



RED TAIL

— R I S E —

Architectural and Landscape
Design Guidelines – Phase 1



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INTRODUCTION

SETTING

RedTail Rise is found in a peaceful park-like setting overlooking and bordering the scenic Little Bow River Valley. The fertile quarter section is directly south of High River on secondary Highway 2A.

Nearly 70 per cent of the land is designated for green space and private agricultural use. The site encompasses both open meadows and thriving groves of poplar and aspen. A small herd of grazing deer is often observed in the natural coulee that runs through the land. Many soaring birds, including the Red-Tailed Hawk, make this area their home. Extraordinary views of the Rocky Mountains and the beautiful rolling terrain create an abundance of home and site development opportunities for the new residents of RedTail Rise.

VISION

The RedTail Rise development philosophy is built out of a respect for the history of the land and the possibilities of its future. With this respect for the natural surroundings and the thoughtful creation of beautiful homes of old-world quality, a community of uncompromising quality will emerge. Ample opportunity for individuality of design is offered through these Design Guidelines, with home styles true to the heritage of early homesteaders in the area. Through the preservation, restoration, and enhancement of natural areas, the environmental integrity of RedTail and its surrounding area will be improved, further enhancing the quality of life. Traditional architecture, classic finishing, quality materials, and thoughtful landscape design will create a sense of harmony in the community.

HISTORICAL ROOTS

RedTail Rise already has roots within our community. The original homestead on the site was the Langford Ranch, settled in the 1880s and eventually home to over 100 Percheron horses. It was sold in 1902 to Daniel Riley, who went on to become the first Mayor of the Town of High River, and one of the first Senators for the region. RedTail pays homage to this colourful history by reflecting the homesteading spirit in the character and quality of the homes.

RECENT HISTORY

The Town of High River suffered a devastating loss in the flood of June 2013. In the classic form of rugged rural homesteaders, many residents of the community began seeking out ways to restore, rebuild and strengthen their community. The quarter section was purchased by the Rempel Land Company in early 2014 to provide this opportunity.



PURPOSE

The RedTail Rise Design Guidelines have been prepared to assist new home buyers as they navigate the design and development of their new home within the community. It lays out the formal architectural styles as well as the heart and vision of the community.

The application of these architectural ideologies allows new homes to blend comfortably into the landscape and the neighbouring homes of the community.

The range of styles and details noted in the Guide allow for a wide variety of architectural and personal expression for your home. They also lay out the specific expectations and requirements that each application is required to meet in order to receive approval for construction to begin.

In the event of a conflict between these Design Guidelines and any local, provincial or national zoning, or building code regulations, the more restrictive of the requirements will prevail.



DESIGN PRINCIPLES

The RedTail Rise Design Guidelines embrace the ethos of the early homesteaders of North America.

Early Canadian settlers brought with them building techniques and styles from their respective homelands. Different climate, terrain and regional materials influenced the development of houses that are distinct from their European prototypes.

These houses were simpler, not just smaller, and less pretentious than their prototypes. The principal differences developed from the greater extremes of our climate. The porch, for example, became a feature of most settlers' homes because it helped to avert the heat of our summer sun and keep our houses cooler. Thus, a new North American vernacular of architecture emerged. Buildings exhibiting notable ethnic and regional characteristics merged with current styles to create interesting hybrids. Regional styles such as Shingle and Prairie started to develop in different parts of North America and eventually, those styles made their way out west as homesteaders carried them in ready to build their futures.

The 20th century sees the revitalization of this idealized lifestyle, a self-reliant life anchored in a vibrant community. We seek active and engaged social calendars.

Engaged in active lifestyles, connected to nature, but perhaps a little less dependent on bringing the crops in ourselves. As modern homesteaders, the new residents of RedTail Rise seek the same peaceful, beautiful and prosperous land to set in their roots. These are the tenets RedTail Rise uses to develop the vision for the community and the families that will call this their home.

The heart behind the Design Guidelines of RedTail Rise is to provide freedom of expression within a framework that protects the entire community. This protection is not from our neighbors, but rather from the perils of inadequate, ineffective, or poorly executed design. This is a highly individual response, as every person has unique personal tastes.

The intention is to promote the excellence that was present in the caliber of design and construction when homes were built to be beautiful and built to last. Accordingly, RedTail Rise does not have highly prescriptive Design Guidelines, rather principle-based ideas.

Please feel free to contact us for further discussion on the application of these guidelines if needed.



