



CARRAIG RIDGE DESIGN GUIDELINES - 2016

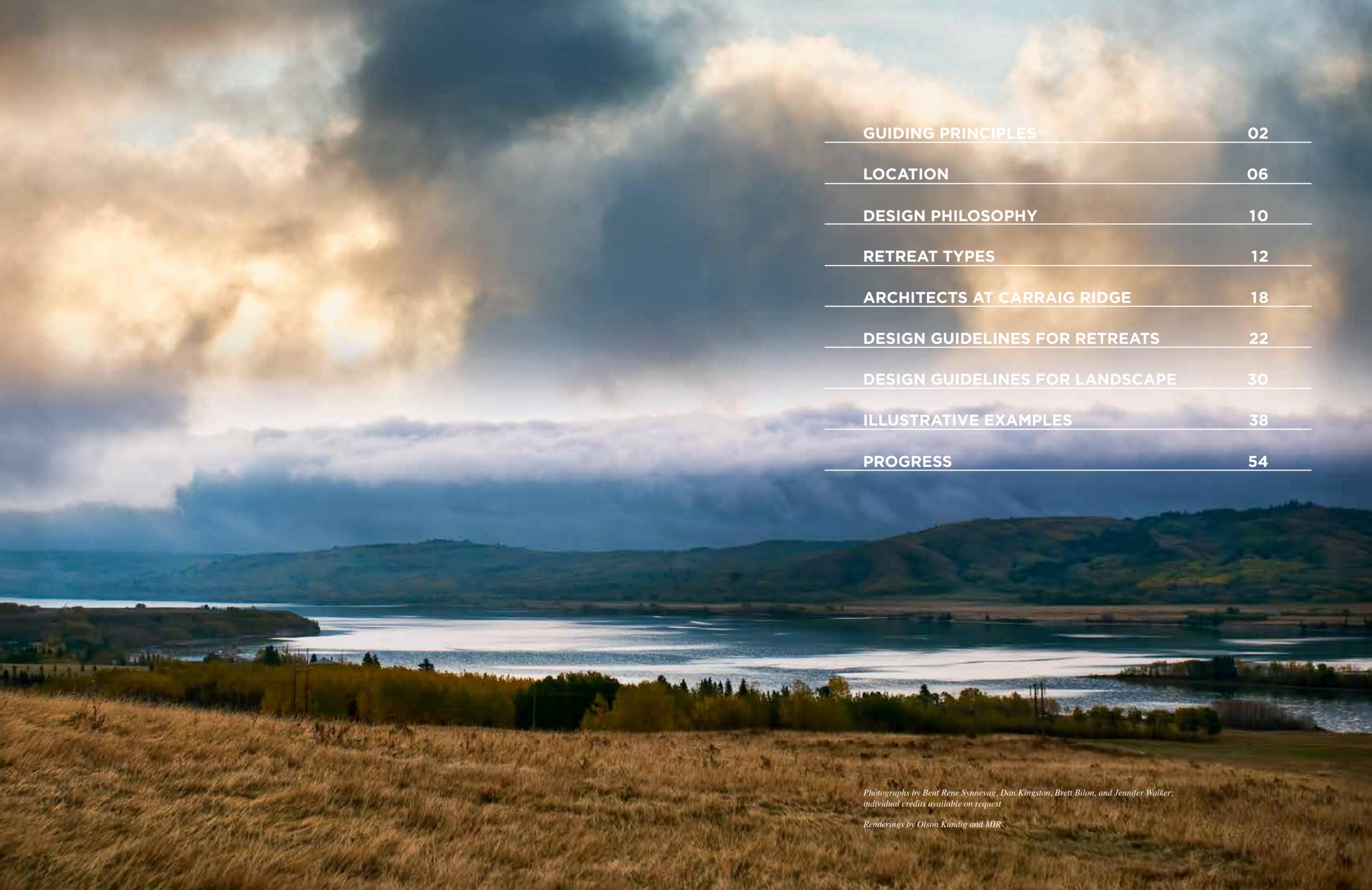


DESIGN GUIDELINES

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CARRAIG RIDGE



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*Photographs by Bent Rene Synnevag, Dan Kingston, Brett Bilon, and Jennifer Walker;
individual credits available on request*

Renderings by Olson Kundig and MIR

GUIDING PRINCIPLES

NATURE IS LUXURY

Carraig Ridge is an innovative rural community set on 660 acres of pristine landscape in the foothills of Alberta's Rocky Mountains. The community is an escape from the demands of daily life in the city. Each of the 44 homes is meant to be a rural Retreat, focused on engaging views, both near and far, to bring the surrounding landscape into the house. Every lot within the community features unique moments that inspire the design of the Retreat, allowing residents to enjoy both stunning panoramic views and the immediate natural context of the site. It is this juxtaposition of scales and distances that immerses each owner in his or her environment.

Carraig Ridge is a constant place. It exists to maintain and improve the rural character and natural integrity of its surroundings. By concentrating the homes of Carraig Ridge into small groups of a few homes, more land remains in its natural state for the enjoyment of all who live there. For each lot sold, many more acres of pristine land will be permanently protected under conservation easement, ensuring that they will never be developed.



A FULLY-SUPPORTED COMMUNITY

Each of the 44 Retreats is positioned on lots of one to five acres to capture stunning panoramic views. Thoughtful planning and community design ensures that every home will enjoy privacy and solitude, without losing a sense of community. While each Retreat is secluded and discreet, Carraig Ridge also provides plentiful gathering spots for residents to enjoy the company of their neighbours. Pierre's Place is a quiet picnic spot right on the Ghost River, where you can wade in and enjoy the cool, glacial water on a warm summer's day. The Fireplace Pavilion, designed by Young Projects of Brooklyn, NY, sits on the shore of peaceful Anna Lake, the perfect place to warm your hands during an afternoon of skating or to enjoy s'mores with friends and family on a summer night.

Carraig Ridge is planned as a problem-free approach to country living. Residents will enjoy all of the benefits of owning a home in a beautiful, natural environment, but with none of the hassles. Roads, water, wastewater, electricity and other infrastructure are established and maintained for you. Through the Home Owners' Association, you'll have guaranteed road maintenance and snow plowing, general landscape maintenance, and an on-site property manager to take care of any issues that may arise. Concierge services will also be available, providing help with catering, cleaning, transportation, home maintenance, access to guest residences, and pre-stay house warm ups. When you leave your Retreat, you have the peace of mind that your home will be secure and maintained in your absence, be it for a day, a week, or a year.

LASTING VALUE

Decades from now, Carraig Ridge will be regarded as a model of integrated conservation and development, superior design, and community experience. It is built to last for generations, with architecture and craftsmanship that will be admired now and in the future and ensures enduring value.

Rather than stylistic goals, design within the community produces timeless, long-lasting structures that will be legacies for their owners by focusing on harmony with the surroundings, material quality, and simplicity. Carraig Ridge is one-of-a-kind.



LOCATION

Banff

Established in 1885 in the Rocky Mountains, Banff is Canada's oldest National Park and one of the world's most visited. The area is renowned for its boundless wealth of outdoor activities, including downhill and cross-country skiing, rock and ice climbing, camping, hiking, hot springs, and golfing. The town of Banff is also a terrific place to find sumptuous meals, luxurious spas, and charming shops- the perfect place for a day out from your country retreat.

50 min.

Canmore

Canmore is located on the fringes of Kananaskis Country, an enormous park system at the foot of the Rockies. This endearing mountain town offers excellent dining, recreational and leisure opportunities, along with quality health care services. The Canmore Nordic Centre, which served as a competitive venue during the 1988 Winter Olympic Games, is a huge draw for amateur and professional cross-country skiers.

40 min.

Carraig Ridge

Carraig Ridge is accessed via the 1A Highway, adjacent to Ghost Lake. It is conveniently located mid-way between the City of Calgary and the Town of Banff, less than an hour's drive from the Calgary Airport and even closer to the gates of the national park. Just minutes away, the glacier-fed Ghost Lake is an excellent venue for boating, canoeing, fishing, and kayaking. Winter on the Lake offers its own activities, when you can find many partaking in ice fishing and ice sailing.

Cochrane

This small town of 20,000 offers all the modern necessities just a short drive away from the Carraig Ridge Retreats. Whether you want to make a quick trip to the grocery store or catch a movie, Cochrane offers you the amenities of a city without needing to live in one.

20 min.

Calgary

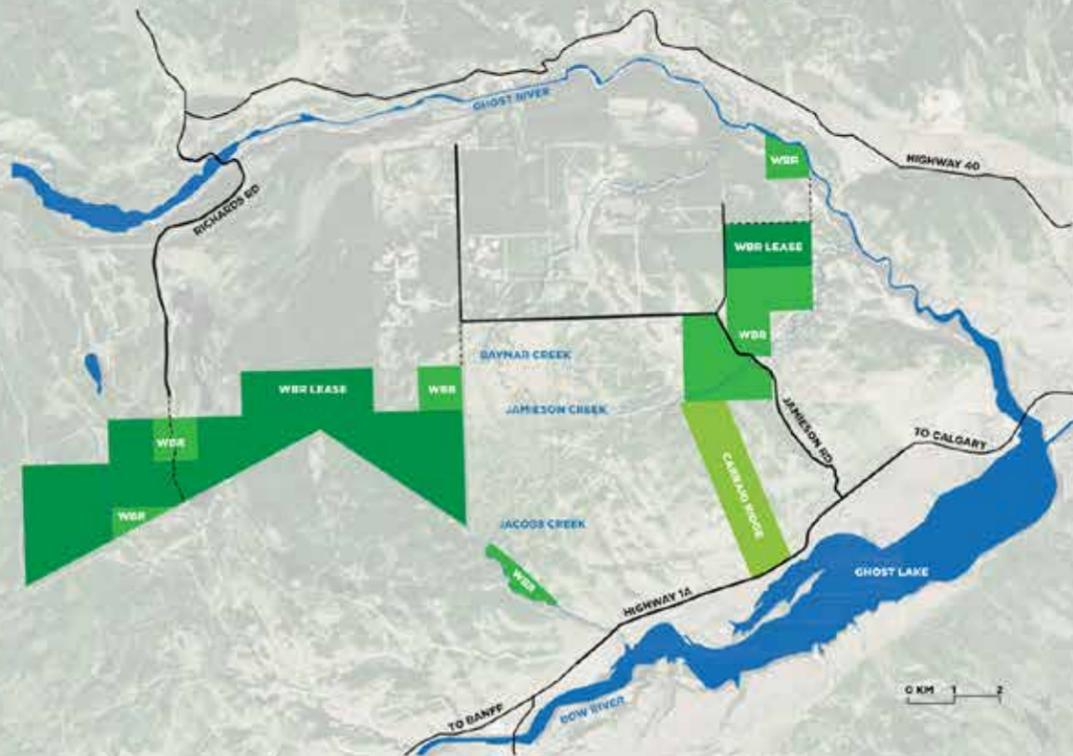
Calgary has been recognized as one of the best places on the planet to visit by The New York Times and Britain's The Guardian newspaper. The city is a mecca for entrepreneurs, educators, adventurers and urban cowboys and boasts a thriving arts and theatre scene.

