boulevards. Sidewalks and walkways surrounding buildings shall not be considered as part of this calculation.

Landscaping shall make use of both of hard and soft surfaces. Wherever practical, the two shall be installed in combination; no one area shall be exclusively either hard or soft surfacing.



Large, unbroken expanses of grass shall be avoided.

Landscaping shall be installed at intermediate locations throughout the site as well as intermittently immediately adjacent to all faces of a building except for the rear. Creation of a landscape perimeter around parking/building area is to be avoided.

Large expanses of parking areas shall be subdivided by landscaping and lighting.

The incorporation of areas for seasonal planting, in ground, and freestanding (planters, hanging baskets, etc.) and incorporated as building details (window boxes, planters, etc.) is encouraged. Northern climate, weather resistant materials and details shall be used.



Hard landscaping materials shall be sympathetic with the materials installed on building facades and with walkway materials. Natural materials only may be installed.

Plantings must be situated in such a manner as to minimize the effects of winter climatic conditions, salt, sand and gravel on the health of the plant materials.

All patios and outdoor seating areas shall incorporate soft landscaping and seasonal plantings. These areas shall have a landscaped appearance.

Soft landscaping shall be located immediately adjacent to all freestanding signage and structures constructed to enclose or screen such site features as waste bins, recycle bins, transformers, etc. In-ground irrigation and use of xeri-scaping details/materials is encouraged on all private properties. Placement of irrigation installations on common and public properties is to be avoided.

Rough-in and/or installation of electrical wiring to private property landscaped locations is encouraged.

## **b) Sidewalks & Crosswalks**

Sidewalks and crosswalks shall be a minimum of 8'-0" wide and shall project no more than 8" above adjacent roads.

Sidewalks shall be located adjacent to all major sides of a building and/or where pedestrian traffic is likely or directed to a destination point.

Sidewalks and crosswalks shall be articulated by colour, pattern, design and other details and shall be distinctive from the adjacent surfacing.

## **c) Parking**

Parking shall be provided, in as much as is possible, between buildings and broken up with landscaping, as described above. Large expanses of parking lots and asphalt to be avoided.



## **d) Fencing & Screening**

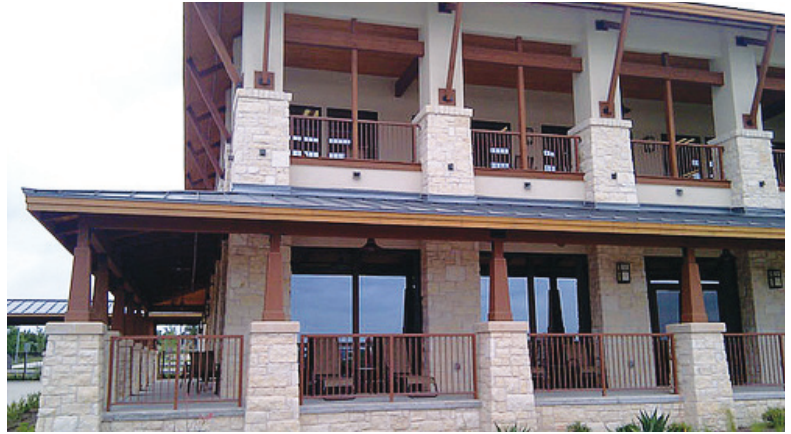
Enclosures in the form of fencing, screening or a structure shall be provided for all waste and similar type collection bins, containers, transformers, equipment, etc.

The enclosures must be consistent in design and finish with the adjacent building and incorporate landscaping as described above.

In order to maintain high quality neighbourhood lifestyles, enclosures must be designed and sited to prevent visibility of bins, containers, etc. from adjacent properties and to prevent the migration of odours onto these locations.



Enclosure locations must be clearly identified on site plans and situated so as to provide ease of access by removal vehicles on an ongoing basis. The siting must not permit any conflict between parking and delivery/service vehicles that would deter from proper usage of the enclosures.



### e] Site Signage

Signage design shall be consistent with the Developer standard.

Pylon and tower type signage are permitted within an individual building site and shall be placed in conformance with the City of Grande Prairie development requirements.

Signage shall not be placed so as to block views of other signage or buildings and shall be to a maximum height of 18'-0".

Signage may be lit; illumination levels and direction shall not present a hazard to pedestrian and vehicular traffic in the parking lots and adjacent streets.



Sign faces shall be at the discretion of the Owner but are subject to the approval of the Developer.

All site signage shall be considered on a one-on-one basis and is subject to the approval of the Developer.

