

ARCHITECTURAL REVIEW FORM

ASPEN RIDGE | EVERGREEN | KENSINGTON | PARKRIDGE

201 3rd Ave N, Saskatoon, SK S7K 2H7
306 975 LAND

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saskatoonland.com



CONTACT INFORMATION

BUILDER
CONTACT PERSON
TELEPHONE
EMAIL

LOT DETAILS

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

HOUSE SIZE & FORM

SQ. FT. (ABOVE GRADE)

- excluding garage areas, decks, patios

ATTACHED GARAGE

- interior dimensions

PRIMARY ROOF SLOPE

HOUSE TYPE

- two-story, bungalow, bi-level

DETACHED GARAGE

- pad dimensions

GARAGE SIDE
(view from street)

LEFT
RIGHT

I AGREE TO ENCLOSE FRONT ENTRY RISERS & SKIRT FRONT VERANDA (check the box provided)

I AGREE TO LANDSCAPE FRONT YARD AND SIDE YARD ON A CORNER LOT (check the box provided)

I AGREE TO CONSTRUCT PAVED APRON TO REAR GARAGE PAD (if applicable, check the box provided)

I AGREE TO CONSTRUCT PAVED FRONT DRIVEWAY (if applicable, check the box provided)

COLUMNS

Applicability

This section applies to dwellings in Aspen Ridge that incorporate columns on the front elevation. Completion of this section is NOT required for dwellings in Evergreen, Kensington, and Parkridge.

COLUMN CLADDING MATERIAL TYPE

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
PRIMARY				(SQ. FT.)	
**SECONDARY				(SQ. FT.)	
**TERTIARY				(SQ. FT.)	

**Secondary and Tertiary Materials combined must be greater than 50sqft. Tertiary Material is optional.

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 and rear elevations which face the street or public space in Aspen Ridge, Kensington, and Parkridge. 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.

Kensington and Parkridge require 40 sq/ft of alternate material. Aspen Ridge alternate material is calculated using the formula below:

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

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

SIDE ELEVATION

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

REAR ELEVATION

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

^In Kensington and Parkridge, Secondary or Secondary and Tertiary Materials combined must be no less than 40 sq/ft. Tertiary Material is optional.

GARAGE DOOR INFORMATION

APPLICABILITY

This section applies to front and side garages in Aspen Ridge and Kensington Craftsmen group lots ONLY. Completion of this section in NOT required for Evergreen or Parkridge lots.

MANUFACTURER	PRODUCT:	VINYL	FIBERGLASS	GLASS
MODEL #		ALUMINUM	NATURAL WOOD	STEEL
COLOUR				

GARAGE DOOR REQUIREMENTS:

PLEASE CHECK THE ARCHITECTURAL ELEMENTS YOUR GARAGE DOOR WILL INCLUDE:

- | | |
|--|--|
| <input type="checkbox"/> 2 WINDOWS HORIZONTALLY IN EACH SINGLE DOOR | <input type="checkbox"/> 3 OR MORE WONDOWS IN EACH SINGLE DOOR VERTICALLY |
| <input type="checkbox"/> 3 OR MORE WINDOWS IN DOUBLE DOOR | <input type="checkbox"/> WIDE TRIM (CARRIAGE DOOR) |
| <input type="checkbox"/> FULL LENGTH WINDOW ABOVE GARAGE DOOR
<small>(PHASE 4 ASPEN RIDGE ONLY)</small> | <input type="checkbox"/> MODERN ALL GLASS PANEL |
| <input type="checkbox"/> WOOD TONE DOOR IF COMPLIMENTS A STRUCTURAL ELEMENT
I.E. EXPOSED BEAMS OR COLUMNS
<small>(PHASE 5 ASPEN RIDGE ONLY)</small> | <input type="checkbox"/> CONTEMPORARY DOOR (WITHOUT WINDOWS) IF NO ADJACENT DWELLING HAS A GARAGE DOOR WITH NO ARCHITECTURAL ELEMENTS
<small>(PHASE 5 ASPEN RIDGE ONLY)</small> |
| <input type="checkbox"/> CRAFTSMEN STYLE
<small>(PHASE 2 KENSINGTON, CRAFTSMEN HOME GROUP LOTS ONLY. PLEASE REFER TO CRAFTSMEN ARCH. CONTROLS FOR DETAILS.)</small> | <input type="checkbox"/> OTHER: |

NOTE

- Garage door hardware are NOT architectural elements.
- Please illustrate garage door design on front elevation or provide example photos of garage door to help explain the garage door design.

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 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