

Eagle Ridge Phase 4 **Design Guideline Addendum**

March 2007

Eagle Ridge Phase 4 will feature single family homes in the mid to upper market. This phase is bordered on the west by a storm water facility with a landscaped border; on the east by the Suncor right-of-way, and the Conn Creek escarpment to the south.

The homes in this phase will be designed in traditional styles of architecture. Front porches, full or partial house width, are encouraged to add to the sense of the traditional neighbourhood street. Development of structures in the rear yards is restricted on lots backing onto the storm water facility, the Conn Creek escarpment and the Suncor right-of-way.

HOUSE SIZE REQUIREMENTS

- 1) *Lots 1 to 33, Blk 29; Lots 1 to 39, Blk 30; Lots 9 to 22, Blk 31; Lots 6 to 23, Blk 32; Lots 6 to 23, 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.

- 2) *Lots 39 to 45 & 47 to 59, Blk 22; Lots 2 to 8, Blk 28; Lots 23 to 27 & 29 to 48, Blk 31*

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

- Bungalow / Bi-level – minimum gross floor area = 1,300 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,800 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(Upgraded)- 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.