

# ARCHITECTURAL REVIEW FORM

BRIGHTON

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## CONTACT INFORMATION

BUILDER  
CONTACT PERSON  
TELEPHONE  
EMAIL

## LOT DETAILS

LOT BLOCK  
PLAN NO.  
CIVIC ADDRESS  
DRAFTSPERSON  
EMAIL (IF APPLICABLE)

## HOUSE SIZE & FORM

### APPLICABILITY

This section applies to all dwelling types. This section should be reviewed carefully to determine which fields apply to your dwelling. If a field is not applicable to your dwelling it may be left blank.

#### HOUSE TYPE

- two-story, bungalow, bi-level

#### DETACHED GARAGE

- pad dimensions

#### SQ. FT. (ABOVE GRADE)

- excluding garage areas, decks, patios

#### ATTACHED GARAGE

- interior dimensions

#### PRIMARY ROOF SLOPE

GARAGE SIDE LEFT  
(view from street) RIGHT

I AGREE TO CONSTRUCT FRONT DRIVEWAY

I AGREE TO CONSTRUCT PAVED APRON TO REAR GARAGE PAD

I AGREE TO USE A NO-MAINTENANCE RAILING MATERIAL

I AGREE TO LANDSCAPE FRONT YARD AND, ON A CORNER LOT, THE SIDE YARD

I AGREE TO ENCLOSE FRONT ENTRY RISERS & SKIRT FRONT VERANDA WITH A NO-MAINTENANCE TYPE MATERIAL

I AGREE THAT COLUMNS WILL: 1) HAVE A CAP AND A BASE, 2) NOT TO OVERHANG ANY LANDING OR VERANDA; AND 3) SUPPORT A BEAM AND NOT THE SOFFIT.

I AGREE TO PARGE ACCORDING TO THE REQUIREMENTS IN THE ARCHITECTURAL CONTROLS

## DWELLING STYLE

CHOOSE A DWELLING STYLE THAT YOUR HOUSE WILL BE BASED ON. COMBINING STYLES IS NOT PERMITTED.

SELECT A MINIMUM OF FIVE (5) LISTED ARCHITECTURAL FEATURES FROM THE DWELLING STYLE THAT WILL BE INCORPORATED INTO YOUR HOUSE DESIGN.

I HAVE SHOWN DWELLING STYLE FEATURES ON SUBMITTED ELEVATIONS.  (check the box provided)



### Tudor Style

Exposed structural supports with heavy beam ends or brackets.

50 sq. ft or more of masonry on first storey front elevation.

Half-hip roof in gables.

Light coloured cement board or stucco filling between dark trim half-timbering.

Decorative half-timbering (half-timbering is darker with lighter walls). Installed on second storey or in gables.

Front facing multi-gable roofs of varying heights.

Other:

*If architectural elements are desired that are not listed above, please describe above.*

Tall narrow windows with Colonial or Diamond style window grilles.

Vertical trim – widths 8-10 inches with dark or natural colours.

Groupings of windows.

Elaborate front entry with detailing around front door.

Horizontal trim can be dominant and heavier 12-14 inches.

Masonry chimneys.

Carriage style garage doors with overlay trim or four windows horizontally along the top.



### Prairie Style

Low slope roof, e.g. 4:12 roof pitch, with large overhang that provides shelter.

Covered entry at the front of dwelling with columns.

Rectangular windows with 8-10 inches trim surrounding.

Prairie or Ladder style window grilles.

Carriage style garage door with overlay, wood tone, three or more windows horizontally in double wide door, or two windows along the top in each single wide door.

Other:

*If architectural elements are desired that are not listed above, please describe above.*

Two foot returns on stone or brick wall corners.

Contrasting horizontal trims separating upper and lower wall finishes.

Horizontal trim at soffit and at base to windows. Widths min. 6-10 inches in dark colour or natural colours.

50 sq. ft. of brick or stucco on front elevation.

Wide front entry with side windows on front facing front door.

