

Eagle Ridge Phase 2
Design Guideline Addendum

April 2007

The homes in this phase will be designed in traditional styles of architecture. Front porches of full or partial house width are encouraged to add to the sense of the traditional neighbourhood street. With the exception of lots south of Loutit Road and lots backing onto a roadway or the Suncor right-of way, no front drive garages are permitted in Eagle Ridge Phase 2. Furthermore, for lots backing onto a roadway or the Suncor right-of way, no larger than a single car front drive garage will be permitted.

HOUSE SIZE REQUIREMENTS

- 1) *Lots 2 to 12, Blk 36; Lots 13 to 24, Blk 37; Lots 2 to 29; Blk. 35; Lots 1 to 12, Blk 38; Lots 1 to 34, Blk 34*

Detached single family with NO front drive garages. Minimum House Areas as follows:

- Bungalow / Bi-level – minimum gross floor area = 900 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,200 sq. ft.

- 2) *Lots 19 to 45, Blk 36; Lots 11 to 29, Blk 39*

Detached single family with attached single car, front drive garages only. No garages may be built in the rear yards of these Lots. Minimum House Areas as follows:

- Bungalow / Bi-level – minimum gross floor area = 1,000 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,400 sq. ft.

- 3) *Lots 35 to 49, Blk 34; Lots 30 to 40, Blk 35; Lots 13 to 18, Blk 36*

Detached single family with NO front drive garages. Minimum House Areas as follows:

- Bungalow / Bi-level – minimum gross floor area = 1,000 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,400 sq. ft.

- 4) *Lots 1 to 12, Blk 37; Lots 1 to 10, Blk 39*

Semi-detached single family with NO front drive garages. Minimum House Areas as follows:

- Bungalow / Bi-level – minimum gross floor area = 900 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,200 sq. ft.

- 5) *Lots 1 to 8, Blk 31; Lots 1 to 5, Blk 32; Lots 1 to 5, Blk 33*

Detached single family homes.

Minimum House Areas as follows:

- Bungalow / Bi-level – minimum gross floor area = 1,200 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,600 sq. ft.

SITING

- All homes are encouraged to utilize the entire allowable building width of the lot.
- The maximum interior sideyard setback = 6 ft. (1.8 m.)
- Front setbacks will be varied throughout the phase wherever possible, with lower profile homes having lesser setbacks than two storey houses.

EXTERIOR MATERIALS

Home designs in this phase are required to incorporate exterior materials which match the approved architectural style selected (Colonial, Craftsman, Victorian or Prairie).

Materials to choose from include:

- Roof – Asphalt shingles
 - Lots south of Loutit Road will require upgraded asphalt shingles
 - Minimum IKO-Cambridge or equal
- Walls – Wood, hardboard or vinyl siding and stucco.
- Masonry – Face brick or manufactured stone or stone veneer
- Trim – Wood (smart board) or vinyl
- Windows – Vinyl or metal clad

EXTERIOR COLOURS

All colour schemes must be approved. Light to mid value earth tones are encouraged for the main wall colour and darker earth tone may be considered for the trims and accent details.