

Eagle Ridge Phase 5A
Design Guideline Addendum
June 19, 2008

Eagle Ridge Phase 5A will feature single family homes in the mid market. This phase is bordered on the west by the Suncor right-of-way and on the east by a School / Municipal Reserve Site.

The homes in this phase will be designed in traditional styles of architecture. Front porches, of a 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 on to the Suncor right-of-way and the School / Municipal Reserve Site.

HOUSE SIZE REQUIREMENTS

1) *Lots 50 to 69, 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 = 1,200 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 minimum house width, excluding garage jogs = 32 ft.**
- 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.