Stone or Brick columns

## DWELLING STYLE (continued)



### Arts & Crafts Style

Front porches: Most dwellings in the Arts and Crafts style have porches.

Gable roof over entry.

Elements of accent colour can be added to trims and entry.

Entry columns that are 24 inches wide square or round columns that have stone at least halfway up.

Exposed beams: The beams on the porch and inside the gables are often exposed. Use of knee braces in gables.

Excess additional window groupings.

Ladder or Craftsman style window grilles.

Other:

*If architectural elements are desired that are not listed above, please describe above.*

Roofs are typically lower pitched, e.g. 5-12. Dwellings have a low roof with wide eaves and knee braces.

Window or garage door shades with knee braces.

Front facing multi-gable roofs.

Natural finishes of shakes or wood siding with a clear finish or deep wood finish. The natural finish should contrast in colour or depth of tone with body of dwelling.

Carriage style garage door with overlay, garage door(s) with windows horizontally along the top, or wood tone that matches the natural finishes, exposed beams or knee braces.



### Craftsman Style

High vaulted ceilings with exposed timber beams and trusses.

Dominant gables with decorative truss detail sitting out from the face of the dwelling.

Exposed decorative beams, knee braces and brackets to add character.

Partially paned front door and side windows.

Glass windows – grouped/double hung with ladder or craftsmen grilles.

Short roof shade over top garage door with knee braces and brackets.

Other:

*If architectural elements are desired that are not listed above, please describe above.*

Carriage style garage door with overlay, garage door(s) with windows horizontally along the top, or wood tone that matches the natural finishes, exposed beams or knee braces. Garage windows should have matching grilles to the dwelling windows.

Large covered porches or veranda.

Natural finishes of shakes, board and batten, or wood siding with a clear finish or deep wood finish. The natural finish should contrast in colour or depth of tone with body of dwelling. Materials separated with trim board.

Large scale timber columns or tapered columns. Stone or brick halfway up.

50 sq. ft. of stone or shakes accent materials on front elevation.



### French Country Style

Rounded eyebrow arches on entry, garage door and/or windows.

Eye-brow dormer breaking through the roof line.

Use of lantern style light fixtures.

Use of shutters or iron window accents.

Rotunda design.

Carriage style garage door with overlay, garage door(s) with windows horizontally along the top should be arched to follow the rounded eyebrow, flush garage door with enhanced stone work design around the door.

Colonial or Diamond style window grilles.

Other:

*If architectural elements are desired that are not listed above, please describe above.*

Grouping of tall rectangular windows.

Window frames are classically detailed with head sill and columnar details on the vertical.

Steep hipped roofs, e.g. 8:12 - 12:12, with modest overhang.

Strong soffit detail continuous around primary roof with total built up depth of 12-20 inches.

Building mass should be stone or stucco.

Front facing multi-roofs of varying heights.



### Colonial Style

Rectangular with a symmetrical facade.

Front door with sidelights and topped by transom windows.

Front facing second storey balconies with railings.

Two storey dwelling.

Arched or peeked entry cover.

Other:

*If architectural elements are desired that are not listed above, please describe above.*

*\*Contemporary or Flush garage doors are not permitted.*

Garage doors with vertical groove indents or garage doors with even number of windows that have colonial grilles would be acceptable.\*

Use of dormers and chimneys.

Traditional columns flanking the entry.

Evenly spaced shuttered windows with Colonial style window grilles.

Use of light coloured exterior and dark coloured shutters.

# FRONT ELEVATION - EXTERIOR MATERIAL REQUIREMENTS

CHOOSE A MINIMUM OF TWO (2) OR MORE EXTERIOR MATERIALS

## Generally Accepted Materials and Textures:

### Materials:

Vinyl | \*Hardie board | Aluminum | Acrylic Stucco | Brick | \*Cultured stone  
\*Smartboard Shakes (Cedar or \*Hardie) | Board & Batten

\*where a brand name is specified, approved equivalents will be considered.

