

Eagle Ridge Phase 9
Design Guideline Addendum
May 11, 2010

Eagle Ridge Phase 9 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 laneless lots. The homes in this phase will be designed in traditional styles of architecture. Development of structures in the rear yards is restricted on certain lots by Restrictive Covenant.

HOUSE SIZE REQUIREMENTS

1) *Lots 16 to 55, Blk 42;*

Detached single family homes with attached double car front drive garages.

Some lots will require drive under garage homes in order to deal with 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, excluding garage jogs = 30 ft.**
- Lots 19 to 23 and 48 to 51 , Blk. 42 will require offsetting of garages to fill the additional lot width
- Wider homes may be required on some lots to achieve floor area requirements due to lot depths

2) *Lots 38 to 59, 61 to 69, 71 to 75, 77 to 83, 85, 86, and 88 to 90, Blk 40*

Detached single family homes with attached double car front drive garages.

Some lots will require drive under garage homes in order to deal with 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 = 1,200 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,600 sq. ft.
- **The minimum house width, excluding garage jogs = 30 ft.**
- Lots 39 to 44, 59, 61, 75, 77 , Blk. 40 will require offsetting of garages to fill the additional lot width
- Wider homes may be required on some lots to achieve floor area requirements due to lot depths

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.