

**WHITETAIL CROSSING**  
**ARCHITECTURAL GUIDELINES**

**HOUSE SIZES**

All homes must comply with the following minimum building footprints, not including the garage, which are calculated above grade:

**R2A District Lots - Lot Widths less than 10.0m (32.8 feet) in width, (measured at the 6m front yard setback line).**

- Minimum building footprint of 700ft<sup>2</sup>.
- All other lots with a frontage greater than 10.0m in width, must comply with the following 12.19m width requirements

Lot Widths	12.19m	15.24m	18.29m
Bungalow	1000 Sq Ft	1200 Sq Ft	1400 Sq Ft
BiLevel	1000 Sq Ft	1200 Sq Ft	1400 Sq Ft
Split Level	1000 Sq Ft	1200 Sq Ft	1400 Sq Ft
1 1/2 Story	1400 Sq Ft	1600 Sq Ft	1800 Sq Ft
2 Story	1400 Sq Ft	1600 Sq Ft	1800 Sq Ft

All homes must occupy a minimum 70% of the lot frontage.

**GARAGES AND DRIVEWAYS**

Each residence is to have a minimum 2-car attached garage. The R2A lots shall have a minimum single car attached garage. Garages are to be located in conformance with the driveway location plan. Driveways and front walks are to be constructed of the same material (concrete, paving stone, or an approved equivalent. No asphalt.)

**VARIATION**

Housing units with similar elevations must be built with at least 2 houses between, on either side of the street; i.e. XOYX (X denotes repetition). To be different, an alternate elevation must reflect significant change to exterior treatment such as roof design, windows, styling, colors and finish.

**REAR ELEVATIONS**

Extra detailing in rear of house will be strictly enforced on lots backing onto the golf course. Rear elevation shall not have 3 storey clear elevations. Walkout basement houses must utilize decks, bay windows, roofs, roofs, etc. Decks must be constructed concurrently with the home.

**ROOF LINES**

A maximum ½ storey spread or appropriate roof line transition between houses. Minimum 18" overhangs. All homes shall have minimum 5/12 pitch.

**CORNER LOTS**

Special exterior design must be given to the flank age side of homes on all corner lots. Low profile homes are preferred on corner lots.

**EXTERIOR FINISHES**

Materials shall include siding, brick/stone, stone tile, or stucco.

**ROOF**

Materials shall consist of asphalt shingles, pine/cedar shakes, or concrete tiles.

**LANDSCAPING**

Landscaping of the front yard must be completed within 1 year of house construction. This is to include sod to the sidewalk or curb and one tree planted in the front yard. The minimum tree size shall be 2 inch caliper deciduous and 5 feet in height for coniferous. If extra landscaping is desired, approval may be given without a tree.

**LOT GRADING**

To adhere to the approved subdivision grading plan. All plot plans and stakeouts will be done by Certified Surveyor.

**APPROVAL PROCESS**

Application must be submitted to the Town of Mundare including the following:

- a completed and signed application form
- a complete set of plans and elevations
- surveyor's plot plan

Construction may not commence until approval is given by the Town of Mundare. Decisions regarding the conformance of house plans or interpretations of the architectural guidelines are strictly the right of the Town of Mundare in conjunction with recommendations of the designated consultant(s).

**SECURITY DEPOSIT**

A \$1,000.00 security deposit will be collected from the builder prior to construction commencing.

The \$1,000.00 security deposit will be refunded to the builder only when it is confirmed that:

- the as-built house conforms with the approved plans
- there is no damage to the municipal improvements
- a lot grading certificate has been issued on clay
- a \$1,000.00 security deposit is received from the homeowner

The \$1,000.00 security deposit will be refunded to the homeowner only when it is confirmed that:

- the front yard landscaping is completed as per the guidelines.
- there is no damage to the municipal improvements

Any deficiencies or damage will be deducted from the \$1,000.00 security deposit.