ARCHITECTURAL THEMES

CRAFTSMAN - PRAIRIE - SHINGLE

The qualities of hand-craftsmanship simplicity are at the heart of the Craftsman, Prairie, and Shingle styles of architecture. These were regional styles that developed in their own distinct portions of the U.S. Craftsman, through the works of the Greene brothers and Gustave Stickley, found abundantly throughout California. Prairie architecture became popular through the work of Frank Lloyd Wright in the Midwest and the Shingle Style of architecture developed almost exclusively in the north-eastern United States. These styles flourished until the end of World War I and eventually found their way to Canada through those first to come and call the prairies their home.

These styles are characterized by the extensive use of natural, often rustic materials, broad overhangs and even extensive use of pergolas and trellises over front porches. Note that with these styles, authenticity to the original style, materials, and design principles are vital.

CRAFTSMAN



Defining Characteristics:

Wood siding for cladding with use of masonry plinth - Low pitched, cross gabled roofs with broader overhangs - Exposed rafter tails - Extensive gable detailing - Graciously sized covered porches with generously sized columns (commonly tapered) - Windows placed in groupings - Windows tall and narrow in proportion with grilles utilized in the upper portion of glazing only - Features such as decorative beams, knee braces and/or false trusses



PRAIRIE



Defining Characteristics:

Stucco with extensive brick cladding - Building form features emphasis on strong horizontal planes - Low pitched, hipped roofs with the broadest of overhangs - Windows placed in grouped bands and used in repetition - Windows consistent in proportion with window grilles utilized in geometric patterns - Features such as masonry clad garden walls, piers and/or stone planters

SHINGLE



Defining Characteristics:

Wood shingles for cladding (without corner boards) with use of masonry plinth - Building form is simplistic and asymmetrical, providing a sense of informality - Multiple, irregular rooflines - Dormers - Sizeable gable faces - Prominent chimneys - Windows placed in groupings with window grilles typically utilized in the upper portion of the glazing only Features such as simplistic columns, pergolas/trellises, specialty windows (e.g.: oval, round or diamond in shape) and/or cupolas



ENGLISH COUNTRY - FRENCH CANADIAN - TUDOR

An eclectic set of styles, European inspired architecture encompasses Elizabethan and Jacobean architecture as well as the time-tested masonry techniques made renowned in France and Great Britain. As European influences came to North America, a vernacular mixing of styles occurred to create styles that are uniquely Canadian. These reminiscent styles are unpretentious, modest and distinctly rural. They all evoke a comfortable county style that is derived from cottages and farmhouses, and not from the mansions left behind in Europe.

Elements like strong masonry plinths, buttresses and structural walls, as well as half-timbering, stucco, and 'nested' rooflines are anticipated. Note that within this styling, authenticity is paramount. This means that the application of these architectural elements, while not required to be authentic in their methods, be true to the history from which they came.

As an example, cultured stone is an acceptable material; however, its application must be utilized in such a way as to appear authentic. Specific guidelines for the use of cultured stone, regardless of theme, are addressed in the technical portions of this Guide.

Common to all three styles

- Stucco and/or masonry cladding
- Steeply pitched roofs with modest overhangs
- Dormers
- Asymmetrical elevations
- Arched entryways featuring a recessed door
- Windows placed in ordered groupings
- Windows, tall and narrow in appearance with window grilles utilized throughout the glazing

ENGLISH COUNTRY



Defining Characteristics: Buttresses - Wrought iron detailing - Multiple front-facing gables - Strong stone structural references



FRENCH CANADIAN



Defining Characteristics:

Extensive uncoursed stone work (often fully up gable faces) - Minimized gable overhangs - Decorative shutters on windows and doors - Subtly flared curves at eaves - Towered roof lines - Windows often break upper roof line - Often a more symmetrical style than the others

TUDOR



Defining Characteristics:

Extensive half-timbering - Heavy vergeboards on gable overhangs - Front elevation prominence of the chimney



FARMHOUSE - MODERN RANCH

This style is an evolution of the most prolific local architecture of the region. Simple forms with varied historical references evoke the feel of an original homestead. More modern interpretations are created through simpler palettes and carefully edited detailing. Often appearing as an assemblage of buildings, obviously built over time, there is great variety in the materials and forms within the homestead and ranch styles.

One of the most notable architects for this style is Hugh Newell Jacobsen, whose buildings recall the barns, detached kitchen and outbuildings, regrouped in pavilions. The style is casual but still follows a strongly ordered and disciplined form to maintain the integrity and bring out the best of a successfully designed frontier-styled home.

Home designs within the Frontier style are encouraged to display a more liberal interpretation of rooflines, foundation 'grounding' and materials. However, we promote the difference between simple and stripped down. The main building mass is to respect classical forms, but other elements and features may explore more modern interpretations. As a result of the more subjective nature of this style, increased consultation with the Review Committee is encouraged to ensure Developer support.



