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Memorandum

To/Attention	Sunset Ridge Builders Group	Date	December 19, 2014
From	Pratik Patel, IBI Group	Project No	30729, 31752, 34294, 35915, 35914
cc	Chris O'Halloran – IBI Group Tim Pettigrew – IBI Group Alan Boucher – Melcor Trevor Sholdice - Melcor		
Subject	Sunset Ridge Phase 10, 12, 13, 14, 19A – Maximum Side Yard		

As per the Developer's request, please note the following amendment to the Guidelines for all phases of Sunset Ridge.

- The preferred combined side yard for all interior lots will be 8'-0" (2.44m) (i.e. a 30'-0" dwelling on a 38'-0" lot). This distance will be measured from the side property line to foundation wall on both the front and the rear of the dwelling.
 - The Developer will permit a maximum combined side yard of 10'-0" (3.05m) (i.e. a 28'-0" dwelling on a 38'-0" lot) for all interior lots. Providing that one of the following condition has been met;
 - o A 2'-0" (0.61m) garage offset must be provided (see Exhibit 1.0).
- OR
- o A 2'-0" (0.61m) porch extension must be provided (see Exhibit 2.0).
 - The Developer will permit a maximum combined side yard of 14'-0" on corner lots only. Providing that following conditions have been met;
 - o The maximum dwelling width must be 10'-0" less than lot width noted on the Marketing Plan (i.e. a 28'-0" house on a 38'-0" lot).
 - o A wraparound porch will be preferred where possible of minimum 3'-0" width.
 - o Builders may choose to extend the rear deck to meet a total 14'-0" combined side yard.

Please feel free to contact us with any questions.

Regards,

Pratik Patel

Sunset Ridge Builders Group – December 19, 2014

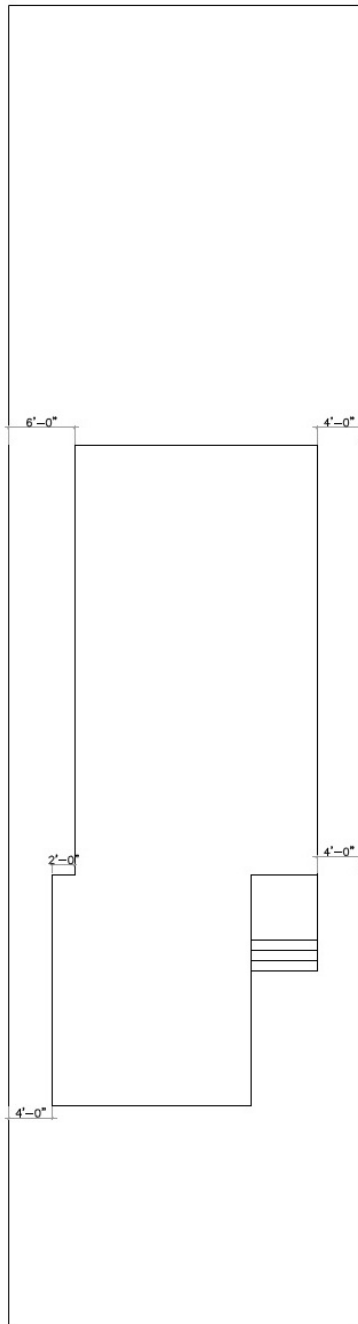


Exhibit 1.0 – Interior Lots

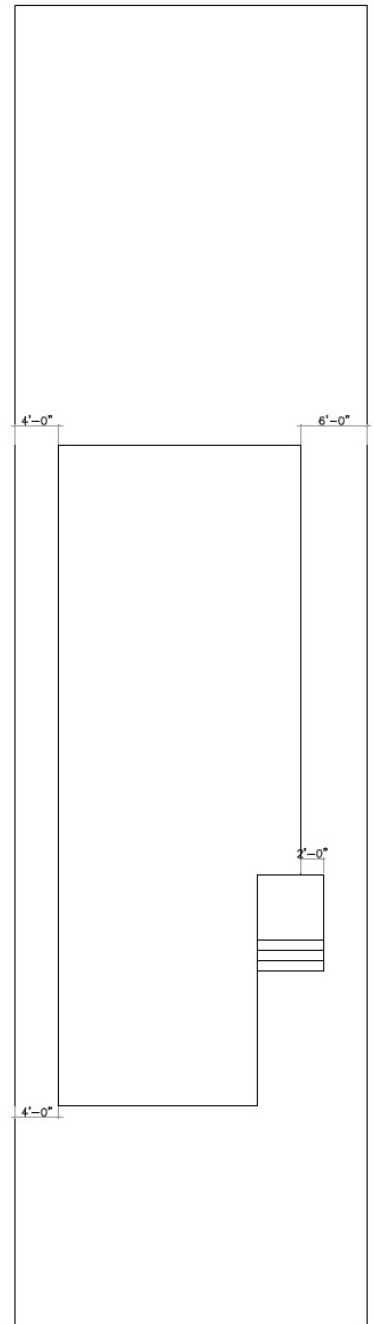


Exhibit 2.0 – Interior Lots