50 min.

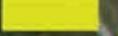
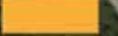
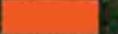
LIVE IN YOUR OWN PRIVATE PARK

The primary amenity offered by Carraig Ridge is immediate access to an unspoiled, peaceful landscape. Located on the north side of the Bow River valley, the community boasts spectacular views of Ghost Lake to the south and the Rocky Mountains to the west. Beyond the borders of the Community, residents have access to recreational opportunities on thousands of acres of undeveloped land, including dozens of kilometers of privately managed trails.

The Carraig Ridge Area Structure Plan, as approved by the Municipal District of Bighorn, permits the concentration of development on lots less than five acres, rather than the minimum 40 acres per subdivision normally required in this area of the countryside. This allows the remaining 500 acres of Carraig Ridge to be shared by the community and left whole and untouched. These 500 acres, as well as 1,500 acres of land privately held by Wild Buffalo Ranching to the north and west of the community, are protected from future development by conservation easement, meaning these 44 Retreats will be the only homes ever placed in Carraig Ridge.



881 m / 0.54 miles

PHASE 1: 
PHASE 2: 
PHASE 3: 

Residents own the lot on which their home is located as well as an equal share of the remaining 500+ acres of private land, accessible only to Carraig Ridge residents. A network of foot paths traverses the community with minimalist interventions, all designed to enhance the sense of connection to the land. Carraig Ridge residents also have exclusive access to many additional kilometers of paths, trails and amenities on the adjoining Wild Buffalo Ranch.

3.467 m / 2.15 miles

3.076 m / 1.91 miles

826 m / .51 mile

DESIGN PHILOSOPHY

CONTEXT-BASED DESIGN

Carraig Ridge was conceived to support the environment, rather than dominate it. The Retreats at Carraig Ridge must adhere to this same essential principle. Refined and graceful dwellings, each inspired by the specific terrain of its lot, allow a balance between habitation and preservation. Within the broad context of contemporary style, designs should focus on creating a harmonious relationship between Retreat and landscape.

MINIMAL LIVING

The Master Plan for Carraig Ridge fosters a tranquil rural lifestyle. The design for each individual Retreat should follow the same ideal, and be rooted in simplicity and connection to the surrounding landscape. Each house will be designed to make the minimum impact on the environment both during construction and as it functions as a home. Carraig Ridge is a place to build what you need, not what you can.



100 YEAR DESIGNS

Carraig Ridge is proof that careful planning and meticulous execution produce a beautiful and lasting result. Retreats are designed based on principles of simplicity, functionality, superior craftsmanship and rich materiality, and each decision is rooted in thoughtful consideration of sustainability, adaptability, and environmental strategies.

Carraig Ridge Retreats are timeless and durable. Just as the pristine landscape that surrounds them, these homes will be here for the next hundred years. Skillful craft, the highest quality materials, and the latest technology will ensure the existing landscape is preserved and celebrated, providing a permanent retreat for future generations.

EXCEPTIONAL ARCHITECTURE

The vision for each Retreat at Carraig Ridge is to incorporate history and nature into an innovative, contemporary and original design. Above all, we hope to create spaces that are unique, luxurious, appropriate and beautiful. Pursuing this goal ensures that each Retreat enhances the value of its neighbours and the community as a whole.

RETREAT TYPES

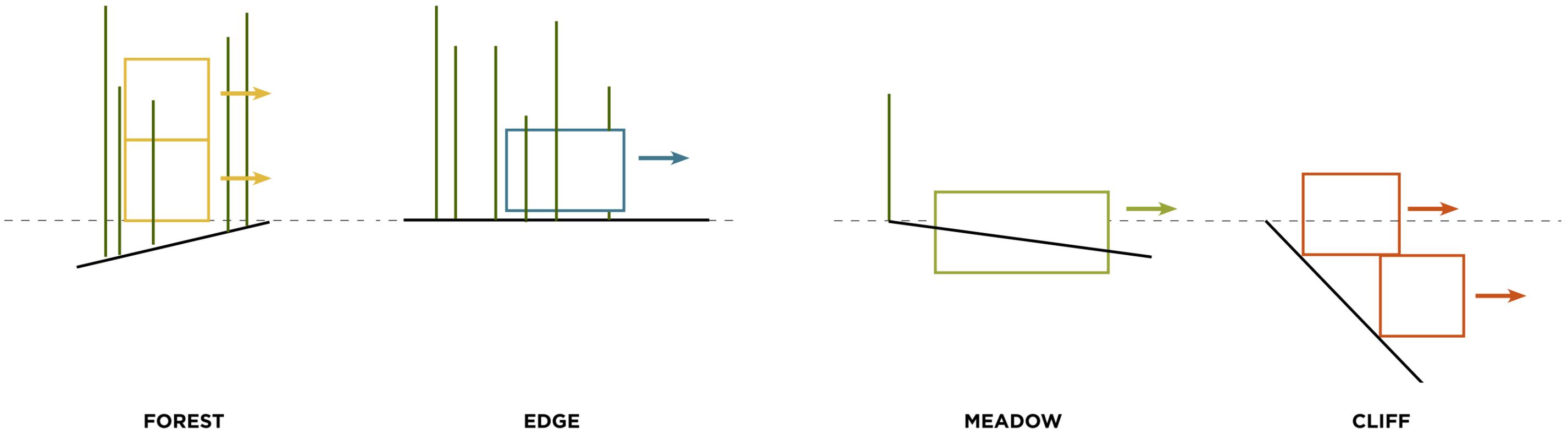
Four Retreat categories have been identified to develop strategies for designing houses that engage their immediate topography and landscape, and to take advantage of the exceptional Rocky Mountain and Ghost Lake vistas without interfering with primary views from neighbouring lots.

These considerations are critical to creating a balance between the sense of solitude within each individual Retreat and a subtle feeling of community when considered together.

Each lot type takes into consideration the unique opportunities of its site to develop massing, siting and materials that are harmonious with and sensitive to its surroundings.

Each Retreat must follow the maximum area, height and storey requirements set out below. The height of a Retreat is measured vertically from existing grade to the top of the roof at that point, and at no point may the Retreat exceed the maximum height stated. A storey is defined as a reasonable and logical distance between two floors or between the floor and ceiling. Floor to ceiling heights typically range from 9' to 12'. An excessively tall storey that negatively impacts neighbors and the community is not permitted.

There are dominant views that are shared by all members of the Carraig Ridge community. Retreats and other site improvements must be designed so as not to disturb these important view corridors. Adhering to the Retreat Type designated for each lot ensures that all structures and landscaping are minimally intrusive both to the environment and neighbours' views.



FOREST
 Maximum Height: 12m/39'4"
 Number of Stories: 2 or 3
 Maximum Interior Area: 300m²/3200sqft

EDGE
 Maximum Height: 5m/16'6"
 Number of Stories: 1
 Maximum Interior Area: 230m²/2500sqft

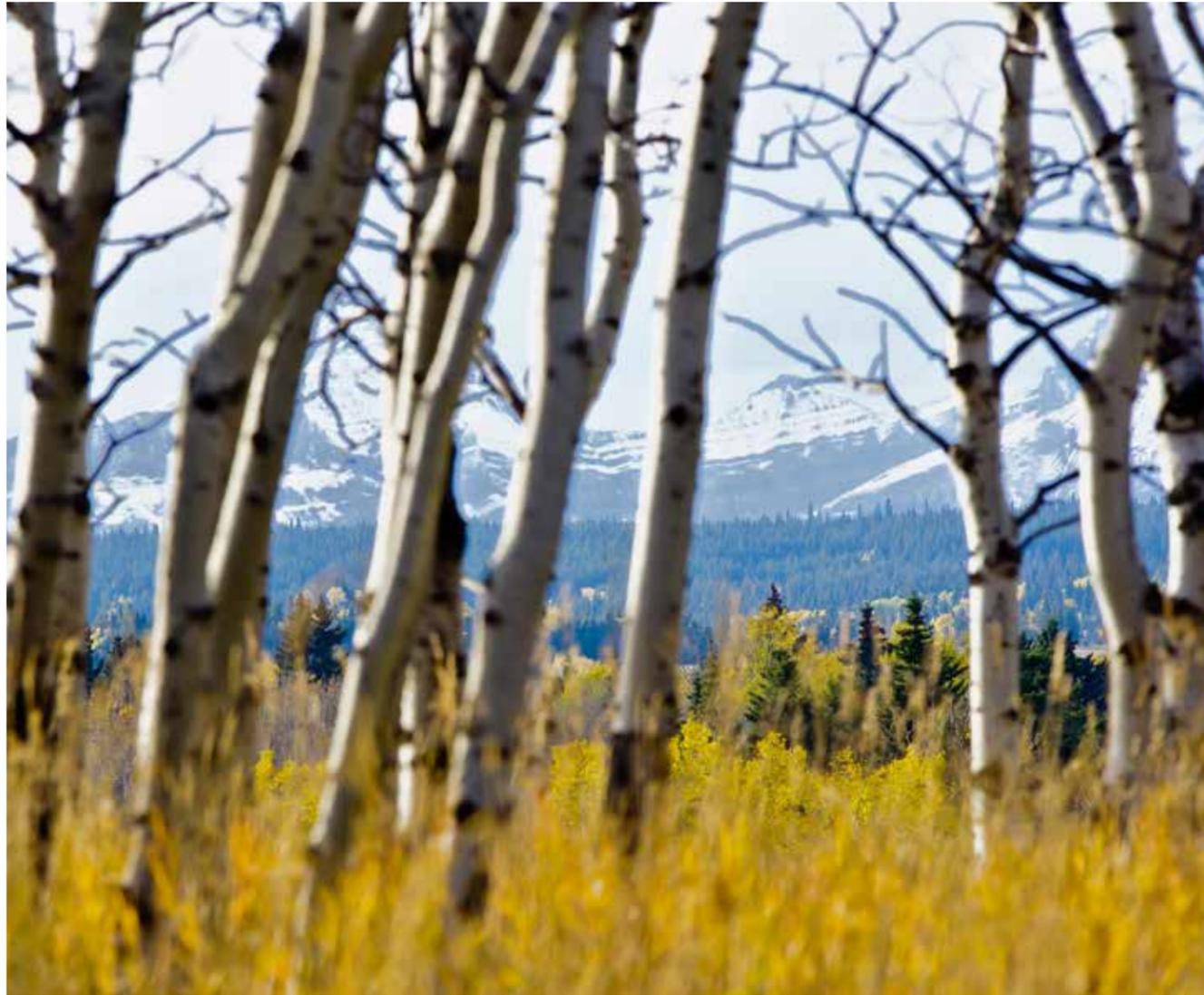
MEADOW
 Maximum Height: 3m/9'8" at back, 4.5m/14'9" at front
 Number of Stories: 1
 Maximum Interior Area: 230m²/2500sqft

CLIFF
 Maximum Height: 7m/22'9"
 Number of Stories: 2 or 3
 Maximum Interior Area: 300m²/3200sqft

FOREST RETREATS

Set within the trees at the peaks of Carraig Ridge's hills, Forest Retreats feature dense groves of aspen interspersed with tall spruce and fir trees.