Defining Characteristics:

Multiple materials applied as cladding (siding, board and batten, metal siding, and/or shingles) - Masonry plinth or strong masonry accent portions of buildings - Building form is simplistic and geometric - Multi-pitched rooflines, often utilizing shed dormers (use of standing seam metal is common) - Prominent simple chimneys - Graciously sized covered porches with low pitched shed roofline - Windows placed in formal patterns (often as single units) - Windows tall and narrow in proportion with minimal grilles utilized throughout the glazing - Features such as clean-lined columns, steel accents and timber accents - Minimal overhangs on gable ends



BUILDING FORMS

Building forms should be appropriate to the style they embody. Different roof pitches, material placements and detailing all vary based on the design style chosen.

The Design Review Committee will review each application based on the strength of the proposed theme. Simply placing a stone base and a few steep gables on a standard hip-roofed suburban home will not be adequate, design and architectural authenticity are required.

Furthermore, each application should choose one style and maintain that on all sides of the home. Using details from multiple styles on one home would not be in keeping with a chosen theme.

Home Sizing

The minimum permitted developed floor area for each home site (excluding the garage and lower level below grade) is 130 sq. m (1,400 sq. ft).

One-and-a-half storey designs must have the majority of the upper floor 'nested' within the main roof structure, where appropriate to the chosen style. Two-storey homes desired on walk-out lots will require the upper floor to be set back from the floor below on the walk-out elevation as unbroken three-storey faces will not be permitted. Ways to accommodate this requirement will vary based on chosen style. Often an additional main floor roof line will work, but balconies, pergolas and canopies may be considered. Architectural creativity is encouraged but ultimately solutions should be well thought out and not appear 'tacked-on' just to receive approvals.

Setbacks

Front Yard Setback

Minimum 6 m (19.6 ft) from the front property line to a front drive or side drive garage

Rear Yard Setback

Minimum 9 m (29.5 ft) from the rear property line to the foundation wall of the home

Side Yard Setbacks

Minimum 2.4 m (7.8 ft) from the side property lines to the foundation walls of the home, with a combined maximum of 7.5 m (24.6 ft).



Building Height

All homes are subject to a 7 m (23 ft) bottom of eave height, measured from grade on all sides.

The maximum permitted overall height is 12 m (39 ft). All lots will be subject to a maximum impervious coverage of 20% of the total lot area.

The intent of these size boundaries is to maintain a sense of consistency throughout the community and to prevent one home from dominating another. Accordingly, each home will also be considered in the context of its location as well as to the architectural style employed.

Variety

Each house will be assessed based on its surroundings and home styles should be complementary to other homes that may already be present. Duplication of designs will not be allowed.

Note that with significant revisions to the plan, specifically in reference to the exterior elevations, a home may be re-visited. Homes, like their owners, should have their own individual identity and charm.



DESIGN GUIDELINES

Building Principles

The overall objective is to ensure the new home fits naturally into its setting. A house should take its place in the community by complementing the landscape, as if it had always existed there.

When beginning the design of a new home, certain principles will dictate the overall form the house will take. The process should begin with an examination of what the specific site has to offer. Sun patterns, prevailing wind, view lines, and the relationship of each room to not only the site but to each other within the interior space.

The shape of the lot should be considered, is it deep or wide? Where does the location of outdoor amenity spaces make the most sense? Are there sheltered areas and how will the natural slope of the land affect things? As a three-dimensional image begins, consideration should be given to the roof. How does it relate to not only the style of the home but to the landforms and vegetation particular to the site?

All sides of the home are to be treated with the same attention to detail as the front elevation. Four-sided architectural detailing is required.

Proportion and Massing

Proportion is perhaps the single most important aspect of designing a good home. Developing good proportion in design demands that a house should not only relate to its site, but also to itself. Its order and elements should all relate to one another. This requires a skilled designer who will refine and adjust details along the way to achieve the correct result. A well-balanced home should have no dominating elements and it should be in scale to its surroundings.



Roof Design

Roof design shall be reviewed based upon its appropriateness to the style of the home. A primary roof slope of 4:12 is appropriate on a Prairie-styled home, where a 12:12 is more suitable on an English, French or Tudor styled home.

Secondary roof pitches, employed creatively, should have a variety of pitches. In all cases, the focus should be placed upon important elements, and roof lines should not compete for attention. Dormers, overhangs, and chimneys are encouraged features. These elements should always appear to be integrated naturally and thoughtfully to enhance to the overall design.

The use of skylights is discouraged but will be considered when designed into the roofline and are not visible from the road or front of the home. Only flat skylights will be permitted.

