

**Eagle Ridge Phase 5B**  
**Design Guideline Addendum**

June 16, 2008

Eagle Ridge Phase 5 B will feature single family homes in the starter to mid market.

The homes in this phase will be designed in traditional styles of architecture. Front porches, full or partial house width, are encouraged to add to the sense of the traditional neighborhood street. Development of structures in the rear yards is restricted on lots backing on Confederation Way to the north and the Athabasca Escarpment to the east.

No front drive garages are permitted on lots with rear lanes in Eagle Ridge Phase 5 B.

**HOUSE SIZE and SITING REQUIREMENTS**

1) *Lots 1 to 32, Blk 48; Lots 1 to 11, Blk 49*

*Detached single family with NO front drive garages. Minimum House Areas as follows:*

- Bungalow / Bi-level – minimum gross floor area = 1,000 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,400 sq. ft
- All homes are encouraged to utilize the entire allowable building width of the lot.
- **The minimum house width, excluding garage jogs = 20 ft.**
- Front setbacks will be varied throughout the phase wherever possible, with lower profile homes having lesser setbacks than two storey houses.

2) *Lots 1 to 6, Blk 46*

*Detached single family homes with NO front drive garages. 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
- 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.

3) *Lots 1 to 27 & 29 to 48, Blk 47*

*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 = 1,300 sq. ft.
- Split level / Two storey – minimum gross floor area = 1,800 sq. ft.
- All homes are encouraged to utilize the entire allowable building width of the lot.
- **The minimum house width, excluding garage jogs = 32 ft.**
- Lots 15, 16, 24 – 27, 47 & 48, Blk. 47 will require offsetting of garages to fill the additional lot width
- 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
  - Lots in Blocks 46 & 47 in this phase will require upgraded asphalt shingles
    - 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.