

Eagle Ridge Phase 8
Design Guideline Addendum
May 11, 2010

Eagle Ridge Phase 8 will feature single family homes in the mid and upper mid market . Front porches of full or partial house width are encouraged to add to the sense of the traditional neighbourhood street. Double car front drive garages are required on certain lots while other lots will require front access drive under garages. Development of structures in the rear yards is restricted on certain lots by Restrictive Covenant.

HOUSE SIZE REQUIREMENTS

- 1) *Lots 1 to 12, Blk 41;*
Detached single family homes with NO front drive garages. Minimum House Areas as follows:
 - Bungalow / Bi-level – minimum gross floor area = 1,100 sq. ft.
 - Split level / Two storey – minimum gross floor area = 1,500 sq. ft
 - **The minimum house width = 26 feet**

- 2) *Lots 1 to 14, Blk 43; Lots 109 to 113, Blk 40;*
Detached single family homes with NO front drive garages. Minimum House Areas as follows:
 - Bungalow / Bi-level – minimum gross floor area = 1,100 sq. ft.
 - Split level / Two storey – minimum gross floor area = 1,500 sq. ft
 - **The minimum house width = 30 feet**

- 3) *Lots 3 to 31 and 33 to 37, Blk 40; Lots 13 to 25 and 35 to 51, Blk 41; Lots 1 to 15, Blk 42*
*Detached single family homes with attached double car, **drive under**, front drive garages. NOTE - splits for drive under garages may vary based upon lot grades. No Garages may be built in the rear yards of these Lots. Minimum House Areas as follows:*
 - Bungalow / Bi-level – minimum gross floor area = 1,100 sq. ft.
 - Split level / Two storey – minimum gross floor area = 1,500 sq. ft
 - **The minimum house width = 30 feet**

- 4) *Lots 26 to 34 and 52 to 74, Blk 41; Lots 56 to 72, Blk 42; Lots 52 to 57, Blk 44;*
Detached single family homes with attached double car front drive garages. No Garages may be built in the rear yards of most of these Lots. An additional garage may be built, subject to restrictions, in the rear yard on Lots 26 to 34, Blk 41. Minimum House Areas as follows:
 - Bungalow / Bi-level – minimum gross floor area = 1,100 sq. ft.
 - Split level / Two storey – minimum gross floor area = 1,500 sq. ft.
 - **The minimum house width, excluding garage jogs = 30 ft.**

- 5) *Lots 92 to 99 and 101 to 108, Blk 40*
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.
 - **The minimum house width, excluding garage jogs = 30 ft.**

SITING (General)

- All homes are encouraged to utilize the entire allowable building width of the lot.
- 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 lko – 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.