Foundation Treatment

Homes in RedTail Rise should maintain an anchored feeling to their surroundings. To achieve this, all homes will be required to have a thoughtful base detail. Bases can be built-out stucco, shingle flare, or masonry. Homes from within the Frontier Theme need not conform as strongly to this requirement but should offer creative alternatives to keep the house grounded to the land. Wing walls, porches, and planters may be considered as a means of providing a transition from house to grade where appropriate.

Entrances

Entrances need to be well articulated on the front of the home and be clearly identifiable. Sheltering overhangs should be provided, and where appropriate, porches or patios are strongly encouraged. Front porches facilitate the casual socializing that builds a sense of community.

Entries should be proportionate to the scale of the front door. Two-storey entries are not permitted. Special care in the detailing of materials ensures a welcoming sense of place. Entry doors are to be of a style in keeping with the architecture of the home. A typical front entrance should be made of wood or stained/painted fiberglass. Glazing within the door or the entrance system is encouraged.

A maximum rise of 0.76m is expected from the front grade to the front entry.



Garages and Driveways

Placement of garages should be done so to minimize visual impact from the street. Front facing garages must be massed to be subservient to the primary home. Typically, this is accomplished by ensuring the garage doors are stepped back from the primary face of the home and entryway.

Only single width garage doors will be permitted to a maximum size of 3.65m (12') wide and 2.7m (9') tall.

Only two doors may share the same wall plane. Architectural details and materials are to be consistent or complimentary with the style of the house. Wood or wood composite doors are encouraged.

Where more than three bays of parking are desired, creative alternatives are required. Coach houses, tandem garages, and drive-under parking are acceptable alternatives, where lot dimensions allow.

Driveways are to be tapered between the entry approach and the garage. They are to be asphalt and may include features or borders in broom finished, exposed aggregate or stamped concrete if desired.

Recreational vehicles will not be permitted to be stored outdoors. Where RV garage doors are desired, they must be placed out of sight, or in such a way as to keep the tops of all overhead doors consistent. This may be accomplished by stepping the grade down or screening the entrance through architectural feature or landscaping.

Porches and Outdoor Rooms

Due to the nature of the regional weather, outdoor spaces are encouraged to take advantage of the many hours of sunshine received here.

Areas such as screened porches, pergolas and courtyards are best planned during the preliminary stages of design. These elements can add a lot of charm to a house and should be designed as integral elements of the home and not appear as obtrusive add-ons.

Details should be consistent with those of the main body of the home and finished to the same standard.

Pre-fab sunroom kits will not be permitted in RedTail Rise.



Exterior Windows and Doors

Special care and attention must be paid in the placement and number of openings on a house. Windows and doors should be designed with visual interest and rhythm in mind. When placing windows, a designer should consider the function of interior and exterior spaces, as well as the principles of classical ordering and the centerlines of roofs, gables, dormers, entrances and other exterior elements.

Windows in RedTail Rise should portray traditional detailing and authenticity. Grilles are not mandatory however, they are encouraged to be utilized to appropriately reflect the chosen home style.

When used, they can either be in-glass or simulated divided lights (SDLs). In-glass grilles may be subject to minimum thickness standards based on the chosen style and brass grilles will not be permitted. Windows are to maintain a minimum 6.3cm (2½in) trim or brickmould on all elevations.

Flat stucco battens and trims are not allowed, but Plastcrete type extruded moldings may be permitted if used in a fashion consistent with historical plaster.

Chimneys

The hearth has traditionally played a very important role in the family home and the chimney, as an extension of the hearth, should be detailed with this in mind.

Chimneys should be of substantial proportion and should appear strong and stable. Chimneys should protrude past the roofline with a capped detail and extend fully down to grade. Windows located above or below a chase will not be permitted.

Masonry, stucco, siding and/or shingles are all appropriate finishes for the chimney. Creative shapes are encouraged, as long as the overall theme is kept in mind. Exposed metal flues without a chase will not be permitted. Direct vent fireplaces are discouraged but where allowed must be non-obtrusive to the street and neighboring properties through shrouding, painting or landscape screening.

Direct vent fireplaces coming out the side of a chimney chase are strictly prohibited.



MATERIALS AND DETAILS

When selecting the exterior finishes for a new home, the intention should be to create a sense of belonging within RedTail Rise.

Locally available, natural materials are strongly encouraged.

Masonry

The use of masonry is strongly encouraged to provide a feeling of strength and stability. Sandstone, Riverstone, Rundle Rock, and Limestone are all readily available in the area and have traditionally been used on many of the heritage homes in the area. Stonework patterns and styles vary, and their use should suit the theme of the home.