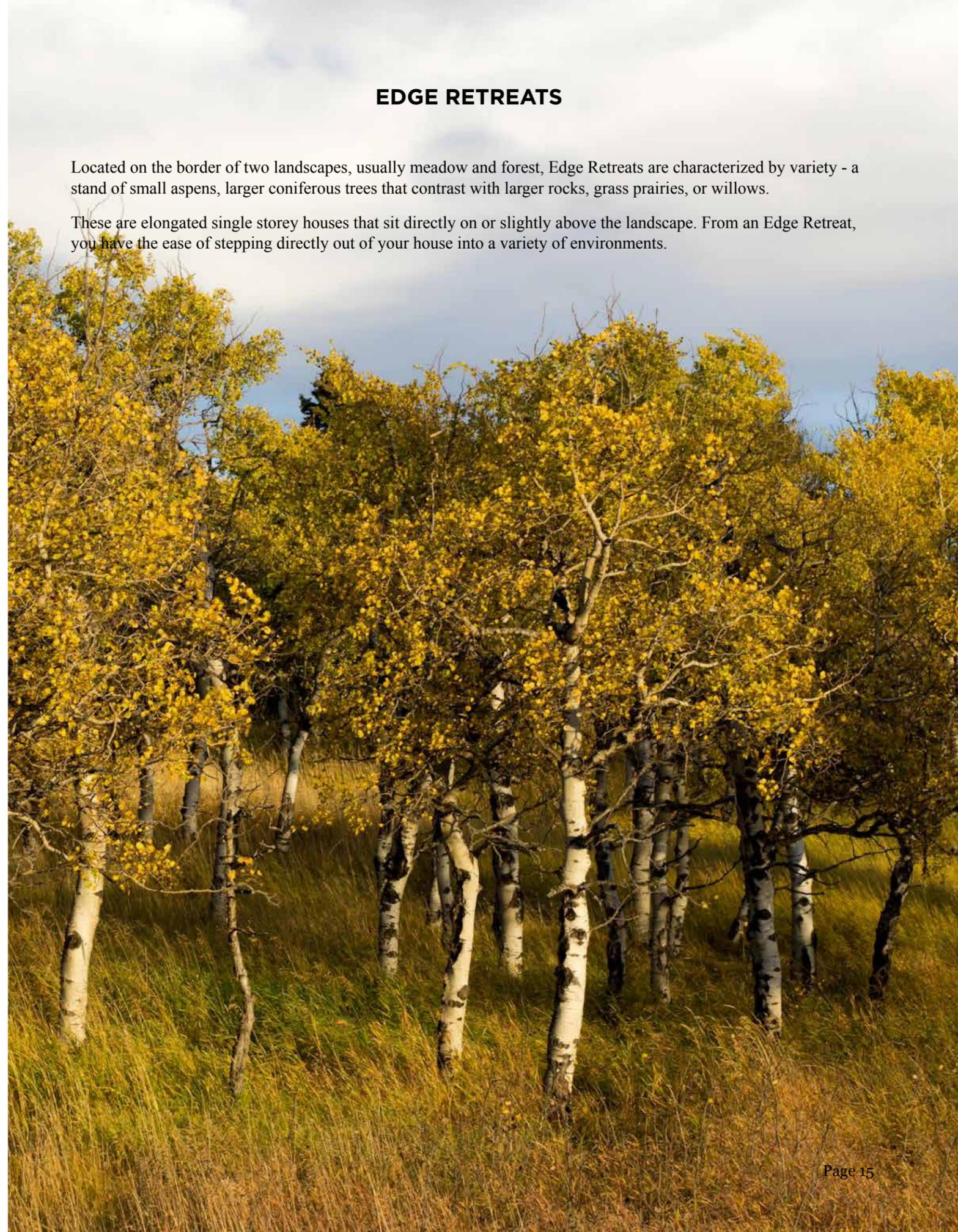
The surrounding forest provides a visual screen for the Retreat, allowing it to grow vertically to two or three stories without disturbing its neighbours or sacrificing privacy. With living areas raised up above the ground, breathtaking views unseen elsewhere on the property are captured through the treetops.



EDGE RETREATS

Located on the border of two landscapes, usually meadow and forest, Edge Retreats are characterized by variety - a stand of small aspens, larger coniferous trees that contrast with larger rocks, grass prairies, or willows.

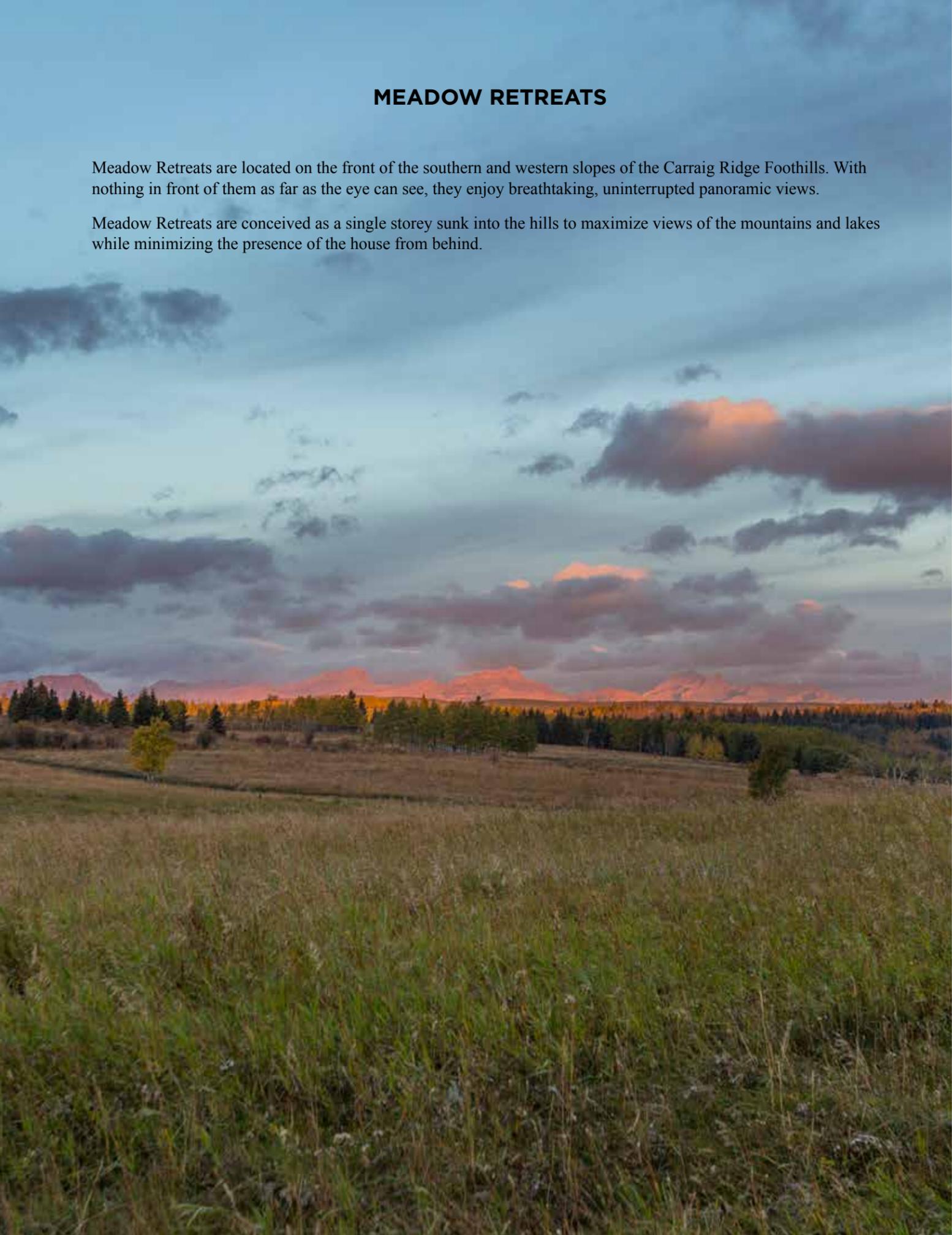
These are elongated single storey houses that sit directly on or slightly above the landscape. From an Edge Retreat, you have the ease of stepping directly out of your house into a variety of environments.



MEADOW RETREATS

Meadow Retreats are located on the front of the southern and western slopes of the Carraig Ridge Foothills. With nothing in front of them as far as the eye can see, they enjoy breathtaking, uninterrupted panoramic views.

Meadow Retreats are conceived as a single storey sunk into the hills to maximize views of the mountains and lakes while minimizing the presence of the house from behind.



CLIFF RETREATS

Set over the brow of the hill, each Cliff Retreat has an uninterrupted view to the mountains. Majestic vistas to the south and west are complemented by intimate views to the east of the sandstone outcroppings for which Carraig Ridge is named.

To negotiate challenging topography, Cliff Retreats are entered from the high point behind the house, and then step down the landscape. Nearly invisible from the road or neighbouring lots, these Retreats offer the ultimate in privacy and seclusion.



ARCHITECTS AT CARRAIG RIDGE



The first house at Carraig Ridge, Rock House, was designed by James Cutler of Cutler Anderson Architects.