### Textures:

Panel | Lap | Shakes | Scallops | Woodgrain

	MANUFACTURER	MATERIAL	TEXTURE	SURFACE AREA	COLOUR
<b>PRIMARY</b>				(SQ. FT.)	
<b>**SECONDARY</b>				(SQ. FT.)	
<b>**TERTIARY</b>				(SQ. FT.)	
<i>**Secondary and Tertiary Materials combined must be greater than 50sqft. Tertiary Material is optional.</i>					
			<b>FRONT DOOR COLOUR</b>	<b>GARAGE DOOR COLOUR</b>	

## NOTE

- Minimum square footage applies. See "SPECIFIC" architectural controls for more details.
- Roof shingles, door & window trim, and parging are NOT considered materials.
- Vinyl siding with vinyl shakes; or vinyl siding with vinyl scallops; or the same material in different orientation are NOT considered different materials.
- Differing stucco textures are NOT considered different materials.

# HIGHLY VISIBLE LOT - ALTERNATE MATERIAL REQUIREMENTS

## APPLICABILITY

This section applies to side elevations which face the street or public space and in the case of Aspen Ridge, rear elevations which face park space. Completion of this section is not required for Evergreen lots.

## How to Calculate Alternate Exterior Material Area

See the Exterior Dwelling Material Requirements Section on the Architectural Controls webpage for more information

**Step 1: Surface Elevation Area - Window & Door Area = Surface Area**

**Step 2: Surface Area x 33% = Minimum Alternate Exterior Material Requirement**

## SIDE ELEVATION

<b>Step 1</b>	SURFACE ELEVATION AREA	(SQ. FT.)
	- WINDOW/DOOR AREA	(SQ. FT.)
	<b>SURFACE AREA</b>	(SQ. FT.)
<b>Step 2</b>	<b>MINIMUM MATERIAL REQUIREMENT</b>	<b>x 33%</b> (SQ. FT.)
	*SECONDARY ELEVATION MATERIAL	(SQ. FT.)
	COLOUR	(SQ. FT.)
	AREA	(SQ. FT.)
	*TERTIARY ELEVATION MATERIAL	(SQ. FT.)
	COLOUR	(SQ. FT.)
	AREA	(SQ. FT.)

## REAR ELEVATION

<b>Step 1</b>	SURFACE ELEVATION AREA	(SQ. FT.)
	- WINDOW/DOOR AREA	(SQ. FT.)
	<b>SURFACE AREA</b>	(SQ. FT.)
<b>Step 2</b>	<b>MINIMUM MATERIAL REQUIREMENT</b>	<b>x 33%</b> (SQ. FT.)
	*SECONDARY ELEVATION MATERIAL	(SQ. FT.)
	COLOUR	(SQ. FT.)
	AREA	(SQ. FT.)
	*TERTIARY ELEVATION MATERIAL	(SQ. FT.)
	COLOUR	(SQ. FT.)
	AREA	(SQ. FT.)

\*Secondary or Secondary and Tertiary Materials combined must be greater than Min. Alternate Exterior Material Requirement. Tertiary Material is optional.

# REVIEW & APPROVAL

**\*\*FAILURE TO FILL IN EVERY APPLICABLE FIELD MAY RESULT IN DELAYS TO YOUR APPLICATION.\*\***

Saskatoon Land's approval of this Review Form is required prior to the submission of any Building Permit Application. The approved Architectural Review Form must be submitted in conjunction with your Building Permit Application to the Building Standards Division. Failure to submit the Review Form or submission of an incomplete Review Form may delay the issuance of your Building Permit.

Interpretation and application of Saskatoon Land's architectural controls are at the sole discretion of Saskatoon Land. Failure to comply with these controls may result in removal from Saskatoon Land's Eligible Contractor List or legal action.

The dwelling must pass architectural inspection in order to receive any Landscape and Driveway incentives.

Please submit completed Review Form and unlocked Drawing Package in PDF format to email address below.

To be filled in by Saskatoon Land Staff.  
APPROVED BY