Masonry should be selected in colours common to the region. Stone and brick combinations are applicable to many of the permitted styles and can be quite dramatic if used properly. When applying masonry to the home, simply placing a base of stone on the front elevation will not be sufficient. When used, it should be placed on key elements and will be required to be placed appropriately around the home. All termination and transition points for masonry are to begin and end at inside corners, wrapping stone a few feet around a corner and stopping with no architectural purpose is not permitted.

The use of manufactured stone and thin-stone veneers is permitted in RedTail Rise, but further standards are required with these options to make their use believable.

Pre-fab corners are required for all outside corners; butt jointing thin stones are not permitted.

All masonry (regardless of the depth of product) is to be properly capped with masonry, concrete board or pre-cast concrete cap. Wood and Smart-board capping are not acceptable alternatives.

Where stone or brick is employed around windows, although not structurally required with thinner products, lintels and sills will be required to make the stone appear authentic in its application.

Manufactured concrete tile products are not permitted.



Wall Cladding

Both textured and smooth acrylic stucco finish is acceptable if appropriate to the style of the home.

Wood, concrete or composite siding, cedar shingles, board and batten, and timber trim are all encouraged. Wood can be used horizontally or vertically, in either a rough sawn or planed finish. Low-maintenance composite wood products are a nice alternative which help to maintain a natural appearance. Vinyl or aluminum versions, however, are not appropriate.

Roofing

Roofing materials should be chosen to enhance the architecture of the home. Slate or flat concrete tiles, taper-sawn cedar shakes, standing seam metal, and premium architectural asphalt shingles are all acceptable materials. Wavy ceramic or clay tiles, pine shakes and metal tiles will not be permitted. Standing seam metal roofing may be used as a feature when appropriate. All exposed fascia is to be of wood or composite material, but aluminum will be permitted where eaves trough is to be installed.

Finer Points

Details should be used to provide visual interest to each home. As such, the materials used should be employed in such a way as to be true to the nature of the material itself. Stone has a substantial quality and should be used with this in mind. Stone should never appear to rest upon a roof structure, and when used properly should give the appearance of solid masonry construction. Wood is more versatile and can be used in numerous applications but should be made to appear hand-crafted as if by traditional methods. Steel and iron accents can add both charm and a feeling of permanence and modernity to a design.

Where shutters are appropriate to your theme, they must be sized to appear authentic. Shape and proportions of shutters must follow the shape and proportion of the window they pair. Each shutter must be sized to appear as though they would fully cover the windows if pulled closed. Too big or too small and shutters can look cartoonish; authenticity is key.

Exterior Colour Selections

Exterior colour selections are the final consideration in creating that sense of belonging for a new home, in its surroundings. Selected colours should reflect the chosen home style and be historically appropriate. Exact duplication of house colours will not be permitted. Repetition is limited to three home sites, either way on the same side of the street and the home site directly across the street.



RECOMMENDED EXTERIOR MATERIALS

Allowable WALL materials include:

- Fiber cement products – siding, panel and trim
- Acrylic stucco – either textured or smooth finish
- Natural wood products – either rough sawn or planed finish
- Engineered wood products – siding, panel, shingles and trim
- Shingles – either cedar or fiber cement
- Metal – as appropriate
- Concrete parging

Allowable MASONRY materials include:

- Brick – full depth or veneer*
 - Manufactured Stone Veneer*
 - Natural Stone – full depth or veneer*
- *all thin-stone or manufactured stone products have specific requirements outlined in the Masonry portion of this Guide.

Allowable PORCH or DECKING materials include:

- Concrete – broom finish, exposed aggregate or stamped
- Composite decking
- Vinyl decking
- Natural or Treated Wood
- Flagstones

Allowable RAILING materials include:

- Aluminum picket
- Wrought iron
- Metal
- Wood – Cedar or Fir timbers
- Glass

Allowable ROOFING materials include:

- Premium architectural asphalt shingles
- Standing seam metal
- Copper (accents only)
- Taper-sawn cedar shakes
- Concrete tile – either slate or flat profile



SITING GUIDELINES

Retaining Walls

To maintain continuity and community theme, any proposed grade retention must be constructed of one of the following materials: natural sandstone, Rundle rock, river stone or limestone, as these will be used for all the Community's landscaping. Use of other materials may be considered at the Design Review Committee's discretion. Retaining walls are to be no higher than 1.2m (4').

Site Fixtures and Features

(refer to the Landscaping section for additional information)

Courtyards, terraces, decks, and pergolas enhance the exterior of a home. Privacy walls, fences, arbors and trellises should be designed as an integral part of the whole and should appear as natural features that have grown out of the site. Terraces and patios are preferred. Decks are permitted, and when used, are to have structural supports which reflect appropriate massing and use of materials.