Carraig Ridge has commissioned three architects to design a total of 10 other Retreats for Carraig Ridge - Saunders Architecture (Bergen, Norway); Young Projects (Brooklyn, New York); and Olson Kundig (Seattle, Washington). Their bodies of work embody the design philosophy of Carraig Ridge, and these architects are currently approved to work on further commissions.

SAUNDERS ARCHITECTURE

Bringing together dynamic building and material experimentation with traditional methods of craft, Bergen-based Saunders Architecture has worked on cultural and residential projects right across Norway, as well as England, Denmark, Italy, Sweden and Canada.

Led by a strong contemporary design sensibility, the studio believes that architecture must play an important role in creating place, using form, materials and texture to help evoke and shape memory and human interaction. The office operates within existing natural as well as man-made contexts, with examples ranging from an award nominated dramatic viewpoint structure set amidst a rich protected landscape to several new-build houses within more traditional suburban settings.

Saunders Architecture was founded by the Canadian architect Todd Saunders in 1998. Saunders has lived and worked in Bergen since 1996, following his studies at the Nova Scotia College of Art and Design in Halifax and McGill University in Montreal. He continues to combine teaching with practice and has been a part-time teacher at the Bergen Architecture School since 2001. Saunders has lectured and taught at schools in Norway, Scandinavia, the UK and Canada and was a visiting professor at The University of Quebec in Montreal and Cornell University in the USA.





OLSON KUNDIG

Olson Kundig is a Seattle-based design practice founded on the ideas that buildings can serve as a bridge between nature, culture and people, and that inspiring surroundings have a positive effect on people's lives. Led by five owners, the firm's work can be found across the globe, with projects as wide ranging as huts to high rises, homes—often for art collectors—to academic, cultural and civic projects, museums and exhibition design, places of worship, creative production, urban design and interior design.

Tom Kundig is one of the most recognized architects in North America. He has received some of the nation's highest design awards, including a National Design Award in Architecture Design from the Smithsonian's Cooper-Hewitt, an Academy Award in Architecture from the American Academy of Arts and Letters and a total of 37 American Institute of Architects awards. In 2011, he was included in The Wallpaper* 150, Wallpaper* Magazine's list of the 150 people who have most influenced, inspired and improved the way we live, work and travel over the last 15 years. In 2012, his project, The Pierre, was named Best of Competition by the International Interior Design Association's Interior Design Awards. In 2011, Princeton Architectural Press released Tom Kundig: Houses 2, the follow up to the 2006 book, Tom Kundig Houses, one of the Press's bestselling architecture books of all time.

YOUNG PROJECTS

Bryan Young founded the design studio Young Projects in New York City in 2010. The studio produces multidisciplinary work ranging from architecture and art to furniture and objects. Current projects include a 20,000 sf ground-up Retreat and Spa in the Dominican Republic, a townhouse and addition in Williamsburg, free standing houses in the Hamptons and bespoke chandeliers. Our design process is open to multiple influences and conceptual trajectories; in this sense we are generalists. Yet, there is a unique bias to the manner in which we build, revealed through the conscious manipulation of material and fabrication processes to achieve new aesthetic qualities within each project. This effort has been compiled as a series of experimental analog techniques consisting of cast aluminum, pulled plaster, bent steel, pleated wood, hammered wrought iron and layered concrete.

Young Projects received the 2013 Architectural League Prize, an Architizer A+ award for their 2014 Times Square Heart installation, an Architect's Newspaper 2015 "Best of Design" for the Gerken Residence in Tribeca and most recently, a 2016 "New Practices" award from AIA NY. Young Projects' built and conceptual projects have been widely published and exhibited.

Bryan Young received his Master of Architecture with distinction from Harvard in 2003, where he was awarded the AIA Henry Adams Medal and the Thesis Prize. He received his Bachelor of Arts with highest honors from UC Berkeley in 1997. He has taught graduate level architecture design studios and seminars continuously since 2009 at several universities including MIT, Columbia, Parsons and Syracuse. Prior to establishing his studio, Young was a senior associate at Allied Works Architecture; and previously worked at ARO, SOM and Peter Pfau.



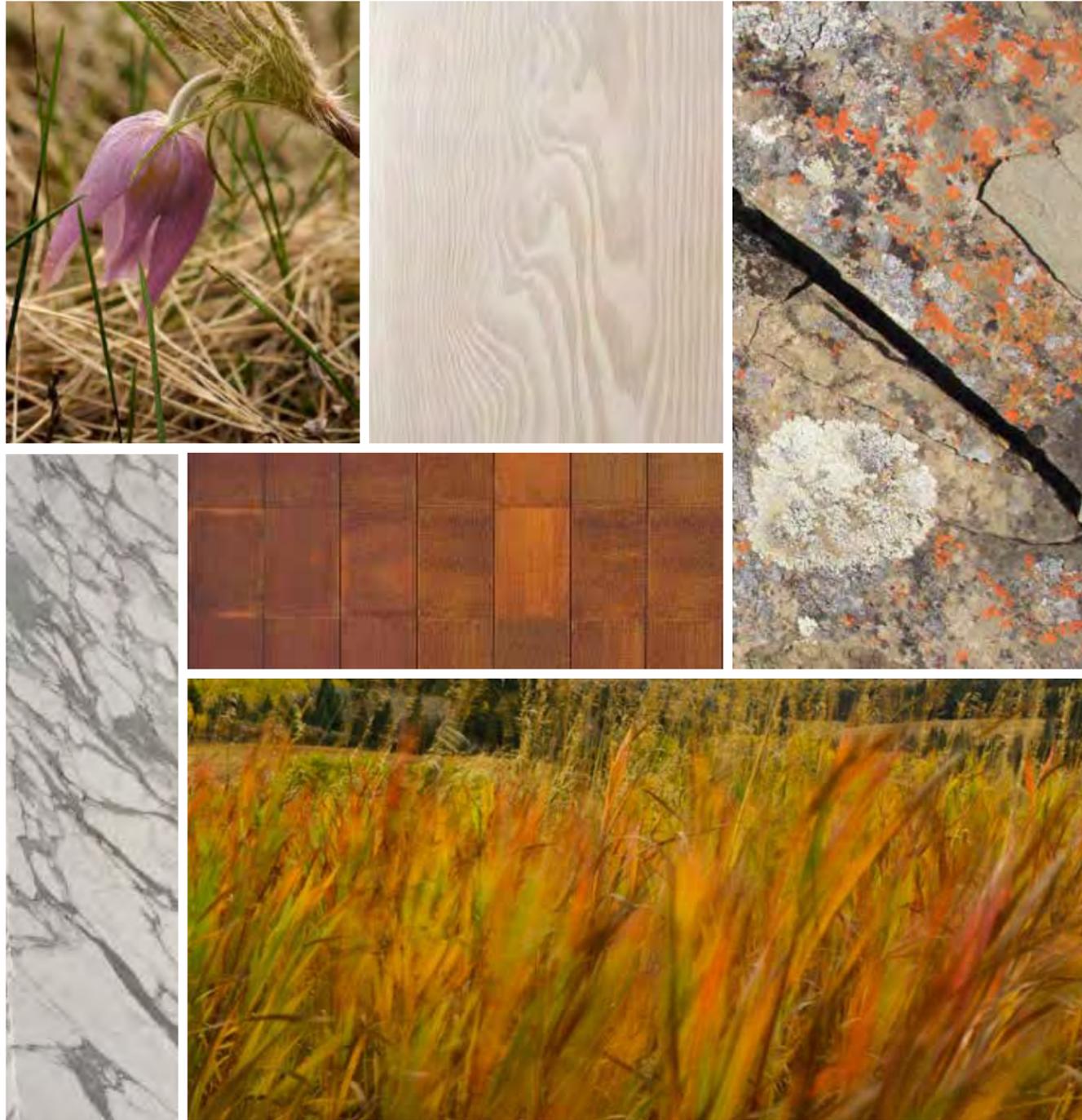
DESIGN GUIDELINES FOR RETREATS

CONTEMPORARY FORM

Carraig Ridge is committed to design excellence in materials, workmanship and aesthetics. Careful attention is necessary to create homes that go beyond curb appeal and become inspirational for their owners and timeless in their setting. The vision for Carraig Ridge is to incorporate history and nature into innovative, contemporary and original designs. The Design Guidelines are intended to facilitate the design of unique, luxurious, beautiful Retreats that are complimentary to their neighbours, sensitive to the landscape and appropriate for the environment. Each Retreat design enhances the value and experience of its neighbors and the community as a whole. Retreats must fit within the broad context of contemporary design. The design must be based on principles of simplicity, functionality, superior craftsmanship and rich materiality.

