

**Eagle Ridge Phase 6**  
**Design Guideline Addendum**  
December 23, 2008

Eagle Ridge Phase 6 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 in Eagle Ridge Phase 6. The homes in this phase will be designed in traditional styles of architecture. Development of structures in the rear yards is restricted on lots backing on the Athabasca escarpment.

**HOUSE SIZE REQUIREMENTS**

- 1) *Lots 1 to 21, Blk 45; Lots 1 to 21, Blk 52; Lots 1 to 24, Blk 46;*  
*Detached single family 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**
  - Lot 19 Block 46 will require additional width and may require a custom design home
  
- 2) *Lots 114 to 118, 120 to 128, 130 to 131, 133 to 135, 137 to 152, 154 to 159 and 161 to 173, 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.**
  - Lots 128, 130, 133, 137, 154, , Blk. 40 will require offsetting of garages to fill the additional lot width
  
- 3) *Lots 24 to 51, Blk 44*  
*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 = 1,100 sq. ft.
  - Split level / Two storey – minimum gross floor area = 1,500 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.