The fenced area of a site shall not exceed the area of the footprint of the house, and where used, should appear natural and architecturally compatible with the house proper. Fencing along property lines to define land is not permitted. Fence heights are restricted to 1.6m (5'-6") maximum and permitted in the rear yard only. Dog runs shall be incorporated into the overall design and must not be visible from the street. Chain link fencing is not permitted, however other alternatives will be considered.

Grading and Drainage

Care should be taken to maintain natural drainage patterns and minimize disturbance to the natural landscape. Wholesale grading of lots to provide flat yards will not be permitted. Floor plans, decks, and terraces should step with the natural grade. Any retaining walls and drainage swales should be designed to tie smoothly into the existing land. All grading must be in accordance with the stormwater plan for the community, and the Applicant must supply a grading/drainage plan at the time of application. All grading must meet a minimum of 2% drainage with a maximum of 3:1 slope.



Low Impact Lighting

Lighting must be designed to have low impact on both the street and neighboring properties. Lighting should be subtle and non-glare. Bright illumination and floodlights will not be permitted. Provision of power for entrance features (when applicable) is the homeowner's responsibility. Satellite dishes are to be located in such a way as to be unobtrusive from both the street and neighboring properties.

Garbage Storage

All garbage is to be stored inside the home or within a garbage enclosure, except for on the day of pick-up commencing 12 hours prior.

Panels, Meters, and Air Conditioning Units

All panels, meters and air conditioning units must be clearly identified on the plans and should not be visible from the street. It is preferred that they are located in an enclosed space. If they are not able to be enclosed, they are to be screened from view either by the use of an architectural feature or through landscaping treatment.

Smaller solar panels with the latest solar panel technology will be considered in Design Review.

Grading and Drainage

RedTail Rise is engineered to provide drainage for each lot without the need for further grading. With careful design, all homes can be placed without significant alteration to the natural landscape. Slope-adaptive design, like stepped foundations, create dynamic interior spaces and limit site disturbance. This applies to decks and patios too. Terraced outdoor spaces should step with the natural grade.

Grading, where necessary, should be primarily limited to the Site Development Envelope and any grade outside this envelope should remain intact. Where grading is used, no slope should exceed 3:1. Where possible, grading should divert runoff water to benefit vegetation. Grading must be in accordance with the stormwater plan. Applicants must supply a grading/drainage plan at the time of application.

All retaining walls must be designed to tie into the character of the residence. Masonry retaining walls and landscape boulders are encouraged. Concrete retaining walls are permitted when utilizing board-form or decorative surfaces.



LANDSCAPE GUIDELINES

Outdoor features enhance a residential property and create a pleasant transition between natural and man-made environments.

These features can also make the outdoors more enjoyable by enhancing views, catching the sun's warmth or providing shelter from the wind.

Site Features and Fixtures

Site features may include: courtyards, terraces and decks - privacy walls and fencing - Arbors and trellises - sport courts, swimming pools and/or spas - play structures - barbeque areas

These elements should be considered at the preliminary design phase. To create the charm of traditional country homes, features and fixtures should respond to landforms and natural conditions and must be integrated into the site design as a whole. When treated as an extension of the residence, they will appear to have grown together with the house to become a natural feature.

Ground level terraces or patios are preferable to large, above-ground decks. Decks above grade should be kept to a minimum and should not appear to be tacked on as an afterthought. They must be framed with substantial timbers, stone, or brick columns.

The design of front courtyards can extend the living areas of the home and should be designed with the same attention to detail as the home itself. An entry gate to the front courtyard is allowed. Gates at driveway approaches and property lines are not allowed.

Vegetation and Landscaping

Landscaping enhances the area's natural beauty. As such, artificial hard landscaping such as concrete or asphalt paving should be limited. Consider stone pathways, which have a much more natural appeal.

Vegetation and plant materials offer a rich array of colours and shapes. Appropriate plant material enhances architecture, defines spaces, frames views and integrates structures to the site. Be sure to include function in the design process. For example, deciduous trees provide shade in summer, while letting the sunshine in during the winter when the leaves are gone. Evergreen trees and shrubs screen undesirable views and provide excellent windbreaks.



Lots that back onto the natural spaces should purposefully ensure a transition to the natural vegetation at the back of the property. Native plant cover on site should be carefully preserved. All home sites in Phase 1 of RedTail Rise are encouraged to target 25% of the lot area covered in natural landscaping. This percentage will be evaluated at the discretion of the Design Review Committee.

Place plants to enhance continuity between indoor and outdoor spaces by creating outdoor rooms or framing views, taking care not to block other homeowners' views. Cluster plants in groupings, avoiding an individual planting or a straight row of plants.