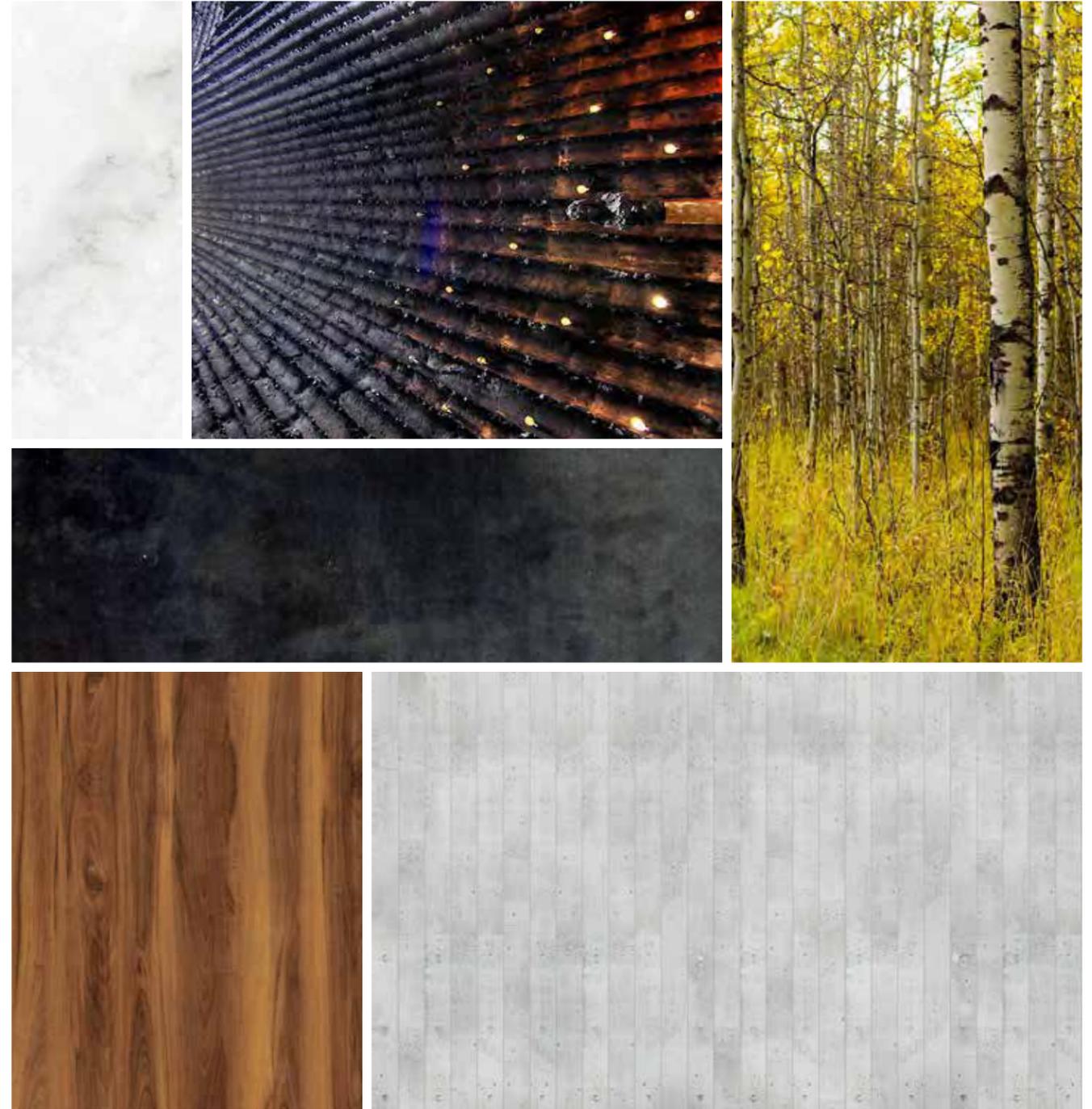
MATERIALS

Carraig Ridge is intended to last for generations with minimal impact on the landscape. Therefore, materials used throughout must be sustainable, durable and appropriate to the local environment. This is a purposely broad definition of acceptable construction materials. Concrete, metal, glass, appropriate wood species, stone, and natural fibres resonate best. Vinyl products, plastics, asphalt shingles, and similar materials are unacceptable for Retreat exteriors.



COLOUR

Neutral colour palettes inspired by the natural surroundings of the Retreat are preferred. If a material is to be painted, stained or otherwise pigmented, it may not be disruptive to the landscape and/or neighbours.



TEXTURE

Residents are encouraged to consider durable materials that wear very slowly, or wear in a way that enriches their aesthetics.

SUSTAINABILITY AND RESILIENCY

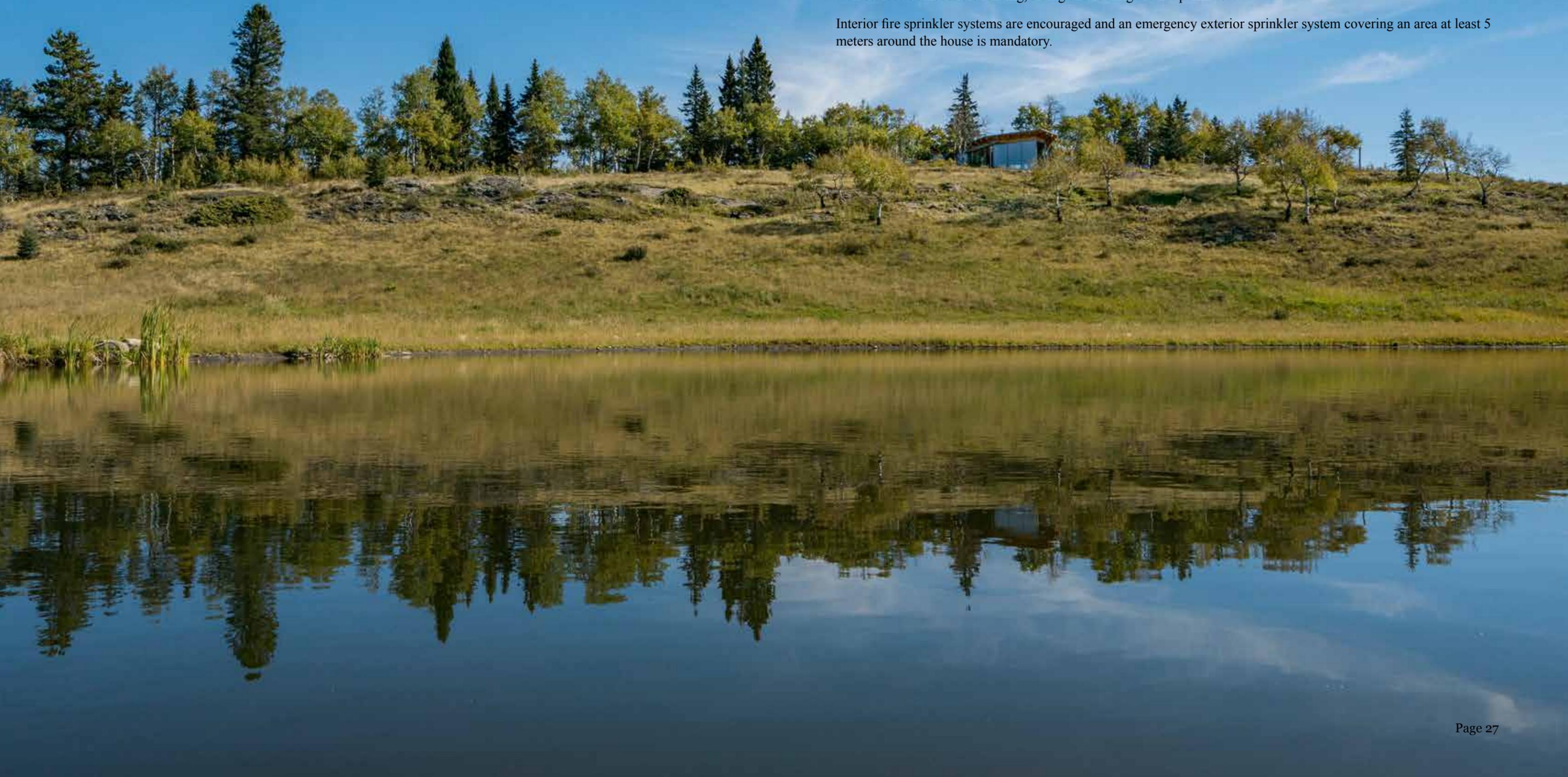
Retreats should exceed existing mandatory energy codes. Specific strategies include those offered by Passivehouse and the Green Building Council's LEED certification. More generally, Retreats must be highly insulated; well sealed; oriented for passive solar gain; allow for cross ventilation to eliminate the need for air conditioning; use plumbing fixtures that minimize water usage; and reduce electrical needs through adequate daylighting, low energy light fixtures like LEDs, and high-efficiency appliances. The easiest way to reduce energy and water needs is to build small. Carraig Ridge expects Owners to build what they need, not what they can.

WILDFIRE PREVENTION

Wildfires are a natural part of Alberta's ecosystems, and Retreats at Carraig Ridge must be designed and built with this in mind. Therefore, fire resistant and retardant exterior materials must be used.

Roofing must be metal or otherwise be Class A, B or C rated. Likewise, exterior cladding and finished surfaces must be metal, stone, concrete or another material offering fire resistance that is also aesthetically pleasing and in keeping with the community. Windows must be tempered and, at minimum, double paned. Doors should be fire rated and well sealed. Combustible fencing, siding and roofing are not permitted.

Interior fire sprinkler systems are encouraged and an emergency exterior sprinkler system covering an area at least 5 meters around the house is mandatory.



LOT USE

Lot Line

The lot line delineates the boundary of your privately held lot at Carraig Ridge, enclosing 2-5ac of land. Usually, a lot line is the boundary between private land and common land, but in some cases two neighbouring lots will share a property line. Lots are not regularly shaped, as in a typical subdivision, but rather, follow the natural topography, vegetation and characteristics of the site, extending from an access road typically located behind the Retreat location.

Setbacks

The Retreat must be a minimum of 6m from any lot line. Any outbuilding must be a minimum of 3m from any lot line. There is a minimum 30m setback of any building from the Carraig Ridge community boundaries.

Retreat Location

For each lot at Carraig Ridge, a point has been specified as the approximate centre location for the Retreat. Retreat locations are placed to maximize important views of the Rocky Mountains while minimizing views of neighboring Retreats.

Improvement Area

The immediate area around the Retreat is known as the Improvement Area. Within this area, typically about 8,000 to 10,000 Square Feet depending on site characteristics, hardscaping, extensive landscaping and the Outbuilding is allowed.

Secondary Improvement Area

A second zone, outside of the Improvement Area, has been specified for the outbuilding location on some lots. If there is no secondary location specified on a particular lot, any outbuilding must be built within the Improvement Area.

Natural Area

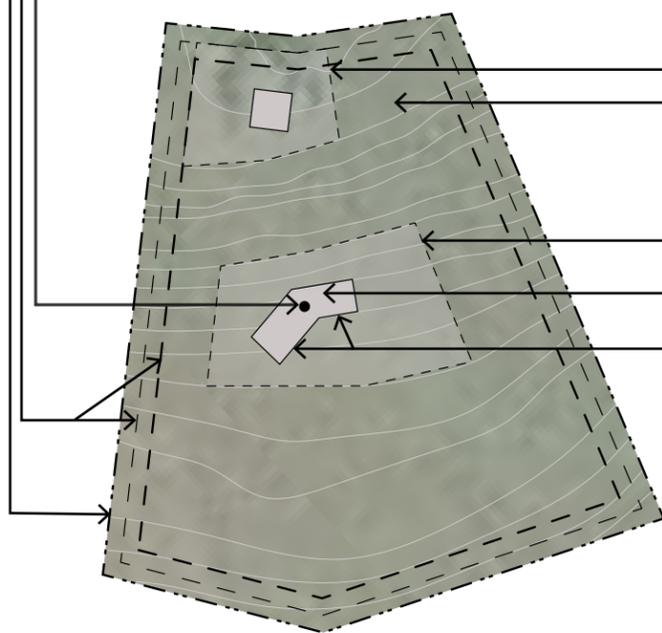
Most of the lot - any land outside the Improvement Area and, if present, Secondary Improvement Area - is designated Natural Area. The land should remain essentially untouched. Buildings, hardscaping and extensive landscaping, with the exception of driveways, are not permitted in this area. Lot perimeter fencing is not allowed.