### f] Site Lighting

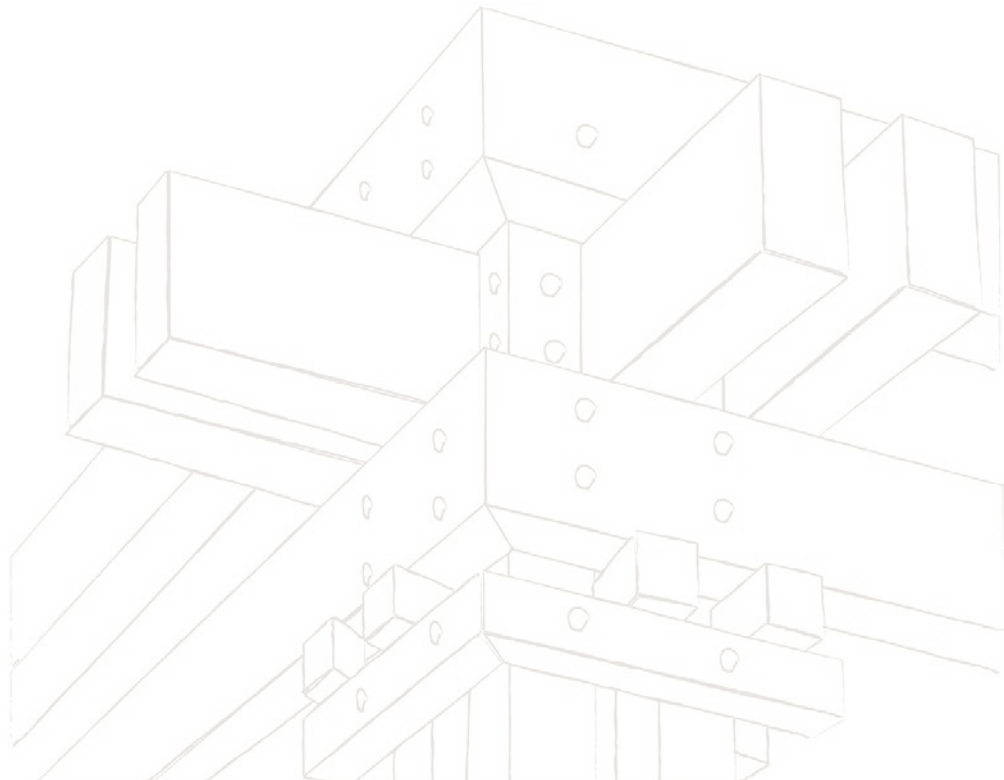
Pole mounted parking lot lights shall be the Developer standard and shall be located as required by the City of Grande Prairie standards, at a minimum.



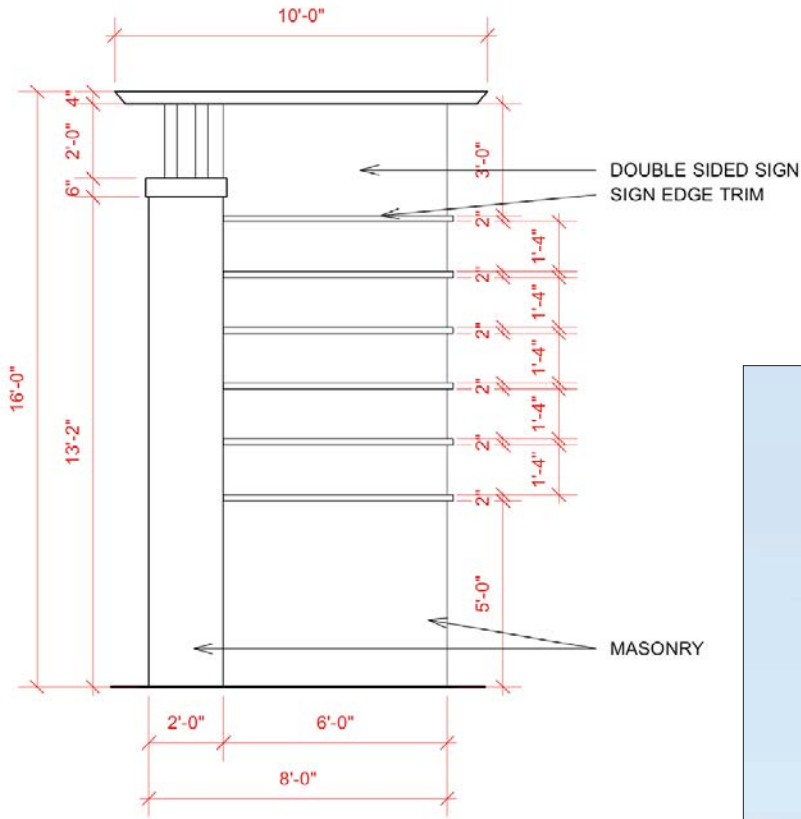


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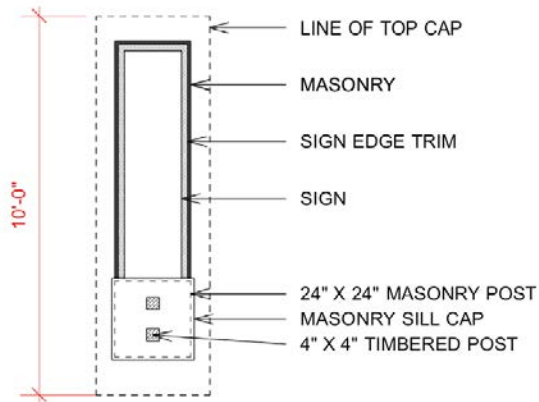
# APPENDIX **A**



# Site Signage



**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**PLAN**  
SCALE 1/4" = 1'-0"



# Site Lighting