Be sure the plant material is native to the region. In addition to helping to preserve the area's natural character, native species are hardier and tend to need less care. Planting species that are not native to our prairie setting will be discouraged; rehabilitating and re-establishing natural prairie grasses in open spaces and retained areas is an attractive option.

Native Trees and Shrubs

Tree Common Names

White Spruce - Colorado Spruce - Lodgepole Pine - Common Juniper - Creeping Juniper - Savin Juniper Rocky Mountain Juniper - Dwarf Mugo Pine – Mugo Pine

River Birch - Paper Birch - Balsam Poplar Brooks - #6 Poplar Plains Cottonwood - Trembling Aspen – Pin Cherry Chokecherry

Shrub Common Names

Saskatoon - Bearberry - Red Osier - Dogwood - Wolf Willow - Labrador Tea - Twinberry Honeysuckle - Shrubby Cinquefoil - Pin Cherry - Alpine Currant - Wild Black Currant - Wild Gooseberry - Prickly Rose

Common Wild Rose - Wild Red Raspberry – Dewberry - Beaked Willow - Pussy Willow - Sandbar Willow

Smooth Willow - Russet Buffaloberry - Snowberry - Buckbrush

Ornamental Trees

For lots where a more ornamental and manicured character is appropriate, the following species of deciduous trees could be considered.

Common Name

Manitoba Maple - Fleshy Hawthorne - Fallgold Black Ash - Green Ash - Makamik Crabapple - Strathmore Flowering Crabapple - Mayday Tree - Chokecherry



ARCHITECTURAL REVIEW PROCESS

Architectural approval submissions are reviewed weekly. Plans will be reviewed at three different stages of the design process to ensure everyone involved is in keeping with the direction of the community.

The Developer of RedTail Rise desires to have a collaborative and mutually beneficial process for the design of beautiful homes. However, the Developers' Architectural Review Committee bears sole responsibility for the architectural character of the community as a whole. As such, we encourage strong and purposeful communication throughout the process to ensure that all design efforts produce fruitful results and mitigate unnecessary re-design efforts.

Conceptual Design Review

At this stage, conceptual drawings should be submitted for review in order to provide the Committee with a sense of direction the new home will take. Hand-drawn sketches will be permitted at this stage, provided they are to scale and legible. A Concept Design Review Submission consists of THREE COPIES of the following:

- Completed Conceptual Design Review Form
- Conceptual Site/Landscape Plan with the information listed on the application form
- Proposed grading with drainage plan and top of subfloor elevation
- Conceptual floor plans of all levels
- Conceptual elevations of all four sides
- Perspective sketch of the front facade

Once approved, you may move on to the final design stage. Take time to refine your drawings, taking into account the comments from the Design Review Committee.



Final Design Review

At this stage, the drawings should be thought through in detail. Digital drawings are required for this stage of the process. A Final Design Review submission consists of the following:

- Completed Final Design Review Form
- Finalized Site Plan with the information listed on the application form
- Finalized grading with drainage plan and top of subfloor elevation
- Proposed Landscaping Plan
- Finalized floor plans of all levels, including the Basement
- Detailed elevations of all four sides
- Revised perspective sketch

Submissions that need to be reviewed more than two times, at any single design stage, will be subject to further fees due to the extensive review time required and a failure to comply with these Guidelines.

Working Drawings Review

With the Design Review Committee's approval of the final design of your home, the design process is now complete. Now your designer will provide construction documents (working drawings) and specifications to build your home. Once this is complete, these documents must be submitted to ensure no changes have been made to the design of your home. Once this has been verified, a grade slip will be issued to allow the construction of your home to begin. Required information for the Working Drawings Review includes FOUR COPIES of the following:

- Completed Working Drawings Review Form
- Final Site Plan noting the information listed on the application form
- Complete set of working drawings, including specifications
- \$15,000.00 Construction Compliance deposit (payable to Rempel Homes)
- \$5,000.00 Landscape Compliance deposit (payable to RedTail Development Corp)
- Builder's Certificate of Insurance
- Completed Exterior Materials and Colours Form



Grade Slip / Building Permit

Once the working drawings have been reviewed and approved, a grade slip will be issued to your Builder. The Builder will be required to submit the appropriate documentation to the municipality to obtain a building permit. Officials will check for compliance against the Alberta Building Code and all municipal regulations.

McDowell & Associates role is to advise the Developer of conformance to these Guidelines only. Any further revisions required based on requirements of the Approving Authority are the sole responsibility of the homeowner and builder.