House Size

The base maximum house size for a lot, without a variance, is 2,500 or 3,200 square feet, depending on Retreat Type. Owners are encouraged to evaluate their needs and build as small as is able to accommodate their needs in a Retreat.

Orientation

The unique topography, vegetation, views and the relationship to neighbouring lots must be carefully considered in each design. In deciding orientation and placement of the Retreat, Owners and Architects are encouraged to consider and balance needs of access and privacy; neighbours' views; vegetation, especially native grasses and significant trees; and climatic concerns, including solar orientation and prevailing wind directions.



OUTBUILDINGS

One Outbuilding is permitted on each lot. The Outbuilding must be designed to be harmonious in design with, and proportional to, the Retreat. The maximum size for any Outbuilding is 500 square feet.

Outbuilding uses can include: covered parking area, enclosed garage, enclosed storage, or sound-proof enclosure for dogs. No living area is allowed within the outbuilding.

Trash container storage areas, equipment storage areas, and outdoor work areas are to be completely enclosed as a part of the home or outbuilding. Trash and recycling containers are to be of an approved type and animal-proofed. The storage area for trash and recycling must confine odours and be easily accessible to service personnel.

BASEMENTS

To reduce site work, basements should be minimized or eliminated on some lots.

PETS

Dog runs, if needed, are to be incorporated into the design of the Retreat and the landscaping plan. Wooden fencing is not allowed, however invisible fencing is permitted. A sound proof enclosure must be incorporated into either the Retreat or Outbuilding such that a barking dog is not audible to neighbours. Under no circumstance shall a barking dog disturb neighbours or adversely affect the serenity of the community.

SERVICING

- 200 amp Electric Service
- Natural Gas
- Water: Pre-cast concrete underground storage tank, minimum 10,000 litres. Connection for filling with emergency water, serviceable from exterior of the house. Fittings and arrangement to facilitate eventual connection to community water service. See appendix.
- Wastewater: 12,000 litre pump out tank with fittings to allow pump out from property line and facilitate connection to community wastewater system. See appendix.
- Trenching must follow driveways or other paths so that the landscape is disturbed as little as possible. See "Utility Corridors and Exterior Service Areas" in Design Guidelines for the Landscape.
- Primary Heating: In-floor radiant heating is strongly encouraged.
- Garbage and Recycling: Garbage may not be placed outside at any time. An enclosed, animal-proof, odour-containing storage area for trash and recycling, integral to either the Retreat or Outbuilding, is encouraged. A central garbage and recycling centre will be maintained by the HOA.

DESIGN GUIDELINES FOR LANDSCAPE



WORKING WITH THE LANDSCAPE

Carraig Ridge has been planned to quietly integrate with the rolling topography of the Rocky Mountain Foothills. The preservation and enhancement of the forests, wetlands and prairies, while sensitively accommodating private Retreats, is the foremost goal of the community. Site planning and landscape design are to be minimally invasive to the natural landscape, and should reflect the goal of working with and improving the natural setting of the Retreat. Carraig Ridge was conceived to support the environment, rather than dominate it. Within the broad context of contemporary style, designs should focus on creating a harmonious relationship between the Retreat and its surrounding landscape. Buildings and outdoor improvements are to be subordinate to their context. If disturbed during construction, the forest or meadow is to be re-established or enhanced.

Each Retreat site has been carefully selected based on topography, vegetation and views, and it is important that the approach to each Retreat design not overpower its natural beauty. The trees and hills provide visual and physical shelter and screening. Structures are to be placed to take advantage of existing vegetation and topography to minimize their prominence in the community.

Strategically designed outdoor spaces can capture sunlight, protect from wind, provide screening and privacy, and extend the living space so that the landscape can be enjoyed at all times of year.

LANDSCAPE SUSTAINABILITY

Integration of sustainability considerations is encouraged for all project decisions regarding site development, including plantings, siting of structures, exterior lighting, drainage and paving. Beyond the preservation of the natural setting, this includes utilizing indigenous plant species, disallowing irrigation, and employing materials from local sources.

TREE AND GRASS REMOVAL

Due to the sensitive nature of the landscape at Carraig Ridge, the removal of all trees and native grasses must receive prior approval by the DRC. Selective tree removal and pruning may occur in the areas near the house, with the approval of the DRC, to open up select views.

Unauthorized removal or cutting of trees is subject to fines imposed by the DRC. If fines are assessed and not promptly paid, the DRC has the right to replace trees, at the Owner's expense, in accordance with a mitigation plan. The cost of such mitigation will result in the forfeiture of a portion of the Compliance Deposit.

PLACEMENT OF NEW PLANTS AND TREES

Planting design within Carraig Ridge should preserve and extend the existing meadow and forest landscapes, and emphasize the connection between indoor and outdoor living. Retreats and Outbuildings are to be set into this landscape framework so that the existing site vegetation maintains prominence.

Existing trees and other vegetation are to be preserved to the greatest extent possible and should guide the placement and form of Retreats, Outbuildings and driveways. Owners and designers are encouraged to extend and augment existing clusters of planting in their landscape designs. Carraig Ridge's established native plants are adapted to the climate, are drought resistant and require less maintenance. Landscape designs are to be relaxed and casual - reflective of the natural grasslands and other landscapes of Carraig Ridge, rather than highly controlled or manicured. The placement and grouping of shrubs, ground covers, and trees shall follow natural patterns and not be formal or straight.

Landscape is to be pervasive and intertwined with built elements wherever possible—spilling over site walls, paving, steps and fences to blend the built and natural environments. Planting materials are to be placed in such a way as to obscure views of Outbuildings, driveways and parking areas. Plantings are to smoothly transition from the more intensively landscaped areas near the house to the natural landscape as one leaves the Improvement Area.

When strategically placed, large specimen native trees can provide shade and wind protection. This is an excellent passive strategy for reducing overheating and solar gain during the summer months, while maximizing heat gain in the winter months.

Non-native plants and flowers are allowed in beds and planters within the Improvement Area.

Vegetation outside the Improvement Area should be an extension of the native forest and/or grassland as appropriate, and should be kept in a well-maintained, natural state to ensure there is an adequate visual buffer between buildings and adjacent properties.

HARDSCAPE AND RETAINING WALLS

Outdoor terraces, rooms and spaces should become natural extensions of the interior, helping the Retreat blend into the landscape. Paths and outdoor stairs, terraces, decks and rooms in the Improvement Area may use impervious materials, such as stone, open cell pavers with planting, responsibly harvested hardwood, and crushed stone. Outside of the Improvement Area, informal paths may utilize pervious, “softer” surfaces or vegetation, provided they are unobtrusive and minimize disruption to the landscape. The boundaries of outdoor hardscapes should be softened by shrubs or groundcover whenever possible, in order to create a smooth transition into the surrounding setting.

Retaining walls may be used only when necessary to preserve unique site attributes, such as existing vegetation, or where they are designed as extensions of the architecture. They should be integrated with the existing topography to reinforce their connection to the site. Walls are not to exceed 1.5m (5') in height. All retaining walls in excess of 1.2m (4') are to be designed by a licensed professional engineer.

FENCES AND GATES

Fences and free-standing site walls are not permitted outside the Improvement Area, with the exception of invisible fences for pets. Any permitted fences or walls should be designed to complement the architecture of the Retreat and to minimize visibility and sound transmission to and from roads and neighbouring Retreats. Walls and fences are to be a colour, material and quality that is in keeping with the logic of the Retreat and may not be disruptive in colour or appearance.

Wherever possible, screening and privacy should be achieved through planting and landscaping rather than fences or walls. If used, fences are not to exceed 1.2m (4') in height and must be constructed from durable, non-combustible materials.

Entry gates or monuments are not permitted. All permanent signage within the community, including lot markers, will follow the standard set by the Developer.

EXTERIOR LIGHTING

Exterior lighting is permitted to the extent required for safety and security, but is to be kept to a minimum to limit light pollution and preserve the visibility of the nighttime sky. Owners should familiarize themselves with the principles of the Dark Sky Association, <http://www.darksky.org/>, as these rules will govern exterior lighting of the Retreats at Carraig Ridge.

Pole-mounted luminaires are not allowed. Sconces and path lights are to be minimized, but may be used to illuminate backyard areas for nighttime use when integrated with landscape planting. Mounting heights are to be kept to a minimum to control the spread of light.

Uplighting is not permitted. Full cutoff luminaires that do not allow for uplighting are to be specified. All direct light is to shine a minimum of 20 degrees below the horizontal plane.

Low-intensity light sources are to be used with translucent or frosted glass lenses. Dimmable lamps with a maximum of a 25-watt (or LED equivalent) bulb are allowed for site lighting and are to be shielded with simple shade devices. Lower intensity bulbs are to be used in architectural fixtures such as step lights. High efficiency exterior lighting, such as light-emitting diode (LED), fluorescent, and other high efficiency equivalents, is recommended.

Lighting that uses timing mechanisms and motion detectors to control lights is encouraged for all outdoor areas. Infrared sensors for motion detectors are preferable to ultrasonic types.

After installation of exterior lighting, all lighting is to be tested to ensure that there is no light spill into unintended areas or adverse effects on neighboring lots.

GRADING AND DRAINAGE

Site development should preserve existing drainage patterns and topographic features. In most areas of the community, bedrock is close to the surface, making extensive grading difficult and disruptive. Except in the case of Meadow Retreats, extensive excavation and fill are strongly discouraged and are prohibited outside of the Improvement Area except as required for driveways. Consideration should be given to the depth of bedrock; at many sites there is little to no topsoil, making excavation particularly challenging. Designers should concentrate on minimizing or eliminating basements for this reason.

Grading improvements should focus on avoiding preventing tree removal and minimizing impact to the site, landscape and watercourses. Cut and fill slopes must be re-vegetated with local species and should be blended into surrounding topography, except where this conflicts with design intent. Slopes must not exceed 3:1 unless it can be demonstrated that a steeper slope will not erode. Cliff Retreats shall employ building methods appropriate for steeper slopes that minimize grading impact to the site, in order to reduce soil erosion and the effect on local streams and lakes.

Impervious surfaces should be minimized. Storm water runoff and snow melt from impervious surfaces should be considered a resource: it can be captured, stored and reused on site for non-potable applications such as irrigation.

A plan should be prepared and submitted with the design package for review of the impact of site drainage during and after construction.