Final Inspection

Upon receipt of your Municipal Occupancy Inspection, you may apply for the release of your Construction Compliance and/or Landscape Compliance deposit.

Full conformance of your approved Working Drawings Approved details is required for release of funds. Any deviations from the approved drawings will be reviewed on a case-by-case basis and will be subject to review fees.



CONCEPTUAL DESIGN REVIEW FORM

Date: _____

Owner: _____ Address: _____ Phone: _____
Architect/Designer: _____ Address: _____ Phone: _____
Builder: _____ Address: _____ Phone: _____
Lot: _____

For the Design Review Committee to fully review this application, all of the following must be included:

- Conceptual Site/Landscape Plan showing property lines, setbacks, all proposed buildings, driveway, walks, patios, decks, any proposed retaining and any outdoor features and existing vegetation. Site plan to include grades of lot four corner points, center grade and contour of elevations.
- Proposed grading with drainage plan and top of subfloor elevation.
- Conceptual floor plans of all levels.
- Conceptual elevations of all four sides.
- Perspective Sketch of the front façade (if requested by the Design Review Committee, additional perspective sketches may be required).

Plans should be submitted digitally in pdf format, sized to print to scale on 11x17 paper.

Submitted By: _____ Submittal Date: _____

Meeting Date: _____

Additional Comments: _____



FINAL DESIGN REVIEW FORM

Date: _____

Owner: _____ Address: _____ Phone: _____

Architect/Designer: _____ Address: _____ Phone: _____

Builder: _____ Address: _____ Phone: _____

Lot: _____

For the Design Review Committee to fully review this application, all of the following must be included:

- Finalized Site Plan at 1:200 showing property lines, setbacks, all proposed buildings, driveway, walks, patios, decks, any proposed retaining and any outdoor features and existing vegetation. Site plan to include grades of lot four corner points, center grade and contour of elevations.
- Finalized grading with drainage plan and top of sub floor elevation.
- Proposed Landscaping Plan.
- Finalized floor plans of all levels.
- Detailed elevations of all four sides with full notations.
- Revised perspective sketch(es).
- Completed Exterior Colours and Materials Form with 8½"x11" colour board.

Plans should be submitted both digitally to the Developer, as well as one 3/16" scale printed set.

Submitted By: _____ Submittal Date: _____

Meeting Date: _____

Additional Comments: _____



WORKING DRAWING REVIEW FORM

Date: _____

Owner: _____ Address: _____ Phone: _____

Architect/Designer: _____ Address: _____ Phone: _____

Builder: _____ Address: _____ Phone: _____

Lot: _____

For the Design Review Committee to fully review this application, all of the following must be included:

- Final Site Plan showing all final grading, spot elevations at building corner points proposed top of footing and top of joist elevations (PDF Format)
- Complete set of working drawings, including specifications (PDF format – 3/16" scale)
- Plans should indicate any/all revisions made during to the first two stages of Design Review; all finish materials and the height calculations on all four sides.
- \$15,000.00 Construction Compliance deposit (payable to Rempel Homes)
- \$5,000.00 Landscape Compliance deposit (payable to RedTail Development Corp)
- Builder's Certificate of Insurance.
- Finalized Exterior Materials and Colours Form.

Submitted By: _____ Submittal Date: _____

APPROVED Date: _____

Additional Comments: _____



EXTERIOR MATERIALS AND COLOURS FORM

Exterior colours selected should reflect the chosen home style and be historically appropriate. Exact duplication of house colours will not be permitted.

Submittal Date: _____ Submitted By: _____
 Owner: _____ Address: _____ Phone: _____
 Architect/Designer: _____ Address: _____ Phone: _____
 Builder: _____ Address: _____ Phone: _____
 Lot: _____

CATEGORY	MATERIAL MANUFACTURER	SELECTED COLOUR
Roofing	_____	_____
Fascia / Soffit / Rainware	_____	_____
Fascia at Exposed Ends	_____	_____
Primary Walls	_____	_____
Secondary Walls	_____	_____
Corner Boards	_____	_____
Trim	_____	_____
Louvres / Knee Braces	_____	_____
Decorative Items	_____	_____
Masonry	_____	_____
Front Door	_____	_____
Garage Door(s)	_____	_____
Other Doors	_____	_____
Windows	_____	_____
Window Grilles	_____	_____
Window Trim	_____	_____
Front Entry Landing	_____	_____
Front Entry Railing	_____	_____
Front Entry Columns	_____	_____
Rear Deck / Patio	_____	_____
Rear Deck Railing	_____	_____
Rear Deck Columns	_____	_____
Rear Deck Columns (cap)	_____	_____
Other	_____	_____

APPROVAL Date: _____ APPROVED By: _____