LAWN MAINTENANCE

The Master Plan for Carraig Ridge fosters a tranquil rural lifestyle. The design for each individual Retreat should follow the same ideal, and be rooted in simplicity and connection to the surrounding landscape. Each house will be designed to make the minimum impact on the environment both during construction and as it functions as a home. Carraig Ridge is a place to build what you need, not what you can.

IRRIGATION

The climate of Southern Alberta is dry and Carraig Ridge receives very little precipitation, especially in summer and fall months. To aid in water conservation, careful planting design is required, and no permanent irrigation systems are allowed. Temporary watering, however, is to be used in all revegetation areas.

Installing cisterns to capture precipitation for plant watering is encouraged.

DRIVEWAYS

Driveways are to be designed to minimize their visual and physical impact on the site through careful siting, design and use of materials.

Straight driveways should be avoided. Instead, driveways should be aligned so that they follow the natural contours of the land and avoid trees and other vegetation wherever possible. Curved alignments and plantings with approved species are to be used to baffle views of driveways.

Driveways and parking areas must be subordinate to the landscaping and should be planted or surfaced with gravel. One driveway is permitted per lot, except in specific locations where shared driveway solutions have been implemented to reduce site disturbance. A recommended driveway location will be provided for each lot.

- Maximum width: 3m
- Maximum apron width (where driveway meets adjoining road): 4m
- Maximum grade: 12%

PARKING

Parking areas should be located to minimize the visibility of cars in the landscape from off-site views. Owners may choose to erect an enclosed building of not more than 600 square feet for the storage of cars as their permitted Outbuilding within the lot.

Guest parking must be accommodated on-site, either in a parking area or along the driveway. Additional parking may be allowed along roads or in other areas only if specifically designated by the HOA.

PATHS

Paths may be within a lot to connect the Retreat with roads and community walking paths. The maximum width for paths is 1m.

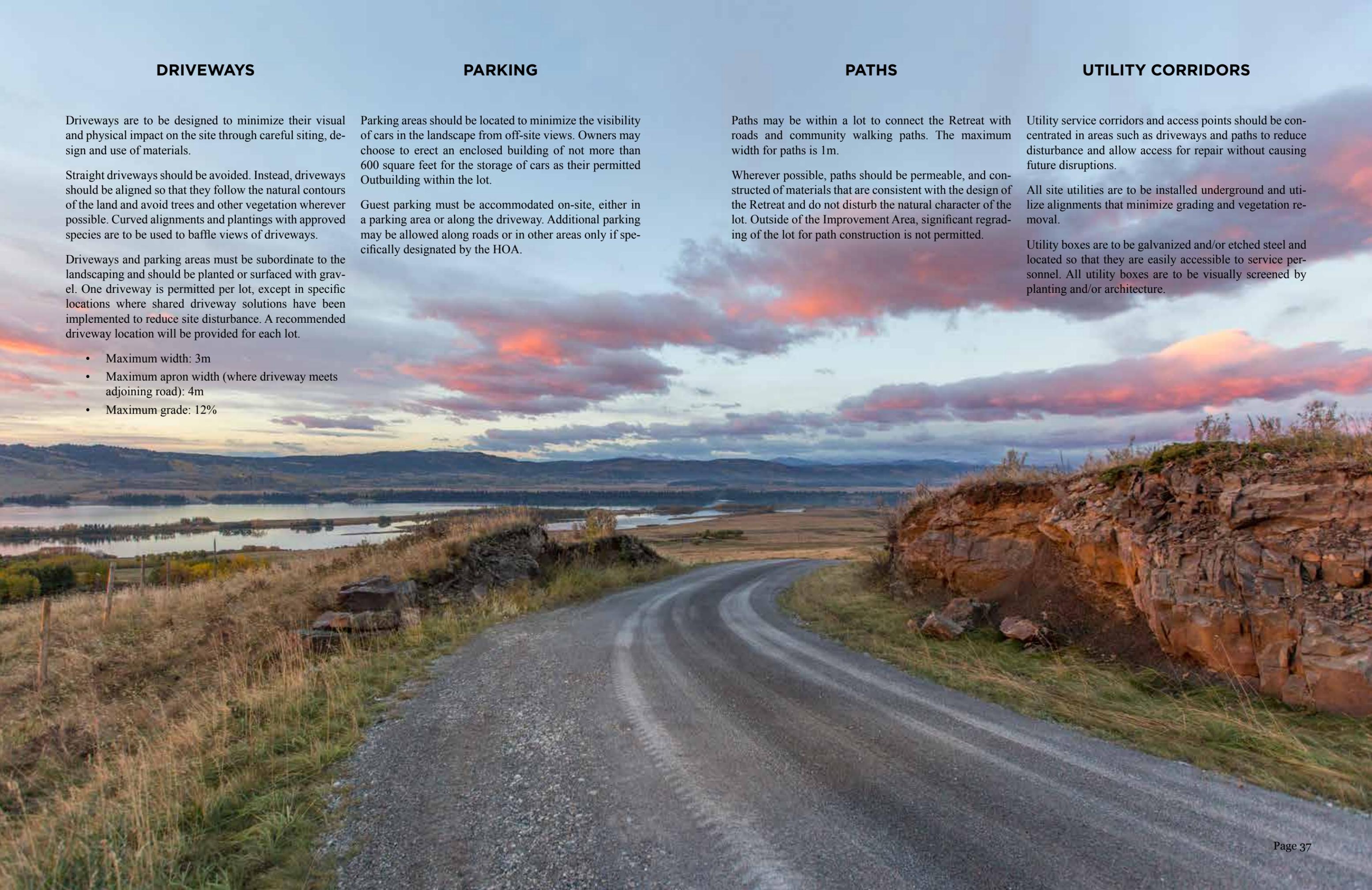
Wherever possible, paths should be permeable, and constructed of materials that are consistent with the design of the Retreat and do not disturb the natural character of the lot. Outside of the Improvement Area, significant regrading of the lot for path construction is not permitted.

UTILITY CORRIDORS

Utility service corridors and access points should be concentrated in areas such as driveways and paths to reduce disturbance and allow access for repair without causing future disruptions.

All site utilities are to be installed underground and utilize alignments that minimize grading and vegetation removal.

Utility boxes are to be galvanized and/or etched steel and located so that they are easily accessible to service personnel. All utility boxes are to be visually screened by planting and/or architecture.



ILLUSTRATIVE EXAMPLES



O HOUSE



EDGE HOUSES BY SAUNDERS ARCHITECTURE

The Norwegian-based studio Saunders Architecture, founded by the world-renowned Todd Saunders, designed Carraig Ridge's latest collection of modern Retreats. This family of five Edge houses shares straightforward geometry with subtle formal shifts that react to the particular site conditions. Each Retreat explores the relationship between inside and out in a different manner.

Todd Saunders' design of the Fogo Island Inn and Studios in Newfoundland - a project exemplifying Carraig Ridge's ideals of amplifying the existing landscape without diminishing it for future generations - has already won countless awards internationally:

- Architizer A+ Award Jury Winner 2016 Fogo Island Artist Studios
- EnRoute Magazine, Winner of Hotel Design Awards 2015: Best overall Architecture for Fogo Island Inn
- AZ Awards 2015 Social Good Award for Fogo Island Inn
- The International Hotel & Property Award 2015 Shortlisted for the Global under 50 Rooms Award
- Travel + Leisure Fogo Island Inn, 'It List' of the best hotels of 2014
- Conde Nast Traveler Hot List 2014
- Architectural Digest Fogo Island Inn: one of the ten most daring buildings in the world built in 2014
- Huffington Post 5 greatest architects under 50



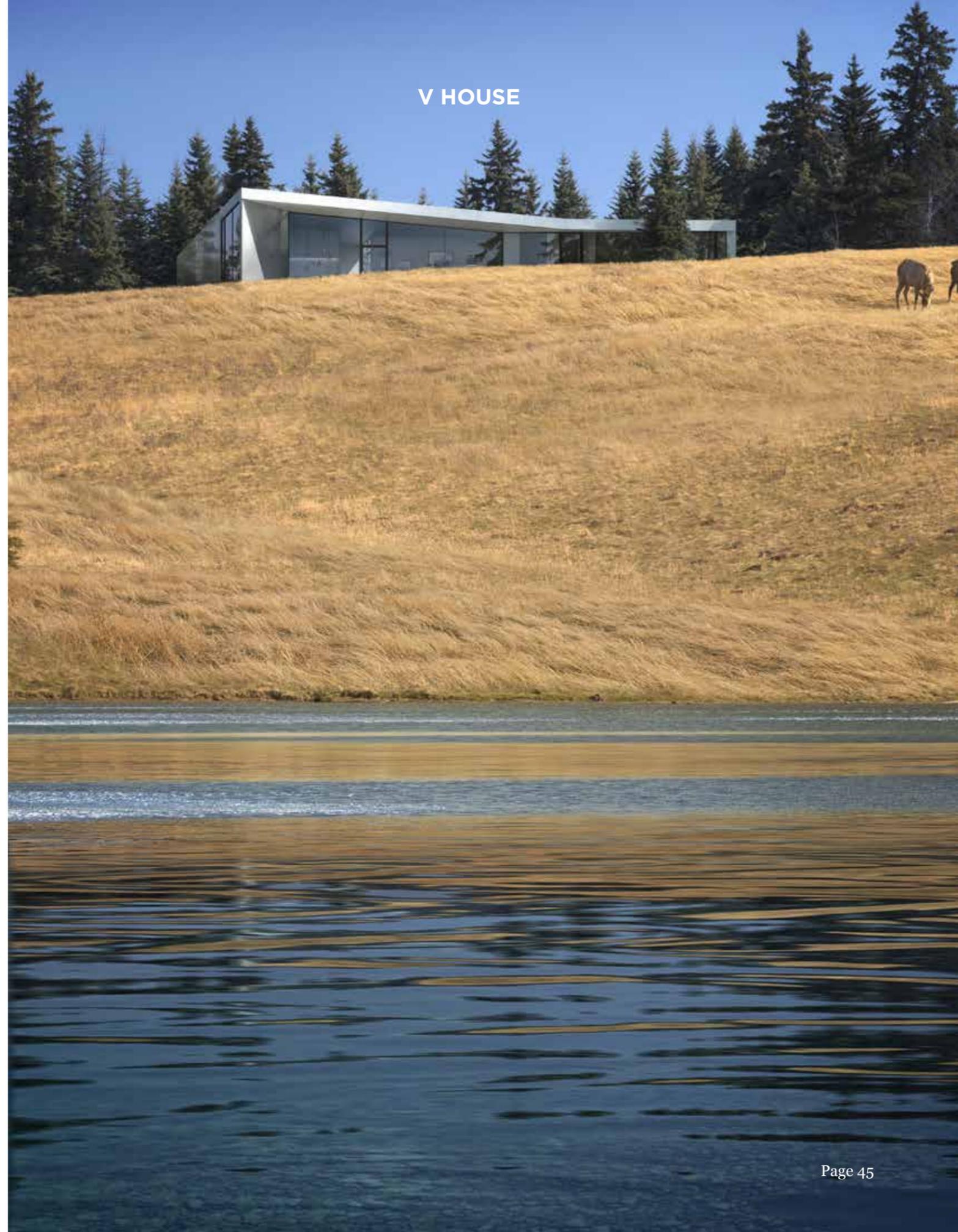
T HOUSE



T HOUSE



V HOUSE





I HOUSE



PROGRESS

THE ROCK HOUSE

Named for the sandstone outcropping that determined its design, the Rock House is seamlessly integrated with the surrounding landscape. The first house to be built at Carraig Ridge, the Retreat was conceived by award-winning architect James Cutler of Cutler Andersen Architects. The firm, based in Seattle, is renowned for its contemporary houses that blend rich materials and textures with powerful forms to create simple, elegant spaces.

At just 750 square feet, the Retreat shows that luxury isn't determined by size. Exceptional craft and careful attention to detail ensure that every aspect of the house is functional and beautiful.

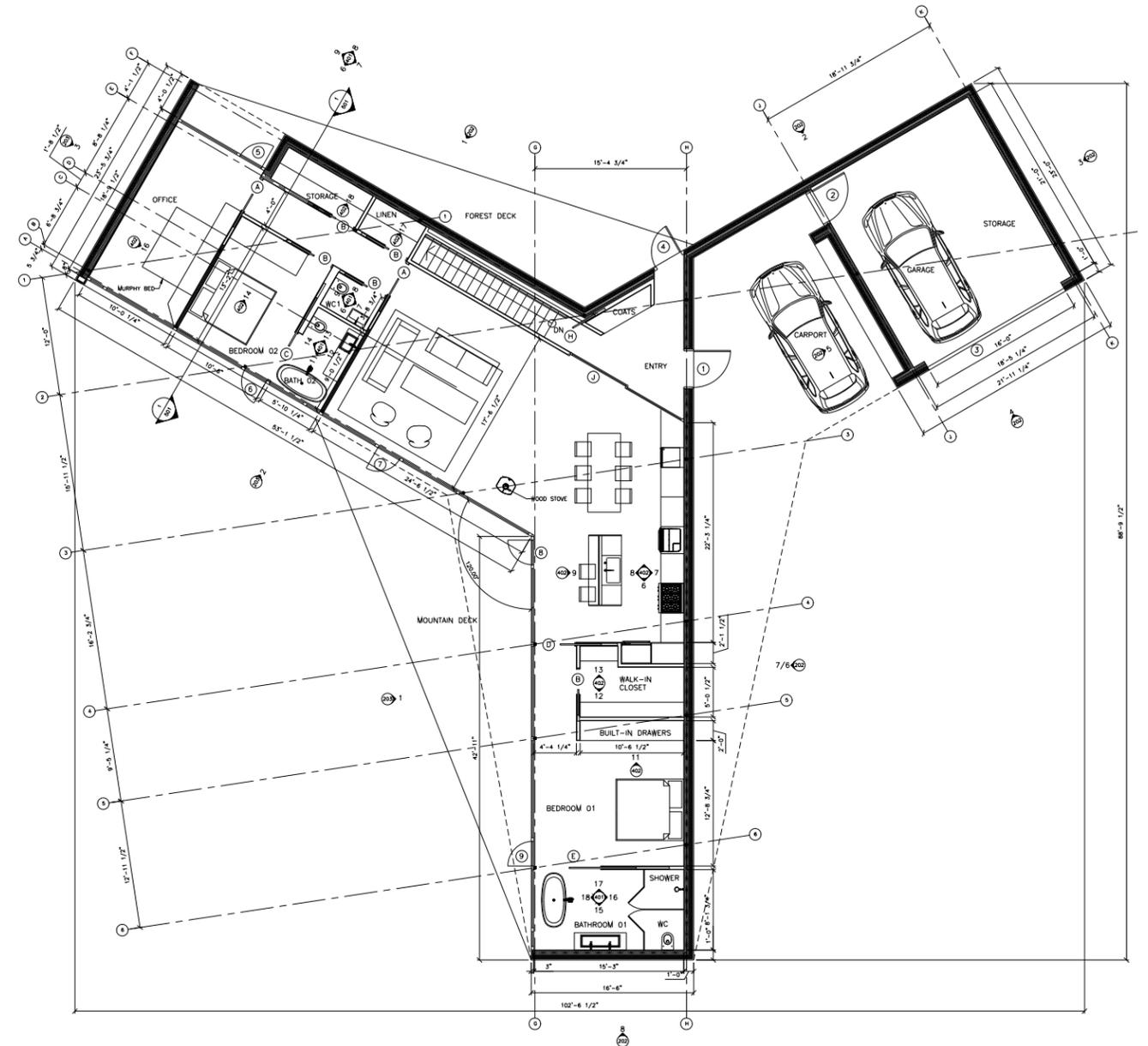
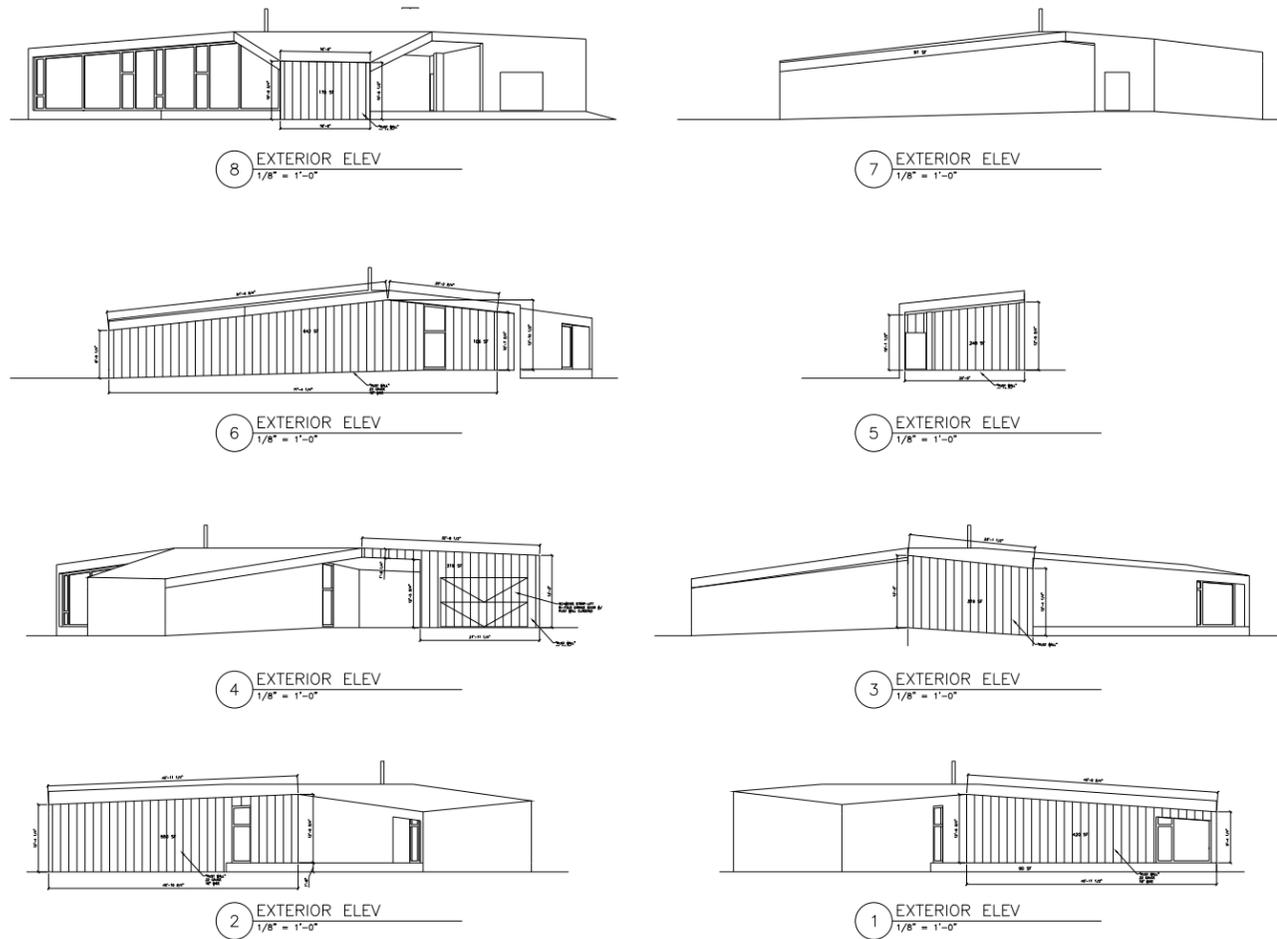
The Rock House is positioned for a stunning Rocky Mountain panorama. The site balances spectacular distant views with the dense forest and delicate natural rock garden of its immediate surroundings, resulting in a compelling example of living within the landscape, rather than on it.



Y HOUSE



Y HOUSE



THE NEXT HOUSE AT CARRAIG RIDGE

Y House, designed by Saunders Architecture, is the next Retreat to be built at Carraig Ridge. As detailed design nears completion, Carraig Ridge is interviewing builders to find the best value in our Retreats while working within our design philosophy and expectations of excellence.

While the decision of builder remains with the clients for this project, Carraig Ridge is looking outside of traditional construction methods, always eager to find the cutting edge of fabrication and assembly. Potential solutions include offsite pre-fabrication, which can minimize labour cost, build time and impact on the ecosystem. Carraig Ridge sees these Retreats as a legacy for generations to come, and the choices in material and construction will reflect an unwillingness to compromise on our principles.

Y HOUSE



SUMMER 2013

**Area Structure Plan
receives final approval**

SPRING 2015

**Saunders' Edge Houses
designed and presented at
The Banff Centre**

SUMMER 2015

**Young Projects Fire Place
Pavilion built at Anna Lake**

SUMMER 2016

**Rock House by
James Cutler Completed**

FALL 2016

**T House and O House
Listed by Sotheby's**

SPRING 2017

**Y House by Todd Saunders
Starts Construction**

